



**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](http://www.portlandonline.com/bds)

**Date:** December 24, 2008  
**To:** Interested Person  
**From:** Suzanne Savin, Land Use Services  
503-823-5888 / [Suzanne.Savin@ci.portland.or.us](mailto:Suzanne.Savin@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 08-166019 AD**

**GENERAL INFORMATION**

**Applicant:** Dan Osterman  
Tube Art  
4243-A SE International  
Portland OR 97222

**Owner:** The Belmont Limited Partnership  
1140 SW 11th Ave #500  
Portland, OR 97205

**Also Notify:** Mike Zupan  
Zupan's Markets  
7223 NE Hazel Dell Avenue  
Vancouver, WA 98665

Jessica Van Raden  
Guardian Management LLC  
710 NW 14th Ave 2nd Floor  
Portland OR 97209

**Site Address:** 3342 SE MORRISON ST

**Legal Description:** BLOCK 17 LOT 1-12 15-18, SUNNYSIDE & PLAT 2 & 3  
**Tax Account No.:** R810402920  
**State ID No.:** 1S1E01AB 23100  
**Quarter Section:** 3133

**Neighborhood:** Sunnyside, contact Tim Brooks at 503-295-1699.  
**Business District:** Belmont Business Association, contact Don Porth at 503-231-9118.  
**District Coalition:** Southeast Uplift, contact Cece Hughley Noel at 503-232-0010.

**Plan District:** None

**Zoning:** CS (Storefront Commercial)  
**Case Type:** AD (Adjustment Review)  
**Procedure:** Type II, administrative decision with appeal to Adjustment Committee.

**Proposal:**

The applicant is planning to install an internally illuminated, projecting sign on the portion of the multi-tenant building that is occupied by tenant Zupan's Markets. The proposed sign will be located on the south wall of the Zupan's Markets tenant space, at the building's southwest corner. The sign is proposed to be approximately 17 feet in height and approximately 3 feet, 10 inches in width (approximately 65.17 square feet), and will project south into the right-of-way over the sidewalk for a distance of 4 feet, 10 inches. There will be approximately 15 feet of vertical clearance between the lowest portion of the sign and the surface of the sidewalk. Please see the attached Site Plan and the Building South & West Elevations for a depiction of the sign's location, and please see the attached Sign Elevation for a depiction of the sign's appearance and dimensions.

The Portland Sign Code (Section 32.32.030.C.1.b and Table 32.32-3) limits the area of a projecting sign that extends into the right-of-way to a maximum of 30 square feet. The applicant is requesting an Adjustment to the above Sign Code standards, to allow the proposed projecting sign to have a maximum sign area of approximately 65.17 square feet.

To mitigate for the proposed increase in maximum sign area for the projecting sign, the applicant is proposing to remove the following existing signs: the Zupan's wall signs on the tenant space's west and south walls (each of the two signs is approximately 13.5 square feet); and 3 of the banner signs on the tenant space's south wall (each banner is approximately 10.17 square feet).

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Section 32.38.030.C (Adjustment Review) of the City of Portland Sign Code.

## ANALYSIS

**Site and Vicinity:** The site is located on the northeast corner of SE Belmont Street and SE 33<sup>rd</sup> Avenue, comprises almost a full block, and is approximately 53,326 square feet in size. The site contains a multi-tenant, mixed-use building, with retail uses and a parking garage on the ground floor and residential uses on the upper floors.

To the north of the site are properties zoned R2.5 and CS, developed with attached single-dwelling residences and multi-dwelling structures. To the east of the site, abutting SE Belmont Street, are properties zoned CS, developed with commercial storefronts, primarily retail sales and service uses including a restaurant. East of the site, closer to SE Morrison Street, are properties zoned R2.5, developed with detached single-dwelling residences and multi-dwelling structures. South of the site, abutting SE Belmont Street, are properties zoned CS, developed with commercial storefronts including a bakery, a restaurant, a bar and a coffee shop. West of the site, between SE Morrison Street and SE Belmont Street and along the south side of SE Belmont Street, are properties zoned R1 and CM, developed with multi-dwelling structures and a restaurant.

**Zoning:** The site is zoned CS, Storefront Commercial. The Storefront Commercial (CS) zone is intended to preserve and enhance older commercial areas that have a storefront character. The zone intends that new development in these areas will be compatible with this desired character. The zone allows a full range of retail, service and business uses with a local and regional market area. Industrial uses are allowed but are limited in size to avoid adverse effects different in kind or amount than commercial uses and to ensure that they do not

dominate the character of the commercial area. The desired character includes areas which are predominantly built-up, with buildings close to and oriented towards the sidewalk especially at corners. Development is intended to be pedestrian-oriented and buildings with a storefront character are encouraged.

**Land Use History:** City records indicate that there has been one prior land use review for the site, Casefile LUR 95-00713 AD. Casefile LUR 95-00713 AD approved an increase in the building's height from the allowed 45 feet to a height of 51.5 feet.

**Agency Review:** A "Notice of Proposal in Your Neighborhood" was mailed **November 10, 2008**. A "Revised Notice of Proposal in Your Neighborhood" was mailed **December 4, 2008**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Water Bureau
- Fire Bureau
- Site Development Section of BDS
- Bureau of Parks-Forestry Division

The Life/Safety Plan Review Section of BDS responded that based on the information provided, there appears to be no conflicts between the proposal and applicable building codes. A separate Sign Permit is required for the work proposed and the work must be designed to meet all applicable building codes, ordinances and accepted engineering practices. (Exhibit E-2)

The Bureau of Transportation Engineering responded that they have no objection provided that IBC (International Building Code) standards are met for encroachments in the public right-of-way. (Exhibit E-1)

**Neighborhood Review:** A "Notice of Proposal in Your Neighborhood" was mailed on November 10, 2008. A Revised Notice of Proposal in Your Neighborhood" was mailed December 4, 2008. One written response has been received from Sunnyside Neighborhood Association in response to the proposal.

The neighborhood association's letter expresses opposition to the proposal on the following grounds:

- The proposal does not meet Adjustment Review Criterion 32.38.030.C(1)(a), as the proposed sign will significantly increase street level clutter, and will adversely dominate the visual image of the area. The applicant's proposed sign is approximately 65.17 square feet, more than double the allowed size of 30 square feet.
- The proposed sign is out of character for the neighborhood, and will dominate the visual image of the area for the following reasons: there are very few other signs on that block of SE Belmont, and none that come close to that proposed size; and it is a lighted sign, which due to its proposed size will be able to be seen from quite a distance.
- The applicant has not met Section 32.38.030.C(1)(c), as the proposed projecting sign is not a unique sign of exceptional design or style that will enhance the area or be a visible landmark. The proposed sign is a typical design – in fact, the Fred Meyer sign on Hawthorne Boulevard, also in the Sunnyside Neighborhood, is the same style. That is an example of the visual light clutter that would come to Belmont if the proposed sign is allowed.
- The applicant has not met Section 32.38.030.C(1)(d), as the proposed sign is not consistent with the architecture and development of the site.
- The applicant has not met Section 32.38.030.C(2), as there are no "unusual site factors that preclude an allowed sign from being visible to the street immediately in front of the site."

**Staff Response:** The proposal's compliance with the Sign Adjustment Approval Criteria will be discussed in the subsequent section of this staff report.

## ZONING CODE APPROVAL CRITERIA

### 32.38.030.A Adjustment Review – Purpose.

Sign adjustments are intended to allow flexibility to the sign regulations while still fulfilling the purpose of the regulations. The specific approval criteria allow signs that enhance the overall character of an area or allow for mitigation of unusual site conditions.

### 32.38.030.C Adjustment Review

Sign adjustments will be approved if the review body finds that the applicant has shown that the criteria of Paragraph C.1. or 2, below are met.

1. Area enhancement. The applicant must meet criteria C.1.a & b. and either C.1.c. or d.

- a. The adjustment for the proposed sign will not significantly increase or lead to street level sign clutter, to signs adversely dominating the visual image of the area, or to a sign that will be inconsistent with the objectives of a specific plan district or design district; and

**Findings:** The site is not within a specific plan district or design district. The Sunnyside Neighborhood Association has expressed opposition to the request for the sign adjustment, stating that the proposed sign will increase street level sign clutter and will adversely dominate the visual image of the area, due to the fact that the sign will be illuminated and its size will be double the size allowed by the Sign Code.

However, the applicant notes that projecting signs are the most prevalent of all sign types along this stretch of SE Belmont Street, so the proposed sign type is consistent with that of nearby commercial uses. The applicant notes also that the proposed projecting sign will be characterized by a subdued color and subdued LED halo illumination, so that it will not dominate the visual image of the area.

The proposed size of the projecting sign, at 65.17 square feet, represents an increase of approximately 35.17 square feet over the allowed maximum projecting sign size of 30 square feet that is allowed by the Sign Code. However, the applicant is proposing to offset the larger size of the proposed projecting sign by removing some of the existing signage from the south and west walls of the tenant space. Specifically, the applicant is proposing to remove the existing Zupan's wall signs on the west and south walls, as well as 3 of the banner signs on the south wall. In total, the applicant is proposing to remove approximately 57.51 square feet of wall signage, which will offset the larger size of the proposed projecting sign, and will result in no significant net increase in street level sign clutter.

With compliance with a condition of approval requiring the applicant to remove the wall signage as proposed, this criterion will be met.

- b. The sign will not create a traffic or safety hazard; and

**Findings:** The applicant notes that the projected sign relies on a strong vertical element to identify the tenant, and that the overall projection is well away from the vehicle right-of-way and will pose no traffic obstruction. Halo illumination of the main text will create a soft glow around the copy and will not cause a visual distraction or glare.

Portland Transportation has responded that they have no concerns about the proposal from a traffic safety standpoint.

This criterion is met.

- c. The adjustment will allow a unique sign of exceptional design or style that will enhance the area or that will be a visible landmark; or
- d. The adjustment will allow a sign that is more consistent with the architecture and development of the site.

**Findings:** The Sunnyside Neighborhood Association expressed the opinion that the proposed design is not unique, and instead is a typical sign that is similar to the design of the projecting sign on the façade of the Fred Meyer store at SE Hawthorne Boulevard.

However, the applicant notes that the sign is unique because it features a cow logo that matches the building dedication plaques that are located on the pedestrian level of the south and west building facades. The cow logo feature is a unique and important reflection of the original landmark on this site, which was the Belmont Dairy. The applicant notes also that the design of the proposed sign has a unique vertical shape and color that complements the color and architecture of the building, and therefore the sign is consistent with the architecture and development of the site.

Therefore, criterion D is 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 purpose of the regulation is met. The proposed projecting sign on the building's south wall will have a sign area of approximately 65.17 square feet, which exceeds the 30 square foot maximum for projecting signs that extend into rights-of-way. However, the applicant is proposing to mitigate for the larger size of the projecting sign by removing approximately 57.51 square feet of wall signage on the building's south and west walls. As a result, the proposed sign element will comply with the approval criteria for sign adjustments, and the requested Adjustment can be approved. Approval of sign permits is still required, after the decision is final and has been recorded with Multnomah County.

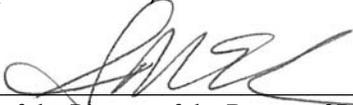
## ADMINISTRATIVE DECISION

Approval of an Adjustment to Portland Sign Code Section 32.32.020 and Table 32.32-2, to allow the sign area of the proposed projecting sign to be approximately 65.17 square feet in size, per the approved plans, Exhibits C-2 through C-3, signed and dated December 22, 2008, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (Condition B) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be

labeled "ZONING COMPLIANCE PAGE - Case File LU 08-166019 AD." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

- B. Prior to final inspection, the applicant is required to remove the existing Zupan's wall signs on the west and south walls, as well as 3 of the banner signs on the south wall, as shown on the Building Elevations (Exhibit C-2).

**Decision rendered by:**  **on December 22, 2008.**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: December 24, 2008**

**Staff Planner: Suzanne Savin**

**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 September 26, 2008, and was determined to be complete on October 24, 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 September 26, 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 requested that the 120-day review period be extended for a total of 33 days, as stated with Exhibits A-2 and A-3.

**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 Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on January 7, 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 Hearings Officer 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 Hearings Officer 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 8, 2009 – (the day following the last day to appeal).**
- 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:

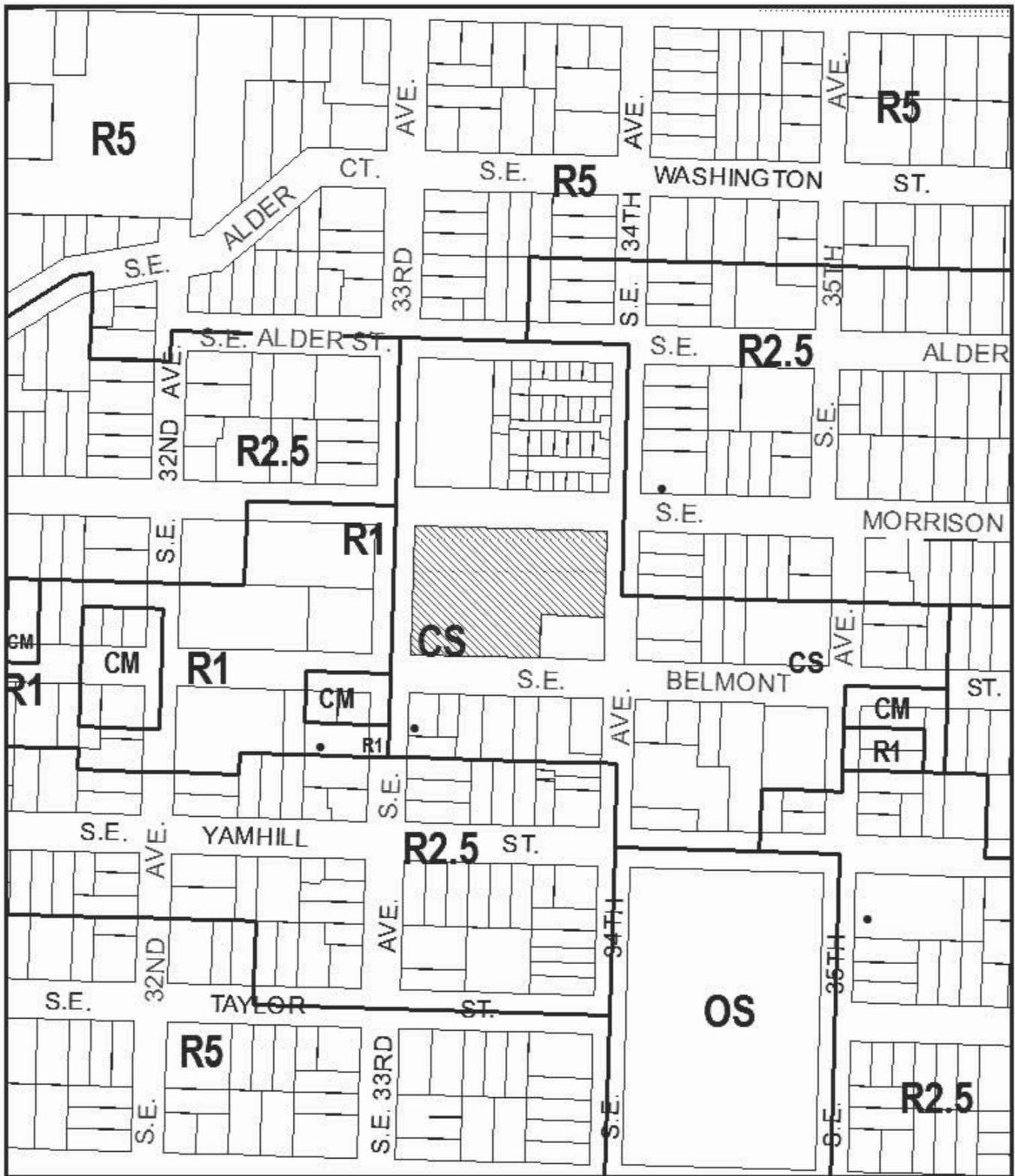
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
  1. Applicant's Statement
  2. Applicant's Request to Stop the 120-Day Clock from October 24, 2008 to November 10, 2008
  3. Applicant's Request to Stop the 120-Day Clock from December 2, 2008 to December 18, 2008
- B. Zoning Map (attached)
- C. Plans/Drawings:
  1. Site Plan (attached)
  2. Building South and West Elevation (attached)
  3. Sign Elevation
- D. Notification information:
  1. Mailing list for Notice of Proposal, November 10, 2008
  2. Mailed notice for Notice of Proposal, November 10, 2008
  3. Mailing list for Revised Notice of Proposal, December 4, 2008
  4. Mailed notice for Revised Notice of Proposal, December 4, 2008
- E. Agency Responses:
  1. Bureau of Transportation Engineering and Development Review
  2. Life/Safety Plan Review Section of BDS
  3. "No concerns" responses from Bureau of Environmental Services, Water Bureau, Fire Bureau, Site Development Review Section of BDS, Bureau of Parks - Forestry Division
- F. Correspondence:
  1. Paul Loney, Sunnyside Neighborhood Association Vice President, December 18, 2008, expressed opposition to the proposal.
- G. Other:
  1. Original LU Application
  2. Site History Research

**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).**



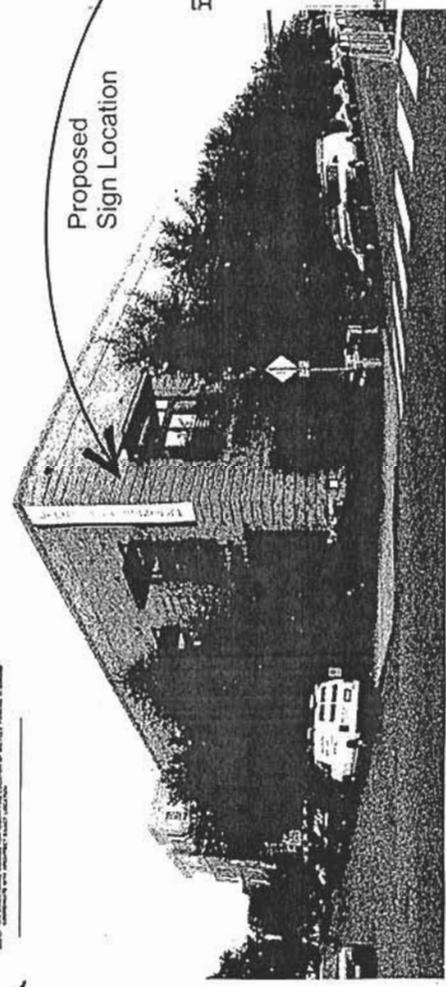
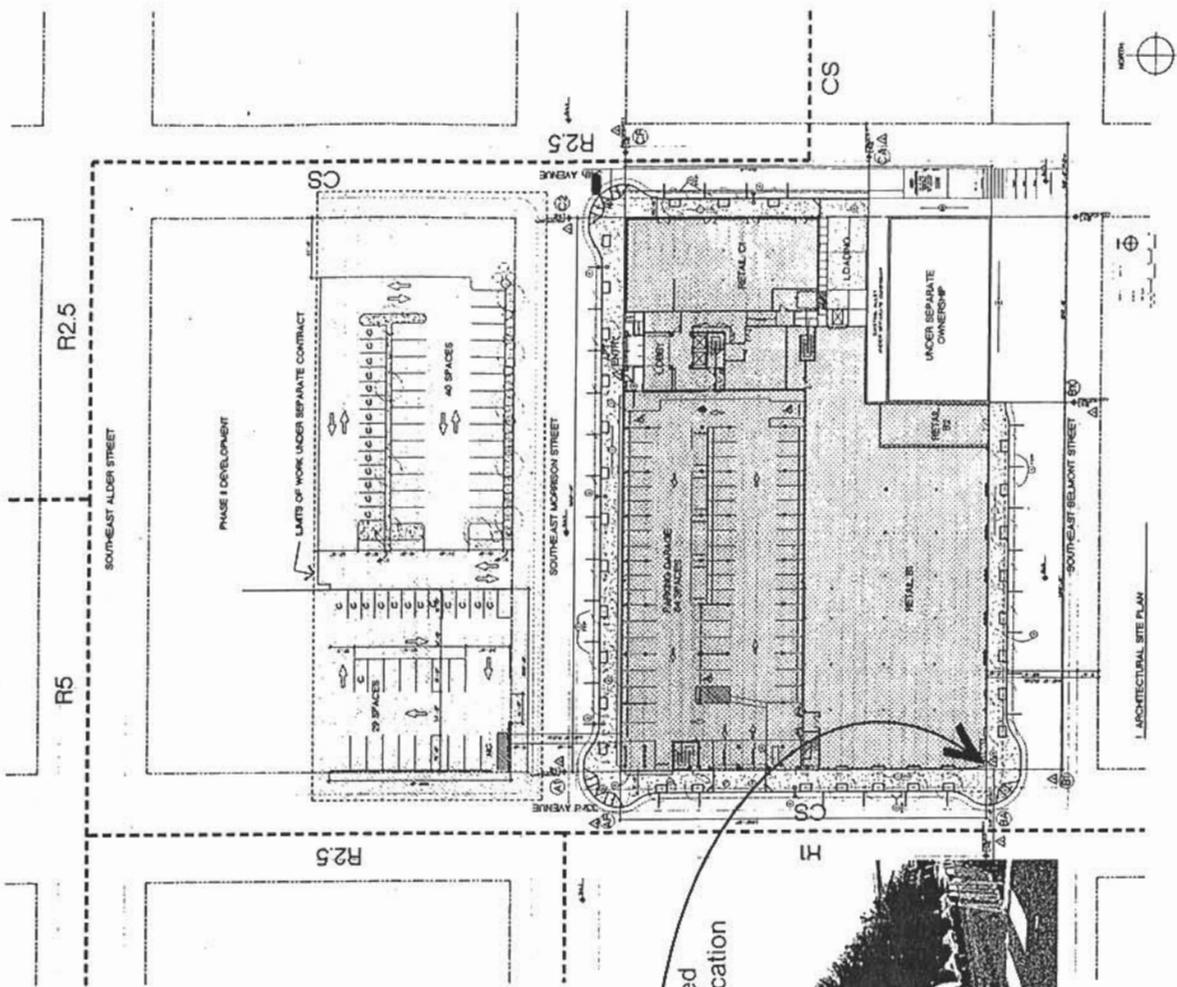
# ZONING

 Site

 Historic Landmark



File No.	<u>LU 08-166019 AD</u>
1/4 Section	<u>3133,3134</u>
Scale	<u>1 inch = 200 feet</u>
State Id	<u>1S1E01AB 23100</u>
Exhibit	<u>B (Sep 30,2008)</u>



Proposed Sign Location

SITE PLAN



**SITE INFORMATION**  
 ZONING: CS  
 TOTAL BUILDING COVERAGE: 100%  
 TOTAL BUILDING COVERAGE: 100%  
 TOTAL BUILDING COVERAGE: 100%  
 TOTAL BUILDING COVERAGE: 100%

**GENERAL NOTES**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

**REFERENCE NOTES**  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
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 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
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EX C-1

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

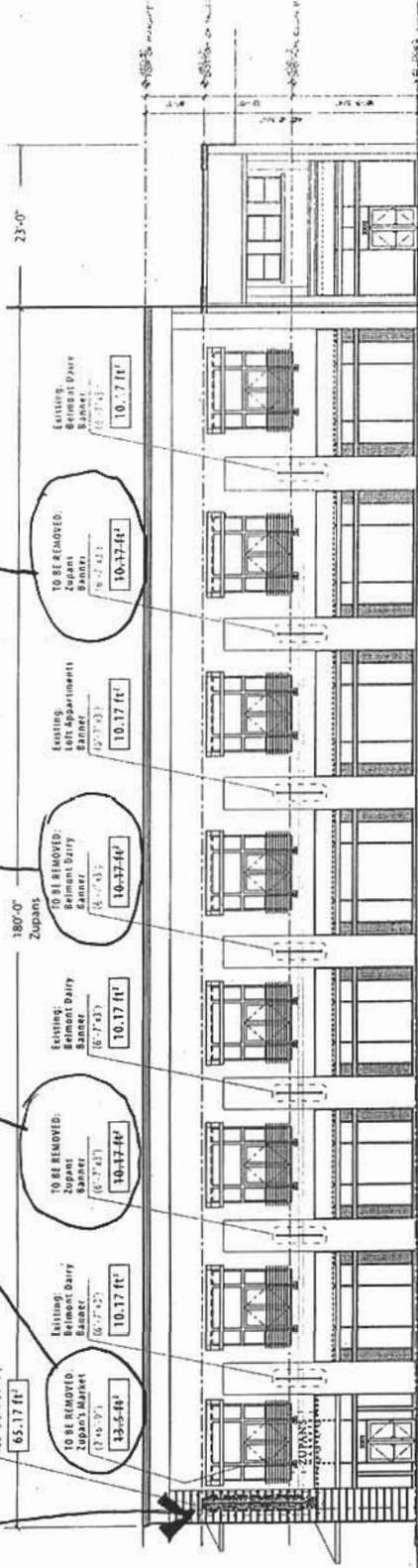
*Suzanne Stein* Date *December 23, 2008*  
 This approved application is only to the reviews requested and is subject to all other applicable codes and regulations. Additional zoning requirements may apply.

*Proposed Projecting Sign*

*These signs are required to be removed*



ELEVATIONS.

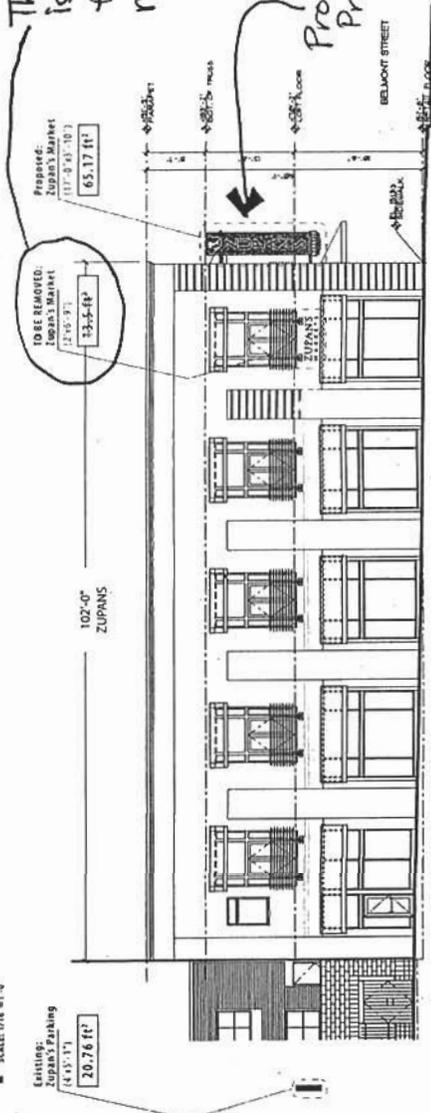


1 SOUTH ELEVATION  
 SCALE: 1/16" = 1'-0"

Elevation Frontage calculations	
Existing Zupans Parking	20.76 FT
TO BE REMOVED: Zupans Market	-10.55 FT
TO BE REMOVED: Belmont Dairy Banner	-51.44 FT
Proposed: Zupans Market	+65.17 FT
TOTAL	128.61 FT
Approved: Suzanne Stein	270 FT
City of Portland	1110 (100' x 11')

*This sign is required to be removed*

*Proposed Projecting Sign*



2 WEST ELEVATION  
 SCALE: 1/16" = 1'-0"

BUILDING SOUTH & WEST ELEVATION

**TubeArt**  
 Architectural & Electrical Displays  
 4243-A SE International Way  
 Portland, OR 97222  
 TEL: 503-659-1122  
 FAX: 503-659-3191

111298  
 QUOTE NUMBER  
 98665  
 CUSTOMER NUMBER  
 111298 Zupans MKT r11.al  
 FILE NAME

Jack Bailey  
 SALESPERSON  
 Nathan Hamric  
 DRAWN BY  
 14 July, 2008  
 DATE

[ ] Approved  
 Approved with changes noted  
 1.12.05-05 Year Addressed/Title  
 2.25.05-05 Year Addressed/Title  
 3.25.05-05 Year Addressed/Title  
 4.22.05-05 Year Addressed/Title  
 5.12.05-05 Year Addressed/Title  
 6.12.05-05 Year Addressed/Title  
 7.12.05-05 Year Addressed/Title  
 8.12.05-05 Year Addressed/Title  
 9.12.05-05 Year Addressed/Title  
 10.12.05-05 Year Addressed/Title  
 11.12.05-05 Year Addressed/Title  
 12.12.05-05 Year Addressed/Title

CUSTOMER SIGNATURE  
 DATE  
 LANDLORD SIGNATURE  
 DATE

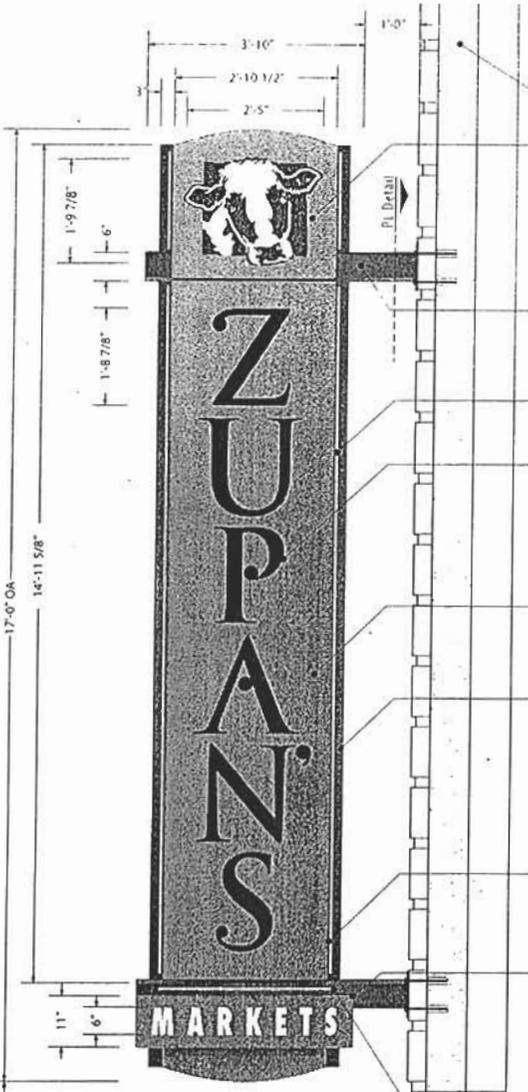
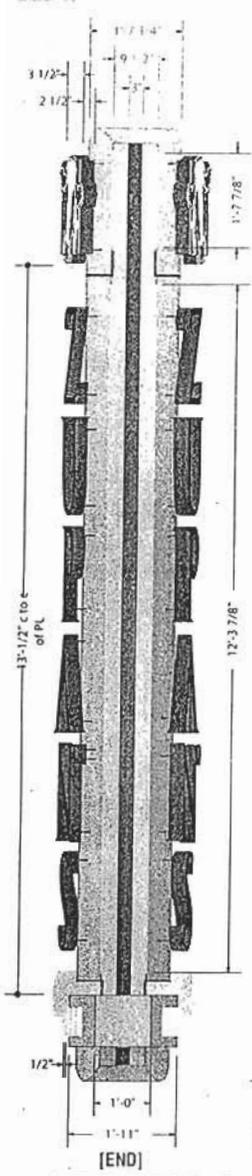
**ZUPAN'S MARKET**  
 PORTLAND, OR

The original artwork is provided for the client's review. Make no reproduction of the artwork without written permission. Colors as printed are not necessarily exact printed colors.

Sheet 2

EX C-2

LV 08-166019 AD



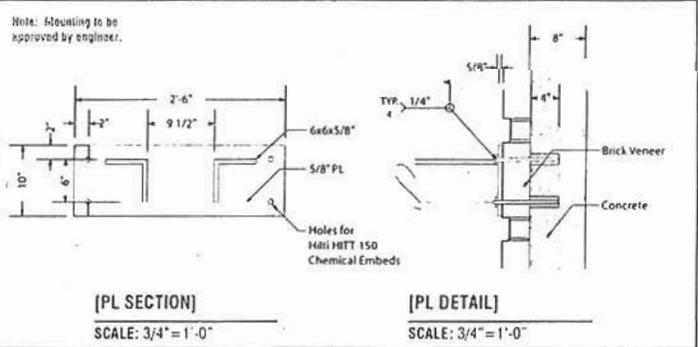
- Original Concrete Wall
- REVERSE PUSH THRU FACE — 063 3 1/2" Alum Returns, 090 Routed Alum face, Paint Matte Black
- 177 Loan Backs, clipped off 2 1/2"
- 1/2" Clear Layered Acrylic Reverse Push Thru
- 3M™ 3520-10 White, Blackout Vinyl Applied to front surface
- ILLUM — Sloan V-Series White LED's
- MOUNTING BRACKETS — 6"x6"x5/8" Architectural Angle, painted to match back, welded to 10"x30"x5/8" PL, painted MILLER 7775-D Canyon Wall
- LED COLORLINE ACCENTS — Sloan Blue Colorline attached to sides of Signage
- HALO ILLUMINATED COPY — 063 3 1/2" Alum Returns, 090 Alum face, Paint Matte Black, clipped off 2"
- ILLUM — Sloan V-Series White LED's
- CABINET — Fabricated 090 Alum Radius'd body, 125 Alum Faces, counter sunk screw, painted Sikkens Metallic Copper 310-D5, Semi-Gloss
- TUBING ON PERIMETER OF SIGNAGE — 3X3" Alum. Accent Tubing on perimeter, painted to match back
- LED COLORLINE ACCENT — Sloan White Colorline attached to face of Signage
- CABINET — 090 Fabricated Body, 125 Alum Faces, counter sunk screw, Routed out, painted Sikkens Metallic Copper 310-D5, Semi-Gloss
- PUSH-THRU COPY — 1/2" Acrylic Diffused, First Surface 3M™ 3520-20 White Vinyl
- ILLUM — Internal Fluorescents
- MATCHING CABINET ACCENT — Fabricated 090 Alum Radius'd body, 125 Alum Faces, painted Sikkens Metallic Copper 310-D5, Semi-Gloss

Approved\*  
 City of Portland - Bureau of Development Services  
 Suzanne Levin Date December 22, 2008  
 All other approvals only to the reviews requested and is subject to  
 City of Portland. Additional zoning requirements may apply.

[LAYOUT]  
SCALE: 3/8" = 1'-0"



LED COLORLINE ACCENTS — Sloan Blue Colorline's Strips per side, attached to sides of Signage



[PL SECTION]  
SCALE: 3/4" = 1'-0"

[PL DETAIL]  
SCALE: 3/4" = 1'-0"

**TubeArt**  
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111298  
 98665  
 111298 Zupans MKT r10.dwg  
 14 July, 2008  
 Jack Bailey  
 Nathan Hamric  
 2:18:00+11  
 2:28:00+12  
 Approved  
 Approved with changes noted  
 8:11:00+04  
 8:13:00+05  
 8:29:00+05  
 8:40:00+07  
 8:53:00+09  
 10:00:00+09  
 10:15:00+09  
 DATE

**ZUPAN'S MARKET**  
 PORTLAND, OR

1  
 Sheet

SIGN ELEVATION

EXC-3