



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** February 3, 2015  
**To:** Interested Person  
**From:** Benjamin Nielsen, Land Use Services  
503-823-7812 / [Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)

**NOTICE OF A TYPE Ix DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD**

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

**CASE FILE NUMBER: LU 14-242277 HR**  
**STOREFRONT ALTERATIONS AND NEW SIGNAGE**

**Applicant:** Katrina Hammel / Unico Properties LLC  
111 SW 5th Ave, Ste 975 / Portland, OR 97204

**Owner:** SFI 811 SW Naito Pkwy LLC  
260 California St #300 / San Francisco, CA 94111

**Representative:** Nicole Bekken / FFA Architecture & Interiors  
520 SW Yamhill St, Ste 900 / Portland, OR 97204 / (503) 275-7461

**Site Address:** 811 SW NAITO PARKWAY

**Legal Description:** BLOCK 4 LOT 1&2, PORTLAND  
**Tax Account No.:** R667700590  
**State ID No.:** 1S1E03BA 00600  
**Quarter Section:** 3129

**Neighborhood:** Portland Downtown, contact Rani Boyle at 503-725-9979.  
**Business District:** None  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** Central City - Downtown  
**Other Designations:** Yamhill Historic District

**Zoning:** CXd, Central Commercial with design overlay  
**Case Type:** HR, Historic Review  
**Procedure:** Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

**Proposal:**

The applicant seeks Historic Resource Review approval for exterior alterations to the existing storefront entrances of the 811 Building and the addition of exterior signage. The 811

Building is a six story office building and was constructed in 1985. The proposed alterations to the existing storefront entrances include removal of the existing acrylic barrel-shaped canopy structure fronting Naito Parkway and removal of the existing acrylic barrel-shaped canopy and existing vestibule fronting Yamhill Street. New canopies are proposed that will be flat, comprised of glass and steel painted to match the existing storefront with integral lighting.

A 6 SF wall-mounted, unlit, brushed stainless steel building address wall sign is proposed under the Naito entry canopy. A 20.5 SF wall-mounted, halo-illuminated, brushed stainless steel building address wall sign is proposed at the northeast building corner parapet. A 21 SF flat painted aluminum blade sign is proposed at the corner of Naito Parkway and Yamhill Street. This sign will be externally illuminated by bracket-mounted light fixtures above the sign at each building face.

**Relevant Approval Criteria:**

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

- 33.846 Historic Resource Review
- Central City Fundamental Design Guidelines
- Yamhill Historic District Design Guidelines

## ANALYSIS

**Site and Vicinity:**

811 SW Naito Parkway is a six story office building occupying a full quarter-block site and located in the Yamhill Historic District, the Downtown Pedestrian District, and the Downtown Subdistrict of the Central City Plan District. The site is bounded on the east by SW Naito Parkway [*Traffic Access Street, Community Main Street, Local Service Transit, Local Service Bikeway, Local Service Walkway, Local Service Freight, Major Emergency Response Street*] and on the north by SW Yamhill Street [*Local Service Traffic, Local Service Transit, Local Service Bikeway, Local Service Walkway, Local Service Freight, Minor Emergency Response Street*]. It is bounded on the west by a surface parking lot and on the south by a one-story commercial building.

The 811 Building is a six story office building that was constructed in 1985, and it is classified as a non-contributing structure within the Yamhill Historic District. The building is constructed primarily of red brick and curtain wall with ground level storefront windows. The red brick portions of the building lie at the property line and anchor each corner of the building. There is minimal articulation in the red brick, defined by very slightly recessing areas of the brick to define smaller bays, sign bands, and column detailing. The middle third (approximately) of each façade is recessed several feet behind the property line. Here, the red brick wall is replaced by a dark glass curtain wall system. The recessed bays facing Yamhill Street and Naito Parkway serve to demarcate the entries to the building.

The entries to the building are currently covered by barrel-shaped canopies constructed of acrylic on a steel frame. The canopy on the Yamhill side is flush with the face of the brick. A storefront system vestibule also lies under the Yamhill canopy. The canopy on the Naito side projects several feet over the sidewalk and is open on either end. Address signage is painted into a glass “sign band” at the base of each canopy as well as on the sides of the Naito canopy.

**Zoning:**

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. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

The “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. 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 Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation management Plan. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area. The site is within the Downtown Subdistrict of this plan district.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region’s heritage. The regulations implement Portland’s Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region’s citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city’s economic health, and helps to preserve and enhance the value of historic properties.

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

LU 14-118944 SR – 7.9 square foot portable sign in public right-of-way

LU 06-157725 HDZ – approval of three flush-mounted antennas and associated equipment

LU 98-016149 (LUR 98-00843) – installation of two 5.0 meter satellite receiving dishes on roof

LU 85-004150 (DZ 103-85) – installation of satellite dish

LU 82-005845 (HL 21-82) – color & material design

LU 81-000893 (CU 014-81) – variances to increase the floor area on site

**Agency Review:** A Notice of Proposal in your Neighborhood was mailed on **December 11, 2014**. The Bureau of Development Services, Life Safety responded with no issues or concerns and provided information on the building permit process. (Exhibit E.1)

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on **December 11, 2014**. No responses were received from either the Neighborhood Association or notified property owners in response to the proposal.

## **ZONING CODE APPROVAL CRITERIA**

### **Chapter 33.846, Historic Reviews**

#### **Purpose of Historic Resource Review**

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

#### **Historic Resource Review Approval Criteria**

Requests for Historic Resource 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 located within the Yamhill Historic District. Therefore the proposal

requires Historic Resource Review approval. The relevant approval criteria are the Yamhill Historic Design Guidelines and the Central City Fundamental Design Guidelines.

### **Design Guidelines for the Yamhill Historic District and Central City Fundamental Design Guidelines**

As you know, the Yamhill Historic District is a unique asset to Portland and has been recognized nationally by its placement on the National Register of Historic Places. There are certain procedures and regulations the City has adopted for the protection and enhancement of the Yamhill Historic District.

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

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

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

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

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

### **Design Guidelines for the Yamhill Historic District—General Guidelines Alterations and Additions to Historic Landmarks, Potential Landmarks and Other Compatible Buildings**

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### **Central City Fundamental Design Guidelines**

**A. Retention of Original Construction.** So far as practicable, all original exterior materials and details shall be preserved.

**E. Visual Integrity of Structure.** The vertical lines of columns and piers, and the horizontal definition of spandrels and cornices, and other primary structural elements shall be maintained. Such structural lines should be restored if previous alterations have substantially changed such elements.

- The modulation of building facades was determined by lot parceling. Generally, buildings were built at 25, 50 or 100-foot widths. Within those general building widths, the buildings were further divided into smaller bay storefront systems.
- Where structural lines cannot be carried to the ground, integrate the upper and lower floor design with color, materials and form simplicity.

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

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

**B4. Provide Stopping and Viewing Places.** Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

**B5. Make Plazas, Parks and Open Space Successful.** Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally oriented pocket parks that incorporate amenities for nearby patrons.

**C1. Enhance View Opportunities.** Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

**Findings for A, E, A6, A8, B4, B5, and C1:** The building is not an historic or contributing building in the district; however, except for the building canopies and vestibule, all original materials and details will remain. The visual integrity of the structure, visual connection to the park and the Willamette River, and views into the lobby and from the lobby out onto the sidewalks along Naito and Yamhill will be enhanced with the removal of the existing canopy structures, as the design of the new canopies is more in keeping with the simple formalism of the building and the character of the Yamhill Historic District. The massing of the recessed entry bays on the east and north facades will be made more clear, and with the removal of the vestibule, the northern entry area will be opened up to match the design of the east entry. The original storefront systems will be retained and repaired where necessary, as will the existing brick on the facades. The building proportions will not change and the new canopy structures will extend the same distance over the sidewalk as the old structures. *These guidelines are met.*

**J. Signs.** Exterior building signage should be visually compatible with the traditional architectural character of the historic buildings in the District. A variety in signage is encouraged, incorporating excellence in graphic design and lettering, careful color coordination with the building, good mounting, readability, and materials, all of which are compatible with and sensitive to the character of the building. Lighting may also be permissible which is creative without being overwhelming. Sign design should be done in an "identification" sense rather than an "advertising" sense. All types of exterior signs are reviewed.

Signs are controlled by three ordinances. One is the Signboard Control Zone (S Zone) which includes the area at the Morrison and Burnside Bridgeheads and along Front Avenue; another is the newly adopted ordinance which regulates signs in C1 Zones (downtown); and finally, the Landmarks Ordinance provides for sign review. Projects should address all ordinances in addition to District compatibility.

**C7. Design Corners that Build Active Intersections.** Use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, signs and pedestrian entrances to highlight building corners. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.

**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 J, C7, and C13:** The building address wall sign that is proposed below the new SW Naito entry canopy is comprised of brushed stainless steel pin-mounted numerals which are attached only through the grout lines on the façade. The numerals are one inch deep, 1'-8" tall, and 3'-5" wide (about 6 square feet total) and sit flush with the building face. The sign is indirectly illuminated by lighting in the canopy structure. The address wall sign is visually unobtrusive, only indirectly lit, consists of quality materials with low-impact installation detailing, and integrates well with the design of the building and the canopy.

*For this sign, these guidelines are met.*

The blade sign at the corner of the building will be installed with the body of the sign between the top of the storefront system on the ground floor and the base of the punched window openings on the second floor, with the base 11' above the sidewalk. The sign will be comprised of an aluminum cabinet which is mounted on aluminum brackets that will attach to either side of the corner of the building at both the top and the bottom of the sign and all of which are painted satin black to match the storefront system. The lag bolts attaching the brackets to the building will penetrate only at existing grout lines in the façade. The face of the sign measures 3'-0" wide x 7'-0" tall and sits 8" out from the face of the building. The sign is 4-1/4" thick.

The sign will be lit externally from above via a lighting armature (drawn correctly on FFA Sheet A6 but identified incorrectly on TAG Sheet 4 of 4 as an LED light bar). No exposed electrical conduit or junction boxes are shown, or allowed.

The placement of the corner blade sign helps to define the corner of the building and is dimensioned and placed in a location and at a height that primarily serves pedestrian traffic on Yamhill Street and Naito Parkway. The materials are durable and, together with its design, integrate well with the overall character of the building. The mounting details are minimal and should not leave scars on the building should the sign be removed in the future. The external illumination proposed is minimal in form, does not clutter the building façade with wiring or conduit, and blends in well with the overall design of the building.

*For this sign and associated lighting, with the Condition of Approval that there be no electrical conduit or junction boxes exposed on the exterior of the building, and with the Condition of Approval that the lag bolts attaching the sign brackets to the building penetrates only at the grout lines, these guidelines are met.*

The parapet wall sign that is proposed at the north corner of the east façade of the building is comprised of brushed stainless steel pin-mounted numerals, which are attached only through the grout lines between the brick. They are 3'-2" tall and 3-1/2" deep. The numerals would be set off the face of the building by 1-1/2". The total length of the parapet sign is 6'-6" and total area is approximately 20.6 square feet. The sign would be halo-lit by white LEDs which are hidden in within the numerals and which project their light on the building façade behind the sign. The electrical connection would be located behind the parapet.

Staff does not support either the location or the lighting of this sign as proposed. The proposed location at the corner of the parapet is inconsistent with the character of other signs in the Yamhill Historic District: there are no other buildings within the District which have signs located near the top and corner of a building, and signs in this location would not be "visually compatible with the traditional architectural character of the historic buildings in the District." There is precedent within the District for signage on the pediments of several buildings within the District,

however. These signs typically show the building name and/or year the building was constructed. In all cases, these signs are not lit.

As this building is constructed in a modern, minimalist style and has no pediment, staff will support relocating the proposed parapet signage from the corner of the building to a position on the parapet, centered in the middle, recessed bay over the building entry facing Naito Parkway and without lighting of any kind. The applicant has also agreed to support this new location. The signage will be pin-mounted through the grout lines only, as originally proposed, and of the same material and dimension (6'-6" wide by 3'-2" tall) as that proposed originally for the corner of the parapet. The signage may be either mounted up to 1-1/2" from the face of the building as was originally proposed, or it may be mounted flush with the building in a method identical to the address wall sign, described above. *With these Conditions of Approval for this sign, these guidelines are met.*

**F. Scale and Proportion.** The scale and proportion of altered or added building elements, the relationship of voids to solids (i.e. openings such as doors and windows to walls and column elements) shall be visually compatible with the traditional architectural character of the Historic District. An important element within the Historic District was the emphasis on the pedestrian scale activities which were characterized with the addition of canvas awnings or permanent canopies. This defined an important scale and proportion element of the District and to the extent possible, this relationship at pedestrian level should be re-established within the District.

**K. Lighting.** Historically, lighting within the District was provided by lighting in the public right-of-way with the use of gas lamps, electrical lights, etc. First floor storefront lighting should be consistent with the overall character of the building and the District.

**L. Awnings/Canopies.** Alterations and/or additions to historic buildings within the District should consider the use of awnings and/or canopies. These should be consistent with the function of the building and the relationship of the awning to adjacent buildings and to the District.

**A1. Integrate the River.** Orient architectural and landscape elements including, but not limited to lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and Greenway. Develop access ways for pedestrians that provide connections to the Willamette River and Greenway.

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

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

**A7. Establish and Maintain a Sense of Urban Enclosure.** Define public rights-of-way by creating and maintaining a sense of urban enclosure.

**B1. Reinforce and Enhance the Pedestrian System.** Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

**B2. Protect the Pedestrian.** Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that

does not detract from the pedestrian environment.

**B6. Develop Weather Protection.** Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

**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.

**C6. Develop Transitions between Buildings and Public Spaces.** Develop transitions between private development and public open space. Use site design features such as movement zones, landscape elements, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

**C12. Integrate Exterior Lighting.** Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.

**Findings for F, K, L, A1, A4, A5, A7, B1, B2, B6, C2, C3, C6, and C12:** The existing barrel-shaped canopy structures are quite massive compared to awnings in the rest of the Yamhill Historic District and surprisingly heavy in appearance despite their transparency. The proposed canopy replacements are much slimmer and simpler, retain the transparency of the existing structures, and reflect the design of other canopies in the District. The proposed canopies occupy identical footprints as their forebears and lie in similar positions relative to the building's sign band: the more prominent east entry facing SW Naito and the Willamette River is proposed to lie with its base just above the sign band and project over the sidewalk 5'-0", while the proposed canopy at the north entry remains flush with the building and lies lower down in elevation with its base at the bottom of the sign band. Both canopies are approximately 29'-8" long and span the width of each recessed entry bay.

The proposed canopies are constructed out of steel sections and will be painted to match the existing storefront color. The rectangular frames of the proposed canopies are comprised of 15" galvanized steel channels. Between each of these channels run galvanized HSS 4x2 steel tubes which are spaced to align with the mullions in the curtain wall above. The steel tubes slope at 1/4" per foot from the building towards the sidewalk. Upon each steel tube, an aluminum pressure bar sandwiches a sheet of clear laminated safety glass. Each aluminum pressure bar is attached internally to the steel tube below and runs parallel to it. The entire canopy structure is supported on either side by an HSS 10x4 vertical steel tube which is set off 6" from the face of each building recess. The vertical tube on the Yamhill canopy is 3'-10" long; the vertical tube on the Naito canopy is 6'-11" long. Each tube connects back through the brick to the steel frame structure of the building via two additional pieces of steel tube. Approximately 6" of each of these segments will be visible between the vertical steel tubes and the building recess faces.

Each canopy will have a continuous run LED light fixture bar extending for the full length of each canopy and set in approximately 8" from the rear face of the sidewalk-facing steel channel of the canopy. The fixture is mounted to the underside of a 3/8" x 2" continuous steel plate that connects to the HSS 4x2 steel tubes supporting the canopy above. The light throw from the fixtures will be directional and aimed towards the entry alcove. The luminaire housing is 2-13/16" tall x 1-7/16" wide in cross-section with a black finish to match the storefront system. Power will be provided to the fixture along one edge of the canopy via a conduit that runs in the narrow 6"

space between the 15” steel C-channel and the nearest HSS 4x2 steel tube. The conduit attaches to the side, and near the top, of the steel tube. No conduit in other locations is proposed. The conduit will be painted to match the color of the canopy structure.

The new canopies integrate better with the scale of the building and the character of the historic district. They improve connections between the river and the building by eliminating the heavy massing of the old canopies. The proposed canopies also suggest a hierarchy between the two entries, with the primary entry facing Naito and the Willamette River having a deeper dimension and being located higher up on the building façade than the more diminutively scaled entry facing Yamhill. The materials and detailing of the canopies also minimally impact the existing building façade and match the materials and detailing of the storefront entries and curtain walls above. Their locations relative to the sign band of the building is appropriate for the historic district. The lighting proposed to be under each canopy is similarly minimal in appearance and will help illuminate the sidewalk and building entries at night without impacting the sky at night. *These guidelines are met.*

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

**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.

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

**Findings for C4, C5, and C8:** The proposed exterior alterations—removal of the existing awnings, installation of new canopies, and the wall, blade, and parapet signage, as conditioned—are restrained and work together to improve the overall coherency and clarity of the design of the building and improve the definition of the building at the sidewalk level. They integrate well into the Yamhill Historic District while at the same time working better with the building’s own design language than the existing canopies and signage. The proposed exterior lighting, both under the new canopies and at the proposed blade sign, will be unobtrusive and will virtually disappear when looking at the building as a whole. *These guidelines are met.*

## DEVELOPMENT STANDARDS

**33.266.220.A. Short-term bicycle parking.** Short-term bicycle parking encourages shoppers, customers, messengers, and other visitors to use bicycles by providing a convenient and readily accessible place to park bicycles. Short-term bicycle parking should serve the main entrance of a building and should be visible to pedestrians and bicyclists.

**Findings:** Underneath the Yamhill entry recess and directly west of the existing vestibule fronting that street, a “wave-shape” bicycle rack currently provides a minimum of 3 short-term bicycle parking spaces. This rack and these spaces shall remain in place. If, during the course of construction, the rack is removed, it shall either be reinstalled or replaced with new short-term bicycle racks which meet the standards of section 33.266.220. The short-term bicycle parking shall be indicated on the permit drawings and in place by the time of final inspection. *With these Conditions of Approval, this standard is met.*

Unless specifically required in the approval criteria listed above, this proposal does not have to meet other 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 new canopies are of contemporary design and integrate with the design of the building to which they are attached. Their design interprets elements found on buildings throughout the historic district. The proposed signs are appropriate in dimension, material, design, connection, and placement (as conditioned). Both the proposed canopies and signs meet the criteria specified in the Central City Fundamental Design Guidelines and the Design Guidelines for the Yamhill Historic District.

The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

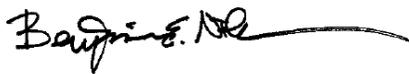
## ADMINISTRATIVE DECISION

Approval of two new canopies, an address wall sign, a corner blade sign, and a centered parapet sign per the approved plans, Exhibits C-1 through C-10, signed and dated January 29, 2015, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through D) 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 14-242277 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. The corner blade sign and associated lighting shall have no electrical conduit or junction boxes exposed on the exterior of the building, and the lag bolts attaching the sign brackets to the building penetrate only at the grout lines
- C. The parapet wall sign shall be centered in the middle, recessed bay over the building entry facing Naito Parkway and without lighting of any kind. The sign shall be pin-mounted through the grout lines only and of the same material and dimension (6'-6" wide by 3'-2" tall) as that proposed originally for the corner of the parapet. The sign may be either mounted up to 1-1/2" from the face of the building as was originally proposed, or it may be mounted flush with the building in a method identical to the address wall sign.
- D. The existing "wave-shape" bicycle rack and its 3 short-term parking spaces shall remain in place. If, during the course of construction, the rack is removed, the rack shall either be reinstalled or replaced with new short-term bicycle racks which meet the standards of section 33.266.220. The short-term bicycle parking shall be indicated on the permit drawings and shall be in place by the time of final inspection.

**Staff Planner: Benjamin Nielsen**

**Decision rendered by**



**on January 29, 2015.**

By authority of the Director of the Bureau of Development Services

**Decision mailed February 3, 2015.**

**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 25, 2014, and was determined to be complete on December 9, 2014.

*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 25, 2014.

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: April 10, 2015.**)

**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. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at [www.portlandonline.com](http://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 **February 4, 2015.** 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:

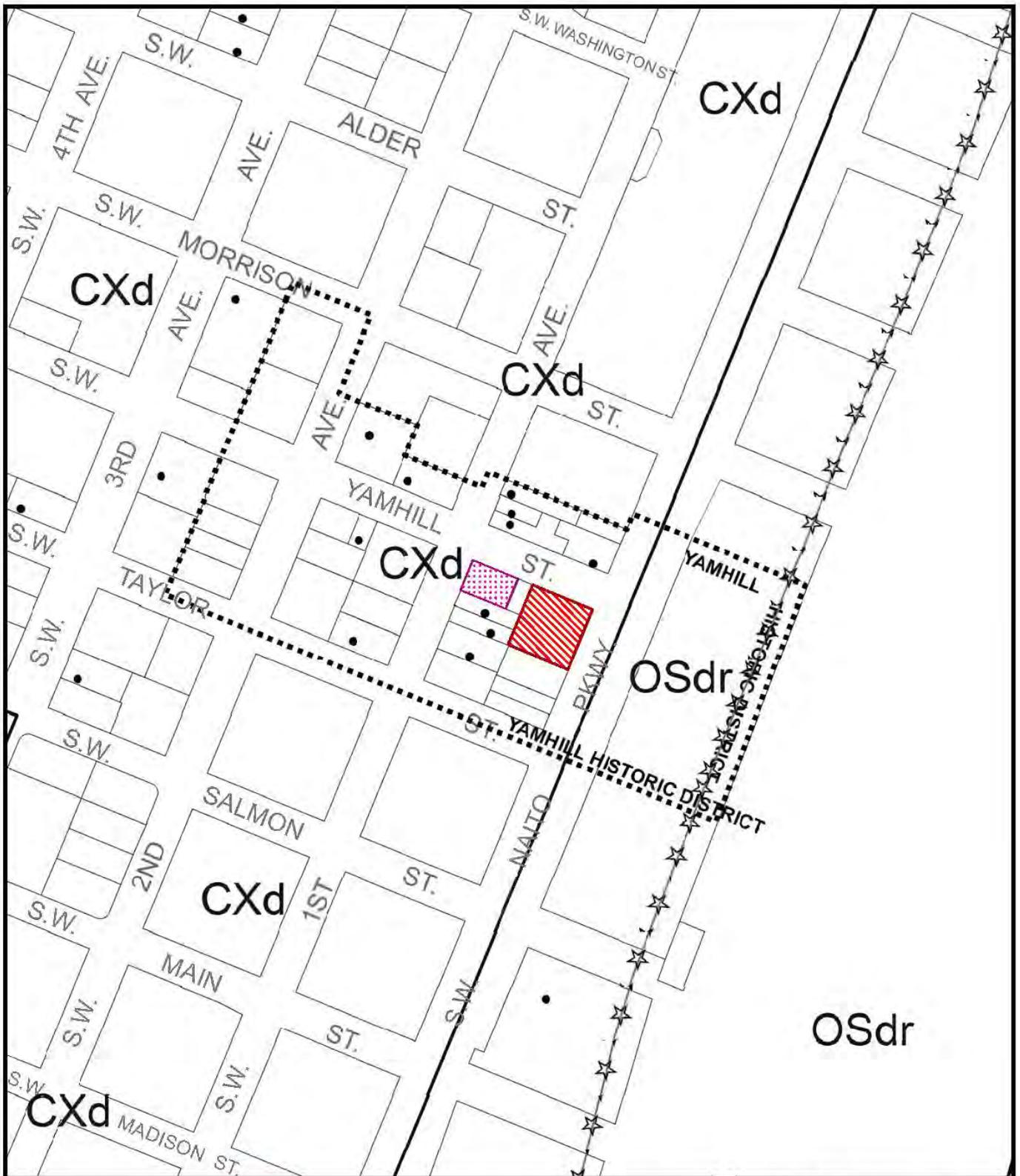
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Sheet A1 (Ground floor plan, axonometric drawing, and vicinity map) (attached)
  - 2. Sheet A2 (Site photographs)
  - 3. Sheet A3 (Naito canopy elevation and plan) (attached)
  - 4. Sheet A4 (Yamhill canopy elevation and plan)
  - 5. Sheet A5 (Canopy sections)
  - 6. Sheet A6 (Parapet and corner blade sign design)
  - 7. Sheet 1 of 4 (Parapet sign details)
  - 8. Sheet 2 of 4 (Address wall sign details)
  - 9. Sheet 4 of 4 (Corner blade sign details)
  - 10. Sheet A301 (Canopy details; submitted 1/27/2015)
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Bureau of Development Services, Life Safety
- F. Correspondence:
  - 1. *No public comments were received.*
- G. Other:
  - 1. Original LU Application
  - 2. Email from applicant, dated 1/26/2015

**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
-  Also Owned
-  Historic Landmark
-  Recreational Trail

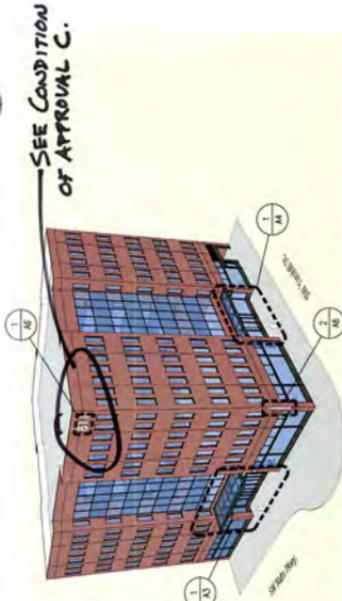


This site lies within the:  
**YAMHILL HISTORIC DISTRICT**  
**CENTRAL CITY PLAN DISTRICT**

File No.	LU 14-242277 HR
1/4 Section	3129
Scale	1 inch = 200 feet
State_Id	1S1E03BA 600
Exhibit	B (Dec 02, 2014)

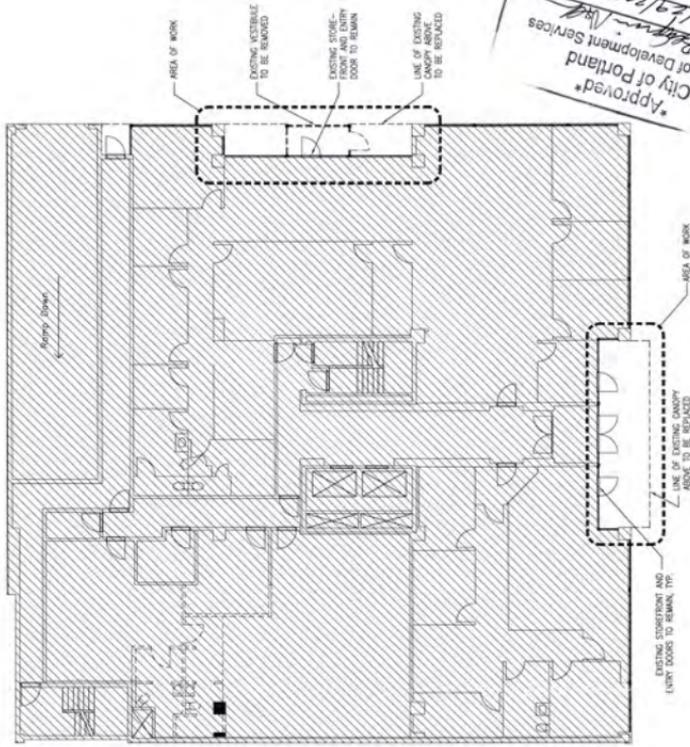


1 VICINITY MAP  
N/S



SEE CONDITION OF APPROVAL C.

2 AREAS OF PROPOSED WORK  
N/S



SW NAITO PARKWAY

3 EXISTING GROUND FLOOR PLAN  
7/16" = 1'-0"

\*Approved\*  
City of Portland  
Bureau of Development Services  
Planner *[Signature]*  
Date 11/9/2015  
\* This approval is subject to the conditions of approval.  
Additional zoning requirements may apply.



SW YAMHILL STREET

W14-2422774K

EXHIBIT C1

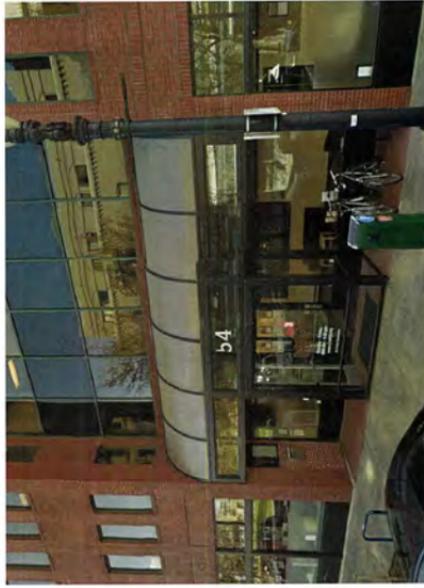
LU 14-242277 HR

EXHIBIT C2

Approved  
 Portland Bureau of Development Services  
 Planner: *William E. Ak*  
 Date: *1/29/2015*  
 Subject to the reviews requested and is subject to all  
 additional zoning requirements that may apply.



EXISTING SW YAMHILL ST. (NORTH) ELEVATION



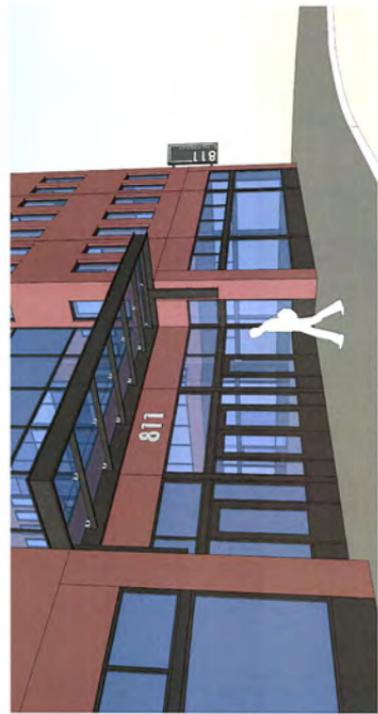
EXISTING SW YAMHILL ST. CANOPY & ENTRY VESTIBULE



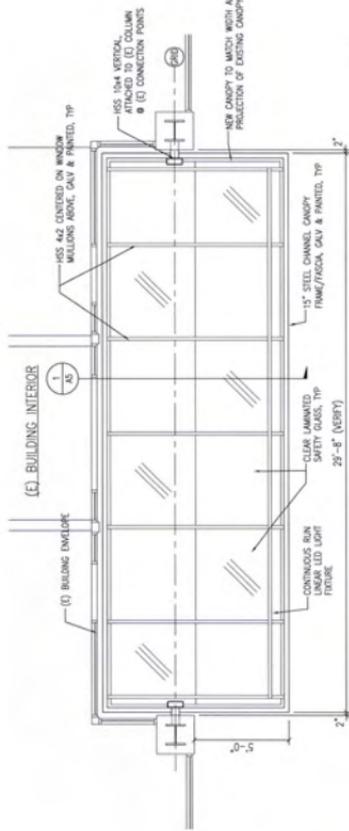
EXISTING SW NAITO PKWY. (EAST) ELEVATION



EXISTING SW NAITO PKWY. CANOPY & ENTRY

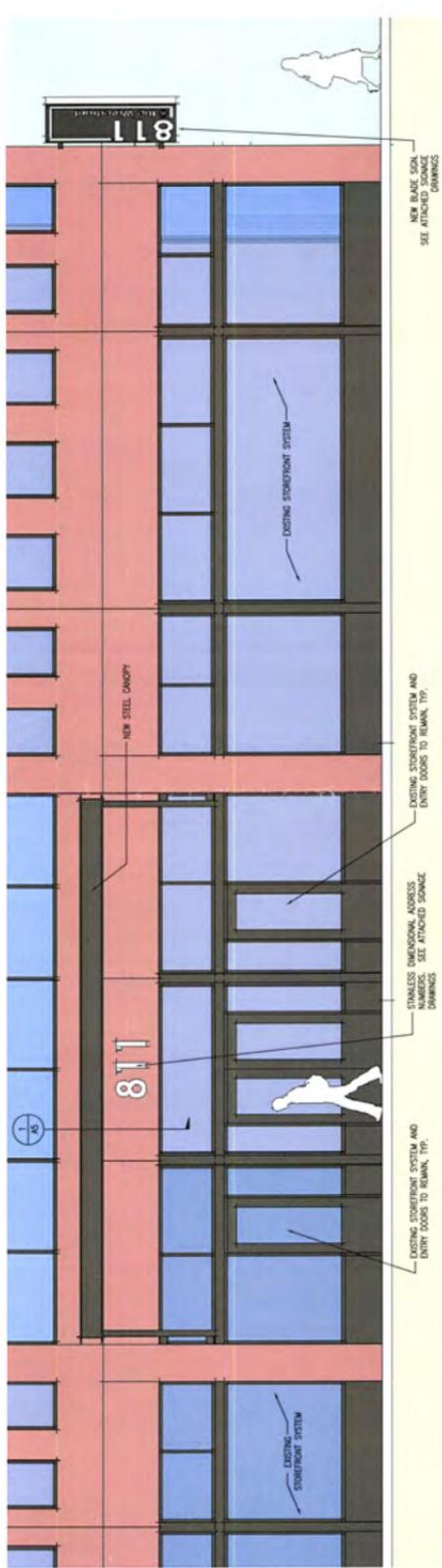


PROPOSED SW NAITO PKWY. CANOPY AND CORNER BLADE SIGN



1 3/16" = 1'-0"

PROPOSED REFLECTED CANOPY PLAN - SW NAITO PKWY.



2 3/16" = 1'-0"

PARTIAL ELEVATION - SW NAITO PKWY.

**FFA**  
Architecture  
+Interiors

Planner *Debra E. Nicks* Date *1/29/2013*

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

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

811 SW Naito Canopy Renovation  
Land Use Review Submittal

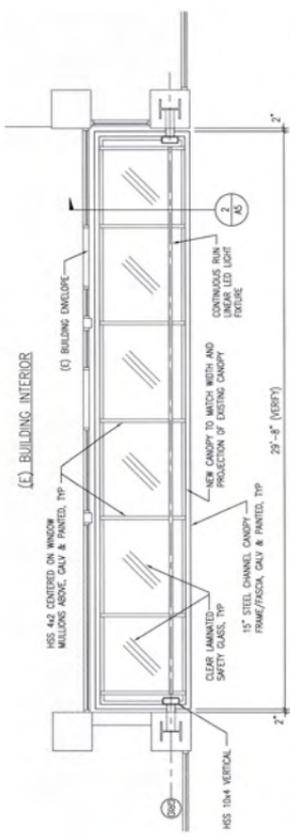
November, 2014

A3

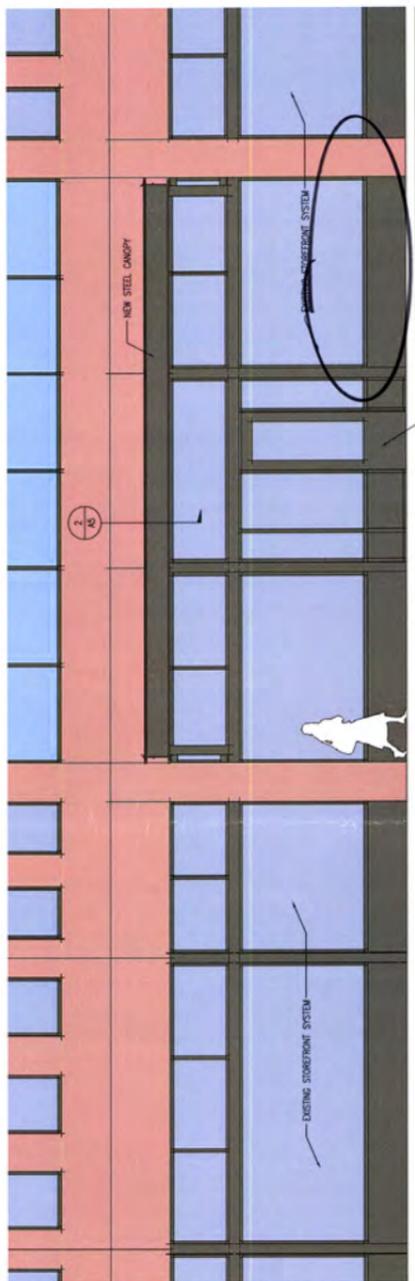


PROPOSED SW YAMHILL ST. CANOPY

(E) BUILDING INTERIOR



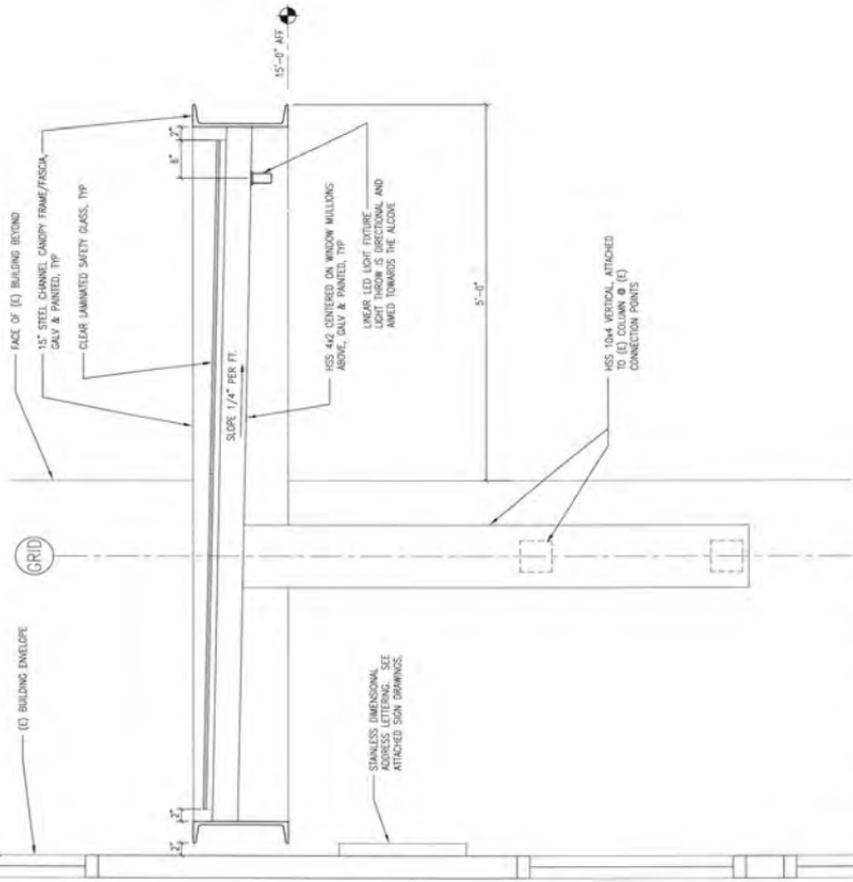
1 PROPOSED REFLECTED CANOPY PLAN - SW YAMHILL ST.  
3/16" = 1'-0"



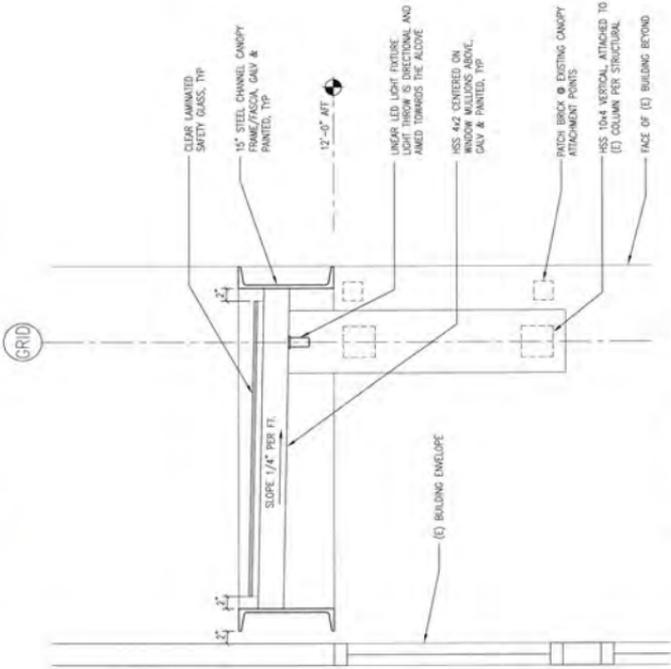
2 PARTIAL PROPOSED ELEVATION - SW YAMHILL ST.  
3/16" = 1'-0"

\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner *Debra E. Nish*  
 Date *1/24/2015*  
 \* This approval applies only to the  
 reviews requested and is subject to all  
 conditions of approval.  
 Additional zoning requirements may apply.

City of Richmond - Bureau of Development Services  
 Planner: Deanna E. Nelson Date: 1/22/2015  
 \* This approval is valid only for the use and/or project requested and is subject to all conditions of approval. Additional zoning requirements may apply.



1 CANOPY SECTION - SW NAITO PKWY.  
 3/4" = 1'-0"



2 CANOPY SECTION - SW YAMHILL ST.  
 3/4" = 1'-0"



1 BUILDING ADDRESS SIGNAGE  
N/S



EXAMPLE IMAGE OF ADDRESS NUMBER NIGHT LIGHTING

SEE CONDITION OF APPROVAL C.

LG 14-242277 HR

EXHIBIT C6



2 CORNER BLADE SIGN PERSPECTIVE  
N/S



Sign Life  
City No. 5506L  
City No. 5506L002  
City No. 5506L003  
City No. 5506L004

The sign shall be fabricated with highly reflective and durable materials. The sign shall be made of aluminum or stainless steel. The sign shall be made of aluminum or stainless steel. The sign shall be made of aluminum or stainless steel.

As shown in 1/2 view, the sign shall be 11/2' high by 24' wide. The sign shall be 11/2' high by 24' wide. The sign shall be 11/2' high by 24' wide. The sign shall be 11/2' high by 24' wide.

A 1/2" radius of this business is also available for use on the sign. The sign shall be 11/2' high by 24' wide. The sign shall be 11/2' high by 24' wide. The sign shall be 11/2' high by 24' wide.

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PROPOSED SIGN LIGHT FIXTURE

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

Planner *Bonnie Nicks*  
Date *1/29/15*

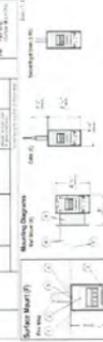
This approval applies only to the specific project and is subject to all applicable codes and regulations. Special zoning requirements may apply.

M36 LED Linear LED Direct  
3000K, Project's Full Moon  
selux

Project: 811-210-0000  
Type: EXTERIOR CANOPIES  
Qty: 1

Item	Description	Material	Finish	Notes
1	Linear LED Direct	3000K, Project's Full Moon	selux	

Item	Description	Material	Finish	Notes
1	Linear LED Direct	3000K, Project's Full Moon	selux	



The sign shall be 11/2' high by 24' wide. The sign shall be 11/2' high by 24' wide. The sign shall be 11/2' high by 24' wide. The sign shall be 11/2' high by 24' wide.

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PROPOSED CANOPY LIGHT FIXTURE



**TUBE ART GROUP**

Approved Office:  
44145 S.W. University Blvd.  
Portland, OR 97221  
503.433.1337  
503.332.3333  
Fax: 503.675.6191

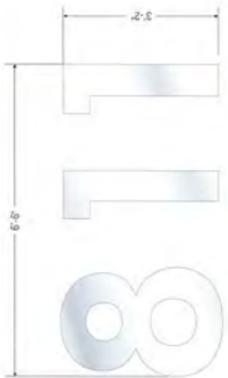
This system should be installed under Patent Copyright of Tube Art Group.  
Make the reproduction of this design a criminal offense commensurate with the Art Energy.

- 8079 Callahan Architects
- 324933 Allen Kump
- 324933313 Portland Park Hotel
- Little Bunkin
- Tom Maxwell
- Approved By: [Signature]
- City of Portland
- October 21, 2015
- DS

Approved:  
 Approved with Changes Noted  
 Approved  
 Comments: [Blank]  
 Date: [Blank]  
 Prepared by: [Blank]  
 Title: [Blank]

811 Building  
811 SW Main Parkway  
Portland, OR

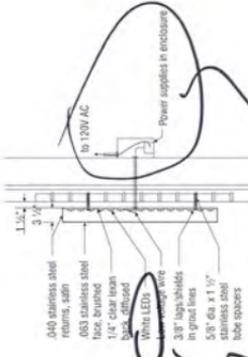
This drawing is intended for the use of the City of Portland and is not to be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Tube Art Group.



1 Elevation View- Channel Numbers  
Scale: 1/2" = 1'-0"



2 Side View- Channel Numbers  
Scale: 1/2" = 1'-0"



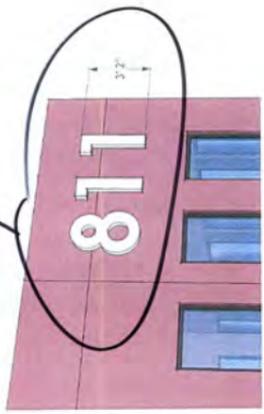
3 Section View- Halo LED Channel Numbers  
Scale: 1/2" = 1'-0"

SEE CONDITION OF APPROVAL C.

**Manufacture and install one (1) set of halo illuminated channel numbers**

083 brushed stainless steel faces, 040 satin stainless steel returns, 3 1/2" deep, 1 1/4" clear diffused acrylic back, White LED illumination. Remove all ~~illumination~~ ~~illumination~~ ~~illumination~~ behind wall inside building.  
 Attach to wall with 5/8" dia. x 1 1/2" long stainless steel tube spacers, 3/8" dia. lugs and lead shields, 2" min. embed.  
 Requires pattern of back at install location. All fasteners to penetrate into ground lines only.

Numbers are 6 stories up on building



East elevation- Facade Halo Parkway

\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner *Benjamin E. Nicks*  
 Date *1/24/2015*

This approval applies only to the conditions of approval subject to all review and approval conditions of approval. Additional zoning requirements may apply.

Portland Office  
4243 S. S. International Way  
Milwaukie, OR 97222  
503.633.1137  
503.633.1139  
Fax: 503.635.5135

This original artwork is protected under Patent Copyright Laws. Make no reproduction of any part of this artwork without prior permission from Tube Art Group.

8079  
Customer Number:

124931  
Order Number:

124931 811 Building  
Customer Name:

Leif's Beach  
Salesperson:

Tom Maxwell  
Drawn By:

44  
Revisions:

Created By  
Gisela 27.2014  
Date:

Approved:

1.1 Approved  
1.1 Approved with Changes Noted

Customer Signature:

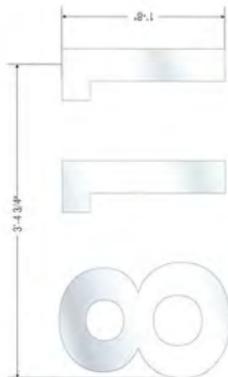
Date:

Leadcraft Signature:

Date:

811 Building  
831 SW Naito Parkway  
Portland, OR

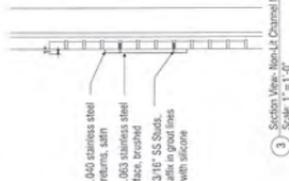
This drawing is intended to illustrate a proposed design and is not intended to be used for construction. It is subject to change without notice. All dimensions are approximate. All materials and finishes are subject to availability. All drawings are the property of Tube Art Group and are not to be reproduced without written permission.



① Elevation View, Non-IT Channel Numbers  
Scale: 1"=1'-0"



② Side View, Non-IT Channel Numbers  
Scale: 1"=1'-0"



③ Section View, Non-IT Channel Numbers  
Scale: 1"=1'-0"

### Manufacture and install one (1) set of non-illuminated reverse pan channel numbers

.063 brushed stainless steel faces, .040 satin stainless steel returns, 1" deep.

Attach flush to wall with 3/16" dia. stainless steel studs. Requires pattern of brick at install location. All fasteners to penetrate into grid face only.

Located above East entry doors.



East elevation- Facet Naito Parkway

\*Approved\*

City of Portland  
Bureau of Development Services  
Planner *Esther E. Nelson*

Date *1/29/2015*

\* This approval applies only to the reviews requested and is subject to all conditions of approval.

Additional zoning requirements may apply.

Wall Type Accurmed  
2" brick veneer, 1" air gap, 5/8" Densglas,  
6" steel studs



Lag bolts with spig nuts to 2x6 wood studs attached to (6) steel studs in wall. Will require access inside finished wall depending on conditions at time of install.

1. Post View- Blade Sign  
SCALE: 1/2" = 1'-0"



Side B

Side A

2. Elevation View- Blade Sign  
SCALE: 1/2" = 1'-0"

Lags must only penetrate at grid lines.  
Requires survey at sign install location.



Northwest Corner, SW Halsey Parkway and Tannett Ave.

**Manufacture and install one (1) D.F externally illuminated blade sign**

Cabinet: 2x6x4 aluminum, with 1/2 aluminum brags (one side welded to frame, one side attached with countersunk flush screw). 3/8x1/4 aluminum 4" tall support arms, with (2) 1/2 x 1/5 4" x 1/2 aluminum plates welded in y-plate. Paint satin black.

Graphics: Serpe-250-10 white vinyl, 1/4" FCO aluminum letters, attached flush to face of cabinet with screws from back of face into drilled and tapped holes in back of letters. Paint letters satin white.

External Illumination: (2) Sula M3000 120V incandescent, mounted to top of each side of sign with 4"x2 3/4" T aluminum brackets (bracketed to part number "W" is specification for Wall Mount). Electrical will need to be stubbed out to top of sign by client's electrician. 33.4 watts each, 66.8 total watts, 1.78 amps @ 120V AC.

Installation: Requires 2x6 wood blocking to be installed in wall cavity prior to sign installation. (8) 1/2" lag bolts with 3/4" dia. aluminum pipe spacers, through brick veneer, air gap, and densglas to wood blocking. **Expanding required.**

**SEE CORRECT LIGHT FIXTURE "HUNZA" ON EXHIBIT C6**

LU 14-242277 HR

EXHIBIT C9

Portland Office  
400 S. B. Williams Street  
Portland, OR 97202  
503.433.1132  
503.583.2851  
Fax 503.433.1316

This sign and artwork is provided as a guide only. The client must make no representation of the artwork except within the permission given in Letter for Goods.

032495 Customer Number  
124935 Job Number  
03493531132 Client Name  
12493531132 Job Name  
Letter Request  
Submission  
Tom Maxwell  
03/29/2015 Date  
03/29/2015 Order By  
03/29/2015 Order Number  
03/29/2015 Date

03/29/2015 Order By  
03/29/2015 Order Number  
03/29/2015 Date

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03/29/2015 Order Number  
03/29/2015 Date

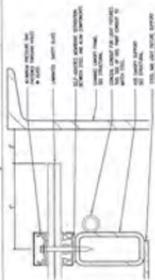
03/29/2015 Order By  
03/29/2015 Order Number  
03/29/2015 Date



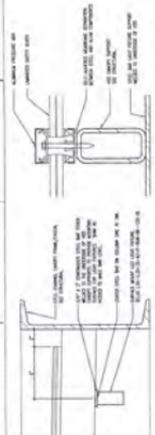
GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN BUILDING CODE, THE MICHIGAN MECHANICAL CODE, THE MICHIGAN ELECTRICAL CODE, THE MICHIGAN PLUMBING CODE, THE MICHIGAN GAS CODE, THE MICHIGAN FIRE CODE, THE MICHIGAN ENERGY CODE, THE MICHIGAN ENVIRONMENTAL CODE, THE MICHIGAN SAFETY CODE, THE MICHIGAN HEALTH CODE, THE MICHIGAN OCCUPANCY CODE, THE MICHIGAN TRANSPORTATION CODE, THE MICHIGAN UTILITIES CODE, THE MICHIGAN WASTE MANAGEMENT CODE, THE MICHIGAN WATER SUPPLY CODE, THE MICHIGAN WASTE WATER TREATMENT CODE, THE MICHIGAN WASTE WATER REUSE CODE, THE MICHIGAN WASTE WATER RECYCLING CODE, THE MICHIGAN WASTE WATER RECOVERY CODE, THE MICHIGAN WASTE WATER REGENERATION CODE, THE MICHIGAN WASTE WATER REUSE AND RECYCLING CODE, THE MICHIGAN WASTE WATER RECOVERY AND REGENERATION CODE, THE MICHIGAN WASTE WATER REUSE, RECYCLING, RECOVERY AND REGENERATION CODE.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN BUILDING CODE, THE MICHIGAN MECHANICAL CODE, THE MICHIGAN ELECTRICAL CODE, THE MICHIGAN PLUMBING CODE, THE MICHIGAN GAS CODE, THE MICHIGAN FIRE CODE, THE MICHIGAN ENERGY CODE, THE MICHIGAN ENVIRONMENTAL CODE, THE MICHIGAN SAFETY CODE, THE MICHIGAN HEALTH CODE, THE MICHIGAN OCCUPANCY CODE, THE MICHIGAN TRANSPORTATION CODE, THE MICHIGAN UTILITIES CODE, THE MICHIGAN WASTE MANAGEMENT CODE, THE MICHIGAN WATER SUPPLY CODE, THE MICHIGAN WASTE WATER TREATMENT CODE, THE MICHIGAN WASTE WATER REUSE CODE, THE MICHIGAN WASTE WATER RECYCLING CODE, THE MICHIGAN WASTE WATER RECOVERY CODE, THE MICHIGAN WASTE WATER REGENERATION CODE, THE MICHIGAN WASTE WATER REUSE AND RECYCLING CODE, THE MICHIGAN WASTE WATER RECOVERY AND REGENERATION CODE, THE MICHIGAN WASTE WATER REUSE, RECYCLING, RECOVERY AND REGENERATION CODE.
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25500 Road  
Bureau of Development Services  
City of Eastland  
Planner *Benjamin E. Nader*  
Date *1/24/2015*  
This drawing is subject to all applicable laws, codes, and regulations. All approvals must be obtained from the appropriate authorities before construction.

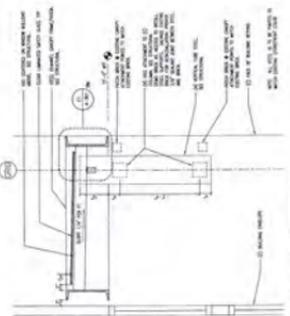


(B) CANOPY END DETAIL

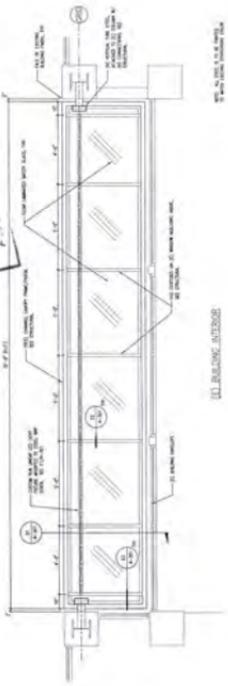


(B) CANOPY LIGHT MOUNTING DETAIL

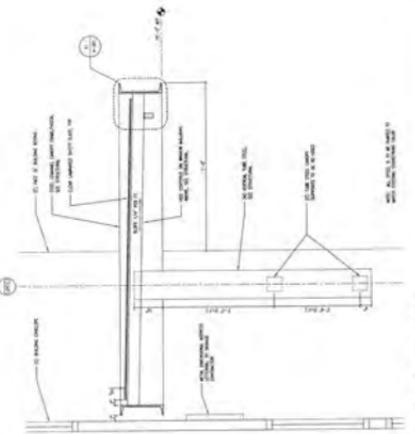
(B) CANOPY TRIM DETAIL



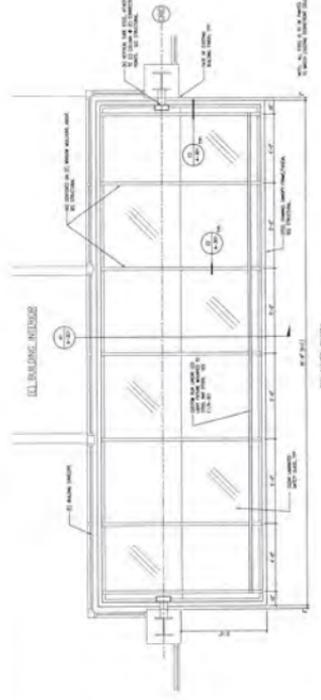
(D) CANOPY SECTION - 300 JAMES ST



(C) REFLECTED CANOPY PLAN - 300 JAMES ST



(A) CANOPY SECTION - 300 JAMES ST



(A) REFLECTED CANOPY PLAN - 300 WEST PARK

LC 14-242272 HR EXHIBIT C10