



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
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Date: January 8, 2013
To: Interested Person
From: Kate Marcello, Land Use Services
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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 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 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 12-203432 HDZ **New Signage on Public Service Building Parking Garage** **GENERAL INFORMATION**

Applicant: Nick Armour, Kure Juice Bar
2914 SE 53rd Ave | Portland, OR 97206 | 503-473-1791

Owner: Metropolitan Garage LLC (Contact: Chris Kopca)
920 SW 6th Avenue, Suite 223 | Portland, OR 97204 | 503-489-2323

Site Address: 518 SW Taylor Street

Legal Description: BLOCK 170 LOT 1-4, PORTLAND
Tax Account No.: R667717420
State ID No.: 1S1E03BB 00900
Quarter Section: 3129
Neighborhood: Portland Downtown; contact Jennifer Geske at 503-750-9843
Business District: None
District Coalition: Neighbors West/Northwest; contact Mark Sieber at 503-823-4212
Plan District: Central City Plan District; Downtown Subdistrict
Other Designations: Public Service Building Parking Garage – designated Historic Landmark; listed on the National Register of Historic Places

Zoning: Central Commercial (CX) base zone, Design (d) overlay zone, Historic Resource overlay zone

Case Type: Historic Design Review (HDZ)
Procedure: Type I [an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA)]

Proposal: The applicant requests Historic Design Review approval for one new projecting sign and one new wall-mounted sign on the north façade of the Public Service Building Parking Garage, which is a designated Historic Landmark.

The projecting sign will consist of a fabricated aluminum cabinet 3'-0" in diameter and 0'-8" thick. It will be 7'-0" square feet in area. The cabinet will have a polycarbonate face on each side, with applied opaque digital print. The cabinet will be internally illuminated by light-

emitting diodes (LEDs). The sign will be attached to the building façade with two square metal tubes and a mounting plate.

The wall-mounted sign will be 6'-3¼" long x 0'-8" tall. The sign will consist of individually routed acrylic letters, each ½" thick. The letters will be stud-mounted flush on the building façade. The sign will not be illuminated.

Because the Public Service Building Parking Garage is a designated Historic Landmark, these exterior alterations require Historic Design Review approval.

RELEVANT APPROVAL CRITERIA:

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

- 33.846 Historic Review,
- 33.846.060.G Other Approval Criteria, and
- Central City Fundamental Design Guidelines.

ANALYSIS

I. Site and Vicinity: The Public Service Building and the Public Service Building Garage are listed together as a single historic resource on the National Register of Historic Places. The listing was made on September 12, 1996. The resource was designed by A.E. Doyle. At the time of its construction in 1928, Doyle was one of Portland's top-tier architects. The façade design is in the Commercial Style with Mediterranean detailing.

The garage portion of the historic resource is less detailed than the office building portion, and has suffered significant alterations over time. Notwithstanding the removal of its terra cotta trim, the garage retains its basic utilitarian character. Above the retail tenant spaces of the ground floor, in form the garage is an open concrete structure with brick cladding.

The subject site is located in the heart of downtown Portland. It is located between SW 5th and 6th Avenues, which together form the Transit Mall. The site is located within the Downtown Pedestrian District.

II. Zoning:

The Design (d) overlay zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through the creation of design districts and applying the Design overlay zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, Design Review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The Historic Resource Protection overlay zone is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks. The regulations that pertain to these properties protect certain historic resources in the region and preserve significant parts of the region's heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together.

III. Land Use History: City records indicate the following prior land use reviews at the subject site, the Public Service Building Parking Garage:

- DZ 113-85 (reference file # LU 85-004226): Approval for new signage.
- DZ 186-85 (reference file # LU 85-004478): Approval for new signage and canopies.
- LUR 92-00860 (reference file # LU 92-009979 DZ): Approval for new signage and entrance alterations.
- LUR 95-00309 (reference file # LU 95-012202 DZ): Approval for a new entrance to the existing parking garage.
- LUR 97-00307 (reference file # LU 97-014353 DZ): Approval for signage alterations related to ensuring conformance with case # 92-00860.
- LU 01-008071 HDZ: Approval for new signage.
- LU 09-165028 HDZ: Approval for a new wireless telecommunications facility.
- LU 11-192623 HDZ: Approval for new signage.

IV. Agency Review: A *Notice of Proposal in Your Neighborhood* was mailed on November 27, 2012. No City bureaus responded with comments or objections to the proposal.

V. Neighborhood Review: A *Notice of Proposal in Your Neighborhood* was mailed on November 27, 2012. No written comments in response to the proposal have been received from the neighborhood association (Portland Downtown Neighborhood Association) or notified property owners.

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 site is a designated Historic Landmark. Therefore the proposal requires historic design review approval. The relevant approval criteria are listed in 33.846.060 G. 1.-10. In addition, because the site is located within the Central City, the relevant approval criteria are the Central City Fundamental Design Guidelines.

1. 33.846.060.G Other Approval Criteria

1. Historic character.

The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.

8. Architectural compatibility.

New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.

9. Preserve the form and integrity of historic resources.

New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.

10. Hierarchy of compatibility.

Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

Findings for 1, 8, 9, 10: The new projecting sign will be installed above the existing signage band on the building façade, and the new wall-mounted sign will be installed within the signage band. These locations are consistent with the locations of the existing contemporary, historically non-contributing signage of adjacent ground-floor retail tenant spaces. In order to reduce the visual impact of the projecting sign's necessary accessory components, the mounting plate will be painted to match the color of the adjacent building wall surface, and there will be no exposed electrical conduit.

Installation of the two proposed signs will not alter, remove, or adversely affect any historic materials or features of the building. The original exterior materials of the garage were removed and replaced with a concrete skim coat in the 1960s. The mounting brackets associated with the new projecting sign could be removed easily and patched over with new skim coat material in the future. The individual letters of the wall-mounted sign could also be removed easily and patched over in the future.

With the condition of approval that the mounting plate of the new projecting sign be painted to match the adjacent building wall surface, and the condition of approval that there be no exposed electrical conduit, these approval criteria are met.

2. Central City Fundamental Design Guidelines

These guidelines provide the constitutional framework for all design review areas in the Central City.

The Central City Fundamental 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 City Plan Design Goals

This set of goals has been developed to guide development throughout the Central City. The goals apply within the eight Central City sub-districts, or policy areas. The nine goals for design review within the Central City and its sub-districts 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 that is safe, humane and prosperous; and
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.

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.

Findings for C2, C3: The proposed signs are constructed of durable materials. The projecting sign will consist of an aluminum cabinet with a polycarbonate face on each side, and applied opaque digital print. The mounting brackets will consist of two square metal tubes. The wall-mounted sign will consist of individually routed acrylic letters, each ½” thick. Each letter will be stud-mounted within the existing sign band on the building façade.

The design principle of consistency will be employed. The two closest tenant spaces on the subject building, which are located directly east of the subject tenant space, each feature a projecting sign and wall-mounted signage. The projecting signs of these two tenant spaces are installed within or just above the existing sign band, and the wall-mounted signs are located within the sign band. The proposed signs continue this pattern of signage type and location.

The subject building has undergone significant alterations over time. The proposal respects the architectural integrity of the building as it exists today. The signs will be located in appropriate areas of the ground-floor façade – within or just above the sign band – and they will be made of materials similar to those of existing high-quality retail signs on the building. In order to reduce the visual impact of the projecting sign’s necessary accessory components, the mounting plate will be painted to match the color of the adjacent building wall surface, and there will be no exposed electrical conduit. This will help the projecting sign to achieve compatibility with the subject building.

With the condition of approval that the mounting plate of the new projecting sign be painted to match the adjacent building wall surface, and the condition of approval that there be no exposed electrical conduit, these guidelines are met.

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 C5, C13: The modest dimensions of the proposed signs make them visually unobtrusive additions to the building façade. The projecting sign cabinet will be 7’-0” square feet in area, with a thickness of 0’-8”. The mounting brackets for the projecting signs will be 0’-3” square metal tubes. Lag bolts each ¾” in size will comprise the hardware for the mounting plate. The wall-mounted sign will be about 4’-0” square feet in size, and each letter will be ½” thick. Thus the new signs are a low-profile addition to the building.

In addition to the size of each proposed sign, the logical location of each sign helps to achieve visual integration. The projecting sign will be centered above the existing entry door to the tenant space, and the wall-mounted sign will be centered above the existing storefront windows adjacent to the entry door. Centering the two signs above the door and windows, respectively, achieves a coherent composition for the façade of the retail tenant space.

The projecting sign will contain internal illumination in the form of light-emitting diodes. This subtle form of illumination helps to ensure that the sign will not visually overwhelm the adjacent pedestrian environment or the appearance of the subject building.

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 purpose of the historic design review process is to ensure that exterior alterations to existing buildings protect the integrity of the special characteristics of the historic resources. The proposed signs employ high-quality materials and are appropriately sized for the retail tenant space where they will be located. The locations of the proposed signs continue the existing pattern of retail signage location on the subject building. If the proposed signs are removed in the future, and the essential form and integrity of the subject building will remain intact. With a condition of approval that the mounting plate of the projecting sign be painted to match the adjacent building wall surface, and a condition of approval that there be no exposed conduit, the projecting sign can achieve visual integration. Thus the proposal can meet the applicable approval criteria and be approved.

ADMINISTRATIVE DECISION

Approval of Historic Design Review for two new signs at the westernmost tenant space on the north elevation of the Public Service Building Parking Garage, located in the Downtown Subdistrict of the Central City Plan District.

Approval of the following:

- One circular projecting sign 7'-0" in area, centered above the existing entry door, and comprised of a fabricated aluminum cabinet with a polycarbonate face on each side, applied opaque digital print, and internal LED illumination; installed with metal brackets consisting of 0'-3"-square metal tubes, and a mounting plate; and
- One non-illuminated wall-mounted sign about 7'-0" in area, comprised of individually routed acrylic letters, each ½" thick, stud-mounted to the building façade; centered above the existing storefront windows adjacent to the existing entry door.

Approval per the approved plans and drawings, Exhibits C-1 through C-5, signed and dated January 4, 2013, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions must be noted on each of the four 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 12-203432 HDZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. The mounting plate of the projecting sign must be painted to match the adjacent building wall surface.
- C. There must be no exposed electrical conduit associated with the projecting sign.
- D. No field changes allowed.

Staff Planner: Kate Marcello



Decision rendered by: _____ **on January 4, 2013**

By authority of the Director of the Bureau of Development Services

Decision mailed January 8, 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 November 7, 2012, and was determined to be complete on **November 21, 2012**.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on November 7, 2012.

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. Unless further extended by the applicant, **the 120 days will expire on March 21, 2013**.

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 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.

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 **January 9, 2013**.

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:

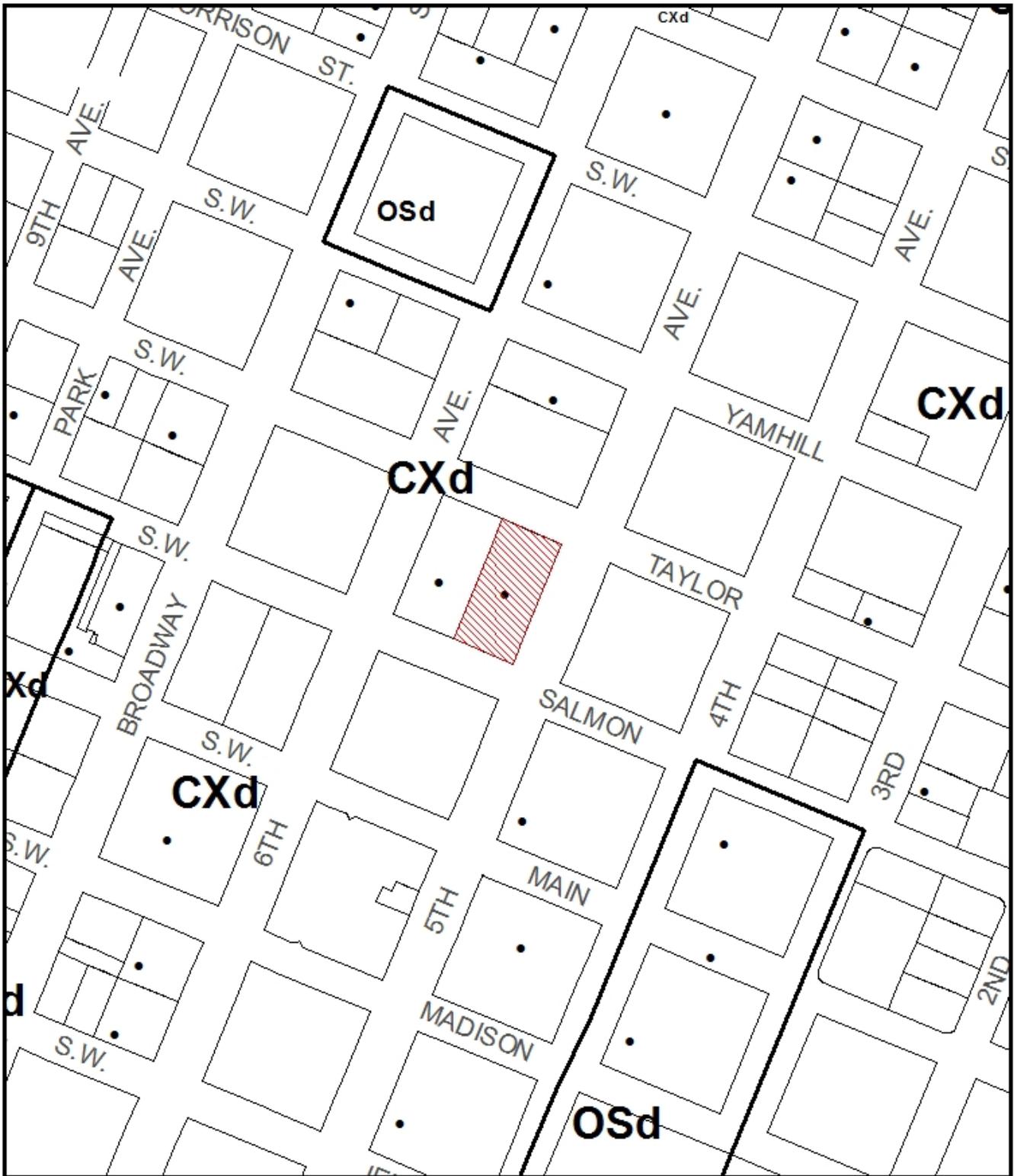
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement/Narrative
- B. Zoning Map (*attached*)
- C. Plans and Drawings:
 - 1. Site Plan (*attached*)
 - 2. Floor Plan
 - 3. Drawings and Photographic Simulation – Projecting Sign (*attached*)
 - 4. Drawings and Photographic Simulation – Wall Sign (*attached*)
 - 5. Photographic Simulation – Full Storefront View
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Response: None received.
- F. Correspondence: None received.
- G. Other
 - 1. Original Land Use Review Application
 - 2. Site Visit Photographs

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

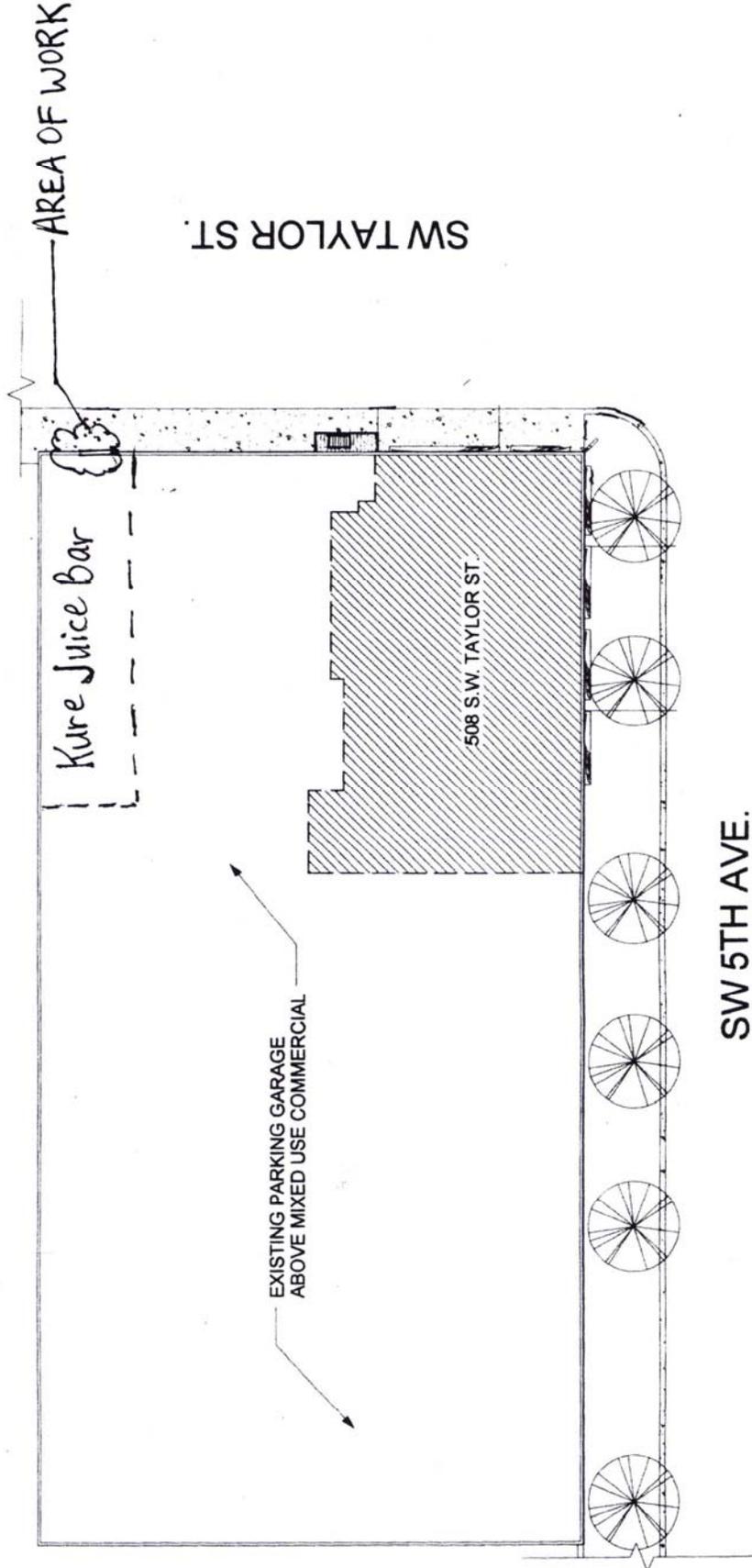


NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN

File No.	LU 12-203432 HDZ
1/4 Section	3129
Scale	1 inch = 200 feet
State Id	1S1E03BB 900
Exhibit	B (Nov 08,2012)

Site Plan



Not to scale.

- * The mounting plate for the projecting sign will be painted to match the adjacent building wall surface.
- * There will be no exposed electrical conduit associated with the projecting sign.

518 SW Taylor Street

Case number: LU 12-203432 HDZ
Exhibit C-1

Approved
City of Portland - Bureau of Development Services
Planner *Katell* Date *January 4, 2013*
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

2013 12-203432 HDZ



PROJECT MANAGER
Kevin Halliway/er
DESIGNER
A. Roast

PROJECT NAME
Kure Juice Bar
518 SW Taylor
Portland, OR 97204

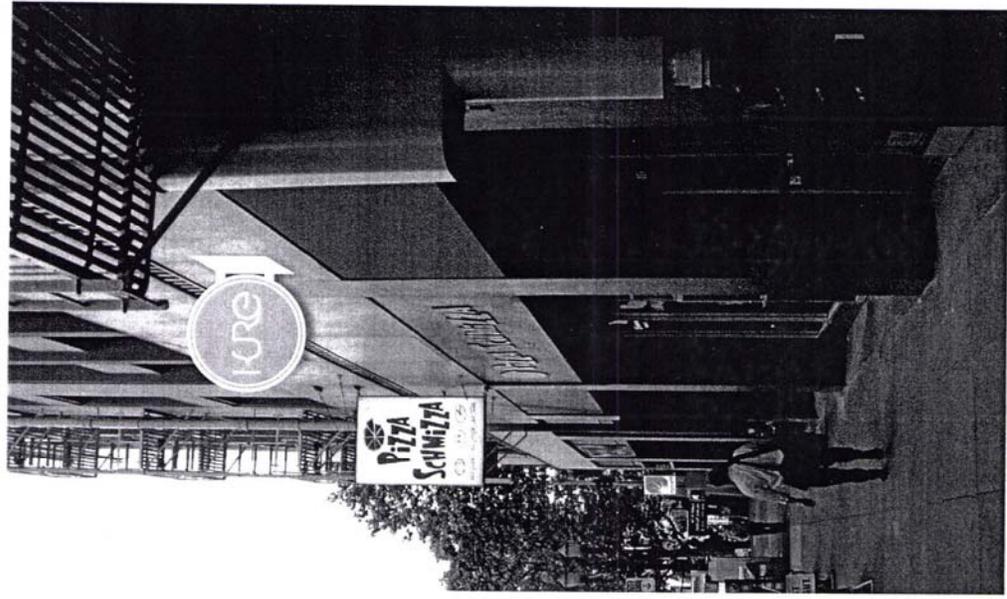
PAGE DESCRIPTION
Projecting Display

REVISIONS
1
◆ NA
◆ NA

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APPROVALS
Client Signature
Landlord Signature

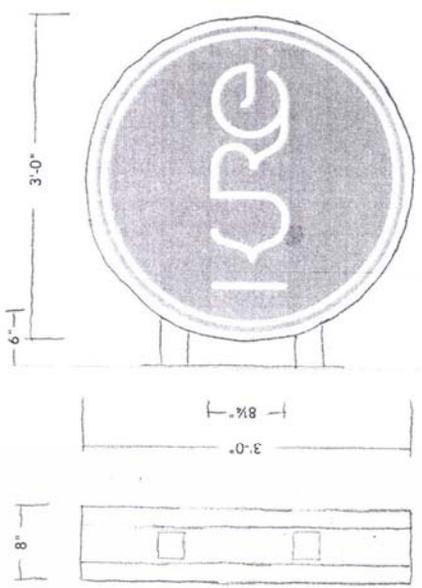
DATE: 11/5/12
PAGE #: 1 of 2
DRAWING #: 12-ar553r2



A ELEVATION — Center top to bottom on signband, left to right above door.
Scale: None

NO REMOVAL OR PATCHING REQUIRED

Approved
City of Portland - Bureau of Development Services
Planner *Keturice*
Date *January 4, 2013*
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



A WALL DISPLAY — 9.00 Sq.Ft.
Scale: 1" = 1'-0"

Projecting Display

Internally illuminated.
Manufacture and install one (1) D/F projecting display

Cabinet

Construction: Fabricated aluminum.
Retainer: 1", Paint to match Gloss White.
Faces: .150 White Polycarb with applied opaque digital print.
Illumination: Sloan White LED's

Installation

Wall Type: Concrete.
Supports: Two (2) 3 x 3 x 1.87 sq. tube painted Gloss White.
Mounting: Plate mount with 3/8" lag bolts.

Colors

- White Polycarb
- Digital Print (opaque)
- Gloss White

The mounting plate will be painted to match the adjacent building wall surface.

There will be no exposed electrical conduit.

Reduced sheet size.

518 SW Taylor Street Exhibit C-3
Case #: LU 12-203432 HDZ

Night View



6'-3 3/4"

kure juice bar

B WALL DISPLAY — 4.18 Sq. Ft.
Scale: 1" = 1'-0"

FCO Wall Display

Non-illuminated
Manufacture and install one (1) flat cut out acrylic wall display.

Material: Routed acrylic letters, 1/2" thick, painted Gloss White.

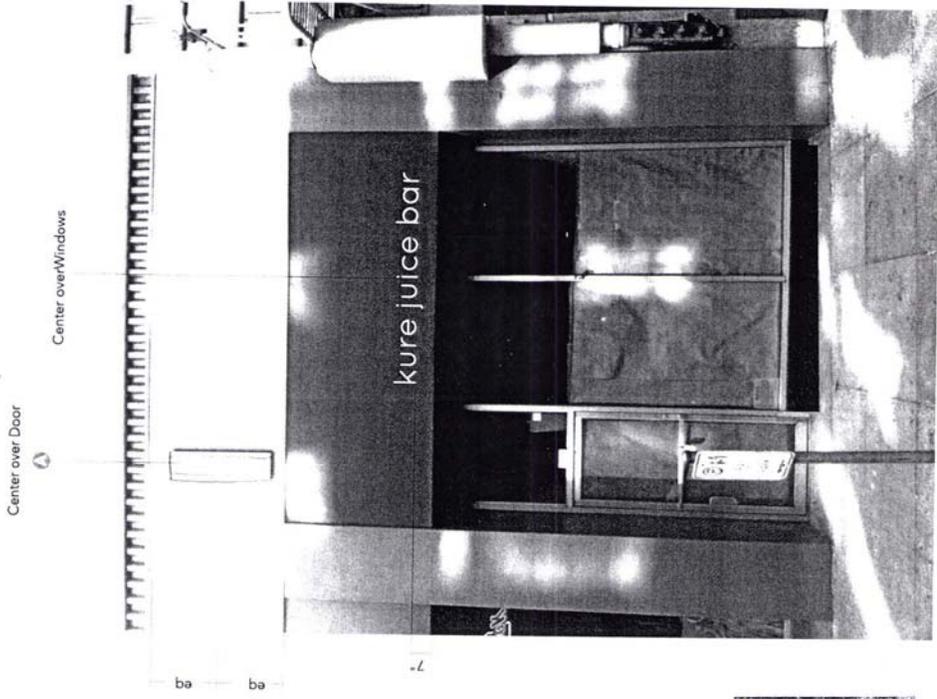
Installation: Stud mount letters flush to wall.

Wall Type: Concrete

Color

Gloss White

Approved
City of Portland - Bureau of Development Services
Planner *Katell* Date January 4, 2013
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



B ELEVATION
Scale: None

NO REMOVAL OR PATCHING REQUIRED

<p>SECURITY SIGNS Quality Signs & More 2424 SE Holgate Boulevard Portland, Oregon 97202 Phone: 503-251-1172 Fax: 503-251-1161 www.securitysigns.com ON-SITE SIGNAGE • SIGNAGE MAINTENANCE</p>	<p>PROJECT MANAGER Kevin Hallwayler</p> <p>DESIGNER A. Rossi</p>
	<p>PROJECT NAME Kure Juice Bar</p> <p>518 SW Taylor Portland, OR 97204</p>
<p>PAGE DESCRIPTION Wall Display</p>	<p>REVISIONS</p> <p>10/11/12 Layout revision, Display downsized.</p> <p>11/5/12 Photo updated.</p>
<p><small>© Copyright 2013 Security Signs, Inc. Unauthorized use, reproduction, or distribution of this drawing without the written consent of Security Signs, Inc. is prohibited. All rights reserved. PROJECT: 12-203432-HDZ DATE: 11/5/12</small></p>	
<p>APPROVALS</p> <p>Client Signature _____</p> <p>Landlord Signature _____</p>	
<p>DATE: 11/5/12</p>	
<p>PAGE #: 2 of 2</p>	
<p>DRAWING #: 12-ar553r-2</p>	

Reduced sheet size.

518 SW Taylor Street Exhibit C-4
case #: LV 12-203432 HDZ