



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

FINAL FINDINGS AND DECISION BY THE
HISTORIC LANDMARKS COMMISSION
RENDERED ON JUNE 10, 2013

The Historic Landmarks Commission 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 13-106801 HDZM
(EA 12-195387 PC)
Lair Hill Townhomes

BDS STAFF: Dave Skilton 503-823-0660
dave.skilton@portlandoregon.gov

GENERAL INFORMATION

Applicant: Kenneth Randall, Consolidated Land & Cattle, LLC
2 Centerpointe Drive, Suite 210, Lake Oswego, OR 97035

Representative: Bruce Vincent Bedsaul/Vincent Consulting, LLC, 503-842-5391
416 Laurel Avenue 3, Tillamook, OR 97141

Site Address: 3314 SW 1st Avenue
Legal Description: BLOCK 128 LOT 7&8, CARUTHERS ADD
Tax Account No.: R140912150
State ID No.: 1S1E10BC 07300
Quarter Section: 3329
Neighborhood: South Portland NA., contact Jim Gardner at 503-227-2096.
Business District: South Portland Business Association, contact Kevin Countryman at 503-750-2984.
District Coalition: Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592.
Other Designations: Vacant property in the South Portland Historic District, which was listed in the National Register of Historic Places on July 31, 1998.
Zoning: R2, Multi Dwelling Residential with Historic Resource Overlay
Case Type: HDZM, Historic Design Review with a Modification
Procedure: Type III, with a public hearing before the Historic Landmarks Commission. The decision of the Historic Landmarks Commission can be appealed to City Council.

Proposal: The applicant is seeking Historic Design Review approval for a proposal to build five, two-story, attached residences with lower level, rear-facing garages in the South Portland Historic District. Two structures are proposed, one including three residences and the other including two.

Modifications: A modification is requested to 33.120.220 Setbacks for reduced side setbacks; and a modification is requested to 33.120.225 Building Coverage for coverage in excess of 50% on all five proposed lots.

Approval Criteria: In order to be approved, this proposal must comply with the specified approval criteria in the Zoning Code (Title 33 of the Portland City Code). The applicable approval criteria are:

- Lair Hill Historic Conservation District Design Guidelines
- 33.846.070 Modifications Considered During Historic Design Review

ANALYSIS

Site and Vicinity: The subject property is a fire vacated site (2010) within the South Portland Historic District. It was formerly developed with a church.

The South Portland Historic District is significant as the remnant of an early, originally much larger, working class and immigrant neighborhood that was greatly diminished by construction of the I-5 and I-405 freeways, and by large scale clearance under the auspices of Urban Renewal, during the 1960s and 1970s. The area was originally home to concentrations of ethnic and religious minorities from southern and eastern Europe, especially Italian Catholics and Jews from Poland, the Baltic States, and the Russian Empire. The majority of the district's remaining historic resources were built as residences, but with supporting commercial buildings, religious and social institutions, and small scale industrial structures scattered throughout the neighborhood fabric. Originally associated with workers at the shipping, manufacturing, and processing enterprises dependent on the nearby Willamette River, the area today is among the best remaining examples of a late Nineteenth Century working class residential neighborhood in Portland.

Zoning: The R2 zone is a low density multi-dwelling zone. It allows approximately 21.8 dwelling units per acre. Density may be as high as 32 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to three story buildings, but at a slightly larger amount of building coverage than the R3 zone. The major types of new development will be duplexes, townhouses, rowhouses and garden apartments. These housing types are intended to be compatible with adjacent houses. Generally, R2 zoning will be applied near Major City Traffic Streets, Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets.

The Historic Resource overlay 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 no prior land use reviews for this site.

Public Notice: A "Notice of proposal in Your Neighborhood" was mailed May 13, 2013.

Agency Review: The following agencies have responded:

- Bureau of Environmental Services
- Bureau of Transportation
- Water Bureau
- Bureau of Development Services – Site Development and Life Safety

- Parks Bureau – Urban Forestry

Note: This Historic Design Review case will necessarily be followed by a related Land Division Review case, and the applicants have opted to address any Bureau of Transportation and Bureau of Environmental Services concerns as part of that review, at their own risk.

Neighborhood Review: Two written responses received prior to the hearing date from either the Neighborhood Association or notified property owners in response to the proposal.

- Jeff Champion wrote on May 20, 2013, objecting to Historic Resource review and to the use of the Lair Hill Conservation District Design Guidelines since the Lair Hill Conservation District was superseded by the South Portland Historic District in 1998.
- Ken Love and Jim Gardner, South Portland Neighborhood Association (SPNA) Board President and Land Use Chair respectively, wrote on June 5, 2013, with thanks to the proponents for including SPNA in design discussions and responding to concerns; and approving of the proposal. The one unmet request from the SPNA was that the two structures be more differentiated from one another.

Note: At the time of deliberation the Commission strongly urged the applicant to use different paint schemes for the two structures as a way of helping to better differentiate between them as requested by the neighborhood association. The idea was offered as a suggestion because paint color is not regulated. The concept was favorably received by the proponents.

ZONING CODE APPROVAL CRITERIA

(1) 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 South Portland Historic District and the proposal is for a new construction. Therefore Historic Design Review approval is required. The approval criteria are the *Lair Hill Historic Conservation District Design Guidelines*.

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

Lair Hill Historic Conservation District Design Guidelines

1. How the Building Relates to the Street. How the Building Relates to Adjacent Buildings.

1. Front Yard. A distance equal to the average of the front setbacks of the immediately adjacent buildings. Where there are no adjacent buildings, the recommended setback is 8'.
2. Side Yard. Average of adjacent setbacks. If no adjacent buildings, the recommended setback is 5'.

3. **Rear Yard. Average of adjacent setbacks.** If no adjacent buildings, the recommended setback is 15'.

Findings: The proposed front and rear setbacks, at 10' and 27' respectively, exceed the distances recommended in the guideline. All of the side setbacks, including those between the two new buildings, are proposed at 3'. This arrangement meets the recommended setback requirement relative to the adjoining property to the south because it is less than 3' from the common property line. The side setbacks between the two new buildings repeat this pattern of proximity which is a common and characteristic historic feature of the district. The 3' proposed setback at the north property line is also in keeping with the area's historic character, and is mitigated by the fact that the property line is 2' inboard of the sidewalk for a total separation of 5' of separation from building to pedestrian, except at the bay window.

In addition to reducing the distances between buildings, the historic setback pattern in the South Portland Historic District also tended to create higher lot coverage than allowed under the currently applicable development standard for the R2 zone. The proposal exceeds the 50% coverage standard on all five of the proposed lots, but only by 1% on three of the lots, and 2% on a fourth. Coverage on the fifth lot is 61%, but this case is exceptional because the lot is substantially narrower and its dwelling unit is attached to others on both sides. Overall the proposed coverage is appropriately within the historic development pattern. *This guideline is met.*

2. **Parking**

1. It is strongly recommended that parking be in the building structure.
2. No ground floor street façade should be composed solely of parking or parking accesses. Ground floor facades must have pedestrian entrances and/or windows. (see Guideline 6)
3. On-site parking should be appropriately landscaped so as to screen the parking.
4. On-site parking should not completely fill any front or rear yard.
5. No parcel of land should be converted solely for parking.

Findings: The proposed parking is provided in garages at the rear of the buildings, and the garages are at basement level relative to the dwelling units. The garage doors are screened from view by overhanging roofed decks, concrete wing walls, planters with trees, and landscaping at the vehicular entrance and around the paved common maneuvering area. *This guideline is met.*

3. **Building Shape – Height.** No building height should exceed three stories or forty-five feet.

Findings: The two proposed buildings display a very common historic form in the South Portland Historic District, two full stories above a "daylight" basement. The maximum overall height above grade is approximately 40' and the height measured per Zoning Code methodology is under 30'. *This guideline is met.*

4. **Building Shape – Massing.** Buildings that are fifty feet or longer should be divided into modules of twenty-five feet, or less, in length. This modulation can be created by changes in the façade plane.

Findings: The length of the longer building wall facing SW 1st Avenue exceeds 50' and the length of the side wall facing SW Gibbs Street is 52'. In the former instance the facades of the buildings are clearly broken into modules by the presence of porches and doors; and in the latter the protruding bay window relieves the plane of the wall. *This guideline is met.*

5. Building Shape – Roof Shape.

1. Pitched roofs should have a pitch of at least 6:12.
2. Flat roofs should be surrounded by a parapet.

Findings: The principle roofs are of a truncated hip form and have a pitch of 12:12, both of which are characteristic of the Queen Anne/Stick style which the design emulates. *This guideline is met.*

6. Architectural Specifics – Entryways.

1. All buildings should have a permanently protected entryway. (Awnings are not permanent protection).
2. On corner lots the main entrance should be on the nearest major street.
3. All main entrances should face the street.

Findings: All of the entries, front and back, are permanently protected by roofed porches. The main entrance doors all face SW 1st Avenue, reinforcing the historic plat pattern of short lot dimensions facing east and west along avenues, which is also evident in the historic houses facing the proposed development across the street. *This guideline is met.*

7. Architectural Specifics – Windows.

1. Wood sash is the preferred window material.
2. No pane of glass in any window unit should be larger than 30" wide by 84" high.
3. Windows on wood buildings should be surrounded by exterior trim on the top and sides that is 5 ½" minimum width.
4. Glass should be clear or stained.

Findings: The exterior material of the proposed windows is integrally colored dark bronze fiberglass, and the basic type is a one-over-one double-hung unit. Although this material is not the one preferred by the guideline, the installation detail places the sashes at the traditional mid wall depth and their dark color is both historically characteristic and visually recessive. This detailing approximates the appearance of a traditional wood window. None of the panes exceed a width of 30" or a height of 84", the trims are 5/4 x 6" painted wood, and all the glass is clear. *This guideline is met.*

- 8. Architectural Specifics – Siding.** Horizontal wood siding, brick or stucco should be used for exterior finish. Vertical wood siding may be used in board and batten form. Shingles should only be used in conjunction with horizontal wood siding. The use of rough sawn finishes is discouraged.

Findings: The proposed cladding is a combination of smooth, horizontal, lapped fiber-cement siding at 5" exposure, and fiber-cement shingles at 7" exposure. Although these materials are not among those listed, they present a visual character similar to traditional board and shingle siding. *This guideline is met.*

9. Architectural Specifics – Exterior Finish.

1. Wood siding and shingles should be finished with a full-bodied paint, preferably of a semi-gloss finish.
2. Staining of wood shakes/shingles used for roofing is acceptable. Otherwise staining is not a preferred finish.

Findings: The proposal is to paint all siding and trims. *This guideline is met.*

10. Other Building Components. Where appropriate, new buildings should incorporate architectural detailing from the building components listed [below]:

1. Dormers
2. Bays
3. Bracketing
4. Cornice
5. Trim

Findings: The proposal includes a traditionally detailed and sympathetically located bay window, bracketing at the gable window hoods, and trims in emulation of the Eastlake or "Stick" Style. *This guideline is met*

11. Plantings.

1. New buildings should be landscaped and the landscaping should include the parking strip.
2. No exposed plastic or bark mulch (except in rose beds or beds of other acid loving plants) should be used as a permanent ground cover.
3. New ground cover planting should be in sufficient density to fill out the area planted within a season or two. (Ex. Ivy should be spotted 12" to 18" apart or less.) Larger shrubs and smaller trees should infill no later than five years and sooner if possible.
4. Existing trees should be left in place if possible and appropriate.

Findings: Dense plantings are proposed, mostly with native low shrub and tree species, in all open areas, including stormwater planters in the front yards. There are no existing trees on the site. *This guideline is met.*

12. Fences.

1. Fences should be below 42" in height and of an open pattern.
2. Chain link fences should not be erected unless used as a trellis.

Findings: No fences are proposed. *This guideline is not applicable.*

(2) Modification Requests (33.846)

33.846.070 Modifications Considered During Historic Design Review

The review body may grant modifications to site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the historic design review process. However, modification to a parking and loading regulation within the Central City plan district may not be considered through the historic design review process.

Modifications made as part of historic design review are not required to go through a separate adjustment process. To obtain approval of a modification to site-related development standards, the applicant must show that the proposal meets the approval criteria.

Modifications to all other standards are subject to the adjustment process. Modifications that are denied through historic design review may be requested through the adjustment process.

The approval criteria for modifications considered during historic design review are:

- A. Better meets historic design review approval criteria.** The resulting development will better meet the approval criteria for historic design 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.

A modification is requested to 33.120.220 Setbacks, for reduced side setbacks of 3 feet.

Findings: As evidenced in the findings under Guideline 1 above, the resulting development will: a) better meet the approval criteria because the reduced setbacks respect the historic development pattern in the South Portland Historic District; and b) it is more important to preserve the district's character by fitting unobtrusively into this historic pattern than it is to meet the standard.

A modification is requested to 33.120.225 Building Coverage for coverage in excess of 50% on all five proposed lots.

Findings: As evidenced in the findings under Guideline 1 above, the resulting development will: a) better meet the approval criteria because the greater building coverage respects the historic development pattern in the South Portland Historic District; and b) it is more important to preserve the district's character by fitting unobtrusively into this historic pattern than it is to meet the standard.

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 development will repair a gap in the fabric of the South Portland Historic District created by a fire in 2010 that destroyed a well-loved church building. With considerable input from the neighborhood, the applicants have proposed a design that will fit well in the historic context. 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 modification criteria and therefore warrants approval.

HISTORIC LANDMARKS COMMISSION DECISION

It is the decision of the Historic Landmarks Commission to approve Historic Design Review for construction of five new attached dwelling units in two structures, with rear garages and vehicular maneuvering area, in the South Portland Historic District;

It is further the decision of the Historic Landmarks Commission to approve modifications to 33.120.220 Setbacks, for side setbacks reduced from 5 feet to 3 feet; and to 33.120.225 for building coverage in excess of 50%;

Approvals are per Exhibits C-1 through C-28 with the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C-1 through C-28. Sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 13-106801 HDZM. No field changes allowed."
- B. No field changes allowed.
- C. The garage doors shall be revised to a "carriage door" roll-up type approved at the staff level.
- D. Smaller secondary decorative gables, with details derived from those proposed at the grouped entries, shall be installed at the eave above the southernmost entry facing SW 1st Avenue and above the bay window facing SW Gibbs Street.

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By: _____
Carrie Richter, Historic Landmarks Commission Chair

Application Filed: January 18, 2013

Decision Rendered: June 10, 2013

Decision Mailed: June 21, 2013

Decision Filed: June 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 January 18, 2013, and was determined to be complete on April 30, 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 January 18, 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 requested that the 120-day review period be extended by 42 days, as stated with Exhibit A-1.

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. This report is the final decision of the Historic Landmarks Commission with input from other City and public agencies.

Conditions of Approval. This approval 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 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.

Appeal of this decision. This decision is final unless appealed to City Council, who will hold a public hearing. Appeals must be filed by 4:30 pm on **July 5, 2013** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor in the Development Services Center until 3 p.m. After 3 p.m. and on Monday, appeals must be submitted to the receptionist at the front desk on the fifth floor. Information and assistance in filing an appeal is available from the Bureau of Development Services in the Development Services Center or the staff planner on this case. You may review the file on this case by appointment at, 1900 SW Fourth Avenue, Suite 5000, Portland, Oregon 97201.

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 City Council is final; any further appeal is to the Oregon Land Use Board of Appeals (LUBA).

Upon submission of their application, the applicant for this land use review chose to waive the 120-day time frame in which the City must render a decision. This additional time allows for any appeal of this proposal to be held as an evidentiary hearing, one in which new evidence can be submitted to City Council.

Who can appeal: You may appeal the decision only if you have written a letter which was received before the close of the record at the hearing or if you testified at the hearing, or if you are the property owner or applicant. Appeals must be filed within 14 days of the decision. **An appeal fee of \$5,000.00 will be charged.**

Neighborhood associations may qualify for a waiver of the appeal fee. Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services in the Development Services Center, 1900 SW Fourth Ave., First Floor. Fee waivers for neighborhood associations require a vote of the authorized body of your association. Please see appeal form for additional information.

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 8, 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.

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

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

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

Prepared by: Dave Skilton

Date: June 17, 2013

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).

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittals
 - 1. Waiver of 120-Day Decision
 - 2. Verification of Neighborhood Contact
 - 3. Statement Addressing Approval Criteria
- B. Zoning Map (attached)
- C. Plan & Drawings
 - 1. Site and Roof Plans (attached)
 - 2. Garage Floor Plan
 - 3. First Floor Plan
 - 4. Second Floor Plan
 - 5. Building Sections
 - 6. West Elevation (attached)
 - 7. North Building – North Elevation (attached)
 - 8. East Elevation (attached)
 - 9. North Building – South Elevation

10. South Building – North Elevation
11. South Building – South Elevation (attached)
12. Front Porch, Eave, and Window Hood Details
13. Rear Porch and Typical Window Details
14. Bay Window Details
15. Reflected Porch Ceiling Plans
16. Rendered Perspective from Northwest
17. Rendered Perspective from Northeast
18. Landscape Plan
19. Preliminary Plat Plan
20. Demo/Erosion Control Plan
21. Utility Plan
22. Lighting Details
23. Window Details
24. Door Details
25. Vent Details
26. Wall Shingle Details
27. Siding Details
28. Garage Door Details
- D. Notification information:
 1. Request for response
 2. Posting letter sent to applicant
 3. Notice to be posted
 4. Applicant's statement certifying posting
 5. Mailing list
 6. Mailed notice
- E. Agency Responses:
 1. Bureau of Environmental Services
 2. Bureau of Transportation
 3. Water Bureau
 4. Bureau of Development Services – Site Development
 5. Bureau of Development Services – Life Safety
 6. Fire Bureau
 7. Parks Bureau – Urban Forestry
- F. Letters
 1. Jeff Champion wrote on May 20, 2013, objecting to Historic Resource review and to the use of the Lair Hill Conservation District Design Guidelines since the Lair Hill Conservation District was superseded by the South Portland Historic District in 1998.
 2. Ken Love and Jim Gardner, South Portland Neighborhood Association (SPNA) Board President and Land Use Chair respectively, wrote on June 5, 2013, with thanks to the proponents for including SPNA in design discussions and responding to concerns; and approving of the proposal. The one unmet request from the SPNA was that the two structures be more differentiated from one another.
- G. Other
 1. Original LUR Application
- H. Received at Hearing
 1. Staff Report
 2. Staff Presentation

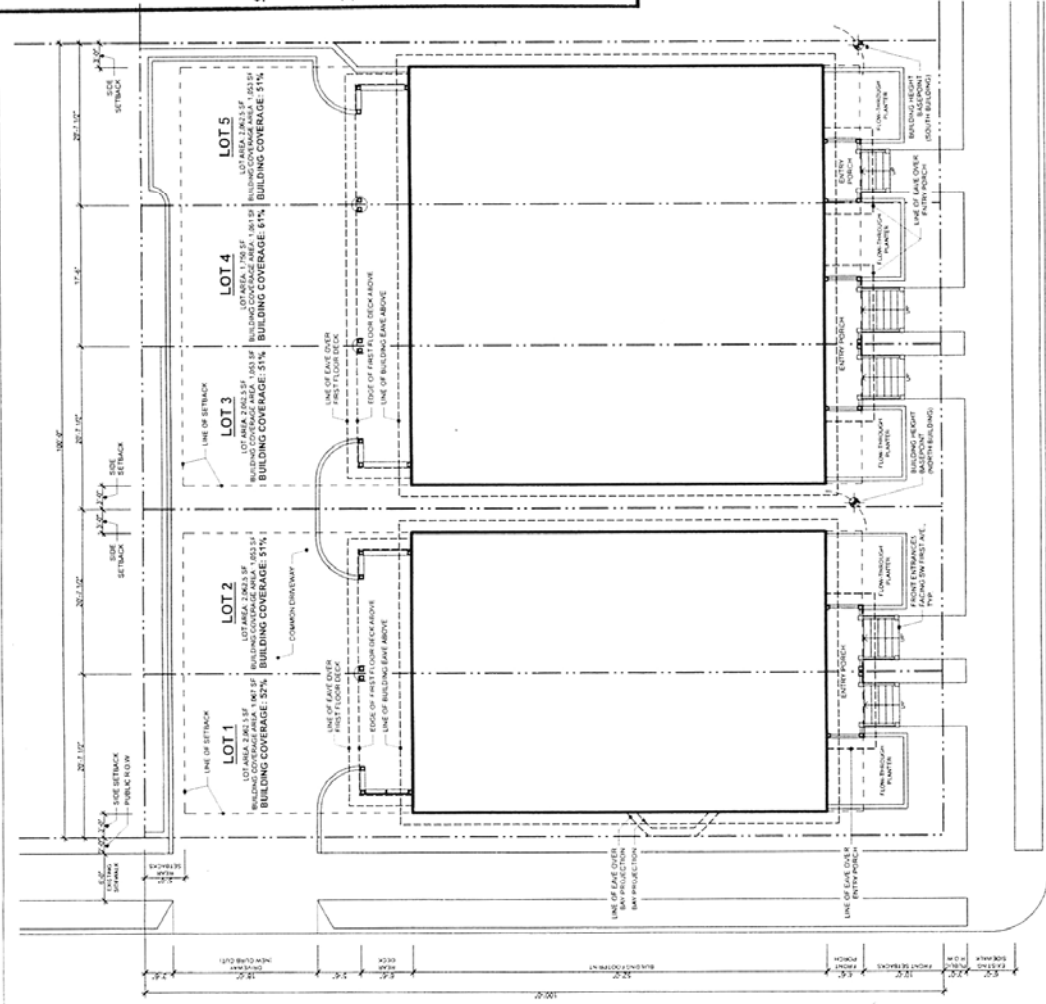


File No. LU 13-106801 HDZM
1/4 Section 3329
Scale 1 inch = 200 feet
State_Id 1S1E10BC 7300
Exhibit B (Jan 28, 2013)

City of Portland - Bureau of Development Services
 Approved
 Date 6.17.13
 Planner Dave Rich
 * This approval applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.

Lair Hill Townhomes
 3314 SW First Ave.
 Portland, OR 97239

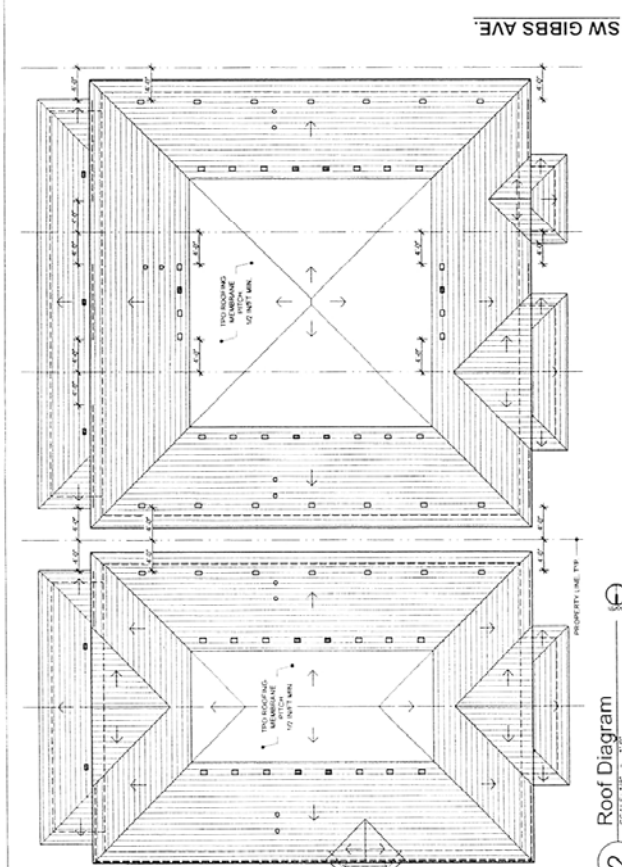
Sheet Index
 Site Plan & Roof Diagram
 Sheet Number
 A0.0



SW FIRST AVE.

1 Site Plan
 SCALE: 1/8" = 1'-0"

NOTE:
 Scale indicated is accurate if drawing is printed at 100% on a 22" x 34" sheet.
 Scale is 50% of that indicated if drawing is printed at 50% on an 11" x 17" sheet.



2 Roof Diagram
 SCALE: 1/8" = 1'-0"

ROOF DIAGRAM LEGEND

- COMPOSITION SINGLE ROOFING
- APCH ROOFING OR ELEVATIONS & SECTIONS
- ATTC. ROOF
- EXHAUST FAN/VENT
- PLUMBING VENT
- CONTINUOUS SOFFIT VENT

Side & Rear Setbacks

LOT	AREA OF SIDE SETBACK (SQ. FT.)	AREA OF REAR SETBACK (SQ. FT.)	REQUIRED SETBACK (FEET)	REAR SETBACK (FEET)	SIDE SETBACK (FEET)
LOT 1	1,379	542	1.37	X	X
LOT 2	1,340	519	1.34	X	X
LOT 3	1,528	485	1.53	X	X
LOT 4	475	475	1.30	X	X
LOT 5	1,328	482	1.33	X	X

SHEET INDEX

- SITE PLAN, ROOF DIAGRAM, SETBACK CALCULATION
- SECOND FLOOR PLAN
- THIRD FLOOR PLAN
- WEST ELEVATION
- NORTH BUILDING - NORTH ELEVATION
- EAST BUILDING - NORTH ELEVATION
- SOUTH BUILDING - NORTH ELEVATION
- SECTIONS
- SECTIONS
- SECTIONS
- PERSPECTIVE RENDERING
- PERSPECTIVE RENDERING
- PLANTING PLAN
- PLANT PLAN
- CONTRON CONTROL PLAN
- UTILITY PLAN

0-1

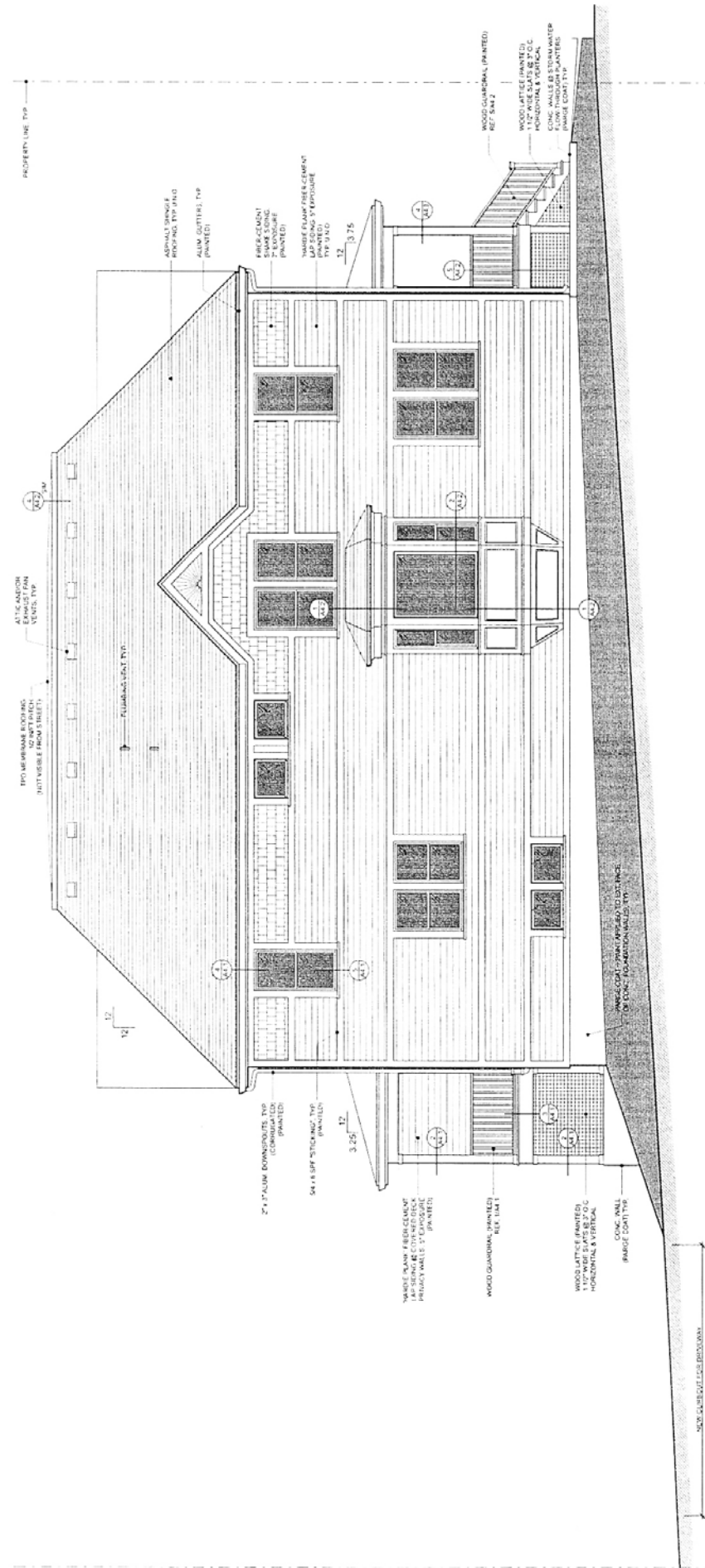
C-6

Approved*
 City of Portland - Bureau of Development Services
 Planner *Dave Sullivan* Date *6.17.13*
 *This approval applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.

Lair Hill Townhomes
 3314 SW First Ave.
 Portland, OR 97239

DESIGN REVIEW	DATE	BY
DESIGN REVIEW	06/18/2013	DAVID
REVIEWED (CONDITIONS OF APPROVAL)		

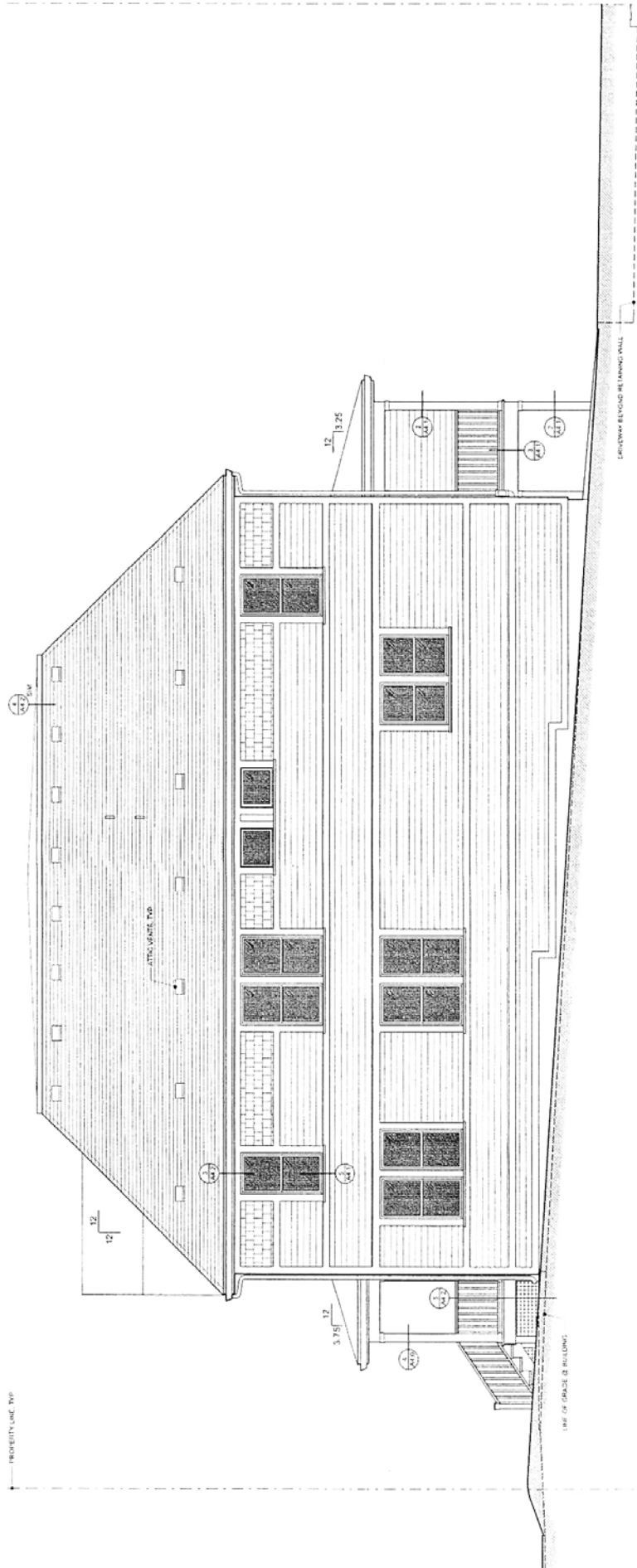
Sheet number
 North Building
 North Elevation
 A3.1



1 North Building - Proposed North Elevation
 SCALE: 1/8" = 1'-0"

NOTE:
 Scale indicated is accurate if drawing is printed at 100% on a 22" x 34" sheet.
 Scale is 50% of that indicated if drawing is printed at 50% on an 11" x 17" sheet.

2-7



1 South Building - Proposed South Elevation
SCALE 1/4" = 1'-0"

11-0

Approved
City of Portland - Bureau of Development Services
Planner *David Miller* Date *6.17.13*
* This approval applies only to the reviews requested and is subject to the conditions of approval. Additional zoning requirements may apply.

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Lair Hill Townhomes
3314 SW First Ave.
Portland, OR 97239

DATE	DESCRIPTION
06/11/2013	DESIGN REVIEW
06/11/2013	REVISIONS (CONDITIONS OF APPROVAL)

Sheet Index
South Building
South Elevation

Sheet number
A3.5

NOTE:
Scale indicated is accurate if drawing is printed at 100% on a 22" x 34" sheet.
Scale is 50% if not indicated if drawing is printed at 50% on an 11" x 17" sheet.