



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

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
503-823-7300
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TTY 503-823-6868
www.portlandonline.com/bds

Date: Tuesday, February 10, 2009
To: Interested Person
From: Kate Marcello, Land Use Services
503-823-9162 / kate.marcello@ci.portland.or.us

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

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 08-190050 DZ **NEW SIGNAGE AT TOOL SHOP IN CENTRAL EASTSIDE**

GENERAL INFORMATION

Applicant: Larry Azeltine, EDS Sign Company
P.O. Box 2376 / Wilsonville OR 97070
(503) 582-8400

Owner: 11th Avenue Investment LLC
602 SE 11th Ave / Portland, OR 97214-2405

Site Address: 602 SE 11th Avenue

Legal Description: LOT 1&2 BLOCK 243, EAST PORTLAND; N 1/2 OF LOT 3 BLOCK 243, EAST PORTLAND; S 1/2 OF LOT 3 BLOCK 243 EXC S 47' LOT 4 BLOCK 243, EAST PORTLAND

Tax Account No.: R226516270, R226516290, R226516300

State ID No.: 1S1E02BA 07200, 1S1E02BA 07300, 1S1E02BA 07400

Quarter Section: 3131

Neighborhood: Buckman, contact Susan Lindsay at 503-725-8257.

Business District: Central Eastside Industrial Council, contact Chris Hammond at 503-309-1971.

District Coalition: Southeast Uplift, contact Cece Hughley Noel at 503-232-0010.

Plan District: Central City Plan District; Central Eastside Sub-district

Zoning: Central Employment base zone; Design overlay zone (EXd)

Case Type: Design Review (DZ)

Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal: The applicant requests Design Review approval for new signage to be installed on the building façade at 602 SE 11th Avenue. The signage would be installed on the west façade, which is the building's front façade. The signage would consist of digital-image print graphics/logos on a white adhesive back, mounted to 3mm-thick aluminum laminate panels. The panels would be installed end-to-end as a signage band running horizontally across the building façade. A four-

inch-wide white divider panel would be placed between each signage panel. Each panel would be 2'-6" tall. The length of each signage panel would vary depending on the logo contained therein. The signage would be installed on the concrete façade of the building using aluminum angles and L-brackets. The angles would hold the signage off the face of the building by about 1 ½".

Existing signage on the building consists of one 24-square-foot projecting sign. It will be retained. The area of proposed new signage is about 168 square feet, bringing the building's total signage area to about 192 square feet.

Because the proposal is for non-exempt exterior alterations to an existing building on a site with design overlay zoning in the Central City Plan District, Design Review is required prior to the issuance of building permits.

Relevant Approval Criteria:

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

- Title 32 Sign Code;
- 33.825 Design Review;
- *Central City Fundamental Design Guidelines*; and
- *Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan*.

ANALYSIS

Site and Vicinity: The site is located on the block bounded by SE 11th Avenue, SE Washington Street, SE 12th Avenue, and SE Alder Street. The site is located in the Central Eastside Industrial District, in Buckman neighborhood. The existing concrete building on the site was constructed in 1958. The building has frontage on SE 11th Avenue and SE Washington Street. The front of the building faces SE 11th Avenue. The building's current tenant is Charles H. Day tool company. Other businesses on the block include a screen-printer, importing company, metal fabricator, and tool supply company. The surrounding area contains a variety of uses such as a hardware store, apartment buildings, a church and associated park, social service agencies, a nightclub, a convenience store, and restaurants.

With regard to transportation in the area, Portland's Transportation System Plan has classified SE 11th Avenue as a Traffic Access Street, Transit Access Street, City Bikeway, City Walkway, and Community Corridor.

Zoning: The Central Employment (EX) zone allows mixed uses and is intended for areas in the center of the City that have predominantly industrial type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area.

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

Land Use History: City records indicate no prior land use reviews for this site.

Agency Review: A *Notice of Proposal in Your Neighborhood* was mailed on January 12, 2009, 2008. The following Bureaus have responded with no issues or concerns:

- Portland Fire & Rescue;
- Portland Water Bureau;

- Bureau of Environmental Services;
 - Urban Forestry Division of Portland Parks & Recreation;
 - Development Review Section of the Bureau of Transportation; and
 - Site Development Section of the Bureau of Development Services.
- Life Safety (Building Code) Section of the Bureau of Development Services responded with comments. Please see Exhibit E-1 for details.

Neighborhood Review: A *Notice of Proposal in Your Neighborhood* was mailed on January 12, 2009. No written comments in response to the proposal have been received from the neighborhood association (Buckman Community Association) or notified property owners.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055 Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d). Therefore the proposal requires Design Review approval. Because the site is located generally within the Central City Plan District, the applicable design guidelines are the Central City Plan Fundamental Design Guidelines. As the site is also specifically located within the Design Zone of the Central Eastside District, the Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan also apply.

Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan and Central City Fundamental Design Guidelines

The Central Eastside is a unique neighborhood. The property and business owners are proud of the district's heritage and service to the community and region. Light industry, distribution/warehousing, and transportation are important components of the district's personality. To the general public, retail stores and commercial businesses provide the central focus within the district.

The underlying urban design objective for the Central Eastside is to capitalize on and emphasize its unique assets in a manner that is respectful, supportive, creative and compatible with each area as a whole. Part of the charm and character of the Central Eastside District, which should be celebrated, is its eclectic mixture of building types and uses. An additional strength, which should be built on, is the pattern of pedestrian friendly retail uses on Grand Avenue, East Burnside and Morrison Streets, as well as portions of 11th and 12th Avenues.

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 Eastside Design Goals

The following goals and objectives define the urban design vision for new development and other improvements in the Central Eastside:

- Encourage the special distinction and identity of the design review areas of the Central Eastside District.
- Provide continuity between the Central Eastside and the Lloyd District.
- Provide continuity between the Central Eastside and the river, downtown, and adjacent residential neighborhoods.
- Enhance the safety, convenience, pleasure, and comfort of pedestrians.

Central City Fundamental Design Guidelines

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

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

Central City Plan Design Goals

This set of goals has been developed to guide development throughout the Central City. The goals apply within the eight Central City sub-districts, or policy areas. The nine goals for design review within the Central City and its sub-districts are as follows:

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

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

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.

C4. Complement the Context of Existing Buildings.

Complement the context of existing buildings by using and adding to the local design vocabulary.

Findings for A4, A5, C4: The subject building is located in the Central Eastside Industrial

District (CEID), which is home to light-industrial businesses such as machine shops, repair shops, mechanical parts distributors, furniture makers, hardware stores, construction supply stores, and others. Many of the buildings occupied by these businesses possess simple, modest architecture and a humble appearance. Signage for these businesses is also typically simple and modest. A predominant type of such simple, modest signage is wall-mounted letters or panels, which often take the form of a horizontal band located across the front façade of the building. The proposed signage is consistent with this characteristic of the CEID's design vocabulary. By continuing an existing design element in the area, the proposed signage increases the subject building's unity with other light-industrial buildings in the District. *Therefore, these guidelines are 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.

Findings for A8: The proposed signage will be installed across three abutting structural bays on the front façade. The three bays contain windows and awnings. An existing entry door is located at the middle bay. Together, the proposed signage and the existing awnings, windows, and door render a cohesive ensemble that provides visual interest and thus contributes to a vibrant streetscape. Additionally, the proposed signage indicates to passersby the nature of activity occurring inside the building, thus strengthening the visual connection between the interior of the building and the nearby sidewalk of SE 11th Avenue.

Therefore, this guideline is met.

C1-2. Integrate Signs.

- a. Retain and restore existing signage which reinforces the history and themes of the district, and permit new signage which reinforces the history and themes of the East Portland Grand Avenue historic district.
- b. Carefully place signs, sign supports, and sign structures to integrate with the scale, color and articulation of the building design, while honoring the dimensional provisions of the sign chapter of the zoning code.
- c. Demonstrate how signage is one of the design elements of a new or rehabilitation project and has been coordinated by the project designer/architect. Submit a Master Signage Program as a part of the project's application for a design review.

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 C1-2, C2, C3, C5, C13: The subject building boasts strong horizontal orientation. The building is rectangular-shaped with seven roughly equally sized bays on the front façade. Windows take the form of horizontally oriented rectangles. With the exception of the northernmost bay, each bay on the

front façade has an awning; this adds to the building's horizontality. The proposed signage is integrated with the design concept of the building. The signage is a wall-mounted horizontal band of panels installed end-to-end. The band is about 67'-1" long x 2'-6" tall. The panels are 3mm thick. The signage band is located about 0'-6" from the top of the building façade and about 0'-6" above an existing row of three second-story windows at the second southernmost bay. This location for the proposed signage – above and parallel to existing rows of windows and awnings on the front façade – adds to the building's horizontality.

The proposed signage is also integrated with the various building elements on the front façade. The signage will be installed across three abutting structural bays on the front façade. (Counting from the south end of the building façade, the three bays where the signage will be located are the second, third, and fourth bays.) The edges of the signage band are aligned with the edges of the three bays. The three bays contain windows and awnings. An existing entry door is located at the middle bay. The resulting ensemble of signage, awnings, windows, and door renders a cohesive appearance on the front façade of the building.

The signage employs high-quality materials that impart a sense of permanence. The signage consists of durable aluminum laminate panels, attached to the building face with aluminum angles and L-brackets. The aluminum angles and L-brackets are hidden from view behind the signage panels.

The proposed signage does not include lighting; thus it will not create light pollution in the surrounding area that would affect views of the Portland skyline.

The signage respects the architectural integrity of the subject building and contributes to its design coherency. *Therefore, these guidelines are met.*

DEVELOPMENT STANDARDS

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

CONCLUSIONS

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposed signage employs high-quality materials, is integrated with the building's overall design concept, and contributes to the design coherency of the building. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of about 168 square feet of new signage, in the form of a horizontal band of aluminum laminate panels measuring about 67'-1" long x 2'-6" tall, on the west façade of the building.

Approval per the approved plans and drawings, Exhibits C-1 through C-4, signed and dated February 6, 2009, subject to the following conditions:

- A. As part of the building permit application submittal, each of the four required plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C-1 through C-4. The sheets on which this information appears must

be labeled, "Proposal and design as approved in Case File # LU 08-190050 DZ. No field changes allowed."

Decision rendered by:  on February 6, 2009
By authority of the Director of the Bureau of Development Services

Decision mailed: February 10, 2009
Staff Planner: Kate Marcello

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 December 12, 2008, and was determined to be complete on Tuesday, January 6, 2009.

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 December 12, 2008.

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

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 Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on Tuesday, February 24, 2009** at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in

accordance with the organization's bylaws. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please contact the receptionist at 503-823-7967 to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

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 Design 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 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design 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 **Wednesday, February 25, 2009 (the day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

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

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

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

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

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

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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

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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans and Drawings:
 - 1. Site Plan (attached)
 - 2. Elevation Drawings of Signage Panels and Building (attached)
 - 3. Enlarged Elevation Drawing (attached)
 - 4. Signage Detail Drawing (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Life Safety (Building Code) Section of the Bureau of Development Services
- F. Correspondence: None received.
- G. Other:
 - 1. Original LU Application
 - 2. Site History Research
 - 3. 14-day Letter (a.k.a. "Incomplete Letter")

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).



ZONING



Site



Historic Landmark



NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No. LU 08-190050 DZ

1/4 Section 3131

Scale 1 inch = 200 feet

State_Id 1S1E02BA 7200

Exhibit B (Dec 17, 2008)

ELEVATION DRAWINGS - SIGNAGE PANELS + BLDG

602 SE 11th Ave

Manufacture and install;

Ten (10) logo panels end to end on frame w/ dividers.

Sca. 3/8" = 1'

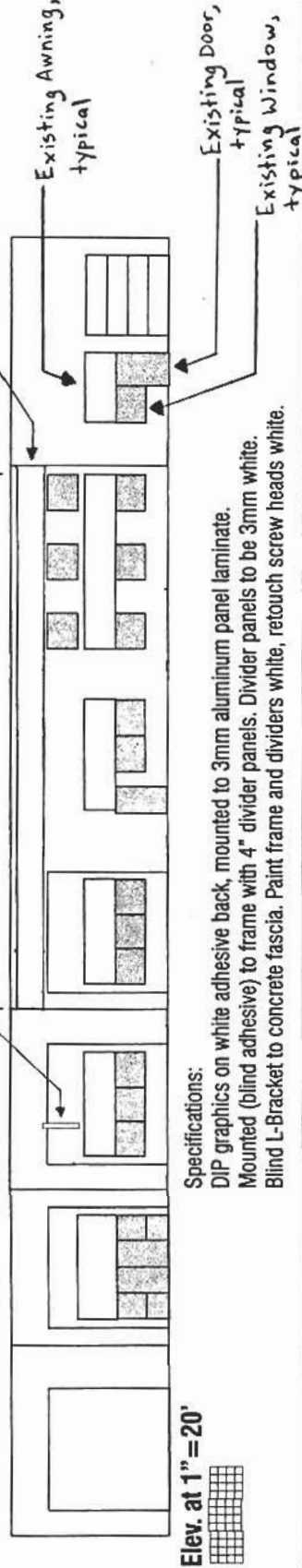


pms 343

Existing projecting sign, 24 sq ft

Total sq. ft. all panels connected as shown = 166

Signage Logo Panels, end to end



Elev. at 1" = 20'

Specifications:

DIP graphics on white adhesive back, mounted to 3mm aluminum panel laminate.

Mounted (blind adhesive) to frame with 4" divider panels. Divider panels to be 3mm white.

Blind L-Bracket to concrete fascia. Paint frame and dividers white, retouch screw heads white.



NIC DISPLAY SYSTEMS
w.edsnw.com
2-8400 503-582-8411 fax

DIMMER CIRCLE POB 2378 WILSONVILLE, OR. 97070-2378 CCB 178622

Original artwork is protected under federal copyright law. Make no reproduction of design concepts by EDS without permission.

Colors on print may vary slightly from actual specified colors for finished sign/s

DESIGN NUMBER
Jeff McArthur
CUSTOMER NAME
Charles Day Camp
FILE NAME

DATE
11-3-08
SALESPERSON
Rob Breazile (Brazil)
REVISIONS
11-4-08 LD
Paints at one full height on frame

LD
DRAWN BY
REVISIONS
11-7-08 LD no part metal
11-10-08 LD DEWALT in place of Power Cab.

[] Approved
[] Approved with changes noted
CUSTOMER SIGNATURE
DATE
EMPLOYED SIGNATURE
SITE

Business Name:

Charles Day Camp

602 SE 11th. Ave.
Portland, OR

Shl. 1

Approved
City of Portland - Bureau of Development Services
Planner Kate Maxwell
Date Feb 6, 2009
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

case number: LU 08-1900SD DZ
Exhibit C-2

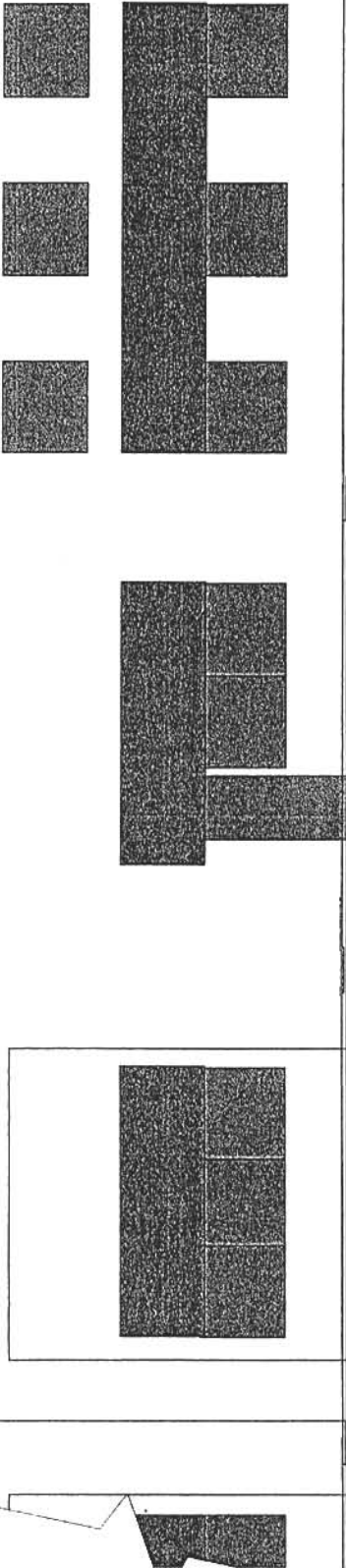
ENLARGED ELEVATION DRAWING 602 SE 11th Ave

Total sq. ft. all panels connected as shown = 166

67'-1" finished length

3.5" drip cap

BOSCH **Sioux** **Milwaukee** **Ingersoll Rand** **Chicago Pneumatic** **DEWALT** **metabo** **Makita**



Elevation Sca. 1/8" = 1'

Approved
City of Portland - Bureau of Development Services
Planner Kate Murrell Date Feb 6, 2009
* This approval applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.

case number:
LU 08-1900SD D2
Exhibit C-3



JAY SYSTEMS
M.COM
503-582-8411 fax
10000 POB 2376 WILSONVILLE, OR. 97070-2376 CCB 176522

Original artwork is protected under federal copyright laws. Make no reproduction of design concepts by EDS without permission.
Colors on print may vary slightly from actual specified callouts for finished signs

DESIGN NUMBER 26808
DESIGNER Jeff McArthur
CUSTOMER NAME Charles Day Camp
FILE NAME

DATE 11-3-08
SALES PERSON Rob Breazile (Brazil)
REVISIONS

LD
DRAWN BY
REVISIONS

☐ Approved
☐ Approved with changes noted
CUSTOMER SIGNATURE
DATE
LANDLORD SIGNATURE
DATE

Business Name:

Charles Day Camp
602 SE 11th. Ave.
Portland, OR

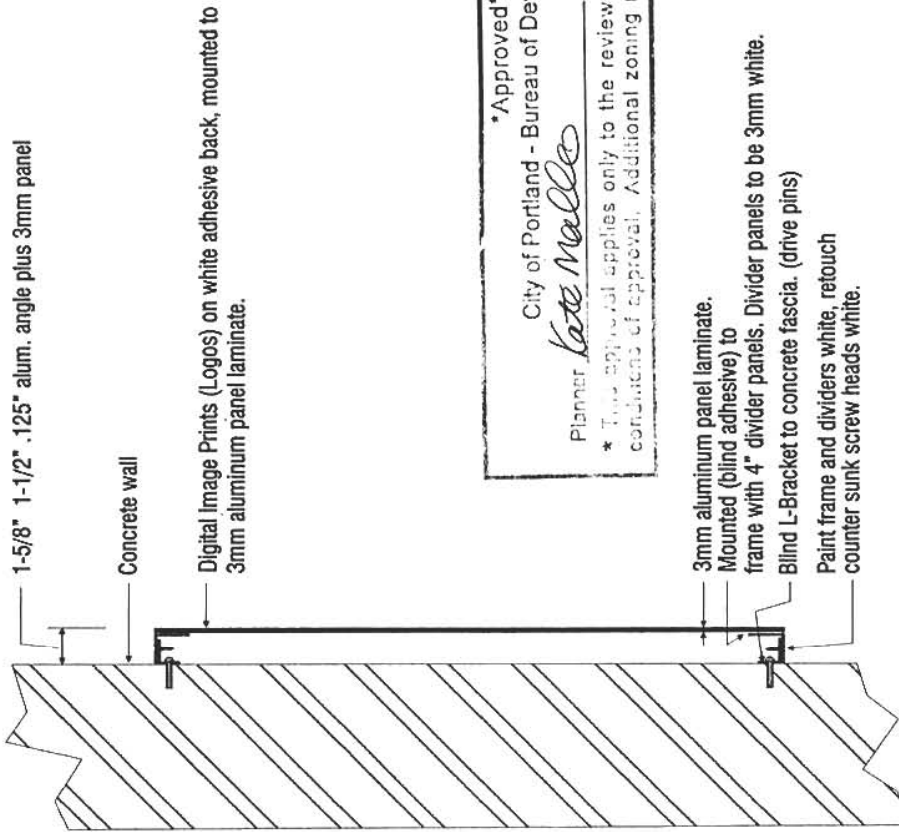
SIGNAGE DETAIL DRAWING

602 SE 11th Ave

Section Detail / Specifications

Sca. 1-1/2" = 1'

Specifications:



Approved

City of Portland - Bureau of Development Services

Planner Kate Maller Date Feb 6, 2009

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

Case number: LU 08-190050 DZ

Exhibit C-4



DISPLAY SYSTEMS
tsnw.com

00 503-582-8411 fax
RCE CIRCLE POB 2376 WILSONVILLE, OR. 97070-2376 CCB 178632

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Colors on print may vary slightly from actual specified callouts for finished sign's

26808
DESIGN NUMBER
Jeff McArthur
CUSTOMER NAME
Charles Day Camp
FILE NAME

11-3-08
DATE
Rob Breazile (Brazil)
SALES PERSON
REVISIONS

LD
DRAWN BY
REVISIONS

[] Approved

[] Approved with changes noted

Business Name:

Charles Day Camp

602 SE 11th. Ave.
Portland, OR

CUSTOMER SIGNATURE

DATE

DESIGNER SIGNATURE

DATE