



**Planning Department**  
 231 NE Fifth Street ◦ McMinnville, OR 97128  
 (503) 434-7311 Office ◦ (503) 474-4955 Fax  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

509-19-000742-Plan

<b>Office Use Only:</b>	
File No.	DDR 6-19
Date Received	12-20-19
Fee	450. <sup>00</sup>
Receipt No.	
Received by	SA

## Downtown Design Standards & Guidelines Application

### Applicant Information

**Applicant is:**  Property Owner  Contract Buyer  Option Holder  Agent  Other CONTRACTOR

Applicant Name SECURITY SIGNS, INC Phone 503-546-7102

Contact Name CYNDI STOCKS Phone 503 546 7102  
 (If different than above)

Address 2424 SE HOLGATE BLVD

City, State, Zip PORTLAND OR 97202

Contact Email permits@securitysigns.com

### Property Owner Information

Property Owner Name 7 ELEVEN # 38793 Phone \_\_\_\_\_  
 (If different than above)

Contact Name \_\_\_\_\_ Phone \_\_\_\_\_

Address PO BOX 711

City, State, Zip DALLAS TX 75221

Contact Email \_\_\_\_\_

### Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 840 NE 3rd ST

Assessor Map No. R4 421-30-06802 Total Site Area 18000

Subdivision \_\_\_\_\_ Block \_\_\_\_\_ Lot 06802

Comprehensive Plan Designation DOWNTOWN Zoning Designation C3

This request is for a:

**Design Review**

**Design Waiver**

1. Attach a written narrative that describes:

- A. The proposed project in detail, including descriptions of the architectural features and building materials being used;
- B. How the project meets the applicable downtown design standards and guidelines;
- C. How the project meets the historic preservation standards and guidelines (if applicable); and
- D. How the project will fit into the context of the downtown historic district.

2. As part of this application, is a waiver to the standards and guidelines of Chapter 17.59 being requested? If so, explain in detail how the criteria for waiving a standard or guideline as listed in Section 17.59.040(A) have been met (attach additional pages if necessary). \_\_\_\_\_

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In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size). For new construction or for structural modifications show the information listed in page one of the information sheet.
- Building and construction drawings including building elevations of all visible sides.
- A narrative describing the architectural features that will be constructed and how they fit into the context of the Downtown Historic District.
- Photographs of the subject site and adjacent property.
- Other information deemed necessary by the Planning Director.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

  
 \_\_\_\_\_  
 Applicant's Signature

12/05/19  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Property Owner's Signature

12/9/19  
 \_\_\_\_\_  
 Date



December 20, 2019

City of McMinnville  
Planning Dept  
231 NE 5<sup>th</sup> St  
McMinnville OR 97128

Re: Design Review Narrative

7 ELEVEN #38793  
840 NE 3<sup>RD</sup> ST, 97128

PROPOSED SIGNAGE FOR CONVENIENCE STORE IN DOWNTOWN DESIGN OVERLAY; meets the applicable downtown design standards and guidelines and the project will fit into the context of the downtown historic district as follows:

7-Eleven acquired this existing convenience store, which has operated for some time as a Circle K, and to meet the design guidelines for this district, we have dropped the corporate standard signage package and replacing the standard storefront internally illuminated sign composed of acrylic and aluminum materials with a sign made of 1-1/2" thick sandblasted white horizontal wood grain panel painted with a low gloss white finish. The fascia behind the sign will be painted with a beige color instead of their corporate standard bronze metal skin siding. External lighting using goose-neck LED lamps has replaced the internal illumination. The existing freestanding sign will be removed and will be replaced with a monument sign, using brick/stone material on the base, and a neutral beige background for the 7-Eleven logo. The mounting structure designed to have minimal visual effect upon the sign is made of aluminum, while the main ID logo will be constructed of the same 1-1/2" thick sandblasted white horizontal wood grain panel painted with a low gloss white finish. The existing building exterior has not been altered, but simply painted with a two-tone neutral paint scheme. The proposed new signs bring this property into compliance with the comprehensive design plan while maintaining the stores identity to the community with a historic home town visual design.

Thank you,

A handwritten signature in black ink that reads 'Cyndi Stocks'.

Cyndi Stocks  
Permit Specialist  
503.546.7102  
permits@securitysigns.com

www.harbingersign.com

CLIENT: 7-ELEVEN #38793 (1045222)

ADDRESS: 840 NE 3RD ST  
MCMINNVILLE, OR 97127

CONTACT: DPM: RCC

SALES ASSOC.: Rick Guarino

PROJECT MGR: Heather O'Neal

DESIGNER: Brandon Winebarger

SVE\_38793\_Q108437\_R2

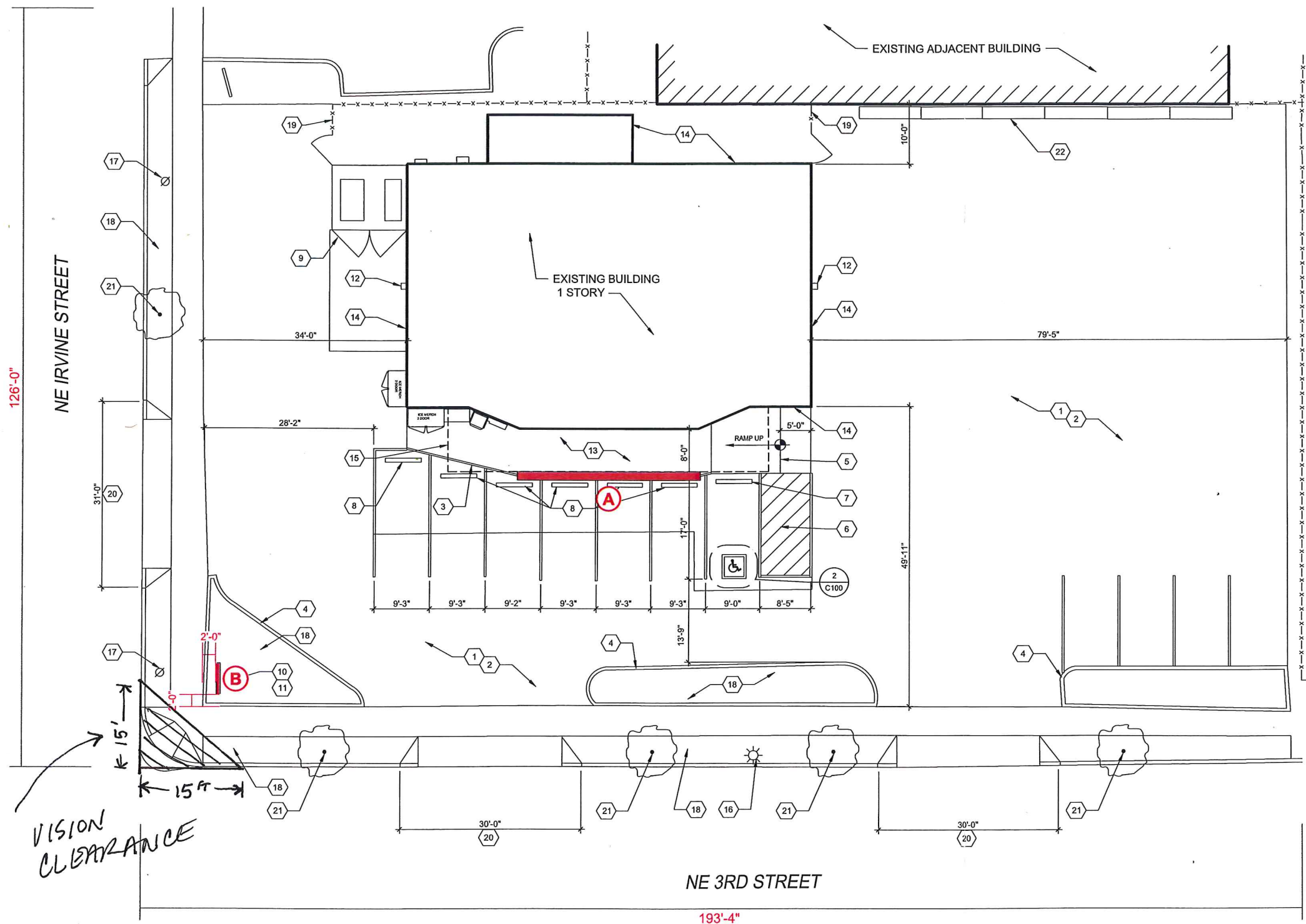
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Date	Rev.	Description
11.21.19	00	Original
12.02.19	R1	Update art to remove all options but display option 1, update freestanding sign with full closed base area
12.09.19	R2	Add new site plan, made changes per req.

ZONING: C3/Commercial

SQUARE FOOTAGE FORMULA

NO EXISTING SIGNS ON SITE



- (A)** "HDU" Wall Sign
- (B)** Monument Sign

Site Plan

1" = 20'-0"

ALLOWED TOTAL	xx SQ. FT.
PROPOSED TOTAL	xx SQ. FT.

Site Notes:

Customer Approval: \_\_\_\_\_ DATE: \_\_\_\_\_

Page: 1



THE STRUCTURAL DESIGN CONFORMS TO THE FOLLOWING CODES AND SPECIFICATIONS:  
THE FLORIDA BUILDING CODE SIXTH EDITION (2017), THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL OF STEEL CONSTRUCTION, 9TH EDITION, THE AMERICAN WELDING SOCIETY (AWS) D1.1, THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 308-14), THE SPECIFICATION FOR ALUMINUM STRUCTURES BY THE ALUMINUM ASSOCIATION (CURRENT EDITION).

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PROJECT MGR: Heather O'Neal

DESIGNER: Brandon Winebarger

**SVE\_38793\_Q108437\_R2**

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ZONING: C3/Commercial

SQUARE FOOTAGE FORMULA

Code Information:

NOT REGULATED, CITY TO REVIEW FOR APPROVAL

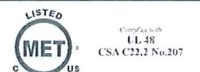
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PROPOSED TOTAL xx SQ. FT.

Site Notes:

Customer Approval: \_\_\_\_\_ DATE: \_\_\_\_\_

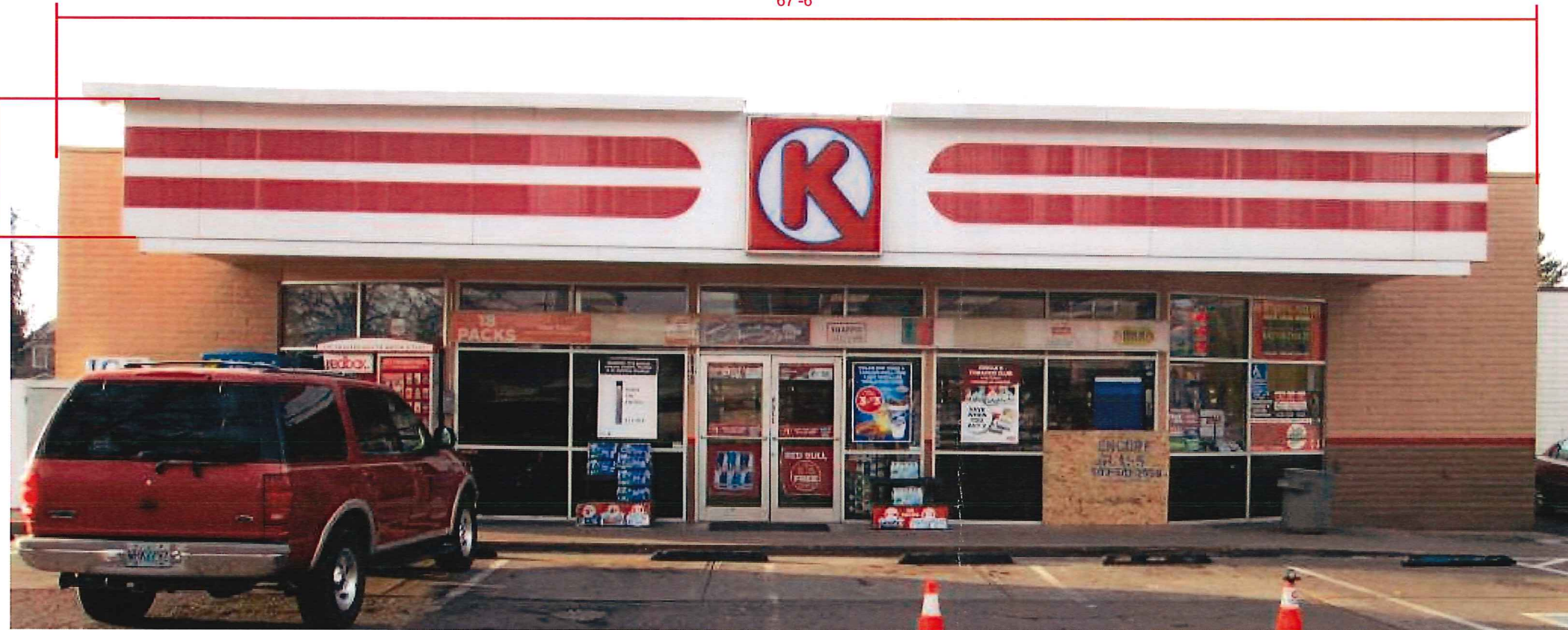
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THE STRUCTURAL DESIGN CONFORMS TO THE FOLLOWING CODES AND SPECIFICATIONS:  
THE FLORIDA BUILDING CODE SIXTH EDITION (2017), THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL OF STEEL CONSTRUCTION, 9TH EDITION, THE AMERICAN WELDING SOCIETY (AWS D11.5), THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 308-4), THE SPECIFICATION FOR ALUMINUM STRUCTURES BY THE ALUMINUM ASSOCIATION (CURRENT EDITION)

67'-6"

60'-0"



EXISTING CONDITION

**NOTE: CUSTOMER'S GC TO MODIFY SIGN BAND & RE-PAINTED SW 7037 BALANCED BEIGE.**

12'-0" FROM GRADE



PROPOSED ELEVATION

Photo Overlay - Wall Sign - Sign A  
NTS

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SALES ASSOC.: Rick Guarino

PROJECT MGR: Heather O'Neal

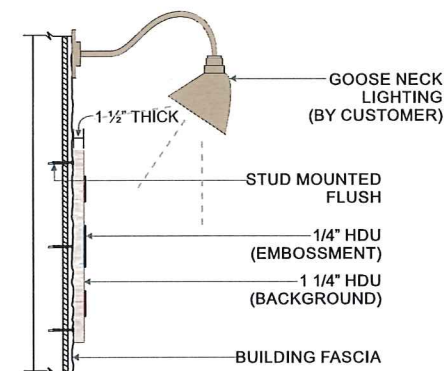
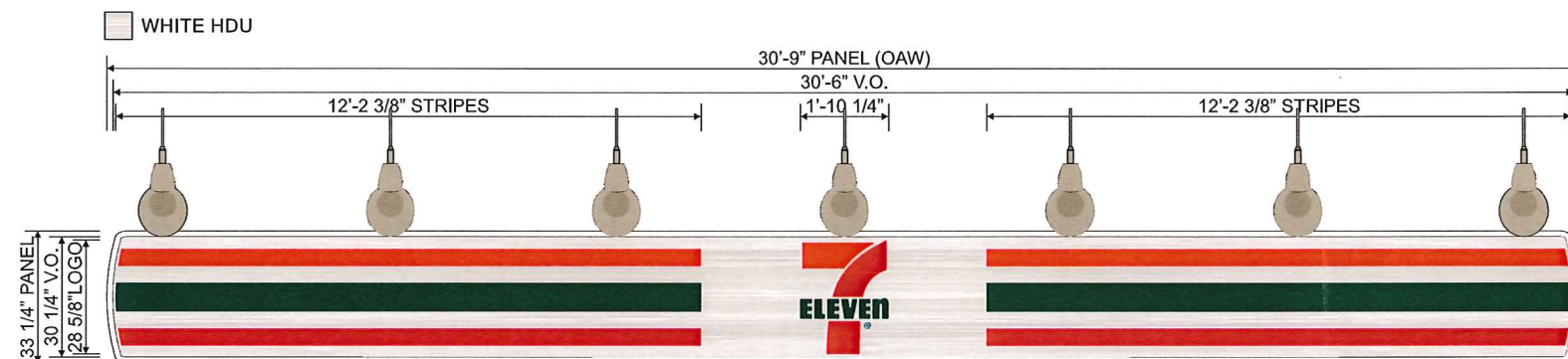
DESIGNER: Brandon Winebarger

SVE\_38793\_Q108437\_R2

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ZONING: C3/Commercial  
SQUARE FOOTAGE FORMULA



ONE (1) **NON-STANDARD** S/F EXTERNALLY ILLUMINATED HDU WALL SIGN. 1 1/2" THICK SANDBLASTED **WHITE** HORIZONTAL WOOD GRAIN HDU PANELS (1/4" LOGO/BORDER EMBOSSEMENT & 1 1/4" BACKGROUND), PAINTED WITH A LOW GLOSS WHITE FINISH. W/ VINYL GRAPHICS APPLIED FIRST SURFACE PER VINYL SPECS. SIGN TO BE STUD MOUNTED TO EXISTING FASCIA.

VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN  
PAINT SPECS: LOW GLOSS WHITE FINISH

**NOTE: CUSTOMER TO SUPPLY NEW LED "GOOSE NECK" LIGHTING FIXTURES PAINTED SW 7037 BALANCED BEIGE.**

Front View & Side Detail - **Non-Standard** S/F Externally Illuminated HDU Wall Sign - **Sign A**

1/4" = 1'-0"

Display Square Footage (Wall Sign): **85.2 sqft**

ALLOWED TOTAL	xx SQ. FT.
PROPOSED TOTAL	xx SQ. FT.

Site Notes:

Customer Approval: \_\_\_\_\_ DATE: \_\_\_\_\_

Page: 2



THE STRUCTURAL DESIGN CONFORMS TO THE FOLLOWING CODES AND SPECIFICATIONS:  
THE FLORIDA BUILDING CODE, NINTH EDITION (2017); THE AMERICAN INSTITUTE OF STEEL  
CONSTRUCTION MANUAL OF STEEL CONSTRUCTION, NINTH EDITION; THE AMERICAN WELDED  
SOCIETY (AWS D11.9); THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS  
FOR STRUCTURAL CONCRETE (ACI 318-14); THE SPECIFICATION FOR ALUMINUM STRUCTURES  
BY THE ALUMINUM ASSOCIATION (CURRENT EDITION).

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ADDRESS: 840 NE 3RD ST  
MCMINNVILLE, OR 97127

CONTACT: DPM: RCC:

SALES ASSOC.: Rick Guarino

PROJECT MGR: Heather O'Neal

DESIGNER: Brandon Winebarger

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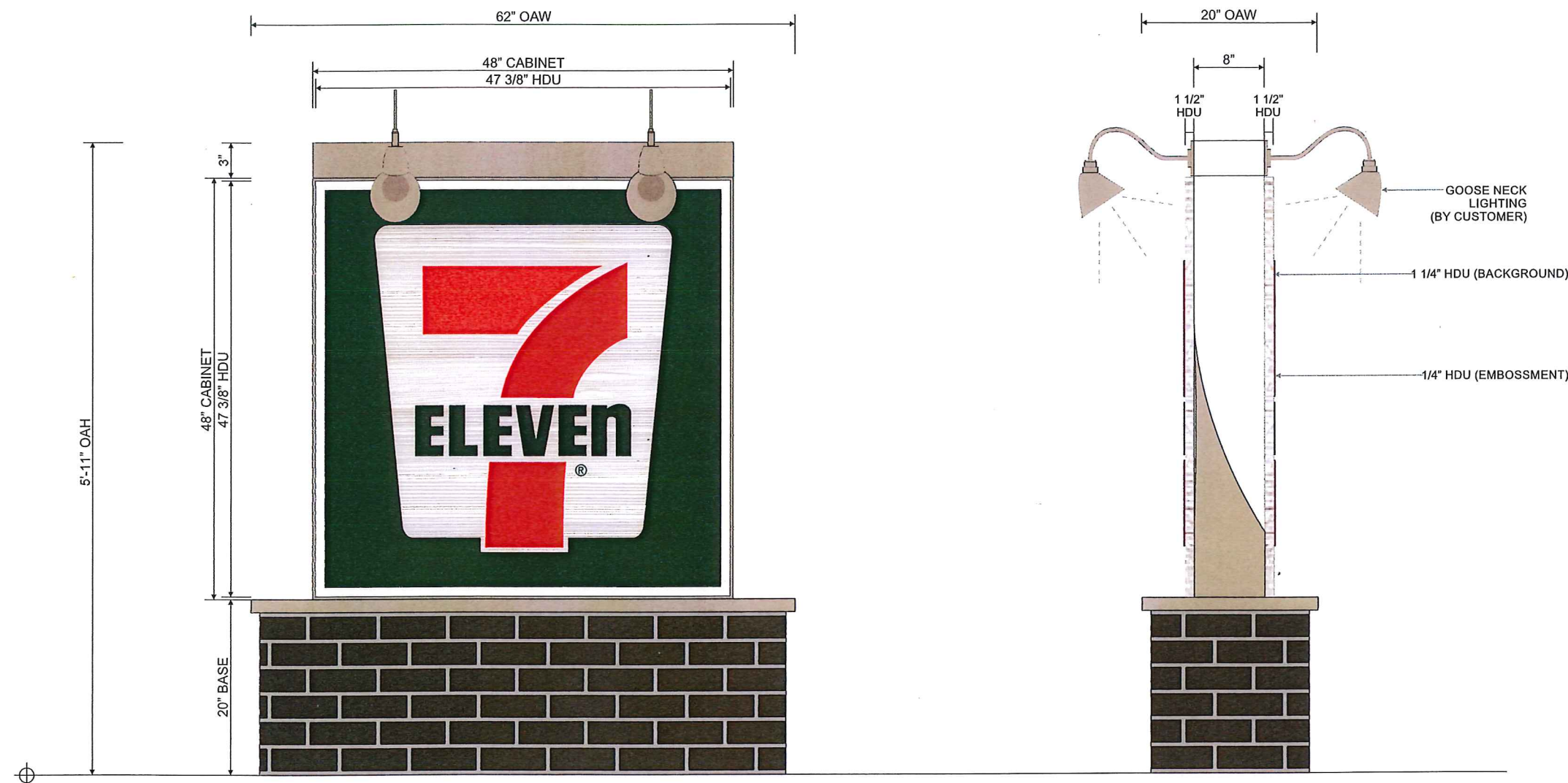
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ZONING: C3/Commercial  
SQUARE FOOTAGE FORMULA

Code Information:

Allowed:	48.0 sqft
Proposed:	16.0 sqft
Height Information:	
Allowed:	6'-0"
Proposed:	5'-11"

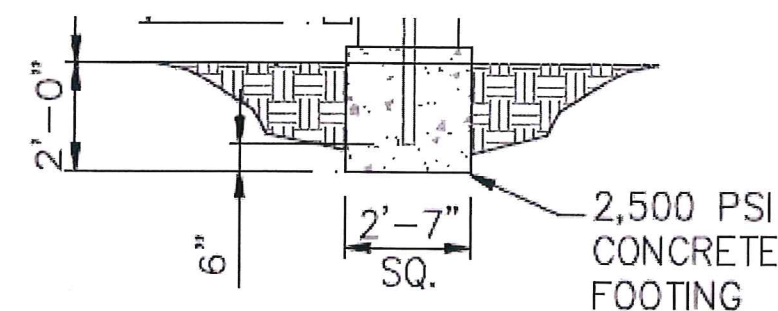


ONE (1) **NON-STANDARD** D/F EXTERNALLY ILLUMINATED HDU MONUMENT SIGN.  
8" DEEP EXTRUDED ALUM. CABINET W/ 2" INSET HINGED RETAINERS  
TO BE PAINTED **SW 7037 BALANCED BEIGE**. CABINET TO BE EXTERNALLY ILLUMINATED W/ GOOSE NECK LIGHTING.  
2" INSET RETAINERS TO BE HINGED ON ONE SIDE OF CABINET. DHU SIGN TO BE INSTALL WITHIN INSIDE THE EXTRUDED CABINET  
MAIN-ID LOGO: 1 1/2" THICK SANDBLASTED **WHITE** HORIZONTAL WOOD GRAIN HDU PANELS (1/4" LOGO/BORDER  
EMBOSSMENT & 1 1/4" BACKGROUND), PAINTED WITH A LOW GLOSS WHITE FINISH. W/ VINYL GRAPHICS APPLIED FIRST SURFACE PER VINYL SPECS.

PROVIDE CUSTOMER WITH ALUM. SHROUD FRAME BASE FOR GG TO DISPLAY BRICK VENEER TO MATCH WITH EXISTING BUILDING SPECS  
PROVIDE CUSTOMER WITH ALUM. BASE CAP, PAINTED **SW 7037 BALANCED BEIGE**  
PROVIDE CUSTOMER WITH ALUM. TOPPER ENCLOSURE FOR NEW GOOSE NECK LIGHTING, PAINTED **SW 7037 BALANCED BEIGE**

VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN  
PAINT SPECS: LOW GLOSS WHITE FINISH, **SW 7037 BALANCED BEIGE**

**NOTE: CUSTOMER TO SUPPLY NEW LED "GOOSE NECK" LIGHTING FIXTURES  
PAINTED SW 7037 BALANCED BEIGE.**  
**NOTE: EXISTING PYLON SIGN ON SITE TO BE REMOVED & DISPOSED OF**



Face & Side Detail - Non-Standard HDU &-Eleven Main ID Sign - Sign B

3/4"=1'-0"

Display Square Footage (Structure): 16.0

ALLOWED TOTAL	xx SQ. FT.
PROPOSED TOTAL	xx SQ. FT.

Site Notes:

Customer Approval: \_\_\_\_\_ DATE: \_\_\_\_\_

Page: 4



THE STRUCTURAL DESIGN CONFORMS TO THE FOLLOWING CODES AND SPECIFICATIONS:  
THE FLORIDA BUILDING CODE (SMITH EDITION 2007), THE AMERICAN INSTITUTE OF STEEL  
CONSTRUCTION (MANUAL OF STEEL CONSTRUCTION 9TH EDITION), THE AMERICAN WELDING  
SOCIETY (AWS D1.1), THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS  
FOR STRUCTURAL CONCRETE (ACI 308-14), THE SPECIFICATION FOR ALUMINUM STRUCTURES  
BY THE ALUMINUM ASSOCIATION (CURRENT EDITION).

# GN4LED26NACA

13 & 26 Watt Angled Cone Shade LED Gooseneck Luminaire designed to match the architecture of Main Street storefronts and building perimeters. LED Gooseneck Cone Shade with Wall 20" High, 19" from Wall Goose Arm Style 4.

## LED Info

Watts: 26W  
 Color Temp: 4000K (Neutral)  
 Color Accuracy: 85  
 L70 Lifespan: 100000  
 LM79 Lumens: 877  
 Efficacy: 31 LPW

## Driver Info

Type: Constant Current  
 120V: 0.25A  
 208V: 0.16A  
 240V: 0.14A  
 277V: 0.12A  
 Input Watts: 28W  
 Efficiency: 91%

## Technical Specifications

### Color Accuracy (CRI):

CRI can change due to the fixture color. Please contact the RAB Lighting Design department for more details.

### UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

### Lumen Maintenance:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

### Lead Time:

3 weeks expedited shipping. 6 weeks standard shipping.

### Fixture:

The GN4LED26NACA comes with the GOOSE4A arm.

### LED:

Single multi-chip, 26W high-output, long-life LED.

### Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz, 0.48 A, THD&#8804;20%, PF 97.9%.

### Thermal Management:

Custom heat sink assembly in thermal contact with die-cast aluminum housing for superior heat sinking.

### Housing:

Precision die-cast aluminum housing, lens frame and mounting plate.

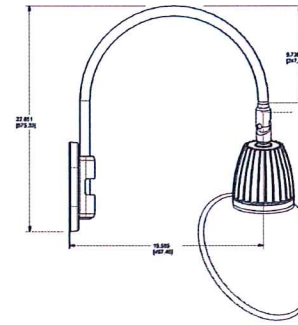
### Gaskets:

High Temperature Silicone

### Mounting:

Heavy-duty mounting arm with "O" ring seal and stainless steel screw.

Weight: 16.0 lbs



### Correlated Color Temp. (Nominal CCT):

4000K

### Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C

### Shades:

15" Angled Cone Shade offered.

### Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals. Offers significantly improved gloss retention and resistance to color change.

### Surge Protection:

4kv

### Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

### Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

### Equivalency:

The GNLED26 is equivalent in delivered lumens 120W incandescent, 75W MH or 42W CFL.

### Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Light Fixtures Specs.

NTS

**harbinger.**  
 sign of the future

5300 Shad Road, Jacksonville, FL 32257 • 904.268.4681  
 2301 Ohio Dr, Plano, TX 32257 • 972.905.9450

[www.harbingersign.com](http://www.harbingersign.com)

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ADDRESS: 840 NE 3RD ST  
 MCMINNVILLE, OR 97127

CONTACT: DPM: RCC:

SALES ASSOC.: Rick Guarino

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DESIGNER: Brandon Winebarger

SVE\_38793\_Q108437\_R2

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ZONING: C3/Commercial

SQUARE FOOTAGE FORMULA

ALLOWED TOTAL	xx SQ. FT.
PROPOSED TOTAL	xx SQ. FT.

Site Notes:

Customer Approval: \_\_\_\_\_ DATE: \_\_\_\_\_

Page: 5



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