



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
FROM CONCEPT TO CONSTRUCTION

Ted Wheeler, Mayor  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** May 30, 2019  
**To:** Interested Person  
**From:** Hillary Adam, Land Use Services  
503-823-3581 / [Hillary.Adam@portlandoregon.gov](mailto:Hillary.Adam@portlandoregon.gov)

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

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision 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 19-136780 HR – NEW SIGN**

#### **GENERAL INFORMATION**

**Applicant:** Cyndi Stocks, Applicant  
Security Signs, Inc  
2424 SE Holgate Blvd  
Portland, OR 97202

**Owner:** B13 Investors LLC, Owner  
111 SW Columbia St #1380  
Portland, OR 97201-5845

**Site Address:** 110 SW YAMHILL ST

**Legal Description:** BLOCK 13 LOT 1-3 LOT 5-7 EXC PT IN ST, PORTLAND  
**Tax Account No.:** R667702210, R667702210, R667702210  
**State ID No.:** 1S1E03BA 02400, 1S1E03BA 02400, 1S1E03BA 02400  
**Quarter Section:** 3129

**Neighborhood:** Portland Downtown, contact Wendy Rahm at [wwrahm@aol.com](mailto:wwrahm@aol.com).  
**Business District:** Downtown Retail Council, contact at [lfrisch@portlandalliance.com](mailto:lfrisch@portlandalliance.com)  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** Central City - Downtown  
**Other Designations:** Non-contributing resource in the Yamhill Historic District, listed in the National Register of Historic Places on July 30, 1976

**Zoning:** CXd – Central Commercial with Design and Historic Resource Protection overlays  
**Case Type:** HR – Historic Resource Review  
**Procedure:** Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

**Proposal:**

The applicant proposes one new internally-illuminated sign measuring 3'-1 ¾" (w) x 9'-6" (h) x 6" (d), to be constructed of 11-gauge (.090" thick) aluminum with push-through acrylic letters and vinyl graphic, mounted at the southwest corner of the property 12'-10" above the sidewalk.

Historic Resource Review is required for new signs within a historic district.

**Relevant Approval Criteria:**

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

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

**ANALYSIS**

**Site and Vicinity:** The subject property occupies three-quarters of a block and is two stories tall. The site was created by the agglomeration of smaller properties and was redeveloped into its current form, as a "festival marketplace," in 1986, well after the listing of the Yamhill Historic District. As designed, the building focuses inwardly to a sky-lit courtyard. The structural scheme is diagonal to the street grid. Although the drop is subtle, the near full-block footprint of the building contributes to the northeast corner being substantially lower than the southwest. The building occupies the center of the Yamhill Historic District, which is small and has a low ration of contributing to non-contributing resources.

The Yamhill Historic District, listed in the National Register of Historic Places on July 30, 1976, is significant as an area with a high concentration of late Nineteenth Century commercial buildings, and especially those featuring cast iron facade elements. The block occupied by the subject site includes three contributing buildings, one at its southeast corner and two at the northwest.

**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 Overlay (d) Zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The Design Overlay Zone also promotes quality high-density development adjacent to transit facilities. 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 or compliance with the Community Design Standards. In addition, design review or compliance with the Community Design Standards ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The Historic Resource Protection Overlay Zone 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.

The Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation Management Plan. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area. The site is within the Downtown Subdistrict of this plan district.

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

- **VZ 316-81:** approval of a variance to reduce the dimensions for a loading bay from the required 60' long by 12' wide by 13' high to 24' long by 12' wide by 11.5' high to construct a 2-story food-oriented retail project with partial basement and a rooftop restaurant;
- **HL 16-82:** approval of signage;
- **HL 29-83:** approval of awning and bike racks;
- **HL 78-83:** approval of entry gates;
- **HL 50-86:** approval of directories;
- **LUR 93-00044 DZ:** Design Review approval to relocate 2 existing retail tenants and replace one existing overhead sectional door with storefront;
- **LUR 93-00246 DZ:** Design Review approval to install rooftop mechanical units;
- **LUR 93-00730 DZ:** Design Review approval to install rooftop mechanical units and screening;
- **LUR 93-00777 DZ:** Design Review approval to install satellite dishes on the roof;
- **LUR 94-00647 DZ:** Design Review approval for change to (4) existing neon wall signs: All approved as per the approved plans and elevations stamped and dated September 13, 1994, (Exhibit B, C1 attached) and are subject to the following conditions: A. The new sign tubing must be installed directly on the building wall itself with no backer board;
- **LUR 97-00894 HDZ:** Historic Design Review approval to recover nine existing awnings frames with new fabric and color. The awnings are not illuminated and no logos or signage are proposed;
- **LUR 98-00071 HDZ:** Historic Design Review approval to replace (4) existing neon signs (two at the corner of Second and Taylor and two at the corner of First and Yamhill) with black pan channel letters outlined with yellow neon;
- **LUR 00-00354 HDZ:** Design Review approval to replace (4) existing neon signs (two at the corner of Second and Taylor and two at the corner of First and Yamhill) with black pan channel letters outlined with yellow neon with (4) 48 square feet, 5" thick and will be internally illuminated signs;
- **EA 13-169691 PC:** Pre-Application Conference for a Type III Historic Resource Review to allow exterior alterations to an existing building in the Yamhill Historic District. Exterior changes include replacing the existing EIFS skin and aluminum windows with a brick masonry veneer and more expansive window system, creating a new main entry on SW Taylor Street, providing new entry canopies, relocating the loading bay to SW First Avenue, adding planters on a portion of the building roof, as well as installing new lighting and signage. A modification is requested to reduce the number of required loading spaces from two to one;
- **EA 13-180770 DA:** Design Advice for Non-Contributing Building in the Yamhill Historic District (Landmarks Commission); and
- **LU 13-185512 HR:** Historic Landmarks Commission approval of a Type III Historic Resource Review with modification(s) for exterior alterations to a non-contributing resource in the Yamhill Historic District. Modifications approved to 33.266.310 Loading Standards to reduce the number of loading bays from two to one; and to reduce the overhead clearance height from 13 feet to 12 feet.
- **LU 16-28493 HR:** Historic Resource Review approval to reconfigure a single storefront bay and install three (3) mechanical units and associated ductwork on an existing, two-story, non-contributing building in the Yamhill Historic District.
- **LU 17-229922 HR:** Historic Resource Review approval for a new rooftop small cell radio transmission facility.

**Agency Review:** A Notice of Proposal in your Neighborhood was mailed on **April 26, 2019**. The following Bureaus have responded with no issues or concerns about the proposal:

- Bureau of Transportation Engineering (Ex. E-1)
- Life Safety Division of BDS (Ex. E-2)
- Water Bureau (Ex. E-3)
- Bureau of Environmental Services
- Fire Bureau
- Site Development Section of BDS

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on **April 26, 2019**. 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.

#### **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 sign will be attached to an existing sign structural supports and therefore will preserve the existing exterior materials of the building. *This guideline is 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 proposed sign is designed to fit within the upper and lower elements of the existing sign structure which will ensure that the proposed sign will fit within the vertical dimension of the second story windows, which will help the sign have a more coherent presence with the building. *This guideline is 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:** As is noted above, the sign is designed to fit within the vertical dimensions of the second story windows and will be internally illuminated within minimal lighted portions relative to sign face area, which will ensure that the lighting is not overwhelming. *This guideline is met.*

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

- 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.

**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.

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

**Findings for B2, C7, and C8:** The proposed sign is located well above the pedestrian zone, situated between the vertical dimensions of the second story windows, and is responsive to the location of the office tenant identified by the sign. The sign is located at the southwest corner of the building and is secured to the building using existing sign supports. *These guidelines are met.*

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

**C2. Promote Quality and Permanence in Development.** Use design principles and building materials that promote quality and permanence.

**C3. Respect Architectural Integrity.** Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.

**C5. Design for Coherency.** Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

**C13. Integrate Signs.** Integrate signs and their associated structural components with the building's overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline.

**Findings for A4, C2, C3, C5, and C13:** As is noted above, the sign will use the existing sign structure to secure it to the building, and this will not impact the existing architecture. The sign's vertical dimensions will match that of the second story windows which will enhance the coherency and integration of the proposed sign with the existing building. The sign is proposed to be constructed of 11 gauge aluminum with push through acrylic letters and graphics to be internally-illuminated with LED lighting. Because the routing of the lighting conduit was not shown on the drawings, a condition of approval has been added that all conduit shall be routed through the sign structure and shall not be exposed at the exterior of the building in order to ensure a coherent and clean installation of the illuminated sign.

*With the condition of approval that all conduit shall be routed through the sign structure and shall not be exposed at the exterior of the building, these guidelines are met.*

## **DEVELOPMENT STANDARDS**

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all requirements of Title 11 can be met, and that all development standards of Title 33 can be met or have received an Adjustment or Modification via a land use review, prior to the approval of a building or zoning permit.

## CONCLUSIONS

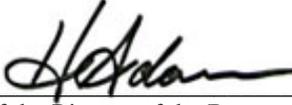
The proposed sign is designed to fit within the parameters of the existing sign structure and will be modestly illuminated so that the sign is not overwhelming to the adjacent surroundings. The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior 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

This approval for one new internally-illuminated sign measuring 3'-1 3/4" (w) x 9'-6" (h) x 6" (d), to be constructed of 11-gauge (.090" thick) aluminum with push-through acrylic letters and vinyl graphic, mounted at the southwest corner of the property 12'-10" above the sidewalk is per the approved site plans, Exhibits C-1 through C-5, signed and dated May 28, 2019, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through D) must be noted on each of the four required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE- Case File LU 19-136780 HR ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.
- D. All conduit shall be routed through the sign structure and shall not be exposed at the exterior of the building.

**Staff Planner: Hillary Adam**

**Decision rendered by:**  **on May 28, 2019**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: May 30, 2019**

**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 March 22, 2019, and was determined to be complete on April 22, 2019.

*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 March 22, 2019.

*ORS 227.178* states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: August 20, 2019.**

**Some of the information contained in this report was provided by the applicant.**

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

**Conditions of Approval.** If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

**This decision, and any conditions associated with it, is final.** It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further information.

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

**Recording the final decision.**

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **May 30, 2019** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

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

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

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

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

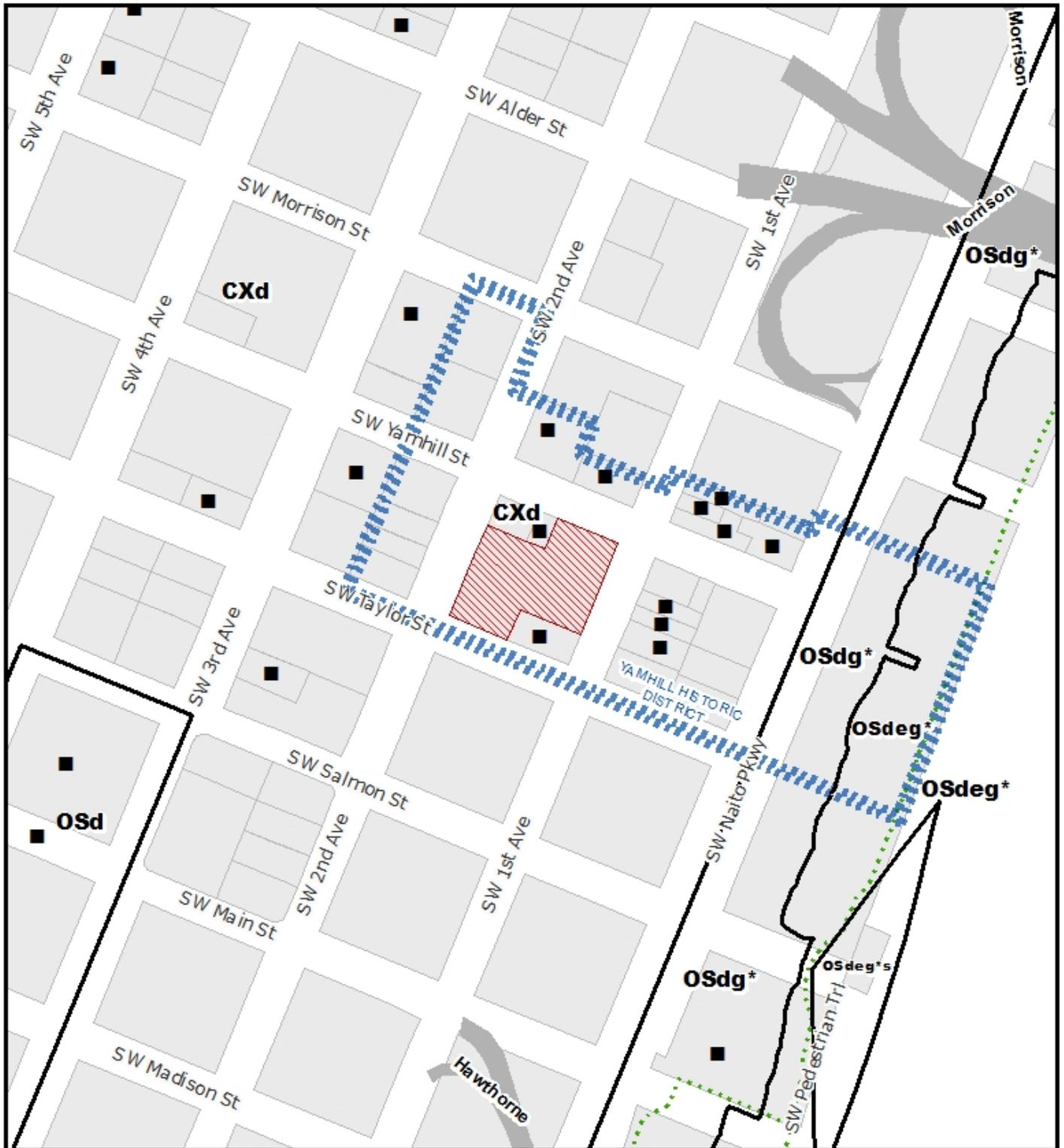
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
  - 1. Narrative
  - 2. Original Drawing Submittal
  - 3. Completeness Response
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. Elevations
  - 3. Sign Details (attached)
  - 4. Engineering
  - 5. Photo Simulation
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Bureau of Transportation Engineering and Development Review
  - 2. Life Safety Division of BDS
  - 3. Water Bureau
- F. Correspondence: none
- G. Other:
  - 1. Original LU Application
  - 2. Incomplete Letter, dated April 16, 2019

**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

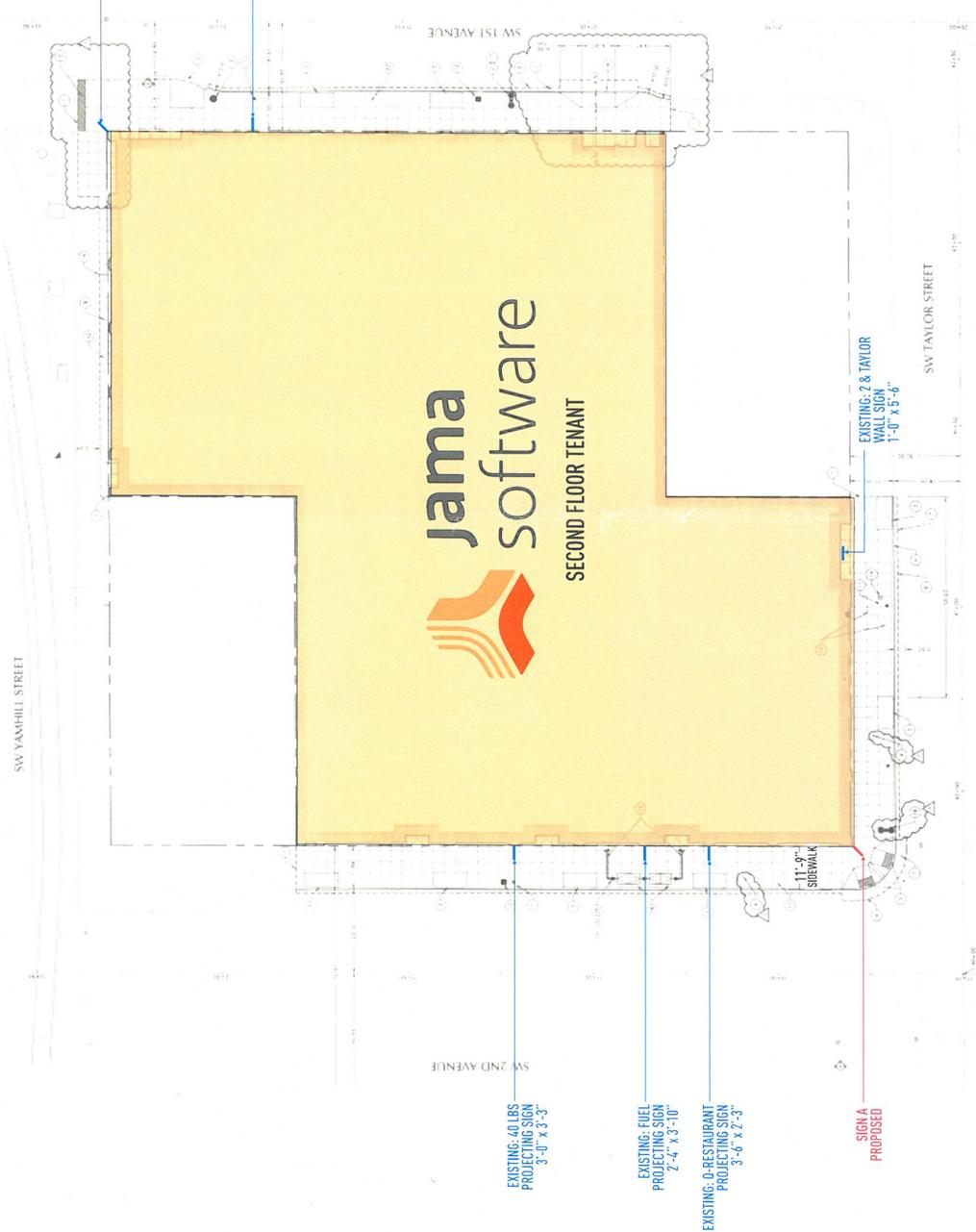
NORTH

THIS SITE LIES WITHIN THE:  
 CENTRAL CITY PLAN DISTRICT  
 DOWNTOWN SUBDISTRICT  
 YAMHILL HISTORIC DISTRICT

-  Site
-  Historic Landmark
-  Bridge
-  Recreational Trails

File No.	LU 19-136780 HR
1/4 Section	3129
Scale	1 inch = 200 feet
State ID	1S1E03BA 2400
Exhibit	B Mar 27, 2019

# SITE PLAN



**\*Approved\***  
**City of Portland**  
 Bureau of Development Services  
 Planner: *[Signature]*  
 Date: *5/28/19*  
 \* This approval applies only to the reviews requested and is subject to all conditions of approval.  
 Additional zoning requirements may apply.  
 SCALE: 1" = 30'-0"

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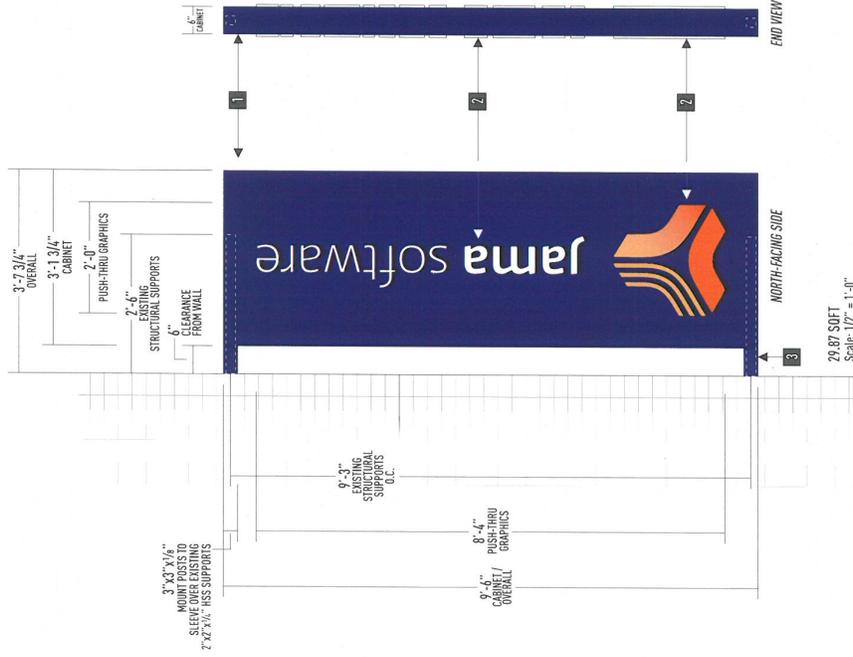


JAMA SOFTWARE | 135 SW TAYLOR SUITE 200 | PORTLAND, OR

Account Manager: Ed Mercer  
 Date: 05.03.2019  
 Drawing: 19-JF728R1L  
 Sheet: 2 of 8

C-1

# SIGN TYPE A - DETAILS



**Sign Type A**  
Illuminated.  
Manufacture and install one (1) DIF projecting blade sign with push-thru graphics.

**1. CABINET**  
Construction: fabricated aluminum  
Face: .099" routed aluminum  
All painted to match PMS 2766 C  
Retainer: None  
Illumination: White LEDs

**2. GRAPHICS**  
Material: 3/4" push-thru acrylic with:  
- 3M 230-20 White translucent vinyl applied  
1st surface and white diffuser 2nd surface  
- custom solid and gradient printed to match brand colors PMS 775 C and PMS 173 C applied 1st surface

**3. MOUNT POSTS**  
Material: 3" x3" x1/8" aluminum square tube, painted to match PMS 2766 C

**4. INSTALLATION**  
Wall Type: Brick  
Mounting: Sleeve over existing 2"x2"x1/2" HSS integrated support structure and mechanically secure with countersunk hardware along top and bottom; hardware painted to match cabinet  
**ENGINEERING REQUIRED**  
Power Supplies: Internally mounted  
Primary: One dedicated 120v/20amp circuit for sign(s) that supplies no other loads

Remove and dispose of existing blade sign



**City of Portland**  
Bureau of Development Services  
Planner *[Signature]*  
Date *5/28/19*

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



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Account Manager: Ed Mercer | Date: 05.03.2019 | Drawing: 19-JF128R11 | Sheet: 4 of 8

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