



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

1900 SW 4th Avenue, Suite 5000 Portland, Oregon 97201 503-823-7300 Fax 503-823-5630 TTY 503-823-6868 www.portlandonline.com/bds

Date: October 31, 2008
To: Interested Person

From: Mark Walhood, City Planner 503-823-7806

mwalhood@ci.portland.or.us

NOTICE OF A TYPE I 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 to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 08-157788 HDZ (JACKSON'S SIGNS)

GENERAL INFORMATION

Applicant: Susan Bosworth 208-345-2982

Young Electric Sign Company

416 E. 41st. Street Boise, Idaho 83714

Tenant: Jack Davis

Pac West LLC, dba JFS, Inc. 3450 E. Commercial Ct. Meridian, Idaho 93642

Property Owner: MLK LLC/Equilon Enterprises LLC

P O Box 4369

Houston, Texas 77210-4369

Site Address: 620 SE Martin Luther King, Jr. Boulevard

Legal Description: LOT 1-4 BLOCK 100 EXC PT IN ST LOT 5-8 BLOCK 100, EAST

PORTLAND

Tax Account No.: R226506610 **State ID No.:** 1S1E02BB 02300

Quarter Section: 3130

Neighborhood: Buckman, contact Susan Lindsay at 503-725-8257.

Business District: Central Eastside Industrial Council, contact Chris Hammond at

503-309-1971.

District Coalition: Southeast Uplift, contact Cece Hughley Noel at 503-232-0010.

Zoning: EXd (Central Employment base zone with Design overlay zone),

Central City Plan District, East Portland/Grand Avenue Historic

District

Case Type: HDZ – Historic Design Review

Type I, an administrative decision by Bureau of Development Services Staff that can be appealed to the Land Use Board of

Appeals (LUBA).

Proposal: The Applicant requests Historic Design Review approval to replace three existing wall signs for a retail store and gas station located in the East Portland/Grand Avenue Historic District. Three new, internally illuminated fascia wall signs will replace three existing signs on the retail building. The new signs would be shifted slightly higher on the wall versus the existing panel signs, with individual sign panels vertically and horizontally centered between darker brick feature bands on the building. The three existing fascia signs on the building, and the large painted panels associated with each sign, would be removed.

The new signs are located on the west, east, and southwest elevations of the building. Each new individual sign is constructed of a painted aluminum cabinet flush-mounted to the brick exterior and projecting 5 inches out from the building face. The sign faces are plexiglass with applied vinyl light diffusers and graphics. The east- and west-facing signs each measure 8'-0" wide by 2'-1" tall, or approximately 16.66 square feet each. The southwest-facing sign measures 10'-0" wide by 2'-7" tall, or approximately 25.83 square feet.

Because the site is located within the East Portland/Grand Avenue Historic District, and because the project involves signage of less than 150 square feet, the proposal requires a Type I Historic Design Review.

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 the *Central City Fundamental Design Guidelines*, and the *East Portland/Grand Avenue Historic Design Zone Design Guidelines*.

ANALYSIS

Site and Vicinity: The site occupies an entire block, bounded by SE Washington Street to the north, SE Alder Street to the south, SE Grand Avenue to the east, and SE Martin Luther King Jr. Boulevard to the west. The site is developed with an existing one-story building, at the corner of SE Grand and SE Washington, as well as a freestanding canopy structure over the gas pumps, in the center of the block. The perimeter of the site, except where interrupted by driveways and the existing building, includes an existing open metal fence with masonry piers.

Zoning: The Central Employment (EX) base zone allows mixed uses. It is intended for areas in the center of the City that have predominantly industrial type development, and allows new industrial, business, and service 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 EX base zone is always accompanied by the "d" or Design overlay zone.

The easterly half of the site is also within the East Portland/Grand Avenue Historic District. Exterior alterations to existing structures in an Historic District, including new or reconfigured exterior signs, must receive approval through the Historic Design Review process. Finally, the Central City plan district covers the entire site, and includes specific use regulations and development standards applicable to the Central City area.

Land Use History: City records indicate several prior land use reviews applicable to the site, including the following:

- *VZ 89-61* Sign-related variance from 1961 no longer relevant;
- HLDZ 47-90 Historic District Nomination;
- LUR 94-00297 DZ Design review for illuminated sign no longer relevant;

- *LUR 97-00976 HDZ CS AD* Original historic design review, convenience store review, and adjustments for existing gas station at site, including new site work and signage. Approved with conditions:
- *LUR 99-00505 HDZ* Historic design review for alterations to approved signage at the site, as well as minor changes to the approved perimeter fencing and gas pump canopy;
- LUR 01-00769 HDZ Historic design review for three new wall signs at the site; and
- *LU 02-126177 HDZM* Historic design review for replacement of two freestanding signs, replacement of three building signs, and new canopies. Approved with conditions.

Agency Review: A Notice of Proposal in your Neighborhood was mailed on **September 25, 2008**. The following Bureaus have responded with no issues or concerns about the proposal:

- The Development Review Division of Portland Transportation (Exhibit E.1);
- The Site Development Review Section of the Bureau of Development Services (Exhibit E.2);
- The Fire Bureau (Exhibit E.3);
- The *Water Bureau* (Exhibit E.4); and
- The Urban Forestry Division of Portland Parks and Recreation (Exhibit E.5).
- The *Bureau of Environmental Services* (BES) has responded with no objections to the proposed project. Further development of the property will be subject to BES standards and requirements during the building plan review process (Exhibit E.6).
- The *Life Safety* (Building Code) *Section of the Bureau of Development Services* notes that a separate Sign Permit is required for the project, and the proposal must be designed to meet all applicable building codes, ordinances, and accepted engineering practices. Exhibit E.7 contains staff contact and additional information.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **September 25, 2008**. One written response has been received from the Managing Member of the organization that owns the property, noting approval of the requested change in signage (Exhibit F.1).

ZONING CODE APPROVAL CRITERIA

Chapter 33.846, Historic Reviews

Purpose of Historic Design Review

Historic Design Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Design Review Approval Criteria

Requests for historic design review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The east half of the site is located within the East Portland/Grand Ave. Historic District. All three proposed signs are located within this easterly portion of the site, on the existing building. Therefore the proposal requires historic design review approval. The relevant approval criteria are the East Portland Grand Ave. Design Zone Design Guidelines and the Central City Fundamental Design Guidelines.

East Portland/Grand Avenue Historic Design Zone Design Guidelines and Central City Fundamental Design Guidelines

The opportunity exists to reestablish the visual and developmental patterns that supported this District as a bustling, urban environment through sensitively designed infill, new construction and restoration. The goal is to integrate the old with the new to enhance the District's continuity. By building upon the basic design tenets historically established here, yet considering the functional needs of new but compatible uses, this goal can be reached and the future of a vibrant Historic District secured.

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.

East Portland/Grand Avenue Historic Design Zone Goals

- Encourage urban design excellence in the Central City.
- Integrate urban design and preservation of our heritage into the process of Central City development.
- Enhance the character of Portland's Central City districts.
- Promote the development of diversity and areas of special character within the Central City.
- Establish an urban design relationship between the Central City districts and the Central City as a whole.
- Provide for a pleasant, rich and diverse pedestrian experience in the Central City.
- Provide for the humanization of the Central City through promotion of the arts.
- Assist in creating a 24-hour Central City which is safe, humane and prosperous.
- Assure that new development is on a human scale and that it relates to the character and scale of the area and the central City.

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. Central City Fundamental and Historic Eastside/Grand Avenue Guidelines are addressed concurrently.

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

Guidelines for Alterations

Introduction: Scale and Proportion. A building's bulk in conjunction with its proportional height and width will have a significant impact on the degree to which it fits in with its historic neighbors. Structures which are much wider, taller or just are significantly bigger than neighboring structures will disrupt the continuity of the area and may damage the area's historic integrity.

A61a. Scale and Proportion

1. The added height or width of an alteration should be compatible with the original scale and proportion first of the affected building and second of adjacent buildings.

- **2.** The scale and proportion of altered or added building elements, such as the size and relationship of new windows, doors, entrances, columns and other building features should be visually compatible with the original architectural character of the building.
- **3.** The visual integrity of the original building should be maintained when altering or adding building elements including the vertical lines of columns, piers, the horizontal definition of spandrels and cornices, and other primary structural and decorative elements.

Findings for A6 and A6-1a: The brick surfaces of the existing building, while not historic, do include projecting pilaster-like columns, and a consistent horizontal pattern of darker brick bands, to break down the horizontal mass of the structure and integrate with the district. The three new primary tenant identification signs for the building will allow for the continued use of the structure as a convenience store, and re-use of the 1997 brick exterior. Unlike the three existing wall signs, which were installed with large, brightly-colored fascia panels behind the individual letters, the new signs are placed in horizontal and vertical relationship to the brick patterns on the building. Placed slightly higher in each building wall than the current signs, the new signs will horizontally relate to the existing awnings, and allow the darker brick banding and vertical soldier course 'parapet' of the building to remain clear, reflecting the scale and proportion of the structure.

Therefore, these guidelines are met.

Introduction: Signs. All exterior signs are reviewed. Signs must meet all applicable provisions of the City of Portland's ordinances and guidelines.

A6-1f. Signs

- **1.** Exterior building signs should be visually compatible in size, scale, proportion, color and materials with the original architectural character of the building.
- **2.** A variety of signs within the District are encouraged, incorporating excellence in graphic design and lettering, careful color coordination with the building, mounting, and readability.
- **3.** Prominent signs that are creative yet compatible with the building and the District are encouraged, particularly on simple concrete buildings.
- **4.** Sign lighting that is creative and compatible with the building and the District is acceptable. Plastic signs and backlit plastic signs are generally not acceptable.

Findings for A6-1f: Each of the three proposed signs are flush-mounted to the exterior building walls, with all electrical conduit connected internally to the sign and through the adjacent building wall. While the building itself is not historic in character, the brick exterior is divided into slightly projecting vertical brick pilasters, darker brick horizontal feature bands, and a soldier course brick parapet. The three new signs include painted metal frames which project out 0'-5" from the building wall, with plexiglass sign faces and applied vinyl lettering. Individual signs have been designed to proportionally fit within the uppermost brick panels on the façade, below the parapet, and are horizontally aligned with the adjacent awnings. Each sign is vertically and horizontally centered within the individual brick panel, and the muted rust, white, and gray coloring of the sign faces and cabinets integrate with the brick colors of the building.

The proposed signs are internally illuminated, but include 60% light-diffusing vinyl sign faces, and are of a scale and coloration that integrates with this simple, contemporary building. The proposed signs are significantly smaller than the signs they will replace, and will not overwhelm the pedestrian environment or create too great a contrast with the rich, architectural surfaces of the buildings in the vicinity.

Therefore, these guidelines are met.

- **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 C2, C3, C5 & C13: The proposed signs on the building are modest in size and centered within each bay. The signs will allow for visibility while respecting the materials, brick patterns, and proportions of the existing building. The coloration of the signs is appropriate to the building itself, and will not dominate the character of the adjacent streetscape, pedestrian environment, or nearby historic buildings.

Therefore, these guidelines are 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 signs are generally modest in terms of scale and illumination, and will better support the surrounding historic district than the existing signs through a muted color palette, respectful placement on the building, and internalization of all electrical conduit. While internally-illuminated signs are typically difficult to approve in an historic district, these individual signs will help to enliven a straightforward contemporary (1997) convenience store building, without detracting from the unique architectural qualities of the surrounding area. With approval granted based on the submitted plans and details, the request is able to meet the applicable criteria and should be approved.

ADMINISTRATIVE DECISION

Approval of **Historic Design Review** for the removal and replacement of three fascia/wall signs on the convenience store at 620 SE Martin Luther King Jr. Boulevard, including the following specific elements:

- East- and west-facing signs each measuring 8'-0" wide by 2'-1" tall, or approximately 16.66 square feet each;
- One southwest-facing sign measuring 10'-0" wide by 2'-7" tall, or approximately 25.83 square feet;

- Each of the three signs is vertically and horizontally centered within the uppermost brick panel within an individual bay, below the parapet;
- Each of the three signs includes a painted aluminum cabinet flush-mounted to the brick exterior and projecting 0'-5" out from the face of the building, with all electrical conduit concealed within the sign cabinet and routed directly through the adjacent building wall; and
- Each of the three signs is internally illuminated, with a plexiglass sign face and applied vinyl sign graphics with light-diffusing qualities, in muted shades of white, rust, and gray.

The above approval is granted based on the approved plans and drawings, Exhibits C.1 through C.5, each exhibit being signed and dated October 28, 2008, and subject to the following condition:

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.5. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 08-157788 HDZ."

Decision rendered by:

on October 28, 2008.

By authority of the Director of the Bureau of Development Services

Decision mailed October 31, 2008.

Staff Planner: Mark Walhood

About this Decision. This land use decision is **not a permit** for development. A Final Plat must be completed and recorded before the proposed lots can be sold or developed. 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 August 25, 2008, and was determined to be complete on September 19, 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 August 25, 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.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. You may call LUBA at 1-503-373-1265 for further information on filing an appeal.

The file and all evidence on this case is available for your review by appointment. Please contact the receptionist at 503-823-7967 to schedule an appointment. Copies of all information in the file can be obtained for a fee equal to the cost for such services. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

Recording the final decision.

If this Land Use Review is approved, the final decision must be recorded with the Multnomah County Recorder. A building or zoning permit will be issued only after the final decision is recorded. The final decision may be recorded on or after **November 3, 2008** (the next business day following the mailing of the decision).

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; OR
- 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 503-823-7967.

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, permitees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;

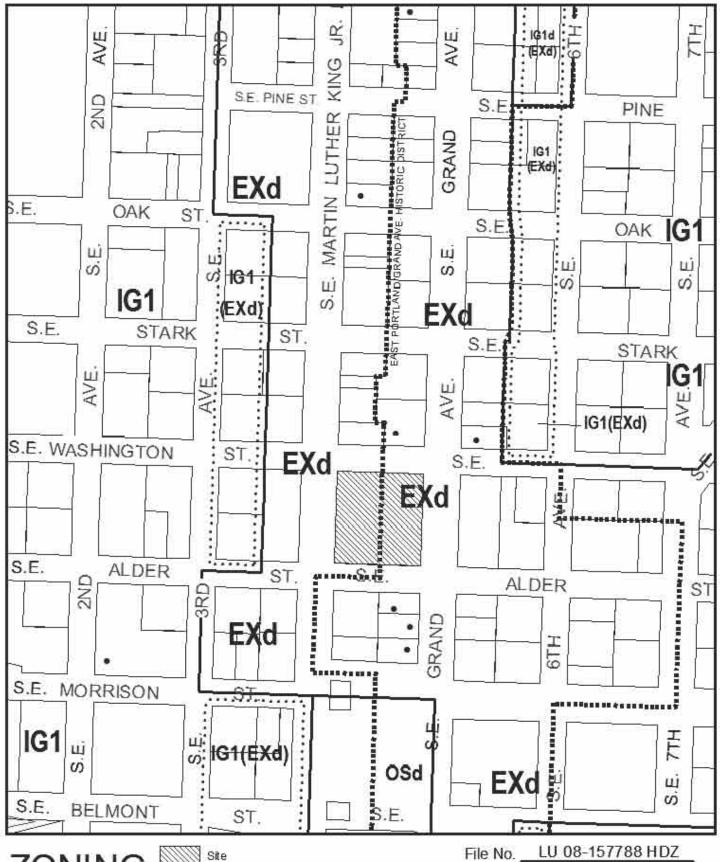
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statements
 - 1. Original Narrative
 - 2. Supplemental Narrative, rec'd. 9/19/08
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. East Elevations and Details (attached)
 - 3. Southwest Elevations and Details (attached)
 - 4. West Elevations and Details (attached)
 - 5. Full approved plan set, including large/scalable sheets
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Development Review Division of Portland Transportation
 - 2. Site Development Review Section of the Bureau of Development Services
 - 3. Fire Bureau
 - 4. Water Bureau
 - 5. Urban Forestry Division of Portland Parks and Recreation
 - 6. Bureau of Environmental Services
 - 7. Life Safety Section of the Bureau of Development Services
- F. Correspondence:
 - 1. Letter in support from Bruce Burns, MLK LLC, received 9/26/08
- G. Other:
 - 1. Original LU Application Form, Tax Account Information and Receipt
 - 2. Site History Research
 - 3. Incomplete Letter from staff to applicant, sent 9/15/08

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

Historic Landmark



This site lies within the: CENTRAL CITY PLAN DISTRICT

File No.	LU 08-157788 HDZ
1/4 Section	3130,3131
	1 inch = 200 feet
State Id _	1S1E02BB 2300
Evhibit	B (Sep 12,2008)

VOLTS 20 AMP CIRCUITS 301288 noisivia asioa * This approval applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply Planner MARK WATHOOD Date OCT. 3-8 3008 Proposal and design as approved in case file #LU 08-157788 HQZ City of Portland - Bureau of Development Services No field changes allowed. #520 SCALE: 1/32" = 1:0" S.E. ADLER Existing Shell Letter Sign ←Existing Pole sign . _ . _ . _ . _ . _ . _ . S.E. GRAND 200'-0" Existing Pole sign Existing Shell Letter Sign Proposed Wall sign 80.0 Wall Sign West 50'-10" E. WASHINGTON 621 SE GRAND AVE - PORTLAND, OR STORE #520 187.0 *

EXHIBIT_

CASE NO.

BOISE DIVISION

PRODUCTION READY

ERIC MITTIVING -1499 DETON 'N 1 9019/2 L SOHESTL 80 W JACKSONS P21 SE GRAND AVE PORTLAND, OR

CAB TO BE ALUM PAINTED WHITE - INTERNALLY ILLUMINATE
W/T-6'9. FACES TO BE 3/16" CLEAR PLEX FACE - BKGP TO HAVE
2ND SURFACE GREY #3630-61, RED #3630-33, AND WHITE
3630-20 VINYL GRAPHICS.
LETTER 8 TO BE COUT V. "CLEAR PLEX W/19T SURFACE WHITE
DIFFUSER 60% VINYL.
9/F CAB TO BE CENTERED ON FASCIA SCALE: 3/8"=1"-0" MFR AND INSTALL (1) S/F INTERNALLY ILLUMINATED DISPLAY REMOVE EXISTING DISPLAY READING FOOD MART SCOPE OF WORK

8.0.

5-03/4

0000

POWER TO RUN THROUGH WALL WITH CONDUIT

3000

38

Date

MARK WALHOOD

Planner

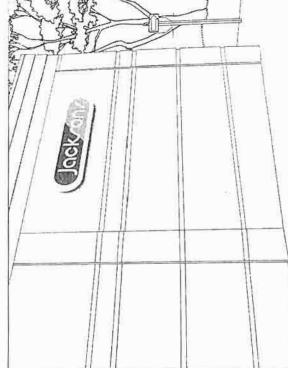
621 SE GRAND AVE - PORTLAND, OR STORE #520

City of Portland - Bureau of Development Services

"Approved"

coultions of approval. Additional zoning requirements may apply

This approval applies only to the reviews requested and is



EAST ELEVATION

PROPOSED DISPLAY

P2 626690 NORWYN

0

-SHEET

301599 10 (130) http://

In case file #LU 08-157788 #92 Proposal and design as approved No field changes allowed

CURRENT DISPLAY

O Fasel Mary

> CASE NO. W 08-157788 HOZ EXHIBIT.

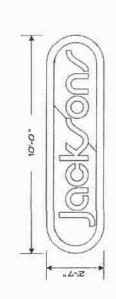
City of Portland - Bureau of Development Services "Approved"

3008 200 Date OCT WALTOOD MARIC Planner

* This approval applies only to the reviews requested and is subject

of approval. Additional zoning requirements may

621 SE GRAND AVE - PORTLAND, OR STORE #520



0 0 0 10

CONDUIT

POWER TO RUN THROUGH WALL WITH

SCOPE OF WORK

CAB TO BE ALUM PAINTED WHITE - INTERNALLY ILLUMINATE W/T-8'S. FACE TO BE 3/16" CLEAR PLEX FACE - BKGD TO HAVE 3ND SURFACE GREY #3630-61, RED #3630-33, AND WHITE 3630-20 VINYL GRAPHICS.

LETTERS TO BE CUT OUT ¼"CLEAR PLEX W/15T SURFACE WHITE DIFFUSER 60% VINYL.

S/F CAB TO BE CENTERED ON FASCIA SCALE: 3/8"=1'-0' REMOVE EXISTING DISPLAY READING FOOD MART MER AND INSTALL (1) S/F INTERNALLY ILLUMINATED DISPLAY

Boise Division

416 East 41st Sheet Bolse, 10 83714 208-345-2982



Food Mart

PRODUCTION READY

CURRENT DISPLAY

In case file #LU 08-157788 H02 Proposal and design as approved No field changes allowed

Jackzonz

TIAM

2019/2 1951/192 48LLSI

ERIC MILLIAMS

NOTED

-80 m ONCKSONS OSTLAND, OR PORTLAND, OR

> PROPOSED DISPLAY S/W ELEVATION

> > CASE NO. W 08-157788 HOZ EXHIBIT

301599 b SHEET

City of Portland - Bureau of Development Services "Approved"

Date OCT. WALHOOD MARK Planner

28 3008

621 SE GRAND AVE - PORTLAND, OR STORE #520



0 0 010

POWER TO RUN WALL WITH CONDUIT THROUGH

SCALE 3/8"af-O' SCOPE OF WORK

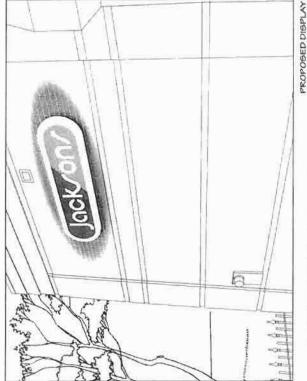
W/T-8'S. FACES TO BE 3/16" CLEAR PLEX FACE - BKGD TO HAVE REMOVE EXISTING PANEL READING FOOD MART
MPR AND INSTALL (1) S/F INTERNALLY ILLUMINATED DISPLAY
CAB TO BE ALUM PAINTED WHITE - INTERNALLY ILLUMINATE 2ND SURFACE GREY #3630-61, RED #3630-33, AND WHITE 3630-20 VINYL GRAPHICS.

Boise

SIGN COMPON

LETTERS TO BE CUT OUT ½"CLEAR PLEX W/15T SURFACE WHITE DIFFUSER 60% VINYL. 9/F CAB TO BE CENTERED ON FASCIA

PRODUCTION READY



CHASTAGE BOISTS

20H 881

WEST ELEVATION

b

SHEET

301599

MOTED TO A STOCK

SON

JACKSONS PORTLAND, OR PORTLAND, OR

CURRENT DISPLAY

In case fie #11: 08-157788 +D2 Proposal and design as approved No field changes allowed

CASE NO. LU 08-157788 H02 EXHIBIT