

Bureau of Development Services - Land Use Services Division
Refund Request Form for Void/Withdrawn/Cancelled Application/Case/Appointments

PLANNER: Complete Upper Section of this form. Submit form to Section or Division Manager for authorization.

Today's Date: April 21, 2017

Intake Date: April 21, 2017

To: BDS Administration Section, A/P

From: Don Kienholz

(Required if case 6+ months old)

Approved by Manager: Douglas Hardy

Digitally signed by Douglas Hardy
Date: 2017.04.21 12:56:06 -07'00'

Division Manager:

Case Number: LU 17-132871 AD

Refund of Service Bureau Fees:

- Reviewed by Service Bureaus ☒ No (100% refund) ☐ Yes (No Refund)

* If over \$1,000 dollars has been paid to PBOT, Section Manager check with PBOT for possible partial refund.

Refund of Hearings Officer Fee

- Did hearing occur? ☒ No (100% refund) ☐ Yes (No Refund)

Write an explanation on the lines provided below. Your explanation will go into TRACS. If there are concurrent reviews, and one or more are withdrawn, identify which reviews are withdrawn. Special Refund Instructions.

Unnecessary review

Is the case now considered inactive? ☐ No ☒ Yes If yes, please attach the case file.

Please check the appropriate situation.

☒ (A) **Unnecessary fees/Review** When a fee is accepted for a land use review that is later found to not be required, a full refund of all land use review fees for the unnecessary review will be given. If there are concurrent reviews, identify on reverse page which review is being withdrawn.

☐ (B) **Errors** - When an error is made in calculating a fee, overpayment will be refunded.

☐ (C) **Void Land Use Review or Final Plat** (Zoning Code Section 33.730.060.A.2.d) - The fee is non-refundable.

☐ (D) **Withdrawn Application**

Application Withdrawn:	Percent Refund of LUS Fee
1. Early Assistance Appointment	
<input type="checkbox"/> At least 7 days prior to the appointment.	50% of LUS fee
2. Final Plat	
<input type="checkbox"/> After staff sends the first redlines or plat comments to the customer.	50% of LUS fee
<input type="checkbox"/> After staff sends the second redlines or plat comments to the customer.	25% of LUS fee
3. Land Use Review - Type I, II or IIX	
<input type="checkbox"/> Before the Notice of Proposal is sent to P&D.	75% of LUS fee (amount retained should not be less than \$200 or more than \$1,500)
<input type="checkbox"/> After the Notice of Proposal is sent to P&D, but before staff sends the Notice of Decision to P&D.	25% of LUS fee (amount retained should not be less than \$300 or more than \$4,000)
4. Land Use Review - Type III or IV	
<input type="checkbox"/> Before the Request for Response is sent to the infrastructure bureaus.	75% of LUS fee (amount retained should not be less than \$400 or more than \$2,000)
<input type="checkbox"/> After the Request for Response is sent to the infrastructure bureaus, but before the Notice of Public Hearing is sent to P&D.	50% of LUS fee (amount retained should not exceed \$7,000)
<input type="checkbox"/> After the Notice of Public Hearing is sent to P&D, but before the staff recommendation is published.	30% of LUS fee (amount retained should not exceed \$10,000)

5. Pre-application Conference	
<input type="checkbox"/> Before the staff sends the conference information to the infrastructure bureaus.	75% of LUS fee
<input type="checkbox"/> After staff sends the conference information to the infrastructure bureaus, but at least 7 days prior to the conference.	50% of LUS fee
<input type="checkbox"/> Within 6 days prior to the conference.	25% of LUS fee

☐ (E) Appeal Fees

Full refund if the following are met:

1. Type III – Appellant prevailed, and no new evidence presented at appeal hearing.
2. Type II, IIx and III – Appellant prevailed by:
 - a. overturning the lower decision-maker's decision; or
 - b. persuading the appellate decision-maker to modify the lower decision-maker's decision in the appellant's favor for one or more of the reasons identified in the appeal.

It is not necessary for the appellant to prevail on all of the issues raised. Prevailing on just one issue is sufficient.

☐ (F) No refund (They do not qualify for any of the partial refunds provided for in D above)

1. Appeal fees are nonrefundable, except as provided for in Subsection E.

☐ (G) Letter waiving LUS Fee (fees waived by Director) Amount reduced \$_____/_____% Attached waiver letter.

☐ (H) Special Circumstances/Refund arrangements per Division Manager or Section Manager.

☐ (I) Public Registry (PR)

- ☐ LUS 100% Refund -Unnecessary fees or review
- ☐ LUS 75% Refund - Completeness check only, check sheet NOT sent or completed
- ☐ LUS 50% Refund - First checksheet sent, minimal staff time spent, bureau comments returned
- ☐ LUS 25% Refund- Second checksheet sent, comprehensive staff review

FORWARD THIS FORM TO LUS TECHS AFTER ALL FIELDS ABOVE FILLED IN AS NEEDED

LUS TECH STAFF: Initial and date after data entry **EJD**

Date: **5/11/17**

Refunds:	Fee Code	324	<input checked="" type="checkbox"/> Full	<input type="checkbox"/> Partial	% 100	Refund of \$ 540.00
	Fee Code	373	<input checked="" type="checkbox"/> Full	<input type="checkbox"/> Partial	% 100	Refund of \$ 556.00
	Fee Code	404	<input checked="" type="checkbox"/> Full	<input type="checkbox"/> Partial	% 100	Refund of \$ 230.00
	Fee Code	1090	<input checked="" type="checkbox"/> Full	<input type="checkbox"/> Partial	% 100	Refund of \$ 154.00
	Fee Code	2312	<input checked="" type="checkbox"/> Full	<input type="checkbox"/> Partial	% 100	Refund of \$ 2,600.00
	Fee Code	2504	<input checked="" type="checkbox"/> Full	<input type="checkbox"/> Partial	% 100	Refund of \$ 132.00
	Fee Code		<input type="checkbox"/> Full	<input type="checkbox"/> Partial	%	Refund of \$
	Fee Code		<input type="checkbox"/> Full	<input type="checkbox"/> Partial	%	Refund of \$
	Fee Code		<input type="checkbox"/> Full	<input type="checkbox"/> Partial	%	Refund of \$
	Fee Code		<input type="checkbox"/> Full	<input type="checkbox"/> Partial	%	Refund of \$

Please process a refund in the amount of \$ **4,212.00** to:

Company Name

Contact Person

LYNN A REINI

Mailing Address

1919 SE SHERRETT ST

City/State/Zip

PORTLAND, OR 97202

Original Payment Type

☐ Check

☐ Cash

☒ Card

Vendor #

Authorization #



CITY OF
PORTLAND, OREGON
BUREAU OF DEVELOPMENT SERVICES
1900 SW 4th Ave., Suite 5000
Portland, OR 97201



RECEIPT #: 1978384

3/9/2017

Site Address: 1919 SE SHERRETT ST

IVR Number: 3978721

Permit Number: 17-132871-000-00-LU

Land Use Review

APPLICANT LYNN A REINI

Phone: (503) 799-1284

Fee Code	Fee Description	Fee Amount	Paid to Date	Balance	This Transaction	New Balance
1090	Site Development - Land Use Reviews	\$77.00				
1090	Site Development - Land Use Reviews	\$77.00				
2312	Adjustmnt Review - Res Single	\$1,300.00				
2312	Adjustmnt Review - Res Single	\$1,300.00				
2504	Life Safety Review - Land Use	\$66.00				
2504	Life Safety Review - Land Use	\$66.00				
324	BES Land Use Rvw-Engineering	\$270.00				
324	BES Land Use Rvw-Engineering	\$270.00				
373	PBOT Adjustment Review	\$278.00				
373	PBOT Adjustment Review	\$278.00				
404	Water Available Plan Rvw - Type C	\$115.00				
404	Water Available Plan Rvw - Type C	\$115.00				
Bill #4088105	Sub Total	\$4,212.00	\$0.00	\$4,212.00	\$4,212.00	\$0.00
TOTAL		\$4,212.00	\$0.00	\$4,212.00	\$4,212.00	\$0.00

Shaded items indicate fees not yet calculated.

*** Fees marked with an asterisk are due at application.**

PAYOR LYNN A REINI

Phone: (503) 799-1284

Payment #: 1978384

Method of Payment: 04519d visa lynn reini

Receipt By: Regina Birch

CITY CONTACT

Phone:

E-Mail:

Fax: (503) 823-4172

Notice: This document is not a permit. This document may not represent all fees owing for this permit. All fees are subject to change based on new or corrected information. For more information, consult your City of Portland Contact listed above.



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue - Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds



Adjustment # 2

Land Use Review Application

File Number: LU17-132871 AD

FOR INTAKE, STAFF USE ONLY

Date Rec 3/9/17 by Nancy

☐ Type I ☐ Type Ix ☒ Type II ☐ Type IIx ☐ Type III ☐ Type IV

LU Reviews AD

[Y] ☒ Unincorporated MC

[Y] [N] Flood Hazard Area (LD & PD only)

[Y] [N] Potential Landslide Hazard Area (LD & PD only)

NOT IN 100YR FLOODPLAIN OR DOGAMI

Qtr Sec Map(s) 3832 Zoning R2.5ad

Plan District none

Historic and/or Design District Sellwood-Moreland

Neighborhood Sellwood-Moreland Impr.

District Coalition SEU

Business Assoc Sellwood/Westmoreland

Related File #

APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.

Development Site Address or Location 1919 SE Sherrett St, Portland Oregon 97202

Cross Street 19th Street Sq. ft./Acreage

Site tax account number(s)

R R633030 R R

R R R

Adjacent property (in same ownership) tax account number(s)

R R R

Describe project (attach additional page if necessary)

The project is to convert the existing bedroom, bathroom and garage on the basement level of my home into a separate "mother in law"/ADU (Additional Dwelling Unit). The final configuration will be a 1 bedroom, one bathroom, great room apartment. The approximate square footage is about 650 SQ feet. The bedroom and bath room currently exist in finished form. We would use the current garage space to build out a kitchen/dinning/living GREAT room. This will require variance to allow street parking since we will no longer have a garage for vehicle parking. This unit will be used by my 87 year old mother in law in the near term through the remainder of her life and be rent-able in the longer term future.

Describe proposed stormwater disposal methods

No Change

Identify requested land use reviews

Parking (33.260.120) By incorporating the existing garage space into the ADU square footage, we will need to rely on street parking for vehicles which requires a variance.

The property is located along the spring water corridor and near a Orange Line Transit Center which is likely to attract bike and mass transit commuters. Additionally, we will incorporate secure bike parking alternatives into the design.

• **Design & Historic Reviews** - For new development, provide project valuation. \$

For renovation, provide exterior alteration value. \$

AND provide total project valuation. \$ 30,000

• **Land Divisions** - Identify number of lots (include lots for existing development).

New street (public or private)?

☐ yes ☒ no

continued / over 1

Adjustment #2



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds



Land Use Review Application

File Number: _____

FOR INTAKE, STAFF USE ONLY

Date Rec _____ by _____

☐ Type I ☐ Type Ix ☐ Type II ☐ Type Iix ☐ Type III ☐ Type IV

LU Reviews _____

[Y] [N] Unincorporated MC

[Y] [N] Flood Hazard Area (LD & PD only)

[Y] [N] Potential Landslide Hazard Area (LD & PD only)

Qtr Sec Map(s) _____ Zoning _____

Plan District _____

Historic and/or Design District _____

Neighborhood _____

District Coalition _____

Business Assoc _____

Related File # _____

APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.

Development Site Address or Location 1919 SE Sherrett St, Portland Oregon 97202

Cross Street 19th Street Sq. ft./Acreage _____

Site tax account number(s)

R R633030

R

R

R

R

R

Adjacent property (in same ownership) tax account number(s)

R

R

R

Describe project (attach additional page if necessary)

The project is to convert the existing bedroom, bathroom and garage on the basement level of my home into a separate "mother in law"/ADU (Additional Dwelling Unit). The final configuration will be a 1 bedroom, one bathroom, great room apartment. The approximate square footage is about 650 SQ feet. The bedroom and bath room currently exist in finished form. We would use the current garage space to build out a kitchen/dinning/living GREAT room. This unit will be used by my 87 year old mother in law in the near term through the remainder of her life and be rent-able in the longer term future.

Describe proposed stormwater disposal methods

No Change

Identify requested land use reviews

Zoning Standards (Section IV, Entrances Page 7 of the Program Guide for Accessory Dwelling Units) specifics that only one entrance can be located on the street-facing facade of the home. I am asking for a variance to allow the ADU entrance to street facing with the primary advantage of making it mobility friendly for elders with rolling walkers or wheel chairs (i.e. my mother in law) by leveraging the existing driveway ramp. Since the basement level is below ground level, access to the proposed apartment on the other 3 sides of the property would involve multiple stairs up and down and access through gated area. Additionally, the design aesthetic of the home supports a "door/window configuration" in the space that used to be the garage door which mirrors the window panels on the first and 2nd floor.

• **Design & Historic Reviews** - For new development, provide project valuation.

\$ _____

For renovation, provide exterior alteration value.

\$ _____

AND provide total project valuation.

\$ 30.000

• **Land Divisions** - Identify number of lots (include lots for existing development).

New street (public or private)?

☐

yes

☒

no

continued / over

1

Applicant Information

- Identify the primary contact person, applicant, property owner and contract purchaser. Include any person that has an interest in your property or anyone you want to be notified. Information provided, including telephone numbers and e-mail addresses, may be included in public notices.
- For all reviews, the applicant must sign the Responsibility Statement.
- For land divisions, all property owners must sign the application.

What contact below do you want recording documents sent to: owner / applicant

PRIMARY CONTACT, check all that apply

☒ Applicant

☒ Owner

☐ Other

Name Lynn Reini

Signature _____

Company/Organization _____

Mailing Address 1919 SE Sherrett St

City Portland

State Oregon

Zip Code 97202

Day Phone 503 799-1284

FAX _____

email Lynn.reini@gmail.com

Check all that apply

☒ Applicant

☒ Owner

☐ Other

Name _____

Signature _____

Company/Organization _____

Mailing Address _____

City _____

State _____

Zip Code _____

Day Phone _____

FAX _____

email _____

Check all that apply

☐ Applicant

☐ Owner

☐ Other

Name _____

Signature _____

Company/Organization _____

Mailing Address _____

City _____

State _____

Zip Code _____

Day Phone _____

FAX _____

email _____

Check all that apply

☐ Applicant

☐ Owner

☐ Other

Name _____

Signature _____

Company/Organization _____

Mailing Address _____

City _____

State _____

Zip Code _____

Day Phone _____

FAX _____

email _____

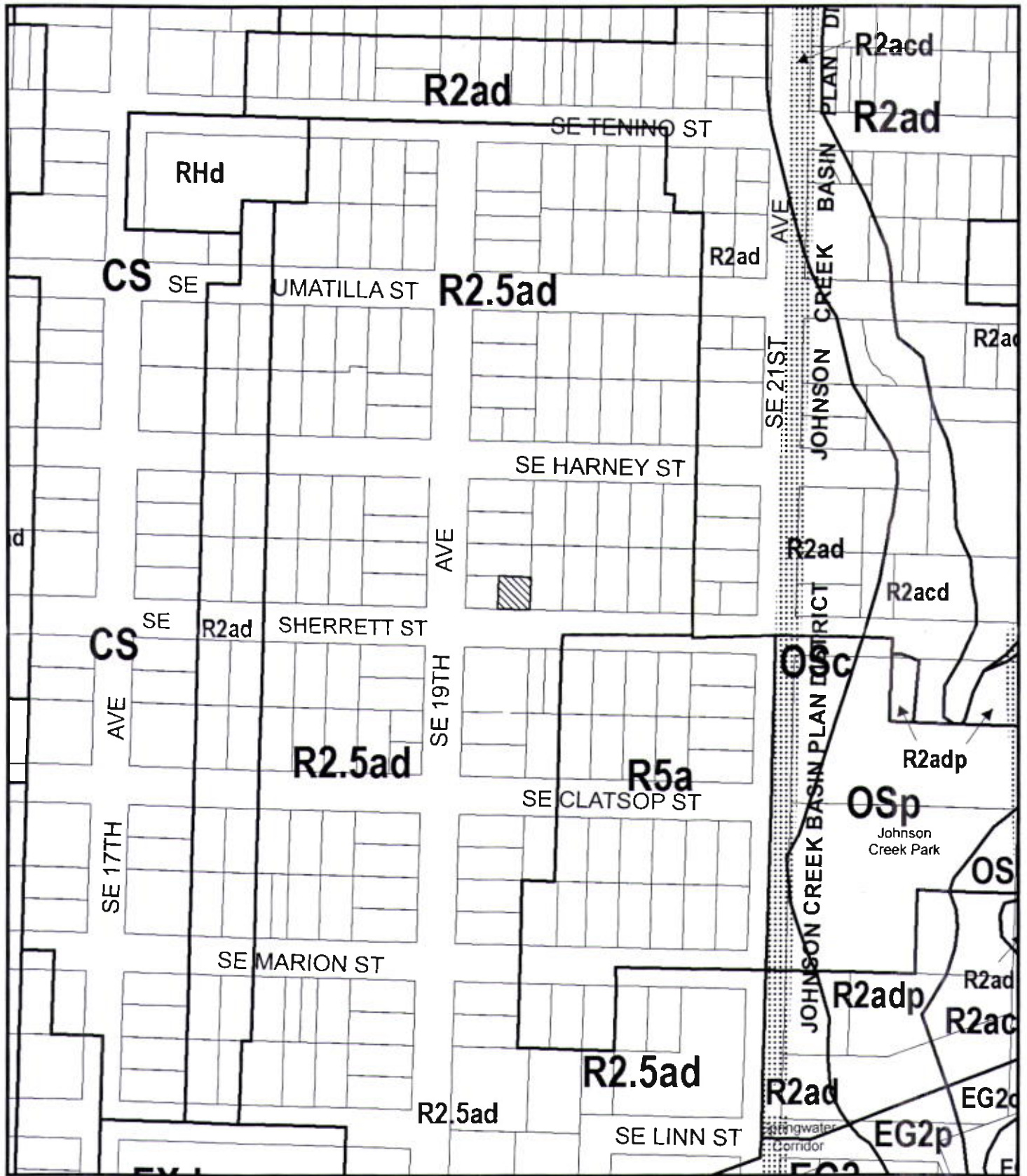
Responsibility Statement As the applicant submitting this application for a land use review, I am responsible for the accuracy of the information submitted. The information being submitted includes a description of the site conditions. I am also responsible for gaining the permission of the owner(s) of the property listed above in order to apply for this review and for reviewing the responsibility statement with them. If the proposal is approved, the decision and any conditions of the approval must be recorded in the County Deed Records for the property. The City of Portland is not liable if any of these actions are taken without the consent of the owner(s) of the property. In order to process this review, City staff may visit the site, photograph the property, or otherwise document the site as part of the review. I understand that the completeness of this application is determined by the Director. By my signature, I indicate my understanding and agreement to the Responsibility Statement.

Print name of person submitting this application Lynn A Reini

Signature Lynn A Reini

Phone number (503) 799-1284

Date 2/22/2017



ZONING

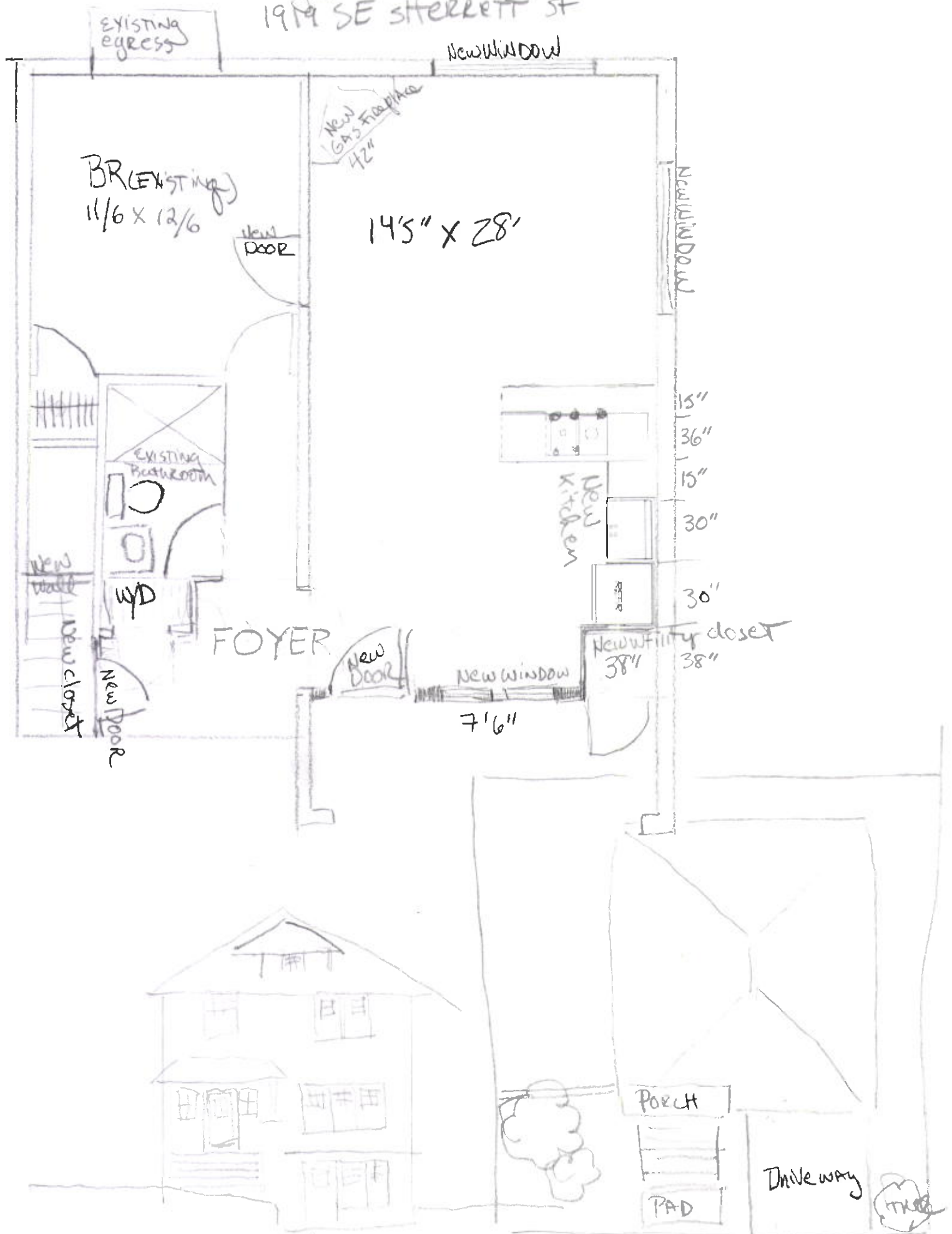
 Site



NORTH

File No.	LU 17-132871 AD
1/4 Section	3832
Scale	1 inch = 200 feet
State Id	1S1E23DD 7303
Exhibit	B (Mar 13, 2017)

Lynn Reini
1919 SE STERRETT ST



REPLACE GARAGE DOOR with
Door Window Combination for HANDICAP Accessibility
W 17-1 328 71-1



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

Chloe Eudaly, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

March 27, 2017

Lynn A. Reini
1919 SE Sherrett St
Portland, OR 97202

FILE COPY

Re: Land Use Review LU 17-132871 AD

Dear Lynn A Reini:

The Bureau of Development Services received your application for a Adjustment located at 1919 SE SHERRETT ST on March 9, 2017. Your case has been assigned to me, Don Kienholz. In order to continue to review your application, additional information is needed. Once you submit this information, your application will be considered complete, and I will proceed with a full review of your proposal. Up to this point, your application has been reviewed only to determine if all required information has been submitted. The application has not been fully reviewed to determine if it meets the relevant approval criteria, however some issues you may want to consider are identified in Section II below.

I. Information Necessary to Complete Application

The following information must be submitted before your proposal can be evaluated:

1. **Narrative:** A land use application needs a narrative that provides a summary of the application request and addresses each specific and applicable approval criterion explaining 'how' or 'why' the standard is satisfied. No narrative statements were included in the submitted application. Please provide a narrative that summarizes the request and clarifies if parking is proposed to be entirely removed from the lot or if it is to be relocated on the lot. I've provided the applicable approval criteria that need responses and the associated purpose statements below.

33.805.040 Approval Criteria

The approval criteria for signs are stated in Title 32. All other adjustment requests will be approved if the review body finds that the applicant has shown that either approval criteria A. through F.

- A. **Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and**
- B. **If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and**
- C. **If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and**
- D. **City-designated scenic resources and historic resources are preserved; and**

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

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

* * *

The narrative needs to address each Adjustment you are requesting. If more than one Adjustment is requested (In this case you are requesting two), make sure each Adjustment request is separated and fully addressed as follows:

33.805.040.A:

Purpose statement to Adjustment #1.

Response explaining 'how' or 'why' Adjustment #1 equally or better meets the purpose statement of the development standard.

Purpose statement to Adjustment #2.

Response explaining 'how' or 'why' Adjustment #2 equally or better meets the purpose statement of the development standard.

2. **Parking Development Standards.** Depending on what exactly you are seeking an Adjustment to, there are different purpose statements that would need to be addressed. If you are proposing to remove the parking space from the lot and park in the street, you need to address the following purpose statement:

33.266.110 Minimum Required Parking Spaces

Purpose. The purpose of required parking spaces is to provide enough on-site parking to accommodate the majority of traffic generated by the range of uses which might locate at the site over time. Sites that are located in close proximity to transit, have good street connectivity, and good pedestrian facilities may need little or no off-street parking. Parking requirements should be balanced with an active pedestrian network to minimize pedestrian, bicycle and vehicle conflicts as much as possible. Transit-supportive plazas and bicycle parking may be substituted for some required parking on a site to encourage transit use and bicycling by employees and visitors to the site. The required parking numbers correspond to broad use categories, not specific uses, in response to this long term emphasis. Provision of carpool parking, and locating it close to the building entrance, will encourage carpool use.

NOTE: Per Table 266-6, the minimum number of parking spaces is one.

3. If you are proposing to relocate the parking space elsewhere on the lot, such as in the existing driveway, and the location does not meet the parking space dimensional and location requirements in 33.266.120.C and/or 33.266.120.D, then you will need to address the purpose statement below:

33.266.120 Development Standards for Houses and Duplexes

A. Purpose. The size and placement of vehicle parking areas are regulated in order to enhance the appearance of neighborhoods.

4. **ADU Development Standards.** As designed, the proposal does not meet the development standards of the ADU code in 33.205.040 because the entrances of the primary dwelling and accessory dwelling are both facing the street, specifically 33.205.040.C.1.

Below are the purpose statements that need to be addressed when writing a narrative response to 33.805.040.A:

33.205.040 Development Standards

A. Purpose. Standards for creating accessory dwelling units address the following purposes:

- *Ensure that accessory dwelling units are compatible with the desired character and livability of Portland's residential zones;*
- *Respect the general building scale and placement of structures to allow sharing of common space on the lot, such as driveways and yards;*
- *Ensure that accessory dwelling units are smaller in size than houses, attached houses, or manufactured homes; and*
- *Provide adequate flexibility to site buildings so that they fit the topography of sites.*

5. **Site Plan:** A legible and scaled site plan needs to be submitted with a land use application. While a site plan was included, it is not scaled or legible due its significant reduction. Additionally, it appears to be from the 2013 building permit so it is not clear if it is up to date. Please provide a larger and accurately scaled site plan that has been updated with any changes. Because the Adjustment is for a parking space, it is important to note the existing and proposed conditions and dimensions of the driveway area. For instance, by removing the parking space in the garage, the code does not allow the driveway to be used as a parking area any longer. Are you planning on removing the driveway too or will it be modified such that it cannot accommodate a vehicle? This could include removing the curb cut and installing bollards or removing a significant portion of the driveway and replacing with grass.

6. **Floor and Elevation Plans:** In order to evaluate the proposed ADU to the development standards in 33.205.040.C, we need accurately scaled floor plans and building elevations for each floor of the existing house and proposed ADU.

II. Issues to Consider

While not necessary to determine the application complete, additional information may be needed to show that your proposal meets the applicable approval criteria. You are encouraged to address the following issues regarding the approvability of your proposal:

- The purpose of the ADU standards is to ensure that the single-dwelling residential neighborhoods retain their single-dwelling character. As a result, the intent of the standards are to ensure that dwellings with ADU's in the attic or basement read as having only one dwelling unit rather than two. Because of the purpose statement for ADU's, it is important to provide detailed information on the proposed exterior design of the ADU so that it can be evaluated and

determined that the exterior look remains that of a single-family dwelling. You'll want to consider how the entrance to the ADU can be designed to maintain the single-dwelling look and feel of the house before conversion.

III. Time to Complete Application

The Portland Zoning Code allows you up to 180 days to complete your application. Since the 180-day period began on the day we received the application, the deadline to make your application complete is **Tuesday, September 5, 2017**.

IV. Determination of a Complete Application

The application will be determined complete when you have submitted:

1. All of the requested information included in Section I, above. If you cannot provide all of the requested information at one time and intend to submit additional information, please include a written statement with each separate submittal indicating that you still intend to provide the additional missing information by the **Tuesday, September 5, 2017** deadline, **or**
2. Some of the requested information included in Section I, above, and a written statement that no additional information will be provided; **or**
3. A written statement that none of the requested information included in Section I, above, will be provided.

Please be aware that not submitting the requested information may result in your application being denied. The information is needed to demonstrate the approval criteria are met. Once the application is deemed complete, review of your application can proceed using the information you have provided.

Your application will be approved if it meets the relevant land use review approval criteria. It is your responsibility to document how the approval criteria are met. The items listed above will help provide that documentation.

Voiding of Application

If your application is not complete by **Tuesday, September 5, 2017**, it will be voided, and the application fee will not be refunded. The City's land use review procedures are outlined in Chapter 33.730 of the Portland Zoning Code.

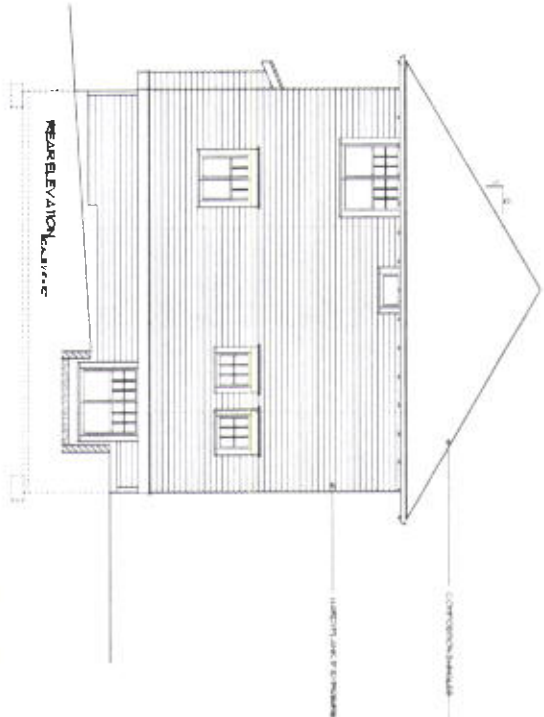
Please contact me if you have any questions about this letter. My telephone number is **503-823-7771**, and my e-mail address is Don.Kienholz@portlandoregon.gov. You may mail correspondence to me at the Bureau of Development Services, Suite 5000, 1900 SW Fourth Avenue, Portland, OR 97201. If you deliver the requested material in person, please bring it to the **fifth** floor receptionist at 1900 SW Fourth Avenue. Please label all correspondence and materials you submit with the case number LU 17-132871.

Sincerely,

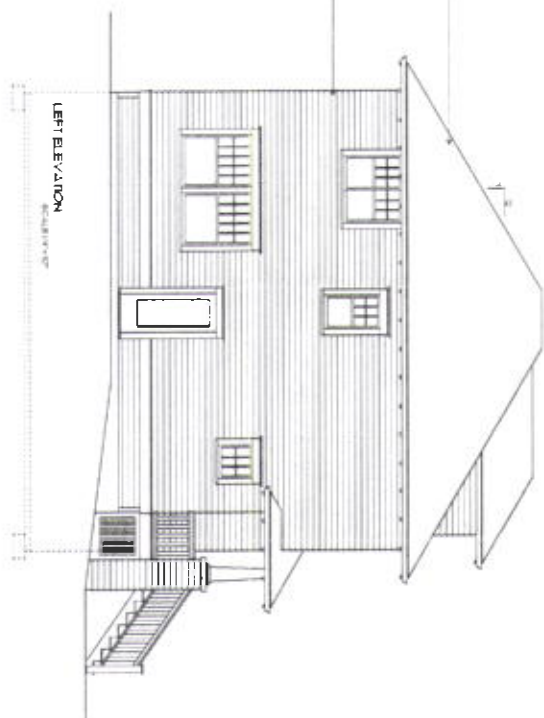


Don Kienholz, Planner
Land Use Services Division

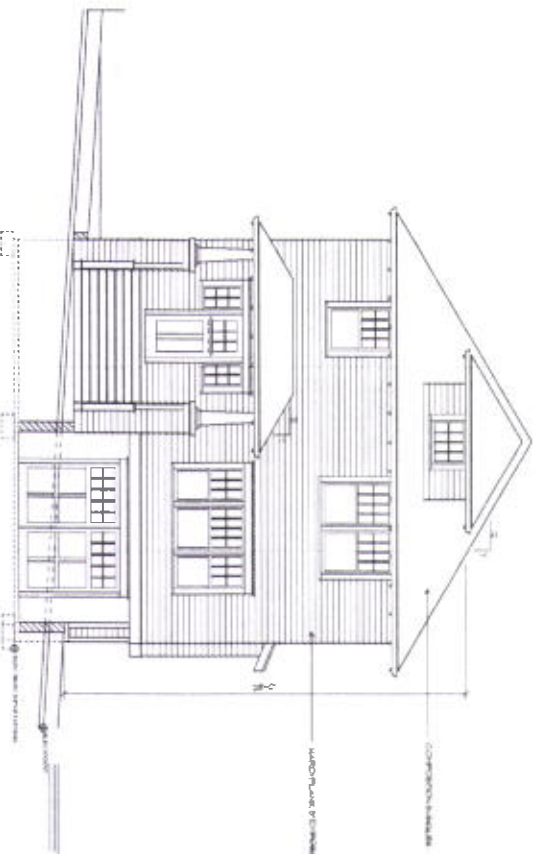
cc: Application Case File



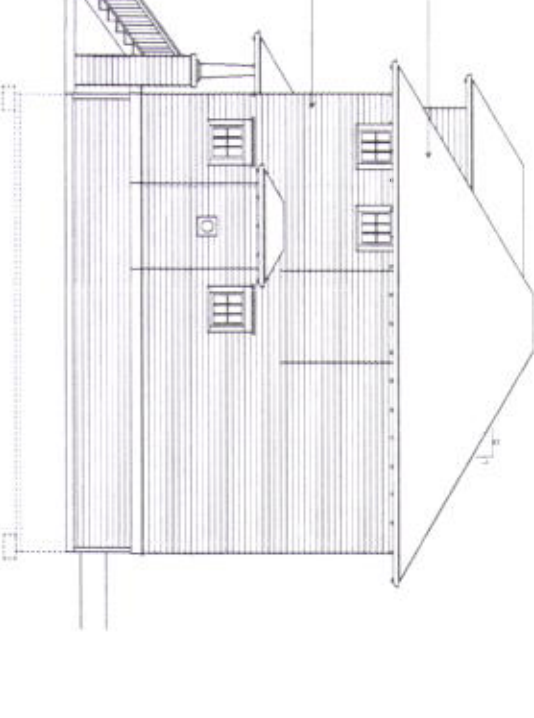
REAR ELEVATION
SCALE 1/8" = 1'-0"



LEFT ELEVATION
SCALE 1/8" = 1'-0"



FRONT ELEVATION
SCALE 1/8" = 1'-0"



RIGHT ELEVATION
SCALE 1/8" = 1'-0"

NOTE: ALL DIMENSIONS SHOWN ARE TO FACE UNLESS OTHERWISE NOTED

CERECHINO - SE SHERRETT

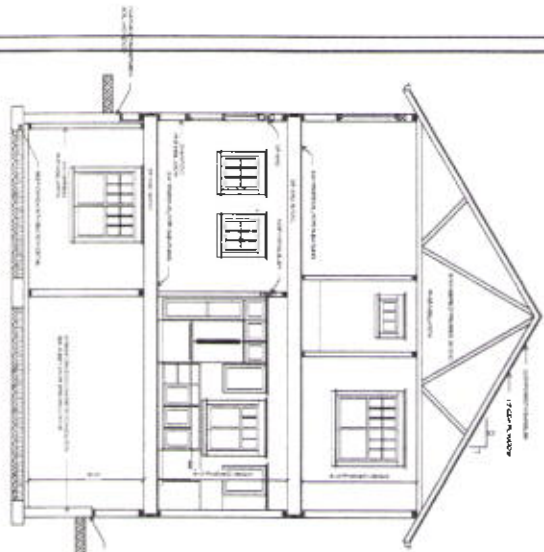


ELEVATIONS

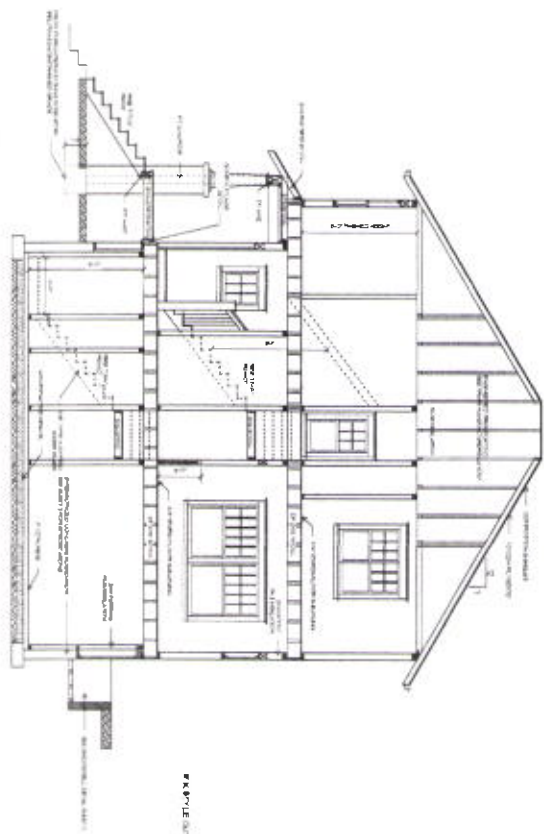


FLASHBACK DESIGN
PORTLAND, OR 503.284.6258

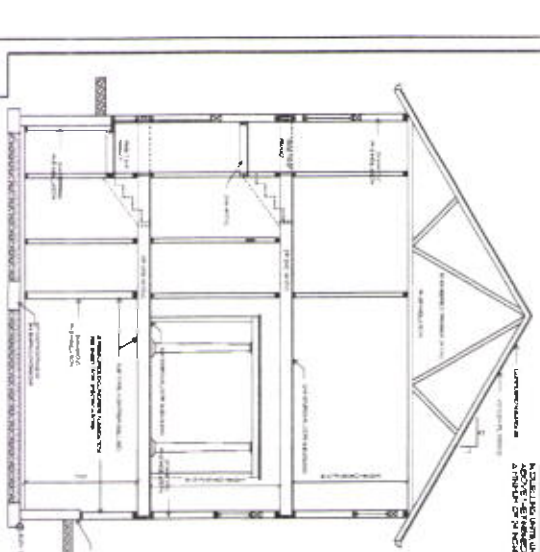
W17-132871-AP



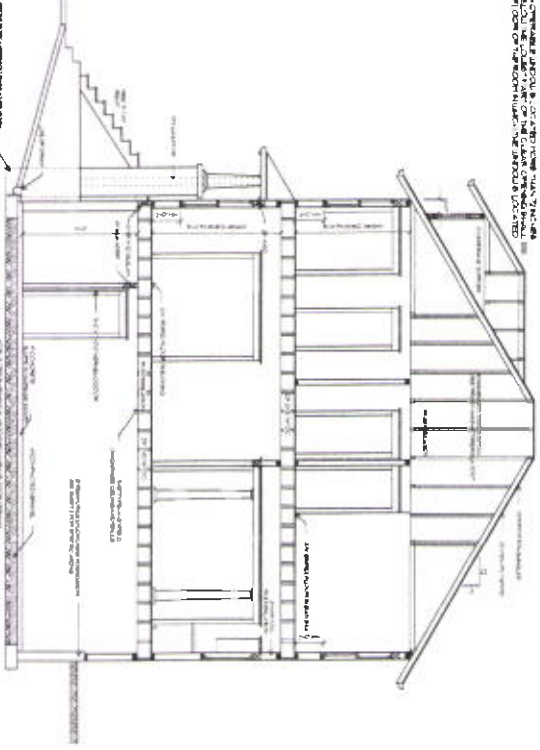
SECTION BB



SECTION DD

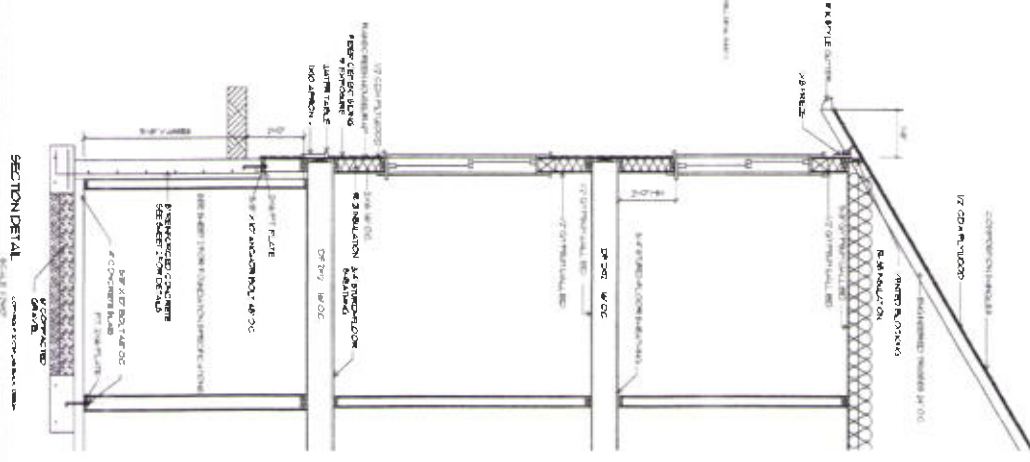


SECTION AA

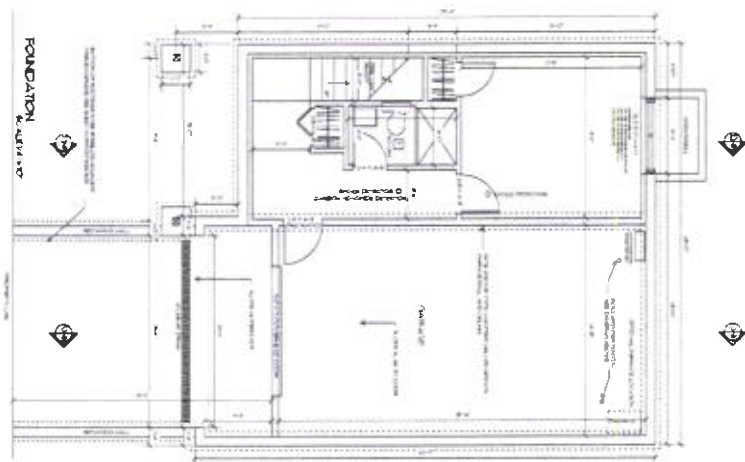


SECTION CC

NOTE: DOORS AND WINDOWS SHOWN ON SECTIONS ARE PLACED AND SIZED TO ACCORD WITH THE ARCHITECT'S INTENT. DOORS AND WINDOWS SHOWN ON SECTIONS ARE PLACED AND SIZED TO ACCORD WITH THE ARCHITECT'S INTENT. DOORS AND WINDOWS SHOWN ON SECTIONS ARE PLACED AND SIZED TO ACCORD WITH THE ARCHITECT'S INTENT.



SECTION DETAIL



FIRST FLOOR
Raffles

The floor plan shows a large central hall with a staircase, a large room on the right, and a smaller room on the left. The entrance is at the bottom left, marked with a 'P' and a car icon. The plan includes numerous dimensions and labels for various rooms and areas.

Architectural floor plan of the second floor of the National Museum of African American History and Culture. The plan shows a large central hall with a circular staircase, a large rectangular hall with a circular staircase, and a large rectangular hall with a circular staircase. The plan is oriented with North at the top. The plan includes dimensions and labels for various rooms and areas.

Architectural floor plan of the second floor of the National Museum of African American History and Culture. The plan shows a large central hall with a circular staircase, a large rectangular hall with a circular staircase, and a large rectangular hall with a circular staircase. The plan is oriented with North at the top. The plan includes dimensions and labels for various rooms and areas.

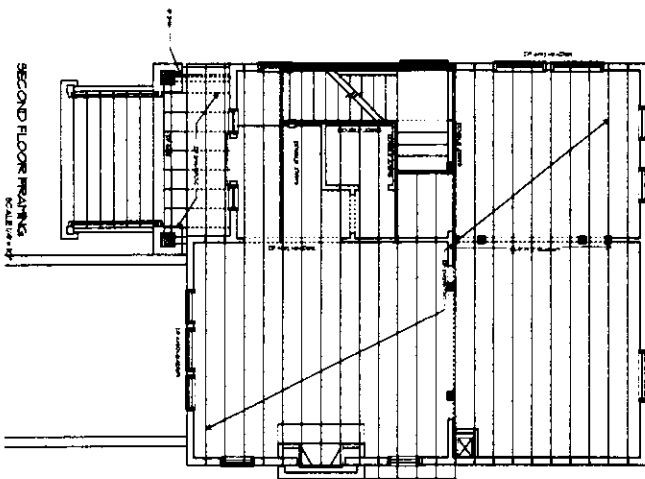
NOTE: WHEN IMPLEMENTING THIS SUBSTRATE TO THE PLACED MATTE, ROOM TRAJECTORY TO THE BUMP FOR APPROXIMATE LOAD ■■■ ROOM TRAJECTORY CALCULATIONS

Abstract The purpose of this study was to determine the effect of a 12-week, low-intensity, low-impact, and low-impact aerobically fit individuals. The study was conducted in a laboratory setting. The subjects were 12 females, 12 males, and 12 females. The subjects were divided into three groups: low-intensity, low-impact, and low-impact. The subjects were tested at baseline and after 12 weeks. The results showed that the low-intensity group had a significant increase in heart rate, while the low-impact and low-impact groups did not. The results also showed that the low-intensity group had a significant increase in oxygen consumption, while the low-impact and low-impact groups did not. The results suggest that low-intensity, low-impact, and low-impact aerobically fit individuals can benefit from a 12-week, low-intensity, low-impact, and low-impact aerobically fit individuals.

BECAUSE WE KNOW

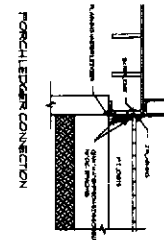
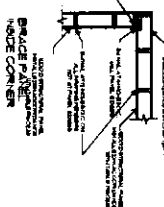
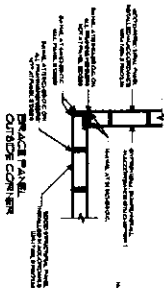
ENGINEERING FRAMING MEMBERS

UPDATING TO BLOCKING OVER THE WALLS



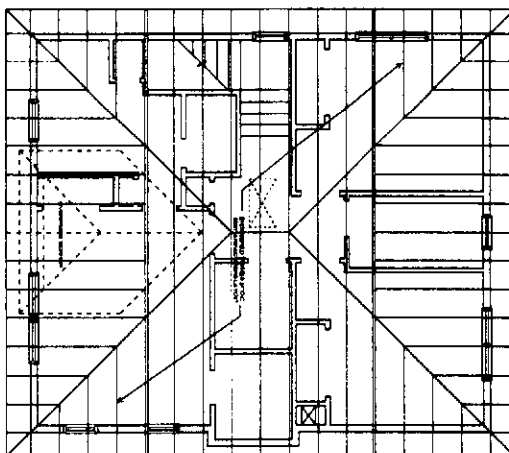
SCALE 100 = 100

NOTE: REFER TO SHEET 1 FOR NAILING SPECIFICATIONS AT SHEAR WALLS



DECLARATION

TO THE 6 DEED FOR ADDITIONAL LOAD SEE FOOT TRUSS CALCULATIONS



NOTE: SEE SECTION SHEET FOR PLATE HEIGHT
NOTE WALLS DRAIN AND OPENED AT 4 AND 6 INCH
SECTIONS, MAKE FIELD MEASUREMENTS ACCORDING

