



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

Amanda Fritz, Commissioner
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Date: January 5, 2014
To: Interested Person
From: Mark Walhood, Land Use Services
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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 12-195299 CU DZ

GENERAL INFORMATION

Representative: Steven Topp
12566 SW Bridgeview Ct. / Tigard, OR 97223

Applicant: Brandon Olson, AT&T Mobility
19801 SW 72nd Ave / Tualatin, OR 97062

Owner: Steve Borcharding, Portland Community College
12000 SW 49th Ave. / Portland, OR 97219

Site Address: 720 N JESSUP ST

Legal Description: BLOCK 3 LOT 8, WEST PIEDMONT; BLOCK 3 LOT 9, WEST PIEDMONT

Tax Account No.: R893900690, R893900710

State ID No.: 1N1E15CD 13200, 1N1E15CD 13300

Quarter Section: 2429

Neighborhood: Humboldt, contact Brian Murtagh at 503-962-9194.

Business District: North-Northeast Business Assoc, contact Joice Taylor at 503-445-1321.

District Coalition: Northeast Coalition of Neighborhoods, contact Claire Adamsick at 503-388-9030.

Zoning: **IRd** (Institutional Residential base zone with Design overlay zone)

Case Type: **CU DZ**, Conditional Use, Design Review

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

PROPOSAL: The applicant requests approval to locate an A T & T Radio Frequency Transmission Facility on the uppermost rooftop of the Student Services Building at the Portland Community College Cascade (PCC) Campus. The Radio Frequency Transmission Facilities will include six cabinets, and a total of three arrays of 4 panel antennae each. One array each is proposed for the north, east and west sides of the rooftop, for a total of 12 panel antennae. The

telecommunications equipment will be concealed from view by Fiber Reinforced Plastic (FRP) screens which are proposed to match the design and color of the existing building. A vertical extension of 2'-6" is proposed for the existing rooftop mechanical screen, behind which the antennas and equipment will be placed, out of sight. All of the work will be located on the northern half of the roof of the building.

Because the proposal is for an exterior alteration to a building within a design overlay, Design Review is required. The rooftop enclosure for the proposed facility is located just outside the 50' Pedestrian Design Zone at PCC, but is within the 150' Transition Design Zone. In addition, the proposal requires Conditional Use Review approval since the radio frequency transmission facility is on residentially zoned land.

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

- **33.815.225.A.1-3**, Conditional Use Approval Criteria for Radio Frequency Transmission Facilities (1,000 watts ERP or less, existing building within 50 feet of an R zone);
- **33.274**, Radio Frequency Transmission Facilities; and
- **Portland Community College – Cascade Impact Mitigation Plan (IMP) Design Guidelines for the 150 foot Transition Zone** per the 2001 IMP (LUR 01-00751 DZ).

ANALYSIS

Site and Vicinity: The Cascade campus of Portland Community College comprises a developed core campus area of approximately eight city blocks, with the majority of the campus occupying an area generally bounded by Killingsworth to the south, Albina to the west, Jarrett to the north and an alleyway parallel to N Commercial Avenue to the east. This general area is the current core of the campus and is bounded by a mix of apartments and single dwelling houses to the north, northeast and northwest. The Killingsworth frontage intermingles with a commercial area that is storefront in character. The eastern most portion of the campus along Killingsworth is directly across from the track and playing fields of Jefferson High School.

The college received approval via an Impact Mitigation Plan [Case File Number 01-00490 IM] to expand the campus over the next 20 years in two Phases. The College's approved Impact Mitigation Boundary within which the campus is allowed to expand is toward the west, along the N Killingsworth frontage, with a northerly boundary of N Simpson Street, and a west boundary generally following N Michigan with a block of properties between N Church and Killingsworth, directly across from the I-5 freeway.

The proposal would occur on the rooftop of the existing Student Services Building, located immediately southeast of the intersection of N. Jessup and N. Albina, at the northwest corner of the central campus blocks. Adjacent blocks to the north and west are surface parking lots, but diagonally across the street to the northwest is residential property outside the PCC boundaries.

Zoning: The Institutional Residential (IR) zone is intended to foster the growth of major institutions providing educational and medical services and employment to Portland's residents. The IR zone was created in recognition of the valuable role these institutions play in the community. The new zone is intended to streamline the review process for the growth and expansion of these institutions. However, these institutions generally are in residential areas. In residential areas the level of public services is scaled to a less intense level of development than is needed by these growing campuses. These campuses are often of a radically different scale and character than the areas in which they are located. Development of a strategy for each campus for resolution of public service and compatibility issues is important to the health of the institution and the City's neighborhoods. Once an institution has an approved impact mitigation plan, a conditional use master plan is not needed and will not be required.

The Design 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 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.

Land Use History: City records indicate multiple prior land use reviews at the site. The pertinent land use reviews related to the current request are the approved Impact Mitigation Plan for PCC Cascade Campus, Case File LU 01-00490 IM, as well as the adopted design guidelines document per LU 01-00751 DZ. The Student Services Building was recently approved through case file LU 12-182729 DZM.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **November 14, 2012**. Agency and bureau responses are indicated below.

The *Water Bureau* has reviewed the proposal and offered informational comments regarding available water service, but not objections or recommendations regarding the requested land use reviews. Exhibit E.1 contains staff contact and additional information.

The *Fire Bureau* has reviewed the proposal and noted that all Fire Code regulations must be met during the building permit process. No objections or concerns are raised regarding the requested land use reviews. Exhibit E.2 contains staff contact and additional information.

The *Life Safety Section of the Bureau of Development Services* has reviewed the proposal and responded that a building permit is required, and that the proposal must be designed to meet all applicable building codes and ordinances. No objections or concerns are raised regarding the requested land use reviews. Exhibit E.3 contains staff contact and additional information.

The following bureaus have responded without comment or concern (Exhibit E.4):

- *Site Development Section of the Bureau of Development Services;*
- *Bureau of Environmental Services;*
- *Development Review Section of Portland Transportation;* and
- *Urban Forestry Division of Portland Parks and Recreation.*

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on November 14, 2012. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

(1) Conditional Use Review

33.815.225 Radio Frequency Transmission Facilities

These approval criteria allow Radio Frequency Transmission Facilities in locations where there are few impacts on nearby properties. The approval criteria are:

- A.** Approval criteria for facilities operating at 1,000 watts ERP or less, proposing to locate on an existing building or other non-broadcast structure in an OS or R zone or in a C, E, or I zone within 50 feet of an R zone:
 1. The visual impact of an antenna must be minimized. For instance, it can be hidden behind a compatible building feature such as a dormer, mounted flush to the facade of the building and painted to match, mounted on a structure designed with minimal bulk and painted to fade into the background, or mounted by other technique that equally minimizes the visual impact of the antenna;

Findings: The antennas are to be fully concealed behind the existing rooftop mechanical screen, as well as a new vertical 2'-6" extension of the screen with a Fiber Reinforced Plastic (FRP) material that matches the color and texture of the existing

screen. The new screen extension has a horizontal profile distinct from the vertical ribbing on the existing screen, creating a subtle shift in design for the extension that visually caps the building top in a manner that complements the low-slung, horizontal lines of the building below. The antennas themselves will not be visible to the public. Therefore, this criterion is met.

2. Accessory equipment associated with the facility must be adequately screened. If a new structure will be built to store the accessory equipment, the new structure must be designed to be compatible with the desired character of the surrounding area and be adequately screened; and

Findings: Accessory equipment associated with the facility is also hidden from view by the existing and proposed rooftop mechanical screening materials. Like the antennas themselves, the equipment will not be visible to passersby. Only maintenance staff with access to the secured rooftop will be able to see the equipment. Therefore, this criterion is met.

3. The regulations of Chapter 33.274, Radio Frequency Transmission Facilities are met.

Findings: The applicant has submitted a narrative documenting conformance with all applicable standards and regulations of Chapter 33.274, Radio Frequency Transmission Facilities. The standards applicable to new or existing towers do not apply (33.274.040.C.1-4, C.7-10, C.12, 33.274.040.E). Emission levels are within the allowed limitations per 33.274.040.C.5 (0.032 mW/cm² power density, 931 watts effective radiated power). The antennas are over 18 feet away from the nearest habitable portion of the building (33.274.040.C.6). The visual impact of the antennas and accessory equipment within an R zone have been minimized by keeping them all behind existing and proposed rooftop screens, and fully obscured from view (33.274.040.D). Because all the applicable regulations of Chapter 33.274 have been satisfied, this criterion is met.

(2) Design Review

As required by Chapter 33.848, Cascade's 2001 Impact Mitigation Plan (IMP) provided design guidelines developed by the college that apply at the margins of its campus to buffer the campus' institutional character and scale from surrounding residential areas. The proposed alterations are just outside the 50-foot Pedestrian Zone, but within the 150-foot Transition Zone. Therefore, only the 150-foot Transition Zone guidelines apply.

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

Guidelines for 150 Foot Transition Zone. The project is located within the public/campus "transition zone" established in the IMP. The guidelines related to this transition are discussed below:

All development located, all or in part, within 150 feet of a campus boundary abutting a residential or commercial zone must also be designed to smooth the transition between more intense, larger-scale institutional development and nearby residential and commercial areas through the:

- A. Treatment of campus gateways including their location, design and landscaping;
- B. Building design including proportions, building massing, type and color of exterior building materials; window treatment including number, size, location, and degree of transparency; building setbacks and landscaping, and masking of roof mounted mechanical equipment, loading docks and trash collection areas; and
- C. Design, landscaping, and location of surface and structured parking.

- A. Campus gateways and their design and landscaping

Guideline 1: Develop gateways that use a change in building scale, building façade or other design elements to mark transition points into the neighborhoods.

Guideline 2: Consider landscape and hardscape features including planters, trees, plantings, walls and paving materials to strengthen the campus.

Guideline 3: Use development abutting campus boundaries to define arrival on campus. Where a campus building marks the gateway, define the boundary through building language and elements, and where an open space marks the gateway, use freestanding gateway elements to mark the boundary.

Findings for Guidelines 1 through 3: The project is located on an existing building rooftop, just outside the official gateway in the adjacent intersection of N. Jessup and Albina. The proposed alterations to the rooftop will not significantly impact the streetscape or overall building design in such a way as to have impacts upon the experience of this gateway. No at-grade changes are proposed to the building or site improvements. Therefore, these guidelines are met.

B1. Building design including proportions, building massing, type and color of exterior building material, and window treatment including number, size, location, and degree of transparency.

Guideline 4: Use materials and design features that promote permanence, quality and visual delight.

Guideline 5: Use long-lasting and high quality materials such as brick, cast stone, and terra cotta to exemplify high quality construction and permanence.

Guideline 6: Use a variety of textures in materials to enhance the interest and scale of campus buildings.

Guideline 7: Divide large wall areas into smaller plans that are more compatible with the surrounding development.

Guideline 9: Encourage design features that give a project identity and a sense of place or significance.

Findings for Guidelines 4 through 7 and 9: The proposed wireless telecommunications equipment is to be concealed from view behind the existing rooftop mechanical screen, as well as a 2'-6" tall vertical extension of the screen. The new screening has a horizontal profile to provide a visual cap to the building in keeping with the horizontal lines of the building below. The new screen has a color and texture that will match the existing rooftop screen. The rooftop screening is already part of a 'tower' element on the building that is glassier with prominent vertical and horizontal grid lines that integrate well with the proposed new screening to enhance the overall building design. The proposed Fiber Reinforced Plastic (FRP) screening material is equivalent to fiberglass in terms of durability and ability to withstand the elements over time. Therefore, these guidelines are met.

B2. Mechanical equipment, loading docks and trash collection areas

Guideline 12: Through building orientation, placement and landscaping, screen mechanical equipment, loading docks and trash collection areas to prevent negative impacts on pedestrian paths, public streets and neighboring sites.

Findings for Guideline 12: All existing and proposed rooftop equipment, including the new wireless telecommunications facility, will be fully screened from view behind existing and proposed rooftop screening. Therefore, this guideline is 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 applicant has proposed a new rooftop wireless telecommunications facility, atop the Student Services Building at PCC Cascade. By fully concealing the new equipment behind a rooftop screen that integrates with the building architecturally, the proposal is able to meet the applicable guidelines, standards and criteria and should be approved.

ADMINISTRATIVE DECISION

Approval of Conditional Use Review to allow a new rooftop-mounted wireless telecommunications facility consisting of 12 panel antennas in three sectors and related accessory equipment, all concealed behind existing rooftop screening and a new 2'-6"-tall vertical extension of the rooftop screen constructed of Fiber Reinforced Plastic (FRP).

Approval of Design Review to allow a new rooftop-mounted wireless telecommunications facility consisting of 12 panel antennas in three sectors and related accessory equipment, all concealed behind existing rooftop screening and a new 2'-6"-tall vertical extension of the rooftop screen constructed of FRP matching the color and texture of the existing rooftop screen.

Both the above approvals are granted based on conformance with the approved plans and drawings, Exhibits C.1 through C.19, all signed and dated December 31, 2014, and subject to the following condition of approval:

- 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.19. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 12-195299 CU DZ."

Staff Planner: Mark Walhood

Decision rendered by: MARK WALHOOD **on December 31, 2014.**
By authority of the Director of the Bureau of Development Services

Decision mailed: January 5, 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 17, 2012, and was determined to be complete on **October 31, 2012.**

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 17, 2012.

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 several times, as documented in Exhibits G.2 through G.7. Unless further extended by the applicant, the 120 days expire on May 19, 2014.

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 January 20, 2015** (*appeal period is extended one additional day, as January 19, 2015 is Martin Luther King Jr. Holiday*) at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, 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. 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 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 **January 21, 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; **OR**
- **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 Statements

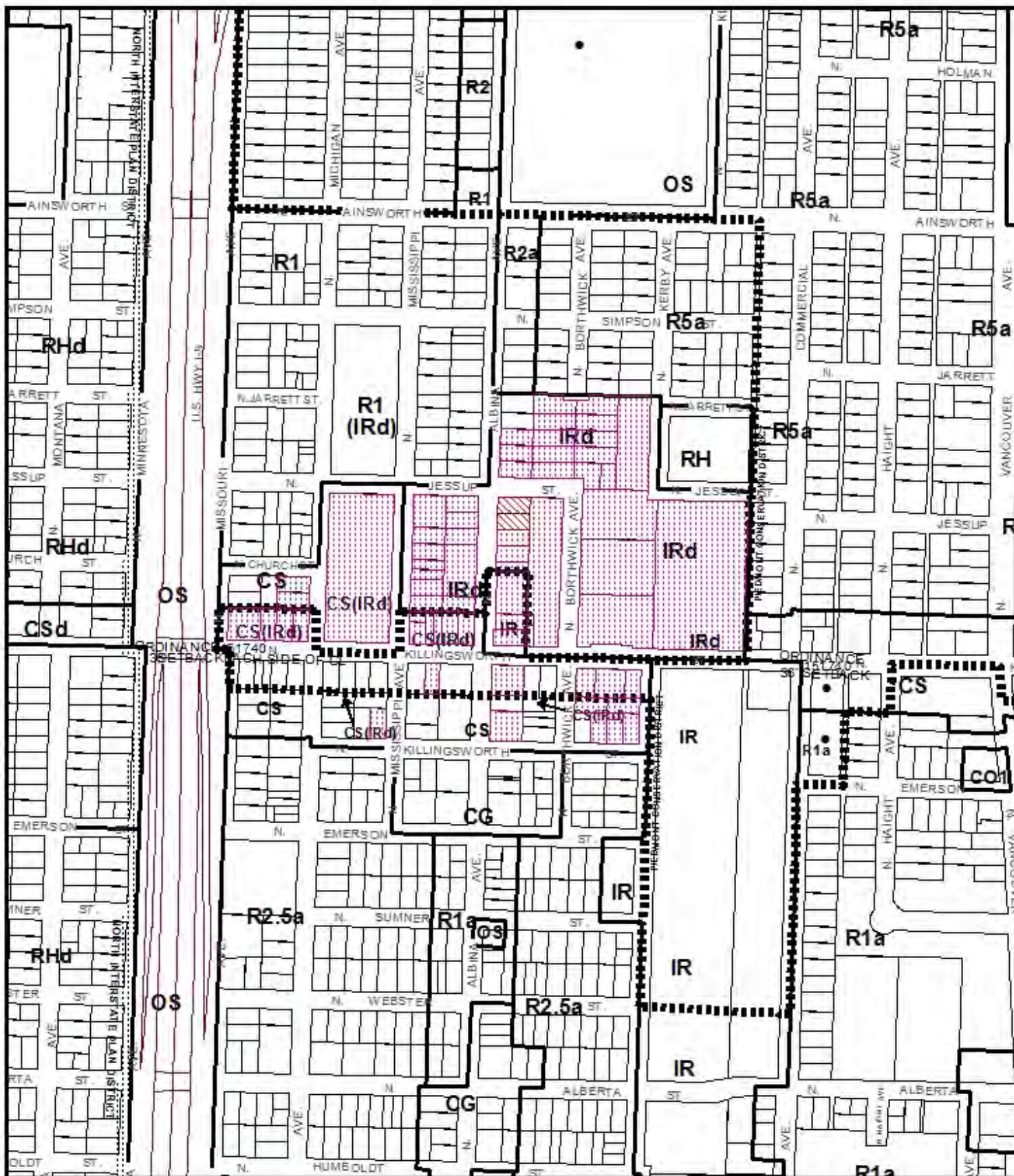
1. Original narrative statement and exhibits
2. Structural analysis report
3. Correspondence from applicant regarding material sample, rec'd. 4/24/13
4. Original, pre-revision drawings – reference only/not approved

B. Zoning Map (attached)**C. Plans/Drawings:**

1. Cover sheet and index
2. General notes
3. Site Plan (attached)
4. General notes
5. Enlarged site/roof plan (attached)
6. Elevations (attached)
7. Equipment details
8. Equipment layout

9. Construction details
 10. RF information and details
 11. Antenna details
 12. Grounding plan
 13. Grounding details
 14. Structural plan and notes
 15. Structural framing and details
 16. Structural details
 17. Structural details
 18. Structural details
 19. Large, scalable versions of Site plan, general notes, enlarged site/roof plan, elevations, and color photo renderings of proposed facility on 11" x 17" sheets (6 pages total)
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Water Bureau
 2. Fire Bureau
 3. Life Safety Section of the Bureau of Development Services
 4. "No Concerns" replies from Site Development Section of the Bureau of Development Services, Bureau of Environmental Services, Development Review Section of Portland Transportation, and Urban Forestry Division of Portland Parks and Recreation
- F. Correspondence:
1. *(none received at time of decision mailing)*
- G. Other:
1. Original LU Application Form and Receipt
 2. First timeline extension, rec'd. 12/10/12
 3. Second timeline extension, rec'd. 1/24/13
 4. Third timeline extension, rec'd. 3/24/13
 5. Fourth timeline extension, rec'd. 4/24/13
 6. Fifth timeline extension, rec'd. 5/29/13
 7. Sixth timeline extension, rec'd. 3/20/14
 8. Photo of existing conditions by staff

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING

-  Site
-  Also Owned
-  Historic Landmark



NORTH

File No. LU 12-195299 CU,DZ

1/4 Section 2429

Scale 1 inch = 400 feet

State_Id 1S203BD01800

Exhibit B (Oct 19,2012)



KILLINGSWORTH RELO

720 JESSUP STREET
PORTLAND, OR 97217

PLD78

SHEET NUMBER 13065

A-1

SHEET TITLE
SITE PLAN

of new construction units
valued at construction se-

REVISIONS					
	NO.	DATE	DESCRIPTION		
a	A0001		SUPPLY FOR P&ID REVIEW		
b	P0001		REVISED FOR P&ID REVIEW		
c	E0001		REVISED FOR P&ID REVIEW		
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LEGEND

22421 ZIP CODE
DALLAS-FORT WORTH, TEXAS

Legend:

- Interstate
- State Road
- County Road
- City Street
- Political Boundary
- Jurisdictional Boundary
- Water
- Unimproved Land
- Other

Scale: 0 to 10 Miles / 0 to 16 Kilometers

Map Features:

- Interstate 75 (I-75)
- Interstate 40 (I-40)
- Interstate 20 (I-20)
- Interstate 30 (I-30)
- Interstate 67 (I-67)
- Interstate 820 (I-820)
- Interstate 10 (I-10)
- Interstate 130 (I-130)
- Interstate 170 (I-170)
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- Interstate 5590 (I-5590)
- Interstate 5640 (I-5640)
- Interstate 5690 (I-5690)
- Interstate 5740 (I-5740)
- Interstate 5790 (I-5790)
- Interstate 5840 (I-5840)
- Interstate 5890 (I-5890)
- Interstate 5940 (I-5940)
- Interstate 5990 (I-5990)
- Interstate 6040 (I-6040)
- Interstate 6090 (I-6090)
- Interstate 6140 (I-614

VICINITY MAP



TRUE NORTH

SITE PLAN	1
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CASE NO. W 12-195299 W 02
EXHIBIT C-3

28" x 36" SCALE: 1" = 20'-0"
 100' 0" 200' 0" 300' 0" 400' 0" 500' 0" 600' 0" 700' 0" 800' 0" 900' 0" 1000' 0" 1100' 0" 1200' 0" 1300' 0" 1400' 0" 1500' 0" 1600' 0" 1700' 0" 1800' 0" 1900' 0" 2000' 0" 2100' 0" 2200' 0" 2300' 0" 2400' 0" 2500' 0" 2600' 0" 2700' 0" 2800' 0" 2900' 0" 3000' 0" 3100' 0" 3200' 0" 3300' 0" 3400' 0" 3500' 0" 3600' 0" 3700' 0" 3800' 0" 3900' 0" 4000' 0" 4100' 0" 4200' 0" 4300' 0" 4400' 0" 4500' 0" 4600' 0" 4700' 0" 4800' 0" 4900' 0" 5000' 0" 5100' 0" 5200' 0" 5300' 0" 5400' 0" 5500' 0" 5600' 0" 5700' 0" 5800' 0" 5900' 0" 6000' 0" 6100' 0" 6200' 0" 6300' 0" 6400' 0" 6500' 0" 6600' 0" 6700' 0" 6800' 0" 6900' 0" 7000' 0" 7100' 0" 7200' 0" 7300' 0" 7400' 0" 7500' 0" 7600' 0" 7700' 0" 7800' 0" 7900' 0" 8000' 0" 8100' 0" 8200' 0" 8300' 0" 8400' 0" 8500' 0" 8600' 0" 8700' 0" 8800' 0" 8900' 0" 9000' 0" 9100' 0" 9200' 0" 9300' 0" 9400' 0" 9500' 0" 9600' 0" 9700' 0" 9800' 0" 9900' 0" 10000' 0" 10100' 0" 10200' 0" 10300' 0" 10400' 0" 10500' 0" 10600' 0" 10700' 0" 10800' 0" 10900' 0" 11000' 0" 11100' 0" 11200' 0" 11300' 0" 11400' 0" 11500' 0" 11600' 0" 11700' 0" 11800' 0" 11900' 0" 12000' 0" 12100' 0" 12200' 0" 12300' 0" 12400' 0" 12500' 0" 12600' 0" 12700' 0" 12800' 0" 12900' 0" 13000' 0" 13100' 0" 13200' 0" 13300' 0" 13400' 0" 13500' 0" 13600' 0" 13700' 0" 13800' 0" 13900' 0" 14000' 0" 14100' 0" 14200' 0" 14300' 0" 14400' 0" 14500' 0" 14600' 0" 14700' 0" 14800' 0" 14900' 0" 15000' 0" 15100' 0" 15200' 0" 15300' 0" 15400' 0" 15500' 0" 15600' 0" 15700' 0" 15800' 0" 15900' 0" 16000' 0" 16100' 0" 16200' 0" 16300' 0" 16400' 0" 16500' 0" 16600' 0" 16700' 0" 16800' 0" 16900' 0" 17000' 0" 17100' 0" 17200' 0" 17300' 0" 17400' 0" 17500' 0" 17600' 0" 17700' 0" 17800' 0" 17900' 0" 18000' 0" 18100' 0" 18200' 0" 18300' 0" 18400' 0" 18500' 0" 18600' 0" 18700' 0" 18800' 0" 18900' 0" 19000' 0" 19100' 0" 19200' 0" 19300' 0" 19400' 0" 19500' 0" 19600' 0" 19700' 0" 19800' 0" 19900' 0" 20000' 0" 20100' 0" 20200' 0" 20300' 0" 20400' 0" 20500' 0" 20600' 0" 20700' 0" 20800' 0" 20900' 0" 21000' 0" 21100' 0" 21200' 0" 21300' 0" 21400' 0" 21500' 0" 21600' 0" 21700' 0" 21800' 0" 21900' 0" 22000' 0" 22100' 0" 22200' 0" 22300' 0" 22400' 0" 22500' 0" 22600' 0" 22700' 0" 22800' 0" 22900' 0" 23000' 0" 23100' 0" 23200' 0" 23300' 0" 23400' 0" 23500' 0" 23600' 0" 23700' 0" 23800' 0" 23900' 0" 24000' 0" 24100' 0" 24200' 0" 24300' 0" 24400' 0" 24500' 0" 24600' 0" 24700' 0" 24800' 0" 24900' 0" 25000' 0" 25100' 0" 25200' 0" 25300' 0" 25400' 0" 25500' 0" 25600' 0" 25700' 0" 25800' 0" 25900' 0" 26000' 0" 26100' 0" 26200' 0" 26300' 0" 26400' 0" 26500' 0" 26600' 0" 26700' 0" 26800' 0" 26900' 0" 27000' 0" 27100' 0" 27200' 0" 27300' 0" 27400' 0" 27500' 0" 27600' 0" 27700' 0" 27800' 0" 27900' 0" 28000' 0" 28100' 0" 28200' 0" 28300' 0" 28400' 0" 28500' 0" 28600' 0" 28700' 0" 28800' 0" 28900' 0" 29000' 0" 29100' 0" 29200' 0" 29300' 0" 29400' 0" 29500' 0" 29600' 0" 29700' 0" 29800' 0" 29900' 0" 30000' 0" 30100' 0" 30200' 0" 30300' 0" 30400' 0" 30500' 0" 30600' 0" 30700' 0" 30800' 0" 30900' 0" 31000' 0" 31100' 0" 31200' 0" 31300' 0" 31400' 0" 31500' 0" 31600' 0" 31700' 0" 31800' 0" 31900' 0" 32000' 0" 32100' 0" 32200' 0" 32300' 0" 32400' 0" 32500' 0" 32600' 0" 32700' 0" 32800' 0" 32900' 0" 33000' 0" 33100' 0" 33200' 0" 33300' 0" 33400' 0" 33500' 0" 33600' 0" 33700' 0" 33800' 0" 33900' 0" 34000' 0" 34100' 0" 34200' 0" 34300' 0" 34400' 0" 34500' 0" 34600' 0" 34700' 0" 34800' 0" 34900' 0" 35000' 0" 35100' 0" 35200' 0" 35300' 0" 35400' 0" 35500' 0" 35600' 0" 35700' 0" 35800' 0" 35900' 0" 36000' 0" 36100' 0" 36200' 0" 36300' 0" 36400' 0" 36500' 0" 36600' 0" 36700' 0" 36800' 0" 36900' 0" 37000' 0" 37100' 0" 37200' 0" 37300' 0" 37400' 0" 37500' 0" 37600' 0" 37700' 0" 37800' 0" 37900' 0" 38000' 0" 38100' 0" 38200' 0" 38300' 0" 38400' 0" 38500' 0" 38600' 0" 38700' 0" 38800' 0" 38900' 0" 39000' 0" 39100' 0" 39200' 0" 39300' 0" 39400' 0" 39500' 0" 39600' 0" 39700' 0" 39800' 0" 39900' 0" 40000' 0" 40100' 0" 40200' 0" 40300' 0" 40400' 0" 40500' 0" 40600' 0" 40700' 0" 40800' 0" 40900' 0" 41000' 0" 41100' 0" 41200' 0" 41300' 0" 41400' 0" 41500' 0" 41600' 0" 41700' 0" 41800' 0"

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CAREER SERVICES IS STRICTLY PROHIBITED.

CASE NO. LV 12-193299 6092
EXHIBIT C4



KILLINGSWORTH/RELO

PD78

PORTLAND, OR 97217

PORTLAND, OR 97217

REVISIONS					
NO.	DATE	DESCRIPTION			BY/PA
A	REVISED	ISSUES FOR PCD REVIEW			WE
B	REVISED	ISSUES FOR PCD REVIEW			WE
C	REVISED	ISSUES FOR PCD REVIEW			WE

SHEET TITLE:

2002年12月

A-3

ENGINEERS OFFERED HELP TO
ENGINEERS FINDING SOLUTIONS
TO PROBLEMS OF THE FUTURE

PROPOSED 30" HIGH SCREEN
(1 PER SECTOR, 3 TOTAL) $\frac{2}{30-2}$

1 PROPOSED AT&T EQUIPMENT BEYOND
A-5 NOW 30" HIGH SCREEN EXTENSION

1

City of Portland - Bureau of Development
Approval applies only to the reviews requested
Date _____
Additional zoning requirements _____

WEST ELEVATION

1

$$26^{\circ} \pm 31^{\circ} \text{ } ^{\circ} \text{C} \text{ at } 1/8^{\circ} \text{ at } 1^{\circ} \text{ } ^{\circ} \text{C}$$

IMPOSED 30" HIGH SCREEN
EXTENSION PER STRUCTURAL

PROJECTS THAT EQUIPMENT BEYOND

PROPOSED LIMITS ANTENNA
(2 PER SECTION, 6 TOTAL)

PROPOSED LIMITS ANTENNA
(2 PER SECTION, 6 TOTAL)

3 2 PROPOSED 700MHz REU/
(1 PER SECTOR, 3 TOTAL)

4 2 PROPOSED SURGE SUPPRESSION
DEVICE (1 PER SECTOR, 3 TOTAL)

1 2 PROPOSED AMS REU

[illegible]

NORTH ELEVATION

24° 34' 56.00" E / 1° 0' 0" N

CASE NO. LV 12-195299
EXHIBIT C.6 W
12

KILLINGSWORTH RELO

PD78

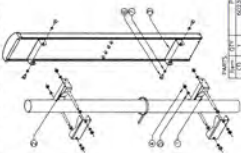
PORTLAND, OR 97217

REVISIONS	DATE	BY	DESCRIPTION
1	12/15/2014	WJ	REVISED FOR CONSTRUCTION SET
2	12/15/2014	WJ	REVISED FOR CONSTRUCTION SET
3	12/15/2014	WJ	REVISED FOR CONSTRUCTION SET
4	12/15/2014	WJ	REVISED FOR CONSTRUCTION SET
5	12/15/2014	WJ	REVISED FOR CONSTRUCTION SET
6	12/15/2014	WJ	REVISED FOR CONSTRUCTION SET
7	12/15/2014	WJ	REVISED FOR CONSTRUCTION SET
8	12/15/2014	WJ	REVISED FOR CONSTRUCTION SET
9	12/15/2014	WJ	REVISED FOR CONSTRUCTION SET
10	12/15/2014	WJ	REVISED FOR CONSTRUCTION SET

SHEET TITLE
ANTENNA DETAILS

SHEET NUMBER
RF-2

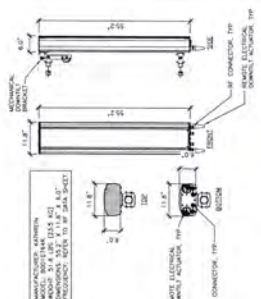
- NOTES:
- 1) ADJUST DOWEL BRACKET BETWEEN THE UPPER ANTENNA MOUNTING AND LOWER ANTENNA MOUNTING TO THE DESIRED HEIGHT.
 - 2) TO SET THE DOWEL OF TOPMOUNT, ALIGN THE DOWEL HOLES ON THE ANTENNA MOUNTING WITH THE DOWEL HOLES ON THE ANTENNA MOUNTING.
 - 3) THE NUMBER OF CONNECTORS WILL VARY BASED ON ANTENNA TYPE.



ITEM	QTY	DESCRIPTION
1	1	ANTENNA MOUNTING
2	1	DOWEL BRACKET
3	1	DOWEL
4	1	ANTENNA MOUNTING
5	1	DOWEL BRACKET
6	1	DOWEL
7	1	ANTENNA MOUNTING
8	1	DOWEL BRACKET
9	1	DOWEL
10	1	ANTENNA MOUNTING
11	1	DOWEL BRACKET
12	1	DOWEL

ANTENNA MOUNTING

12/15/2014 2014 12/15/2014

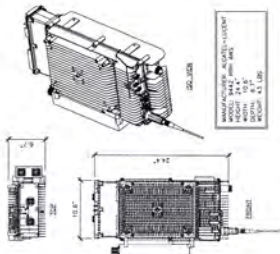
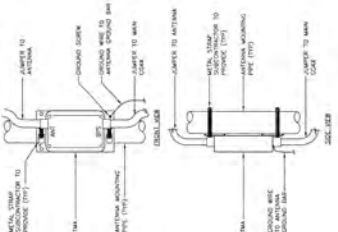


ANTENNA SPECIFICATIONS

12/15/2014 2014 12/15/2014

IMA MOUNTING DETAIL

12/15/2014 2014 12/15/2014

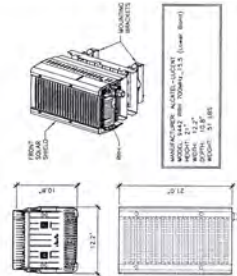
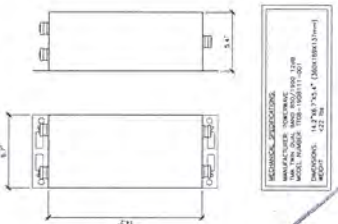


RRH AWS DETAIL

12/15/2014 2014 12/15/2014

IMA SPECIFICATIONS

12/15/2014 2014 12/15/2014

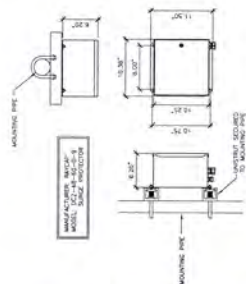


RRH 700MHZ DETAIL

12/15/2014 2014 12/15/2014

NOT USED

12/15/2014 2014 12/15/2014



SURGE SUPPRESSION SPECIFICATION

12/15/2014 2014 12/15/2014

Approved by Portland - Bureau of Development Services
Date 12/15/2014
NOT USED

TEST SHOULD BE INTERPRETED
IN CONJUNCTION WITH A/C SYSTEM

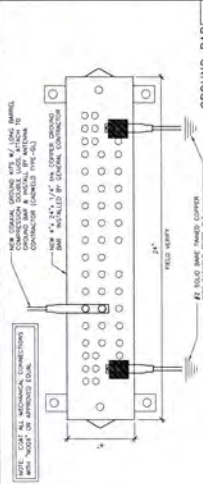


REVISIONS
1. INITIAL REVIEW AND REVISIONS
2. FINAL REVIEW AND REVISIONS
3. FINAL REVIEW AND REVISIONS
4. FINAL REVIEW AND REVISIONS
5. FINAL REVIEW AND REVISIONS
6. FINAL REVIEW AND REVISIONS
7. FINAL REVIEW AND REVISIONS
8. FINAL REVIEW AND REVISIONS
9. FINAL REVIEW AND REVISIONS
10. FINAL REVIEW AND REVISIONS

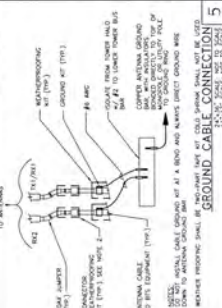
NOT FOR CONSTRUCTION PURPOSES LABELLED AT CONSTRUCTION SET
SHEET TITLE GROUNDING DETAILS
SHEET NUMBER E-2



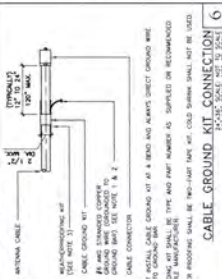
NOT USED
11-12-2012 11:00 AM



GROUND BAR
11-12-2012 11:00 AM



GROUND CABLE
11-12-2012 11:00 AM

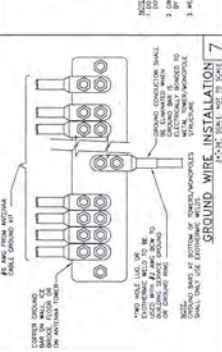


CABLE GROUND KIT CONNECTION			
11-12-2012 11:00 AM	11-12-2012 11:00 AM	11-12-2012 11:00 AM	11-12-2012 11:00 AM
11-12-2012 11:00 AM	11-12-2012 11:00 AM	11-12-2012 11:00 AM	11-12-2012 11:00 AM
11-12-2012 11:00 AM	11-12-2012 11:00 AM	11-12-2012 11:00 AM	11-12-2012 11:00 AM
11-12-2012 11:00 AM	11-12-2012 11:00 AM	11-12-2012 11:00 AM	11-12-2012 11:00 AM
11-12-2012 11:00 AM	11-12-2012 11:00 AM	11-12-2012 11:00 AM	11-12-2012 11:00 AM
11-12-2012 11:00 AM	11-12-2012 11:00 AM	11-12-2012 11:00 AM	11-12-2012 11:00 AM
11-12-2012 11:00 AM	11-12-2012 11:00 AM	11-12-2012 11:00 AM	11-12-2012 11:00 AM
11-12-2012 11:00 AM	11-12-2012 11:00 AM	11-12-2012 11:00 AM	11-12-2012 11:00 AM
11-12-2012 11:00 AM	11-12-2012 11:00 AM	11-12-2012 11:00 AM	11-12-2012 11:00 AM

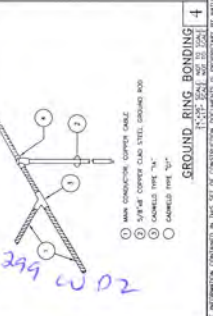
NOT USED
11-12-2012 11:00 AM

Approved
MARK WALTON
Date DEC 31, 2014
Additional zoning requirements may apply

NOT USED
11-12-2012 11:00 AM



GROUND WIRE INSTALLATION
11-12-2012 11:00 AM



NOT USED
11-12-2012 11:00 AM

CASE NO. W 12-195299
EXHIBIT C.13

GENERAL STRUCTURAL NOTES
(The following apply unless proven otherwise in the plans)

DEPARTMENT OF AGRICULTURE

4. BASIC WIND SPEED (VBS)
 1. V₂
 2. WIND IMPORTANCE FACTOR (W₁)
 3. SEISMIC DESIGN CATEGORY
5. SDS
 1. SDS
 2. NEUTRALIZATION FACTOR (N₁)
 3. AMPLIFICATION FACTOR (S₁)
6. DISTANCE IMPORTANCE FACTOR (R₁)

Small Group: Participants are split into small groups to discuss their observations. Each group reports on their findings.

OF MATERIALS.

STRUCTURAL DRAWINGS SHALL BE IN CONFORMANCE WITH ARCHITECTURAL DRAWINGS FOR IRON/AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE & STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SACKETT BRICK LAYOUTS & THE SECTION TO BE USED IS:

- SEALANTS OR PROTECTANTS IS OBTAINED TO PROTECT THE CONTRACTORS WORK, THE STRUCTURAL ENGINEER HAS NO OVERALL MAINTENANCE AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE. ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, COMMENT OR SUPPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

ALL DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY SUBSTANTIATED AND/OR NOT SHOWN, CONTRACTOR TO DETAIL A SECTION USING DETAILS OF

CONSTRUCTION SHALL BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.

- STRUCTURAL STEEL SHALL BE DETAILING, FABRICATING AND ERECTED IN ACCORDANCE WITH THE AISC 360:1989 STEEL CONSTRUCTION MANUAL, 13th EDITION AND CODE OF STANDARD PRACTICE - 2003.
- STRUCTURAL STEEL SHALL COMPLY TO THE FOLLOWING GRADES:
 - PLATES & ANGLES: A36/A36C
 - STEEL PIPE: ASTM53 GR. B

W.A.R.O. CENTER will begin using a NOX ELECTRODE'S ONE-YEAR QUALITY WARRANTY (Q.W.) beginning on 4-30-83.

shall be used, all complete joint penetration groove welds shall be made with a filler metal that has a minimum carbon toughness of 20 FT-LBS AT 40 DEGREES F, AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.

- BOILS SHALL NOT BE HOT DIPPED (GLAZED).
ALL REPAIRS SHALL BE PROTECTED IN ACCORDANCE WITH ASTM A780.
ALL FELD CUT SURFACES SHALL BE REPAIRABLE WITH (2) COATS OF A 90% ZINC RICH PAINT PER ASTM A780.
ALL DAMAGED SURFACES, WELDING AREAS AND AUTHORIZED MODICAL WARMED WAREHOUSES OF PARTS BOLDING
ON NEW SHALL BE PAINTED WITH (2) COATS OF ZINC RICH PAINT (ZINC PROTECTORS).

5. FASTENERS SHALL BE INSTALLED IN ACCORDANCE WITH:

- g. ALL BOLTS AT EVERY CORNER SHALL BE INSTALLED TO THE FULL COMPRESSIVE STRENGTH OF THE BOLTS UNTIL THE SECTION IS FULLY COMPRESSED AND THEN TIGHTENED FURTHER BY 50% "TURNS OF THE NUT". TIGHTENING SHALL PROCEED IN THE FOLLOWING MANNER:
 1. BOLT LENGTH UP TO AND INCLUDING FOUR INCHES SHALL BE TIGHTENED 15 TURNS BEYOND SAID FIT.
 2. BOLT LENGTHS OVER A FOUR INCHES SHALL BE 10 TURNS BEYOND SAID FIT.
- h. ALL BOLT CONNECTIONS SHALL BE CHECKED REGULARLY.

- FIELD DRAWINGS:**
 1. CONTRACTOR SHALL THOROUGHLY INSPECT AND SURVEY THE EXISTING STRUCTURE TO DETERMINE ROADS, ELEVATIONS, FOUNDATIONS, ETC. WHO WILL AFFIX THE WORK SHALL BE THE DESIGNER. THE CONTRACTOR SHALL REPORT ANY UNDESIRABLE OR DISCREPANCIES TO THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
- SHOP DRAWINGS:**
 1. SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THE ITEMS:

STRUCTURAL STEEL

3. SHOP DRAWINGS REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE NUMBER OF RECORDS, AND THE REVIEW MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO SUBMIT BY ENGINEER OR ARCHITECT. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND EXTENSIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS PERTAINING TO THEM. SUBMITTALS SHALL INCLUDE A REVISION LOG, AND THE COPY SUBMITTED WILL BE MAINTAINED AND RETAINED WITHIN TWO WEEKS OF COMPLETION OF THE PROJECT.

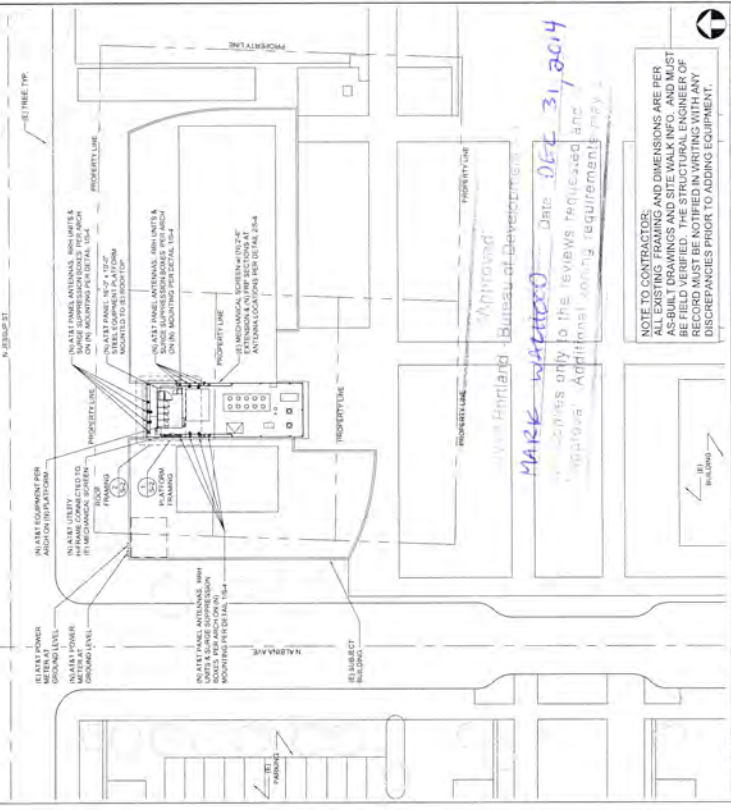
- Shop drawings submitted for approval are not change orders. The purpose of shop drawings submitted by the contractor is to demonstrate to the engineer that the contractor understands the design concept. If a modification which may be furnished and installed after the intended fabrication and installation of those drawings, discrepancies, or conflicts between shop drawings, items and/or conditions have been submitted by the building official.

THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL, AND SHALL BE FOLLOWED.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE 08-01-2010 BY 60322 UCBAW/STP

- [illegible]

CASE NO. W 17-195299 CV 02
EXHIBIT C.14

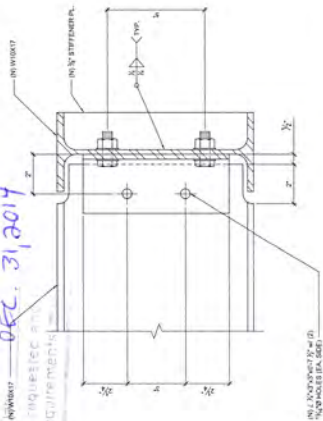
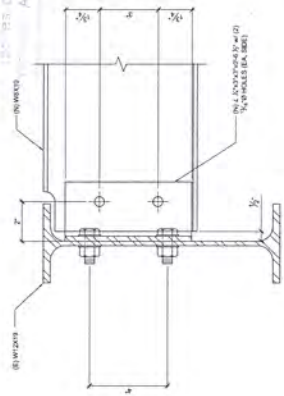


NOTE TO CONTRACTOR: ALL EXISTING FRAMING AND DIMENSIONS ARE PER AS-BUILT DRAWINGS AND SITE WALK INFO. AND MUST BE FIELD VERIFIED. THE STRUCTURAL ENGINEER OF RECORD MUST BE NOTIFIED IN WRITING WITH ANY DISCREPANCIES PRIOR TO ADDING EQUIPMENT.

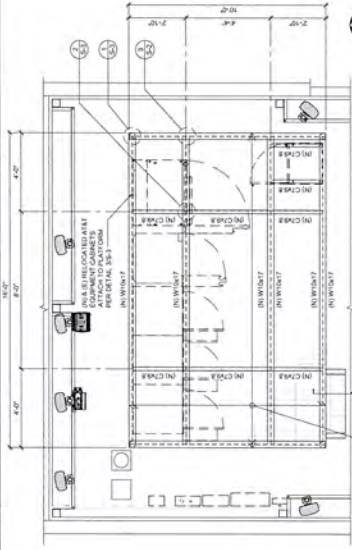
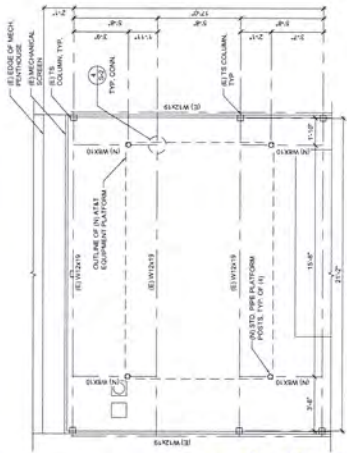
REVISIONS		NOT FOR CONSTRUCTION UNLESS LARGED AT CONSTRUCTION SET	SHEET TITLE STRUCTURAL PLAN & NOTES	SHEET NUMBER S-1
NO.	DATE			
1	10/1/14			
2	10/1/14			
3	10/1/14			
4	10/1/14			
5	10/1/14			
6	10/1/14			
7	10/1/14			
8	10/1/14			
9	10/1/14			
10	10/1/14			

MARK WATWOOD
OFF. 31.2014

Additional collecting requirements



<p>SPOT SCALE 1" = 1'-0"</p> <p>1" = 1'-0"</p>	<p>4</p> <p>TYPICAL ROOF BEAM TO BEAM CONNECTION</p>
<p>SPOT SCALE 1" = 1'-0"</p> <p>1" = 1'-0"</p>	<p>3</p> <p>TYPICAL PLATE/BEAM TO BEAM CONNECTION</p>



CASE NO. W 12-195299
EXHIBIT C.15

WDZ

KILLINGSWORTH RELO

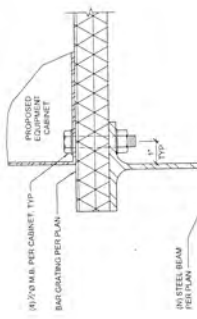
PD78
720 J. G. SULLIVAN STREET
PORTLAND, OR 97217

NO.	REVISIONS	DATE
1	ISSUED FOR CONSTRUCTION	10/1/02
2	REVISION	10/1/02
3	REVISION	10/1/02

NOT FOR CONSTRUCTION UNLESS
APPROVED BY THE ARCHITECT. SEE
SHEET 100 FOR CONSTRUCTION DETAILS.

SHEET TITLE
STRUCTURAL DETAILS

SHEET NUMBER
S-3



DEC 31, 2004

CABINET CONNECTION TO BEAM

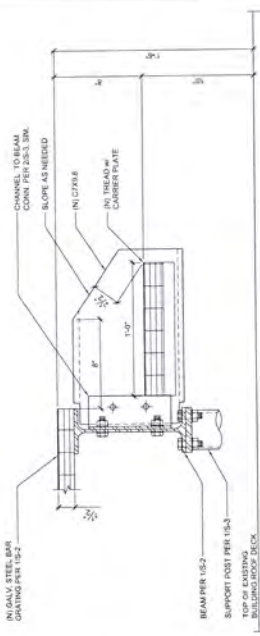
1/4" SCALE

STEP CONNECTION TO PLATE

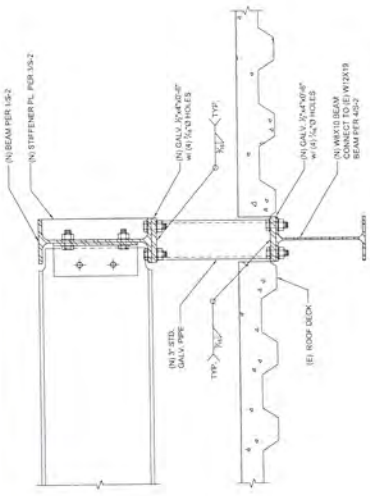
1/4" SCALE

TYPICAL CHANNEL TO BEAM CONNECTION

1/4" SCALE



MARIE WACHHOFF



CASE NO. W 12-195299 W 02
EXHIBIT C.16

STRUCTURAL FRAMING, SUPPORTS

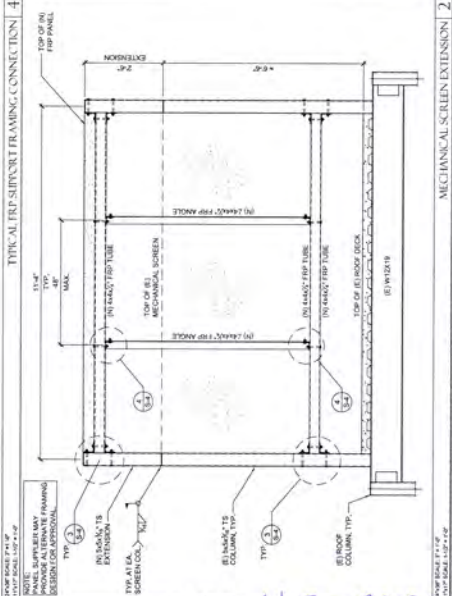
1/4" SCALE

TYPICAL CHANNEL TO BEAM CONNECTION

1/4" SCALE

TYPICAL CHANNEL TO BEAM CONNECTION

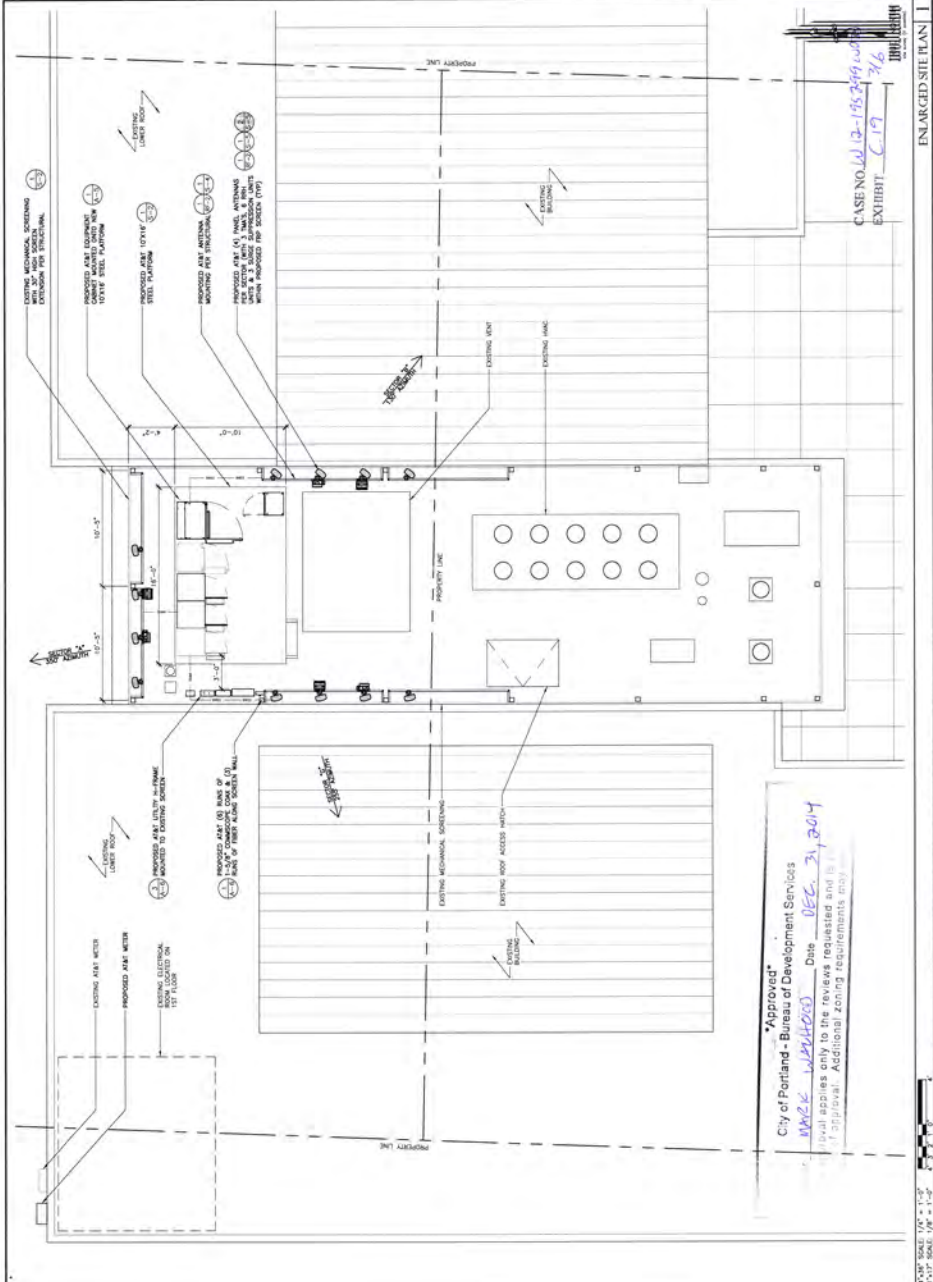
1/4" SCALE



CASE NO. W 12-195299 W02
EXHIBIT C-17

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR CONSTRUCTION
2	ISSUED FOR CONSTRUCTION
3	ISSUED FOR CONSTRUCTION
4	ISSUED FOR CONSTRUCTION
5	ISSUED FOR CONSTRUCTION
6	ISSUED FOR CONSTRUCTION
7	ISSUED FOR CONSTRUCTION
8	ISSUED FOR CONSTRUCTION
9	ISSUED FOR CONSTRUCTION
10	ISSUED FOR CONSTRUCTION

SHEET TITLE ENLARGED SITE PLAN	SHEET NUMBER A-2
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Approved*
City of Portland - Bureau of Development Services
MADE UNAPPROVED Date DEC 31 2014
Approval applies only to the reviews requested and is not a final approval. Additional zoning requirements apply.

CASE NO. 12-15349-100
EXHIBIT C-19
716

KILLINGSWORTH RELO

720 JESSUP STREET
PORTLAND, OR 97217

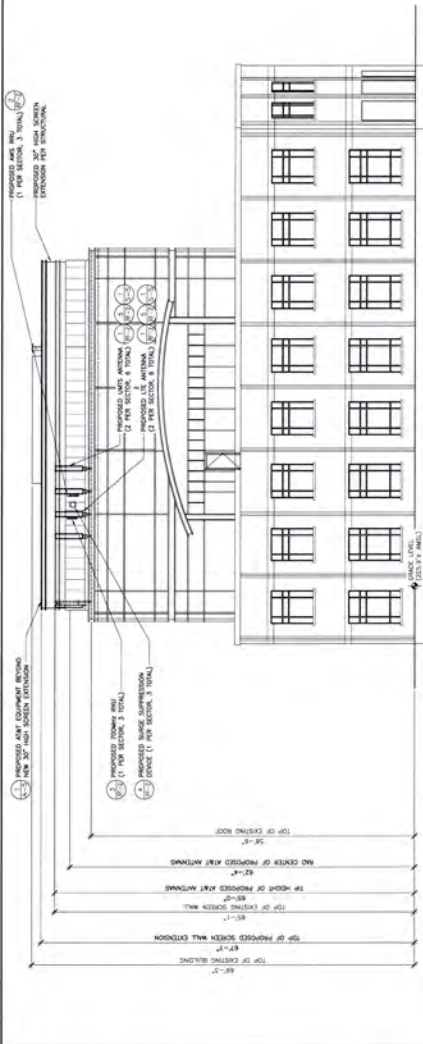
PD78

REVISIONS	DATE	BY	CHKD
1. REVISED FOR PERMITS	10/1/17	WTS	WTS
2. REVISED FOR PERMITS	10/1/17	WTS	WTS
3. REVISED FOR PERMITS	10/1/17	WTS	WTS
4. REVISED FOR PERMITS	10/1/17	WTS	WTS
5. REVISED FOR PERMITS	10/1/17	WTS	WTS
6. REVISED FOR PERMITS	10/1/17	WTS	WTS
7. REVISED FOR PERMITS	10/1/17	WTS	WTS
8. REVISED FOR PERMITS	10/1/17	WTS	WTS
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10. REVISED FOR PERMITS	10/1/17	WTS	WTS

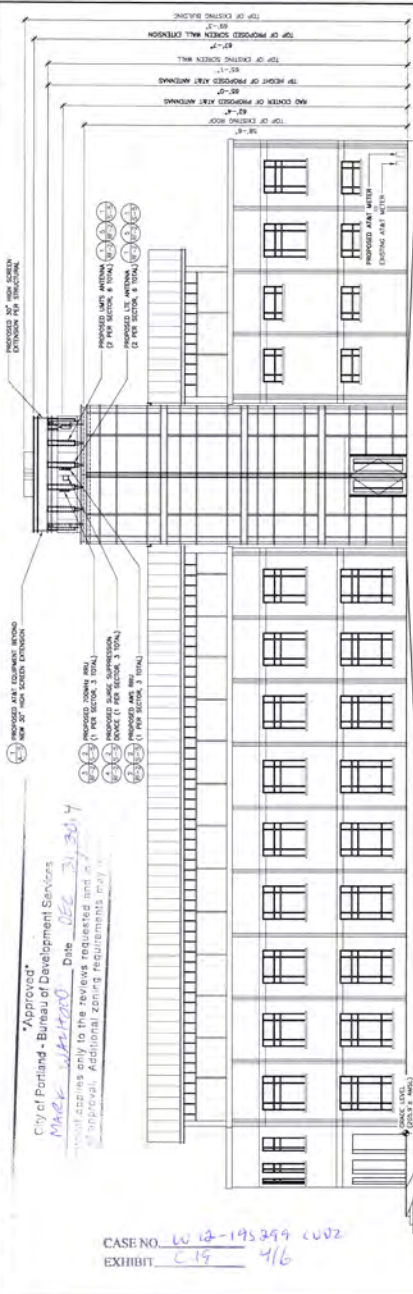
SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3

PROPOSED ANTENNA WILL BE
MOUNTED BEHIND THE SCREEN
EXTENSION PER STRUCTURE



WEST ELEVATION 2



NORTH ELEVATION 1

Approval
City of Portland - Bureau of Development Services
Mark 10/1/17 Date 10/1/17
will apply only to the reviews requested and a final approval. Additional zoning requirements may apply.

CASE NO. 1012-193399 0002
EXHIBIT C19 416



This representation is a representation of the proposed project based on information provided by the client. Actual construction may vary dependent on approved construction plans and therefore P75 (Pacific Telecom Services) is not responsible for any construction errors or omissions. This representation is not intended to be an exact reproduction of an actual living tree. The final installation will have colors, subtle parts, and various attributes, such as wind resistance, which will vary from the actual living tree. The final installation will have colors, subtle parts, and various attributes, such as wind resistance, which will vary from the actual living tree. The final installation will have colors, subtle parts, and various attributes, such as wind resistance, which will vary from the actual living tree.

REV:

A



Pacific Telecom Services, LLC
59 C Airport Loop Drive, Costa Mesa, CA 92626-3414

CASE NO. W12-195259 CV02
EXHIBIT C-19 46 Prepared by: CJL

Steven Topp - Phone: (503) 708-7337

AT&T Mobility
16221 NE 72nd Way
Redmond, WA 98052
Steven Topp - Phone

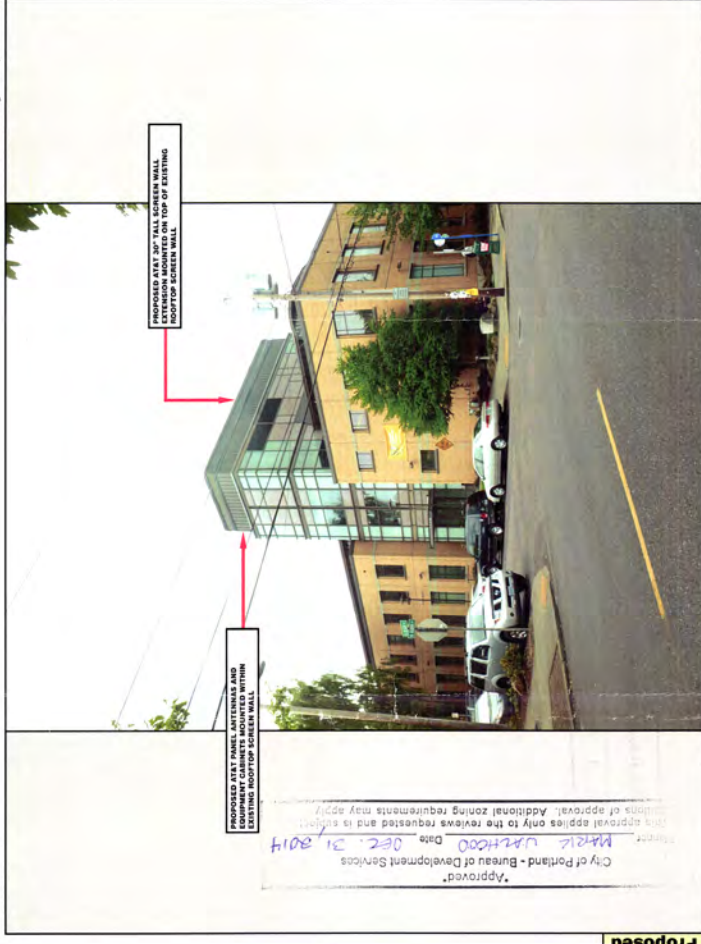
PD78

KILLINGSWORTH RELO
705 NORTH KILLINGSWORTH
PORTLAND, OR 97217

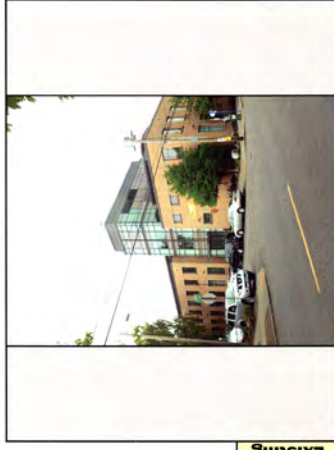


Location

View #: 1



Proposed



Existing



at&t

February 01, 2013

AT&T Mobility
16221 NE 72nd Way
Redmond, WA 98052
Steven Topp - Phone: (503) 708-7337

PREPARED BY: CJL
PROJECT: Pacific Telecomm Services, LLC
3100 E. Joplin Ave., Suite 100, Portland, OR 97214

CASE NO: 12-175295-002
EXHIBIT: C-19 46

REV. A

This illustration shows a representation of the proposed project based on information provided by the client. Actual construction may vary dependent on approved construction plans and therefore PTS (Pacific Telecomm Services) is not responsible for any post production design changes. Monitors disclaimer: In the event that the proposed installation includes a monitor, the proposed installation is an artistic representation of a tree, and not intended to be an exact reproduction of an actual living tree. The final installation will have cables, cable paths, and various other components, they will not be readily apparent to the casual observer or passerby. However, upon close scrutiny, the true nature of the installation will be apparent.

"Approved"
 City of Portland - Bureau of Development Services
 Date: 02.21.2014
 Mark W. H. 0000