



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

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: March 12, 2015
To: Interested Person
From: Arthur Graves, Land Use Services
503-823-7803 | Arthur.Graves@portlandoregon.gov

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

The Bureau of Development Services has **approved** a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 14-230793 HR: RADIO FREQUENCY (RF) EQUIPMENT ADDITIONS AND ALTERATIONS

GENERAL INFORMATION

Applicant: Reid Stewart | Lexcom Development (Verizon Wireless) | 503.720.6526
4015 SW Battaglia Ave | Gresham OR 97080

Owner: Melanie Cole | Bill Natio Company | 503.228.8611
2701 NW Vaughn #323 | Portland OR 97210

Site Address: 2701 NW Vaughn Street

Legal Description: TL 200 11.06 ACRES ALSO SEE SUBS -0291 -0292, SECTION 29 1N 1E; CANCEL ACCOUNT, SECTION 29 1N 1E

Tax Account No.: R941290290, R941290293

State ID No.: 1N1E29D 00200, 1N1E29D 00200A3

Quarter Section: 2826

Neighborhood: Northwest District, contact John Bradley at 503-313-7574.

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Other Designations: National Historic Landmark listed on June 1985

Zoning: EXd: Central Employment (EX) zone with a Design (d) Overlay

Case Type: HR: Historic Resource Review

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

Proposal:

The applicant seeks Historic Resource Review approval to install radio frequency (RF) equipment within and/or on the structural supports of the "MONTGOMERY PARK" letters located on the rooftop of the Montgomery Ward & Company Warehouse Building. This building, constructed in 1920, is a Historic Landmark. The proposal is specifically intending to:

- Replace six of the nine existing wireless panel antennas
- Add two new wireless panel antennas (for an end total of eleven (11) wireless panel antennas)
- Add five Remote Radio Units (RRUs)

- Add four DC Surge Suppressors: 2 of these are proposed to be located inside the existing Verizon equipment shelter in the existing penthouse.
- Add twelve diplexers:
 - 6 within the structural supports of the rooftop lettering, similar to the previously mentioned RF equipment
 - 6 are proposed to be located inside the existing Verizon equipment shelter in the existing penthouse.

Historic Resource Review approval is required for non-exempt alterations to a Historic Landmark.

Relevant Approval Criteria:

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

- 33.846.060 G – Other Approval Criteria

ANALYSIS

Site and Vicinity:

Constructed in 1920 and enlarged in 1936, the Montgomery Ward & Company Building was one of six similar catalog distribution centers developed by the company between 1920 and 1929. The Portland location was chosen for a catalog distribution facility because of Portland's prominence as a transportation hub and the home of a strong, well-educated workforce. The building was designed by W. H. McCauley, an architect in the full-time employ of Montgomery Ward & Company. The building is listed in the National Register of Historic Places under Criterion "A" for its association with the evolution of mail-order retailing. It is also listed under Criterion "C" for its architectural expression as a massive warehousing facility. The building was vacated by the company in 1984. In 1989, the Naito Corporation rehabilitated the building and converted it into office space. At that time, the main entrance was shifted to a glass-enclosed light-well on the west façade. Until that time, the west façade had been the rear façade of the building.

In general, the property is surrounded on the east and north by General and Heavy Industrial Zones, on the west by General Employment Zones and to the south by Residential Zones. The building is considered the most important example of Reinforced Concrete Utilitarian style architecture in the city. When constructed, it was the largest building in Portland, and one of the largest concrete structures west of the Rockies. It continued to be the largest building in Portland until 1970 when the First National Bank Tower was constructed. By its sheer size relative to its surroundings, the Montgomery Park Building contributes strongly to the neighborhood and the sign structure and signage is a prominent element against Forest Park as a background to the west.

Regarding surrounding area amenities within a quarter-mile walk (roughly equaling a five minute walk), the site is well served by a number of varied resources. King Cycle Group along with a number of industrial venues is found to the north. To the east are restaurants, cafes and distillers including Meriwether's, St. Honore and Clear Creek restaurants, cafes. To the west and south is largely residential but also includes the Chapman Elementary School with subsequent open space, ball fields and migratory Vaux Swifts.

Transportation amenities to the site include the both the #77 and #15 bus lines. The #15 provides "frequent service" to the site, which is defined by TriMet as bus lines that run every 15 minutes or better for most of the day. The site is also surrounded by designated city bikeways including: NW Nicolai Street to the north, NW Wardway to the west, and NW Vaughn Street to the south. Although the site is not in the NW Pedestrian District the site is immediately adjacent to the district at the southeast corner.

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 “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region’s heritage. The regulations implement Portland’s Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region’s citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city’s economic health, and helps to preserve and enhance the value of historic properties.

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

- LUR 96-00331 DZ, Approval [with conditions] of an unmanned cellular communications facility consisting of three antenna arrays: two wall-mounted to the roof parapet and one mounted on the support structure of the existing rooftop sign
- LUR 96-00448 CU DZ, Approved [with conditions] an unmanned cellular telecommunications facility consisting of 3 “whip-style” antennas mounted on the support structure of the existing rooftop sign
- LUR 98-00163 DZ, Approved [with conditions] 3 additional whip-style antennas mounted to the roof of the existing mechanical penthouse, 2 GPS antennas, 1 diagnostic antenna, and a future expansion of up to a maximum of 12 panel style antennas flush mounted to the sides of the existing mechanical penthouse
- LUR 98-01027 DZ, Request for a roof-mounted telecommunications facility This request was voided before a decision was issued
- LUR 00-00770 HDZ, Approval of eleven antennas on three metal pole masts
- LU 02-126847 HDZ, Approval two new antennas to the rooftop sign structure
- LU 05-105768 HDZ, Approval to install three (3) new PCS antennas within the “Montgomery Park” rooftop sign structure
- LU 06-100938 HDZ, Approval of one new antenna to be mounted on an existing rooftop storage tank
- LU 07-145772 HDZ, Approval of new antennas, dishes and mechanical room
- LU 09-126115 HDZ, AD, Approval of upgrades to the perimeter and interior parking lot landscaping on the site
- LU 10-116139 HDZ, Approval of monument sign
- LU 11-135616 HDZ, Approval to replace antennas on the “Montgomery Park” sign
- LU 13-167062 HR Approval of one new panel antenna, two new RRU’s, and two new support cabinets.
- LU 14-138147 HR Approval to replace three existing antennas and RRU’s and add one new antenna and one.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **February 11, 2015**.

The following Bureaus have responded with no issues or concerns:

- Bureau of Development Services Life Safety / Building Code Section: David Jones: February 18, 2015. (Exhibit E-1)
- Bureau of Development Services Land Use Review: Beth Copeland: February 20, 2015. (Exhibit E-2)
- Water Bureau: Terry Wenz: February 20, 2015. (Exhibit E-3)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on February 11, 2015. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846.060 - Historic Resource Review

Purpose of Historic Resource Review

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Resource Review Approval Criteria

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is a designated Historic Landmark outside the Central City Plan District and not within in a Historic or Conservation District, and the proposal is for non-exempt treatments. Therefore the proposal requires Historic Resource Review approval. The approval criteria are those listed in *33.846.060 G – Other Approval Criteria*.

Staff has considered all of the approval criteria and addressed only those applicable to this proposal.

33.846.060 G - Other Approval Criteria

1. Historic character. The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.

Findings: The proposed equipment, most notably the panel antennas, are to be mounted in either the same location as the panel antenna that it is replacing (this is the case with 6 proposed antennas) or in a similar location on the back of the MONTGOMERY PARK sign (as is the case with the 2 new panel antennas proposed for this site). Being attached to this existing sign setting atop the landmark building ensures that the proposed antennas and subsequent equipment will be located approximately 150 feet above the street right-of-way, and so not easily and immediately visible. These locations are also all below the top and behind the previously mentioned existing sign atop the landmark resource. In addition, the proposed support equipment: RRU's, new diplexers and DC surge suppressors while also being located below and behind the existing signage are comparatively smaller than the panel antennas and less conspicuous over all. Collectively, the historic character of the property will be retained and preserved with the proposed alterations. *Therefore this criterion is met.*

2. Record of its time. The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.

Findings: The new antennas will not create a false sense of historic development, as they are not conjectural features or architectural elements from other buildings. Due to the antennas' small sizes, inconspicuous locations at least 130 feet above the ground, and locations adjacent to similar existing telecommunications equipment, the building will remain a physical record of its time, place, and use. *Therefore this criterion is met.*

3. Historic changes. Most properties change over time. Those changes that have acquired historic significance will be preserved.

Findings: No changes acquiring historic significance will be impacted from the proposed

RF alterations and additions. *Therefore this criterion does not apply.*

4. Historic features. Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.

Findings: The proposed alterations and addition of RF equipment to this landmark structure is not addressing historic features, deteriorating or otherwise. *Therefore this criterion is does not apply.*

5. Historic materials. Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.

Findings: No historic materials will be negatively impacted through the proposed alterations and additions of RF equipment to the roof of the landmark resource. *Therefore this criterion is met.*

6. Archaeological resources. Significant archaeological resources affected by a proposal will be protected and preserved to the extent practical. When such resources are disturbed, mitigation measures will be undertaken.

Findings: The proposed alterations and additions are to the roof of this landmark resource - archaeological resources will not be affected. *Therefore this criterion is does not apply.*

7. Differentiate new from old. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old.

Findings: Neither the parapet-mounted antennas nor the sign structure-mounted antenna will destroy historic materials that characterize the Montgomery Park building. Both in appearance and function, the antennas are elements of modern telecommunications technology; thus they are easily differentiated as new additions that cannot be confused with the historic materials that characterize the building. *Therefore this criterion is met.*

9. Preserve the form and integrity of historic resources. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.

Findings: While not intending to enhance the architectural aesthetics of this structure the addition and alteration of RF equipment to the roof of this landmark structure, if removed, do not permanently impair the architectural form and integrity of this historic resource. *Therefore this criterion is met.*

8. Architectural compatibility. New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.

10. Hierarchy of compatibility. Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

Findings for 8 and 10: The proposed alterations include replacing 6 existing RF antennas with new antennas of the same size, in the same locations within the support scaffolding of the “MONTGOMERY PARK” letters located on the rooftop. Also a part of this proposal is the placement of 2 entirely new RF antennas along with additional smaller support equipment which will follow the existing pattern established by previous Land Use decisions and so will be located behind and below the top of the “MONTGOMERY PARK” letters located on the rooftop. While these are not architectural elements they are features that currently exist on the building. Their locations behind and below the existing sign letters as well as the significant height above the adjacent street right-of-way ensures that the architectural integrity of the resource will not be reduced. The proposed RF equipment which is relatively small in scale and its location on the landmark resource also help to ensure that a modern feature can be added to a landmark building in a way that, while not necessarily complimentary, can be subtle and compatible.

As a condition of approval, all RF antennas and associated equipment will be painted to match the parapet, and the signage structure-mounted antenna will be painted to match the signage structure. A second condition of approval is for all existing panel antennas, pole mounted or otherwise, that are at a height equal to or higher than the existing “MONTGOMERY PARK” sign to be relocated below the top height of the existing letters before alterations and additions addressed in this submittal may begin.

Therefore with the conditions of approval that the RF antennas and associated equipment match the parapet, and the signage structure-mounted antenna will be painted to match the signage structure and that existing panel antennas located at or above the “MONTGOMERY PARK” sign letters be relocated to a height below the existing sign letters, these criterion 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 purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of the following at the historic Montgomery Ward & Company building located in the Northwest District neighborhood:

- Replace six of the nine existing wireless panel antennas
- Add two new wireless panel antennas (for an end total of eleven (11) wireless panel antennas)
- Add five Remote Radio Units (RRUs)
- Add four DC Surge Suppressors: 2 of these are proposed to be located inside the existing Verizon equipment shelter in the existing penthouse.
- Add twelve diplexers:
 - 6 within the structural supports of the rooftop lettering, similar to the previously mentioned RF equipment
 - 6 are proposed to be located inside the existing Verizon equipment shelter in the existing penthouse.

Approval per the approved plans and drawings, Exhibits C-1 through C-9, signed and dated March 10, 2015, subject to the following condition:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 14-230793 HR no." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. Existing antennas, pole mounted or otherwise, that are at a height equal to or higher than the "MONTGOMERY PARK" sign will be brought below the top height of these letters before alterations and additions addressed in this submittal may begin.
- C. The parapet-mounted antennas shall be painted to match the parapet, and the signage structure-mounted antenna will be painted to match the signage structure.

Staff Planner: Arthur Graves



Decision rendered by: _____ **on Tuesday, March 10, 2015.**

By authority of the Director of the Bureau of Development Services

Decision mailed: Thursday, March 12, 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 27, 2014, and was determined to be complete on **February 6, 2015**.

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 27, 2014.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant requested that the 120-day review period be extended the full 120 days, as stated with Exhibit A-2. Unless further extended by the applicant, **the 120 days will expire on: Friday, October 02, 2015.**

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

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

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

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review,

any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on Thursday, March 26, 2015** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

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

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

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

Recording the final decision.

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

- *Unless appealed*, The final decision may be recorded on or after **Friday, March 27, 2015 – (the day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

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

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

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

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

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

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

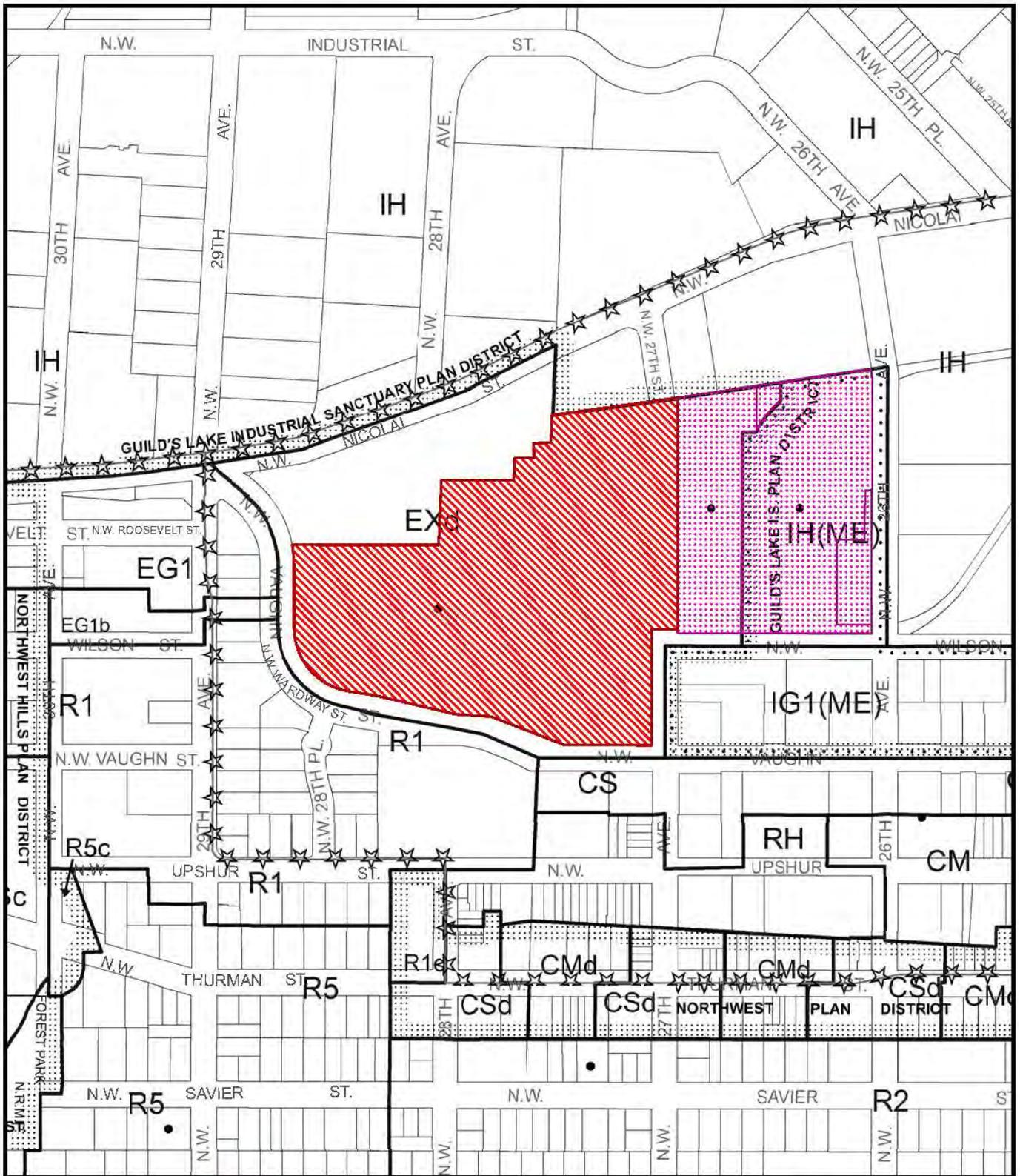
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
 1. Applicant's Statement
 2. Extension to 120-Day Review Period, dated February 06, 2015
 3. Extension of Review Period: WT Docket No. 08-165: 90 Days, dated January 15, 2014
 4. Title Sheet
 5. General Notes and Legend
 6. Site Photos
 7. Radio Frequency Transmission Facilities Registration Form
 8. Letter indicating operating frequencies of proposed antennas: October 27, 2014
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Vicinity Site Plan
 2. Site Plan (attached)
 3. Proposed Elevation: West (attached)
 4. Proposed Elevation: East (attached)
 5. Proposed Elevations: North and South (attached)
 6. Proposed Sections
 7. Antenna Details
 8. Antenna Details
 9. Construction Details
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Bureau of Development Services Land Use Review
 2. Life Safety/Building Code Section of the Bureau of Development Services
 3. Water Bureau
- F. Correspondence: None Received
- G. Other:
 1. Original LU Application
 2. Oregon Historic Site Record
 3. Incomplete Letter: November 17, 2014

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



ZONING

-  Site
-  Also Owned
-  Historic Landmark
-  Recreational Trail



File No. LU 14-230793 HR
 1/4 Section 2826
 Scale 1 inch = 300 feet
 State_Id 1N1E29D 200
 Exhibit B (Oct 29, 2014)



LEXCOM

TPA CONSULTANTS LLC
200 N. W. 10TH AVENUE, SUITE 200
MIAMI, FL 33136
305-572-7800



DATE	02/06/15
REVISION	02/06/15
CD FINAL	02/06/15
REVIEW	02/06/15
CD	02/06/15
DATE	02/06/15

15-041
02/06/15
Drawn By: [Signature]
Checked By: [Signature]
Approved By: [Signature]

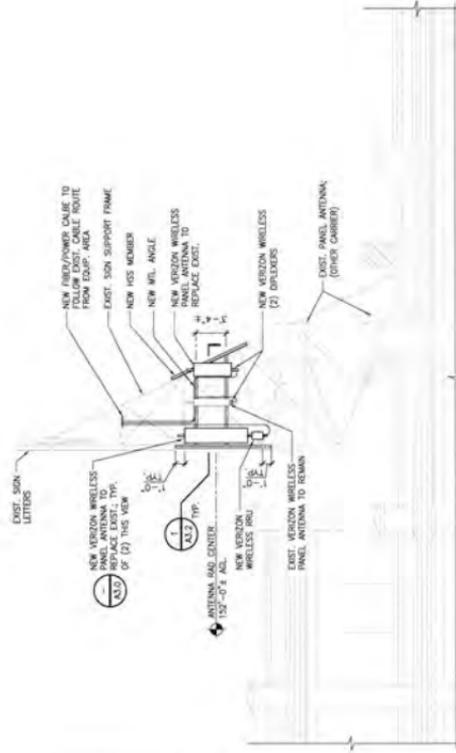
Project: [Blank]
Title: [Blank]
Drawing No.: [Blank]
Drawing Date: [Blank]
Drawing Scale: [Blank]
Drawing Status: [Blank]

FOR MONTGOMERY
PARK ID
10000 100TH AVENUE, SUITE 100
FORT LAUDERDALE, FL 33328

ELEVATIONS

Sheet 1/1
A2.2

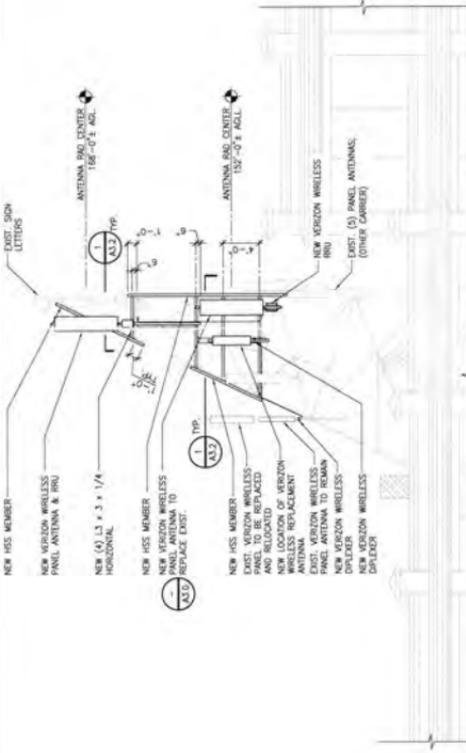
City of Fort Lauderdale
Department of Development Services
Permit
Data
* This document applies only to the
particular building and is subject to the
ordinances and rules of the City of
Fort Lauderdale and may vary.



NOTE:
REMOVE & REPLACE EXIST. SUPPORT
BRACKETS AS REQ'D TO INSTALL NEW
SUPPORT MEMBERS

NORTH ELEVATION

1
20'x4" SCALE: 3/16" = 1'-0"
11'0" SCALE: 3/32" = 1'-0"



NOTE:
REMOVE & REPLACE EXIST. SUPPORT
BRACKETS AS REQ'D TO INSTALL NEW
SUPPORT MEMBERS

SOUTH ELEVATION

2
20'x4" SCALE: 3/16" = 1'-0"
11'0" SCALE: 3/32" = 1'-0"

5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

