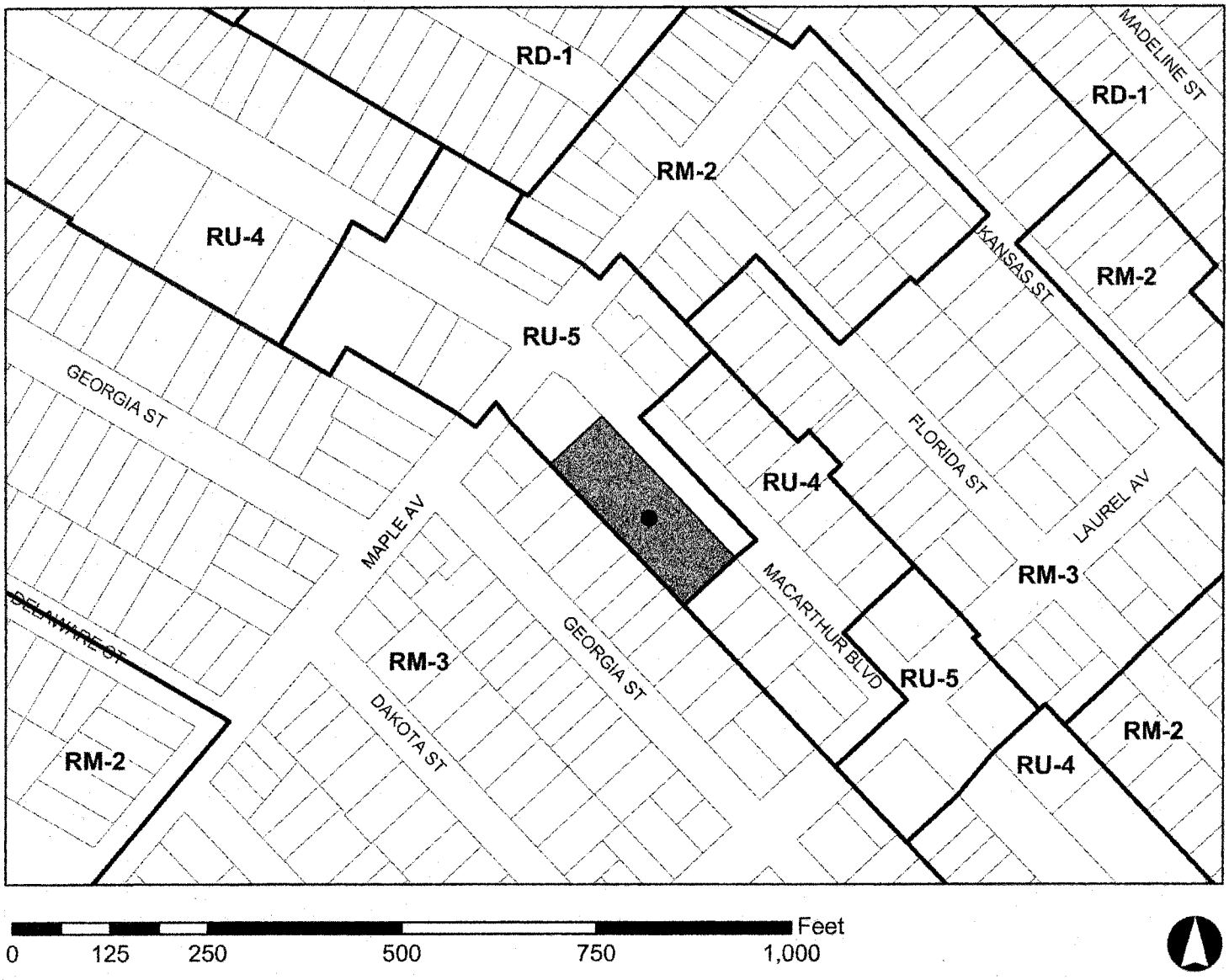
Location:	**3033 MacArthur Blvd. (See map on reverse)**
Assessors Parcel Numbers:	**(028 -0938-019-04)**
Proposal:	Request for a Major Conditional Use Permit and Design Review for the modification to an existing unmanned telecommunications facility. Project will replace three existing antennas with three new antennas, and GPS antenna inside an existing Cupola screen on the roof of "The Food Mill" with two new equipment cabinets located inside an existing equipment room inside the building.
Applicant:	David Snypes (Realcom) for AT&T
Contact Person/ Phone Number:	David Snypes (925) 519-5081
Owner:	Kirk D. Watkins
Case File Number:	CMD11064
Planning Permits Required:	Major Conditional Use Permit to modify an existing macro telecommunications facility and Regular Design Review to replace three (3) existing antennas with three new antennas within an existinf rooftop cupola and two new equipment cabinets located inside an existing AT&T utility room with the building.
General Plan:	Urban Residential
Zoning:	RU-5 Urban Residential 5 Zone
Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures, 15301 existing facilities; 15183 Projects consistent with the General Plan or Zoning.
Historic Status:	Not Potential Designated Historic Property (PDHP); Survey rating: D3
Service Delivery District:	4
City Council District:	IV
Date Filed:	4/7/11
Finality of Decision:	Appealable to City Council
For Further Information:	Contact case planner **Jose M. Herrera-Preza** at **(510) 238-3808** or jherrera@oaklandnet.com

SUMMARY

This project would provide for a modification to an existing rooftop Macro Telecommunications Facility. The proposal will remove three existing panel antennas and replace with three new panel antennas, located within an existing rooftop FRP cupola screen enclosure and the installation of two (2) new equipment cabinets inside a dedicated utility room located on the third floor of the "Food Mill". The subject property is located along a commercial corridor that backs up to a residential zone where the predominant pattern of development is a mixture of detached single family homes and multi-family residential buildings.

A Major Conditional Use Permit and Design Review is required for modifications to a Macro Telecommunications Facilities located within 100 feet of a residential zone. As detailed below, the project meets all of the required findings for approval. Therefore, staff recommends approval of the project subject to the attached conditions of approval.

CITY OF OAKLAND PLANNING COMMISSION



Case File: CMD11-064
Applicant: David Snypes (Realcom) for AT&T
Address: 3033 MacArthur Boulevard
Zone: RU-5

PROJECT DESCRIPTION

The applicant (Realcom) is proposing to remove a total of three (3) panel antennas and replace them with three (3) new panel and add a GPS antenna and 6 RRU's to be mounted within AT&T's existing roof top FRP cupola screen enclosure on the rooftop of the building. The proposed antennas would be mounted inside the existing FRP screen enclosure which will not be enlarged (**See Attachment A**). The associated equipment cabinets would be located within an existing designated equipment cabinet area on the third floor of the building.

BACKGROUND

Under the Telecommunications Act of 1996, the Federal Communications Commission (FCC) preempted cities' zoning jurisdiction over wireless telecommunications facilities, limiting their authority to aesthetic review and confirmation of satisfactory radio frequency (RF) emissions reports. For further information the FCC can be contacted at 1-888-225-5322 or www.fcc.gov

PROPERTY DESCRIPTION

The subject property is approximately 22,500 square feet, located on the 3000 block of MacArthur Boulevard in between Maple Avenue to the west and Laurel Avenue east. The subject property is located on an interior lot within a residential zone surrounded by both a mixture of commercial and residential properties. The subject site is improved with a three story commercial building containing "The Food Mill" and offices. The commercial building currently hosts five telecommunications providers on this property (Sprint, T-Mobile, Metro, AT&T & Nextel).

GENERAL PLAN ANALYSIS

The subject property is located within the Urban Residential General Plan designation. The Urban Residential land use classification is intended to create, maintain and enhance areas of the city that are appropriate for multi-unit, mid-rise or high-rise residential structures in locations with good access to transportation and other services. The proposed unmanned wireless telecommunication facility will not adversely affect or detract from the residential and commercial characteristics of the neighborhood. The antennas will be mounted within an existing rooftop enclosure which is finished and painted to match the building thus visual impacts will be mitigated since the antennas and equipment cabinets will not disturb the existing structure. General Plan Policy N9.9 states that the City encourages that new development respects the architectural integrity of a building's original style. The proposed development will have no visual effect on the existing building.

ZONING ANALYSIS

The subject property is located within the RU-5 Urban Residential 5 Zone. The intent of the RU-5 zone is to create, maintain, and enhance areas of the City that are appropriate for multi-unit, mid-rise, and high rise residential structures and ground floor neighborhood businesses on the City's major corridors.

The proposal is for a modification to an existing unmanned wireless telecommunication facility mounted inside an existing rooftop FRP antenna screen enclosure on an existing commercial building. A major conditional use permit is required since the project is within a residential zone. The proposed application meets the City of Oakland Telecommunication regulations (see Findings for Approval).

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines lists the projects that qualify as categorical exemptions from environmental review. The proposed project is categorically exempt from the environmental review requirements pursuant to Sec. 15303, new construction of small structures, 15301, alterations to existing facilities, and 15183, projects consistent with the general plan or zoning.

KEY ISSUES AND IMPACTS

1. Conditional Use Permit

Section 17.16.070 of the City of Oakland Planning Code requires a conditional use permit to modify a Macro Telecommunication facility in the RU-5 and requires a major conditional use permit if located within 100 feet of a residential zone. The RM-3 Mixed Housing Type Residential Zone abuts the rear of the property. The required findings for a major conditional use permit are attached and included in staff's evaluation as part of this report.

2. Project Site

Section 17.128.110 of the City of Oakland Telecommunication Regulations requires that wireless facilities shall generally be located on designated properties or facilities in the following order of preference:

A. Co-located on an existing structure or facility with existing wireless antennas.
B. City owned properties or other public or quasi-public facilities.
C. Existing commercial or industrial structures in non-residential zones.
D. Existing commercial or industrial structures in residential zones.
E. Other non-residential uses in residential zones.
F. Residential uses in non-residential zones.
G. Residential uses in residential zones.

*Facilities locating on an A, B or C ranked preference do not require a site alternatives analysis.

Since the proposed project involves the co-location of a new antennas on an existing structure with an existing wireless facility, the proposed development meets the (A) co-located on an existing structure or facility with existing wireless antennas, therefore a site alternatives analysis is not required.

3. Project Design

Section 17.128.120 of the City of Oakland Telecommunications Regulations indicates that new wireless facilities shall generally be designed in the following order of preference:

A. Building or structure mounted antennas completely concealed from view.
B. Building or structure mounted antennas set back from roof edge, not visible from public right-of way.
C. Building or structure mounted antennas below roof line (facade mount, pole mount) visible from public right-of-way, painted to match existing structure.
D. Building or structure mounted antennas above roof line visible from public right of-way.
E. Monopoles.

F. Towers.

* Facilities designed to meet an A or B ranked preference do not require site design alternatives analysis. Facilities designed to meet a C through F ranked preference, inclusive, must submit a site design alternatives analysis as part of the required application materials. A site design alternatives analysis shall, at a minimum, consist of:

The project meets design criteria (A) since the antennas will be mounted inside an existing rooftop screen enclosure of the existing commercial building that are painted and finished to match the building and minimizing their impacts from the public view. Furthermore, to mitigate visual impacts the antennas will be mounted at least 46'-0" above the public right of way. The associated equipment cabinets will have no visual impact since the equipment cabinets will be located within an existing utility room on the third floor of the building thus concealing any visibility from the public right of way or immediate neighbors.

4. Project Radio Frequency Emissions Standards

Section 17.128.130 of the City of Oakland Telecommunication Regulations require that the applicant submit the following verifications including requests for modifications to existing facilities:

a. With the initial application, a RF emissions report, prepared by a licensed professional engineer or other expert, indicating that the proposed site will operate within the current acceptable thresholds as established by the Federal government or any such agency who may be subsequently authorized to establish such standards.
b. Prior to commencement of construction, a RF emissions report indicating the baseline RF emissions condition at the proposed site.
c. Prior to final building permit sign off, an RF emissions report indicating that the site is actually operating within the acceptable thresholds as established by the Federal government or any such agency who may be subsequently authorized to establish such standards.

A RF emissions report, prepared by Waterford Consultants (**Attachment B**) indicated that the proposed project meets the radio frequency (RF) emissions standards as required by the regulatory agency. The report states that the proposed project will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not cause a significant impact on the environment. Additionally, staff recommends that prior to the issuance of a final building permit, that the applicant submits certified RF emissions report stating that the facility is operating within acceptable thresholds established by the regulatory federal agency.

CONCLUSION

The proposed project meets all of the required findings for approval. Therefore, staff recommends approval of the project subject to the attached conditions.

RECOMMENDATIONS:

1. Affirm staff's environmental determination

2. Approve Conditional Use Permit and Design Review application CMD11-064 subject to the attached findings and conditions of approval.

Prepared by:

Jose M. Herrera-Preza
Planner I

Approved by:

Scott Miller
Zoning Manager

Approved for forwarding to the
City Planning Commission

Eric Angstadt
Deputy Director of Development

ATTACHMENTS:

A. Project Plans & Photo simulation
B. Waterford Consultants RF Emissions Report

FINDINGS FOR APPROVAL

This proposal meets all the required findings under Section 17.134.050, Conditional Use Permit Findings and Residential Design Review Criteria as set forth below and which are required to approve your application. Required findings are shown in bold type; reasons your proposal satisfies them are shown in normal type.

SECTION 17.134.050 – MINOR CONDITIONAL USE PERMIT FINDINGS:

A. That the location, size, design, and operating characteristics of the proposed development will be compatible with, and will not adversely affect, the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.

The proposed project will modify an existing macro telecommunications facility by removing three existing antennas and replace with three new antennas and add a GPS antenna and 6 RRU's located inside an existing rooftop screen enclosure painted and finished to match the existing commercial building. The proposal will also add two new equipment cabinets inside a dedicated utility room on the third floor of the "Food Mill". There will be no exterior changes to the building thus the project would not adversely affect the operating characteristic or livability of the surrounding area. The facility will be unmanned and will not create additional vehicular or pedestrian traffic in the area.

B. That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant.

The proposed modification to the unmanned telecommunications facility will result in no change in the exterior appearance of the building. The modification will maintain existing functional working and living environment by improving telecommunications in the area and would maintain the attractive nature of the commercial building therefore it would not affect the general quality and character of the neighborhood.

C. That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region.

The proposed development will enhance the successful operation of the surrounding area in its basic community function and will provide an essential service to the community or region. This will be achieved by improving the functional use of the site by providing a regional telecommunication facility for the community and will be available to police, fire, public safety organizations and the general public.

D. That the proposal conforms to all applicable design review criteria set forth in the DESIGN REVIEW PROCEDURE of Chapter 17.136 of the Oakland Planning Code.

The proposal conforms with all significant aspects of the design review criteria set forth in Chapter 17.136 of the Oakland Planning Code, as outlined below.

E. That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable plan or development control map which has been adopted by the City Council.

The proposal conforms in all significant aspects with the Oakland General Plan and with any other applicable plan or zoning maps adopted by the City of Oakland. The proposed modification to the macro-telecommunication facility in the Urban Residential General Plan designation will enhance and improve communication service for a mixture of civic, commercial and institutional uses in the area.

17.136.070A – DESIGN REVIEW CRITERIA :

A. The proposed design will create a building or set of buildings that are well related to the surrounding area in their scale, bulk, height, materials, and textures.

The proposal would modify an existing telecommunications facility through the addition of (3) panel antennas and add a GPS antenna and 6 RRU's inside an existing rooftop enclosure of the "Food Mill" commercial building and (2) equipments cabinet, located inside a third floor AT&T utility room designated for equipment cabinets. The replacement of the antennas on the existing building will not create an increase in height or size of enclosure. The FRP enclosure already matches the existing building in their color and finish materials. The new antennas will be fully enclosed inside FRP friendly screen enclosure and maintains existing projection height above the roof lines. The existing exterior finish materials will not change and the location and scale of the addition will be compatible to the existing facilities and therefore is consistent and well related to the surrounding area in scale, bulk, height, materials, and textures.

B. The proposed design will protect, preserve, or enhance desirable neighborhood characteristics.

The design will be appropriate and compatible with current zoning and general plan land use designations. The proposal protects and preserves the surrounding neighborhood context by co-locating additional wireless telecommunication antennas to an existing facility. The antennas will be fully enclosed inside a FRP antenna screen enclosure that is painted to match the building and be located 46' above the public right of way thus mitigating the impact on the public view and will not have any visual impact. The equipment cabinet will be located to the rear of an open surface parking lot serving the building, thus will not affect adjoining neighborhood properties.

C. The proposed design will be sensitive to the topography and landscape.

The subject property is on a lot in which topography is not an issue of concern. The location and scale of the proposal will maintain existing landscaping.

D. If situated on a hill, the design and massing of the proposed building relates to the grade of the hill.

This criteria is not applicable to this proposal.

E. The proposed design conforms in all significant respects with the Oakland Comprehensive Plan and with any applicable district plan or development control map which has been adopted by the City Council.

The proposal conforms with the City of Oakland Comprehensive General Plan meeting specific General Plan policies and the Supplemental Report and Recommendations on Revisions to the Citywide Telecommunications Regulations. The proposal will conform to performance standards for noise set forth in Section 17.143.020 (j) and (k) for decibels levels in residential areas for both day and nighttime use. The Project conforms to all macro-facility definitions set forth in Section 17.128.050 and meets all design review criteria to minimize all impacts throughout the neighborhood

17.128.070(B) CITY OF OAKLAND TELECOMMUNICATIONS FACILITIES (MACRO) DESIGN REVIEW CRITERIA

1. **Antennas should be painted and/or textured to match the existing structure:**
The proposed antennas will be located behind an existing FRP friendly screen enclosure and will be painted and finished to match the existing structure thus minimizing the impacts from public view.

2. **Antennas mounted on architecturally significant structures or significant architectural details of the building should be covered by appropriate casings which are manufactured to match existing architectural features found on the building:**
The proposed antennas will be mounted on the roof of an existing commercial building behind an existing FRP screen enclosure. The antennas will be mounted approximately 46' above grade to the centerline of the antennas. The antennas will not be mounted on any structure that will affect architectural features of existing buildings on the subject property.

3. **Where feasible, antennas can be placed directly above, below or incorporated with vertical design elements of a building to help in camouflaging:**
The proposal will relocate existing antennas to create space behind the existing rooftop screen enclosure. The enclosure is setback 15' feet from the façade of the building. Screen enclosure walls are painted and textured to match the exterior of the building thus will camouflage antennas from public view thus creating minimal visual impact from street view.

4. **Equipment shelters or cabinets shall be screened from the public view by using landscaping, or materials and colors consistent with surrounding backdrop:**
The associated equipment cabinets will be located inside a designated equipment room inside a third floor utility room and therefore the exterior of the structure will not be affected in anyway that will adversely affect its aesthetic features from the street.

5. **Equipment shelters shall be consistent with the general character of the area:**
The associated equipment cabinets will be located along a third floor utility room in which contains equipment cabinets and therefore the exterior of the structure will not be affected.

6. **For antennas attached to the roof, maintain a 1:1 ratio for equipment setback; screen the antennas to match existing air conditioning units, stairs, or elevator towers; avoid placing roof mounted antennas in direct line with significant view corridors.**

The proposal will utilize an existing enclosure and relocate existing antennas to create new antenna space behind the existing rooftop screen enclosure which is setback from the façade of the building at a 1:1 ration. Screen walls are painted and textured to camouflage antennas from public view thus creating minimal visual impact from street view.

7. **That all reasonable means of reducing public access to the antennas and equipment has been made, including, but not limited to, placement in or on buildings or structures, fencing, anti-climbing measures and anti-tampering devices.**
The antennas will be rooftop mounted on the exterior of building and will not be accessible to the public due to its location. The equipment cabinets will be inside a designated equipment shelter area, in a secured and separated portion of the surface parking lot away from other commercial activities on the site and will not be accessible to the public.

17.128.070 (C) Conditional Use Permit Criteria for Macro Facilities.
In addition to the conditional use criteria listed in Chapter 17.134, the following specific additional criteria must be met before a conditional use permit can be granted:

1. The project must meet the special design review criteria listed in subsection B of this Section.
The project meets all special design review criteria, please see findings above.

2. The proposed project must not disrupt the overall community character. (Ord. 11904 § 5.01 (part), 1996: prior planning code § 8507)
The project when viewed in its entirety will benefit the overall community character by co-locating antennas on a commercial building and screening them from public view.

CONDITIONS OF APPROVAL
CMD11-064

STANDARD CONDITIONS:

1. **Approved Use**
   Ongoing
   a) The project shall be constructed and operated in accordance with the authorized use as described in the application materials, **CMD11-064**, and the plans dated **April 7th, 2011** and submitted on **April 7th, 2011** and as amended by the following conditions. Any additional uses or facilities other than those approved with this permit, as described in the project description and the approved plans, will require a separate application and approval. Any deviation from the approved drawings, Conditions of Approval or use shall required prior written approval from the Director of City Planning or designee.

   b) This action by the City Planning Commission ("this Approval") includes the approvals set forth below. This Approval includes: **The modification of an existing unmanned macro telecommunications facility located along the rooftop of an existing commercial building, under Oakland Planning Code 17.128**

2. **Effective Date, Expiration, Extensions and Extinguishment**
   Ongoing
   Unless a different termination date is prescribed, this Approval shall expire **two calendar years** from the approval date, unless within such period all necessary permits for construction or alteration have been issued, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this permit, the Director of City Planning or designee may grant a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit for this project may invalidate this Approval if the said extension period has also expired.

3. **Scope of This Approval; Major and Minor Changes**
   Ongoing
   The project is approved pursuant to the **Oakland Planning Code Telecommunications Regulations** only. Minor changes to approved plans may be approved administratively by the Director of City Planning or designee. Major changes to the approved plans shall be reviewed by the Director of City Planning or designee to determine whether such changes require submittal and approval of a revision to the approved project by the approving body or a new, completely independent permit.

4. **Conformance with other Requirements**
   Prior to issuance of a demolition, grading, P-job, or other construction related permit
   a) The project applicant shall comply with all other applicable federal, state, regional and/or local codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Building Services Division, the City's Fire Marshal, and the City's Public Works Agency.
   b) The applicant shall submit approved building plans for project-specific needs related to fire protection to the Fire Services Division for review and approval, including, but not limited to

automatic extinguishing systems, water supply improvements and hydrants, fire department access, and vegetation management for preventing fires and soil erosion.

5. Conformance to Approved Plans; Modification of Conditions or Revocation

Ongoing

a) Site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60-90 days of approval, unless an earlier date is specified elsewhere.

b) The City of Oakland reserves the right at any time during construction to require certification by a licensed professional that the as-built project conforms to all applicable zoning requirements, including but not limited to approved maximum heights and minimum setbacks. Failure to construct the project in accordance with approved plans may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension or other corrective action.

c) Violation of any term, conditions or project description relating to the Approvals is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approvals or alter these conditions if it is found that there is violation of any of the conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions.

6. Signed Copy of the Conditions

With submittal of a demolition, grading, and building permit

A copy of the approval letter and conditions shall be signed by the property owner, notarized, and submitted with each set of permit plans to the appropriate City agency for this project.

7. Indemnification

a) ***Ongoing*** The project applicant shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the City of Oakland Redevelopment Agency, the Oakland City Planning Commission and their respective agents, officers, and employees (hereafter collectively called the City) from any claim, action, or proceeding (including legal costs and attorney's fees) against the City to attack, set aside, void or annul this Approval, or any related approval by the City. The City shall promptly notify the project applicant of any claim, action or proceeding and the City shall cooperate fully in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding. The project applicant shall reimburse the City for its reasonable legal costs and attorney's fees.

b) Within ten (10) calendar days of the filing of a claim, action or proceeding to attack, set aside, void, or annul this Approval, or any related approval by the City, the project applicant shall execute a Letter Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations and this condition of approval. This condition/obligation shall survive termination, extinguishment, or invalidation of this, or any related approval. Failure to timely execute the Letter Agreement does not relieve the project applicant of any of the obligations contained in 7(a) above, or other conditions of approval.

8. Compliance with Conditions of Approval

Ongoing

The project applicant shall be responsible for compliance with the recommendations in any submitted and approved technical report and all the Conditions of Approval set forth below at its sole cost and expense, and subject to review and approval of the City of Oakland.

9. Severability

Ongoing

Approval of the project would not have been granted but for the applicability and validity of each and every one of the specified conditions, and if any one or more of such conditions is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid conditions consistent with achieving the same purpose and intent of such Approval.

10. Job Site Plans

Ongoing throughout demolition, grading, and/or construction

At least one (1) copy of the stamped approved plans, along with the Approval Letter and Conditions of Approval, shall be available for review at the job site at all times.

11. Special Inspector/Inspections, Independent Technical Review, Project Coordination and Management

Prior to issuance of a demolition, grading, and/or construction permit

The project applicant may be required to pay for on-call special inspector(s)/inspections as needed during the times of extensive or specialized plancheck review, or construction. The project applicant may also be required to cover the full costs of independent technical and other types of peer review, monitoring and inspection, including without limitation, third party plan check fees, including inspections of violations of Conditions of Approval. The project applicant shall establish a deposit with the Building Services Division, as directed by the Building Official, Director of City Planning or designee.

PROJECT SPECIFIC CONDTIONS:

12. Radio Frequency Emissions

Prior to issuance of building permit

The applicant shall submit a certified RF emissions report to the City of Oakland stating that the proposed facility will operate within the established RF standards set by the Federal Communications Commission.

Prior to the issuance of a final building permit sign off.

The applicant shall submit a certified RF emissions report stating the facility is operating within the acceptable standards established by the regulatory Federal Communications Commission.

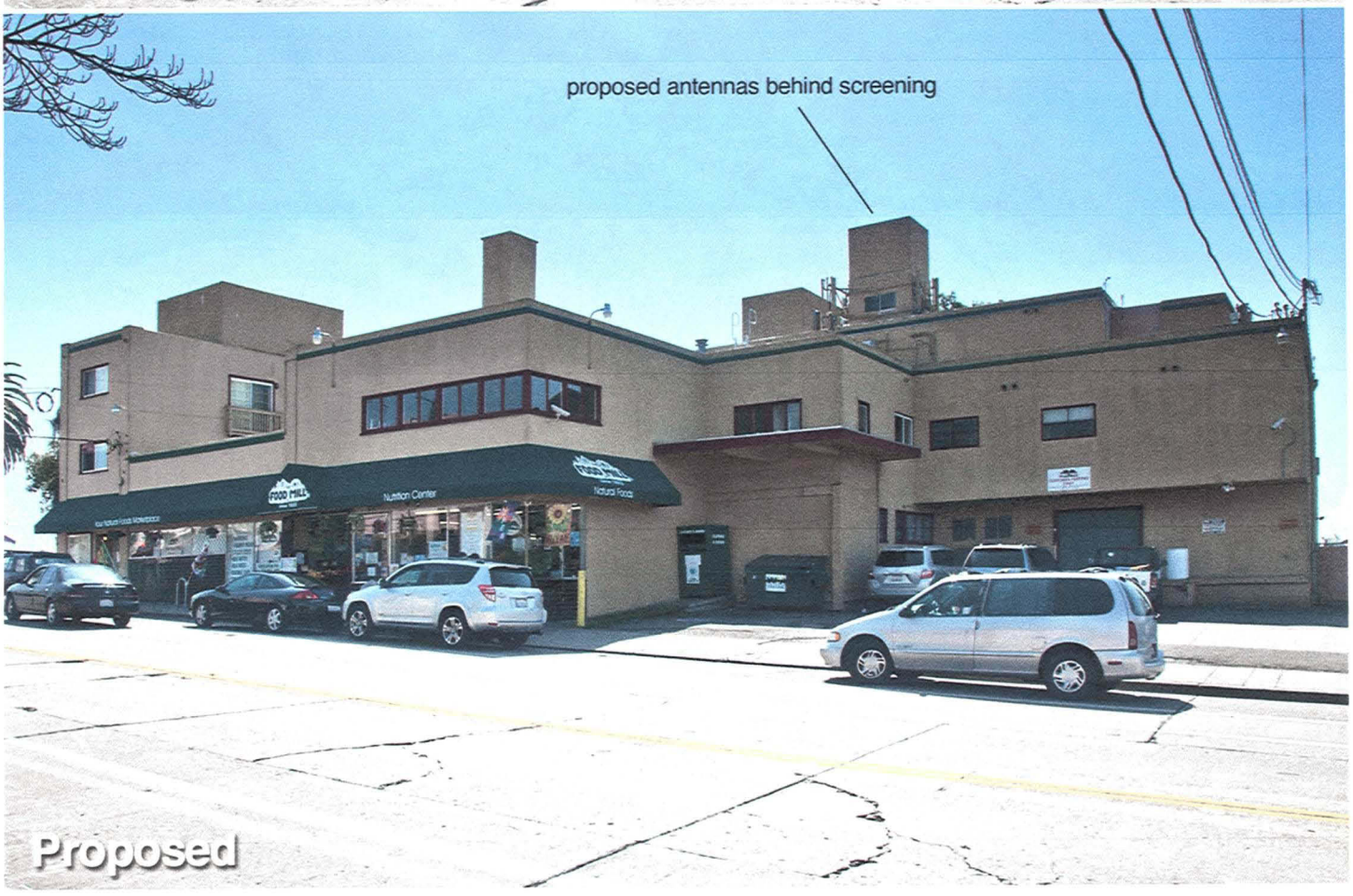
13. Sinking Fund for Facility Removal or Abandonment.

Prior to issuance of a building permit

The applicant shall provide proof of the establishment of a sinking fund to cover the cost of removing the facility if it is abandoned within a prescribed period. The word "abandoned" shall mean a facility that has not been operational for a six (6) month period, except where non-operation is the result of maintenance of renovation activity pursuant to valid City permits. The sinking fund shall be established to cover a two year period, at a financial institution approved by the City's Office of Budget and Finance. The sinking fund payment shall be adequate to

determined by the office of Budget and Finance and shall be adequate to defray expenses associated with the removal of the telecommunication facility.

CONDITIONS OF APPROVAL



at&t

The Food Mill | **Site # CNU4104** | **Looking Southwest from MacArthur Blvd.**

3033 MacArthur Blvd.
Oakland, CA 94602

View #1

3/18/11

Applied Imagination 510 914-0500

at&t

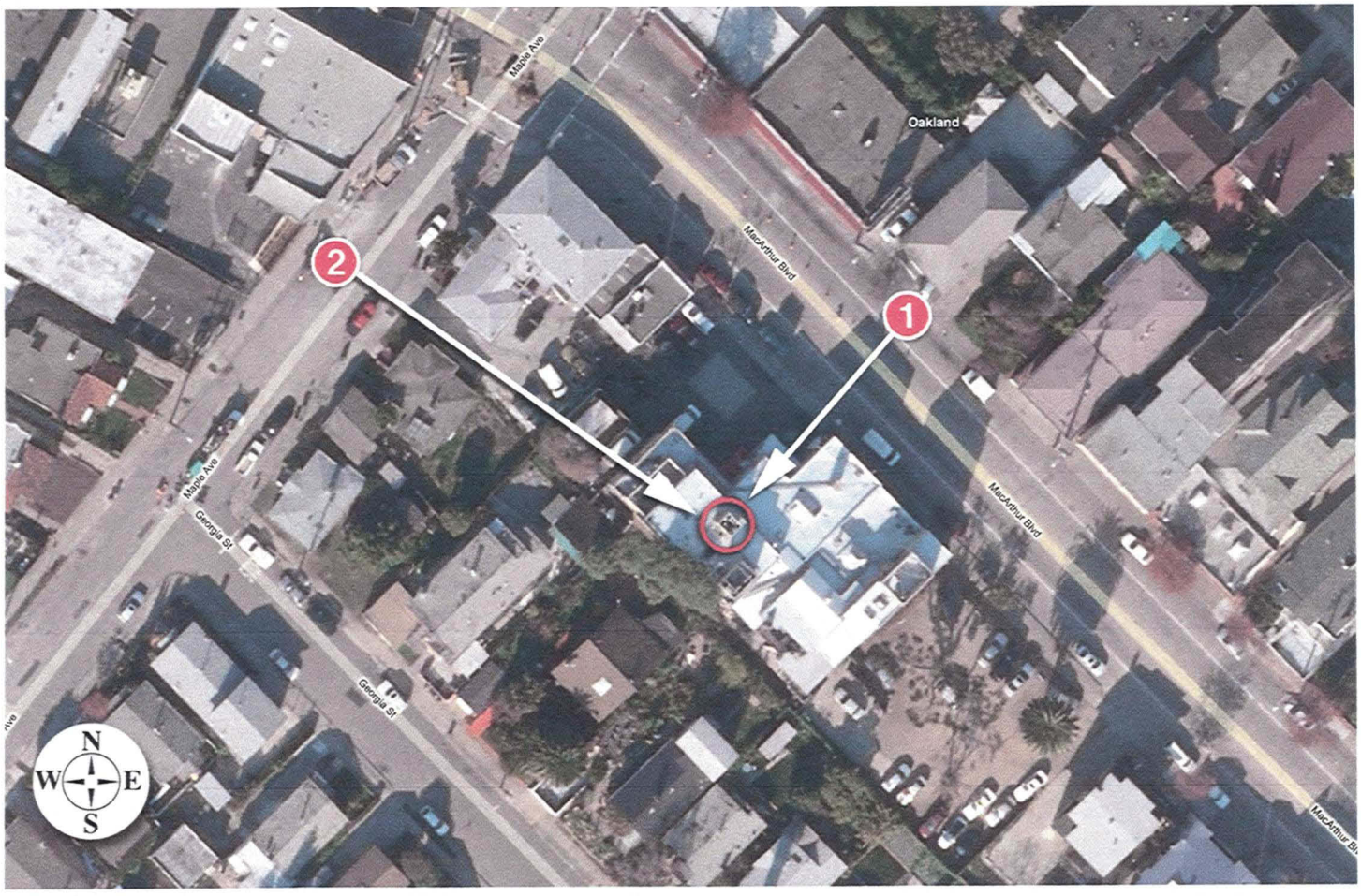
The Food Mill **Site # CNU4104** **Looking Southeast from Maple Avenue**

3033 MacArthur Blvd.
Oakland, CA 94602

View #2

3/18/11

Applied Imagination 510 914-0500



at&t

The Food Mill **Site # CNU4104** **Aerial Map**

3033 MacArthur Blvd.
Oakland, CA 94602

3/18/11

Applied Imagination 510 914-0500

at&t

REGISTERED PROFESSIONAL ENGINEER
JAMES R. SPORE
No. 70937
CIVIL
STATE OF CALIFORNIA

THE FOOD MILL
CNU4104 / CCL04104

LTE#: CCL04104
UMTS#: CNU4104
GSM#: OK013 / CN4104
FA LOCATION#: 1070316
USID#: 51602

PROJECT DESCRIPTION

A MODIFICATION TO AN (E) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF REMOVING & REPLACING (3) (E) AT&T ANTENNAS W/ (3) (N) LTE ANTENNAS, ALSO ADDING (6) (N) RRU'S, A (N) SURGE SUPPRESSOR @ CUPOLA AS WELL AS @ 19" EQUIPMENT RACK, A (N) AT&T GPS ANTENNA, A (N) RBA72 LTE CABINET, A (N) 6801 RBS EQUIPMENT IN AN (E) 19" RACK, A (N) 200A PANEL, A (N) 100A PANEL, & (N) INNERDUCT FOR FIBER & DC POWER.

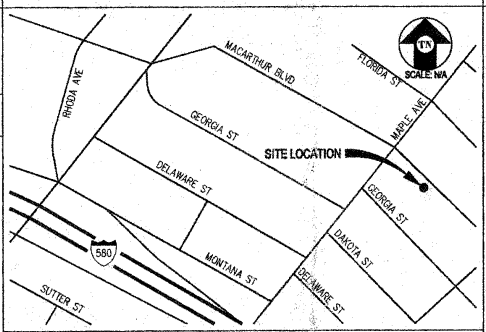
PROJECT INFORMATION

SITE NAME:	THE FOOD MILL	SITE #:	CNU4104 / CCL04104
COUNTY:	ALAMEDA	JURISDICTION:	CITY OF OAKLAND
APN:	028-0938-019-07	POWER:	PG&E
SITE ADDRESS:	3033 MACARTHUR BLVD OAKLAND, CA 94602	TELEPHONE:	AT&T
CURRENT ZONING:	C-25		
CONSTRUCTION TYPE:	--		
OCCUPANCY TYPE:	U		
PROPERTY OWNER:	KIRK & ARTHUR WATKINS 3033 MACARTHUR BLVD OAKLAND, CA 94602		
APPLICANT:	AT&T 4430 ROSEWOOD DR BLDG 3, 6TH FLOOR PLEASANTON, CA 94588		
LEASING CONTACT:	ATTN: DAVID SNYPES (925) 519-5081		
ZONING CONTACT:	ATTN: DAVID SNYPES (925) 519-5081		
CONSTRUCTION CONTACT:	ATTN: MATTHEW ARNOLD (925) 737-5800		
LATITUDE: LONGITUDE:	N 37° 47' 48.70" NAD 83 W 122° 12' 16.44" NAD 83		
AMSL:	±222'		

DESIGN CRITERIA

OCCUPANCY CATEGORY: II
WIND EXPOSURE: B
SEISMIC SITE CLASS: D
WIND IMPORTANCE FACTOR: 1.0
WIND VELOCITY: 85MPH
DESIGN CATEGORY: D
SEISMIC COMPONENT IMPORTANCE FACTOR: 1.0
MAXIMUM DESIGN PRESSURE: N/A PSF
S_{DS} 1.297 α_p 1.0 R_P 2.5

VICINITY MAP



DRIVING DIRECTIONS

FROM: 4430 ROSEWOOD DR BLDG 3, 6TH FLOOR, PLEASANTON, CA 94588
TO: 3033 MACARTHUR BLVD, OAKLAND, CA 94602

1. HEAD EAST ON ROSEWOOD DR	20 FT
2. MAKE A U-TURN	0.5 MI
3. TURN RIGHT AT OWENS DR	0.1 MI
4. TURN RIGHT AT HACIENDA DR	0.3 MI
5. MERGE ONTO I-580 W VIA THE RAMP TO OAKLAND	22.3 MI
6. TAKE EXIT 23 FOR COOLIDGE AVE TOWARD FRUITVALE AVE	0.2 MI
7. MERGE ONTO MONTANA ST	210 FT
8. TURN RIGHT AT COOLIDGE AVE	0.1 MI
9. SLIGHT RIGHT AT MACARTHUR BLVD	285 FT
10. TURN RIGHT TO STAY ON MACARTHUR BLVD	0.2 MI

END AT: 3033 MACARTHUR BLVD, OAKLAND, CA 94602

ESTIMATED TIME: 28 MINUTES ESTIMATED DISTANCE: 23.9 MILES

CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

1. 2010 CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25)
2. 2010 CALIFORNIA BUILDING CODE
3. 2010 CALIFORNIA ELECTRICAL CODE
4. 2010 CALIFORNIA MECHANICAL CODE
5. 2010 CALIFORNIA PLUMBING CODE
6. 2010 CALIFORNIA FIRE CODE
7. LOCAL BUILDING CODES
8. CITY/COUNTY ORDINANCES
9. ANSI/EIA-TIA-222-G

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

HANDICAP REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, TITLE 24 PART 2, SECTION 1105B.3.4.2, EXCEPTION 1

SHEET INDEX

APPROVAL

RF
LEASING
ZONING
CONSTRUCTION
AT&T
ERICSSON

THE FOOD MILL
CNU4104 / CCL004104
3033 MACARTHUR BLVD
OAKLAND, CA 94602

ISSUE STATUS

△	DATE	DESCRIPTION	BY
	02/28/11	CD 90%	P.V.
	03/31/11	CD 100%	M.S.

DRAWN BY:	R. ANGLEN
CHECKED BY:	R. RAIKAR
APPROVED BY:	J. SPORE
DATE:	03/31/11

Streamline Engineering and Design, Inc.
3266 Penryn Rd. Suite 200 Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@sorensmlineeng.com Fax: 916-660-1941

REGISTERED PROFESSIONAL ENGINEER
JAMES R. SPORE
No. 70937
CIVIL
STATE OF CALIFORNIA

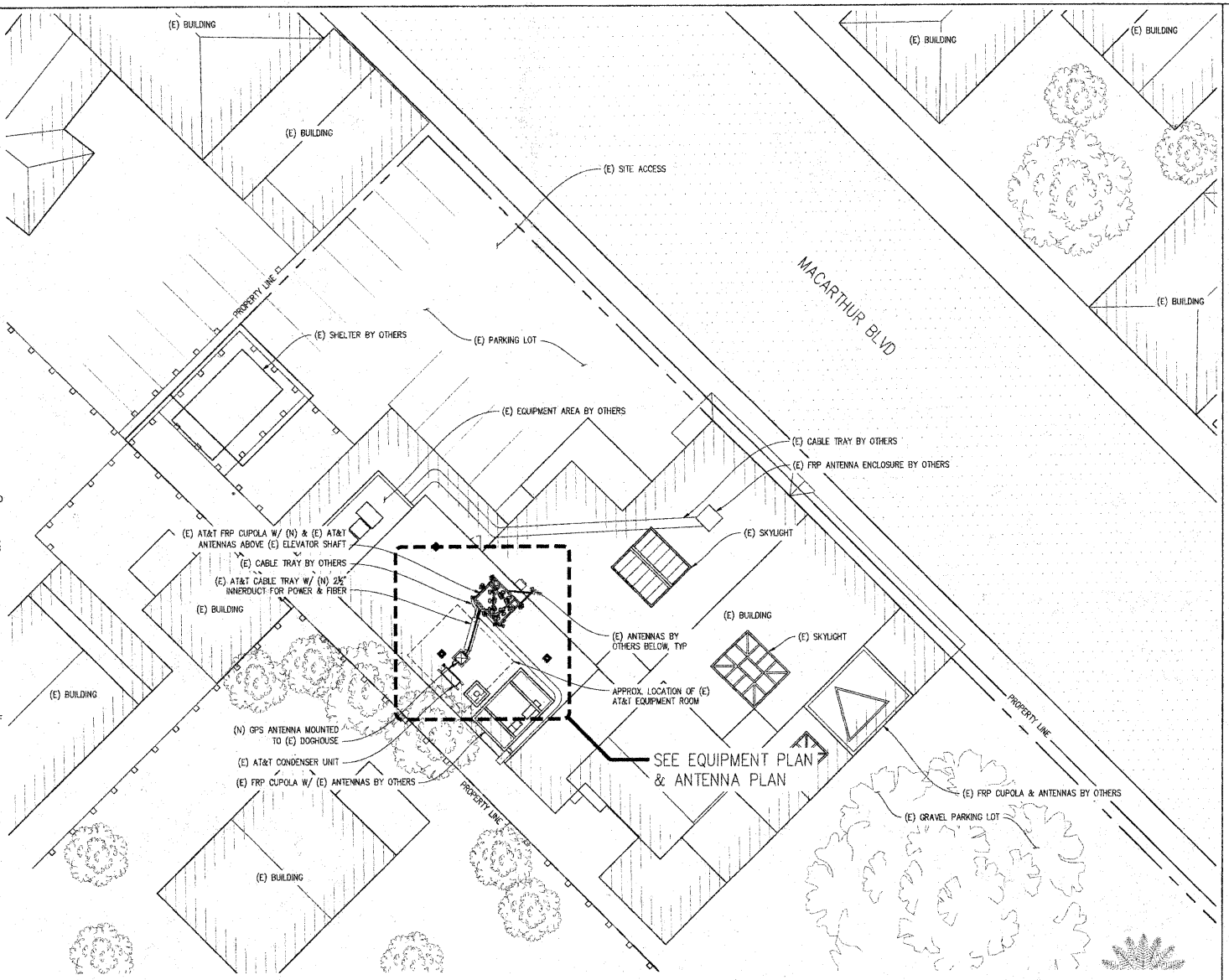
at&t
4430 ROSEWOOD DR BLDG 3, 6TH FLOOR
PLEASANTON, CA 94588

SHEET TITLE:
TITLE

SHEET NUMBER:
T-1

PROJECT GENERAL NOTES

1. THIS FACILITY IS AN UNOCCUPIED WIRELESS TELECOMMUNICATION FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE.
3. THE SCOPE OF WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
4. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR PERMIT FEES, AND TO OBTAIN SAID PERMITS AND TO COORDINATE INSPECTIONS.
6. THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
7. CALL BEFORE YOU DIG. CONTRACTOR IS REQUIRED TO CALL 811 (NATIONWIDE "CALL BEFORE YOU DIG" HOTLINE) AT LEAST 72 HOURS BEFORE DIGGING.
8. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
9. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONTRACTOR SHALL ALSO COORDINATE ALL PORTIONS OF THE WORK UNDER THE CONTRACT; INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION MANAGER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
10. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION, TO THE SATISFACTION OF THE PROJECT MANAGER.
11. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS AND RUBBISH. REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
12. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED, OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
13. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND ALL OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK SHALL BE PROTECTED AT ALL TIMES.
14. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
15. THE CONTRACTOR SHALL PROVIDE A TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.
16. SUFFICIENT MONUMENTATION WAS NOT RECOVERED TO ESTABLISH THE POSITION OF THE BOUNDARY LINES SHOWN HEREON. THE BOUNDARY REPRESENTED ON THIS MAP IS BASED ON COMPILED RECORD DATA AND BEST FIT ONTO EXISTING IMPROVEMENTS. IT IS POSSIBLE FOR THE LOCATION OF THE SUBJECT PROPERTY TO SHIFT FROM THE PLACEMENT SHOWN HEREON WITH ADDITIONAL FIELD WORK AND RESEARCH. THEREFORE ANY SPATIAL REFERENCE MADE OR SHOWN BETWEEN THE RELATIONSHIP OF THE BOUNDARY LINES SHOWN HEREON AND EXISTING GROUND FEATURES, EASEMENTS OR LEASE AREA IS INTENDED TO BE APPROXIMATE AND IS SUBJECT TO VERIFICATION BY RESOLVING THE POSITION OF THE BOUNDARY LINES.
17. THE CONTRACTOR TO VERIFY THE LATEST/CURRENT RF DESIGN.
18. WHERE APPLICABLE, CONTRACTOR SHALL PROVIDE SEPARATE PLANS, SPECIFICATIONS, FEES AND PERMITS FOR ANY REVISION TO ANY FIRE SPRINKLER AND/OR ALARM SYSTEM ON THE PREMISES AS MAY BE NEEDED TO COMPLETE THE WORK DEPICTED HEREIN, USING A C-10 LICENSED SUBCONTRACTOR FOR ALL SUCH WORK.



SITE PLAN

1"=10'-0"

0 5' 10' 20' 30' 50'

THE FOOD MILL

CNU4104 / CCL004104
3033 MACARTHUR BLVD
OAKLAND, CA 94602

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REGISTERED PROFESSIONAL ENGINEER
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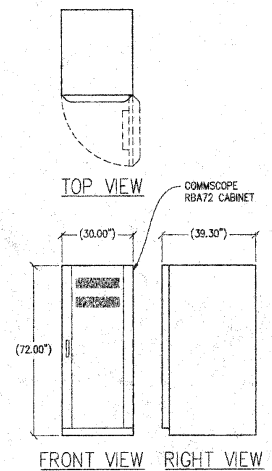
CIVIL
STATE OF CALIFORNIA

at&t

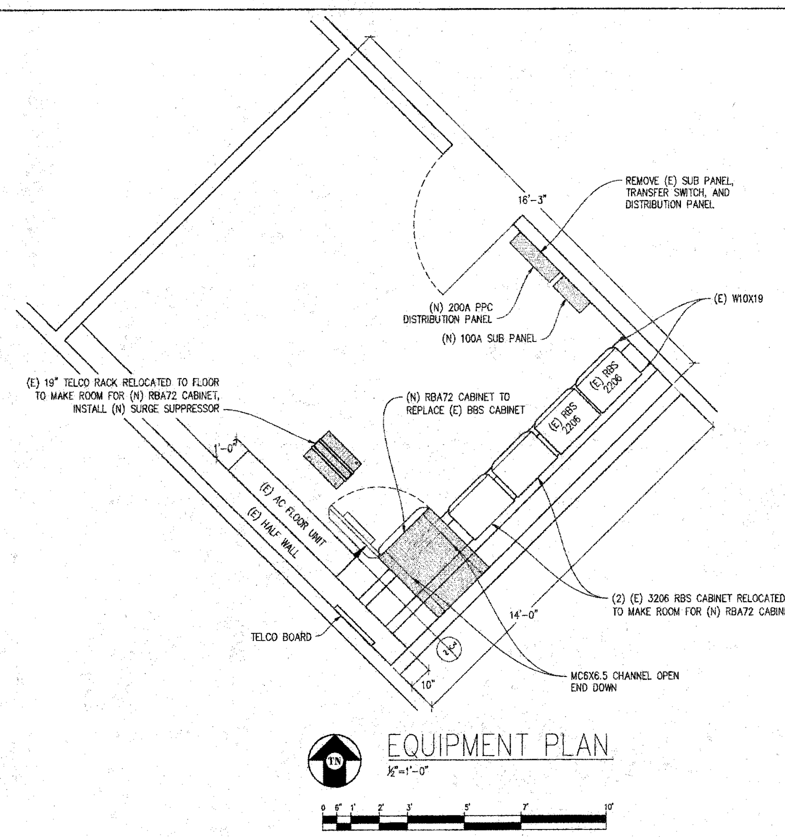
4430 ROSEWOOD DR, BLDG 3, 6TH FLOOR
PLEASANTON, CA 94588

SHEET TITLE:
SITE PLAN

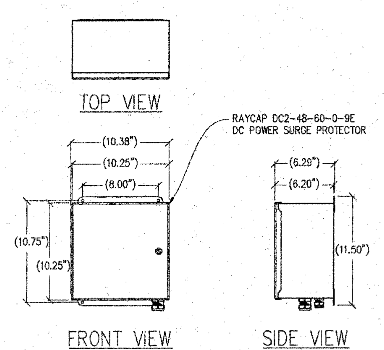
SHEET NUMBER:
A-1



1 CABINET DETAIL
½"=1'-0"


16'-3"
REMOVE (E) SUB PANEL, TRANSFER SWITCH, AND DISTRIBUTION PANEL
(N) 200A PPC DISTRIBUTION PANEL
(N) 100A SUB PANEL
(E) W10X19
(E) 19" TELCO RACK RELOCATED TO FLOOR TO MAKE ROOM FOR (N) RBA72 CABINET, INSTALL (N) SURGE SUPPRESSOR
(N) RBA72 CABINET TO REPLACE (E) BBS CABINET
(E) RBS 2206
(E) RBS 2206
1'-0"
(E) AC FLOOR UNIT
(E) HALF WALL
TELCO BOARD
14'-0"
(2) (E) 3206 RBS CABINET RELOCATED TO MAKE ROOM FOR (N) RBA72 CABINET
MC6X6.5 CHANNEL OPEN END DOWN
10"

EQUIPMENT PLAN
½"=1'-0"



2 DC SURGE SUPPRESSION DETAIL
1"=6"

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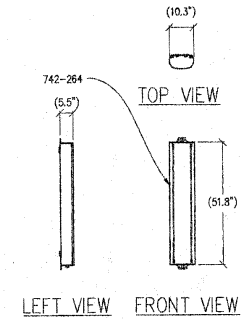
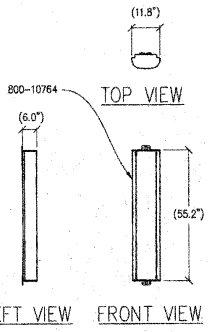
SHEET TITLE:
EQUIPMENT PLAN & DETAILS

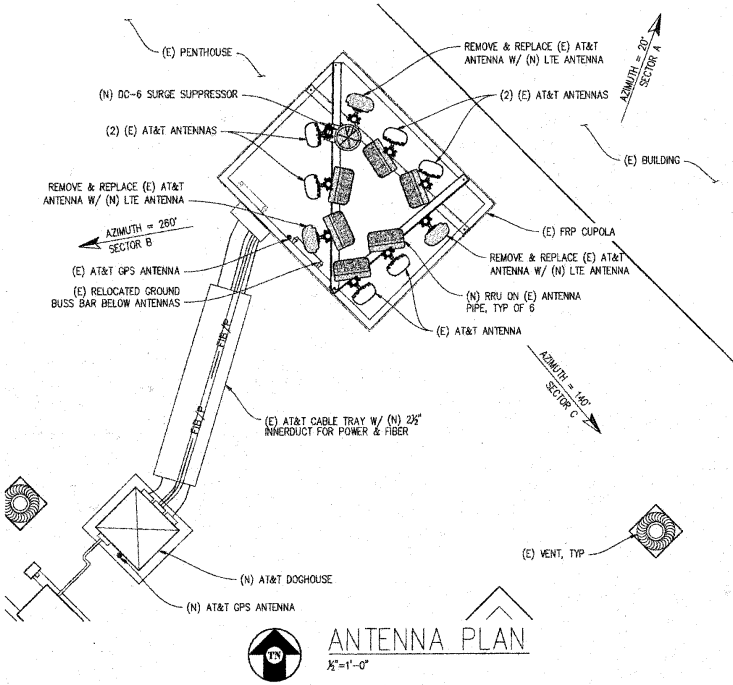
SHEET NUMBER:
A-2



(1) (E) ANTENNA DETAIL
½"=1'-0"

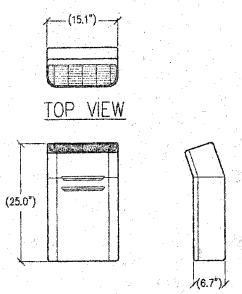


(2) (N) ANTENNA DETAIL
½"=1'-0"



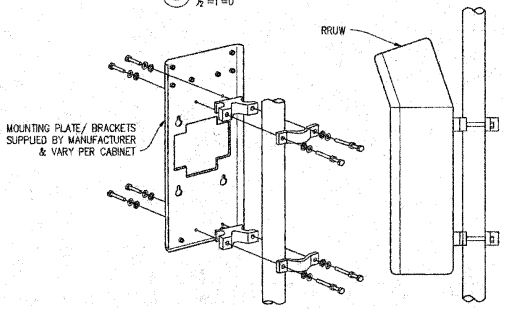
ANTENNA PLAN
½"=1'-0"

NOTE: RELOCATE (E) ANTENNAS AS NECESSARY

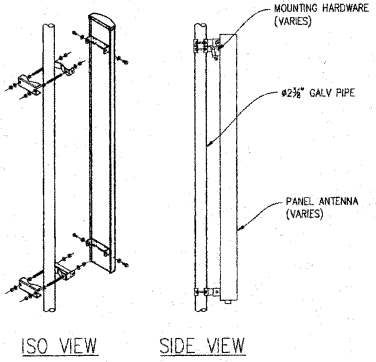


(3) RRUW-01 DETAIL
1"=1'-0"

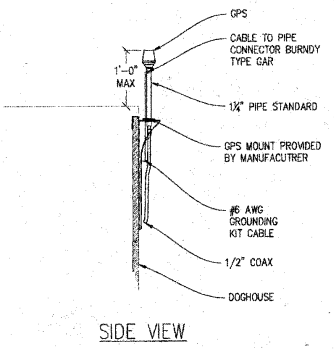
ERICSSON RRUW-01



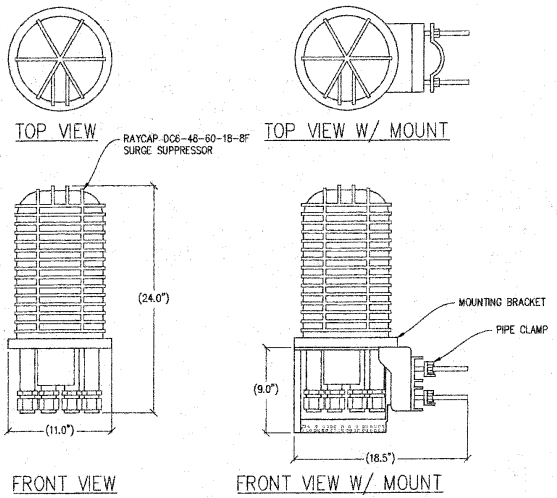
(4) RRUW POLE MOUNTING DETAIL
NOT TO SCALE



(5) ANTENNA MOUNT DETAIL
1"=1'-0"



(6) GPS ANTENNA MOUNT DETAIL
1"=1'-0"



(7) SURGE SUPPRESSOR DETAIL
1"=6"

THE FOOD MILL

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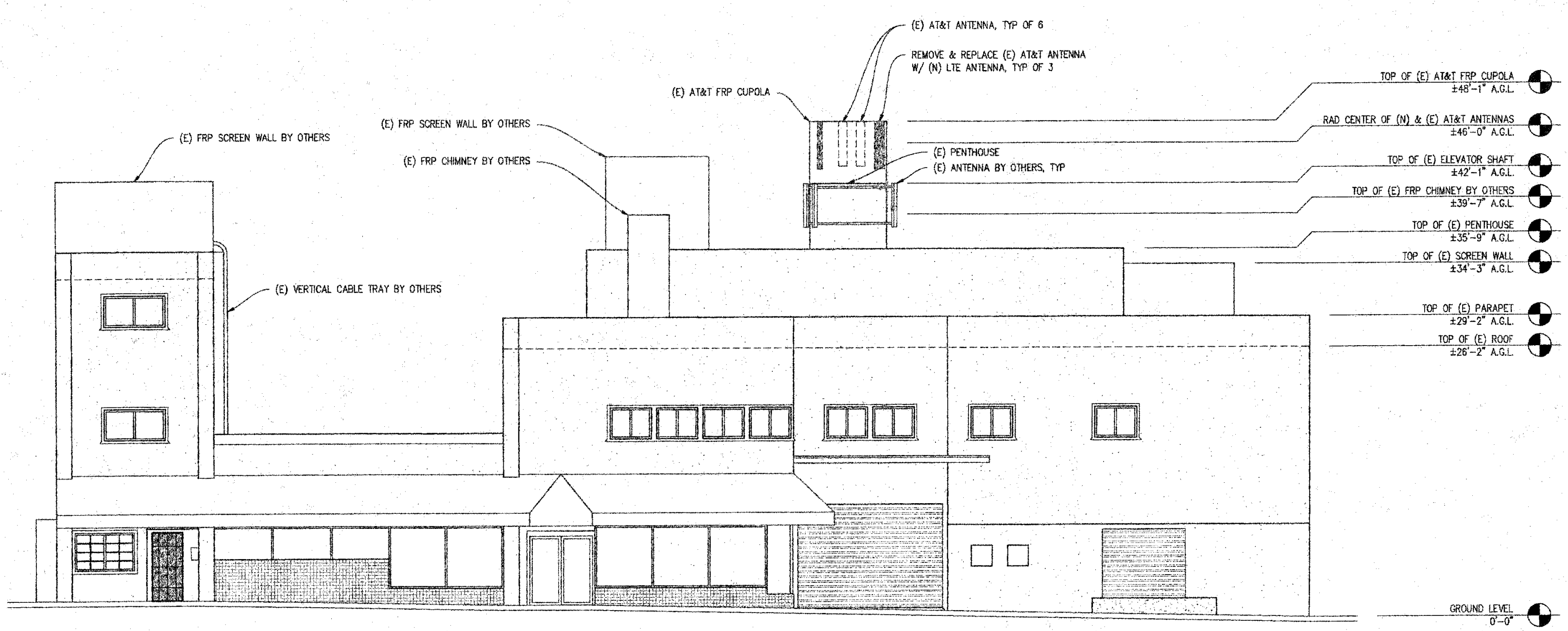
at&t

4430 ROSEWOOD DR, BLDG 3, 6TH FLOOR
PLEASANTON, CA 94588

SHEET TITLE:
ANTENNA PLAN & DETAILS

SHEET NUMBER:
A-3


(E) AT&T ANTENNA, TYP OF 6
REMOVE & REPLACE (E) AT&T ANTENNA W/ (N) LTE ANTENNA, TYP OF 3
(E) AT&T FRP CUPOLA
(E) FRP SCREEN WALL BY OTHERS
(E) FRP CHIMNEY BY OTHERS
(E) FRP SCREEN WALL BY OTHERS
(E) PENTHOUSE
(E) ANTENNA BY OTHERS, TYP
(E) VERTICAL CABLE TRAY BY OTHERS
TOP OF (E) AT&T FRP CUPOLA ±48'-1" A.G.L.
RAD CENTER OF (N) & (E) AT&T ANTENNAS ±46'-0" A.G.L.
TOP OF (E) ELEVATOR SHAFT ±42'-1" A.G.L.
TOP OF (E) FRP CHIMNEY BY OTHERS ±39'-7" A.G.L.
TOP OF (E) PENTHOUSE ±35'-9" A.G.L.
TOP OF (E) SCREEN WALL ±34'-3" A.G.L.
TOP OF (E) PARAPET ±29'-2" A.G.L.
TOP OF (E) ROOF ±26'-2" A.G.L.
GROUND LEVEL 0'-0"

NORTHEAST ELEVATION

⅛"=1'-0"

NOTE: NO VISIBLE CHANGES TO (E) ELEVATION

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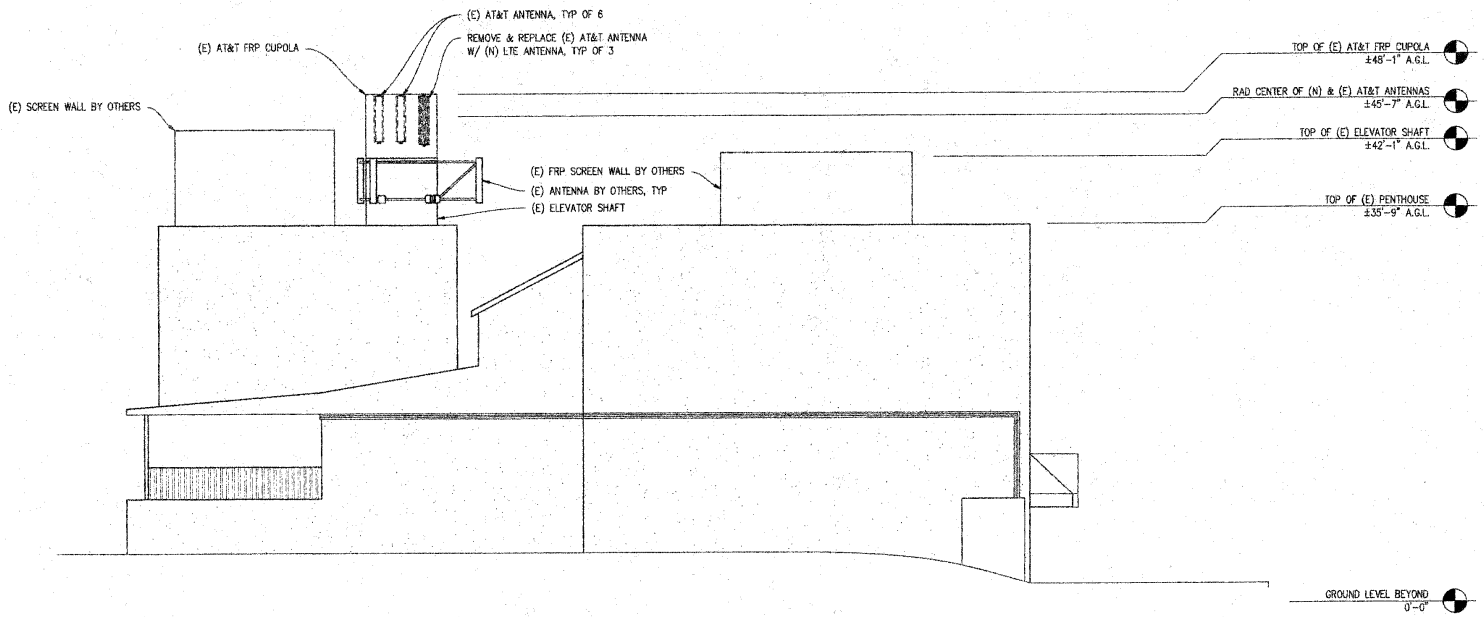
SHEET TITLE: ELEVATION

SHEET NUMBER: A-4



SOUTHEAST ELEVATION

3/8"=1'-0"

NOTE: NO VISIBLE CHANGES TO (E) ELEVATION

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SHEET TITLE:

ELEVATION

SHEET NUMBER:

A-5

CONSTRUCTION NOTES

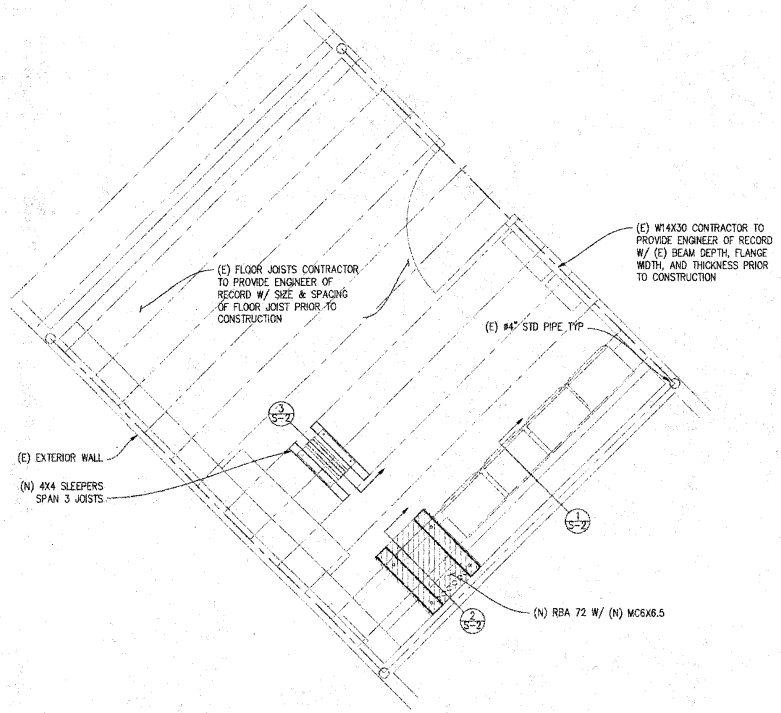
1. EXISTING BUILDING CONSTRUCTION CONDITIONS INDICATED ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH CONSTRUCTION OR ORDERING OF MATERIALS. IF EXISTING CONDITIONS DO NOT ALLOW FOR DETAILS OF CONSTRUCTION AS SHOWN ON THESE DRAWINGS, NOTIFY ENGINEER OF RECORD FOR RESOLUTION PRIOR TO PROCEEDING. CONTRACTOR SHALL EXPOSE AND REVIEW EXISTING CONDITIONS IN A TIMELY MANNER SUCH THAT ALTERNATE DESIGNS OR DETAILS, IF REQUIRED MAY BE GENERATED WITHOUT DELAY TO THE PROJECT.
2. DURING CONSTRUCTION, THE CONTRACTOR SHALL NOT ALTER, DAMAGE OR REMOVE ANY PART OF THE EXISTING STRUCTURE UNLESS SPECIFICALLY DETAILED ON THESE DRAWINGS.
3. THE INTENT OF THESE DRAWINGS IS THAT THE WORK OF THE ADDITION, ALTERATION, REHABILITATION, OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH THE 2010 CBC. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NONCOMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH THE 2010 CBC, A CHANGE ORDER, OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE PREPARED AND SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO PROCEEDING WITH THE WORK.
4. ALL WORK AND MATERIALS SHOWN ARE NEW UNLESS INDICATED AS EXISTING (E).
5. IT MAY BE NECESSARY TO REMOVE ARCHITECTURAL FINISHES, PLUMBING PIPES AND FIXTURES, ELECTRICAL CONDUIT, FIXTURES, PANELS, BOXES, TELEPHONE OR FIRE ALARM WIRING AND FIXTURES OR OTHER NON-STRUCTURAL ITEMS TO INSTALL STRUCTURAL WORK AND MATERIALS SHOWN ON THESE DRAWINGS. SUCH ITEMS SHALL BE REMOVED, REPAIRED AND/OR REPLACED TO MATCH PRE-CONSTRUCTION CONDITIONS AT THE CONTRACTORS EXPENSE.
6. ALL WEATHER PROOFING, INCLUDING BUT NOT LIMITED TO TORCH DOWN, CAULKING, Z-FLASHING OR ANY OTHER MATERIAL THAT MAY BE ALTERED DURING INSTALLATION SHALL BE REPAIRED REPLACED AND/OR MODIFIED TO ENSURE THE BUILDING AT THE INSTALLATION SITE IS WEATHER PROOF.
7. ANY PROPOSED SUBSTITUTIONS FOR STRUCTURAL MEMBERS, HARDWARE, ANCHOR TYPES, OR DETAILING INDICATED IN THESE DRAWINGS SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER OF RECORD PRIOR TO ORDERING MATERIALS. SUCH REVIEW SHALL BE BILLED ON A TIME AND MATERIALS BASIS TO THE CONTRACTOR WITH NO GUARANTEE THAT THE SUBSTITUTION WILL BE ALLOWED.

FRAMING NOTES

1. ALL JOINTS AND PENETRATIONS SHALL BE CAULKED AND SEALED.
2. ALL 2X OR 4X FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BTR, 6X DOUGLAS FIR # 1 OR BTR UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR USE LUMBER SHALL BE PRESSURE TREATED W/ FASTENERS HDG & METAL CONNECTORS G135 OR BETTER AS REQUIRED FOR CORROSION RESISTANCE TO THE PRESERVATIVE TYPE USED.
4. ALL STRUCTURAL CONNECTORS SHALL BE AS SPECIFIED OR AN EQUIVALENT.
5. NAILING SHALL CONFORM WITH THE REQUIREMENTS OF THE 2010 CBC UNLESS OTHERWISE NOTED. DRAWING SPECIFIC CALLOUTS SUPERCEDE CODE NAILING REQUIREMENTS
6. HOLES FOR BOLTS IN WOOD SHALL BE BORED WITH A BIT OF THE SAME NOMINAL DIAMETER AS THE BOLT PLUS $\frac{1}{16}$".
7. HOLES FOR LAG SCREWS $\phi\frac{5}{8}$" OR GREATER SHALL BE BORED AS FOLLOWS:
   a. THE CLEARANCE HOLE FOR THE SHANK SHALL HAVE THE SAME DIAMETER AS THE SHANK, AND THE SAME DEPTH OF PENETRATION AS THE LENGTH OF UNTHREADED SHANK.
   b. THE LEAD HOLE FOR THE THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 75% OF THE SHANK DIAMETER AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION.
   c. LAG SCREWS AND WOOD SCREWS SHALL BE SCREWED AND NOT DRIVEN INTO PLACE. PROVIDE LIQUID SOAP AS REQUIRED TO LUBRICATE LAG SCREWS DURING INSTALLATION.
8. LAG SCREWS SHALL BE GALVANIZED ASTM A307 MINIMUM. BOLTED CONNECTIONS SHALL BE BEARING TYPE. SEE PLANS FOR LOCATION, NUMBER, & SIZE OF BOLTS.

STRUCTURAL STEEL NOTES

1. ALL STEEL CONSTRUCTION INCLUDING FABRICATION, ERECTION AND MATERIALS SHALL COMPLY WITH ALL REQUIREMENTS OF THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND THE 2010 CBC.
2. ALL STRUCTURAL STEEL SHALL BE ASTM A36 UNLESS OTHERWISE NOTED. ALL WF (WIDE FLANGE) & WT (TEE) SHAPES TO BE ASTM A992 (F_y=50,000 PSI) UNLESS NOTED OTHERWISE. ALL STRUCTURAL TUBING (TS OR HSS) SHALL BE ASTM A500 GRADE B (F_y=46,000 PSI). ALL STEEL PIPE SHALL BE ASTM A53 (TYPE E OR S, GRADE B (F_y=35,000 PSI)) SCHEDULE 40 WITH OUTSIDE DIAMETERS GIVEN UNLESS OTHERWISE NOTED.
3. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND SHALL CONFORM TO AISC & AWS D1.1. WHERE FILLET WELD SIZES ARE NOT SHOWN PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC SPECIFICATION. PAINTED SURFACES SHALL BE TOUCHED UP.
4. ALL WELDING SHALL BE PERFORMED BY QUALIFIED, CERTIFIED WELDERS.
5. BOLTS SHALL BE GALVANIZED ASTM A325 MINIMUM. BOLTED CONNECTIONS SHALL BE BEARING TYPE. SEE PLANS FOR LOCATION, NUMBER, & SIZE OF BOLTS. SPECIAL INSPECTION NOT REQUIRED U.O.N.
6. THREADED RODS SHALL BE ASTM F593 CW 304/316 STAINLESS STEEL . BOLTED CONNECTIONS SHALL BE BEARING TYPE. SEE PLANS FOR LOCATION, NUMBER, & SIZE OF BOLTS.
7. ALL HOLES FOR BOLTED CONNECTIONS SHALL BE 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER. USE STANDARD AISC GAGE AND PITCH FOR BOLTS EXCEPT AS NOTED OTHERWISE. HOLES FOR ANCHOR BOLTS IN BASE PLATES MAY BE AISC "OVERSIZE" HOLES WHERE ACCOMPANIED BY OVERSIZED HARDENED HDG WASHERS.
8. ALL SHOP FABRICATED STEEL STRUCTURAL MEMBERS FOR EXTERIOR USE SHALL BE HOT DIP GALVANIZED PER ASTM A123 AFTER FABRICATION & PAINTED PER CUSTOMER SPECIFICATIONS AS REQUIRED. STEEL FOR INTERIOR USE SHALL BE SHOP COAT OR GALVANIZED & PAINTED PER PLAN.
9. ALL FIELD FABRICATED GALVANIZED STEEL THAT IS CUT, GROUND, DRILLED, WELDED OR DAMAGED SHALL BE TREATED WITH "ZINC RICH" COLD GALVANIZING SPRAY OR COATING. NO RAW STEEL SHALL BE EXPOSED.



FRAMING PLAN

$\frac{1}{2}$"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

NOTE: RELOCATED 19" TELCO RACK NOT TO EXCEED 300 LBS TOTAL WEIGHT

THE FOOD MILL

CNU4104 / CCL004104
3033 MACARTHUR BLVD
OAKLAND, CA 94602

ISSUE STATUS

△	DATE	DESCRIPTION	BY
	02/28/11	CD 90%	P.V.
	03/31/11	CD 100%	M.S.
	-	-	-
	-	-	-
	-	-	-
	-	-	-

DRAWN BY:	R. ANGLEN
CHECKED BY:	R. RAIKAR
APPROVED BY:	J. SPORE
DATE:	03/31/11

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3268 Penryn Rd, Suite 200 Loomis, CA 95650
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REGISTERED PROFESSIONAL ENGINEER
JAMES R. BAKER
NO. 70937
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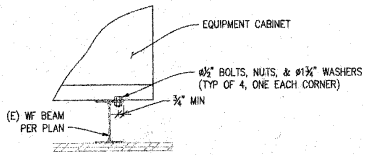
STATE OF CALIFORNIA

at&t

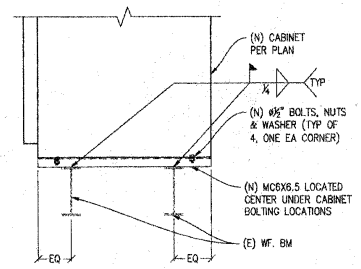
4430 ROSEWOOD DR, BLDG 3, 6TH FLOOR
PLEASANTON, CA 94588

SHEET TITLE:
STRUCTURAL NOTES & FRAMING PLAN

SHEET NUMBER:
S-1

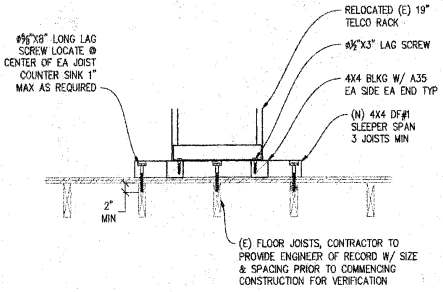


1 CABINET TO WF BEAM
1½"=1'-0"



SECTION VIEW

2 CABINET CONN.
1"=1'-0"



3 19" RACK TO SLEEPERS
1"=1'-0"

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PLEASANTON, CA 94588

SHEET TITLE:
STRUCTURAL DETAILS

SHEET NUMBER:
S-2

PANEL SCHEDULE

NAMEPLATE : ELECT. PANEL			SC LEVEL 10,000				VOLTS: 120C/240C, 1ø		
LOCATION : INSIDE							BUSS AMPS: 200A		
MOUNTING : WALL							MAIN CB: 200A		
øA	øB	LOAD DESCRIPTION	BKR AMP/	CIRCUIT NO		BKR AMP/	LOAD DESCRIPTION	øA	øB
LOAD VA	LOAD VA		POLE			POLE		LOAD VA	LOAD VA
325		RBS CABINET 2	15/2	1	2	15/2	RBS CABINET 1	325	
	325	" "	–	3	4	–	" "		325
325		RBS CABINET 2	15/2	5	6	15/2	RBS CABINET 1	325	
	325	" "	–	7	8	–	" "		325
325		RBS CABINET 2	15/2	9	10	15/2	RBS CABINET 1	325	
	325	" "	–	11	12	–	" "		325
325		RBS CABINET 2	15/2	13	14	15/2	RBS CABINET 1	325	
	325	" "	–	15	16	–	" "		325
480		GFCI/TECH LIGHT	20/1	17	18	30/2	TVSS	30	
	180	GFCI RECEPTACLE	20/1	19	20	–	" "		30
800		AT&T FIBER	20/1	21	22	100/2	(N) 100A SUB PANEL	6896	
	0	SPARE	–	23	24	–	" "		6571
2580	1480	PHASE TOTALS					PHASE TOTALS	8226	7901
TOTAL VA =	20187	TOTAL AMPS=		84					

NOTE: EXISTING LOADS HAVE NOT BEEN FIELD VERIFIED. THEY ARE APPROXIMATE BASED ON EXISTING CB SIZES. CONTACT THE ENGINEER IF THE LOADS DIFFER FROM THAT WHICH IS SHOWN ON THE PLANS

PANEL SCHEDULE

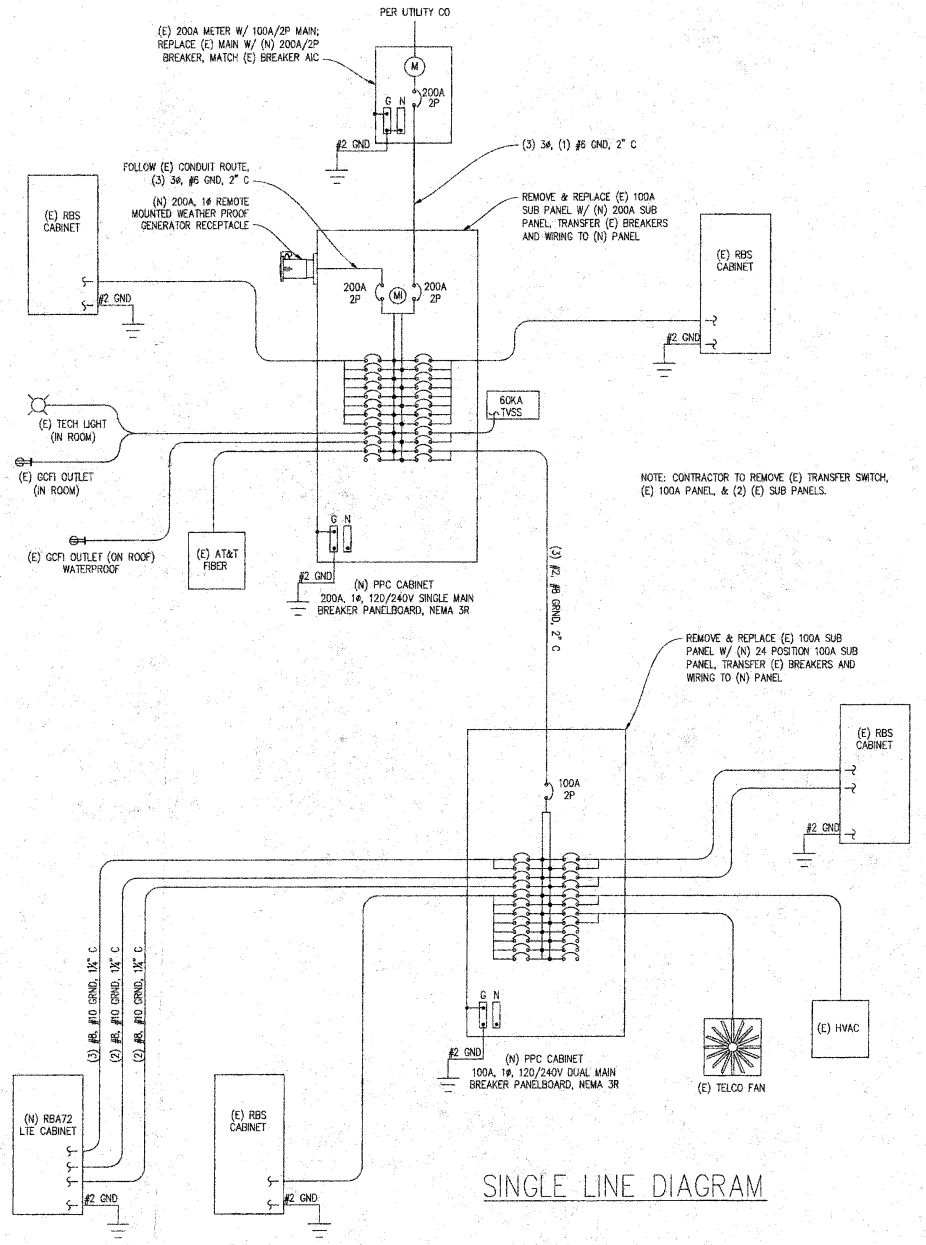
NAMEPLATE : PANEL B			SC LEVEL 10,000				VOLTS: 120C/240C, 1ø		
LOCATION : INSIDE							BUSS AMPS: 100A		
MOUNTING : WALL							MAIN CB: 100A		
øA	øB	LOAD DESCRIPTION	BKR AMP/	CIRCUIT NO		BKR AMP/	LOAD DESCRIPTION	øA	øB
LOAD VA	LOAD VA		POLE			POLE		LOAD VA	LOAD VA
1048		(N) RBA72 LTE CABINET	40/2	1	2	15/2	RBS CABINET 4	325	
	1048	" "	–	3	4	–	" "		325
1048		(N) RBA72 LTE CABINET	40/1	5	6	15/2	RBS CABINET 4	325	
	1048	(N) RBA72 LTE CABINET	40/1	7	8	–	" "		325
325		RBS CABINET 3	15/2	9	10	40/2	HVAC	2700	
	325	" "	–	11	12	–	" "		2700
325		RBS CABINET 3	15/2	13	14	15/2	TELCO FAN	150	
	325	" "	–	15	16	–			150
325		RBS CABINET 3	15/2	17	18	–		–	
	325	" "	–	19	20	–			–
325		RBS CABINET 3	15/2	21	22	–		–	
–		" "	–	23	24	–			–
3396	3071	PHASE TOTALS					PHASE TOTALS	3500	3500
TOTAL VA =	13467	TOTAL AMPS=		56					

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE CEC AS WELL AS ALL APPLICABLE STATE AND LOCAL CODES.
2. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, CONDUCTORS, PULL BOXES, TRANSFORMER PADS, POLE RISERS, AND PERFORM ALL TRENCHING AND BACKFILLING REQUIRED IN THE PLANS.
3. ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER PLAN SPECIFICATIONS.
4. ALL CIRCUIT BREAKERS, FUSES, AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTION RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED WITH A MINIMUM OF 10,000 A.I.C. OR AS REQUIRED.
5. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
6. ELECTRICAL WIRING SHALL BE COPPER #12 MIN WITH TYPE XHHW, THWN, OR THHN INSULATION.
7. ALL OUTDOOR EQUIPMENT SHALL HAVE NEMA 3R ENCLOSURE.
8. ALL BURIED WIRE SHALL RUN THROUGH SCHEDULE 40 PVC CONDUIT UNLESS OTHERWISE NOTED.
9. A GROUND WIRE IS TO BE PULLED IN ALL CONDUITS.
10. WHERE ELECTRICAL WIRING OCCURS OUTSIDE A STRUCTURE AND HAS THE POTENTIAL FOR EXPOSURE TO WEATHER, WIRING SHALL BE IN WATERTIGHT GALVANIZED RIGID STEEL OR FLEXIBLE CONDUIT.

ELECTRIC LEGEND

(MI)	MECHANICAL INTERLINK	——	WIRED CONNECTION
(M)	METER	7	TIMER SWITCH, WATERPROOF
	CIRCUIT BREAKER		OUTDOOR LIGHT
	SERVICE GROUND		GFI OUTLET, WATERPROOF



SINGLE LINE DIAGRAM

THE FOOD MILL

CNU4104 / CCL004104
3033 MACARTHUR BLVD
OAKLAND, CA 94602

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REGISTERED PROFESSIONAL ENGINEER
JAMES N. SPORE
NO. 70937
CIVIL
STATE OF CALIFORNIA

at&t

4430 ROSEWOOD DR, BLDG 3, 6TH FLOOR
PLEASANTON, CA 94588

SHEET TITLE:
ELECTRICAL PLAN

SHEET NUMBER:
E-1

Theoretical RF Emissions Compliance Report

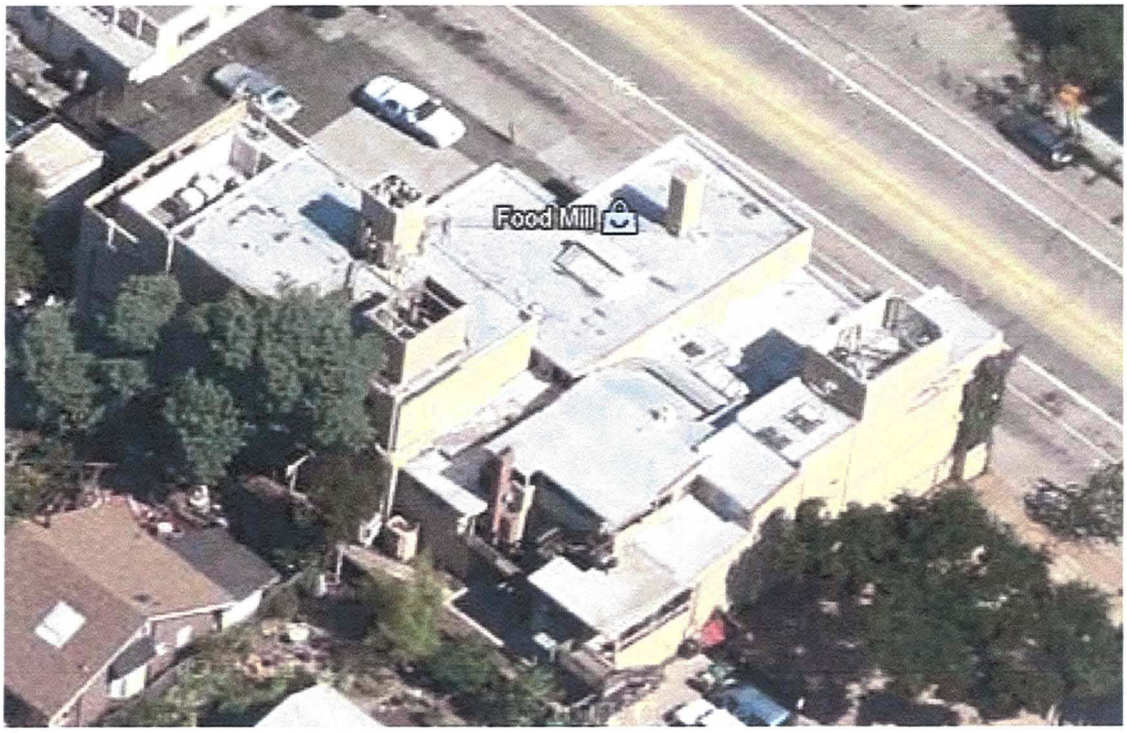
Prepared for:

Geist Environmental

on behalf of AT&T

Site: The Food Mill
Site ID: CNU4104
3033 MACARTHUR BOULEVARD
Oakland, CA 94602

March 22, 2011



WATERFORD CONSULTANTS

Prepared By:
Waterford Consultants, LLC

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Round Hill, VA 20141
(703) 596-1022
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Theoretical RF Emissions Compliance Report

Site: The Food Mill
Site ID: CNU4104
3033 MACARTHUR BOULEVARD
Oakland, CA 94602

Waterford examined the technical information supplied by AT&T, or its representatives, as well as the data collected during the field survey of the site. This report specifically addresses Non-Ionizing Radiation exposure to humans and is not intended to be used for other purposes.

The subject site includes cellular-like network infrastructure, which may operate in a number of frequency bands. Antennas, frequency bands, and operating power are noted in the Appendix.

ENGINEERING STATEMENT CONFIRMING COMPLIANCE

With Radiofrequency Radiation Exposure Limits

Compliance Statement
Subject site COMPLIES with Radiofrequency Radiation Exposure Limits of 47 C.F.R. § § 1.1307(b)(3) and 1.1310

Technical Framework: Basis for Compliance Statement
Criteria for evaluation are listed in Table 1 of 47 C.F.R. § 1.1310. Calculations using input data provided to Waterford by client or client's representative numerically confirm the subject site can operate at a 100% duty cycle without creating situations that exceed MPE limits. Because the subject facility is commercial infrastructure, general public contact with the equipment is likely to diminish network reliability for the community. To improve network reliability, the undersigned recommends placement of signage at the subject site to discourage public access. That signage could include an RF "NOTICE" sign posted at the access point to the site, and as an added measure, RF "NOTICE" signs attached to the supporting mast(s).

Power density decreases significantly over a short distance from any antenna. Specifically with respect to directional panel antennas, the design, oriented in azimuth and elevation as documented, reasonably precludes potential to exceed MPE limits at any location other than directly in front of the antenna. Areas in front of the antenna that are restricted by barriers, would require climbing or are otherwise beyond the reach of a standing individual of average height are not considered accessible. Analysis of instantaneous energy levels does not address time-weighted exposure within secured areas of the site, on the supporting structure, or in the immediate proximity of the antenna equipment. Therefore, this analysis is only appropriate to be used as proof of compliance

with FCC rules and regulations applicable to non-occupational persons, those individuals who do not have access to portions of the support structure above ground level.

Regulatory Framework

The FCC requires licensees to assure that persons are not exposed to RF (radiofrequency) power densities in excess of the applicable MPE (Maximum Permissible Exposure) limit. These rules apply to both Occupational Personnel and the General Population. Applicable FCC rules are found at 47 C.F.R. § § 1.1307(b)(3) and 1.1310. The FCC rules define two tiers of permissible exposure that are dependent on the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure.

> ***General Population / uncontrolled*** exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure.
>
> ***Occupational / controlled*** exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure.

Maximum Permissible Exposure ("MPE") is defined in OET 65 as being 100% of the exposure limit for the situation or tier of permissible exposure. The total time-weighted average (TWA) exposure, expressed in milliwatt-minutes per square centimeter, is the same value for both tiers. Anyone may be granted safe access for periods of thirty minutes or less to areas exhibiting less than or equal to 100% of the General Population MPE Limit. For persons who have been properly trained and meet the definition of being Occupation Personnel, access to areas at the Occupational MPE limit may be granted for six minutes. Administrative controls must be put in place for any area in excess of 100% Occupational MPE and access may be granted only to persons properly trained and equipped with personal protective equipment, such as an RF Personal Monitor. Administrative controls may include any of the following procedures: preventing access to an area by physically locking doors or other access mechanisms, requiring a check out procedure for personal protective equipment, access cards, log-in, presentation of appropriate RF awareness training certifications, etc.

Qualifications of Waterford

With more than 40 team-years of experience, Waterford Consultants, LLC [Waterford] provides technical consulting services to clients in the Radio Communications and antenna siting industry. Waterford retains professional engineers who are placed in responsible charge of the processes for analysis.

Waterford is familiar with 47 C.F.R. § § 1.1307(b)(3) and 1.1310 along with the general Rules, Regulations and policies of the FCC. Waterford processes incorporate all specifications of *FCC Office of Engineering and Technology, Bulletin 65* ("OET65"), from the website: www.fcc.gov/oet/rfsafety, and follow criteria detailed in 47 CFR § 1.1310 *"Radiofrequency radiation exposure Limits".* Within the technical and regulatory framework detailed above, Waterford created sophisticated computer modeling tools that operate on data provided by Waterford clients through the Waterford web portal. In developing these tools, Waterford chose each program step encoded into computer modeling tools according to recognized and generally accepted good engineering practices. Permissible exposure limits are band specific, and the Waterford computerized modeling tools correctly calculate permissible exposure based on the band(s) specified in the input data. Only clients and client representatives are authorized to provide input data through the Waterford web portal. In securing that authorization, clients and client representatives warrant the accuracy of all input data.

Waterford Consultants, LLC attests to the accuracy of the engineering calculations computed by those modeling tools. Waterford attests that the results of those engineering calculations are correctly summarized in this report.

Certification

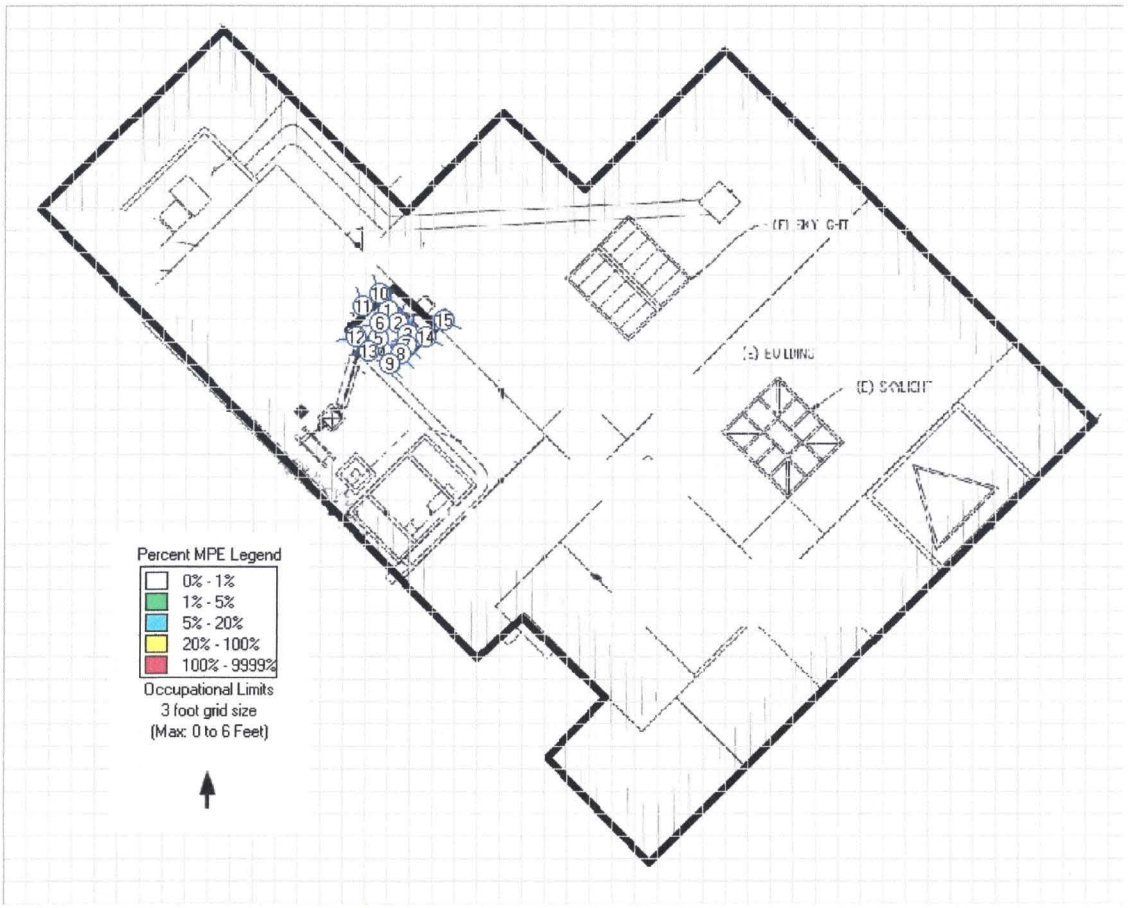
I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the law.

Ted Alan Abrams
Registered Professional Engineer
March 22, 2011

Appendix A
Theoretical RF Power Density Plots

The following plots show the maximum predicted power density levels in the reference plane indicated as a percentage of the Occupational Limit. Please note that 20% of the Occupational Limit corresponds to 100% of the General Population Limit.

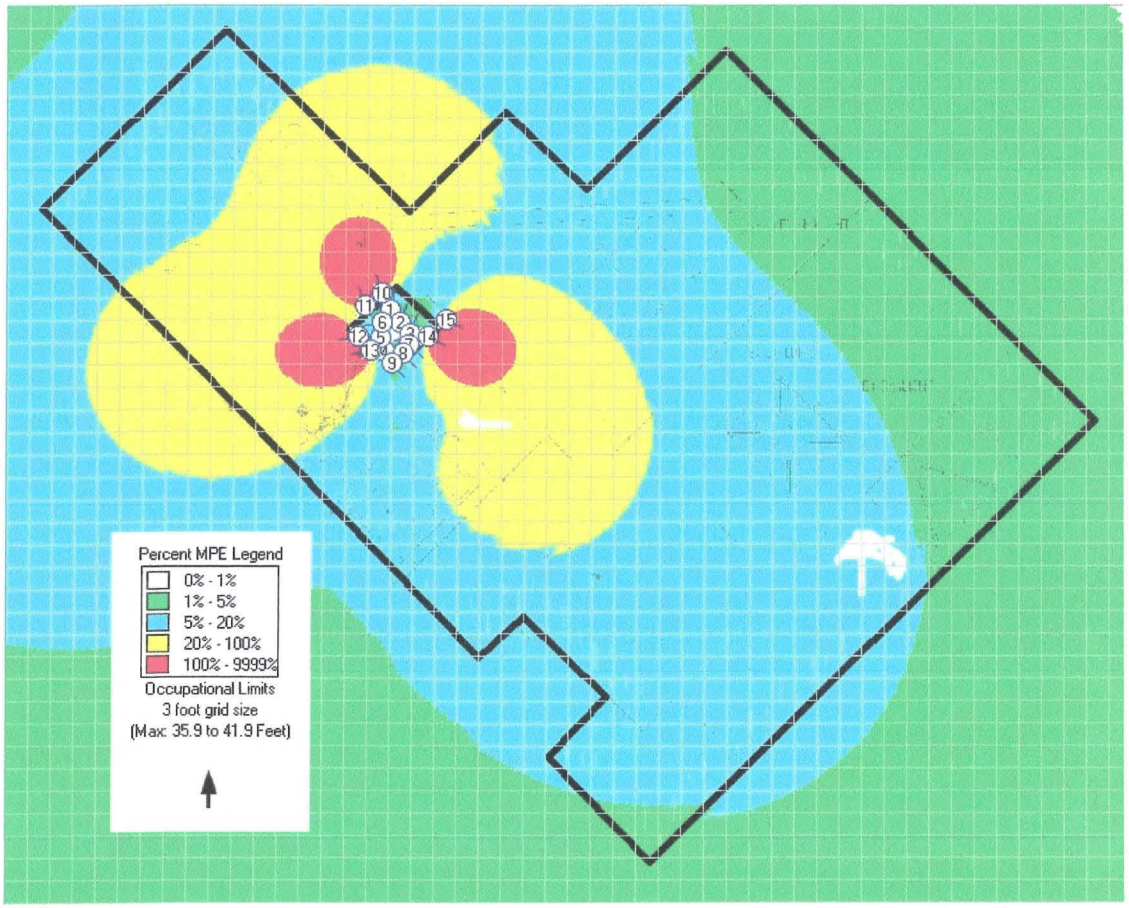
The reference plane for the plot is the ground level, as indicated in the caption. For example, "Max 10 to 16 Feet" refers to the maximum predicted power density level between 10 and 16 feet above the ground level. Plots are produced for each accessible level. Levels that are not accessible will not be shown. Only accessible areas in a plot are relevant. Areas not accessible or in free space, off the edge of a roof or equipment penthouse, do not affect compliance.



Plot #1: Ground level. The plot shows the maximum predicted power density levels between 0 and 6 feet above the ground as a percentage of the Occupational Limit.

Plot #2: Main roof level. The plot shows the maximum predicted power density levels between 26.2 and 28.2 feet above the ground as a percentage of the Occupational Limit.

WATERFORD CONSULTANTS



Plot #3: Main penthouse level. The plot shows the maximum predicted power density levels between 35.9 and 41.9 feet above the ground as a percentage of the Occupational Limit.

Appendix B
Antenna Inventory

Antenna and operating information for AT&T has been supplied by AT&T or its representatives. Waterford Consultants, LLC has estimated operating parameters for other carriers as shown in the table below:

#	Carrier	Antenna Model	Power (Watts ERP)	Frequency in MHz	Height ft(Center)	Azimuth
1	ATT	Kathrein 800 10764	500	700	46	10
2	ATT	Kathrein 742 264	500/500	850/1900	46	20
3	ATT	Kathrein 742 264	500/500	850/1900	46	20
4	ATT	Kathrein 800 10764	500	700	46	260
5	ATT	Kathrein 742 264	500/500	850/1900	46	260
6	ATT	Kathrein 742 264	500/500	850/1900	46	260
7	ATT	Kathrein 800 10764	500	700	46	130
8	ATT	Kathrein 742 264	500/500	850/1900	46	140
9	ATT	Kathrein 742 264	500/500	850/1900	46	140
10	Unknown	Panel Antenna	500	850	40.1	340
11	Unknown	Panel Antenna	500	850	40.1	340
12	Unknown	Panel Antenna	500	850	40.1	260
13	Unknown	Panel Antenna	500	850	40.1	260
14	Unknown	Panel Antenna	500	850	40.1	120
15	Unknown	Panel Antenna	500	850	40.1	120

NOTE: Frequencies presented in the attached table are not intended to be a frequency inventory. The frequencies represent the approximate band of operation, and are used in the calculations of the MPE limit. Frequencies are purposely presented at the lower values for the band of operation, as the lower frequencies result in a more conservative calculation of the MPE limit.