



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

Ted Wheeler, Mayor  
 Rebecca Esau, Director  
 Phone: (503) 823-7300  
 Fax: (503) 823-5630  
 TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** June 21, 2019  
**To:** Interested Person  
**From:** Rodney Jennings, Land Use Services  
 503-823-5088 / [Rodney.Jennings@portlandoregon.gov](mailto:Rodney.Jennings@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 are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

**CASE FILE NUMBER: LU 19-105093 CU**

**GENERAL INFORMATION**

**Applicant:** Tammy Hamilton | Acom Consulting Inc.  
 5200 SW Meadows Road, Suite 150 | Lake Oswego, OR 97035  
 phone: (206) 499-4878  
 email: [tammy.hamilton@acomconsultinginc.com](mailto:tammy.hamilton@acomconsultinginc.com)

**Owner:** Association Of Unit Owners of Northrup Commons  
 P O Box 529 | Eugene, OR 97440-0529

**Site Address:** 2345-2365 NW Northrup Street

**Legal Description:** A CONDOMINIUM GENERAL COMMON ELEMENTS, NORTHRUP COMMONS

**Tax Account No.:** R616300010  
**State ID No.:** 1N1E33BB 80000  
**Quarter Section:** 2927

**Neighborhood:** Northwest District, contact John Bradley at 503-313-7574.  
**Business District:** Nob Hill, contact Nob Hill at [nobhillportland@gmail.com](mailto:nobhillportland@gmail.com).  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** None  
**Other Designations:** None  
**Zoning:** R1 – Multidwelling Residential 1,000

**Case Type:** CU – Conditional Use Review  
**Procedure:** Type II, an administrative decision with appeal to the Hearings Officer.

**Proposal:**  
 There are existing radio frequency facilities that provide cellular phone service on the rooftop of this building at 2345-2365 NW Northrup Street. The applicant is proposing to mount 3 additional antennas on the rooftop. These antennas are approximately 2' in height and are

proposed to be colored to match the existing paint on the building. Two of the antennas are proposed to be mounted on the exterior of an existing penthouse screen, one on the north side of the screen and one on the south side of the screen. The third antenna is proposed to be mounted on a pole that will be attached to the parapet on the west side of the building.

**Relevant Approval Criteria:**

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

- **33.815.225.A**, Conditional Use Approval Criteria for Radio Frequency Transmission Facilities proposed 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; and
- **33.274.040**, Radio Frequency Transmission Facilities Development Standards

## ANALYSIS

**Site and Vicinity:** The 20,000 square foot site is developed with a four-story condominium building with first and second floor walk-up dwelling units and upper floor dwelling units. The surrounding vicinity is developed with a mix of multi-story apartments and single-dwelling homes. Buildings devoted to retail and institutional uses are located to the east along NW 23<sup>rd</sup> Avenue.

**Zoning:** The site is zoned R1 (Residential 1,000). The R1 zone allows multi-dwelling residential development up to a maximum density of one unit per 1,000 square feet of site area and requires a minimum density of one unit per 1,450 square feet of site area. Wireless service facilities on an existing building in a residential zone require approval through a Conditional Use Review.

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

**LU 15-253365 CU** - Approval of a twelve antenna wireless service facility with accessory equipment located in the existing parking garage of the building.

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **May 21, 2019**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services (Exhibit E.1);
- Bureau of Transportation (Exhibit E.2);
- Water Bureau (Exhibit E.3);
- Fire Bureau (Exhibit E.4);
- Police Bureau (Exhibit E.5);
- Site Development Section of BDS (Exhibit E.6);
- Life Safety Review Section of BDS (Exhibit E.7).

**Neighborhood Review:** No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

## ZONING CODE APPROVAL CRITERIA

### **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 personal wireless service facilities 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 3 antennas are proposed at an existing wireless facility located on the rooftop of an existing building. All three of the antennas have dimensions of 21" tall by 8" wide by 5" thick, which is small relative the overall scale of the building, which is 3½ to 4 stories tall and approximately 180' long by 70' wide. This small size of the antennas relative to the building is, in itself, a significant factor in reducing their visual impact. Two of the antennas are proposed to be mounted to the exterior of a penthouse screen wall that surrounds the 12 antennas that were approved on the rooftop in conditional use review LU 15-253365 CU. Both will be mounted below the top of the penthouse screen, with one antenna on the south facing screen wall and the other on the north facing screen wall. Each antenna will be mounted to a pipe that is narrower and shorter than the respective antennas, and that is attached to penthouse screen wall with two brackets.

The antennas are new 5G technology and the applicant in their narrative (Exhibit A.5) cites technical operational reasons as to why they cannot be painted or located behind the existing penthouse screen wall. To minimize visual impact the applicant proposes to color the antennas with a special 3M film that can mimic paint color or building material. The appropriate film color on these two antennas is light gray to match the color of the existing building and screen. This is similar and equal to the minimization strategy in the language of the approval criterion of mounting on a structure to minimize bulk and painting to fade into the background. Due to their small size and with a condition of approval that the two penthouse mounted antennas be colored with a 3M film that matches the color of the of the penthouse, and that the mounting pipes and brackets also be colored to match, either with the 3M film, or with paint, this criterion is met for the two antennas mounted on the existing penthouse screen walls.

The third antenna is proposed to be mounted on a pipe at the southwest corner of the rooftop. The antenna and mounting pipe will extend less than 2' above the rooftop parapet. This antenna is also 5G technology and the same technical and operational issues with painting and locating behind a screen apply. To minimize visual impact the applicant proposes to color this antenna with the same 3M film that can mimic paint color or building material. Because, when viewed from below, the sky will be the background of the antenna, the applicant proposes to minimize visual impact by coloring the antenna light grey. This is similar and equal to the minimization strategy in the language of the approval criterion of flush mounting the units to the building wall and painting to match. Due to their small size, and with a condition of approval that the antenna mounted on a pipe near the southwest corner of the rooftop and be colored with a light grey 3M film, and that the mounting pipe and brackets also be colored light grey, either with the 3M film, or with paint, this criterion is met for the antennas mounted near the southwest corner of the rooftop.

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:** The proposal is to adds antennas to an existing radio frequency facility approved in LU 15-253365 CU. In this review, the additional accessory equipment was approved to be located in the private first floor parking garage and out of public view. This accessory equipment for the 3 new antennas is also located in the equipment area in the private first floor garage. Based on this information, this criterion is met.

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

**Findings:** The relevant regulations and standards for this proposal are the development standards of Chapter 33.274 - Radio Frequency Transmission Facilities. As discussed in detail under Findings for 33.274.040 below, all applicable regulations are met; therefore, this criterion is met.

### **33.274.040 Development Standards**

#### **A. Purpose.** The development standards:

- Ensure that Radio Frequency Transmission Facilities will be compatible with adjacent uses;
- Reduce the visual impact of towers and accessory equipment in residential and open space zones whenever possible; and
- Protect adjacent property from tower failure, falling ice, and other safety hazards.

#### **B. When the standards apply.**

1. Unless exempted by 33.274.030, above, the development standards of this section apply to all Radio Frequency Transmission Facilities.
2. Applications to modify existing facilities regulated by this chapter are required to meet the development standards and conditions of approval only for elements of the facility that are being modified. In addition, any elements of the original approval that have moved out of compliance with development standards that applied when the facility was approved, such as landscape materials, or applicable conditions of approval, must be brought back into compliance.

#### **C. General requirements**

1. Tower sharing. New facilities must co-locate on existing towers or other structures to avoid construction of new towers, unless precluded by structural limitations, inability to obtain authorization by the owner of an alternative location, or where an alternative location will not meet the service coverage objectives of the applicant. Requests for a new tower must be accompanied by evidence that application was made to locate on existing towers or other structures, with no success; or that location on an existing tower or other structure is infeasible.
2. Grouping of towers. The grouping of towers that support radio or television broadcast facilities on a site is encouraged where technically feasible. Tower grouping may not result in radio frequency emission levels exceeding the standards stated in C.5, below.
3. Tower finish. For towers not regulated by the Oregon Aeronautics Division or Federal Aviation Administration, a finish (paint/surface) must be provided that reduces the visibility of the structure.
4. Tower illumination. Towers must not be illuminated except as required for the Oregon State Aeronautics Division or the Federal Aviation Administration.

**Findings:** The proposed facility will be mounted on an existing building, not a tower. These four development standards are not applicable.

5. Radio frequency emission levels and exposure limits. All Radio Frequency Transmission Facilities must operate within the radio frequency emissions levels and comply with the exposure limits established by the Federal Communications

Commission (FCC). Applicants must certify that the proposed facility will be in compliance with FCC emissions standards with the permit application.

**Findings:** The applicant has submitted an engineering report documenting that the facility will comply with all applicable FCC requirements (Non-Ionizing Electromagnetic Exposure Analysis and Engineering Certification, in Exhibit A.5). This development standard is met.

6. Antenna requirements. Antennas must be secured from public access, either by vertical or horizontal separation, fencing, locked access, or other measures as appropriate.

**Findings:** The facility will be located on the roof of an existing building. The roof does not have public access. This development standard is met.

7. Setbacks.

- a. All towers must be set back at least a distance equal to 20 percent of the height of the tower or 15 feet, whichever is greater, from all abutting R and OS zoned property and public streets.
- b. Accessory equipment or structures must meet the base zone setback standards that apply to accessory structures.
- c. Tower guy anchors must meet the base zone setback standards that apply to buildings.

**Findings:** No towers are proposed in this installation, so both a and c do not apply. Accessory equipment is located within the building. Setback requirements were reviewed as part of the plan and associated land use reviews when the building was constructed. The applicable portion of this development standard is met.

8. Landscaping and screening. The base of a tower and all accessory equipment or structures located at grade must be fully screened from the street and any abutting sites as follows:

- a. In C, E or I zones more than 50 feet from an R zone. A tower and all accessory equipment or structures located in the C, E, or I zones more than 50 feet from an R zone must meet the following landscape standard: *[truncated as this proposal is located in an R zone]*

**Findings:** The site is in a residential zone. This development standard is not applicable.

- b. In OS or R zones or within 50 feet of an R zone. A tower and all accessory equipment or structures located in an OS or R zone or within 50 feet of an R-zoned site must meet the following landscape standards:
  - (1) Tower landscaping. A landscaped area that is at least 15 feet deep and meets the L3 standard must be provided around the base of the tower.
  - (2) Accessory equipment and structures. A landscaped area that is at least 10 feet deep and meets the L3 standard must be provided around the base of all accessory equipment or structures located at grade.

**Findings:** The proposal is to locate the wireless service facility on the roof and new accessory equipment in the private parking garage; therefore, this development standard is not applicable.

- c. In all zones, equipment cabinets or shelters located on private property that are associated with Radio Transmission Facilities mounted in a right-of-way must be screened from the street and any adjacent properties by walls, fences or vegetation. Screening must comply with at least the L3 or F2 standards of Chapter 33.248, Landscaping and Screening, and be tall enough to screen the equipment.

**Findings:** The wireless service facility is located on private property. The accessory equipment is located in the first floor parking garage of the building and therefore already screened by existing walls. This criterion is met.

9. Tower design.

- a. For a tower accommodating a radio or television broadcast facility, the tower must be designed to support at least two additional radio or television broadcast transmitter/antenna systems and one microwave facility, and at least three two-way antennas for every 40 feet of tower over 200 feet of height above ground.
- b. For any other tower, the design must accommodate at least three two-way antennas for every 40 feet of tower, or at least one two-way antenna for every 20 feet of tower and one microwave facility.
- c. The requirements of Subparagraphs a. and b. above may be modified by the City to provide the maximum number of compatible users within the radio frequency emission levels.

**Findings:** These standards do not apply as the facility will be mounted on an existing building, not a tower. This development standard is not applicable.

10. Mounting device. The mounting device or mounting structure used to mount facilities to an existing building or other non-broadcast structure may exceed the height limit of the base zone but may not project more than 10 feet above the roof or parapet of the building or other non-broadcast structure. This criterion is met.

**Findings:** Submitted elevation drawings show the new and replacement facilities will not project more than 10 feet above the roof and elevator shaft of the building. This development standard is met.

11. Abandoned facilities. A tower or mounting device on a non-broadcast structure erected to support one or more Federal Communication Commission licensed Radio Frequency Transmission Facilities must be removed from a site if no facility on the tower or mounting device has been in use for more than six months.

**Findings:** No mounting devices will be abandoned as a result of this proposal. This development standard is not applicable.

**D. Additional requirements.**

1. Personal wireless service facilities located in OS, R, C, or EX zones, and personal wireless service facilities located in EG or I zones within 50 feet of an R zone must meet all of the following standards:
  - a. Antennas mounted on towers. Triangular “top hat” style antenna mounts are prohibited. Antennas must be mounted to a tower either on davit arms that

are no longer than 5 feet, flush with the tower, within a unicell style top cylinder, or other similar mounting technique that minimizes visual impact.

- b. Lattice. Lattice towers are not allowed.

**Findings:** These standards do not apply as the facility will be mounted on an existing building, and not a tower. This development standard is not applicable.

2. The minimum site area required for a tower in an R zone is 40,000 square feet.

**Findings:** These standards do not apply as the facility will be mounted on an existing building, and not a tower. This development standard is not applicable.

3. Applications to locate or replace accessory equipment in or within 50 feet of an R zone must be accompanied by a signed and stamped acoustical engineer's report demonstrating that noise levels from the equipment is in full compliance with Title 18 (Noise) regulations, or demonstrating that with appropriate sound proofing mitigation, that the equipment will comply with Title 18.

**Findings:** This development standard does not apply as the proposal does not include locating or replacing accessory equipment. Also, the existing accessory equipment is located inside an existing parking garage. A condition of approval of LU 15-253365 CU, the conditional use review that approved the location of the equipment within this parking garage, required that the applicant submit a signed and stamped acoustical engineer's report demonstrating that noise levels from the equipment would be in full compliance with Title 18 (Noise) regulations, or demonstrating that with appropriate sound proofing mitigation, that the equipment would comply with Title 18. This condition was satisfied at the time building permits were issued for the accessory equipment in the parking garage.

## DEVELOPMENT STANDARDS

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

## CONCLUSIONS

The applicant proposes to locate 3 wireless service facility antennas on an existing building. With the placement of 2 antennas on the existing screen wall and the third antenna on pole at the southwest corner of the rooftop, and with conditions of approval requiring the antennas to be colored with film to match the building and sky, the proposal meets the applicable approval criteria and associated development standards and should be approved.

## ADMINISTRATIVE DECISION

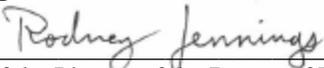
Approval of three wireless service facility antennas on the rooftop of the existing building per the approved site plans, Exhibits C.1 through C.5, signed and dated June 19, 2019, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B and 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 19-105093 CU." All requirements

must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

- B. The two penthouse mounted antennas must be colored with a 3M film that matches the color of the penthouse. The mounting pipes and brackets must also be colored to match, either with the 3M film, or with paint.
- C. The antenna mounted on a pipe near the southwest corner of the rooftop must be colored with a light grey 3M film. The mounting pipe and brackets must also be colored light grey, either with the 3M film, or with paint.

**Staff Planner: Rodney Jennings**

**Decision rendered by:**  **on June 19, 2019.**

By authority of the Director of the Bureau of Development Services

**Decision mailed: June 21, 2019**

**About this Decision.** This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

**Procedural Information.** The application for this land use review was submitted on January 11, 2019, and was determined to be complete on May 17, 2019.

*Zoning Code Section 33.700.080* states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on January 11, 2019.

*ORS 227.178* states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: September 14, 2019.**

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

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

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

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

**Appealing this decision.** This decision may be appealed to the Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on July 5, 2019** at 1900 SW Fourth

Ave. Appeals can be filed at the 5<sup>th</sup> floor reception desk of 1900 SW 4<sup>th</sup> Avenue Monday through Friday between 8:00 am and 4:30 pm. **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](http://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 Hearings Officer 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 Hearings Officer 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 will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after July 5, 2019 by the Bureau of Development Services.

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

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

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

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

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

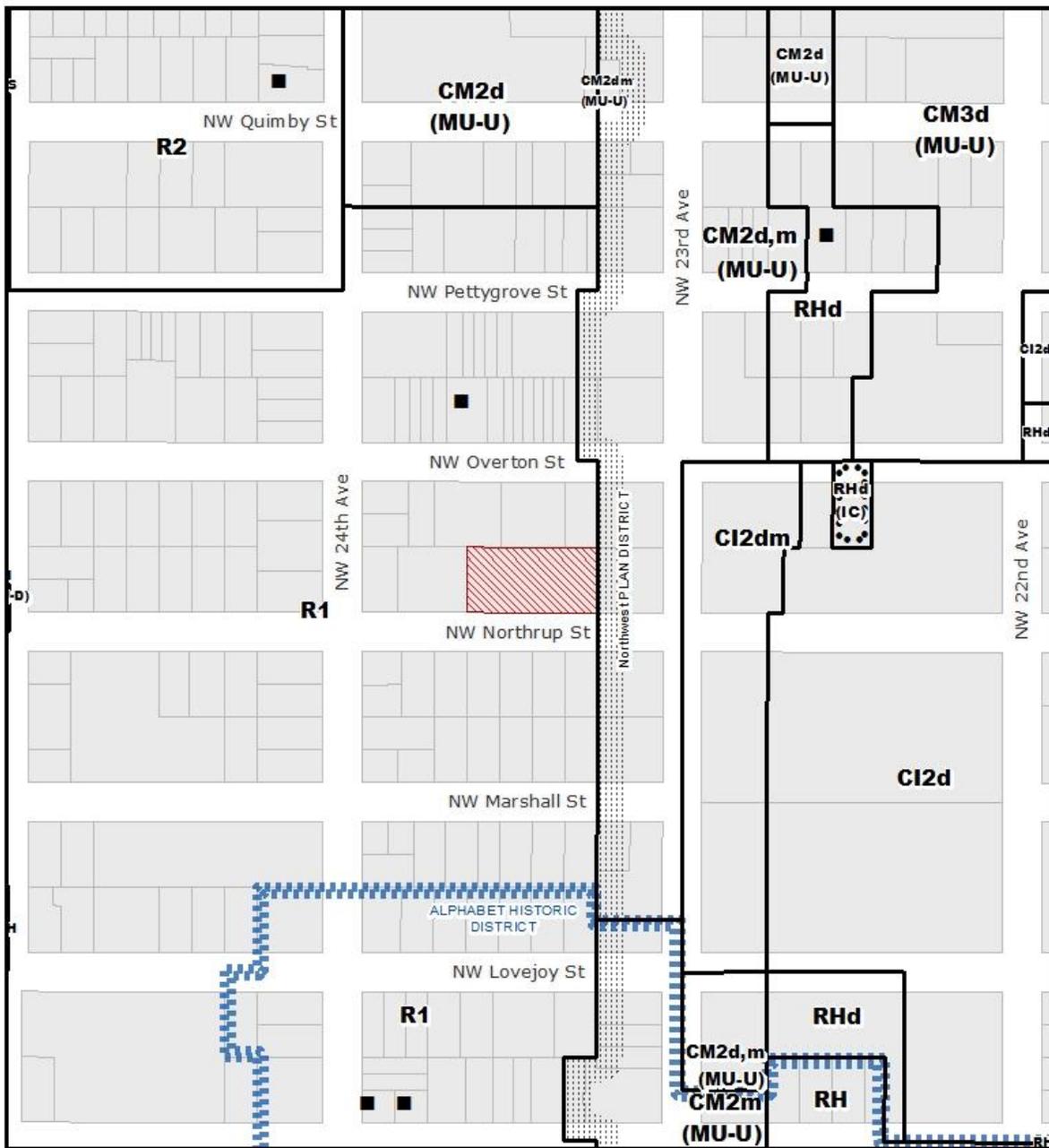
**Applying for your permits.** A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

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

**EXHIBITS**  
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statements and Plans
  - 1. Original applicant's statement, received January 14, 2019
  - 2. Revised roof plan, received February 28, 2019
  - 3. Existing and proposed photo sims, received February 28, 2019
  - 4. Revised roof plans and elevation plans, received March 4, 2019
  - 5. Response to Incomplete Letter, received May 15, 2019
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site and Roof Plan (attached)
  - 2. Existing and Proposed North Elevations (attached)
  - 3. Existing and Proposed West Elevations (attached)
  - 4. Existing and Proposed South Elevations (attached)
  - 5. Mounting Details (attached)
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Bureau of Environmental Services
  - 2. Bureau of Transportation
  - 3. Water Bureau
  - 4. Fire Bureau
  - 5. Police Bureau
  - 6. Site Development Review Section of BDS
  - 7. Life Safety Review Section of BDS
- F. Correspondence: None received
- G. Other:
  - 1. Original LU Application & Receipt
  - 2. Incomplete Letter

**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



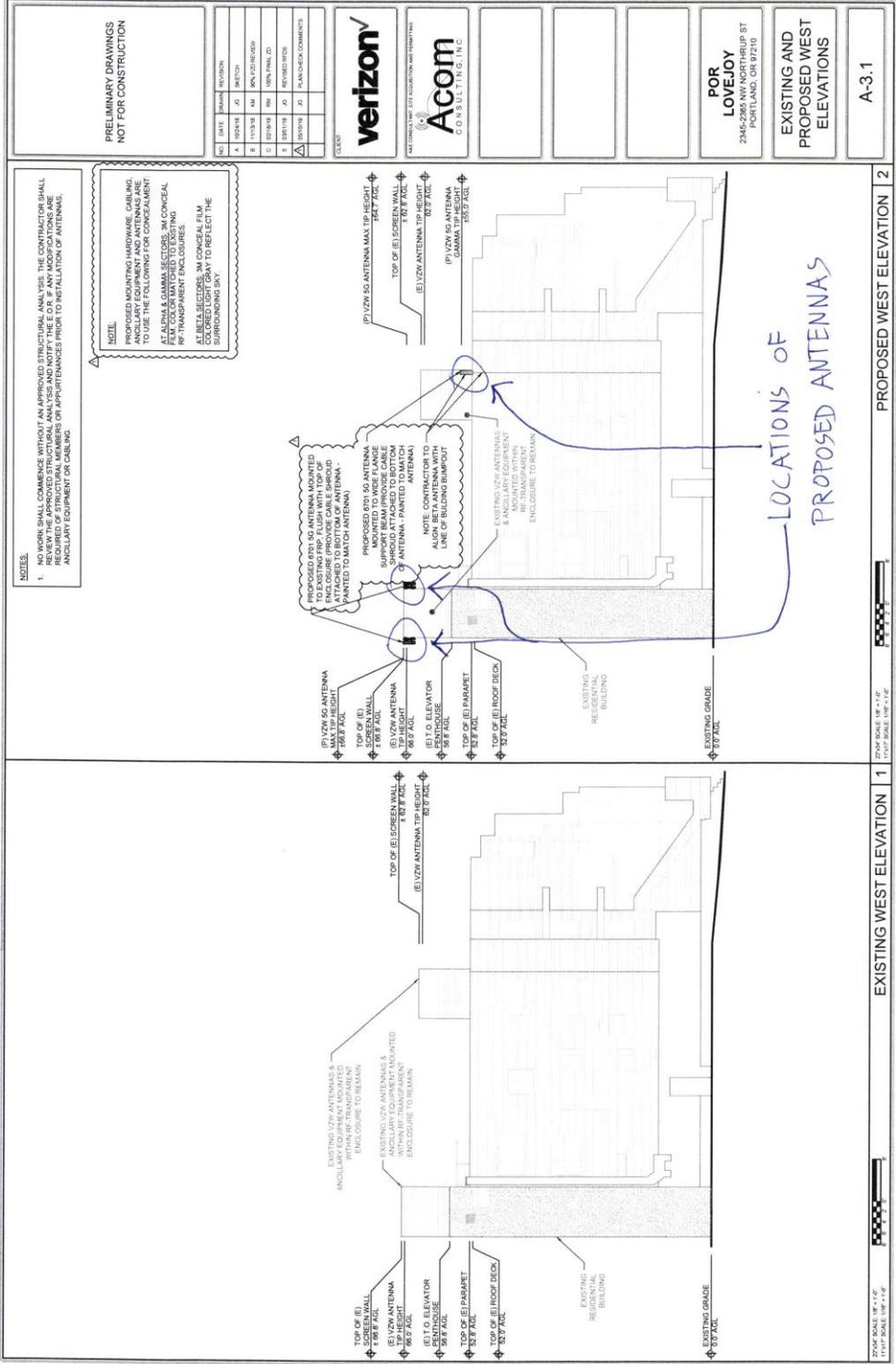
Historic Landmark

File No.	LU 19-105093 CU, AD
1/4 Section	2927
Scale	1 inch = 200 feet
State ID	1N1E33BB 80000
Exhibit	B Jan 14, 2019





**\*Approved\***  
 City of Portland - Bureau of Development Services  
 Date: 6/19/19  
 Roddy J. Jarama  
 Director



**PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION**

REV	DATE	BY	REVISION
A	10/24/18	JG	ISSUE
B	11/23/18	MM	REVISED FOR PERMITS
C	12/20/18	MM	REVISED FOR PERMITS
D	02/01/19	JG	REVISED FOR PERMITS
E	02/01/19	JG	REVISED FOR PERMITS
F	02/01/19	JG	REVISED FOR PERMITS
G	02/01/19	JG	REVISED FOR PERMITS
H	02/01/19	JG	REVISED FOR PERMITS
I	02/01/19	JG	REVISED FOR PERMITS
J	02/01/19	JG	REVISED FOR PERMITS
K	02/01/19	JG	REVISED FOR PERMITS
L	02/01/19	JG	REVISED FOR PERMITS
M	02/01/19	JG	REVISED FOR PERMITS
N	02/01/19	JG	REVISED FOR PERMITS
O	02/01/19	JG	REVISED FOR PERMITS
P	02/01/19	JG	REVISED FOR PERMITS
Q	02/01/19	JG	REVISED FOR PERMITS
R	02/01/19	JG	REVISED FOR PERMITS
S	02/01/19	JG	REVISED FOR PERMITS
T	02/01/19	JG	REVISED FOR PERMITS
U	02/01/19	JG	REVISED FOR PERMITS
V	02/01/19	JG	REVISED FOR PERMITS
W	02/01/19	JG	REVISED FOR PERMITS
X	02/01/19	JG	REVISED FOR PERMITS
Y	02/01/19	JG	REVISED FOR PERMITS
Z	02/01/19	JG	REVISED FOR PERMITS

**CLIENT:** Verizon

**CLIENT:** Acom CONSULTING, INC

**PROJECT:** 2346-2365 NW NORTHrup ST PORTLAND, OR 97210

**PROJECT:** EXISTING AND PROPOSED WEST ELEVATIONS

**PROJECT:** A-3.1

CASE NO. 19-105093 CU  
 EXHIBIT C.3



**\*Approved\***  
 City of Portland - Bureau of Development Services  
*Revised drawings Date 6/19/19*  
 APPROVED FOR THE REVIEWING AGENCY

**PROPOSED 5G ALPHA & BETA MOUNT MODEL 4**

EXISTING ANTENNA & MOUNT WITHIN ENCLASURE  
 EXISTING PERMITS  
 ANTENNA ENCLASURE  
 PROPOSED 60 PANEL ANTENNA - SEE I/A SPECIFICATIONS - ANTENNA PIPE MOUNT PER MFR'S TO BUILDING WITH 3/4" FILM  
 PROPOSED STEEL HEAD CABLE CONCEALMENT SHROUD OR APPROVED EQUAL - SEE I/A I/T  
 PROPOSED 3/8" ANTENNA PIPE  
 PROPOSED 3/8" ANTENNA PIPE  
 PROPOSED 3/8" ANTENNA PIPE  
 ANTENNA WOULD BE INSTALLED PER MFR'S RECOMMENDATIONS (TYP)

**PROPOSED 5G ALPHA & BETA MOUNT MODEL 5**

EXISTING ANTENNA & MOUNT WITHIN ENCLASURE  
 EXISTING PERMITS  
 ANTENNA ENCLASURE  
 PROPOSED 60 PANEL ANTENNA - SEE I/A SPECIFICATIONS - ANTENNA PIPE MOUNT PER MFR'S TO BUILDING WITH 3/4" FILM  
 PROPOSED STEEL HEAD CABLE CONCEALMENT SHROUD OR APPROVED EQUAL - SEE I/A I/T  
 PROPOSED 3/8" ANTENNA PIPE  
 PROPOSED 3/8" ANTENNA PIPE  
 PROPOSED 3/8" ANTENNA PIPE  
 ANTENNA WOULD BE INSTALLED PER MFR'S RECOMMENDATIONS (TYP)

**PROPOSED ANTENNA DIMENSIONS 1**

QTY	DM 1	DM 2	DM 3	WEIGHT
ALPHA SECTOR				
(P) 5G STREET/MACRO RFDI	1	21.0"	8.0"	20.0 LBS
BETA SECTOR				
(P) 5G STREET/MACRO RFDI	1	21.0"	8.0"	20.0 LBS
GAMMA SECTOR				
(P) 5G STREET/MACRO RFDI	1	21.0"	8.0"	20.0 LBS

NOTES:  
 1. ALL ANTENNAS PER MFR'S SPECIFICATIONS.  
 2. CONTRACTOR TO TORSION ALL MOUNTING SPECIFICATIONS.  
 3. MANUFACTURER SPECIFICATIONS.  
 4. ANTENNA WEIGHTS INCLUDE MOUNTING BRACKET WEIGHT (M.O.).

22X24" SCALE NOT TO SCALE  
 1/4" = 1'-0" SCALE NOT TO SCALE

**PROPOSED 5G GAMMA MOUNT MODEL 2**

EXISTING ANTENNA & MOUNT WITHIN ENCLASURE  
 EXISTING PERMITS  
 ANTENNA ENCLASURE  
 PROPOSED 60 PANEL ANTENNA - SEE I/A SPECIFICATIONS - ANTENNA PIPE MOUNT PER MFR'S TO BUILDING WITH 3/4" FILM  
 PROPOSED STEEL HEAD CABLE CONCEALMENT SHROUD OR APPROVED EQUAL - SEE I/A I/T  
 PROPOSED 3/8" ANTENNA PIPE  
 PROPOSED 3/8" ANTENNA PIPE  
 PROPOSED 3/8" ANTENNA PIPE  
 ANTENNA WOULD BE INSTALLED PER MFR'S RECOMMENDATIONS (TYP)

NOTE: CONTRACTOR TO ALIGN WITH EXISTING PERMITS BUILDING BUMP-OUT - SEE I/A-2  
 NOTE: NEITHER EXISTING BEAM ATTACHMENT NOR PROPOSED ATTACHMENT ARE VISIBLE OUTSIDE THE PARAMET.

22X24" SCALE NOT TO SCALE  
 1/4" = 1'-0" SCALE NOT TO SCALE

CASE NO. 19-105093 CU  
 EXHIBIT C.5

PRELIMINARY DRAWINGS  
 NOT FOR CONSTRUCTION

NO. DATE DRAWN BY  
 A 10/20/18 JI  
 B 11/20/18 JI  
 C 02/08/19 JI  
 D 06/19/19 JI  
 E 06/19/19 JI

DATE: 06/19/19  
 TIME: 10:00 AM  
 PROJECT: 19-105093 CU  
 SHEET: 5 OF 5

CLIENT: **verizon**  
**Acom**  
 CONSULTING, INC.  
 2045 NE ALBANY ST  
 PORTLAND, OR 97215

ANTENNA & MOUNTING DETAILS  
 A-4