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Date: February 25, 2015

To: Interested Person

From: Arthur Graves, Land Use Services
503-823-7803 | Arthur.Graves@portlandoregon.gov

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

The Bureau of Development Services has **approved** a proposal in your neighborhood. The 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 14-225676 HR: EXTERIOR ALTERATIONS

GENERAL INFORMATION

Applicant: Brittany Shriener | Holst Architecture | 503.233.9856
110 SE 8th Avenue | Portland, OR 97211

Owner: Christine Monge | Mod Super Fast Pizza | 425.209.0156
12011 NE 1st, Building C, Suite 202 | Bellevue, Wa 98005

Site Address: 815 SW 2nd Avenue

Legal Description: BLOCK 22 LOT 1 EXC PT IN ST N 1/2 OF LOT 2 EXC PT IN ST HISTORIC PROPERTY 15 YR 2001; POTENTIAL ADDITIONAL TAX, PORTLAND
Tax Account No.: R667703400
State ID No.: 1S1E03BA 04500
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: Contributing resource in the Yamhill Historic District, which was listed in the National Register of Historic Places on July 30, 1976.
Zoning: CXd: Central Commercial (CX), with a design (d) overlay, and Historic Resource Protection overlay zone
Case Type: HR: Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:
The applicant requests Historic Resource Review approval for the following, located on the exterior frontages off of SW 2nd Avenue and SW Yamhill Street:

- SW 2nd Avenue:
  - Installation of new fabric awnings and frames to replace existing
  - Installation of new wall light sconces to replace existing
  - Installation of new entrance way doors
  - Application of new paint with a palette which is more consistent with guidelines of Yamhill Historic District
  - Application of new clear glazing which is more consistent with guidelines of Yamhill Historic District
  - Application of painted wall sign within windowless bay area

- SW Yamhill Street:
  - Installation of new fabric awnings and frames to replace existing
  - Installation of new wall light sconces to replace existing
  - Installation of new entrance way doors at the corner of SW 2nd and SW Yamhill.
  - Application of new paint with a palette which is more consistent with guidelines of Yamhill Historic District
  - Application of new clear glazing which is more consistent with guidelines of Yamhill Historic District

- Signage:
  - Two "plasma cut corten steel" logo plate signs, each 28.5 inches wide and 27 inches tall or approximately 5 square feet in size, are proposed on each side of the proposed corner entry at pedestrian height.
  - A lit marquee sign, approximately 6.5 feet tall and 3.5 feet wide, 20 square feet in size is proposed at the corner entry, above pedestrian height.
  - A painted sign is also proposed on the SW 2nd Ave frontage, the approximate size to be 9 square feet.

Historic Resource Review is required because the proposal is for non-exempt exterior alteration and new construction on a contributing resource in an historic district.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are:

- Central City Fundamental Design Guidelines
- Design Guidelines for the Yamhill Historic District

ANALYSIS

Site and Vicinity:
The subject property was constructed in 1909 as a department store and was originally known as the Bellevue Building. Currently the resource is known as the Moy building and serves a number a different uses and users from retail and office to residential. The structure is a large building that accounts for half of the SW Yamhill block building face and a third of the built elevation for the block adjacent to SW 2nd. In addition, the Moy building is a contributing example of Chicago Style architecture within the Yamhill Historic District.

According to the National Register of Historic Places Inventory/Nomination Form for the Yamhill Historic District, the Portland Yamhill Historic District is historically significant because, "although small in area, it contains some of the finest examples of nineteenth century commercial architecture in Oregon. High Victorian Italianate is the dominant architectural style, but examples of Second Empire, Sullivanesque, Commercial and Colonial Revival may be found as well. Many buildings within the district were constructed after the Great Fire of 1873 leveled

the area and were built by investors as part of Portland's economic boom in the late 1870's. In 1860 the population of Portland was 861, but by 1870 there were nearly 10,000 residents. Economic growth paralleled the population boom. Portland was the shipping center for agricultural produce from the Willamette Valley and the areas east of the Cascade Mountains. It served as the supply center for the rich mining areas in eastern Oregon and Idaho and was an important shipping point for timber products."

Regarding area amenities within a five minute walk (roughly a quarter- mile distance), being downtown the site is surrounded by a vast number of retail, commercial, and civic venues as well as a number of open space park locations. Examples include Pioneer Place, Portland Community College and Portland City Hall. Park space within walking distance includes Chapman, Lownsdale and Pioneer Courthouse Squares, Mill Ends Park as well as Tom McCall Waterfront Park and the Willamette River.

Regarding transportation amenities the site is well served by a number of transportation alternatives. SW Yamhill Street is classified as a regional transitway and SW 2nd Ave is classified as a transit access street in the Transportation Service Plan (TSP). The blue and red MAX train lines run down SW Yamhill. Bus service to the site is provided by the 15 and the 51. SW 2nd and 3rd are both classified as city bikeways and the area is all within the downtown pedestrian district.

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 Design (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 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 land use reviews include the following:
- HL 16-85: A 1985 Historic Design Review approval for a storefront remodel.
- HL 46-79: A 1979 Historic Design Review approval for an exterior building renovation.
- LUR 94-00971 DZ: A 1994 Design Review approval for a projecting and wall sign.
- LUR 00-00337 HDZ: A 2000 Historic Design Review approval for the modification of exterior awnings and the addition of a sign.
- LU 08-178127 HDZ: A 2008 Historic Design Review approval for the alterations to exterior including: awnings, lighting, exterior cornice and base and window elements.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **December 2, 2014**. No Bureaus have responded about the proposal except:
- Bureau of Development Services Life Safety/Building Code Section (Exhibit E-1)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on December 2, 2014. No written responses have been 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.
>
> **Findings:** The site is a designated Historic/Conservation Landmark. Therefore the proposal requires Historic Resource Review approval. The relevant approval criteria are listed in 33.846.060 G. 1-10. In addition, because the site is located within the Yamhill Historic District, 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

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

> **Findings:** The proposed alterations to the north and east façades will not impact the original construction of this contributing resource in the Yamhill Historic District. *This criteria has been met.*

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 was 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.

> **Findings:** The proposed alterations to the north and east façades of the contributing resource include changes to existing glazing, awnings, light sconces, and paint. Two louvers will also be added to the transom area on the east elevation behind the awning. There will be no impact to the structural vertical or horizontal lines of the building. *This criteria has been 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.

> **Findings:** The existing awnings on the contributing resource are proposed to be replaced with new aluminum frames, attached to the building at the existing locations, and new canvas awnings. The replacement of the existing awnings is an effort to maintain the strong pedestrian scale connection from the building to the active sidewalk area. Proposed canopies will be of similar size and design as existing deteriorating awnings. Proposed elements, such as the two louvers on the east façade, will be placed within the transom area, behind the new awnings, to further strengthen the visual appeal of the pedestrian level of the building. *This criteria has been met.*

G. Exterior Building Materials. Most of the buildings within the District were constructed of bearing wall brick masonry (left exposed or covered with plaster), or stone. This feature gives the area much of its textual surface character. Surfaces need to the treated, repaired, and maintained in a manner which is sympathetic to the District.

1. **Walls**

- Original building materials shall be preserved wherever possible. Cleaning and/or repointing masonry is preferred over replacement.
- If masonry has to be replaced, repair or replace existing masonry with masonry of matching color, texture, size, coursing. Avoid using "used" brick in replacement. This conflicts with traditional masonry surfaces.
- Mortar should match the color and joint configuration of the existing masonry wall.
- Masonry was painted to seal soft bricks from the weather or painted later for other reasons. Where soft brick surfaces are found to be painted, surfaces should not be stripped but should be repainted.
- Plastered surfaces should be cleaned, repaired with a similar plaster texture and repainted. Avoid exposing brick to the weather by removing finish plaster as this will speed deterioration of the brick.
- Do not apply artificial and/or inappropriate coverings to masonry surfaces. Examples are metal, plastic or wood sidings.

2. Storefronts, Doors and Windows. The shape, size, placement and trim of storefront openings are a key element in establishing the character of a building.

- Where original storefronts remain, preserve and repair. Where covered with other materials, remove and determine condition of original materials.
- Storefronts requiring new materials could consider a wide variety of replacement systems. Building Codes require non-combustible materials (steel, aluminum, etc.), but wood systems may be acceptable provided other means of fire protection are installed. Wood systems should be painted, rather than stained or treated naturally.
- New window and door openings should maintain a similar horizontal and vertical relationship as the originals. Traditionally, windows were two-over-two or one-over-one. Large panes of glass, as used in contemporary storefronts, should be avoided.
- Glazed portions of windows were important elements to the building and should not be altered, painted over or eliminated.
- Clear glass is traditional and should be used instead of tinted glass. Additionally, signs cannot be painted on tinted glass without the possibility of breakage due to the effect of sunlight.
- Re-use original hardware whenever possible. If possible, new hardware should be in keeping with original designs.
- On side-walls, avoid walling-in openings with masonry, if possible. Rather, maintain the opening and replace the glazing if necessary with appropriate hard surface materials.

Findings: Exterior building materials to be altered include the painting of the existing first floor walls and replacement of existing dark reflective glazing. First floor walls along the east and north façades up to and including the cornice will be repainted. In preparation and application of this work necessary cleaning and repointing of existing brickwork may be required. All work will be done in a manner which is sympathetic to the contributing structure and the District. Window replacement includes the removal of existing dark glazing to be replaced with clear glazing. *These criteria have been met.*

H. Rear and Side Walls. Generally, the standards which apply to the fronts of buildings also apply to rear and side walls, although the conditions to meet are usually much more simple. The chief concern lies with the removal of redundant additions to each building including signs, pipes, non-functioning stacks, grills, television aerials, etc. The repair and repointing of brick or masonry, painting of wood or certain masonry surfaces, and an effort to coordinate and subdue the clutter of the mechanical equipment are all recommended.

Findings: The same standards of cleaning, preparation and repainting will be applied to both the north and east façade walls. All work will be done in a manner which is sympathetic and appropriate to the contributing building and the Historic District. *This criteria has been met.*

I. Color. The colors used in alterations or additions within the District shall be visually compatible with the traditional architectural character of the historic buildings within the area.

- Historically, in the era of the late 1800's and early 1900's, painting was usually done using earth colors, i.e., hues tending towards brown, soft greens, and beiges.
- Bright colors and white were rarely used. Buildings, therefore, are perhaps most appropriately painted using subdued colors. Little or nothing is gained by the use of strong or loud colors, especially those with no tradition of local usage.
- Color combinations will occur, as nearly all buildings will have wood trim or metal ornamentation in addition to their base materials. This, plus the further elaboration of wood storefronts, suggests the use of an overall wall color plus one or two trim colors.
- A method for determining the original wall and trim colors consists of scraping chips from the existing surface and analyzing them microscopically. This should be done whenever the original color is unknown and major repainting is contemplated.

Findings: The first floor east and north walls of the Moy Building, up to and including the cornice, are to be repainted. Currently the base, cornice and awnings are a dark green with the body of the first floor being deep red. The proposed colors are consistent with the historic hues mentioned above. The body of the area will be repainted in Miller, Gropius Gray with the base and cornice to be repainted in Miller, Midnight Magic. Awnings are proposed to be Sunbrella, Charcoal Tweed. *This criteria has been 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.

Findings: Three sign types are included with the following proposed alterations to the contributing resource. A painted wall sign will be located on the east façade on the lone solid bay. This sign is proposed to be not greater than nine square feet and is compatible and consistent with other painted wall signs at the sidewalk-level in the historic district. Two plate signs, each approximately five and a half square feet will be mounted on either side of the main entrance at the north-east corner of the structure. Both of the proposed blade signs will be located in the vestibule area of the corner entry.

The final sign type proposed is a marquee sign, approximately 20 square feet, which will be located above the corner main entrance. The marquee sign is sited the requisite eight feet above the sidewalk but does not extend above the first floor cornice and into the second story. Collectively, signs are clear and contemporary but are not out of scale with the contributing resource or other signs also located within the Yamhill Historic District. *This criteria has been met.*

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.

Findings: The non-original sconces are proposed to be removed and replaced with contemporary sconces in the same locations. The current sconces are false historic elements which neither fit the true timeline of the building nor the proposed upgrades

proposed in this submittal. The new sconces will continue to provide pedestrian scale lighting to the north and east façades of the contributing structure. *This criteria has been met.*

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.

Findings: The proposed awnings will be in the same locations on the north and east façades as the existing deteriorating awnings. The proposed awnings will be the same dimension as the existing awnings with new aluminum framework that is attached to the building with new hardware that utilizes the same building locations as the current framework. The proposed awnings will be consistent with the function of the contributing resource and will not impact critical horizontal or vertical building lines of the structure. The proposed awnings will also work to continue to integrate the historic structure with the other buildings within the Yamhill Historic District. *This criteria has been met.*

Central City Fundamental Design Guidelines

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.

Findings for A4 and A5: The proposed alterations to the historic Moy Building include the removal of the existing dark reflective glazing, deteriorating awnings, non-original sconces, and pedestrian level red and green paint scheme. The proposal will add new clear glazing to all storefront windows, new fabric awnings, modern sconce lighting and a paint scheme more consistent with the Yamhill Historic District as a means of creating a unified whole to the building. The integration of these unifying elements, although not apart of wholesale new development, will also act to embellish the immediate site while contributing to the entire aesthetic coherency of the historic district. *These criteria have been met.*

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

Findings: The proposed alterations to the historic Moy Building, a contributing resource in the Yamhill Historic District, will rehabilitate and restore the east and north façades at the ground floor. Building elements including the existing deteriorating awnings, dark reflective storefront glazing and faux-historic lighting sconces will be rehabilitated and restored to provide a revitalized storefront with clear glazing, modern lighting and new framework and fabric awnings. In addition, two areas on the east façade behind the proposed awning, where louvers are proposed to be located, the transom will be rehabilitated to acknowledge the original transom seen on the north west façade. This element will also help to establish a model to follow for future tenants wishing to install mechanical elements within the transom area of the storefront in the pedestrian realm. *This criteria has been met.*

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

Findings: The proposed alterations to the historic Moy building will strengthen and define the sense of urban enclosure around the east and north façades of the building

through the rehabilitation and restoration of the storefront elements including the new clear storefront glazing, modern wall sconces and new awnings. These elements will help to restore the public edge to these areas of the building and improve the Historic Yamhill District as a whole. *This criteria has been met.*

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

Findings for A8, B1, B2, B4 and B6: Many of the proposed alterations will contribute to a vibrant streetscape and enhanced space for pedestrians and potential public use. The removal of the existing dark reflective storefront glazing to be replaced with clear glazing, restoration of current wall sconces and investment of new framework and fabric awnings will all aid in improving the pedestrian experience while also reestablishing the different sidewalk zones adjacent to the SW Yamhill and SW 2nd building frontages. These alterations will allow pedestrians to view into the building as they pass by while also providing safe and comfortable places for pedestrians to stop, view, socialize and activate the zone in front of the building. The reestablishment of replacement awnings and lighting provides areas for pedestrians that is protected from the weather and that is not in conflict with other sidewalk users or uses. *These criteria have been met.*

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.

Findings: The proposed main entry to the new storefront will continue to be located at the corner of SW 2nd Avenue and SW Yamhill Street. This location will continue to orient the users to the generous pedestrian space located along Yamhill between SW 3rd Ave and SW 1st Ave that is closed off to motor vehicle through traffic. *This criteria has been met.*

B7. Integrate Barrier-Free Design. Integrate access systems for all people with the building's overall design concept.

Findings: The proposed alterations are to the first floor storefront along the east and north façades of the historic Moy building. Current access is inclusive to all users and the proposed alterations will not negatively affect this. *This criteria has been met.*

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:** The proposed alterations including the removal of the dark reflective glazing currently found on the north and east first floor façades to be replaced with clear glazing will noticeably improve the visual connections both into and out of the proposed facility. This improvement along with the intention to provide outdoor restaurant seating along both the east and north edges of the building with help to develop and activate building façades that create visual connections to adjacent public spaces. *This criteria has been met.*

C2. Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.
C3. Respect Architectural Integrity. Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.
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.

> **Findings for C2, C3, C4 and C5:** The proposed alterations to the east and north first floor façades of the Moy Building are respectful to the architectural integrity of the building and include efforts to incorporate quality, coherent development. The proposed alterations, including the replacement of existing dark reflective glazing with clear glazing and the removal and replacement of deteriorating awnings with new framework and fabric awnings are efforts to improve the pedestrian level storefronts and promote quality and permanence in development. These features also act to support and maintain a coherent composition to the building without introducing new elements or design vocabularies foreign to the district that might detract, disrespect or not be consistent with other buildings within the historic district. The additional effort of hiding the proposed louvers within the east side transom area, while acknowledging the historic transom window pattern found on the north façade, is another aspect that helps to establish possible future alterations and support quality development while being honest to the existing architecture of the contributing structure within the Yamhill Historic District. *These criteria have been met.*

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.

> **Findings:** The proposed alterations to the east and north first-floor storefronts of the Moy Building include efforts to replace and improve the existing glazing, lighting and awnings in these locations. These alterations will improve the pedestrian space along these edges of the building noticeably from its current condition. Additionally, seating is indicated in the submittal to be located along both the east and north storefronts helping to activate the space immediately adjacent to the building. These elements together will provide improved transition areas from the building to sidewalk. *This criteria has been met.*

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.

Findings: The existing corner entry will be renovated and re-utilized in the storefront improvements proposed for this contributing resource. Proposed new awnings and clear storefront glazing will help to strengthen the pedestrian realm and highlight the building corner. Additionally, the lone marquee sign will be located at the corner above the entry and will act as another element to support active intersections within the historic district. *This criteria has been met.*

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: Through the replacement and renovation of the existing sidewalk-level glazing, awnings, lighting sconces, and paint scheme the pedestrian level will be differentiated from the middle and top levels of the building. Proposed signage including a marquee sign at the north-east corner, a painted sign on a solid bay on the east façade and plate signs located at the corner entrance will also help in establishing a clear sidewalk-level to the contributing resource in the Yamhill Historic District. *This criteria has been met.*

C9. Develop Flexible Sidewalk-Level Spaces. Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

Findings: The proposed development includes creating outdoor seating areas along the east and north storefronts utilizing the restored awnings. This effort to develop a flexible sidewalk level spaces would create active streets spaces for pedestrians along both SW Yamhill Street and SW 2nd Avenue. *This criteria has been met.*

C10. Integrate Encroachments. Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment. Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.

Findings: The proposed awnings are to be similar in size as the current deteriorating awnings located on the east and north façades – there will be no greater intrusion into the public right-of –way from the proposed awnings. The proposed marquee sign located at the north east corner of the building will be placed above the pedestrian realm so as not to be a hazard or obstruct views. *This criteria has been met.*

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: The existing non-original wall sconces located on the pilasters are proposed to be removed and replaced with modern sconces providing a lighting element to the proposed seating along the east and north façades of the restaurant facility. *This criteria has been met.*

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: Three sign types are included with the following proposed alterations to the contributing resource. A painted wall sign will be located on the east façade on the lone solid bay. This sign is proposed to be not greater than nine square feet and is compatible and consistent with other painted wall signs at the sidewalk-level in the historic district. Two plate signs, each approximately five and a half square feet will be mounted on either side of the main entrance at the north-east corner of the structure.

Both of the proposed blade signs will be located in the vestibule area of the corner entry.

The final sign type proposed is a marquee sign, approximately 20 square feet, which will be located above the corner main entrance. The marquee sign is sited the requisite eight feet above the sidewalk but does not extend above the first floor cornice and into the second story. Collectively, signs are clear and contemporary but are not out of scale with the contributing resource or other signs also located within the Yamhill Historic District. *This criteria has been 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.

Due to the total valuation of this submittal being in excess of $148,700 and so requiring nonconforming upgrades (33.258.070.) the requirement for short term bicycle parking must be met. Due to the lack of available area to comply with this requirement the applicant must pay into the Bicycle Parking Fund (33.266.220.2.c). To determine the amount to be paid into the fund the applicant must determine the quantity of short term spaces required. To do this the applicant must determine the minimum number of bicycle parking spaces for each use category associated with the contributing resource per Table 266-6.

CONCLUSIONS

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 the following alterations to the Moy Building a contributing resource in the Yamhill Historic District:

- On the first floor of the north and east façades:,
    - Replace the existing dark reflective glazing with clear glazing in the same storefront system.
    - Replace existing deteriorating fabric awnings and frames with new frames and fabric.
    - Replace existing wall sconce lighting with new wall sconce lighting
    - Repaint first floor area of building up to and including the cornice with color palette consistent with Yamhill Historic Guidelines
    - Replace existing entryway doors at the corner of SW Yamhill and SW 2nd.
    - One painted wall sign to be not more than 9 square feet in size on the lone solid bay at the sidewalk level on the east side.
    - One marquee sign, approximately 20 square feet in size at the north-east corner of the building,
    - Two plasma cut corten steel logo plate signs, each approximately 5 square feet in size, in the entry vestibule, on either side of the main entrance, at the north-east corner of the building.

This approval is per the approved site plans, Exhibits C-1 through C-12, signed and dated February 19, 2015, subject to the following conditions:

A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.12. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 14-225676 HR. No field changes allowed."

Staff Planner: Arthur Graves

Decision rendered by: _____ on February 19, 2015
By authority of the Director of the Bureau of Development Services

Decision mailed: February 24, 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 October 15, 2014, and was determined to be complete on **November 14, 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 October 15, 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 requested that the 120-day review period be extended for an additional 120 days (See Exhibit A-3). Unless further extended by the applicant, **the 120 days will expire on: Friday, July 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.

Appealing this decision. This decision may be appealed to the Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on Wednesday, March 11, 2015** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays

between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th floor. **An appeal fee of $250 will be charged**. The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

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

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Landmarks Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.
If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed,* The final decision may be recorded on or after **Thursday, March 12, 2015 – (the day following the last day to appeal).**
- A building or zoning permit will be issued only after the final decision is recorded.

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

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.

- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

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

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

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a

new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

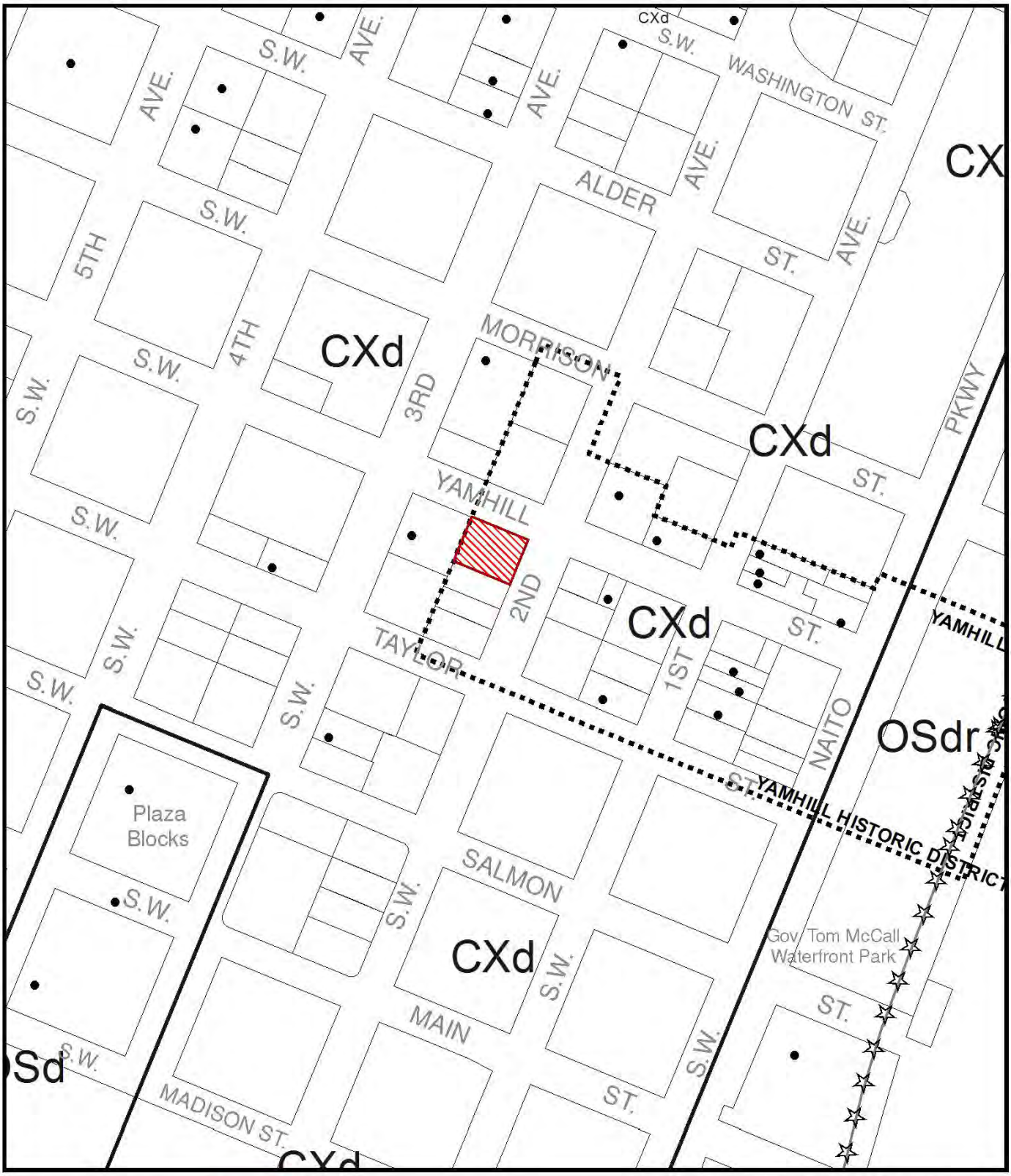
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

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

EXHIBITS
NOT ATTACHED UNLESS INDICATED

A. Applicant's Submittal
   1. Applicant's Statement
   2. Original Drawing Submittal
   3. Extension to 120-Day Review Period, dated January 13, 2015
   4. Area photo – painted wall sign examples
   5. Photos – existing conditions
B. Zoning Map (attached)
C. Plans/Drawings:
   1. Site Plan (attached)
   2. Site Aerial
   3. Floor Plan
   4. Proposed North-East Corner Rendering (attached)
   5. Proposed East Corner Rendering
   6. Marquee Sign: Plan, Elevation, Details
   7. Marquee Sign: Structural Details
   8. Logo Plate Sign: Elevation, Details
   9. Awnings Details
   10. Proposed Exterior Elevations: North and East (attached)
   11. Proposed Exterior Elevations and Louver Details: East (attached)
   12. Manufactures Cutsheets
D. Notification information:
   1. Mailing list
   2. Mailed notice
E. Agency Responses:
   1. Life Safety/Building Code Section of the Bureau of Development Services: December 22, 2014.
F. Correspondence: None received
G. Other:
   1. Original LU Application
   2. Oregon Historic Site Record
   3. Early Assistance Summary Memo: August 28, 2014
   4. Site Photos
   5. Incomplete Letter: November 17, 2014

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

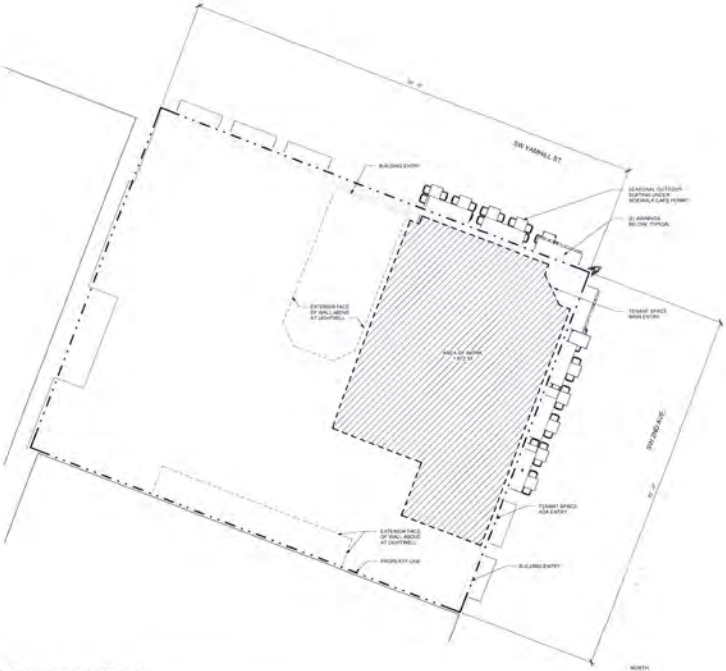
Historic Landmark

Recreational Trail

NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN SUBDISTRICT

File No.	LU 14-225676 HR
1/4 Section	3129
Scale	1 inch = 200 feet
State_Id	1S1E03BA 4500
Exhibit	B (Nov 06,2014)



A0.0 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

Approved
City of Portland
Bureau of Development Services
Planner _____
Date 2.19.15
* This approval applies only to the reviews requested and is subject to all conditions of approval.
Additional zoning requirements may apply.

LU 14-225476 HR EX1 C-1

Holst Architecture

1110 SE 6th Ave
Portland, OR 97214
www.holstarch.com
503.233.9886

MOD PIZZA
2ND & YAMHILL

204 NW Yamhill St.
Portland, OR 97204

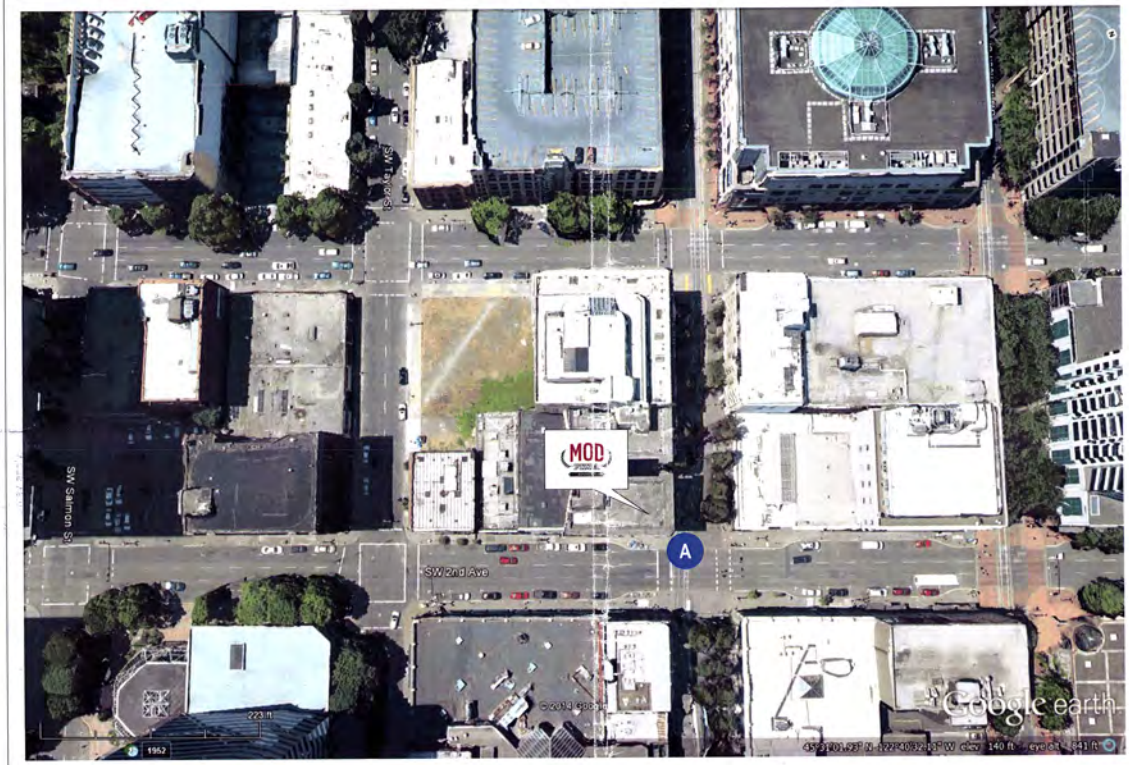
JOB NO. 14-052

Issue	Date
2ND & YAMHILL PERMIT SET	
HEALTH DEPT	08.26.14
PERMIT SET	11.13.14

ARCHITECTURAL SITE PLAN

A0.0

© 2014 HOLST ARCHITECTURE pc



SITE
SCALE
SEE LEGEND

Approved
City of Portland
Bureau of Development Services
Planner
Date 2.19.15
This drawing applies only to the specific site plan as indicated to left

CL14-225676 AD

EXH C-2

MOD

Client
MOD PIZZA
Design #
C141935R7
Sheet 1 of 10
Address
815 SW 2ND AVE. PORTLAND, OR 97204
Account Rep. J MUELLER
Designer A GENEREAUX
Date 09/08/14
Approval / Date
Client
Sales
Estimating
Art
Engineering
Landlord

Revision / Date

R1 TH 09/15/14 UPDATE RENDERINGS; DELETE AB AND RELABEL SIGNS; REVISE BLADE SIZE

R2 ACC 09/18/14 REDUCE PIZZA CAB; INCREASE "MOD" LETTERS & CHANGE TO WHITE BULBS; CHANGE SUPERASET TO SCRIPT TYPE (A); ADD (C1, C2)

R3 ADD AWNINGS TO SCOPE OF WORK (01-D10)

R4 JH 10/14/14 CORRECT NIGHT VIEW ON BLADE SIGN; CHANGE CT & C2 TO USE 2-1/2" STAND-OFFS

R5 TH 10/30/14 ORDER ENTRY REVISIONS CLEAN UP DETAILS ON BLADE FOR FABRICATION; ADD PRELIMINARY STRUCTURAL INFORMATION ON BLADE; ADDED ATTACHMENT DETAILS FOR SHIELD.

R6 TH 11/19/14 REVISE BLADE TO 80" DIAM

R7 TH 11/20/14 REVISE BLADE SIGN ROUNDNESS LAYOUT; REVISE CT & SUPER FACE TO NON; REVISE FINS TO EQUAL (CAPS); REDUCE DEPTH OF MAIN BLADE.

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National Headquarters	3000 Manor Way Dallas, TX 75235 214-823-2000 Fax 214-352-3094
West Coast	1235 Park Center Drive, Unit C Vista, CA 92081 760-967-7500 Fax 760-967-7503
San Antonio	17309 San Pedro Ave. Ste. #200 San Antonio, TX 78232 210-349-3484 Fax 210-348-8704
Northeast US	945 Baxter Avenue, Suite 200 Louisville, KY 40204 502-479-3011 Fax 502-412-0412
Florida	2484 Sand Hill Point Circle Deerfield, FL 33442 954-570-1122 Fax 954-429-1160
Georgia	31 Waterfront Park Court Kennesaw, GA 30144 678-170-5810 Fax 770-545-8154
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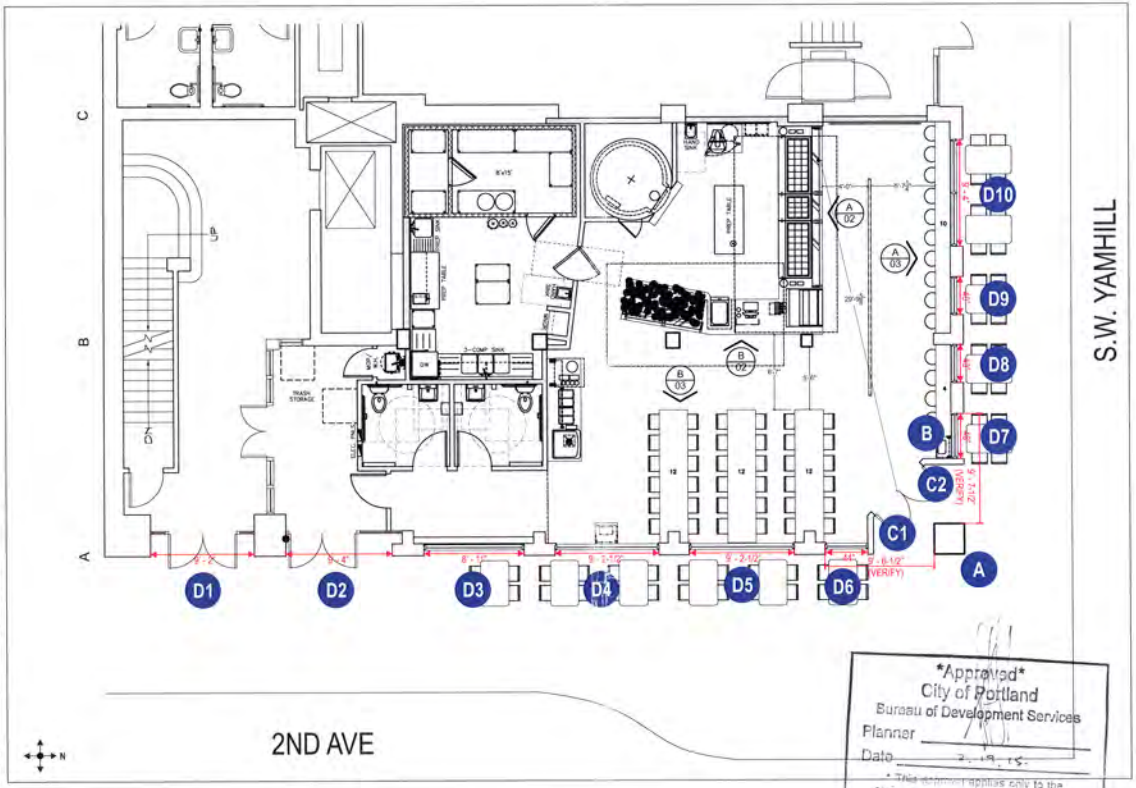

Approved
City of Portland
Bureau of Development Services
Planner _____
Date 2-19-15

• This document applies only to the review as released and is subject to all conditions of approval. Additional comments/requirements may apply.

FLOOR PLAN
SCALE 1/8" = 1'-0"

14-225676 HR
EXH C-3

MOD PIZZA

Client
MOD PIZZA

Design #
C141935R7

Sheet 2 of 10

Address
815 SW 2ND AVE.
PORTLAND, OR
97204

Account Rep. J MUELLER

Designer A GENEREAUX

Date 09/08/14

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

R1 TH 09/15/14 UPDATE RENDERINGS: DELETE A/B AND RE-LABEL SIGNS, REVISE BLADE SIZE

R2 ACC 09/18/14: REDUCE PIZZA CAB, INCREASE "MOD" LETTERS & CHANGE TO WHITE BULBS, CHANGE "SUPER AS" TO SCRIPT TYPE (A); ADD (C1, C2)

R3 ADD AWNINGS TO SCOPE OF WORK (D1-D10)

R4 JH 10/14/14 CORRECT NIGHT VIEW OVERLADE SIGN, CHANGE C1 & C2 TO USE 2-1/2" STAND-OFFS

R5 TH 10/30/14 ORDER ENTRY REVISIONS CLEAN UP DETAILS ON BLADE FOR FABRICATION, ADD PRELIMINARY STRUCTURAL INFORMATION ON BLADE, ADDED ATTACHMENT DETAILS FOR SHIELD

R6 TH 11/18/14 REVISE BLADE TO 60" DAR

R7 TH 11/20/14 RE-VISE BLADE SIGN, ADJUSTED BULB LAYOUT, REVISE SUPER LABEL TO MEDIUM, RE-VISE FINISH TO EDGE, CLARIFY LC, REDUCE DEPTH OF MAIN BLADE

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National Headquarters	2021 Walnut Way Dallas TX 75229 214.902.2300 Fax 214.902.2304
West Coast	1335 Park Center Drive #A-2 Vista, CA 92081 760.597.1800 Fax 760.597.1803
San Antonio	17703 Earl Parks Way, Ste. #100 San Antonio, TX 78232 210.546.5884 Fax 210.546.6714
Northeast US	280 Route Seven, Suite 200 Lanesville, NY 12250 561.478.3171, fax 512.413.0313
Florida	2104 Sam Ste 1000 Fax Davenport, FL 33837 863.420.1109 Fax 863.424.1109
Georgia	31 Allatoona Pass Court Dacatur, GA 30030 A.N. 770.457.1844 Fax 770.938.8171
South Texas	P.O. Box 175, 204 Grand Street Rockport, TX 78382 361.790.0205 Fax 361.790.0205

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PROPOSED NORTH EAST CORNER ELEVATION
SCALE 1/4" = 1' - 0"

Approved
City of Portland
Bureau of Development Services
Planner _____
Date 2.19.15
* This approval applies only to the reviews requested and is subject to all conditions of approval.
Additional zoning requirements may apply

MOD

Client	MOD PIZZA
Design #	C141935R7
Sheet	3 of 10
Address	815 SW 2ND AVE. PORTLAND, OR 97204
Account Rep.	J MUELLER
Designer	A GENEREAUX
Date	09/08/14

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

R1: TH 09/15/14 UPDATE RENDERINGS; DELETE AIR AND RELABEL SIGNS; REVISE BLADE SIZE.

R2: ACC 09/18/14: REDUCE PIZZA CAB; REMOVE "MOD" LETTERS & CHANGE TO WHITE BULBS; CHANGE "SUPER FAST" TO SCRIPT TYPE (A); ADD C1, C2.

R3: ADD AWNINGS TO SCOPE OF WORK (D1-D10).

R4: JH 10/16/14: CORRECT NIGHT VIEW ON BLADE SIGN; CHANGE 12" &C22" TO USE 2-1/2" STAND OFFS.

R5: TH 10/30/14 ORDER ENTRY REVISIONS: CLEAN UP DETAILS ON BLADE FOR FABRICATION; ADD "OPEN" TO SHIELD; ADD INFORMATION ONLY: ADDED ATTACHMENT DETAILS FOR SHIELD.

R6: TH 11/19/14 REVISE BLADE TO 80" CAN.

R7: TH 12/2/14 REVISE BLADE SIGN ACCORDING TO LAYOUT; CHANGE "SUPER FAST" TO NEON; REVISE FINS TO LOGO; FLUORESCENT ACRYLIC; REDUCE DEPTH OF MAIN BLADE.

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National Headquarters	5201 Mercer Way Mobile, AL 36608 251-602-2888 Fax 251-602-2044
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San Antonio	17219 San Pedro Ave. Ste. #206 San Antonio, TX 78232 210-349-3484 Fax 210-349-8734
Northeast US	365 Butler Avenue, Suite 200 Lancaster, PA 17601 562-412-3073 Fax 562-412-0613
Florida	2504 Sand Hill Point Circle Davenport, FL 33837 863-420-1139 Fax 863-424-1150
Georgia	31 Waterford Point Court Dawsonville, GA 30534 678-725-3852 Fax 770-349-8734
South Texas	PO Box 125, 2506 Dorse Drive Portland, TX 78374 361-643-0088 Fax 361-643-5533

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PROPOSED EAST ELEVATION
SCALE 1/4" = 1' - 0"

Approved
City of Portland
Bureau of Development Services
Planner _____
Date 2.19.15
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

LU 14-225676 HL
EXH C-5

MOD
FUNDAMENTAL OPTIMIZATION

Client
MOD PIZZA
Design #
C141935R7
Sheet 4 of 10
Address
815 SW 2ND AVE. PORTLAND, OR 97204
Account Rep. J MUELLER
Designer A GENEREAUX
Date 09/08/14

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

R1 TH 09/10/14 UPDATE RENDERINGS. DELETE A/B AND RELABEL SIGNS. REVISE BLADE SIZE.

R2 ACG 09/18/14 REDUCE PIZZA CAB. INCREASE MOD LETTERS & CHANGE TO WHITE BULBS. CHANGE "SUPERFAST" TO SCRIPT TYPE (A). ADD (C1, C2).

R3 ADD AWNINGS TO SCOPE OF WORK (D1-D10).

R4 JH 10/14/14 CORRECT NIGHT VIEW ON BLADE SIGN. CHANGE C1 & C2 TO USE 2 1/2" STAND-OFFS.

R5 TH 10/30/14 ORDER ENTRY REVISIONS CLEAN UP DETAILS ON BLADE FOR FABRICATOR. ADD PRELIMINARY STRUCTURAL INFORMATION ON BLADE. ADDED ATTACHMENT DETAILS FOR SHIELD.

R6 TH 11/18/14 REVISE BLADE TO 80" OAH.

R7 TH 11/20/14 REVISE BLADE SIGN. ADJUST BULB LAYOUT. REVISE SUPER FAST TO NEON. REVISE FINILTO EDGELIT ACRYLIC. REDUCE DEPTH OF MAIN BLADE.

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National Headquarters	2201 Manor Blvd Dallas TX 75220 214-803-2000 Fax: 214-803-2044
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San Antonio	11214 San Pedro Ave. Ste. #200 San Antonio, TX 78216 210-349-3834 Fax: 210-349-8194
Northeast US	905 Baxter Avenue, Suite 200 Louisville, KY 40204 502-479-3470 Fax 502-412-3013
Florida	2586 Sand Hill Point Circle Davenport, FL 33837 863-420-1106 Fax 863-424-1760
Georgia	37 Waterford Park Court Dacorsville, GA 30034 678-725-8802 Fax 210-349-8194
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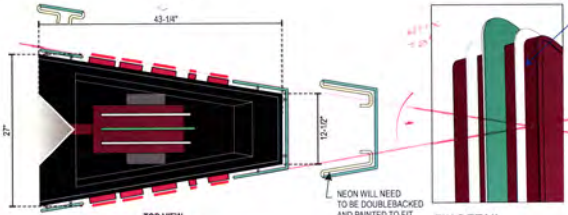


FIN DETAIL

THREE [3] 1/2" THK ACRYLIC FINS AROUND PERIMETER OF CABINET

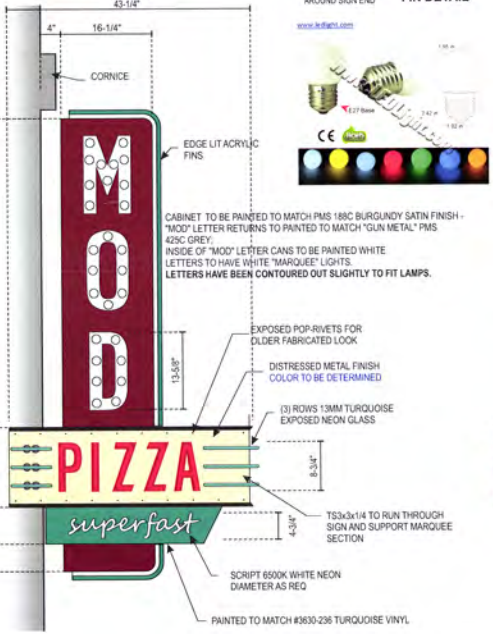
TWO CLEAR W/ FROSTED CRYSTAL VINYL ON EACH FACE AND ONE CLEAR W/ 3630-236 TURQUOISE ON EACH FACE

EDGES TO BE POLISHED TO PROMOTE MAX LIGHT DISTRIBUTION

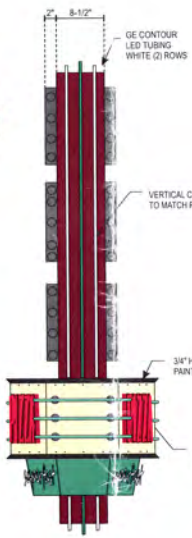
EDGE-LIGHT FINS FROM MAIN CABINET W/ 7100K WHITE LEDS (DOUBLE QUANTITY FOR MAX BRIGHTNESS).

www.ledlight.com

NIGHT ILLUMINATION CONCEPT



CABINET TO BE PAINTED TO MATCH PMS 188C BURGUNDY SATIN FINISH - "MOD" LETTER RETURNS TO PAINTED TO MATCH "GUN METAL" PMS 425C GREY;
INSIDE OF "MOD" LETTER CANS TO BE PAINTED WHITE
LETTERS TO HAVE WHITE "MARQUEE" LIGHTS.
LETTERS HAVE BEEN CONTOURED OUT SLIGHTLY TO FIT LAMPS.



A D/F MARQUEE BLADE SIGN
SCALE 3/4" = 1'-0"

Approved
City of Portland
Bureau of Development Services
Planner _____
Date 7.14.2015
* This approval applies only to the reviews requested and is subject to all conditions of approval.
Additional stamps may be required

MOD
PIZZA COMPANY

Client	MOD PIZZA
Design #	C141935R7
Sheet	6 of 10
Address	815 SW 2ND AVE. PORTLAND, OR 97204
Account Rep.	J MUELLER
Designer	A GENEREAUX
Date	09/08/14

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

R1 TH 09/19/14 UPDATE RENDERINGS, DELETE AR AND RELABEL SIGNS, REVISE BLADE SIZE.

R2 ACG 09/18/14: REDUCE PIZZA CAN HEIGHT, "MOD" LETTERS & CHANGE TO WHITE BULBS, CHANGE "SUPERFAST" TO SCRIPT TYPE (A), ADD (C1, C2)

R3. ADD AWNINGS TO SCOPE OF WORK (D1-D10).

R4-JH 10/14/14: CORRECT RIGHT VIEW ON BLADE SIGN, CHANGE "C1" & C2" TO USE 2-1/2" STAND OFFS.

R5 TH 10/20/14 ORDER ENTIRY REVISE BLADE SIGN, ADD DETAILS ON BLADE FOR FABRICATION, ADD PRELIMINARY STRUCTURAL INFORMATION ON BLADE, ADDED ATTACHMENT DETAILS FOR SHIELD.

R6 TH 11/19/14 REVISE BLADE TO 80" CAN.

R7 TH 11/20/14 REVISE BLADE SIGN, ADJUST BULB LAYOUT, REVISE SUPER FAST TO NEON, REVISE FINS TO EQUILIT ACRYLIC, REDUCE DEPTH OF MAIN BLADE.

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National Headquarters	2320 Marion Way Dallas, TX 75215 214-821-2000 Fax: 214-821-2046
West Coast	1320 Park Center Drive, Unit C Vista, CA 92081 760-967-7900 Fax: 760-967-7933
San Antonio	1709 San Pedro Ave., #1200 San Antonio, TX 78215 210-349-3804 Fax: 210-349-8734
Northeast US	900 Baxter Avenue, Suite 300 Louisville, KY 40204 502-479-3071 Fax 502-412-0613
Florida	5500 Lake Hill Point Circle Davenport, FL 33837 863-420-1199 Fax 863-424-1150
Georgia	37 Waterford Park Court Dawsonville, GA 30534 678-755-8812 Fax 770-849-8734
South Texas	PO Box 125, 208 Bond Drive Portland, TX 78374 361-563-5006 Fax 361-643-5523

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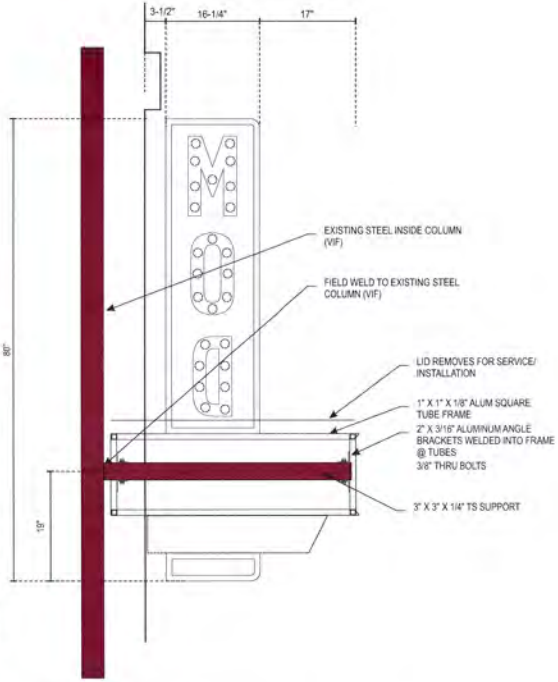
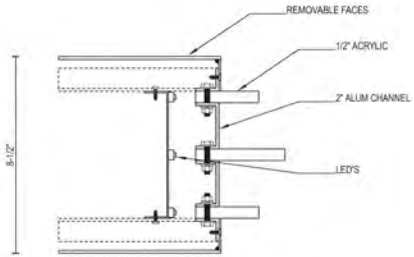
FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

EXHIBIT C-6



A MAIN STRUCTURAL ELEVATION
SCALE 3/4" = 1' - 0"



A PRELIMINARY PARTIAL SECTION @ FINS
SCALE 3" = 1' - 0"

Approved
City of Portland
Bureau of Development Services
Planner
Date 2.19.2015
*This approval applies only to the review requested and is subject to ...

MOD
CONTROL AT DETAILS

Client
MOD PIZZA
Design #
C141935R7
Sheet 7 of 10
Address
815 SW 2ND AVE. PORTLAND, OR 97204
Account Rep. J MUELLER
Designer A GENEREAUX
Date 09/08/14
Approval / Date
Client
Sales
Estimating
Art
Engineering
Landlord

Revision / Date

R1 TH 09/15/14 UPDATE RENDERINGS; DELETE A/E AND REJABEL SIGNS; REVISE BLADE SIZE

R2 ACD 09/18/14 REVICE PIZZA CAR; INCREASE "MOD" LETTERS & FRAME TO WRIT BULBS; CHANGE "SUPER" TO SOSPIT TYPE (A); ADD (C1, C2)

R3 ADD AWNINGS TO SCOPE OF WORK (D1-D10)

R4 JH 10/14/14 CORRECT NIGHT VIEW ON BLADE SIGN; CHANGE "C1" & C2" TO USE 2-1/2" STAND OFFS.

R5 TH 10/30/14 CORRECT ENTRY REVISIONS; CLEAN UP DETAILS ON BLADE FOR FABRICATION; ADD PRELIMINARY STRUCTURAL INFORMATION ON BLADE; ADDED ATTACHMENT DETAILS FOR SHELD

R6 TH 11/19/14 REVISE BLADE TO 80" OAH

R7 TH 11/20/14 REVISE BLADE SIGN ACCEPT BUB LAYOUT; REVISE SUPER FAST TO NEON; REVISE FINS TO EQUITY ACRYLIC; REDUCE DEPTH OF MAIN BLADE

Chandler Signs
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National Headquarters	2307 Walnut Blvd. Dallas, TX 75229 214-902-0000 Fax 214-902-2544
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San Antonio	11319 San Pedro Ave. Ste. 4201 San Antonio, TX 78216 210-308-3604 Fax 210-349-6101
Northeast US	900 Bower Avenue, Suite 202 Louisville, KY 40204 502-473-3070 Fax 502-412-8912
Florida	2184 Lake Hill Point Circle Davenport, FL 33837 863-420-1106 Fax 863-424-1160
Georgia	57 Westmont Port Court Alpharetta, GA 30004 678-775-0002 Fax 770-344-8131
South Texas	P.O. Box 175, 1206 Dock Drive Portland, TX 78374 361-643-0008 Fax 361-643-6003

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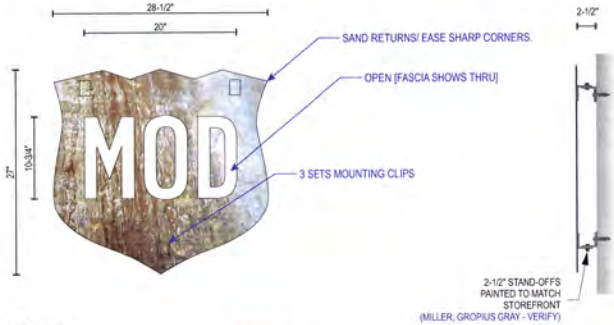
EXH C-7

EV 14-225676 PR



C1 C2 LOGO PLATE

5.3 SQ FT.

SCALE 1" = 1'-0"

GENERAL SPECIFICATIONS

NEW PLASMA CUT CORTEN STEEL PLATES.

LOGO PLATE MOUNTS: 2-1/2" FROM STOREFRONT USING STAND-OFFS - PAINTED TO MATCH STOREFRONT (MILLER, GROPIUS GRAY - VERIFY)

EXTERNAL ILLUMINATION IN RECESSED AREA IN CEILING BY OTHERS

EXAMPLE OF DESIRED RUST EFFECT

LU 14-225672 HM

EXH C-8

MOD

Client: MOD PIZZA

Design #: C141935R7

Sheet 9 of 10

Address: 815 SW 2ND AVE. PORTLAND, OR 97204

Account Rep. J MUELLER

Designer A GENEREAUX

Date 09/08/14

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

R1 TH 09/15/14 UPDATE RENDERINGS; DELETE A/B AND RELABEL SIGNS; REVISE BLADE SIZE.

R2 AG 09/18/14 REDUCE PIZZA CAB; INCREASE "MOD" LETTERS & CHANGE TO WHITE BULBS; CHANGE "SUPERFASTFYO SCRIPT TYPE (A), ADD (C1, C2).

R3 ADD AWNINGS TO SCOPE OF WORK (D1-D10).

R4 JH 10/24/14 CORRECT NIGHT VIEW ON BLADE SIGN; CHANGE "C1" & "C2" TO USE 3 1/2" STAND-OFFS

R5 TH 10/30/14 ORDER ENTRY REVISIONS; CLEAN UP DETAILS ON BLADE FOR FABRICATION; ADD PRELIMINARY STRUCTURAL INFORMATION ON BLADE; ADDED ATTACHMENT DETAILS FOR SHIELD.

R6 TH 11/19/14 REVISE BLADE TO 60" DIAM.

R7 TH 11/20/14 REVISE BLADE SIGN; ADJUST BULB LAYOUT; REVISE SUPER FAST TO NEON; REVISE FINS TO EGGELIT ACRYLIC; REDUCE DEPTH OF MAIN BLADE.

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West Coast	1200 Park Center Drive, Suite C Vista, CA 92081 760-967-1663 Fax 760-967-1665
San Antonio	17703 San Pedro Ave. Ste. #200 San Antonio, TX 78232 210-349-3884 Fax 210-349-8724
Northeast US	865 Baltic Avenue, Suite 200 Lindenhurst, NY 11757 562-475-5111 Fax 562-412-5511
Florida	2304 Sunset Hill Road Lakeland, FL 33803 863-420-1120 Fax 863-424-1160
Georgia	21 Waterford Pl.n Court Hampstead, NC 28443 678-770-5862 Fax 770-349-8134
South Texas	P.O. Box 135, 206 Bond Drive Portland, TX 78374 361-643-6300 Fax 361-643-6323

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

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Approved
City of Portland
Bureau of Development Services
Planner
Date 8.19.15
* This approval applies only to reviews that [illegible] Code.
Additional zoning [illegible]

D1

9'-2"

57"

D2 D10

9'-4"

57"

D3

8'-11"

57"

D4 D5

9'-2-1/2"

57"

D6

44"

57"

D7

48"

57"

D8 D9

40"

57"

D AWNINGS

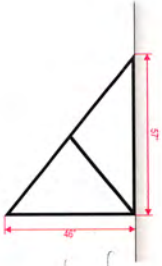
SCALE 3/8" = 1'-0"

GENERAL SPECIFICATIONS

1" SQ TUBE FRAME WRAPPED W/ SUNBRELLA #4684-0000 SLATE.

AWNINGS TO BE OPEN ENDED.

SUNBRELLA #4684-0000 SLATE



END VIEW

Approved
City of Portland
Bureau of Development Services
Planner
Date 2.19.15
* This approval applies only to the reviews requested and is subject to all conditions of approval.
Additional zoning requirements may apply.

EU 14-225676 MU Exhibit C-9

MOD

Client
MOD PIZZA

Design #
C141935R7

Sheet 10 **of** 10

Address
815 SW 2ND AVE.
PORTLAND, OR
97204

Account Rep. J MUELLER

Designer A GENEREAUX

Date 09/08/14

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

R1 TH 09/15/14 UPDATE RENDERINGS, DELETE A/S AND RELABEL SIGNS, REVISE BLADE SIZE.

R2 ACD 09/18/14 REDUCE PIZZA CAB, INCREASE "MOD" LETTERS & CHANGE TO WHITE BLADE, CHANGE "SUPERFAST" TO SCRIPT TYPE (A), ADD (C1, C2).

R3 ADD AWNINGS TO SCOPE OF WORK (D1-D10).

R4 JR 10/24/14 CORRECT NIGHT VIEW ON BLADE SIGN, CHANGE C1 & C2 TO USE 3 1/2" STAND-OFFS.

R5 TH 10/30/14 ORDER ENTRY REVISIONS CLEAN UP DETAILS ON BLADE FOR FABRICATION, ADD PRELIMINARY STRUCTURAL INFORMATION ON BLADE, ADDED ATTACHMENT DETAILS FOR SHIELD.

R6 TH 11/19/14 REVISE BLADE TO 80" DIAM.

R7 TH 11/20/14 REVISE BLADE SIGN, ADJUST BULB LAYOUT, REVISE SUPER FAST TO NEON, REVISE FINS TO LOGISTIC ACRYLIC, REDUCE DEPTH OF MAIN BLADE.

Chandler Signs
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West Coast	1333 Park Center Drive, Unit C Vista, CA 92081 760-967-1553 Fax 760-967-7033
San Antonio	1715 San Pedro Ave. Ste. #200 San Antonio, TX 78212 210-249-2804 Fax 210-249-8724
Northeast US	365 Boston Avenue, Suite 200 Medford, MA 02155 862-876-3225 Fax 862-412-8013
Florida	2504 Sand Hill Point Circle Davenport, FL 33837 863-420-1300 Fax 863-420-1350
Georgia	31 Waterford Point Court Dawsonville, GA 30534 678-725-0882 Fax 770-346-8124
South Texas	PO Box 125, 206 Doral Drive Floresville, TX 78114 361-393-1006 Fax 361-393-9033

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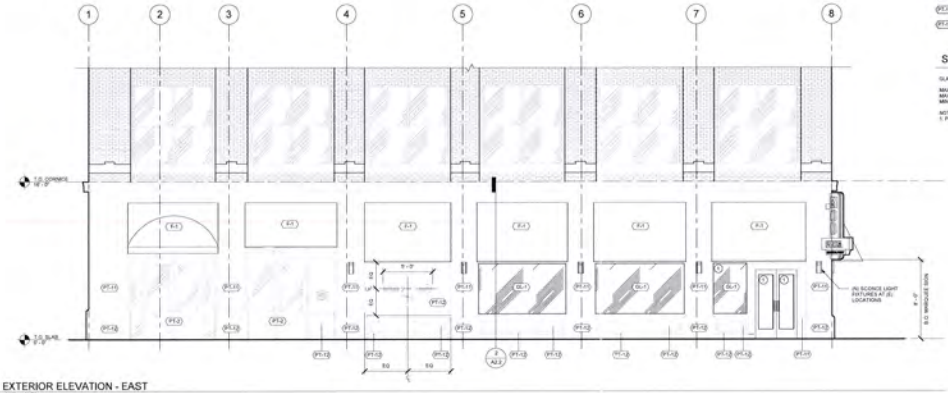
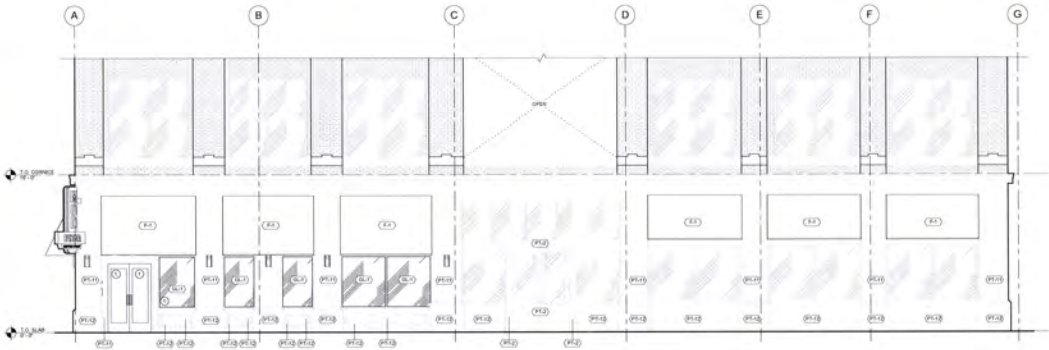
FINAL ELECTRICAL CONNECTION BY CUSTOMER

UL THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).



1 / A2.1 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"



2 / A2.1 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"

MATERIAL LEGEND

(F-1)	FABRIC SUNBRELLA - AWNING: 8087-0000 CHARCOAL TWEED
(GL-1)	STOREFRONT GLAZING
(PT-1)	EXTERIOR PAINT MILLER PAINT - EXTERIOR SATIN, H0140A GROPIUS GRAY
(PT-2)	EXTERIOR PAINT MILLER PAINT - EXTERIOR SATIN, 0006 MIDNIGHT MAGIC

STOREFRONT GLAZING NOTES

GLAZING TO MEET 2010 OREGON ENERGY EFFICIENCY SPECIALTY CODE AND NFRC 400:

MAX NFRC U-FACTOR = 0.56
MAX SHGC = 0.55
MIN VISIBLE LIGHT TRANSMITTANCE = 0.51

NOTE:
1. PROVIDE TEMPERED GLAZING AS REQUIRED BY CODE.

Holst Architecture
110 SE 8th Ave
Portland, OR 97214
www.holstarch.com
503 232 9856

MOD PIZZA
2ND & YAMHILL

204 SW Yamhill St
Portland, OR 97204

JOB NO. 14-052

"Approved"
City of Portland
Bureau of Development Services
Planner
Date 2.19.15
* This approval applies only to the review requested and is subject to all conditions of approval.
Additional zoning requirements may apply.

2ND & YAMHILL
PERMIT SET

REVISION	DATE

EXTERIOR ELEVATIONS

A2.1

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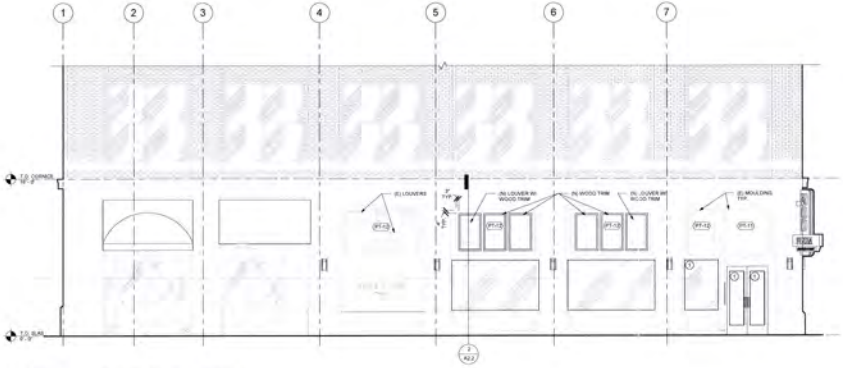
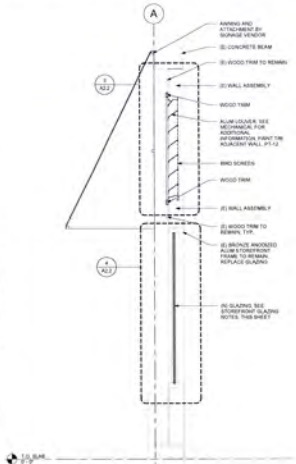
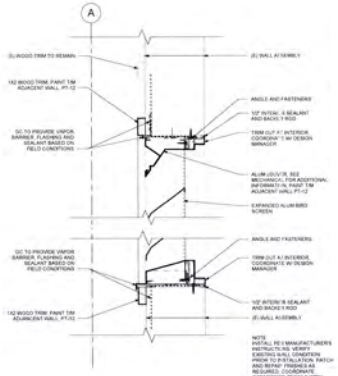
EXH. A-1
LU 14-225676 HR.



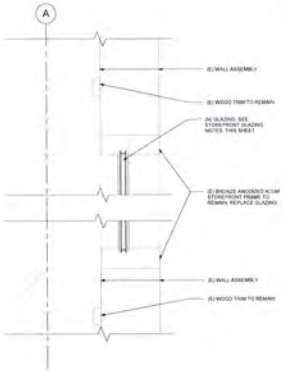
1 A2.2 EAST ELEVATION - VIEW BEHIND AWNINGS
1/4" = 1'-0"



2 A2.2 WALL SECTION THROUGH LOUVER
3/4" = 1'-0"



3 A2.2 TYPICAL LOUVER HEAD AND SILL
3" = 1'-0"



4 A2.2 TYPICAL WINDOW HEAD AND SILL
3" = 1'-0"

MATERIAL LEGEND

F-1	FABRIC SUNBRELLA - AWNING 6067-0000 CHARCOAL TWEED
GL-1	STOREFRONT GLAZING
PT-12	EXTERIOR PAINT MILLER PAINT - EXTERIOR SATIN, HEKATA DROPLUS GRAY
PT-15	EXTERIOR PAINT MILLER PAINT - EXTERIOR SATIN, 2626 MIDNIGHT MAGIC

STOREFRONT GLAZING NOTES

GLAZING TO MEET 2010 OREGON ENERGY EFFICIENCY SPECIALTY CODE AND NFRC 400

MAX NFRC U-FACTOR = 0.36
MAX SHGC = 0.33
MIN VISIBLE LIGHT TRANSMITTANCE = 0.51

NOTE:
1. PROVIDE TEMPERED GLAZING AS REQUIRED BY CODE.

"Approved"
City of Portland
Bureau of Development Services
Planner
Date 8.17.15
* This approval applies only to the review requested and is subject to all conditions of approval.
Additional zoning requirements may apply.

Holst Architecture
110 SE 8th Ave
Portland, OR 97214
www.holstarch.com
503 231 9664

MOD PIZZA
2ND & YAMHILL

204 SW Yamhill St.
Portland, OR 97204

JOB NO. 14-052

2ND & YAMHILL
PERMIT SET

date	date

revision	date

title
EXTERIOR ELEVATION & SECTIONS

sheet
A2.2

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EXH A-11
LU 14-235670 HR

RUSKIN®

3900 Dr. Greaves Rd. • Kansas City, MO 64030 • (816) 761-7476 • FAX (816) 765-8955

Approved
City of Portland
Bureau of Development Services
Land Use Review
2.19.13
* This approval applies only to the reviews requested and is subject to all conditions of approval.
Additional zoning requirements may apply.

ELF6375X and ELF6375XH STATIONARY LOUVERS

EXTRUDED ALUMINUM

STANDARD CONSTRUCTION

FRAME
6" (152) deep, 6063T5 extruded aluminum. ELF6375X – .081" (2.1) nominal wall thickness. ELF6375XH – .125" (3.2) nominal wall thickness. Downspouts and caulking surfaces provided.

BLADES
6063T5 extruded aluminum. ELF6375X – .081" (2.1) nominal wall thickness. ELF6375XH – .125" (3.2) nominal wall thickness. Blades are positioned at 37½° angle and spaced approximately 5 29/32" (150) center to center.

SCREEN
¾" x .051" (19 x 1.3) expanded, flattened aluminum bird screen in removable frame. Screen adds approximately ½" (13) to louver depth.

FINISH
Mill.

MINIMUM SIZE
12"w x 12"h (305 x 305).

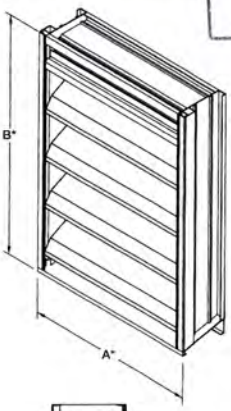
APPROXIMATE SHIPPING WEIGHT
ELF6375X - 4 lbs./ft.² (19.5 kg/m²)
ELF6375XH - 6 lbs./ft.² (29.3 kg/m²)

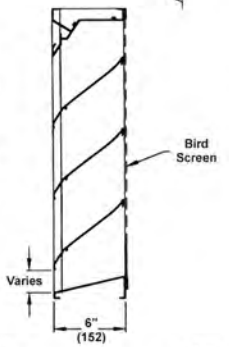
MAXIMUM FACTORY ASSEMBLY SIZE
Shall be 75 sq. ft. (7m²) per section, not to exceed 120"w x 90"h (3048 x 2286) or 90"w x 120"h (2286 x 3048).

Louvers larger than the maximum factory assembly size will require field assembly of smaller sections.

SUPPORTS
Louvers may be provided with rear mounted blade supports that increase overall louver depth depending on louver size, assembly configuration or windload.

Consult Ruskin for additional information.





FEATURES

The ELF6375X and ELF6375XH offers:

- 55% Free Area.
- Published performance ratings based on testing in accordance with AMCA Publication 511.
- High performance frame system with drainable head collects and removes water to provide excellent water penetration performance.
- Architecturally styled, hidden mullions allowing continuous line appearance up to 120" (3048).
- Aluminum construction for low maintenance and high resistance to corrosion.
- All welded construction.

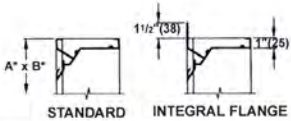
VARIATIONS

Variations to the basic design of these louvers are available at additional cost. They include:

- Extended sill.
- Hinged frame.
- Front or rear security bars.
- Filter racks.
- A variety of bird and insect screens.
- Selection of finishes: prime coat, baked enamel (modified fluoropolymer), epoxy, Acrodize, Kynar, clear and color anodize. (Some variation in anodize color consistency is possible.)

Consult Ruskin for other special requirements.

FRAME CONSTRUCTION



Dimensions in inches, parenthesis ( ) indicate millimeters.

*Units furnished ¼" (6) smaller than given opening dimensions.

TAG	QTY.	SIZE		FRAME	VARIATIONS
		A*-WIDE	B*-HIGH		

PROJECT
ARCH./ENGR.
REPRESENTATIVE

LOCATION
CONTRACTOR
DATE

ALL STATED SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION. ©Ruskin Manufacturing 1997

LU 14-225667 GHL EXH C-12

SUGGESTED SPECIFICATION

Furnish and install louvers as hereinafter specified where shown on plans or as described in schedules. Louvers shall be stationary type with downspouts in jambs and mullions. Louvers shall have a minimum of 55% free area based on a 48" wide x 48" high (1219 x 1219) size. Stationary blades shall be contained within a 6" (152) frame. Louver components (heads, jambs, sills, blades, and mullions) shall be factory assembled by the louver manufacturer. Louver sizes too large for shipping shall be built up by the contractor from factory assembled louver sections to provide overall sizes required. Louver design shall limit span between visible mullions to 10 feet (3) and shall incorporate structural supports required to withstand a windload of 20 lbs. per sq. ft. (.96kPa) (equivalent of a 90 mph wind [145 KPH] wind - specifier may substitute any loading required).

Louvers shall be Ruskin Model ELF6375X or ELF6375XH extruded 6063T5 aluminum alloy construction as follows:

Frame: 6" (152) deep. ELF6375X - .081" (2.1) wall thickness. ELF6375XH - .125" (3.2) wall thickness.

Blades: ELF6375X - .081" (2.1) wall thickness. ELF6375XH - .125" (3.2) wall thickness. Blades positioned at 37½° angle and spaced approximately 5 29/32" (150) center to center.

Screen: 3/4" x .051" (19 x 1.3) expanded, flattened aluminum in removable frame.

Finish: Select finish specification from Ruskin Finishes Brochure.

Published louver performance data bearing the AMCA Certified Ratings Seal for Air Performance & Water Penetration must be submitted for approval prior to fabrication and must demonstrate pressure drop and water penetration equal to or less than the Ruskin model specified.

PERFORMANCE DATA

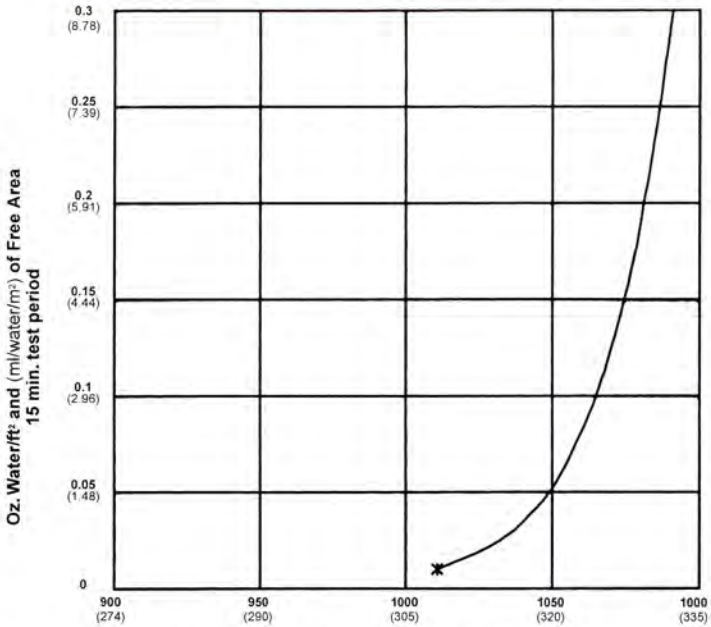
AMCA Standard 500 provides a reasonable basis for testing and rating louvers. Testing to AMCA 500 is performed under a certain set of laboratory conditions. This does not guarantee that other conditions will not occur in the actual environment where louvers must operate.

The louver system should be designed with a reasonable safety factor for louver performance. To ensure protection from water carry-over, design with a performance level somewhat below maximum desired pressure drop and .01 oz./sq. ft. of water penetration.

WATER PENETRATION

Test size 48" wide x 48" high (1219 x 1219)

Beginning point of water penetration at .01 oz./sq. ft. is 1010 fpm (308 m/min).



LW 14-22567 GHL EXH C-12

FREE AREA GUIDE

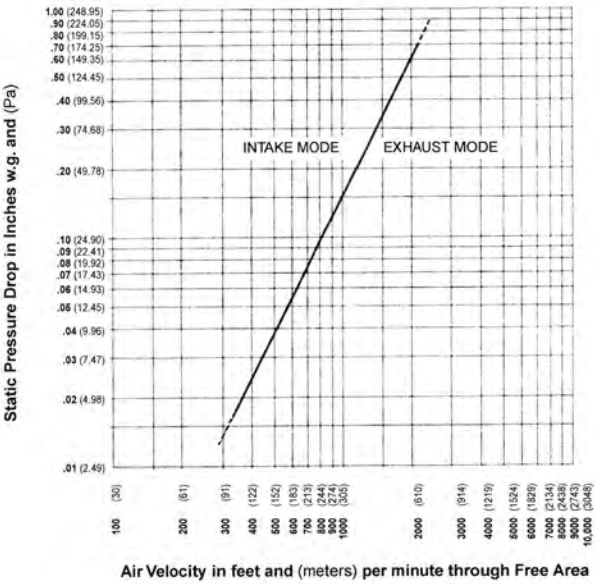
Free Area Guide shows free area in ft² and m² for various sizes of ELF6375X and ELF6375XH.

Width – Inches and Meters

Height – Inches and Meters	12 0.30	18 0.46	24 0.61	30 0.76	36 0.91	42 1.07	48 1.22	54 1.37	60 1.52	66 1.68	72 1.83	78 1.98	84 2.13	90 2.29	96 2.44	102 2.59	108 2.74	114 2.90	120 3.05
12 0.30	**0.31** 0.03	**0.50** 0.05	**0.69** 0.06	**0.88** 0.08	**1.07** 0.10	**1.26** 0.12	**1.45** 0.13	**1.63** 0.15	**1.81** 0.17	**2.01** 0.19	**2.20** 0.20	**2.39** 0.22	**2.58** 0.24	**2.77** 0.26	**2.96** 0.28	**3.15** 0.29	**3.34** 0.31	**3.49** 0.32	**3.71** 0.34
18 0.46	**0.58** 0.05	**0.94** 0.09	**1.28** 0.12	**1.63** 0.15	**1.98** 0.18	**2.32** 0.22	**2.68** 0.25	**3.03** 0.28	**3.38** 0.31	**3.73** 0.35	**4.08** 0.38	**4.43** 0.41	**4.78** 0.44	**5.13** 0.48	**5.48** .051	**5.83** 0.54	**6.18** 0.57	**6.53** 0.61	**6.88** 0.64
24 0.61	**0.85** 0.08	**1.36** 0.13	**1.87** 0.17	**2.38** 0.22	**2.89** 0.27	**3.40** 0.32	**3.91** 0.36	**4.42** 0.41	**4.93** 0.46	**5.43** 0.50	**5.94** 0.55	**6.45** 0.60	**6.96** 0.65	**7.47** 0.69	**7.98** 0.74	**8.49** 0.79	**9.00** 0.84	**9.51** 0.88	**10.02** 0.93
30 0.76	**1.12** 0.10	**179** 0.17	**2.46** 0.23	**3.13** 0.29	**3.80** 0.35	**4.47** 0.42	**5.14** 0.48	**5.81** 0.54	**6.48** 0.60	**7.15** 0.66	**7.82** 0.93	**8.49** 0.79	**9.16** 0.85	**9.84** 0.91	**10.51** 0.98	**11.18** 1.04	**11.85** 1.10	**12.52** 1.16	**13.19** 1.23
36 0.91	**1.39** 0.13	**2.22** 0.21	**3.05** 0.28	**3.88** 0.36	**4.71** 0.44	**5.54** 0.51	**6.38** 0.59	**7.21** 0.67	**8.04** 0.75	**8.87** 0.82	**9.70** 0.90	**10.53** 0.98	**11.37** 1.06	**12.20** 1.13	**13.03** 1.21	**13.86** 1.29	**14.69** 1.37	**15.52** 1.44	**16.36** 1.52
42 1.07	**1.65** 0.15	**2.65** 0.25	**3.64** 0.34	**4.63** 0.43	**5.63** 0.52	**6.62** 0.62	**7.61** 0.71	**8.60** 0.80	**9.60** 0.89	**10.59** 0.98	**11.58** 1.08	**12.57** 1.17	**13.57** 1.26	**14.56** 1.35	**15.55** 1.45	**16.54** 1.54	**17.54** 1.63	**18.53** 1.72	**19.52** 1.18
48 1.22	**1.92** 0.18	**3.08** 0.29	**4.23** 0.39	**5.38** 0.50	**6.54** 0.61	**7.69** 0.71	**8.85** 0.82	**10.00** 0.93	**11.15** 1.04	**12.31** 1.14	**13.46** 1.25	**14.61** 1.36	**15.77** 1.47	**16.92** 1.57	**18.08** 1.68	**19.23** 1.79	**20.38** 1.89	**21.54** 2.00	**22.69** 2.11
54 1.37	**2.19** 0.20	**3.51** 0.33	**4.82** 0.45	**6.14** 0.57	**7.45** 0.69	**8.77** 0.81	**10.08** 0.94	**11.40** 1.06	**12.71** 1.18	**14.02** 1.30	**15.34** 1.43	**16.65** 1.55	**17.97** 1.67	**19.28** 1.79	**20.60** 1.91	**21.91** 2.04	**23.23** 2.16	**24.54** 2.28	**25.86** 2.40
60 1.52	**2.46** 0.23	**3.94** 0.37	**5.41** 0.50	**6.89** 0.64	**8.36** 0.78	**9.84** 0.91	**11.32** 1.05	**12.79** 1.19	**14.27** 1.33	**15.74** 1.46	**17.22** 1.60	**18.69** 1.74	**20.17** 1.87	**21.65** 2.01	**23.12** 2.15	**24.60** 2.29	**26.07** 2.42	**27.55** 2.56	**29.03** 2.70
66 1.68	**2.73** 0.25	**4.37** 0.41	**6.00** 0.56	**7.64** 0.71	**9.28** 0.86	**10.91** 1.01	**12.55** 1.17	**14.19** 1.32	**15.82** 1.47	**17.46** 1.62	**19.10** 1.77	**20.73** 1.93	**22.37** 2.08	**24.01** 2.23	**25.65** 2.38	**27.28** 2.54	**28.92** 2.69	**30.56** 2.84	**32.19** 2.99
72 1.83	**3.00** 0.28	**4.79** 0.45	**6.59** 0.61	**8.39** 0.78	**10.19** 0.95	**11.99** 1.11	**13.78** 1.28	**15.58** 1.45	**17.38** 1.62	**19.18** 1.78	**20.98** 1.95	**22.77** 2.12	**24.57** 2.28	**26.37** 2.45	**28.17** 2.62	**29.97** 2.79	**31.76** 2.95	**33.56** 3.12	**35.36** 3.29
78 1.98	**3.27** 0.30	**5.22** 0.49	**7.18** 0.67	**9.14** 0.85	**11.10** 1.03	**13.06** 1.21	**15.02** 1.40	**16.98** 1.58	**18.94** 1.76	**20.90** 1.94	**22.86** 2.12	**24.81** 2.31	**26.77** 2.49	**28.73** 2.67	**30.69** 2.85	**32.65** 3.03	**34.61** 3.22	**36.57** 3.40	**38.53** 3.58
84 2.13	**3.53** 0.33	**5.65** 0.53	**7.77** 0.72	**9.89** 0.92	**12.01** 1.12	**14.13** 1.31	**16.25** 1.00	**18.37** 1.71	**20.49** 1.90	**22.61** 2.10	**24.73** 2.30	**26.85** 2.50	**28.98** 2.69	**31.10** 2.89	**33.22** 3.09	**35.34** 3.28	**37.46** 3.48	**39.58** 3.68	**41.70** 3.88
90 2.29	**3.80** 0.35	**6.08** 0.57	**8.36** 0.78	**10.65** 0.99	**12.93** 1.20	**15.21** 1.41	**17.49** 1.63	**19.77** 1.84	**22.05** 2.05	**24.33** 2.26	**26.61** 2.47	**28.90** 2.69	**31.18** 2.90	**33.46** 3.11	**35.74** 3.32	**38.02** 3.53	**40.30** 3.75	**42.58** 3.96	**44.86** 4.17

PRESSURE DROP

Ratings do not include the effect of a bird screen.



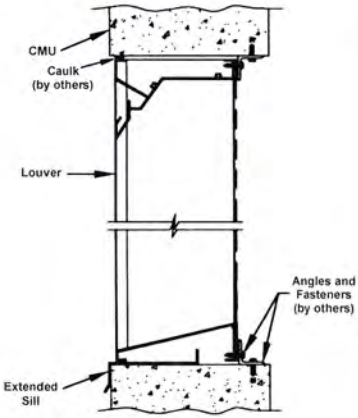
amca CERTIFIED RATINGS
WATER PERFORMANCE
AIR PERFORMANCE
AIR MOVEMENT AND CONTROL ASSOCIATION INC.

Ruskin Manufacturing Company certifies that the ELF6375X and ELF6375XH Louvers shown herein are licensed to bear the AMCA Seal. The ratings shown are based on tests and procedures performed in accordance with AMCA Publication 511 and comply with the requirements of the AMCA Certified Ratings Program. The AMCA Certified Ratings Seal applies to air performance ratings and water penetration ratings only.

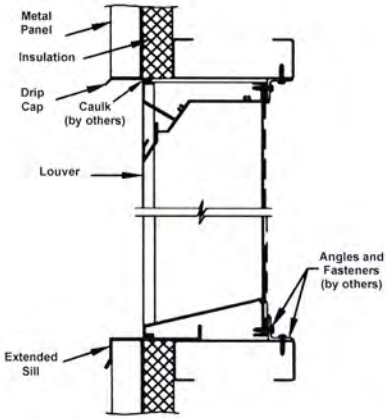
LJ 14-22567 GHL EXH C-12

TYPICAL INSTALLATION DETAILS

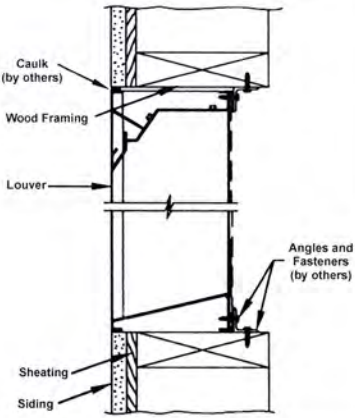
Masonry Wall



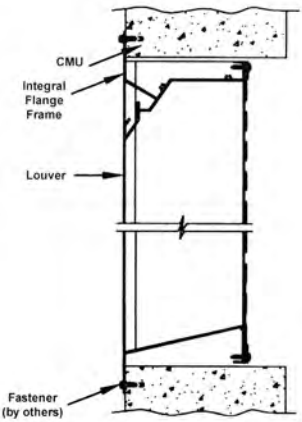
Metal Panel Wall



Wood Installation



Flange Mount



Accessories at additional cost.

RUSKIN®

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LU 14-22567 GHL EXH C-12

MILLER
CONSULTING
ENGINEERS

STRUCTURAL CALCULATIONS

Mod Pizza Projecting Sign
815 SW 2nd Avenue, Portland, Oregon
Tube Art Group

December 16, 2014
Project No. 141088
3 pages

Principal Checked: EW

REGISTERED PROFESSIONAL ENGINEER
72525PE
OREGON
JANUARY 08, 2009
CHARLES JOSEPH MARQUARDT

EXPIRES: 12-31-2016

***** LIMITATIONS *****

Miller Consulting Engineers, Inc. was retained in a limited capacity for this project. This design is based upon information provided by the client, who is solely responsible for accuracy of same. No responsibility and or liability is assumed by or is to be assigned to the engineer for items beyond that shown on these sheets.

LU 14-225647 GHL EXH C-12

Scope of work is for the design of the sign support arm and its attachment to the existing structure

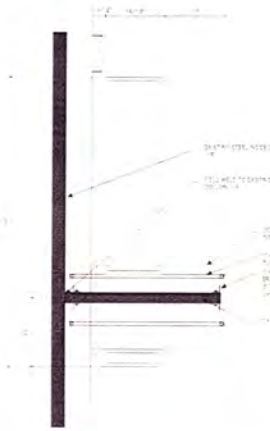
Input Data: ASCE 7-10

Appx. Building Height, hr =	60.00	ft (hr >= he)
Maximum Sign Height (h) =	15.00	ft
Wind Speed, V =	120	mph
Exposure Category =	B	
Topo. Factor, Kzt =	1.00	
Direct. Factor, Kd =	0.85	
Effective Area, Ae =	13.33	ft² (Area Tributary to C&C)
Wall External Pressure Coefficients, GCp		
Corner Zone =	Yes	
GCp Zone 4 Neg =	-0.97	Fig. 30.4-1
GCp Zone 5 Neg =	-1.22	Fig. 30.4-1

qz = 0.00256*Kz*Kzt*Kd*V^2*0.6 (allowable)

Wall Pressures for Design

Kz	qz	GCp		F(psf)	h
0.7	13.16	-1.22	=	-16.1	0-15 ft



A MAIN STRUCTURAL ELEVATION

Sign Area and Loading:

Width =	2.00	ft	=equivalent average width
Height =	6.67	ft	
Area =	13.33	ft²	
Lateral Force, Vy =	214	lb	= 13.33*16.1
Dead, Vz =	200	lb	(estimated at 15psf)

MOUNT ARM:

Sign offset from building face =	0.29	ft	
Distance out to centroid =	1.79	ft	(from building face)
Support type	Cantilevered		
Arm Span =	3.58	ft	
Moment, Mz =	383	ft-lb	= 214*1.79
Moment, Mx =	358	ft-lb	= 200*1.79
Torsion, My =	253	ft-lb	
Shear, Vx =	214	lb	
Shear, Vz =	200	lb	

Use HSS 3X3X1/4
See page 3 for calculation.

MOUNT ARM BASE WELD CHECK:

HSS MEMBER (weld all around)

Vz =	200	lb	
Mx =	358	ft-lb	
Vx =	214	lb	
Mz =	383	ft-lb	
Torsion =	253	ft-lb	
$V_{torsion}$ =	2023	lb	= 252.8203*125/(SQRT(3*12*3*12)/2)
Weld size, w =	0.1875	in	= 3/16" weld
Effective Throat, E =	0.13	in	= 0.707*0.1875"
Width, b' =	3	in	Width of hss member
Depth, d' =	3	in	Depth of hss member
Outer width of weld =	3.26	in	= 3"+(2*0.13")
Outer depth of weld =	3.26	in	= 3"+(2*0.13")
Atotal =	1.63	in²	= 3.26*3.26-3*3
Ay =	0.78	in²	
Ix =	2.61	in⁴	
Sx =	1.60	in³	
Ax =	0.78	in²	
Iy =	2.57	in⁴	
Sy =	1.58	in³	
F =	21000	psi	
Vcy =	**16380**	**lb**	= 21000*0.78
Mcx =	**2800**	**ft-lb**	= 21000*1.6/12
Vcx =	**16380**	**lb**	= 21000*0.78
Mcy =	**2765**	**ft-lb**	= 21000*1.58/12
Capacity =	0.35	< 1.00 OK	

Use 0.1875" fillet weld all around from arm to base plate

MILLER CONSULTING ENGINEERS
9570 SW Barbur Blvd
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Portland, OR 97219-5412
(503)246-1250
Fax: 246-1395

Project Name: Mod Pizza Projecting Sign Project #: 141088

Location: 815 SW 2nd Avenue, Portland, Oregon

Client: Tube Art Group

By: TAK Ck'd: JTM Date: 12/16/14 Page: 1 of 3

LU 14-225667 GHL EXH C-12

CHECK MOUNT PLATE: (WEAK AXIS BENDING)

$F_W = (0.707)(356 \text{ FILLET})/(3/12) = 1012 \text{ LBS}$

$M_{max} = \frac{(1012)(8.9)^2(2.1)}{(11)^2} = 1392 \text{ IN-LBS}$

$M_{allow} = \frac{(36000 \text{ PSI})(.05)^2(8)}{(4)(1.67)} = 10778 \text{ IN-LBS} > 1392 \text{ IN-LBS}$ OK

USE 1/2 THICK PLATE (MIN)

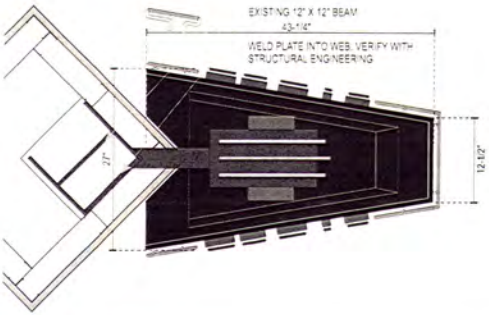
CHECK MOUNT PLATE WELD

EQUAL RECTANGLES (weld on both outside faces)

Vy =	1012	lb (asd)	
Mx =	99	ft-lb (asd)	
Vx =	2123	lb (asd)	
My =	179	ft-lb (asd)	
Material Thickness =	1/2	in	
f, min =	1/8	in	
Weld size, S =	0.3750	in	
Effective Throat, E =	0.2500	in	
Length of weld, b =	8	in	
A =	2.00	in^2	=0.25*8
Sx =	0.08	in^3	
Sy =	2.67	in^3	
F =	21000	psi	
Vc =	42000	lb	= 21000*2
Mcx =	140	ft-lb	= 21000*0.08/12
Mcy =	4673	ft-lb	= 21000*2.67/12
Capacity =	0.82	< 1.00 OK	

Use 0.375" single-bevel-groove weld

Welding Process: GMAW
Welding Position: Vertical
Notes
Weld size is based on GMAW welding process with a Vertical welding position.



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By: TAK Ck'd: CTM Date: 12/16/14 Page: 2 of 3

LU 14-225627 GHL EXH C-12

Steel Column/Beam Design - AISC 13th Addition

Shape: HSS **Shape Capacity = 0.13 < 1.0**

Size: 3X3X1/4

	ASD	
Pr =	0.00	k, axial compression load
Mr_x =	0.36	ft-k, strong axis moment
Mr_z =	0.38	ft-k, weak axis moment
Vr_x =	0.21	k, strong axis shear
Vr_z =	0.20	k, weak axis shear
Tr =	0.25	ft-k, torsional load
K_x =	2.00	*(Table C-C2.2, pg 16.1-240)*
K_z =	2.00	*(Table C-C2.2, pg 16.1-240)*
L_x =	3.58	ft
L_z =	3.58	ft
Lv =	N/A	ft, (for round shapes)
KL/r x =	77.48	
KL/r z =	77.48	
E =	29000	ksi
Fy =	46	ksi
Ag =	2.44	in^2
t =	0.233	in
Z_x =	2.480	in^3
Z_z =	2.480	in^3
S_x =	2.010	in^3
S_z =	2.010	in^3
I_x =	3.020	in^4
I_z =	3.020	in^4
r_x =	1.110	in
r_z =	1.110	in
Section is	Compact	in the strong axis (x)
Section is	Compact	in the weak axis (y)

Axial Capacity, Chapter E		
Aeff =	0.65	in^2
Qa =	1	*(Section E7, pg 16.1-42)*
Fe_x =	47.68	ksi *(Section E3 pg 16.1-33)*
Fe_z =	47.68	ksi *(Section E3 pg 16.1-33)*
Fcr_x =	30.72	ksi *(Section E3 pg 16.1-33)*
Fcr_z =	30.72	ksi *(Section E3 pg 16.1-33)*
Pn_x =	75	k *(Section E3 pg 16.1-33)*
Pn_z =	75	k *(Section E3 pg 16.1-33)*

Moment Capacity, Chapter F		
$Seff_x$ =	1.089261	in^3
$Seff_z$ =	1.09	in^3
Mn_x =	9.51	ft-k *(Section F7 pgs 16.1-55,56)*
Mn_z =	9.51	ft-k *(Section F7 pgs 16.1-55,56)*

Shear Capacity, Chapter G		
kv =	5	*(Section G5, pg 16.1-68)*
Cv_x =	1.00	*(Section G2, pg 16.1-65)*
Cv_z =	1.00	*(Section G2, pg 16.1-65)*
Aw_x =	1.07	in^2 *(Section G5, pg 16.1-68)*
Aw_z =	1.07	in^2 *(Section G5, pg 16.1-68)*
Fcr =	N/A	ksi *(Section G6, pg 16.1-68)*
Vn_x =	29.6	k *(Section G2, pg 16.1-65)*
Vn_z =	29.6	k *(Section G2, pg 16.1-65)*

Torsional Capacity, Chapter H		
Fcr =	27.60	ksi, *(Section H3 pg 16.1-75)*
C =	3.52	torsional shear constant
Tn =	8.1	ft-k, *(Section H3 pg 16.1-74)*

Allowable Capacities: Rn / Ω (ASD); Rn * ϕ (LRFD)

(ASD)	Pc, k	Mc, ft-k	Vc, k	Tc, ft-k
x-axis	**44.9**	**5.7**	**17.7**	**4.8**
z-axis		**5.7**	**17.7**	

Interaction Equations:

Pr/Pc =	0.00	< 0.2, Equation H1-1b controls
Tr/Tc =	0.05	< 0.2 Torsional effects can be neglected
	0.13	< 1.0 OK

Equation H1-1b, AISC 13 ed., pg 16.1-70

Use HSS 3X3X1/4

MILLER CONSULTING ENGINEERS

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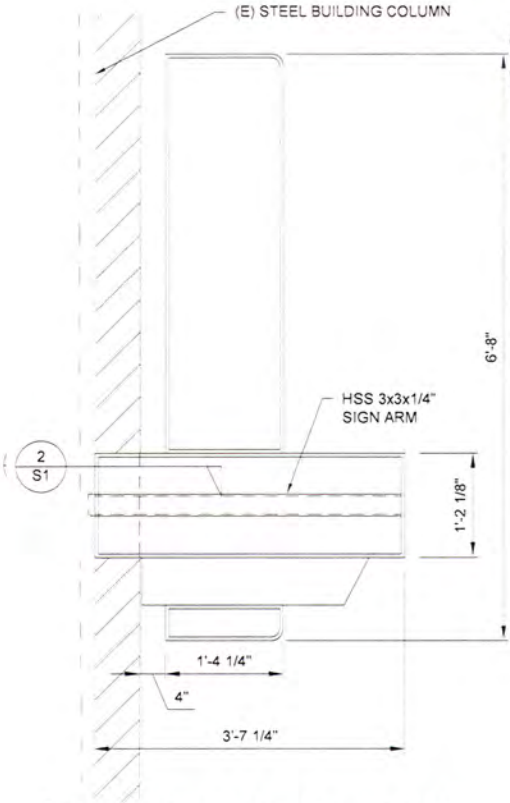
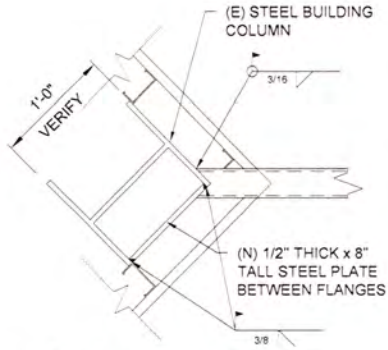
LU 14-225647 GHL EXH C-12



REGISTERED PROFESSIONAL ENGINEER
72525PE
OREGON
JANUARY 08, 2009
CHARLES JOSEPH MARQUARDT
EXPIRES: 12-31-2016

NOTES:

1. SCOPE OF WORK IS FOR THE DESIGN OF THE SIGN SUPPORT ARM AND ITS CONNECTION TO THE EXISTING STRUCTURE.
2. SEE FOLLOWING PAGES FOR STRUCTURAL NOTES.
3. SPECIAL INSPECTION IS REQUIRED ON THE FIELD WELDING TO THE EXISTING STEEL COLUMN. THE EXISTING STEEL COLUMN WAS CONSTRUCTED AROUND 1909 AND PRECAUTIONS NEED TO BE TAKEN WHEN WELDING TO IT TO ENSURE THAT THE HEAT FROM THE WELDING DOES NOT CAUSE ANY DAMAGE OR DEFORMATIONS TO THE STEEL.



1 / S1 SIGN ELEVATION
3/4" = 1'-0"

2 / S1 SECTION
1" = 1'-0"

MILLER CONSULTING ENGINEERS
9570 SW Barbur Blvd
Suite One Hundred
Portland, OR 97219-5412
(503)246-1250
Fax: 246-1395

Project Name: Mod Pizza Projecting Sign
Project #: 141088
Location: 815 SW 2nd Avenue, Portland, Oregon
Client: Tube Art Group
By: TAK Ck'd: FW Date: 12/16/14 Page: 3 of 3

LU 14-225667 GHL EXH C-12

GENERAL

THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND CORRELATION OF ALL ITEMS AND WORK NECESSARY FOR COMPLETION OF THE PROJECT AS INDICATED BY THE CONTRACT DOCUMENTS. SHOULD ANY QUESTION ARISE REGARDING THE CONTRACT DOCUMENTS OR SITE CONDITIONS, THE CONTRACTOR SHALL REQUEST INTERPRETATION AND CLARIFICATION FROM THE ENGINEER BEFORE BEGINNING THE PROJECT. THE ABSENCE OF SUCH REQUEST SHALL SIGNIFY THAT THE CONTRACTOR HAS REVIEWED AND FAMILIARIZED HIMSELF WITH ALL ASPECTS OF THE PROJECT AND HAS COMPLETE COMPREHENSION THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL SAFETY REGULATIONS DURING CONSTRUCTION.

THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SPECIFICALLY NOTED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION OR CONSTRUCTION LOADS. ONLY THE CONTRACTOR SHALL PROVIDE ALL METHODS, DIRECTION AND RELATED EQUIPMENT NECESSARY TO PROTECT THE STRUCTURE, WORKMEN AND OTHER PERSONS AND PROPERTY DURING CONSTRUCTION. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, ENGAGE PROPERLY QUALIFIED PERSONS TO DETERMINE WHERE AND HOW TEMPORARY PRECAUTIONARY MEASURES SHALL BE USED AND INSPECT SAME IN THE FIELD. ANY MATERIAL NOT AS SPECIFIED OR IMPROPER MATERIAL INSTALLATION OR WORKMANSHIP SHALL BE REMOVED AND REPLACED WITH SPECIFIED MATERIAL IN A WORKMANLIKE MANNER AT THE CONTRACTOR'S EXPENSE.

THESE PLANS, SPECIFICATIONS, ENGINEERING AND DESIGN WORK ARE INTENDED SOLELY FOR THE PROJECT SPECIFIED HEREIN. MILLER CONSULTING ENGINEERS DISCLAIMS ALL LIABILITY IF THESE PLANS AND SPECIFICATIONS OR THE DESIGN, ADVICE AND INSTRUCTIONS ATTENDANT THERETO ARE USED ON ANY PROJECT OR AT ANY LOCATION OTHER THAN THE PROJECT AND LOCATION SPECIFIED HEREIN. OBSERVATION VISITS TO THE JOB SITE AND SPECIAL INSPECTIONS ARE NOT PART OF THE STRUCTURAL ENGINEER'S RESPONSIBILITY UNLESS THE CONTRACT DOCUMENTS SPECIFY OTHERWISE.

NON STRUCTURAL PORTIONS OF PROJECT, INCLUDING BUT NOT LIMITED TO PLUMBING, FIRE PROTECTION, LAND USE, SITE PLANNING, EROSION CONTROL, ELECTRICAL, MECHANICAL, FLASHING AND WATER-PROOFING ARE BEYOND THE SCOPE OF THESE DRAWINGS AND ARE PROVIDED BY OTHERS. EXISTING STRUCTURAL ELEMENTS ARE DESIGNED BY OTHERS.

CONTRACTOR TO VERIFY ALL CONDITIONS PRIOR TO FABRICATION OR INSTALLATION. ENGINEER OF RECORD FOR THE PROJECT IS TO BE NOTIFIED IF CONDITIONS DIFFER FROM WHAT IS SHOWN ON THE DRAWINGS.

BUILDING CODE

ALL PHASES OF THE WORK SHALL CONFORM TO THE 2014 OREGON STRUCTURAL SPECIALTY CODE, BASED ON THE 2012 INTERNATIONAL BUILDING CODE, INCLUDING ALL REFERENCE STANDARDS, UNLESS NOTED OTHERWISE.

REGISTERED PROFESSIONAL ENGINEER
72525PE
OREGON
JANUARY 08, 2009
CHARLES JOSEPH MARQUARDT

EXPIRES: 12-31-2016

MILLER CONSULTING ENGINEERS
9570 SW Barbur Blvd
Suite One Hundred
Portland, OR 97219-5412
(503)246-1250
Fax: 246-1395

Project Name: Mod Pizza Projecting Sign Project #: 141088
Location: 815 SW 2nd Avenue, Portland, Oregon
Client: Tube Art Group
By: TAK Ck'd: CJM Date: 12/16/14 Page: S2 of 3

LU 14-225667 GHL EXH C-12

DESIGN LOADS

THE FOLLOWING ARE THE DESIGN REQUIREMENTS:

STRUCTURAL DESIGN CRITERIA	
RISK CATEGORY	II
WIND DESIGN DATA	
BASIC WIND SPEED (3 SEC GUST)	120 MPH
EXPOSURE	B

REGISTERED PROFESSIONAL ENGINEER 72525PE OREGON JANUARY 08, 2009 CHARLES JOSEPH MARQUARDT

EXPIRES: 12-31-2016

STRUCTURAL STEEL

STRUCTURAL STEEL

ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL BE ASTM A992 FOR W-SECTIONS AND ASTM A36 FOR ALL OTHER SECTIONS, PLATES AND BARS. ALL RECTANGULAR HSS SECTIONS SHALL BE ASTM A500, GRADE B, FY= 46000 PSI AND ALL ROUND HSS SECTIONS SHALL BE ASTM A500, GRADE B, FY = 42000 PSI. ALL STRUCTURAL STEEL PIPE SHALL BE ASTM A53, GRADE B, TYPE E OR S, FY= 35000 PSI. ALL STEEL IN CONTACT WITH ALUMINUM TO BE STAINLESS OR HAVE A PROTECTIVE BARRIER TO PREVENT CORROSION.

UNLESS NOTED OTHERWISE, ALL BOLTS TO BE ASTM A307 AND ALL ANCHOR RODS TO BE ASTM F1554 GRADE 36, WITH MATCHING NUTS. ALL FASTENERS IN CONTACT WITH ALUMNIUM TO BE TYPE 304 STAINLESS STEEL WITH MATCHING NUTS OR HAVE A PROTECTIVE BARRIER TO PREVENT CORROSION. NUTS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION PER RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (RCSC) SPECIFICATION FOR STRUCTURAL JOINTS, SECTION 8.1.

ALL STRUCTURAL STEEL SHALL HAVE ONE COAT OF PRIMER, EXCEPT SURFACES TO BE EMBEDDED IN CONCRETE OR MASONRY. EMBEDDED SURFACES SHALL BE FREE OF CONTAMINANTS. ALL ZINC (GALV.) COATINGS ON IRON AND STEEL PRODUCTS SHALL CONFORM TO ASTM A123. REPAIRS OF GALVANIZED COATINGS ARE TO CONFORM TO ASTM A780. ALL EXPOSED STRUCTURAL STEEL TO HAVE ONE FINISH COAT OF RUST INHIBITING PAINT, COLOR BY OWNER.

ALL WELDING SHALL CONFORM TO AMERICAN WELDING SOCIETY (AWS) D1.1 USING E70XX ELECTRODES. WELD LENGTHS SHOWN ARE EFFECTIVE AS SPECIFIED PER THE SPECIFICATIONS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC). WELDING SHALL BE PERFORMED BY AWS CERTIFIED WELDERS FOR WELD TYPES SPECIFIED. WHERE WELD LENGTHS ARE NOT SHOWN, THE WELD SHALL BE FULL LENGTH OF MEMBERS BEING JOINED. ALL BUTT WELDS SHALL BE FULL PENETRATION WELDS UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS. ALL WELDS SHALL RECEIVE THE SAME FINISH COAT AS THE MEMBER BEING WELDED.

SPECIAL INSPECTION

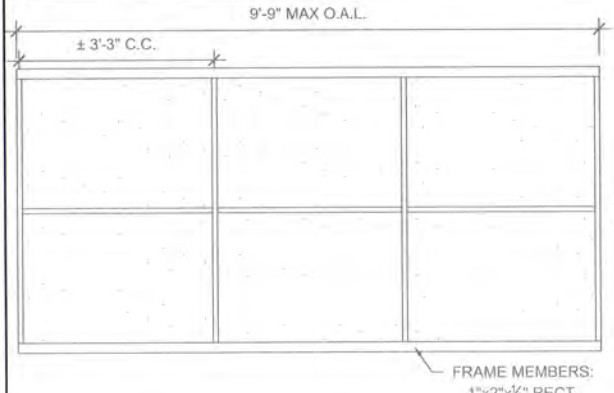
SPECIAL INSPECTION IS REQUIRED IN ACCORDANCE WITH IBC SECTION 1705 ON THE FOLLOWING ITEMS:

- STEEL CONSTRUCTION (FILLET WELDS EXCEEDING 5/16" AND FIELD WELDING AS APPLICABLE)

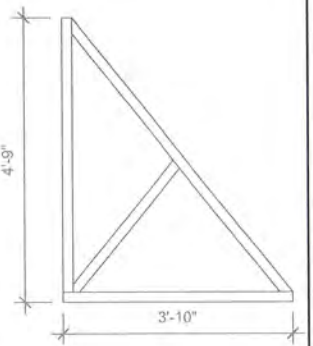
THE CONTRACTOR SHALL PROVIDE SUFFICIENT NOTICE TO ALLOW SCHEDULING OF SPECIAL INSPECTION. IT IS THE OWNERS RESPONSIBILITY TO PROVIDE SPECIAL INSPECTION BY A QUALIFIED THIRD PARTY, SUCH AS A TESTING AGENCY REVIEWED BY THE ENGINEER.

SULLAWAY ENGINEERING
10815 RANCHO BERNARDO RD., SUITE 260, SAN DIEGO, CA 92127
PROJECTMANAGER@SULLAWAYENG.COM
PHONE: 1-858-312-5150 FAX: 1-858-777-3534

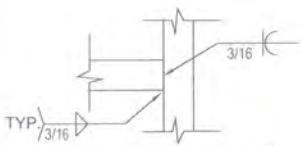
PROJECT:	MOD PIZZA - 815 SW 2ND AVE., PORTLAND, OR	DATE:	12/22/2014
PROJECT #:	7281	ENGINEER:	FN
CLIENT:	ILLUMINATED IMAGE	PAGES:	



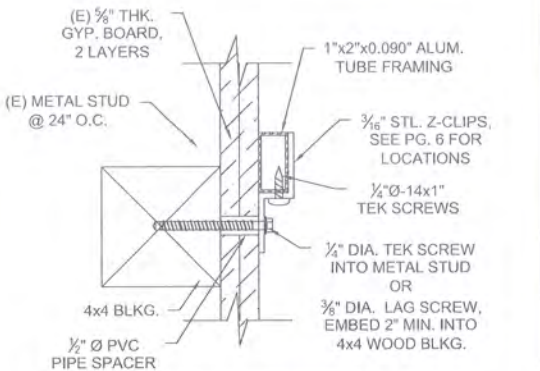
1 ELEVATION



2 SIDE ELEVATION



3 TYP. JOINT CONNECTION



4 Z-CLIP WALL ATTACHMENT DETAIL (TYP.)

REGISTERED PROFESSIONAL ENGINEER
84474PE
OREGON
JUNE 30, 2016
MICHAEL F. SULLAWAY

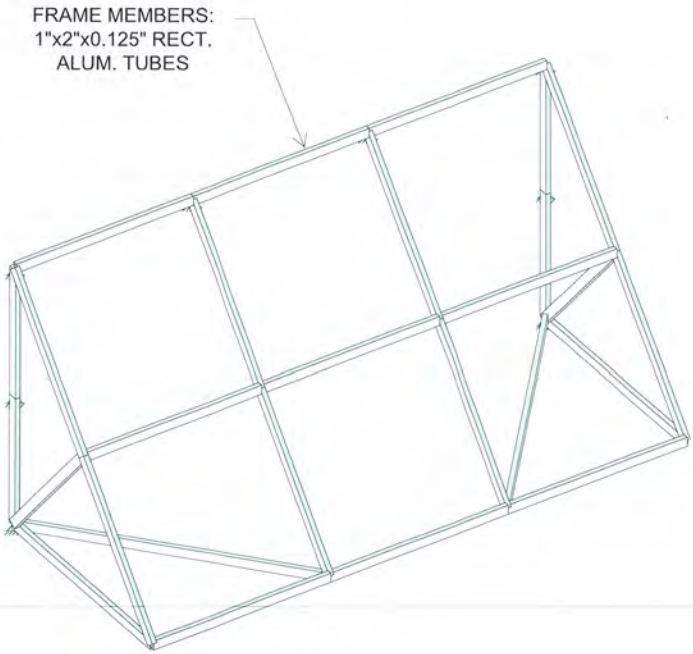
SIGNED:
12-22-14

GENERAL NOTES

1. DESIGN CODE: OSSC 2014 (IBC 2012)
2. DESIGN LOADS: ASCE 7-10
3. WIND VELOCITY 120 MPH EXPOSURE C
4. ROOF LIVE LOAD: 5 PSF
5. GROUND SNOW LOAD: 20 PSF
6. ALUMINUM ELEMENTS / EXTRUSION 6061-T6
7. PROVIDE PROTECTION AGAINST DISSIMILAR METALS
8. ITW BUILDEX TEKS SELF-DRILLING SCREWS PER ICC ESR-1976
9. LAG SCREWS PER NDS SPECIFICATIONS

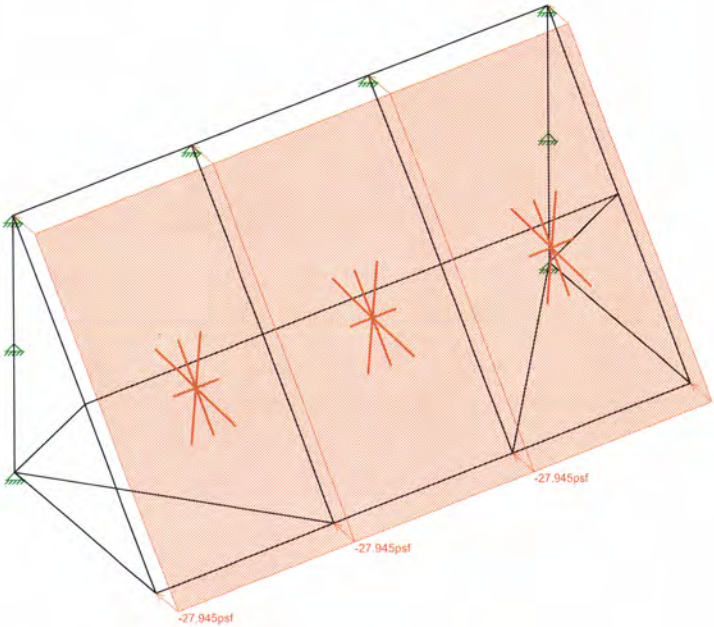
LU 14-225667 GHL EXH C-12

ISOMETRIC VIEW



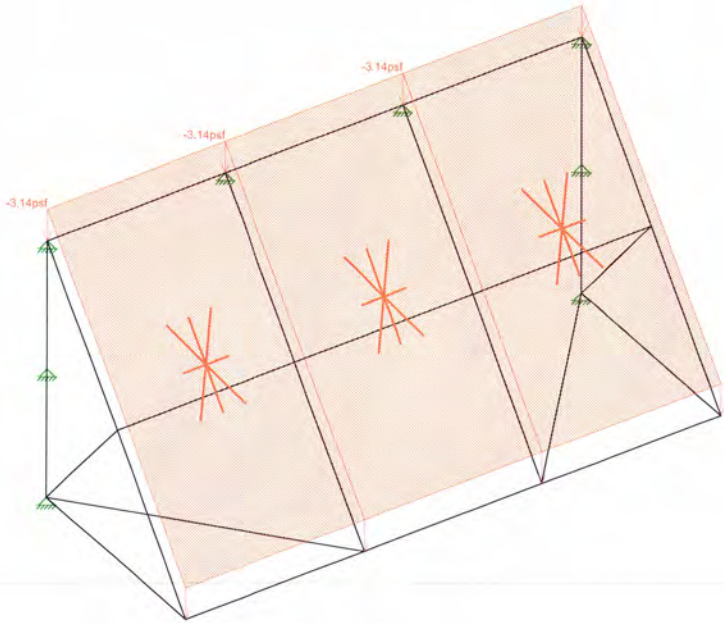
Solution: Envelope

APPLIED WIND LOAD:
Pnet = -35.91 PSF



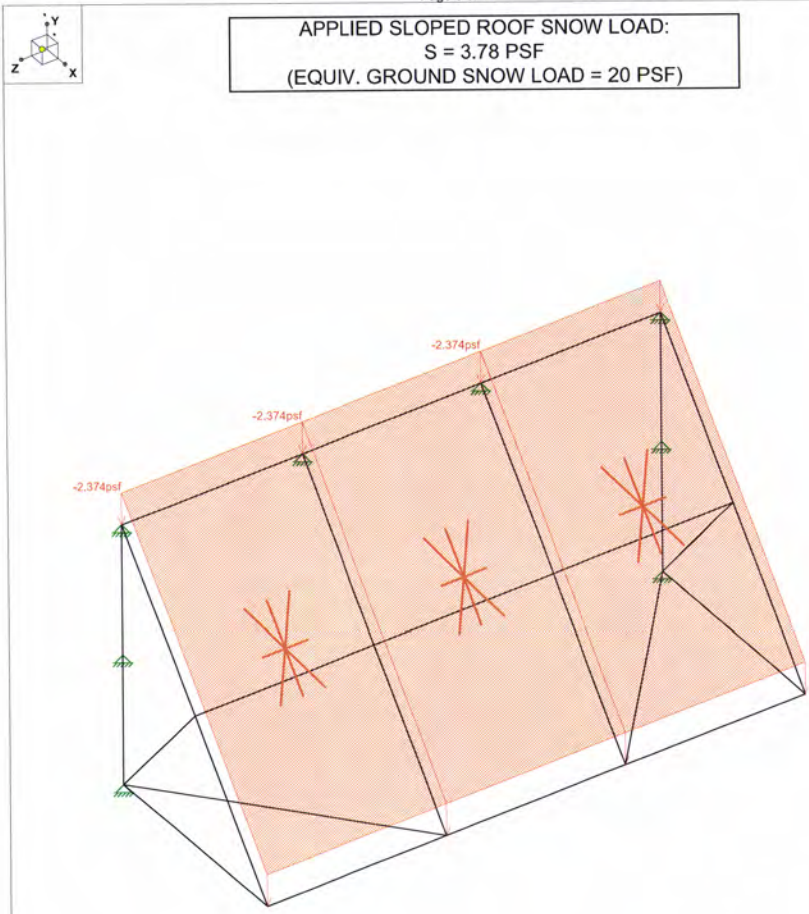
Loads: BLC 2, Wind
Solution: Envelope

# APPLIED ROOF LIVE LOAD:
Lr = 5 PSF



Loads: BLC 3, Roof Live
Solution: Envelope

APPLIED SLOPED ROOF SNOW LOAD:
S = 3.78 PSF
(EQUIV. GROUND SNOW LOAD = 20 PSF)



Loads: BLC 4, Snow
Solution: Envelope

BOUNDARY CONDITIONS:
PINNED JOINTS SHOW APPROX. LOCATION
OF Z-CLIP ATTACHMENTS

Solution: Envelope

SULLAWAY ENGINEERING
10815 Rancho Bernardo RD., SD, CA 92127
projectmanager@sullawayeng.com
Phone: 858-312-5150 Fax: 858-777-3534

PROJECT: MOD PIZZA - PORTLAND, OR
PROJ. NO.: 7281
CLIENT: ILLUMINATED IMAGE

DATE: 12/22/2014
ENGINEER: FN

building code; IBC 2012

units; pounds, feet unless noted otherwise

Applied Wind Loads; from ASCE 7-10

$p_{net} = \lambda\ K_{zt}\ I\ p_{net30}$ (ASCE 30.5-1)

$\lambda =$ 1.21 (ASCE Fig. 28.6-1)

$K_{zt} =$ 1.0 (unless unusual landscape) $I =$ 1 for structural category II

$V =$ 120 mph Exposure= c

Area= 46.3 ft^2

max. height= 12.8

max $p_{net30} =$ 23.38 psf $p_{net} =$ 28.30 psf

min $p_{net30} =$ -29.68 psf **$p_{net} =$ -35.91 psf**

Snow Load

Ground Snow Load:	$p_g =$	=	20	psf	
Exposure Factor:	$C_e =$	=	1.0		(ASCE 7-10, Table 7-2)
Thermal Factor:	$C_t =$	=	1.0		(ASCE 7-10, Table 7-3)
Importance Factor:	$I =$	=	1.0		(ASCE 7-05, Table 1.5-1)
Slope Factor:	$C_s =$	=	0.27		(slope at 46.5 deg., ASCE 7-10, Fig. 7-2a)
Flat Roof Snow Load:	$p_f = 0.7 * C_e * C_t * I * p_g$	=	14.0	psf	(ASCE 7-10, EQ. 7.3-1)
Sloped Roof Snow Load:	$p_s = C_s * p_f$	=	**3.78**	**psf**	(ASCE 7-10, EQ. 7.4-1)

Check Wall Connection

Forces per RISA Report - base on worst case N13:

$T_{max} =$ = 233 lbs

$V_{max} =$ = 108 lbs

Strength Capacity for 1/4" SDS Screw Into Existing Metal Stud

$T_{cap} =$ = 335 lbs total

$V_{cap} =$ = 1063 lbs

Combined Tension and Shear:

$(T_{max}/T_{cap}) + (V_{max}/V_{cap})$ = 0.80 < 1.0 **OK**

Allowable Strength Capacity for 3/8" Lag Screws Into Wood Blocking:

$d_{embed} =$ = 2.5 in

$d_{bolt} =$ = 0.375

$T_{cap} =$ 488 lbs/in = 1220 lbs total

$V_{cap} =$ = 187 lbs

Combined Tension and Shear:

$(T_{max}/T_{cap}) + (V_{max}/V_{cap})$ = 0.77 < 1.0 **OK**

Check 3-1/2"x1-1/4"x3/16" Z-Clip

Properties:

$\phi =$ = 0.9

$f_y =$ = 36 ksi

arm = = 0.625 in

$Z =$ $b * h^2 / 4 =$ 0.013 in^3

Forces:

$Mu =$ $T_{max} *$ arm = 0.146 k-in

$\phi Mn =$ $\phi * fy * Z =$ 0.427 k-in **OK**

LU 14-22567 GHL EXH C-12

Company : SULLAWAY ENGINEERING, INC.
Designer : FN
Job Number : 7281 MOD PIZZA - PORTLAND, OR Checked By: MFS

Global

Display Sections for Member Calcs	5
Max Internal Sections for Member Calcs	97
Include Shear Deformation?	Yes
Include Warping?	Yes
Trans Load Btwn Intersecting Wood Wall?	Yes
Increase Nailing Capacity for Wind?	Yes
Area Load Mesh (in^2)	144
Merge Tolerance (in)	.12
P-Delta Analysis Tolerance	0.50%
Include P-Delta for Walls?	Yes
Automaticly Iterate Stiffness for Walls?	Yes
Maximum Iteration Number for Wall Stiffness	3
Gravity Acceleration (in/sec^2)	386.4
Wall Mesh Size (in)	12
Eigensolution Convergence Tol. (1.E-)	4
Vertical Axis	Y
Global Member Orientation Plane	XZ
Static Solver	Sparse Accelerated
Dynamic Solver	Accelerated Solver

Hot Rolled Steel Code	AISC 14th(360-10): ASD
Adjust Stiffness?	Yes(Iterative)
RISAConnection Code	AISC 14th(360-10): ASD
Cold Formed Steel Code	AISI S100-10: ASD
Wood Code	AF&PA NDS-12: ASD
Wood Temperature	< 100F
Concrete Code	ACI 318-11
Masonry Code	ACI 530-11: ASD
Aluminum Code	AA ADM1-10: ASD - Building

Number of Shear Regions	4
Region Spacing Increment (in)	4
Biaxial Column Method	Exact Integration
Parme Beta Factor (PCA)	.65
Concrete Stress Block	Rectangular
Use Cracked Sections?	Yes
Bad Framing Warnings?	No
Unused Force Warnings?	Yes
Min 1 Bar Diam. Spacing?	No
Concrete Rebar Set	REBAR_SET_ASTMA615
Min % Steel for Column	1
Max % Steel for Column	8

LU 14-22567 GHL EXH C-12

Company : SULLAWAY ENGINEERING, INC.
Designer : FN
Job Number : 7281 MOD PIZZA - PORTLAND, OR Checked By: MFS

Global, Continued

Seismic Code	ASCE 7-10
Seismic Base Elevation (in)	Not Entered
Add Base Weight?	Yes
Ct Z	.02
Ct X	.02
T Z (sec)	Not Entered
T X (sec)	Not Entered
R Z	3
R X	3
Ct Exp. Z	.75
Ct Exp. X	.75
SD1	1
SDS	1
S1	1
TL (sec)	5
Risk Cat	I or II
Seismic Detailing Code	ASCE 7-05
Om Z	1
Om X	1
Rho Z	1
Rho X	1

Aluminum Properties

	Label	E [ksi]	G [ksi]	Nu	Therm (...	Density[...	Table B.4	kt	Ftu[ksi]	Fty[ksi]	Fcy[ksi]	Fsu[ksi]	Ct
1	3003-H14	10100	3787.5	.33	1.3	.173	Table B....	1	19	16	13	12	141
2	6061-T6	10100	3787.5	.33	1.3	.173	Table B....	1	38	35	35	24	141
3	6063-T5	10100	3787.5	.33	1.3	.173	Table B....	1	22	16	16	13	141
4	6063-T6	10100	3787.5	.33	1.3	.173	Table B....	1	30	25	25	19	141
5	5052-H34	10200	3787.5	.33	1.3	.173	Table B....	1	34	26	24	20	141
6	6061-T6 W	10100	3787.5	.33	1.3	.173	Table B....	1	24	15	15	15	141

Aluminum Section Sets

	Label	Shape	Type	Design List	Material	Design Rul...	A [in2]	Iyy [in4]	Izz [in4]	J [in4]
1	1x1x0.125	RT1X1X0.125	Beam	Rectangular Tubes	6061-T6 W	Typical	.438	.057	.057	.084
2	1x2x0.125	RT1X2X0.125	Beam	Rectangular Tubes	6061-T6 W	Typical	.688	.105	.332	.245

Member Area Loads (BLC 2 : Wind)

	Joint A	Joint B	Joint C	Joint D	Direction	Distribution	Magnitude[psf]
1	N15	N11	N10	N14	L	Two Way	-35.91
2	N11	N7	N6	N10	L	Two Way	-35.91
3	N7	N3	N2	N6	L	Two Way	-35.91

Member Area Loads (BLC 3 : Roof Live)

	Joint A	Joint B	Joint C	Joint D	Direction	Distribution	Magnitude[psf]
1	N14	N10	N11	N15	V	Two Way	-5
2	N10	N6	N7	N11	V	Two Way	-5
3	N6	N2	N3	N7	V	Two Way	-5

Member Area Loads (BLC 4 : Snow)

	Joint A	Joint B	Joint C	Joint D	Direction	Distribution	Magnitude[psf]
1	N14	N10	N11	N15	V	Two Way	-3.78
2	N10	N6	N7	N11	V	Two Way	-3.78
3	N6	N2	N3	N7	V	Two Way	-3.78

LW 14-22567 GHL EXH C-12

Company : SULLAWAY ENGINEERING, INC.
Designer : FN
Job Number : 7281 MOD PIZZA - PORTLAND, OR Checked By: MFS

Basic Load Cases

	BLC Description	Category	X Gravity	Y Gravity	Z Gravity	Joint	Point	Distributed	Area(Me...	Surface(...
1	Dead	DL		-1						
2	Wind	WL							3	
3	Roof Live	RLL							3	
4	Snow	SL							3	
5	BLC 3 Transient Ar...	None						21		
6	BLC 4 Transient Ar...	None						21		
7	BLC 2 Transient Ar...	None						41		

Load Combinations

	Description	Sol...	PD...	SR...	BLC	Factor	BLC	Factor	BLC	Factor	BLC	Factor	BLC	Factor	BLC	Factor	BLC	Factor
1	D	Yes	Y		1	1												
2	D+Lr	Yes	Y		1	1	3	1										
3	D+S	Yes	Y		1	1	4	1										
4	D+0.75Lr	Yes	Y		1	1	3	.75										
5	D+0.75S	Yes	Y		1	1	4	.75										
6	D+0.6W	Yes	Y		1	1	2	.6										
7	D-0.6W	Yes	Y		1	1	2	-.6										
8	D+0.45W+0.75Lr	Yes	Y		1	1	2	.45	3	.75								
9	D-0.4W+0.75Lr	Yes	Y		1	1	2	-.45	3	.75								
10	D+0.45W+0.75S	Yes	Y		1	1	2	.45	4	.75								
11	D-0.45W+0.75S	Yes	Y		1	1	2	-.45	4	.75								
12	0.6D+0.6W	Yes	Y		1	1	2	.6										
13	0.6D-0.6W	Yes	Y		1	1	2	-.6										

Envelope Joint Reactions

	Joint		X [k]	LC	Y [k]	LC	Z [k]	LC	MX [k-ft]	LC	MY [k-ft]	LC	MZ [k-ft]	LC
1	N14	max	.07	6	.08	7	.002	9	0	1	0	1	0	1
2		min	-.081	7	-.061	6	-.002	6	0	1	0	1	0	1
3	N10	max	.164	6	.08	9	0	6	0	1	0	1	0	1
4		min	-.179	7	-.013	6	0	7	0	1	0	1	0	1
5	N6	max	.164	6	.08	9	0	7	0	1	0	1	0	1
6		min	-.179	7	-.013	6	0	6	0	1	0	1	0	1
7	N2	max	.07	6	.08	7	.002	6	0	1	0	1	0	1
8		min	-.081	7	-.061	6	-.002	9	0	1	0	1	0	1
9	N1	max	.26	6	.108	6	.165	6	0	1	0	1	0	1
10		min	-.233	7	-.088	7	-.15	7	0	1	0	1	0	1
11	N13	max	.26	6	.108	6	.15	7	0	1	0	1	0	1
12		min	-.233	7	-.088	7	-.165	6	0	1	0	1	0	1
13	N17	max	.005	6	.002	6	.002	6	0	1	0	1	0	1
14		min	-.006	7	.002	1	-.002	7	0	1	0	1	0	1
15	N18	max	.005	6	.002	6	.002	7	0	1	0	1	0	1
16		min	-.006	7	.002	1	-.002	6	0	1	0	1	0	1
17	Totals:	max	.998	6	.259	2	0	11						
18		min	-.998	7	.072	7	0	8						

Envelope AA ADM1-10: ASD - Building Aluminum Code Checks

	Member	Shape	Code C...	Loc[in]	LC	Shear ...	Loc[in]	Dir	LC	Pnc/O...	Pnt/Om...	Mny/O...	Mnz/O...	Vny/O...	Vnz/O...	Cb	Eqn
1	M3	RT1X2X0...	.069	0	6	.011	0	z	6	2.454	6.255	.159	.251	2.216	.852	1	H.1-1
2	M13	RT1X2X0...	.070	0	6	.032	0	z	6	3.791	6.255	.159	.252	2.216	.852	1	H.1-1
3	M15	RT1X2X0...	.069	0	6	.011	0	z	6	2.454	6.255	.159	.251	2.216	.852	1	H.1-1
4	M12A	RT1X2X0...	.134	39	6	.199	35.344	z	6	2.988	6.255	.159	.252	2.216	.852	1	H.1-1
5	M13A	RT1X2X0...	.077	39	7	.022	35.344	z	6	2.988	6.255	.159	.252	2.216	.852	1	H.1-1

LW 14-22567 GHL EXH C-12

Company : SULLAWAY ENGINEERING, INC.
Designer : FN
Job Number : 7281 MOD PIZZA - PORTLAND, OR Checked By: MFS

Envelope AA ADM1-10: ASD - Building Aluminum Code Checks (Continued)

	Member	Shape	Code C...	Loc[in]	LC	Shear ...	Loc[in]	Dir	LC	Pnc/O...	Pnt/Om...	Mny/O...	Mnz/O...	Vny/O...	Vnz/O...	Cb	Eqn
6	M14A	RT1X2X0...	.134	0	6	.199	0	z	6	2.988	6.255	.159	.252	2.216	.852	1	H.1-1
7	M19	RT1X2X0...	.070	0	6	.032	0	z	6	3.791	6.255	.159	.252	2.216	.852	1	H.1-1
8	M21	RT1X2X0...	.222	39	6	.149	35.344	z	6	2.988	6.255	.159	.252	2.216	.852	1	H.1-1
9	M22	RT1X2X0...	.164	0	6	.022	0	z	6	2.988	6.255	.159	.252	2.216	.852	1	H.1-1
10	M23	RT1X2X0...	.222	0	6	.149	0	z	6	2.988	6.255	.159	.252	2.216	.852	1	H.1-1
11	M11	RT1X2X0...	.087	8.393	6	.070	0	z	6	3.17	6.255	.159	.252	2.216	.852	1	H.1-1
12	M12	RT1X2X0...	.498	36.623	6	.092	0	y	6	3.17	6.255	.159	.252	2.216	.852	1	H.1-1
13	M13B	RT1X2X0...	.498	36.623	6	.092	0	y	6	3.17	6.255	.159	.252	2.216	.852	1	H.1-1
14	M14	RT1X2X0...	.087	8.393	6	.070	0	z	6	3.17	6.255	.159	.252	2.216	.852	1	H.1-1
15	M15A	RT1X2X0...	.095	0	6	.077	0	z	6	3.17	6.255	.159	.252	2.216	.852	1	H.1-1
16	M16	RT1X2X0...	.511	0	6	.086	36.623	y	6	3.17	6.255	.159	.252	2.216	.852	1	H.1-1
17	M17	RT1X2X0...	.511	0	6	.086	36.623	y	6	3.17	6.255	.159	.252	2.216	.852	1	H.1-1
18	M18	RT1X2X0...	.095	0	6	.077	0	z	6	3.17	6.255	.159	.252	2.216	.852	1	H.1-1
19	M19A	RT1X2X0...	.288	36.623	6	.059	0	z	6	3.17	6.255	.159	.252	2.216	.852	1	H.1-1
20	M20	RT1X2X0...	.411	0	6	.065	0	z	6	2.988	6.255	.159	.252	2.216	.852	1	H.1-1
21	M21A	RT1X2X0...	.297	19.5	6	.043	35.344	z	6	2.988	6.255	.159	.252	2.216	.852	1	H.1-1
22	M22A	RT1X2X0...	.411	39	6	.065	35.344	z	6	2.988	6.255	.159	.252	2.216	.852	1	H.1-1
23	M23A	RT1X2X0...	.288	0	6	.059	0	z	6	3.17	6.255	.159	.252	2.216	.852	1	H.1-1
24	M26	RT1X2X0...	.075	28.5	6	.029	0	z	6	3.791	6.255	.159	.252	2.216	.852	1	H.1-1
25	M27	RT1X2X0...	.075	28.5	6	.029	0	z	6	3.791	6.255	.159	.252	2.216	.852	1	H.1-1
26	M26A	RT1X2X0...	.433	0	6	.063	0	z	6	1.483	6.255	.159	.247	2.216	.852	1	H.1-1
27	M27A	RT1X2X0...	.433	0	6	.063	0	z	6	1.483	6.255	.159	.247	2.216	.852	1	H.1-1

LU 14-225 67 GHL EXH C-12