



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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Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: December 2, 2013
To: Interested Person
From: Staci Monroe, Land Use Services
503-823-0624 / Staci.Monroe@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 13-218447 DZ - SIGNAGE

GENERAL INFORMATION

Applicant: Melissa Hayden / Security Signs Inc.
2424 SE Holgate Blvd / Portland OR 97202

Owner: PJM Bldg I LLC
1501 SW Taylor St #100 / Portland, OR 97205

Site Address: 1234 SE MLK Jr. BLVD

Legal Description: BLOCK 94 LOT 3&4, EAST PORTLAND
Tax Account No.: R226506230
State ID No.: 1S1E02BC 03900 **Quarter Section:** 3131
Neighborhood: Buckman, contact Matthew Kirkpatrick at 503-236-6350.
Business District: Central Eastside Industrial Council, contact Peter Fry at 503-274-1415.
District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.
Plan District: Central City - Central Eastside
Zoning: EXd: Central Employment zone with a design overlay
Case Type: DZ: Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks Design Review approval for the replacement of two wall-mounted signs with two new wall-mounted signs in the same location on a two-story commercial building located in the Central Eastside subdistrict of the Central City Plan District. The proposal includes the following:

- Install one 58.4 SF sign located in a central location above the storefront on the south façade (facing SE Main Street) measuring 17'-5 ¾" long by 3'-4" tall;
- Install one 58.4 SF sign located in a central location above the storefront on the west façade (facing SE MLK Boulevard) measuring 17'-5 ¾" long by 3'-4" tall;

- The signs are constructed of 5-inch deep aluminum channel letters with acrylic faces and trim caps, internally illuminated and attached directly to the building face. No conduit will be visible on the façade.

New signs larger than 32 SF in size required Design Review within the Central City Plan District. Replacement of the sign face within the corner projecting sign is exempt from Design Review, as it is considered replacement with comparable materials.

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:

- Central City Fundamental Design Guidelines
- Central Eastside District Design Guidelines

ANALYSIS

Site and Vicinity: The site is a 10,000 square-foot parcel in the southwest corner of the block bounded by MLK Boulevard, Main Street, Grand Avenue, and Salmon Street in the Central Eastside Industrial District. The existing two-story industrial-type building, constructed in 1938, occupies the entire site. The abutting structure to the east, known as the Shogren Building, is a one-story industrial-type building constructed in 1925. It recently underwent extensive remodeling and now houses three retail tenants with storefronts facing Grand Avenue.

The site is just outside the boundaries of the East Portland/Grand Avenue Historic District. This area was once the commercial center of East Portland, and today it remains an important business area of the city. Grand Avenue and MLK Boulevard are historic thoroughfares. During the Victorian period, the area was developed with 2- to 4-story brick buildings with wood, stucco, and cast iron elements. In the first quarter of the 20th century, new development brought such styles as Colonial Revival, Mission and Art Deco to the area. With the introduction of the automobile, the streets were widened and 1- to 2-story concrete buildings were constructed. Some of the Victorian buildings along Grand Avenue were demolished, and most of the buildings along MLK Boulevard were replaced with newer concrete buildings. Light industry, distribution/warehousing, transportation and retail comprise the unique mix of commercial uses in the District today.

MLK Jr. Boulevard and Grand Avenue are both one-way streets carrying four lanes of traffic each. According to the Transportation System Plan (TSP), they are designated major city traffic streets, major transit priority streets, regional main streets, city bikeways, and city walkways. Main Street is also classified as a city walkway.

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 promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value.

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

- 1) LUR 95-00980 DZ (95-012873): Design Review approval for two new wall signs measuring a total of 102 square feet.
- 2) LU 06-160622 DZ, Design Review approval for building alterations including the following: the removal of an existing garage door on the west facade, new metal framed windows at various locations on the ground floor and second floor levels of both facades, new metal

canopies on the south and west facades, new wall-mounted channel letter signage, and a new ATM on the west façade

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed on November 5, 2013. Given the small scope of the proposal, no agency comments were provided.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed November 5, 2013. No written response have been received from either the Neighborhood Association or notified property owners in response to the proposal.

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 the site is located generally within the Central City Plan District, the applicable design guidelines are the Central City Plan Fundamental Design Guidelines. As the site is also specifically located within the Design Zone of the Central Eastside District, the Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan also apply.

Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan and Central City Fundamental Design Guidelines

The Central Eastside is a unique neighborhood. The property and business owners are proud of the district’s heritage and service to the community and region. Light industry, distribution/warehousing, and transportation are important components of the district’s personality. To the general public, retail stores and commercial businesses provide the central focus within the district.

The underlying urban design objective for the Central Eastside is to capitalize on and emphasize its unique assets in a manner that is respectful, supportive, creative and compatible with each area as a whole. Part of the charm and character of the Central Eastside District, which should be celebrated, is its eclectic mixture of building types and uses. An additional strength, which should be built on, is the pattern of pedestrian friendly retail uses on Grand Avenue, East Burnside and Morrison Streets, as well as portions of 11th and 12th Avenues.

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.

Central Eastside Design Goals

The following goals and objectives define the urban design vision for new development and other improvements in the Central Eastside

- Encourage the special distinction and identity of the design review areas of the Central Eastside District.
- Provide continuity between the Central Eastside and the Lloyd District.
- Provide continuity between the Central Eastside and the river, downtown, and adjacent residential neighborhoods.
- Enhance the safety, convenience, pleasure, and comfort of pedestrians.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within the River District as well as to the other seven Central City policy areas. The nine goals for design review within the Central City are as follows:

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.

A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

A5. Enhance, Embellish, and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

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.

C3-1. Design to Enhance Existing Themes in the District. Look to buildings from throughout the district for contextual precedent. Innovation and creativity are encouraged in design proposals, which enhance overall district character.

C4. Complement the Context of Existing Buildings. Complement the context of existing buildings by using and adding to the local design vocabulary.

Findings for A4, A5, C3, C3-1, and C4: The proposed signage integrates various unifying elements that connect the building with its surroundings. The placement and scale of the new signs reflect a traditional signage type and placement on the older commercial building, and relates to the simple storefront composition of commercial and industrial architecture found in older, quality buildings in the vicinity. Additionally, the simple metal channel letter materiality and style is

modest in its visual impact, and constructed of durable materials that respect the architectural integrity of the building and other quality signs in the District. The proposed signs maintain a simplicity of construction and composition that relates to the minimal industrial style of the existing building. *These guidelines are therefore met.*

A6. Reuse/Rehabilitate/Restore Buildings. Where practical, reuse, rehabilitate, and restore buildings and/or building elements.

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

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.

Findings for A6, C2, and C5: The proposal calls for the replacement of wall-mounted signage on a structure built in 1938. The new signs employ high-quality metal materials. This long-lasting material contributes to the structure's sense of permanence. In addition, the proposal to replace signs of a similar size, construction, and placement retains the building's coherent architectural composition by maintaining a consistent vocabulary of architectural elements on both street-facing sides of the building. *These guidelines are therefore met.*

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

C8. Differentiate the Sidewalk-Level of Buildings. Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

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.

C1-2. Integrate Signs.

a. Retain and restore existing signage which reinforces the history and themes of the district, and permit new signage which reinforces the history and themes of the East Portland Grand Avenue historic district.

b. Carefully place signs, sign supports, and sign structures to integrate with the scale, color and articulation of the building design, while honoring the dimensional provisions of the sign chapter of the zoning code.

c. Demonstrate how signage is one of the design elements of a new or rehabilitation project and has been coordinated by the project designer/architect. Submit a Master Signage Program as a part of the project's application for a design review.

Findings for A8, C8, C13 and C1-2: The replacement of signage with appropriately scaled and designed signs on both street facing facades reinforces the pedestrian system by enhancing the building wall with an interesting element and thus improving the sense of urban enclosure. The location of the signage directly above the storefront helps to emphasize the ground-floor level of the building and the pedestrian environment of the sidewalk. In addition, the wall-mounted channel lettering on both elevations has been located and sized to correspond appropriately with the architectural elements. The west façade sign is centered under the new stepped parapet feature and the south façade sign is centered above one of the garage doors. The channel lettering will project off the wall 5" and be internally illuminated with LED lights. These lighting methods will be subtle and not adversely affect the skyline. *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 design review process promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposed new signage enhances the simple commercial storefront appearance of the older building by respecting its original character and being well-integrated with the building design. The new signage is constructed of durable materials, and is designed, sized, and placed to create a harmonious relationship with the building and the District. The design proposed meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of two new wall-mounted signs on a commercial building located in the Central Eastside subdistrict of the Central City Plan District:

- Install one 58.4 SF sign located in a central location above the storefront on the south façade (facing SE Main Street) measuring 17'-5 ¾" long by 3'-4" tall;
- Install one 58.4 SF sign located in a central location above the storefront on the west façade (facing SE MLK Boulevard) measuring 17'-5 ¾" long by 3'-4" tall;
- The signs are constructed of 5-inch deep aluminum channel letters with acrylic faces and trim caps, internally illuminated and attached directly to the building face. No conduit will be visible on the façade.

Per the approved site plans, Exhibits C-1 through C-6, signed and dated 11/26/13, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required drawings and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.6. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 13-218447 DZ. No field changes allowed."
- B. No exposed conduit on the building's exterior.

Staff Planner: Staci Monroe



Decision rendered by: _____ **on November 26, 2013**
By authority of the Director of the Bureau of Development Services

Decision mailed: December 2, 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 October 18, 2013, and was determined to be complete on **November 1, 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 October 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 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 December 16, 2013** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

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

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the 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 775 Summer St. NE, Suite 330, 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 **December 17, 2013**.
- A building or zoning permit will be issued only after the final decision is recorded.

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

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

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

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

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

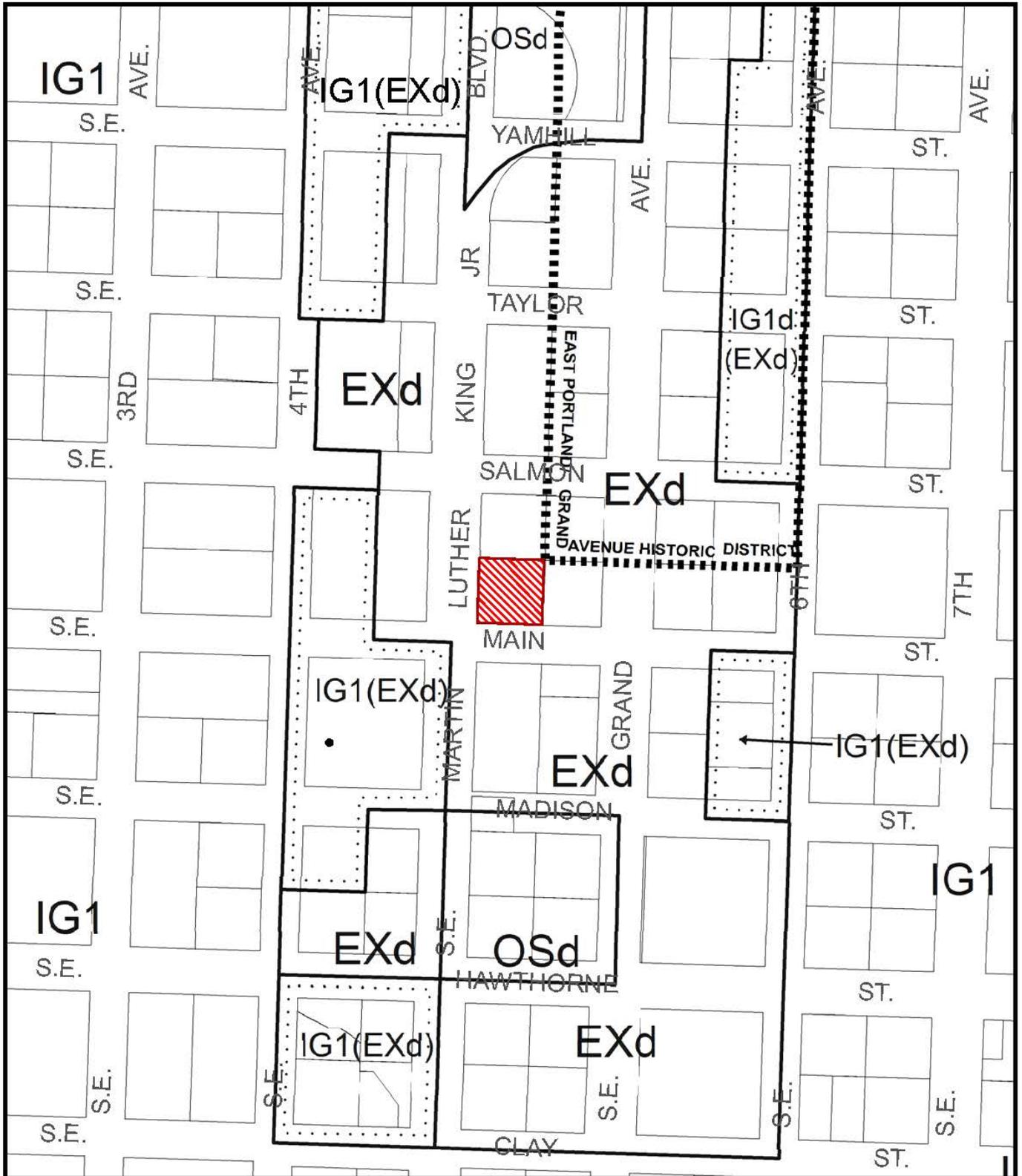
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 1. Project Summary & Applicant's Response to Approval Criteria
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. Corner Sign Details - for reference only
 3. West Wall Sign Details

4. West Building Elevation with Sign (attached)
 5. South Wall Sign Details
 6. South Building Elevation with Sign (attached)
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses: none
- F. Correspondence: none
- G. Other:
1. Original LU Application

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING



Site



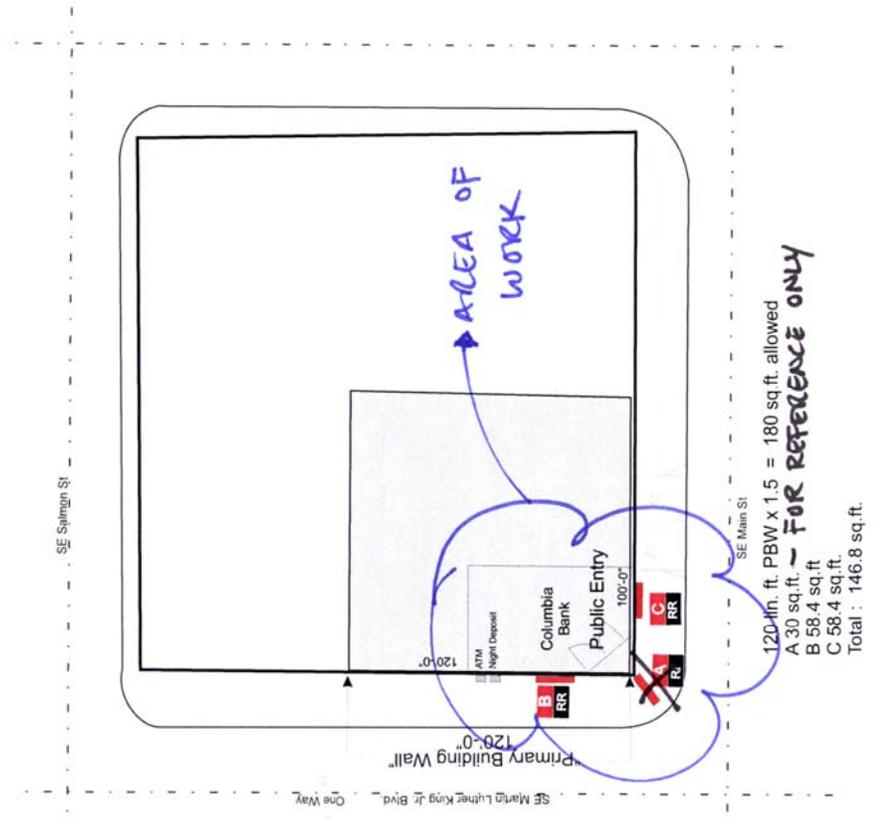
Historic Landmark

This site lies within the:
CENTRAL CITY PLAN DISTRICT
CENTRAL EASTSIDE



File No. LU 13-218447 DZ
 1/4 Section 3130.3131
 Scale 1 inch = 200 feet
 State_Id 1S1E02BC 3900
 Exhibit B (Oct 24, 2013)

Approved
 City of Portland - Bureau of Development Services
 Planner S. Miller Date 11/26/13
 * This approval applies only to the reviews requested and is subject to all provisions of applicable code. Additional zoning requirements may apply.



SITE PLAN SCALE 1" = 40'

DATE 06-12-13
 SCALE Shown
 PAGE NUMBER 2 OF 8
 PROJECT NAME COLUMBIA BANK
 ADDRESS 1234 SE Martin Luther King Jr. Blvd.
 CITY/STATE PORTLAND, OR 97214

NO. 01 02 03
 DATE 06/19/13 09/03/13 09/04/13
 REVISION Color A, color F, correct spg 6, add 8 per Client Add line draw elevations, Adjust locations B&C. Omit non-permit issue items Add Calc's

CLIENT APPROVAL
 PROPERTY OWNER APPROVAL



LEGEND

- NA = NO ACTION
- NEW = NEW PRODUCT
- RB = REFURBISH
- RC = REMOVE CABINET
- RF = REFACE
- RL = REMOVE & RELOCATE
- RO = REMOVE ONLY
- RP = REPAINT
- RR = REMOVE & REPLACE
- PRIMARY SIGN
- DIRECTIONAL SIGNS
- PROPERTY LINE

Site Location :
 West Coast Bank (Exist)
 1234 SE Martin Luther King Jr. Blvd.
 Portland, OR 97214
 (503) 813-8370

City of Portland :
 City Hall
 1221 SW 4th Ave.
 Portland, OR 97204
 (503) 823-4000

NORTH

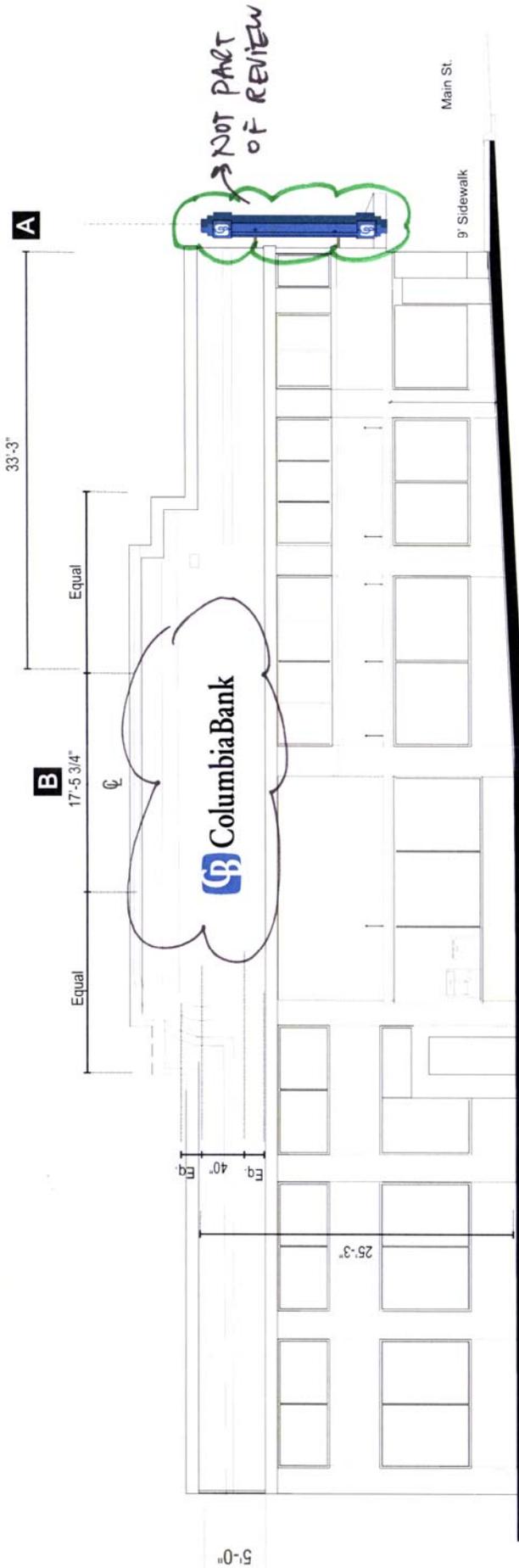
NOTE: ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE SUPPLIED BY O.C.



16620 Aston St. Irvine, CA 92616 949-476-0015 fax: 949-476-0029

EX.C-1 LW 13-2184 47 DE

Approved*
 City of Portland - Bureau of Development Services
 Planner [Signature] Date 11/26/13
 * This approval applies only to the reviews requested and is subject to all
 conditions of approval. Additional zoning requirements may apply.



WEST ELEVATION
 SCALE: 1/8" = 1'-0"

DATE	06-12-13	PROJECT NAME	COLUMBIA BANK
SCALE	Shown	ADDRESS	1234 SE Martin Luther King Jr. Blvd.
PAGE NUMBER	9 OF 8	CITY/STATE	Portland, OR 97214
		BUILDING ID #	
		CLIENT APPROVAL	
		PROPERTY OWNER APPROVAL	
NO.	DATE	REVISION	
01	06/19/13	Color A, color F, correct spg 6, add 8 per Client	
02	09/03/13	Add line draw elevations, Adjust locations B&C, Omit non-permit issue items	
03	09/04/13	Add Calcs	

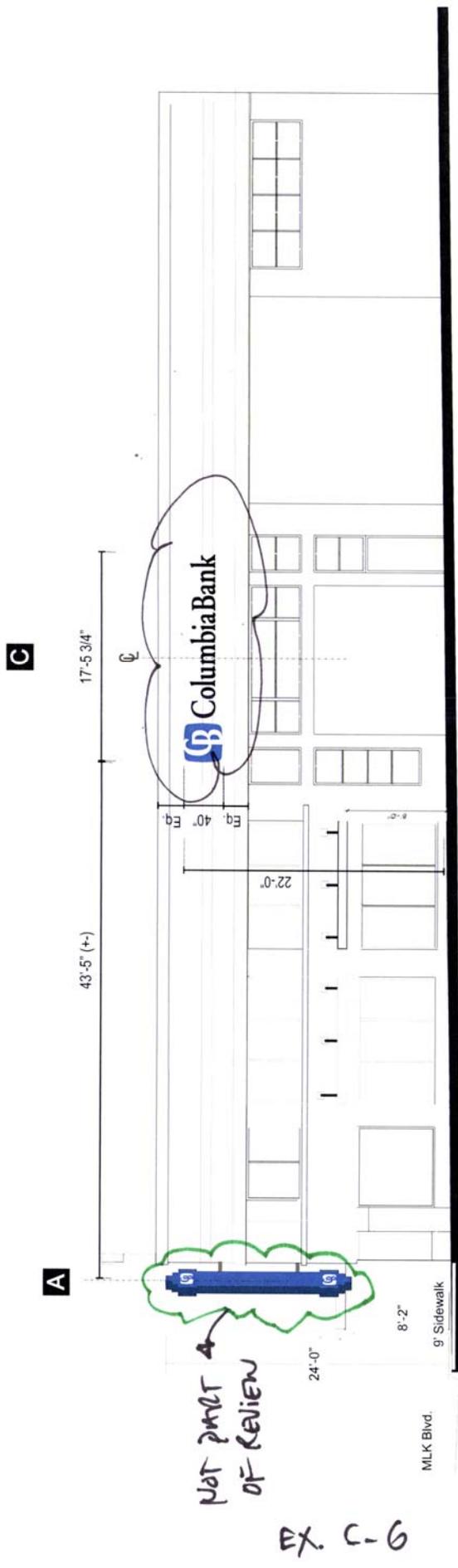


15620 Aston St. Irvine, CA 92606 949-476-0015 fax: 949-476-0029

ex.C-4

LU 13-218447 02

City of Portland - Bureau of Development Services
 Approved by
 Planner SWA Date 11/26/13
 This approval applies only to the reviews requested and is subject to all applicable codes and regulations. Additional zoning requirements may apply.



SOUTH ELEVATION
 SCALE: 1/8" = 1'-0" = 1'-0"

DATE	06-12-13	PROJECT NAME	COLUMBIA BANK
PAGE NUMBER	8 OF 8	CLIENT APPROVAL	
SCALE	SHOWN	REVISION	NO. DATE
BUILDING ID #	1234 SE Martin Luther King Jr. Blvd.	01	06/19/13
	Portland, OR 97214	02	09/03/13
		03	09/04/13
			Color A, color F, correct spg 6, add 8 per Client
			Add line draw elevations, Adjust locations B&C, Omit non-permit issue items
			Add Calcs



16620 Aston St. Irvine, CA 92606 949-476-0015 fax 949-476-0029

NOT PART OF REVIEW

EX. C-6

LU 13-218447 DZ