



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

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Portland, Oregon 97201  
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Fax 503-823-5630  
TTY 503-823-6868  
[www.portlandonline.com/bds](http://www.portlandonline.com/bds)

**Date:** December 23, 2008  
**To:** Interested Person  
**From:** Chris Caruso, Land Use Services  
503-823-5747 / [Christine.Caruso@ci.portland.or.us](mailto:Christine.Caruso@ci.portland.or.us)

**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 this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

**CASE FILE NUMBER: LU 08-175545 DZ - LA FITNESS SIGN AT 1414 NW NORTHRUP STREET**

**GENERAL INFORMATION**

**Applicant:** Connie Guffey  
Plumb Signs, Inc.  
909 South 28th Street  
Tacoma, WA 98409  
(253) 473-3323 x10

**Representative:** Steven Slack  
Advanced Electric Signs Inc  
1550 Down River Dr  
Woodland, WA 98674  
(800) 474-4941

Jackson Machine Works, LLC  
4800 SW Macadam #120  
Portland, OR 97239

**Site Address:** 1115-1123 NW 14TH AVE

**Legal Description:** COUCHS BLK 204  
**Tax Account No.:** R180218290  
**State ID No.:** 1N1E33AA 02500  
**Quarter Section:** 2928

**Neighborhood:** Pearl District, contact Patricia Gardner at 503-228-3273.  
**Business District:** Pearl District Business Association, contact Adele Nofield at 503-223-0070.

**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Plan District:** Central City - River District  
**Zoning:** EXd - Central Employment with design overlay  
**Case Type:** DZ - design review

**Procedure:** Type II, an administrative decision with appeal to the Design Commission

**Proposal:**

The proposal is for the installation of one parapet sign for LA Fitness on the new Machine Works Building which occupies three-quarters of the block bounded by NW 14<sup>th</sup> and NW 15<sup>th</sup> Avenues and NW Northrup Street in the Pearl District. The proposed sign is a 70 SF in size and is made of individual, internally illuminated, white acrylic channel letters with gray aluminum sides, placed on the southwest portion of the building, approximately 53 feet above the sidewalk. LED illumination will be used for the sign and a rheostat/dimmer will be installed to regulate voltage as well as output lighting levels, in response to neighborhood concerns about unnecessary glare. The sign dimensions are 24'-0" wide x 2'-10 3/8" tall x 8" deep with 30" tall letters. The canopy sign has been removed from this application and will be submitted as a separate sign permit. Design review is required for building signs greater than 32 SF in size.

**Relevant Approval Criteria:**

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

- 33.825 Design Review
- 33.510 Central City Plan District
- Central City Fundamental Design Guidelines

## ANALYSIS

**Site and Vicinity:** The site consists of a 3/4 full block with three street frontages: NW 14<sup>th</sup> Avenue [East], NW Northrup [North] and NW 15<sup>th</sup> [West]. The Portland Streetcar line runs parallel to the site on NW Northrup and a westward-bound stop diagonal to the site at the NE intersection of NW 14<sup>th</sup> and NW Northrup. Existing development on the site includes the new Machine Works building. The Interstate 405 ramp from the Fremont Bridge visually dominates the western perimeter of the site.

NW 14<sup>th</sup> Avenue is designated as a Major City Traffic Street, Local Transit Street, City Bikeway, Local Walkway in a Pedestrian District, Local Truck Street, Major Emergency Response Street and Community Corridor in the Transportation Element of the City's Transportation System Plan.

NW Northrup is designated as a Local Service Traffic Street, Transit Access Street, Local Bikeway, City Walkway in a Pedestrian District, Local Truck Street, Minor Emergency Response Street, and Community Main Street in the City of Portland's Transportation System Plan. NW 15<sup>th</sup> Avenue is designated as a local service street in a Pedestrian District in all categories of the City of Portland's Transportation System Plan.

The blocks are both located in Portland's River District, a historically industrial area that has been redeveloped to become home to a diverse range of uses including multi-unit residential buildings, retail, restaurants, and art galleries. There are numerous older buildings from the industrial era in the blocks surrounding the site, most notably the nearby Bridgeport Brewery and the Marshall Wells Warehouse. Several of the warehouses and industrial buildings in the surrounding vicinity have undergone conversions to mixed-use development.

**Zoning:** The Central Employment (EX) zone allows mixed-uses and is intended for areas in the center of the City that have predominantly industrial type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area.

The design (d) overlay zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through

the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

**Land Use History:** City records indicate that prior land use reviews include the following:

- **LU 07-115054 DZ** - Approval of minor alterations to the prior approved design for the Machine Works Building;
- **LUR 06-174160 CU** - Conditional Use Review Approval of 46,590 square feet Retail Sales and Service use;
- **LUR 06-148173 DZM** - Design Review Approval of for a mixed-use development proposal, with the requested modifications to 33.140.230 Ground Floor Windows in the EX Zone and 33.266.310 Loading Standards.

**Agency Review:** A *Notice of Proposal in Your Neighborhood* was mailed on **November 28, 2008**.

The following Bureaus have responded with no issues or concerns:

- Portland Fire & Rescue;
- Portland Water Bureau;
- Bureau of Environmental Services;
- Urban Forestry Division of Portland Parks & Recreation;
- Bureau of Transportation Engineering & Development Review;
- Site Development Section of the Bureau of Development Services;
- Life Safety (Building Code) Section of the Bureau of Development Services.

**Neighborhood Review:** A *Notice of Proposal in Your Neighborhood* was mailed on November 28, 2008. One written response and two telephone calls have been received from either the Neighborhood Association or notified property owners in response to the proposal.

- Paula Madden, December 1, 2008 telephone call – owner of the Portland Cordage Company building, requesting additional information about the sign sizes and asking that this sign be held to the same standards as other recent signs in the Pearl District.
- Paula Madden, December 1, 2008 telephone call - requesting information about the REI sign and the Safeway sign, specifically about their sizes, lighting types, and light control options. She is concerned about the impact of lighted wall signs always being turned on and would like this sign to be dimmable and able to be turned off when the fitness center is closed.
- Paula Madden, Northrup Investments, December 18, 2008 email and fax – requesting that LED fixtures be used in both wall and canopy signs as well as a dimmer installed on the parapet sign to avoid unnecessary glare, as is required of the nearby REI parapet sign.

## ZONING CODE APPROVAL CRITERIA

### Chapter 33.825 Design Review

#### Section 33.825.010 Purpose of Design Review

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

#### Section 33.825.055 Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

**Findings:** The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Central City Fundamental Design Guidelines and River District Guidelines.

### **River District Design Guidelines and Central City Fundamental Design Guidelines**

The River District is planned to become a place that is remarkable within the region. The area is intended to grow rich with special and diverse qualities that are, or will become characteristic of Portland. Further, the River District will accommodate a significant portion of the region's population growth. The plan calls for the creation of a new community of dense neighborhoods, housing a resident population of over 15,000 people, and providing jobs, services, and recreation to this population and others. This area is intended to emphasize the joy of the river, connections to it, and create a sense of community. The goals frame the urban design direction for Central City and River District development.

The Central City Fundamental Design Guidelines and the River District Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

### **River District Design Goals**

1. Extend the river into the community to develop a functional and symbolic relationship with the Willamette River.
2. Create a community of distinct neighborhoods that accommodates a significant part of the region's residential growth.
3. Enhance the District's character and livability by fostering attractive design and activities that give comfort, convenience, safety and pleasure to all its residents and visitors.
4. Strengthen connections within River District, and to adjacent areas.

### **Central City Plan Design Goals**

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

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

**C1-2. Integrate Signs and Awnings.** Integrate signs and awnings to be complementary and respectful of a building's architecture. This guideline may be accomplished by:

- a. Placing signs and awnings to fit with and respect a building's architecture;
- b. Avoiding large, excessively illuminated or freestanding signs that contribute to visual clutter; or

- c. Integrating with a building's design, an exterior sign program/system for flexible sidewalk level space that accommodates changing tenants.

**C2. Promote Quality and Permanence in Development.** Use design principles and building materials that promote quality and permanence.

**C3. Respect Architectural Integrity.** Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.

**C5. Design for Coherency.** Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

**C13. Integrate Signs.** Integrate signs and their associated structural components with the building's overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline.

**Findings for C1-2, C2, C3, C5 and C13:** The proposed LA Fitness parapet sign will be located along NW 15<sup>th</sup> Avenue on the southwest portion of the new Machine Works Building. It will be placed approximately 53 feet above the grade of the sidewalk, approximately halfway up the 125 foot tall Machine Works Building facade. The sign will be 70 SF in size (24'-0" wide x 2'-10 3/8" inches tall x 8" deep), centered above two of the large mechanical screens and scaled to fit the mass of the building. It will be made of individually-mounted, internally-illuminated white acrylic 30" tall channel letters. Each letter's 8" deep side return will be constructed of aluminum and painted to match the grey building material on this portion of the façade.

The building wall will frame the sign and the lines in the façade will be visible between the letters. The design of the letters is simple, angular and machine-like, in keeping with the overall building design of strong vertical and horizontal elements. The individual acrylic letters will be illuminated by LED fixtures and will be fitted with a rheostat/dimmer to allow tenant control of the sign's intensity, lessening its potential impact on the Portland skyline as well as adjacent properties and avoiding unnecessary glare.

*These guidelines are therefore met.*

## DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

## CONCLUSIONS

The proposed LA Fitness parapet sign on the NW 15<sup>th</sup> façade of the new Machine Works Building is appropriately scaled for, designed to fit, and well-placed within the overall architectural composition of the building. The individually mounted letters and dimmable LED fixtures reduce the potential visual impact of this sign on the Portland skyline, neighborhood pedestrians, and adjacent properties.

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposal meets the applicable design guidelines and therefore warrants approval.

## ADMINISTRATIVE DECISION

Approval of one 70 SF internally LED illuminated, dimmable parapet sign for LA Fitness made of individually-mounted white acrylic channel letters with painted aluminum returns that is

24'-0" wide x 2'-10 3/8" tall x 8" deep featuring 30" tall letters per the approved site plans, Exhibits C-1 through C-3, signed and dated December 19, 2008, subject to 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-C.XX. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 08-175545 DZ. No field changes allowed."

**Decision rendered by:**  **on December 19, 2008.**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: December 23, 2008**

**Staff Planner: Chris Caruso**

**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 November 4, 2008, and was determined to be complete on **November 25, 2008.**

*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 November 4, 2008.

*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 Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on January 6, 2009** at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., 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. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. 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 contact the receptionist at 503-823-7967 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](http://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 Design 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 Design 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 **January 7, 2009**.
- 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 may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

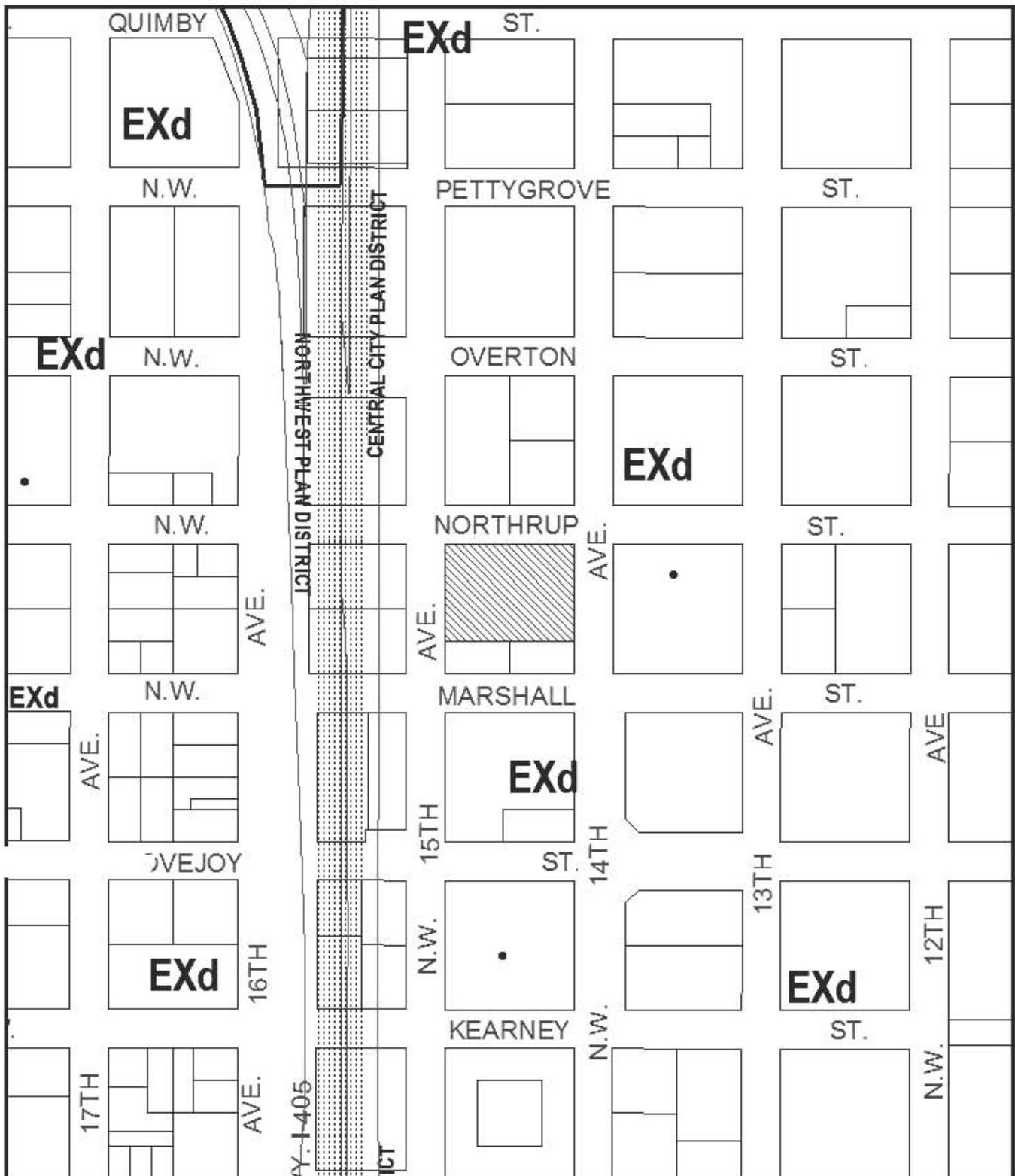
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. Elevation [attached]
  - 3. Sign elevation [attached]
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses: none
- F. Correspondence:
  - 1. Paula Madden, Northrup Investments, December 18, 2008, requesting LED illumination and a dimmer on the parapet sign to reduce potential glare.
- G. Other:
  - 1. Original LU Application
  - 2. Site History Research
  - 3. Incomplete Letter
  - 4. December 1, 2008 fax memo to Paula Madden.
  - 5. December 1, 2008 fax memo to Paula Madden.
  - 6. December 18, 2008 email response from Warren Wissmer of Plumb Signs in response to Ms. Madden's December 18, 2008 email and fax. Warren's comments are highlighted in yellow.
  - 7. Original application drawings for two signs – 100 SF and 56 SF – voided.

**The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).**



# ZONING



Site



Historic Landmark



NORTH

This site lies within the:  
CENTRAL CITY PLAN DISTRICT

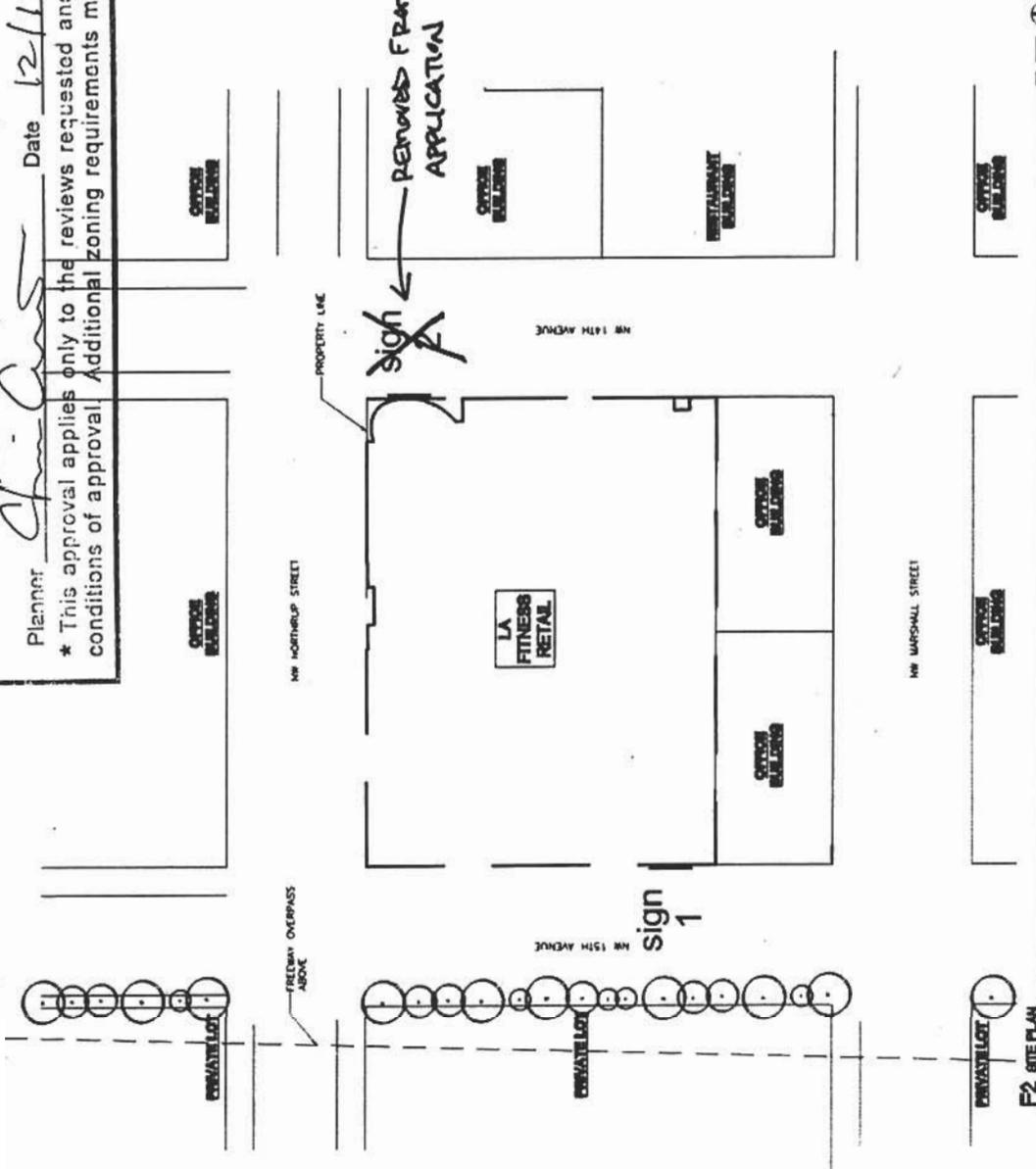
File No. LU 08-175545 DZ  
 1/4 Section 2928  
 Scale 1 inch = 200 feet  
 State\_Id 1N1E33AA 2500  
 Exhibit B (Nov 10, 2008)

Site Plan  
No Scale



\*Approved\*  
City of Portland - Bureau of Development Services

Planner [Signature] Date 12/19/08  
\* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



F2 SITE PLAN  
11/13/08

<b>PLUMB SIGNS, INC.</b> 305 SOUTH 28TH ST. TACOMA, WA 98409 253-473-3323 FAX (253) 472-3107 WWW.PLUMBSIGNS.COM		JOB NAME: LA Fitness FILE NAME: Plumb Signs F187 LOCATION: Plumb Signs, PDX START DATE: 1/12/08		SALES: [ ] DESIGNER: [ ] SCALE: [ ] PAGE: [ ]		REV 1 Update CAD Drawings 2 Sign - company email/print sheet 3 Revised for permits		DATE: [ ] JOB TITLE: [ ] JOB TITLE: [ ]		APPROVED BY: [ ] SIGNATURE: [ ] DATE: [ ]	
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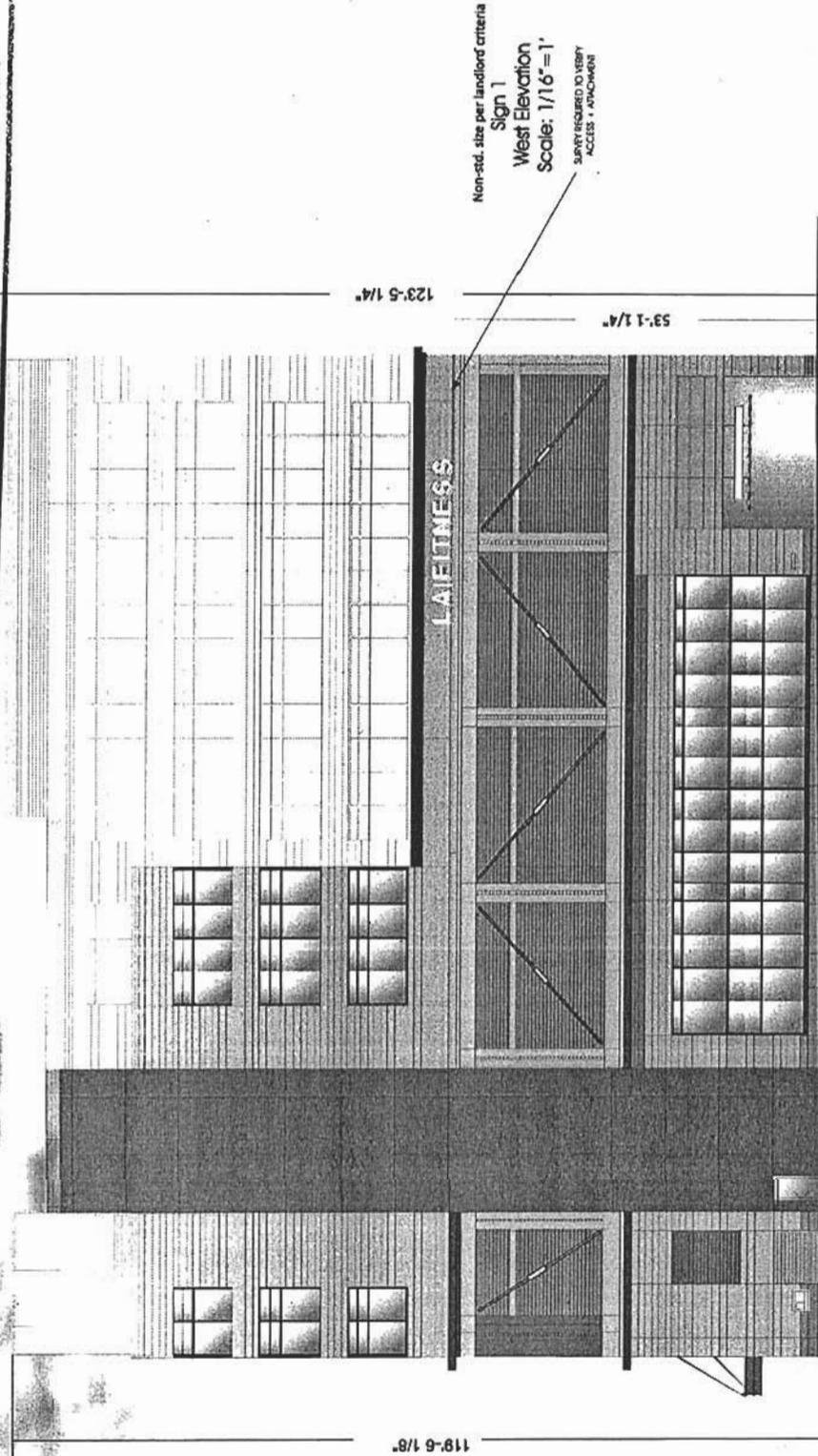
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EXH-C-1  
LU08-175545 D2

Approved\*  
 City of Portland - Bureau of Development Services

Planner *Chris Carr* Date *12/19/08*

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



Non-std. size per landlord criteria  
 Sign 1  
 West Elevation  
 Scale: 1/16" = 1'  
 SURVEY REQUIRED TO VERIFY ACCESS + APPROVAL

147-10 1/8"

<b>PLUMB SIGNS INC.</b> 909 SOUTH 20TH ST. TACOMA, WA 98403 (253) 873-3323 FAX (253) 873-3107 WWW.PLUMBSIGNS.COM		JOB NAME: LA Fitness PROJECT: The LA Fitness - Pearl Street P1887 LOCATION: Pearl Street - 700 START DATE: 2/12/08	SALES: WMM DESIGNER: The Motion SCALE: 1/16" = 1' SHEETS: 3 OF 3	REV 7: Revised to match permitted code REV 8: Revised per Design Review REV 9: Revised code per City's request	DATE: 11.18.08 11.20.08 11.20.08	APPROVED BY: [Signature] SUBMITTED BY: [Signature]
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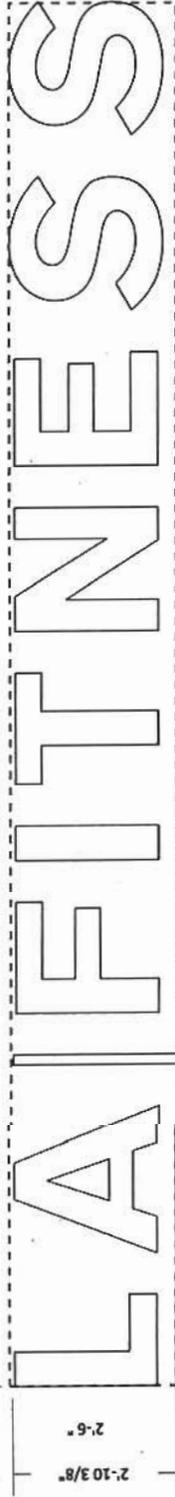
\* Approved \*

City of Portland - Bureau of Development Services

Planner: [Signature] Date: 12/19/08

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

70 SF



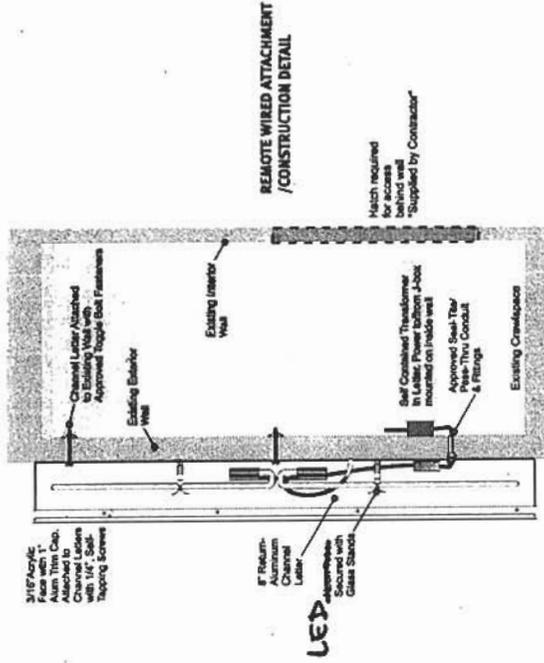
Quantity: One (1)  
 Sign 1 - 30" (2'-6" x 24'-0") Channel Letters  
 70 SF  
 Non-std. size per landlord criteria  
 Scale: 1/2" = 1'

**Sign 1 Internally Illuminated Channel Letters**

Fabricate & install sets of internally illuminated channel letters.

- Electrical:**
- Electrical penetrations in bottoms of letters
  - Ventex 6030CL-120 and 9030CL-120 transformers
  - Four ea. 20 amp, 120V elec.

- Facets:**
- 3/16" T328 White plex
  - 5/8" Metal Retainers painted to match PMS Cool Gray 7
- Construction:**
- 125 Letter backs
  - Paint inside of letters with Matthews Zap 74-200
  - .063 Aluminum returns with 5" depth
  - Paint returns with Brushed Aluminum paint
  - Illuminated by 15mm ~~6500-White-xxxx~~ LED



<b>PLUMB SIGNS, INC.</b> 505 10250 672-3223 WWW.PLUMBSIGNS.COM	JOB NAME LA Photos	SALES [Signature]	WARY Tim Hobbs	DATE 11/16/08	APPROVED BY [Signature]
	CLIENT NAME Plumb Signs - POC	PROJECT LA Photos	QUOTE [Signature]	ESTIMATE 11/16/08	ESTIMATE 11/16/08