Oakland City Planning Commission

STAFF REPORT

Case File Number: CMD11-102

August 31, 2011

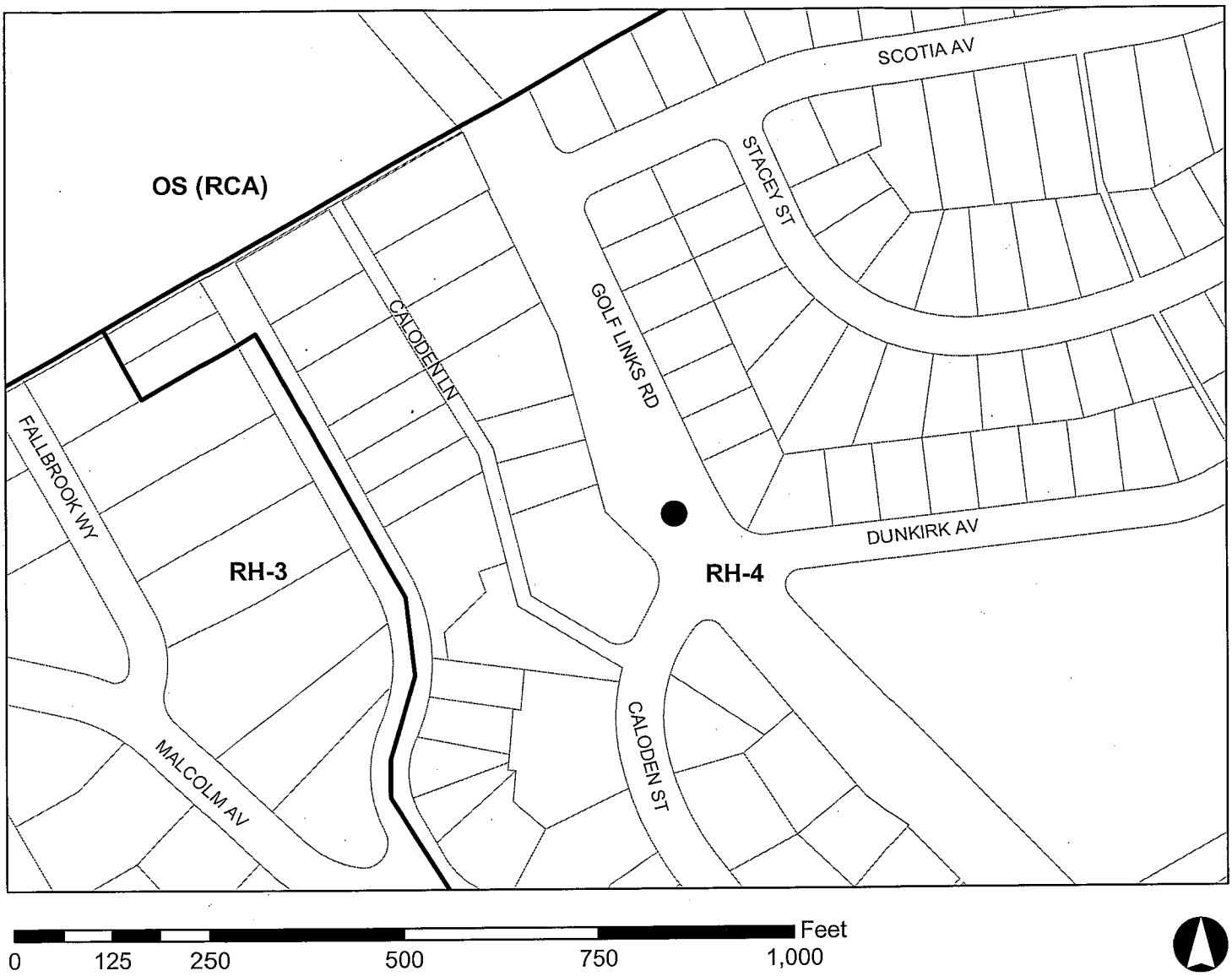
Location:	**10833 Golf Links Road (located in the Public Right-of-Way adjacent to 10831 Golf Links Road) (See map on reverse)**
Assessors Parcel Number:	**Adjacent to APN: 048-6226-016-01**
Proposal:	Co-location to add three (3) new antennas to an existing Monopole Telecommunication facility with three (3) existing antennas for a total on six (6) antennas on a City of Oakland light pole in the center median of Golf Links Road with additional associated equipment cabinets.
Applicant:	AT&T, David Snypes of Realcom
Contact Person/ Phone Number:	David Snypes (925)519-5081
Owner:	City of Oakland
Case File Number:	**CMD11-102**
Planning Permits Required:	Regular Design Review for the co-location to add three (3) new antennas to an existing Monopole Telecommunication facility with three (3) existing antennas for a total on six (6) antennas on a City of Oakland light pole in the center median of Golf Links Road with additional associated equipment cabinets. Major Conditional Use Permit for the expansion of a Monopole telecommunication facility within 100 feet of a residential zone.
General Plan:	Hillside Residential
Zoning:	RH-4 Hillside Residential Zone-4
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; minor additions and alterations to existing structures. Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
Historic Status:	No Historic Record
Service Delivery District:	5
City Council District:	6
Date Filed:	5/26/11
Finality of Decision:	Appealable to City Council within 10 days
For Further Information:	Contact case planner **Michael Bradley** at **(510) 238-6935** or mbradley@oaklandnet.com

SUMMARY

This project would provide for the co-location to add three (3) new antennas to an existing Monopole Telecommunication facility with three (3) existing antennas for a total on six (6) antennas on a City of Oakland light pole in the center median of Golf Links Road with additional associated equipment cabinets located in the public right-of-way at the intersection of Golf Links Road and Caloden Street.

Regular Design Review and a Major Conditional Use Permit are required for additions to an existing Monopole telecommunications facility and to modify an existing City light pole located in or within 100' 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: CMD11-102
Applicant: AT&T, David Snypes of Realcom
Address: 10833 Golf Links Road
(in public right-of-way adjacent to 10831 Golf Links Road and APN 048-6226-016-01)
Zone: RH-4

PROJECT DESCRIPTION

This project would provide for the co-location to add three (3) new antennas to an existing Monopole Telecommunication facility with three (3) existing antennas for a total on six (6) antennas on a City of Oakland light pole in the center median of Golf Links Road with additional associated equipment cabinets located in the public right-of-way at the intersection of Golf Links Road and Caloden Street. The proposed antennas, equipment cabinet, and light pole would be painted to match the existing on-site light pole. The equipment cabinets would be screened by a wall and be co-located with the existing equipment cabinets (**See Attachment A**).

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 where the existing light pole is located is on the center median of Golf Links Road and the equipment shelters are along the vegetated public right-of-way at the intersection of Golf Links Road and Caloden Street. The subject property is located within a residential zone and surrounded by residential properties.

GENERAL PLAN ANALYSIS

The subject property is located within the Hillside Residential General Plan designation. The Hillside Residential land use classification is intended to create, maintain and enhance neighborhood residential areas that are characterized by detached, single unit structures on hillside lots. The proposed unmanned wireless telecommunication facility will not adversely affect or detract from the residential characteristics of the neighborhood along Golf Links Road. The proposed antennas will be mounted on with in a cylinder on an existing City light pole and will be painted to match the existing pole thus visual impacts will be mitigated since the antennas and equipment cabinet will not detract any character from the hillside residential neighborhood.

ZONING ANALYSIS

The zoning for the subject property is RH-4 Hillside Residential Zone-4. The intent of the RH-4 zone is to create, maintain, and enhance areas for single-family dwellings on lots of 6,500 to 8,000 square feet and is typically appropriate in already developed areas of the Oakland Hills. The proposal is for an addition to an unmanned wireless telecommunication facility to be mounted on a City light pole located along the public right-of-way at the intersection of Golf Links Road and Caloden Street. A Design Review and Major Conditional Use permit are required since the project is located in a residential zone. Staff finds that 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. 15301, minor alterations to an existing facility, and 15183, projects consistent with the general plan or zoning.

KEY ISSUES AND IMPACTS

1. Design Review

The project is located along the public right-of-way of Golf Links Road. The proposed antenna will be painted to match the existing light pole and placed approximately 39'-0" above grade, away from vehicular and pedestrian line of sight. The equipment cabinet will be concealed behind a wall and co-located with other existing cabinets.

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 an unmanned wireless telecommunications facility on an existing public City light pole, the proposed development meets the (A) Co-located on an existing structure or facility with existing wireless antennas and (B) City owned properties or other public or quasi-public facilities, 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. This project is a proposed co-location establishing a new telecommunications facility.

The project meets design criteria (E) since the panel antenna will be pole mounted on an existing light pole 39'-0" above the public right of way and painted to match the pole. All proposed antennas are to be painted to match the light pole thus minimizing their impacts from the public view. Furthermore, to mitigate visual impacts the antenna will be mounted at least 39'-0" above any pedestrian pathway. The associated equipment cabinets will be co-located behind a perimeter wall in the right of way and be painted to match the existing enclosures to minimize visual impact since the equipment cabinets will be fully enclosed and will be adequately concealed from the public right of way or immediate neighbors. (**Attachment B**)

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 EBI Consulting, (**Attachment C**) 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 Major Design Review application CMD11-102 subject to the attached findings and conditions of approval.

Prepared by:

Michael Bradley

Michael Bradley
Planner I

Approved by:

Scott Miller
Zoning Manager

Approved for forwarding to the
City Planning Commission

Eric Angstadt
Deputy Director of
Community & Economic Development Agency

ATTACHMENTS:

A. Project Plans & Photo simulation
B. Site & Design Alternative Analysis
C. EBI Consulting, Radio Frequency Emissions Report

FINDINGS FOR APPROVAL

FINDINGS FOR APPROVAL:
This proposal meets all the required findings under Section 17.134.050, of the General Use Permit criteria; all the required findings under Section 17.136.050.(B), of the Non-Residential Design Review criteria; all the required findings under Section 17.128.080(B), of the telecommunication facilities (Monopole) Design Review criteria; and all the required findings under Section 17.128.080.(C), of the telecommunication facilities (Monopole) Conditional Use Permit criteria; and 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 – GENERAL 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 location, size, design and operational characteristics of the proposal will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood. Consideration was given to the harmony in scale, bulk, and coverage; 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 co-location to add three (3) new antennas to an existing Monopole Telecommunication facility with three (3) existing antennas for a total on six (6) antennas on a City of Oakland light pole in the center median of Golf Links Road with additional associated equipment cabinets at an unpopulated intersection at Golf Links Road and Caloden Street will not adversely affect the operating characteristic or livability of the existing area. The facility will be unmanned and will not create additional vehicular 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 location, design and site planning of the proposed development will provide a convenient and functional working and shopping environment, and will attempt to preserve the attractive nature of the use and its location and setting warrant. The proposal will preserve a convenient and functional working and living environment; 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 monopole telecommunication facility installation in the Hillside Residential General Plan designation will enhance and improve communication service for a mixture of civic, commercial, residential and institutional uses in the area.

17.136.050(B) – NONRESIDENTIAL DESIGN REVIEW CRITERIA:

1. That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered, except as otherwise provided in Section 17.136.060;

The proposal is for the addition to an existing monopole telecommunications facility on a City light pole. The City light pole would have an additional three (3) panel antennas mounted to the top of the pole. The associated equipment would be placed with other existing equipment cabinets which are located in an unpopulated public right of way stretch at the corner of Golf Links Road and Caloden Street, and therefore is consistent and well related to the surrounding area in scale, bulk, height, materials, and textures. Through the design and conditions of approval all proposed antennas and equipment will be paint to match the existing pole and poles in the surrounding area.

2. That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area;

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 adding additional wireless telecommunication antennas to a residential and institutional area. The antennas will be located approximately 39' above grade on a level area at the intersection of Golf Links Road and Caloden Street and will not have any visual impact on the adjacent neighborhood.

3. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or 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 17.120.050 for decibels levels in residential areas for both day and nighttime use. The Project conforms to all monopole-facility definitions set forth in Section 17.128.080 and meets all design review criteria to minimize all impacts throughout the neighborhood.

17.128.080(B) DESIGN REVIEW CRITERIA FOR MONOPOLE FACILITIES

1. Collocation is to be encouraged when it will decrease visual impact and collocation is to be discouraged when it will increase negative visual impact:

The proposed project entails the co-locating of the telecommunication antennas and associated equipment onto a City light pole and a vacant section of public right-of-way, which will serve two functions and will not increase negative visual impacts.

2. Monopoles should not be sited to create visual clutter or negatively affect specific views:

The site has an existing 39' high light pole which as proposed would be increased in height to 44' with antennas concealed and attached. Thus there is an existing light pole at the site and the extension to the pole will only increase by 5' which will not have a significant impact on the surrounding property owners. Furthermore, the site is in a unpopulated level section of City right of way at the intersection of Golf Links Road and Caloden Street.

3. Monopoles shall be screened from the public view wherever possible:

The proposed antennas will be located on a City light pole in the center median which is currently located in an unpopulated area of public right-of-way. The proposed City light pole would have three (3) additional panel antennas mounted to the top of the pole at approximately 39' above grade and will be painted a to match the existing pole, thus when looking at the pole the telecommunication facility will not be visually prominent.

4. The equipment shelter or cabinet must be concealed from public view or made compatible with the architecture of the surrounding structures or placed underground. The shelter or cabinet must be regularly maintained:

The associated equipment will be co-located in the public right-of-way at the corner of Golf Links Road and Caloden Street and will be painted to match the other existing equipment areas.

5. Site location and development shall preserve the preexisting character of the surrounding buildings and land uses and the zone district as much as possible. Wireless communication towers shall be integrated through location and design to blend in with the existing characteristics of the site to the extent practical. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area:

The proposed antennas will be co-located on an existing light pole with a 5' extension thus it will not result in a visual impact and will blend in with the existing characteristics of the site. Further the light pole, proposed antennas, and all associated equipment attached to the pole will be painted to match the existing pole and other poles in the surrounding area.

6. 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 mounted approximately 39' above grade on a City owned light pole and will not be accessible to the public due to its design and lack of climbing features. The equipment and antennas will only be accessible to maintenance workers and not to the public.

Section 17.128.080(C) CONDITIONAL USE PERMIT (CUP) FINDINGS FOR MONOPOLE FACILITIES

1. The project must meet the special design review criteria listed in subsection B of this section (17.128.080C):

The proposed project meets the special design review criteria listed in section 17.128.080B.

2. Monopoles should not be located any closer than one thousand five hundred (1,500) feet from existing monopoles unless technologically required or visually preferable:

The site is appropriate because the project entails the extension of an existing light pole and will serve two functions as a telecommunication facility and a light pole. The light pole, proposed antennas, and all associated equipment attached to the pole will be painted to match the color of the existing pole and other poles in the surrounding area.

3. The proposed project must not disrupt the overall community character:

Due to the proposed project co-locating with another utility function; it will not disrupt the overall community character of the site.

4. *If a Major Conditional Use Permit is required*, the Planning Director or the Planning Commission may request independent expert review regarding site location, collocation and facility configuration. Any party may request that the Planning Commission consider making such request for independent expert review.
a. If there is any objection to the appointment of an independent expert engineer, the applicant must notify the Planning Director within ten days of the Commission request. The Commission will hear arguments regarding the need for the independent expert and the applicant's objection to having one appointed. The Commission will rule as to whether an independent expert should be appointed.
b. Should the Commission appoint an independent expert, the Commission will direct the Planning Director to pick an expert from a panel of licensed engineers, a list of which will be compiled, updated and maintained by the Planning Department.
c. No expert on the panel will be allowed to review any materials or investigate any application without first signing an agreement under penalty of perjury that the expert will keep confidential any and all information learned during the investigation of the application. No personnel currently employed by a telecommunication company are eligible for inclusion on the list.
d. An applicant may elect to keep confidential any proprietary information during the expert's investigation. However, if an applicant does so elect to keep confidential various items of proprietary information, that applicant may not introduce the confidential proprietary information for the first time before the Commission in support of the application.

e. The Commission shall require that the independent expert prepare the report in a timely fashion so that it will be available to the public prior to any public hearing on the application.
f. Should the Commission appoint an independent expert, the expert's fees will be paid by the applicant through the application fee, imposed by the city.

CONDITIONS OF APPROVAL
CMD11-102

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, **CMD11-102**, and the plans dated **May 24, 2011** and submitted on **May 26, 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 co-location to add three (3) new antennas to an existing Monopole Telecommunication facility with three (3) existing antennas for a total on six (6) antennas on a City of Oakland light pole in the center median of Golf Links Road with additional associated equipment cabinets at 10833 Golf Links Road and adjacent to property address 10831 Golf Links Road (adjacent to APN: 048-6226-016-01), under Oakland Planning Code 17.128, 17.134, and 17.136.**

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

Ongoing

a) To the maximum extent permitted by law, the applicant shall defend (with counsel 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 its respective agents, officers, and employees (hereafter collectively called City) from any liability, damages, claim, judgment, loss (direct or indirect)action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul, (1) an approval by the City relating to a development-related application or subdivision or (2) implementation of an approved development-related project. The City may elect, in its sole discretion, to participate in the defense of said Action and the applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.

b) Within ten (10) calendar days of the filing of any Action as specified in subsection A above, the applicant shall execute a Letter Agreement with the City, acceptable to the

Office of the City Attorney, which memorializes the above obligations. These obligations and the Letter of Agreement shall survive termination, extinguishment or invalidation of the approval. Failure to timely execute the Letter Agreement does not relieve the applicant of any of the obligations contained in this condition or other requirements or conditions of approval that may be imposed by the City.

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. Operational Noise

Ongoing.

Noise levels from the activity, property, or any mechanical equipment on site shall comply with the performance standards of Section 17.120 of the Oakland Planning Code and Section 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the Planning and Zoning Division and Building Services.

PROJECT SPECIFIC CONDTIONS:

12. Sinking Fund For Facility Removal or Abandonment.

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

13. **Emissions Report**
Prior to a final inspection
The applicant shall provide an RF emissions report to the City of Oakland Zoning Division indicating that the site is actually operating within the acceptable thresholds as established by the Federal government or any such agency that may be subsequently authorized to establish such standards.

14. **Architectural Detailing and Painting**
Prior to the final building permit sign off
The applicant shall paint the light pole (monopole), all proposed antennas, and other related equipment attached green to match the existing pole.

ATTACHMENT A

at&t
Your world. Delivered.

GOLF LINKS 2
CNU1719
10833 GOLF LINKS ROAD
OAKLAND, CA 94605

RECEIVED
MAY 26 2011
City of Oakland
Planning & Zoning Division

PROJECT INFORMATION

PROJECT DESCRIPTION:
AT&T PROPOSES TO MODIFY AN EXISTING UNSTAFFED TELECOMMUNICATIONS FACILITY BY ADDING (3) LTE ANTENNAS (1 PER SECTOR) ON TOP OF AN EXTENDED EXISTING RADOME LIGHT POLE. INSTALLATION ALSO INCLUDES (1) RBA 72 CABINET, (2) PURCELL CABINETS (STACKED), (1) LTE GPS ANTENNA, (6) RRH UNITS (2 PER SECTOR) AND (3) SURGE BOXES (1 PER SECTOR) ALL TO BE LOCATED IN A PROPOSED EXPANSION OF THE EXISTING ENCLOSURE.

APPLICANT:
AT&T
4430 ROSEWOOD DRIVE
BLDG 3, FLOOR 6
PLEASANTON, CA 94588

CODE INFORMATION:
ZONING CLASSIFICATION: N/A
CONSTRUCTION TYPE: IIB
OCCUPANCY: S-2
JURISDICTION: CITY OF OAKLAND
CURRENT USE: UNMANNED TELECOMMUNICATIONS FACILITY
PROPOSED USE: UNMANNED TELECOMMUNICATIONS FACILITY

SITE LOCATION: (BASED ON NAD 83):
LATITUDE: 37.75250
LONGITUDE: -122.12600
TOP OF STRUCTURE AGL: 42'-0"±
BASE OF STRUCTURE AMSL: 427'

PARCEL NUMBER(S):
PROW

POLE OWNER:
CITY OF OAKLAND
CONTACT: BARBARA JAMES
PHONE: 510-238-6362

TEAM LEAD:
ERICSSON, INC.
6160 STONEBRIDGE MALL ROAD
SUITE 400
PLEASANTON, CA 94588
CONTACT: ADAM OLIVER
PH: (925) 789-7294

SITE ACQUISITION MANAGER:
ERICSSON, INC.
6160 STONEBRIDGE MALL ROAD
SUITE 400
PLEASANTON, CA 94588
CONTACT: ROB HOLZHEI
PH: (925) 398-2915

SITE ACQUISITION:
REALCOM ASSOCIATES, LLC
3825 HOPYARD ROAD SUITE 182
CONTACT: DAVID SNYPES
PH: (925) 519-5081

PERMITTING:
REALCOM ASSOCIATES, LLC
3825 HOPYARD ROAD SUITE 182
CONTACT: DAVID SNYPES
PH: (925) 519-5081

CONSTRUCTION MANAGER:
ERICSSON, INC.
6160 STONEBRIDGE MALL ROAD
SUITE 400
PLEASANTON, CA 94588
CONTACT: BRYAN SUNDHOLM
PH; (360) 560-9266

GENERAL INFORMATION:
1. PARKING REQUIREMENTS ARE UNCHANGED.
2. TRAFFIC IS UNAFFECTED.

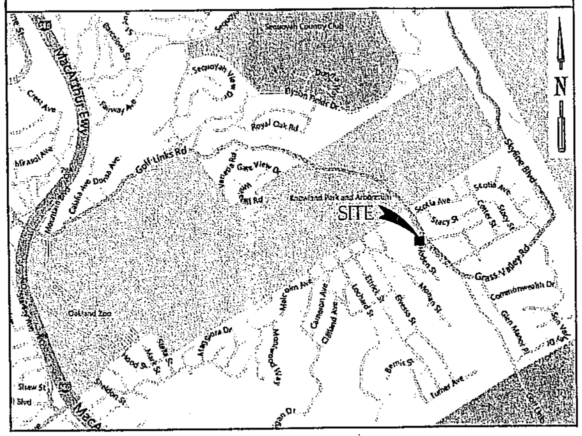
PROJECT TEAM

PROJECT ARCHITECT
THOMAS HOLLAND, AIA
PACIFIC TELECOM SERVICES, LLC
3825 HOPYARD ROAD, SUITE 182
PLEASANTON, CA 94588
CONTACT: RENE SANCHEZ
PH: (925) 577-9800
EMAIL: RSANCHEZ@PTSWA.COM

PROJECT CONSULTANT
ERICSSON INC.
6160 STONEBRIDGE MALL ROAD
SUITE 400
PLEASANTON, CA 94588

PROJECT CONSULTANT
REALCOM ASSOCIATES LLC
3825 HOPYARD ROAD, SUITE 182
PLEASANTON, CA 94588
CONTACT: PAVLINA YANAKIEVA
PHONE: (650) 567-3951
EMAIL: PYANAKIEVA@REALCOMASSOC.COM

VICINITY MAP



DRIVING DIRECTIONS

START FROM REGIONAL OFFICE:

DEPART ROSEWOOD DR TOWARD OLD SANTA RITA RD	0.5 MI
TURN LEFT ONTO SANTA RITA RD	0.4 MI
MERGE ONTO I-580 W VIA THE RAMP TO OAKLAND	18.2 MI
TAKE EXIT 29 FOR GOLF LINKS ROAD TOWARD 98TH AVE	0.2 MI
TURN RIGHT ONTO GOLF LINKS ROAD	1.6 MI
ARRIVE AT 18033 GOLF LINKS ROAD, OAKLAND, CA 94605	20.8 MI

APPROVAL	DATE	SIGNATURE	APPROVAL	DATE	SIGNATURE
RF ENGINEER:			LANDLORD:		
RF MANAGER:			SITE ACQUISITION:		
OPPS MANAGER:			ZONING AGENT:		
CONSTR MANAGER:			PROJECT MANAGER:		
NSB MANAGER:			CONSTR MANAGER:		
TRANSPORT:					
EQUIP ENGINEER:					
COMPLIANCE:					

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED

DRAWING INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
G-1	GENERAL NOTES
A-1	SITE PLAN
A-2	EXISTING AND PROPOSED EQUIPMENT PLAN
A-3	EXISTING AND PROPOSED ANTENNA PLAN
A-4	EXISTING & PROPOSED SOUTH ELEVATION
A-5	CONSTRUCTION DETAILS
A-6	CONSTRUCTION DETAILS
RF-1	RF DETAILS
E-1	SCHEMATIC GROUNDING PLAN
E-2	GROUNDING DETAILS

CODE COMPLIANCE

2010 BUILDING STANDARDS ADMINISTRATION CODE
- PART 1, TITLE 24, C.C.R

2010 CALIFORNIA BUILDING CODE (CBC)
- PART 2, TITLE 24, C.C.R.

2006 INTERNATIONAL BUILDING CODE (IBC)
- VOLUMES 1-3 & CALIFORNIA AMENDMENTS

2010 CALIFORNIA ELECTRICAL CODE (CEC)
- PART 3, TITLE 24, C.C.R.

2005 NATIONAL ELECTRICAL CODE (NEC)
- INCLUDING 2010 CALIFORNIA AMENDMENTS

2010 CALIFORNIA MECHANICAL CODE (CMC)
- PART 4, TITLE 24, C.C.R.

2006 INTERNATIONAL MECHANICAL CODE (IMC)
- INCLUDING 2010 CALIFORNIA AMENDMENTS

2010 CALIFORNIA PLUMBING CODE (CPC)
- PART 5, TITLE 24, C.C.R.

2006 INTERNATIONAL PLUMBING CODE (IPC)
- INCLUDING 2010 CALIFORNIA AMENDMENTS

2010 CALIFORNIA ENERGY CODE (CEC)
- PART 6, TITLE 24, C.C.R.

2004 ASME A17.1 SAFETY CODE
- FOR ELEVATORS AND ESCALATORS

2010 CALIFORNIA FIRE CODE (CFC)
- PART 9, TITLE 24, C.C.R.

2006 INTERNATIONAL FIRE CODE (IFC)
- INCLUDING 2010 CALIFORNIA AMENDMENTS

2010 CALIFORNIA REFERENCED STANDARDS
- PART 12, TITLE 24, C.C.R.
- TITLE 19, C.C.R.

PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS ANSI/EIA/TIA-222-G STANDARDS FOR BROADCAST STRUCTURES, LOCAL CODES AND ORDINANCES.

IN THE EVENT OF A CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

ABBREVIATIONS

A/C	AIR CONDITIONING	GA	GAUGE	OC	ON CENTER
AGL	ABOVE GROUND LEVEL	GALV	GALVANIZED	OD	OUTSIDE DIAMETER
APPROX	APPROXIMATELY	GC	GENERAL CONTRACTOR	PLYWD	PLYWOOD
BLDG	BUILDING	GRND	GROUND	PROJ	PROJECT
BLK	BLOCKING	GYP BD	GYPSUM WALL BOARD	PROP	PROPERTY
CLG	CEILING	HORZ	HORIZONTAL	PT	PRESSURE TREATED
CLR	CLEAR	HR	HOUR	RF	RADIO FREQUENCY
COAX	COAXIAL CABLE	HT	HEIGHT	RRH	REMOTE RADIO HEAD
CONC	CONCRETE	HVAC	HEATING VENTILATION AIR CONDITIONING	RO	ROUGH OPENING
CONST	CONSTRUCTION	ID	INSIDE DIAMETER	REQ	REQUIRED
CONT	CONTINUOUS	IN	INCH	RM	ROOM
DBL	DOUBLE	INFO	INFORMATION	SHT	SHEET
DIA	DIAMETER	INSUL	INSULATION	SIM	SIMILAR
DIAG	DIAGONAL	INT	INTERIOR	SPEC	SPECIFICATION
DN	DOWN	IBC	INTERNATIONAL BUILDING CODE	SF	SQUARE FOOT
DET	DETAIL	LBS	POUNDS	SS	STAINLESS STEEL
DWG	DRAWING	LTE	LONG TERM EVOLUTION	STL	STEEL
EA	EACH	MAX	MAXIMUM	STRUCT	STRUCTURAL
ELEV	ELEVATION	MECH	MECHANICAL	STD	STUD
ELEC	ELECTRICAL	MTL	METAL	SUSP	SUSPENDED
EN	ETHERNET	MFR	MANUFACTURE	THRU	THROUGH
EQ	EQUAL	MGR	MANAGER	TNNG	TINNED
EQUIP	EQUIPMENT	MIN	MINIMUM	TYP	TYPICAL
EXT	EXTERIOR	MISC	MISCELLANEOUS	UNO	UNLESS NOTED OTHERWISE
FIN	FINISH	NA	NOT APPLICABLE	VERT	VERTICAL
FLUOR	FLOURESCENT	NIC	NOT IN CONTRACT	VIF	VERIFY IN FIELD
FLR	FLOOR	NTS	NOT TO SCALE	W/	WITH
FT	FOOT			W/O	WITHOUT
				WP	WATER PROOF

at&t
Your world. Delivered.

PTS
PACIFIC TELECOM SERVICES, LLC

LICENSED ARCHITECT
THOMAS R. HOLLAND
C-21496
REN. 2-28-13
STATE OF CALIFORNIA

GOLF LINKS 2
CNU1719
10833 GOLF LINKS ROAD
OAKLAND, CA 94605

REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
A	04/25/11	ISSUED FOR PCD REVIEW	RTB
B	05/24/11	ISSUED FOR FCD REVIEW	AM

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SH
T

SHE

ATTACHMENT A

GENERAL NOTES:

1. THE CONTRACTOR SHALL NOTIFY TOWER NETWORK CARRIER OF ANY ERRORS, OMISSIONS, OR INCONSISTENCIES AS THEY MAY BE DISCOVERED IN PLANS, DOCUMENTS, NOTES, OR SPECIFICATIONS PRIOR TO STARTING CONSTRUCTION INCLUDING, BUT NOT LIMITED BY, DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERROR, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF TOWER NETWORK CARRIER CONSTRUCTION PROJECT MANAGER AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE MEANS OF CORRECTING ANY ERROR SHALL FIRST BE APPROVED BY TOWER NETWORK CARRIER CONSTRUCTION PROJECT MANAGER.

2. PRIOR TO THE SUBMISSION OF BIDS, CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE TO FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT. CONTRACTORS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR HAVING BEEN AWARDED THIS PROJECT SHALL VISIT THE CONSTRUCTION SITE WITH THE CONSTRUCTION/CONTRACT DOCUMENTS TO VERIFY FIELD CONDITIONS AND CONFIRM THAT THE PROJECT WILL BE ACCOMPLISHED AS SHOWN. PRIOR TO PROCEEDING WITH CONSTRUCTION, ANY ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER VERBALLY AND IN WRITING.

3. FOR COLLOCATION SITES: CONTACT TOWER OWNER REPRESENTATIVE FOR PARTICIPATION IN BID WALK.

4. NOT USED

5. THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.

6. DRAWINGS ARE NOT TO BE SCALED UNDER ANY CIRCUMSTANCE. TOWER NETWORK CARRIER IS NOT RESPONSIBLE FOR ANY ERRORS RESULTING FROM THIS PRACTICE WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS.

7. OWNER, CONTRACTOR, AND TOWER NETWORK CARRIER CONSTRUCTION PROJECT MANAGER SHALL MEET JOINTLY TO VERIFY ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION.

8. THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.

9. THE CONTRACTOR SHALL PERFORM WORK DURING OWNER'S PREFERRED HOURS TO AVOID DISTURBING NORMAL BUSINESS.

10. THE CONTRACTOR SHALL PROVIDE TOWER NETWORK CARRIER PROPER INSURANCE CERTIFICATES NAMING TOWER NETWORK CARRIER AS ADDITIONAL INSURED, AND TOWER NETWORK CARRIER PROOF OF LICENSE(S) AND PS & FD INSURANCE.

11. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

12. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.

13. ALL WORK PERFORMED ON THE PROJECT 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, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.

14. NOT USED

15. A COPY OF GOVERNING AGENCY IS APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW, SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. THE ORIGINAL PERMIT SET PLANS ARE NOT TO BE USED BY THE WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION AS GOVERNING AGENCY APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS, IN GOOD CONDITION, COMPLETE WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES UNDER THE DIRECT CARE OF THE SUPERINTENDENT. THE CONTRACTOR SHALL SUPPLY TOWER NETWORK CARRIER CONSTRUCTION PROJECT MANAGER, WITH A COPY OF ALL REVISIONS, ADDENDA, AND/OR CHANGE ORDERS AT THE CONCLUSION OF THE WORK AS A PART OF THE AS-BUILT DRAWING RECORDS.

16. THE STRUCTURAL COMPONENTS OF ADJACENT CONSTRUCTION OR FACILITIES ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.

17. THE CONTRACTOR SHALL STUDY THE STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING PLANS AND CROSS CHECK THEIR DETAILS, NOTES, DIMENSIONS, AND ALL REQUIREMENTS PRIOR TO THE START OF ANY WORK.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE PROJECT AND SITE WHILE THE WORK IS IN PROGRESS UNTIL THE JOB IS COMPLETE.

19. THE CONTRACTOR HAS THE RESPONSIBILITY OF LOCATING ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR, OR SUBCONTRACTOR AS SPECIFIED IN THE AGREEMENT BETWEEN SUBCONTRACTOR AND CONTRACTOR, SHALL BEAR THE EXPENSES OF REPAIR AND/OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGE BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.

20. THE REFERENCES ON THE DRAWINGS ARE FOR CONVENIENCE ONLY AND SHALL NOT LIMIT THE APPLICATION OF ANY DRAWING OR DETAIL.

21. ALL DIMENSIONS ON THE PLANS ARE TO FACE OF STUD (F.O.S.) UNLESS NOTED OTHERWISE (U.N.O.).

22. ALL EXISTING CONSTRUCTION, EQUIPMENT, AND FINISHES NOTED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND WILL BE REMOVED FROM THE SITE WITH THE FOLLOWING EXCEPTIONS:
    A. PROPERTY NOTED TO BE RETURNED TO THE OWNER.
    B. PROPERTY NOTED TO BE REMOVED BY THE OWNER.

23. THE GOVERNING AGENCIES, CODE AUTHORITIES, AND BUILDING INSPECTORS SHALL PROVIDE THE MINIMUM STANDARDS FOR CONSTRUCTION TECHNIQUES, MATERIALS, AND FINISHES USED THROUGHOUT THE PROJECT. TRADE STANDARDS AND/OR PUBLISHED MANUFACTURERS SPECIFICATIONS MEETING OR EXCEEDING DESIGN REQUIREMENTS SHALL BE USED FOR INSTALLATION.

24. WHEN REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER ROUGH FRAMED FLOORS OR ROOFS SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING AND/OR BRACING IS TO BE PROVIDED WHERE THE STRUCTURE HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.

25. PRIOR TO THE POURING OF ANY NEW SLAB OVER AN EXISTING SLAB THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OPENINGS, CHASES, AND EQUIPMENT WHICH ARE TO BE IMPLEMENTED INTO THE NEW WORK. ALL ITEMS DESIGNATED TO BE ABANDONED SHALL BE NOTED AND DISCUSSED WITH THE OWNER AND TOWER NETWORK CARRIER CONSTRUCTION PROJECT MANAGER AS PART OF THE AS-BUILT DRAWING PACKAGE.

26. SEAL ALL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.

27. BUILDING INSPECTORS AND/OR OTHER BUILDING OFFICIALS ARE TO BE NOTIFIED PRIOR TO ANY GRADING, CONSTRUCTION, AND ANY OTHER PROJECT EFFORT AS MANDATED BY THE GOVERNING AGENCY.

28. CONTRACTOR TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF PROJECT AREA DURING CONSTRUCTION.

29. THE PROJECT, WHEN COMPLETED, SHALL COMPLY WITH LOCAL SECURITY CODES AND TITLE-24 ENERGY CONSERVATION REQUIREMENTS. (TITLE-24 WHEN APPLICABLE)

30. ALL GLASS AND GLAZING IS TO COMPLY WITH CHAPTER 54 OF THE U.S. CONSUMER SAFETY COMMISSION - SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS (42 FR 1428, CFR PART 1201) AND LOCAL SECURITY REQUIREMENTS.

31. CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.

32. CONTRACTOR SHALL KEEP GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. CONTRACTOR SHALL REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OR PREMISES. SITE SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.

33. NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL MATCH IN FORM, TEXTURE, FINISH, AND IN MATERIALS EXCEPT AS NOTED IN THE PLANS AND SPECIFICATIONS.

34. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BACKING, BLOCKING, AND/OR SLEEVES REQUIRED FOR THE INSTALLATION OF FIXTURES, MECHANICAL EQUIPMENT, PLUMBING, HARDWARE, AND FINISH ITEMS TO INSURE A PROPER AND COMPLETE JOB.

35. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A PROJECT LEVEL, STRAIGHT, AND TRUE ACCORDING TO THE PLANS. THE CONTRACTOR SHALL COMPARE THE LINES AND LEVELS OF THE EXISTING CONDITIONS WITH THOSE SHOWN ON THE PLANS PRIOR TO THE START OF ANY CONSTRUCTION. TOWER NETWORK CARRIER SHALL BE NOTIFIED OF ANY ERRORS, OMISSIONS, OR INCONSISTENCIES PRIOR TO ANY CONSTRUCTION.

36. THE CONTRACTOR IS TO PROVIDE PROTECTION FOR ADJOINING PROPERTIES FROM PHYSICAL HARM, NOISE, DUST, DIRT, AND FIRE AS REQUIRED BY THE GOVERNING AGENCIES.

37. WHERE SPECIFIED, MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AND/OR REVISIONS AVAILABLE AS REQUIRED BY THE GOVERNING AGENCY RESPONSIBLE FOR RECORDING THE RESULTS.

38. THE CONTRACTOR IS RESPONSIBLE FOR THE STORAGE OF ALL MATERIALS AND SHALL NOT DO SO ON PUBLIC PROPERTY WITHOUT A PERMIT TO DO SO FROM THE GOVERNING AGENCIES FOR THIS PURPOSE.

39. GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.

40. TRADES INVOLVED IN THE PROJECT SHALL BE RESPONSIBLE FOR THEIR OWN CUTTING, FITTING, PATCHING, ETC., SO AS TO BE RECEIVED PROPERLY BY THE WORK OF OTHER TRADES.

41. ALL DEBRIS AND REFUSE IS TO BE REMOVED FROM THE PROJECT PREMISES AND SHALL BE LEFT IN A CLEAN (BROOM FINISH) CONDITION AT ALL TIMES BY EACH TRADE AS THEY PERFORM THEIR OWN PORTION OF THE WORK.

42. TOWER NETWORK CARRIER DOES NOT GUARANTEE ANY PRODUCTS, FIXTURES, AND/OR ANY EQUIPMENT NAMED BY A TRADE OR MANUFACTURER. GUARANTEE OR WARRANTY THAT MAY BE IN EFFECT IS DONE SO THROUGH THE COMPANY OR MANUFACTURER PROVIDING THE PRODUCT, FIXTURE, AND/OR EQUIPMENT ONLY; UNLESS SPECIFIC RESPONSIBILITY IS ALSO PROVIDED BY THE CONTRACTOR/SUBCONTRACTOR IN WRITTEN FORM.

43. WHEN APPLICABLE, CONTRACTOR SHALL CALL AND MAKE ARRANGEMENTS FOR ROW AND/OR PRIVATE PROPERTY LOCATES BASED ON SPECIFIC SITE REQUIREMENTS.

44. CONTRACTOR TO REPLACE AND/OR REROUTE ANY EXISTING UNDERGROUND UTILITIES ENCOUNTERED DURING TRENCHING AND GENERAL CONSTRUCTION.

45. WHEN APPLICABLE, CONTRACTOR IS RESPONSIBLE TO CALL, COORDINATE AND MAKE ARRANGEMENTS FOR ROW AND/OR PRIVATE PROPERTY TO LOCATE MODIFICATION CONSTRUCTION; BASED ON SPECIFIC SITE REQUIREMENTS.

46. SEE CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION.

47. CONTRACTORS TO DOCUMENT ALL WORK PERFORMED WITH PHOTOGRAPHS AND SUBMIT TO TOWER NETWORK CARRIER ALONG WITH REDLINED CONSTRUCTION SET.

48. CONTRACTOR SHALL DOCUMENT ALL CHANGES MADE IN THE FIELD BY MARKING UP (REDLINING) THE APPROVED CONSTRUCTION SET AND SUBMITTING THE REDLINED ALONG WITH PHOTOGRAPHS PER NETWORK CARRIER REQUIREMENTS.

49. GENERAL CONTRACTOR IS TO COORDINATE ALL POWER INSTALLATION WITH POWER COMPANY AS REQUIRED. CONTRACTOR TO REPORT POWER INSTALLATION COORDINATION SOLUTION(S) TO NETWORK CARRIER REPRESENTATIVE, PROJECT CONSTRUCTION MANAGER AND ARCHITECT.

50. ANY SUBSTITUTIONS OF MATERIALS AND/OR EQUIPMENT, MUST BE APPROVED BY TOWER NETWORK CARRIER CONSTRUCTION MANAGER.

51. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REMEDY ALL FAULTY, INFERIOR, AND/OR IMPROPER MATERIALS, DAMAGED GOODS, AND/OR FAULTY WORKMANSHIP FOR ONE (1) YEAR AFTER THE PROJECT IS COMPETE AND ACCEPTED UNDER THIS CONTRACT; UNLESS NOTED OTHERWISE IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR. (EXCEPTION) THE ROOFING SUBCONTRACTOR SHALL FURNISH A MAINTENANCE AGREEMENT FOR ALL WORK DONE, COSIGNED BY THE GENERAL CONTRACTOR, TO MAINTAIN THE ROOFING IN A WATERTIGHT CONDITION FOR A PERIOD OF TWO (2) YEARS STARTING AFTER THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT, UNLESS OTHERWISE WRITTEN IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR.

52. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR THE SAFETY OF THE OWNER'S EMPLOYEES, WORKMEN, AND ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.

53. THE CONTRACTOR SHALL BE REQUIRED TO PAY FOR ALL NECESSARY PERMITS AND/OR FEES WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR HIS REPRESENTATIVE. CONTRACTOR SHALL OBTAIN PERMIT AND MAKE FINAL PAYMENT FOR SAID DOCUMENT.

54. NOT USED

55. TOWER NETWORK CARRIER WILL REVIEW AND APPROVE SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH DESIGN CONCEPT. TOWER NETWORK CARRIER PROJECT APPROVAL OF A SEPARATE ITEM SHALL NOT INCLUDE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.

56. ALL ANTENNAS MOUNTED ON ROOF SUPPORT FRAMES TO BE PROVIDED BY TOWER NETWORK CARRIER COMMUNICATIONS.

57. CONTRACTOR TO PROVIDE TRENCH AS REQUIRED TO INSTALL BOTH ELECTRICAL AND TELEPHONE UNDERGROUND CONDUITS (#40 PVC) PER S.C.E. WORKORDER. BACKFILL WITH CLEAN SAND AND COMPACT TO THE SATISFACTION OF THE DISTRICTS INSPECTOR. REPLACE FINISH GRADE WITH MATCHING MATERIALS (GRASS, ASPHALT, CONCRETE, ETC.)

58. CONTRACTOR TO PROVIDE HEAVY STEEL PLATES AT OPEN TRENCHES FOR SAFETY AND TO PROTECT EXISTING GROUND SURFACES FROM HEAVY EQUIPMENT UTILIZED DURING CONSTRUCTION.

59. CONTRACTOR TO PATCH AND REPAIR ALL GROUND SURFACES WITHIN THE CONSTRUCTION AREA AS NECESSARY TO PROVIDE A UNIFORM SURFACE AND MAINTAIN EXISTING SURFACE DRAINAGE SLOPES.

60. CONTRACTOR TO REPLACE LANDSCAPE VEGETATION THAT WAS DAMAGED DUE TO CONSTRUCTION, AND TO MODIFY REMAINING IRRIGATION LINES TO OPERATING CONDITION, PROVIDING FULL COVERAGE TO IMPACTED AREAS.

61. IN THE CASE OF ROOFTOP SOLUTIONS FOR EQUIPMENT AND/OR ANTENNA FRAMES WHERE PENETRATION OF EXISTING ROOFING MATERIALS OCCUR, THE GENERAL CONTRACTOR SHALL COORDINATE WITH BUILDING OWNER AND BUILDING ROOFING CONTRACTOR OF RECORD FOR INSTALLATION, PATCH, REPAIR OR ANY AUGMENTATION TO THE ROOF, AND HAVE THE WORK GUARANTEED UNDER THE ROOFING CONTRACTOR'S WARRANTY FOR MOISTURE PENETRATION OR AND OTHER FUTURE BREACH OF ROOFING INTEGRITY.

62. IN THE CASE OF ROOFTOP SOLUTIONS WITH THE INSTALLATION OF ANTENNAS WITHIN CONCEALED (SHROUDED) SUPPORT FRAMES OR TRIPODS, THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE FRP DESIGNER/FABRICATOR TO ENSURE THAT THE FINAL FRP SHROUD IS SIMULATING (IN APPEARANCE) DESIGNATED EXISTING EXTERIOR BUILDING FACADE MATERIALS, TEXTURES, AND COLORS. THE CONTRACTOR SHALL FURTHERMORE ENSURE THE USE OF COUNTERSUNK FASTENERS IN ALL FRP CONSTRUCTION. WHEN PHOTOSIMULATIONS ARE PROVIDED, THE CONTRACTOR SHALL ENSURE THAT FINAL CONSTRUCTION REPRESENTS WHAT IS INDICATED IN PHOTOSIMULATION. SHOP DRAWINGS SHALL BE PROVIDED TO THE GENERAL CONTRACTOR, CONSTRUCTION COORDINATOR, AND ARCHITECT PRIOR TO FABRICATION AND CONSTRUCTION.

63. IN THE CASE OF ROOFTOP SOLUTIONS FOR EQUIPMENT AND/OR ANTENNA FRAMES WHERE ANCHORING TO A CONCRETE ROOF SLAB IS REQUIRED, CONTRACTORS SHALL CONFIRM (PRIOR TO SUBMITTING BID) WITH CONSULTING CONSTRUCTION COORDINATOR AND ARCHITECT THE PRESENCE OF POST TENSION TENDONS WITHIN THE ROOF SLAB - RESULTING FROM AN UNDOCUMENTED DESIGN CHANGE IN THE EXISTING BUILDING "AS-BUILT DRAWING SET" - HAVING INDICATED AN ORIGINAL DESIGN SOLUTION OF REINFORCED CONCRETE W/ EMBEDDED STEEL REBAR. IN THE EVENT POST TENSION SLAB SOLUTION IS PRESENT, CONTRACTOR SHALL INCLUDE PROVISIONS FOR X-RAY PROCEDURES (INCLUDED IN BID) FOR ALL PENETRATION AREAS WHERE ANCHORING OCCURS.

64. GENERAL & SUB CONTRACTORS SHALL USE STAINLESS STEEL METAL LOCKING TIES FOR ALL CABLE TRAY TIE DOWNS AND ALL OTHER GENERAL TIE DOWNS (WHERE APPLICABLE). PLASTIC ZIP TIES SHALL NOT BE PERMITTED FOR USE ON TOWER NETWORK CARRIER PROJECTS. RECOMMENDED MANUFACTURE SHALL BE: PANDUIT CORP. METAL LOCKING TIES MODEL NO. ML14S-CP UNDER SERIES-304 (OR EQUAL). PANDUIT PRODUCT DISTRIBUTED BY TRIARC.

65. NOT USED.

SYMBOLS:

- GRID REFERENCE
- DETAIL REFERENCE
- ELEVATION REFERENCE
- SECTION REFERENCE
- CENTERLINE
- PROPERTY/LEASE LINE
- MATCH LINE
- WORK POINT
- GROUND CONDUCTOR
- T — TELEPHONE CONDUIT
- E — ELECTRICAL CONDUIT
- A — COAXIAL CABLE
- O/H — OVERHEAD SERVICE CONDUCTORS
- GROUT OR PLASTER
- (E) BRICK
- (E) MASONRY
- CONCRETE
- EARTH
- GRAVEL
- PLYWOOD
- SAND
- WOOD CONTINUOUS
- WOOD BLOCKING
- STEEL
- (N) NEW
- (E) EXISTING
- NEW ANTENNA
- EXISTING ANTENNA
- GROUND ROD
- GROUND BUS BAR
- MECHANICAL GRND. CONN.
- CADWELD
- GROUND ACCESS WELL
- E ELECTRIC BOX
- T TELEPHONE BOX
- LIGHT POLE
- FND. MONUMENT
- SPOT ELEVATION
- SET POINT
- REVISION

at&t
Your world. Delivered.

PTS
PACIFIC TELECOM SERVICES, LLC

LICENSED ARCHITECT
THOMAS R. HOLLAND
C31496
REN. 2-28-13
STATE OF CALIFORNIA

Thomas R. Holland

GOLF LINKS 2
CNU1719
10833 GOLF LINKS ROAD
OAKLAND, CA 94605

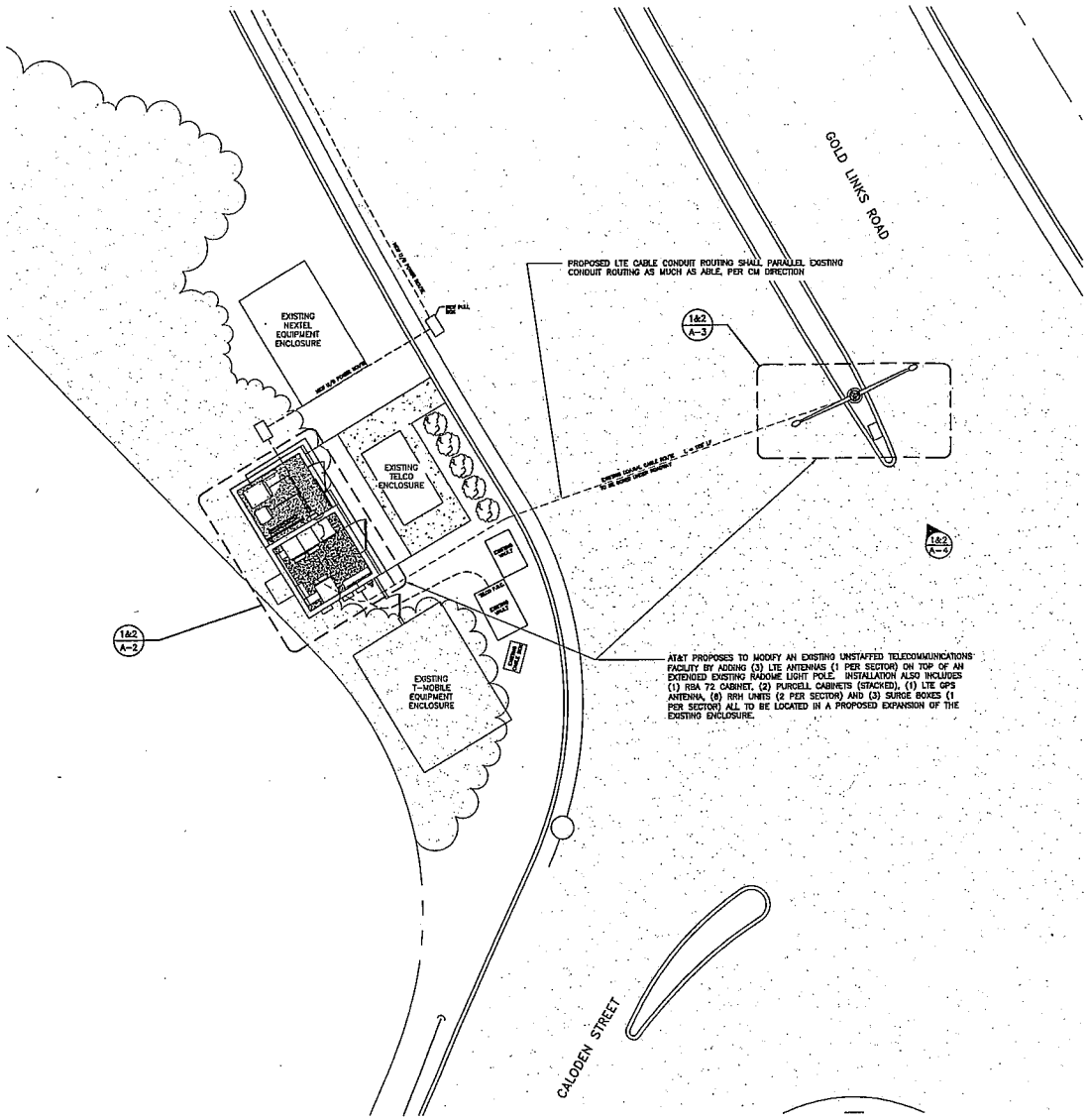
REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
A	04/25/11	ISSUED FOR PCD REVIEW	RTB
B	05/31/11	ISSUED FOR PCD REVIEW	AM

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
G-1

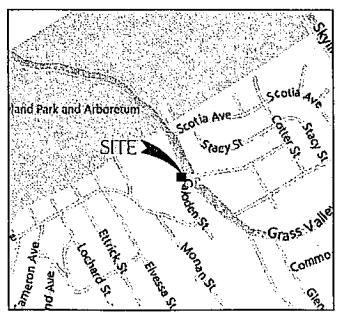


LEGEND

- SUBJECT BOUNDARY LINE
- RIGHT-OF-WAY CENTERLINE
- RIGHT-OF-WAY LINE
- ADJACENT BOUNDARY LINE
- SECTIONAL BREAKDOWN LINE
- OHP — OHP — OVERHEAD POWER LINE
- UGP — UGP — UGP — BURIED POWER LINE
- BURIED GAS LINE
- OHT — OHT — OVERHEAD TELEPHONE LINE
- UGT — UGT — UGT — BURIED TELEPHONE LINE
- W — W — W — W — BURIED WATER LINE
- SS — SS — SS — BURIED SANITARY SEWER
- SD — SD — SD — BURIED STORM DRAIN
- DITCH LINE/FLOW LINE
- ROCK RETAINING WALL
- VEGETATION LINE
- X — X — X — X — X — CHAIN LINK FENCE
- WOOD FENCE
- X — X — X — X — X — BARBED WIRE/WIRE FENCE
- TRANSFORMER
- LIGHT STANDARD
- P POWER VAULT
- UTILITY BOX
- UTILITY POLE
- POLE GUY WIRE
- GAS VALVE
- GAS METER
- T TELEPHONE VAULT
- TELEPHONE RISER
- FIRE HYDRANT
- GATE VALVE
- WATER METER
- FIRE STAND PIPE
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- SIGN
- BOLLARD
- MAIL BOX
- 234.21 SPOT ELEVATION

NOTE:
ALL NEW ANTENNAS, EQUIPMENT AND MOUNTING HARDWARE TO BE PAINTED TO MATCH EXISTING

VICINITY MAP



North to be determined by site survey (if possible)

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
8' 6' 4' 2' 0' 8'

SITE PLAN | 1

at&t
Your world. Delivered.

PTS
PACIFIC TELECOM SERVICES, LLC

LICENSED ARCHITECT
THOMAS R. HOLLAND
C-21496
REN. 2-28-13
STATE OF CALIFORNIA

GOLF LINKS 2

CNU1719

10833 GOLF LINKS ROAD
OAKLAND, CA 94605

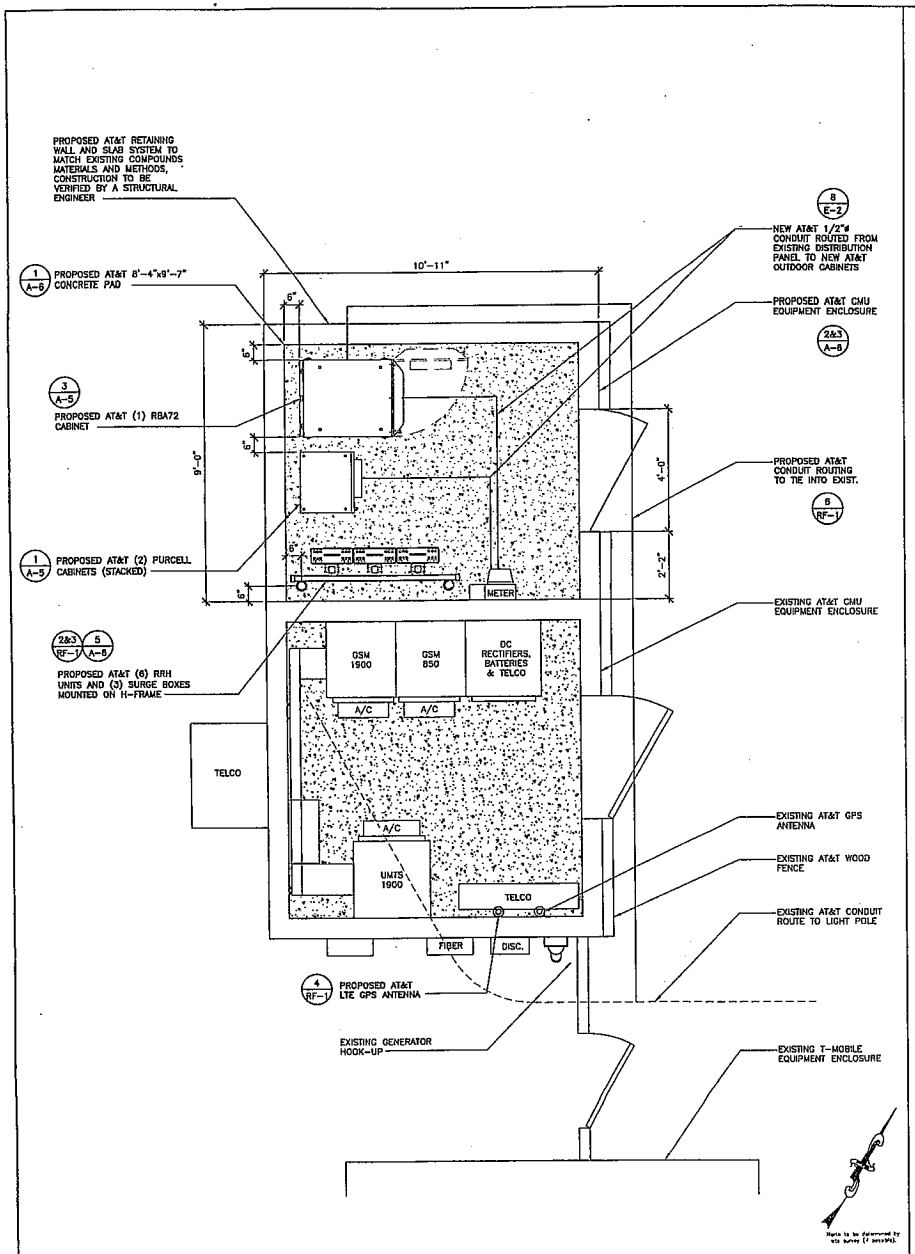
REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
A	04/25/11	ISSUED FOR FCO REVIEW	RTB
B	05/24/11	ISSUED FOR FCO REVIEW	AM

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

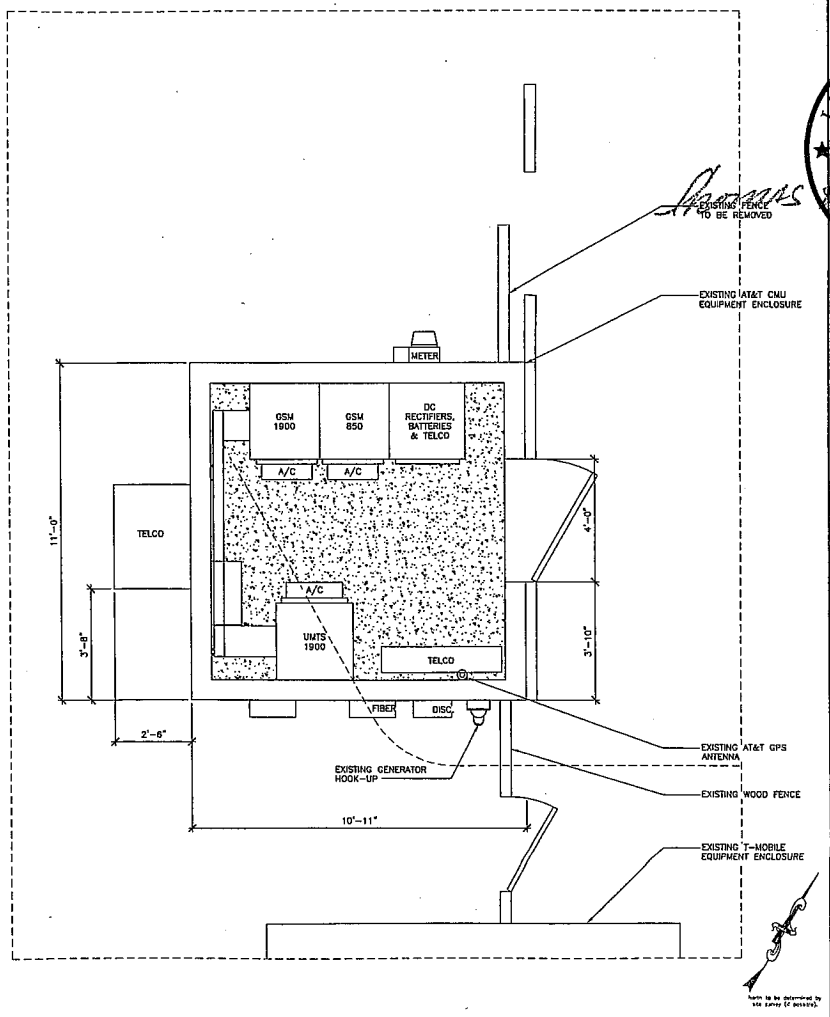
SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1



PROPOSED EQUIPMENT PLAN | 2

24"x36" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"



EXISTING EQUIPMENT PLAN | 1

24"x36" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"

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

at&t Your world. Delivered.

PTS

PACIFIC TELECOM SERVICES, LLC

LICENSED ARCHITECT
THOMAS R. HOLLAND
C-21496
REN. 2-28-13
STATE OF CALIFORNIA

GOLF LINKS 2

CNU1719

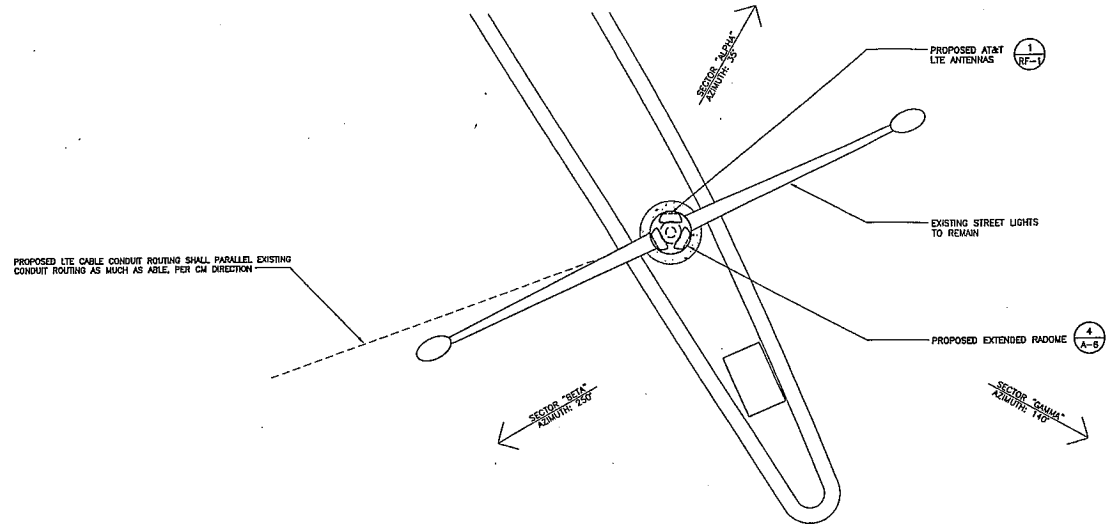
10833 GOLF LINKS ROAD
OAKLAND, CA 94605

REVISIONS			
NO.	DATE	DESCRIPTION	INITIAL
A	04/25/11	ISSUED FOR PCD REVIEW	RTB
B	05/24/11	ISSUED FOR PCD REVIEW	AM

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE
EXISTING AND PROPOSED EQUIPMENT PLAN

SHEET NUMBER
A-2

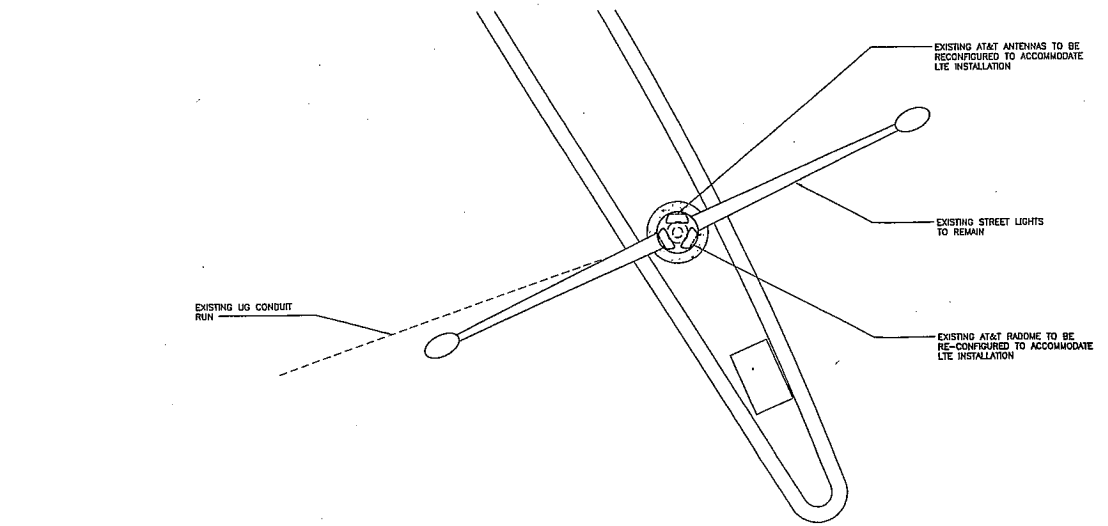


NOTE:
ALL NEW ANTENNAS, EQUIPMENT AND MOUNTING HARDWARE TO BE PAINTED TO MATCH EXISTING

North to be determined by site survey (if possible).

24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"

PROPOSED ANTENNA PLAN | 2



North to be determined by site survey (if possible)

24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"

EXISTING ANTENNA PLAN | 1

at&t
Your world. Delivered.

PTS
PACIFIC TELECOM SERVICES, LLC

LICENSED ARCHITECT
THOMAS R. HOLLAND
C-21496
REN. 2-28-13
STATE OF CALIFORNIA

GOLF LINKS 2

CNU1719

10833 GOLF LINKS ROAD
OAKLAND, CA 94605

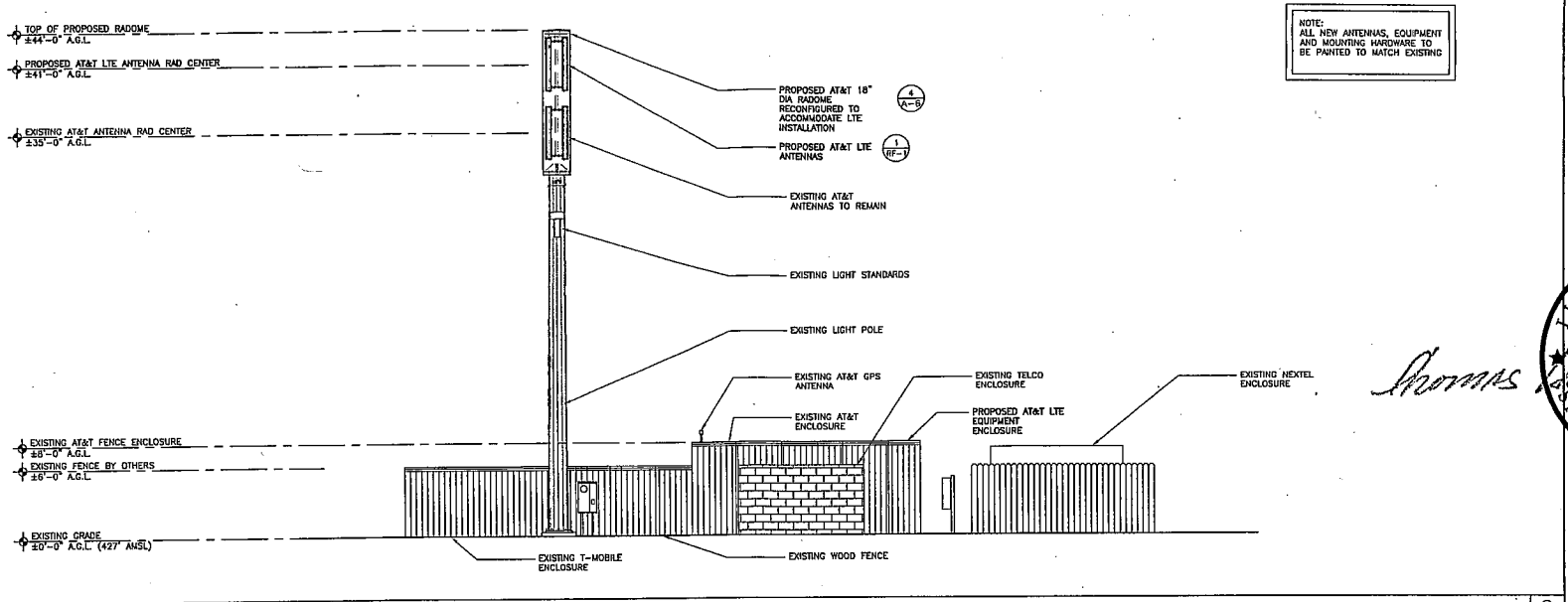
REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
A	04/25/11	ISSUED FOR PCD REVIEW	RTB
B	05/21/11	ISSUED FOR FCD REVIEW	AM

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE
EXISTING AND PROPOSED ANTENNA PLAN

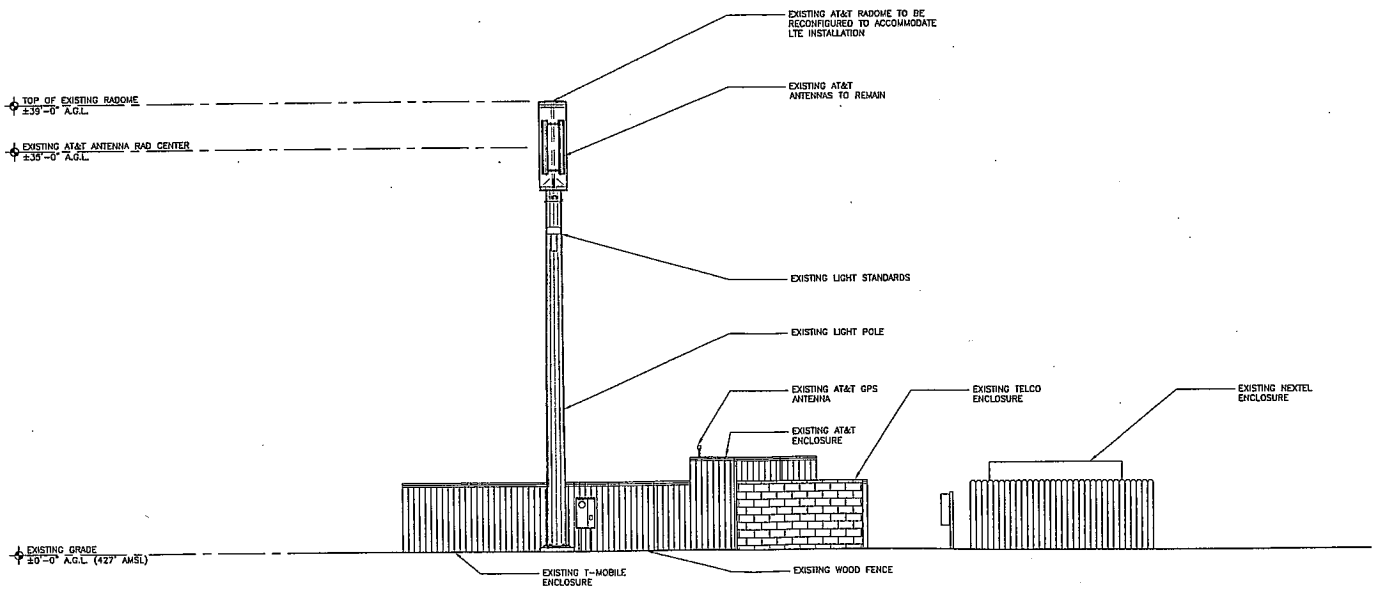
SHEET NUMBER
A-3



NOTE:
ALL NEW ANTENNAS, EQUIPMENT AND MOUNTING HARDWARE TO BE PAINTED TO MATCH EXISTING

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0" 4'

PROPOSED SOUTH ELEVATION 2



24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0" 4'

EXISTING SOUTH ELEVATION 1

at&t
Your world. Delivered.

PTS
PACIFIC TELECOM SERVICES, LLC

LICENSED ARCHITECT
THOMAS R. HOLLAND
C-21496
REN. 2-28-13
STATE OF CALIFORNIA

Thomas R. Holland

GOLF LINKS 2

CNU1719

10833 GOLF LINKS ROAD
OAKLAND, CA 94605

REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
A	04/22/11	ISSUED FOR PCD REVIEW	RTB
B	05/24/11	ISSUED FOR PCD REVIEW	AM

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

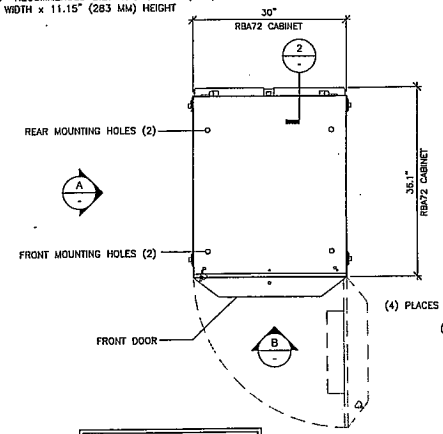
SHEET TITLE
EXISTING AND PROPOSED SOUTH ELEVATION

SHEET NUMBER
A-4

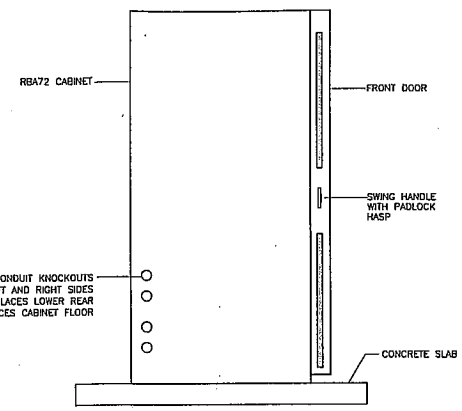
BATTERY NOTES:
MARATHON M12V155FTX – VALUE REGULATED LEAD–ACID BATTERY OPTIMIZED FOR HIGH TEMP. OPERATION:

NOMINAL VOLTAGE: 12 VOLTS
NOMINAL CAPACITY: 155 AMP–HOURS; 8 HOUR RATE TO 1.75 VOLTS PER CELL @ 25°C (77°F)
ALLOY: POSITIVE: LEAD, TIN, CALCIUM AND SILVER
NEGATIVE: LEAD CALCIUM
TERMINAL: FRONT ACCESSIBLE, HEAVY DUTY THREADED (M6) COPPER ALLOY
CONTAINER: REINFORCED FLAME RETARDANT POLYPROPYLENE UL94 V–0; 28% L.O.I
SAFETY VENT: ONE–WAY, SELF–RESEALING VENT. RECESSED DESIGN ACCOMMODATES APPLICATIONS REQUIRING CENTRAL DEGASSING
FLOAT VOLTAGE: 2.25 VPC TO 2.30 VOLT PER CELL RANGE. RECOMMENDED 2.27 VPC @ 25°C (77°F)
DIMENSIONS: 22" (559 MM) LENGTH x 4.90" (124 MM) WIDTH x 11.15" (283 MM) HEIGHT
WEIGHT: 119 LBS (53.8KG)

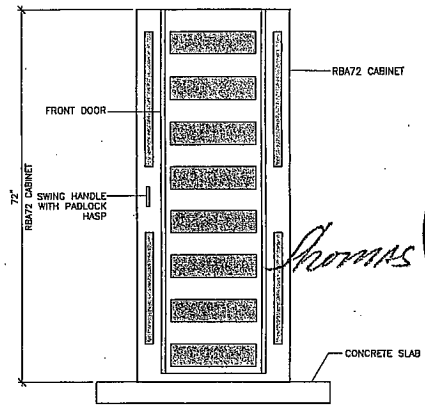
BATTERY INFORMATION		
BATTERY TYPE	ELECTROLYTE WEIGHT	
M12V30	1.81 kg	3.99 lb
M12V30T	2.00 kg	4.41 lb
M12V40	2.74 kg	6.04 lb
M12V45	3.45 kg	7.60 lb
M12V70	5.34 kg	11.76 lb
M12V90	5.98 kg	13.17 lb
M12V90FT	6.01 kg	13.24 lb
M12V105FT	7.07 kg	15.58 lb
M12V125FT	9.17 kg	20.19 lb
M12V155FT	10.80 kg	23.80 lb
M6V190	6.68 kg	14.71 lb
M2V300	3.31 kg	7.30 lb
M2V550	6.87 kg	15.13 lb
M6V200	7.14 kg	15.73 lb
S12V120	1.91 kg	4.21 lb
S12V170	2.93 kg	6.46 lb
S12V285	5.34 kg	11.76 lb
S12V300	5.14 kg	11.31 lb
S12V370	6.33 kg	13.95 lb
S6V740	6.72 kg	14.81 lb
S12V500	9.38 kg	20.67 lb



NOTE:
EQUIPMENT WEIGHT = 425 LBS



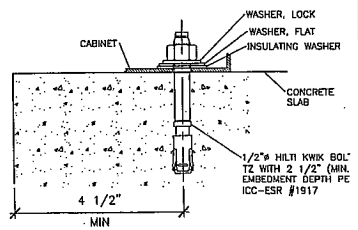
RBA72 ELEVATION A



RBA72 ELEVATION B

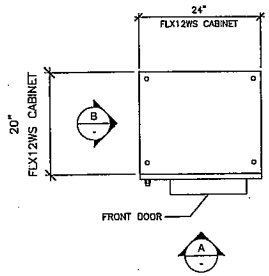
EQUIPMENT CABINET DETAIL 3

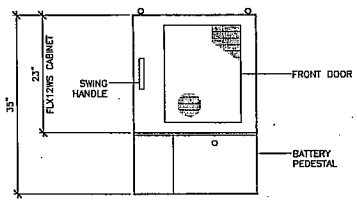
24"x36" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE



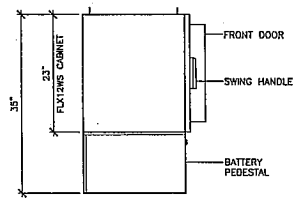
EQUIPMENT ANCHORING 2

24"x36" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE





FLX12WS FRONT ELEVATION A



FLX12WS SIDE ELEVATION B

EQUIPMENT MOUNTING

- 12RU 19" RAILS, FRONT TO BACK ADJUSTABLE

CONSTRUCTION MATERIALS

- MATERIAL: ALUMINUM (LIGHTWEIGHT, CORROSION–RESISTANT
- PAINT: GR–487 TESTED & CERTIFIED POWER COAT

DOOR/SIDE PANEL CONSTRUCTION

- DOOR: FRONT DOOR WITH DOOR ALARM AND OPTIONAL AIR CONDITIONER, HEAT EXHANGER,OR THERMOELECTRIC COOLER
- LATCHES: TWO–POINT LATCHED, PAD LOCKABLE

ENVIRONMENTAL OPTIONS

- THERMOELECTRIC COOLER: 400W @ 0°dT, +24VDC, –48VDC OR 120VAC
- AIR CONDITIONER: UP TO 2,000 BTU/HR AIR CONDITIONER WITH HEATER
- HEAT EXCHANGER: UP TO 39W/°C HEAT EXCHANGER, +24VDC OR –48VDC

BATTERY PEDESTAL

- ACCOMMODATES UP TO 60AHR BATTERIES

CABLE ENTRY

- (3) 1/2"; (3) 1"; (1) 2" 31/2" OR 2" KNOCKOUTS

AC POWER OPTIONS

- 30A–MAIN POWER WITH OPTIONAL TRANSIENT VOLTAGE SURGE PROTECTION, 15A GENERATOR CONNECTION CABLE
- 6–POSITION 19" RACK–MOUNTED (1RU) OR 12–POSITION (2U) AC LOAD CENTERS AVAILABLE IN VARIOUS CONFIGURATIONS– CAN BE EQUIPPED WITH SURGE PROTECTION DEVICES THAT OCCUPY 1–POSITION OR 2–POSITIONS AND 6–POSITION DIN–MOUNTED AC BREAKER PANEL (120V OR 240V CONFIGURATIONS). OPTIONAL DIN–MOUNTED TVSS
- 15A GFCI DUAL OUTLET RECEPTACLE CONVENIENCE OUTLET

MOUNTING OPTIONS

- 4" PLINTH
- 14" PLINTH
- POLE MOUNT KIT
- WALL MOUNT KIT
- VERTICAL CABINET–ON–CABINET STACKING

PURCELL CABINET DETAIL (FLX12WS) 1

24"x36" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE

at&t Your world. Delivered.

PTS
PACIFIC TELECOM SERVICES, LLC

LICENSED ARCHITECT
THOMAS R. HOLLAND
C-21496
REN. 2-28-13
STATE OF CALIFORNIA

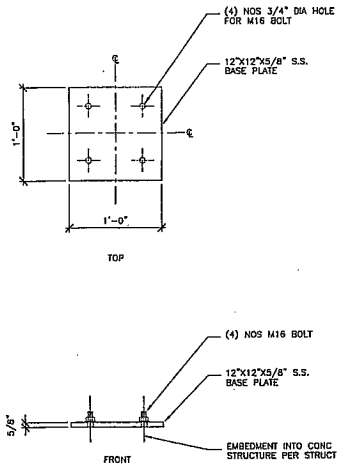
GOLF LINKS 2
CNU1719
10833 GOLF LINKS ROAD
OAKLAND, CA 94605

REVISIONS			
NO.	DATE	DESCRIPTION	INITIAL
A	04/25/11	ISSUED FOR PCD REVIEW	RTB
B	05/24/11	ISSUED FOR PCD REVIEW	AM

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

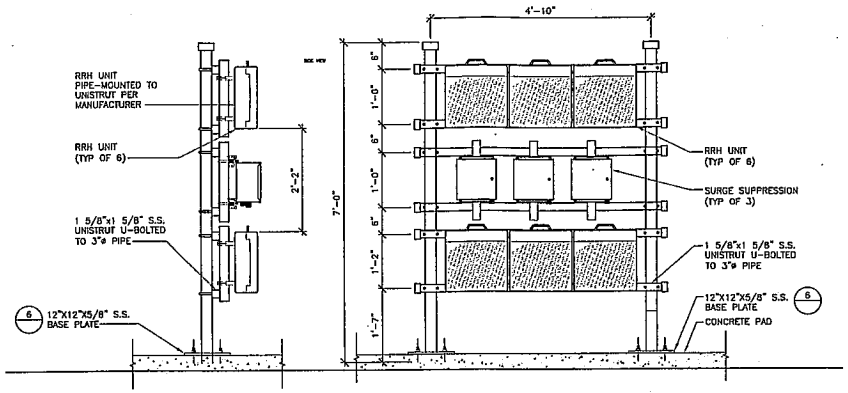
SHEET TITLE
CONSTRUCTION DETAILS

SHEET NUMBER
A-5



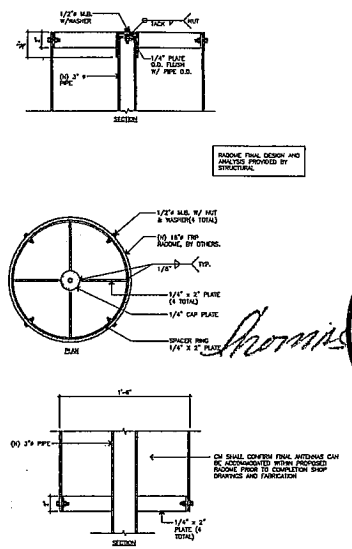
BASE PLATE DETAILS 6

24"x36" SCALE: 1-1/2" = 1'-0"
11"x17" SCALE: 3/4" = 1'-0"



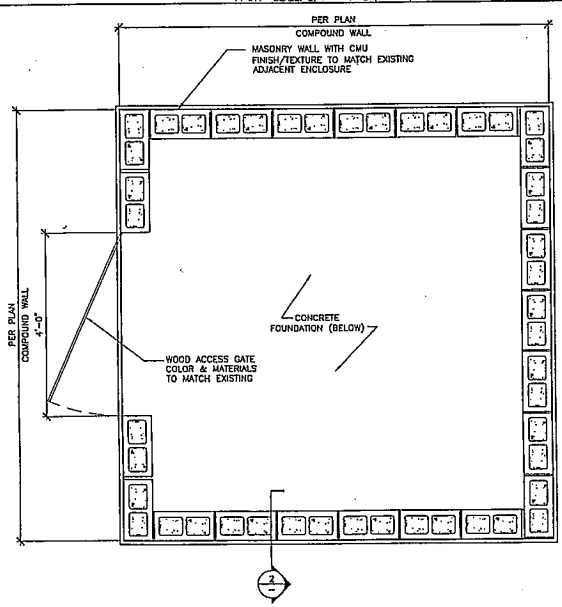
RRH H-FRAME MOUNTING DETAIL 5

24"x36" SCALE: NONE
11"x17" SCALE: NONE



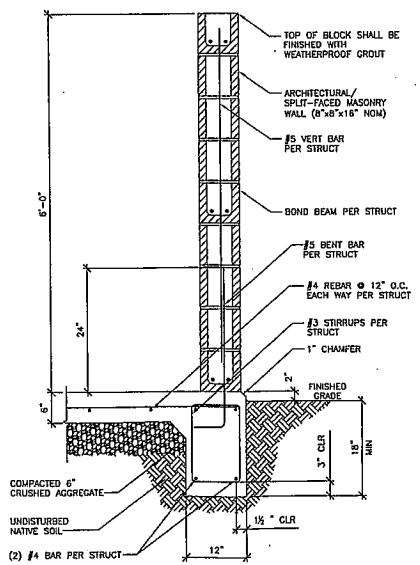
RADOME DETAILS 4

24"x36" SCALE: 1-1/2" = 1'-0"
11"x17" SCALE: 3/4" = 1'-0"



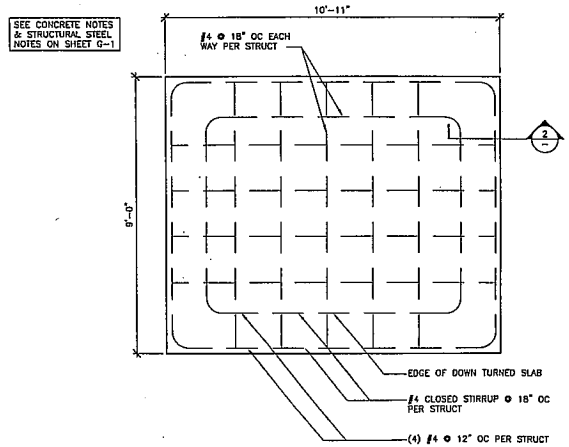
SCHEMATIC CMU ENCLOSURE DETAIL 3

24"x36" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"



CMU WALL SECTION 2

24"x36" SCALE: 1" = 1'-0"
11"x17" SCALE: 1/2" = 1'-0"



FOUNDATION PLAN 1

24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"

at&t Your world. Delivered.

PTS

PACIFIC TELECOM SERVICES, LLC

LICENSED ARCHITECT
THOMAS R. HOLLAND
10-04-2011
REN. 2-28-13
STATE OF CALIFORNIA

GOLF LINKS 2
CNU1719
10833 GOLF LINKS ROAD
OAKLAND, CA 94605

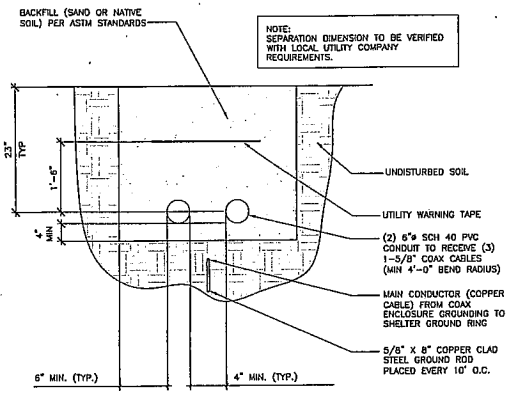
REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
A	01/25/11	ISSUED FOR PCD REVIEW	RTB
B	05/14/11	ISSUED FOR PCD REVIEW	AM

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

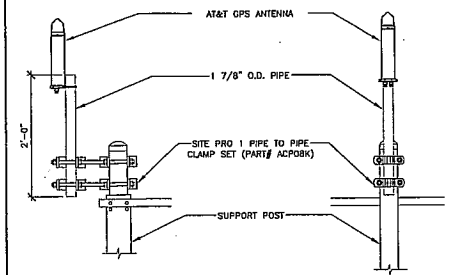
SHEET TITLE
CONSTRUCTION DETAILS

SHEET NUMBER
A-6



NOT USED 5

24"x36" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE

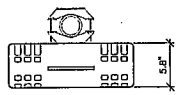


NOTES:

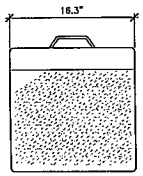
1. LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF SOUTHERN SKY AND CANNOT HAVE ANY BLOCKAGES EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS ANTENNA.
2. ALL GPS ANTENNA LOCATIONS MUST BE ABLE TO RECEIVE CLEAR SIGNALS FROM A MINIMUM OF FOUR (4) SATELLITES. VERIFY WITH HANDHELD GPS BEFORE FINAL LOCATION OF GPS ANTENNA.

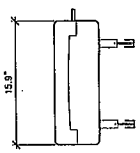
NOT USED 4

24"x36" SCALE:



MANUFACTURER: ERICSSON
MODEL: RRUS11
HEIGHT: 17.9 in
WIDTH: 17.3 in
DEPTH: 7.2 in
WEIGHT: 50.0 lbs

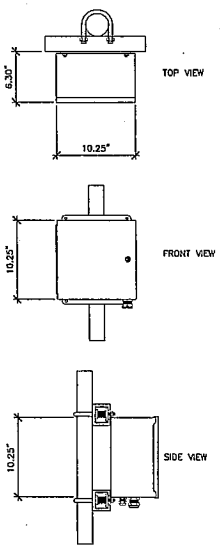




RRU SPECIFICATIONS 3

24"x36" SCALE: 1-1/2" = 1'-0"
11"x17" SCALE: 3/4" = 1'-0"

MANUFACTURER: RAYCAP
MODEL: DC2-48-60-09E
HEIGHT: 10.25"
WIDTH: 10.25"
DEPTH: 6.30"
WEIGHT: 15 LBS
CONNECTOR: (4) 1/2 DIN FEMALE

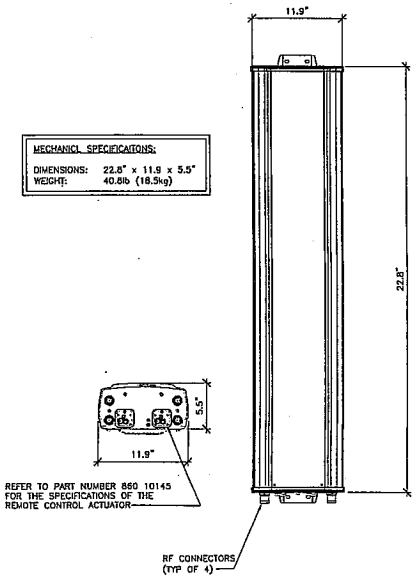


ESSION SPECIFICATIONS

24"x36" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE

MECHANICL SPECIFICATIONS:

DIMENSIONS: 22.8" x 11.9 x 5.5"
WEIGHT: 40.8lb (18.5kg)



at&t
Your world. Delivered.

PTS
PACIFIC TELECOM SERVICES, LLC

LICENSED ARCHITECT
THOMAS R. HOLLAND
C-21496
REN. 2-28-13
STATE OF CALIFORNIA

GOLF LINKS 2
CNU1719
10533 GOLF LINKS ROAD
OAKLAND, CA 94605

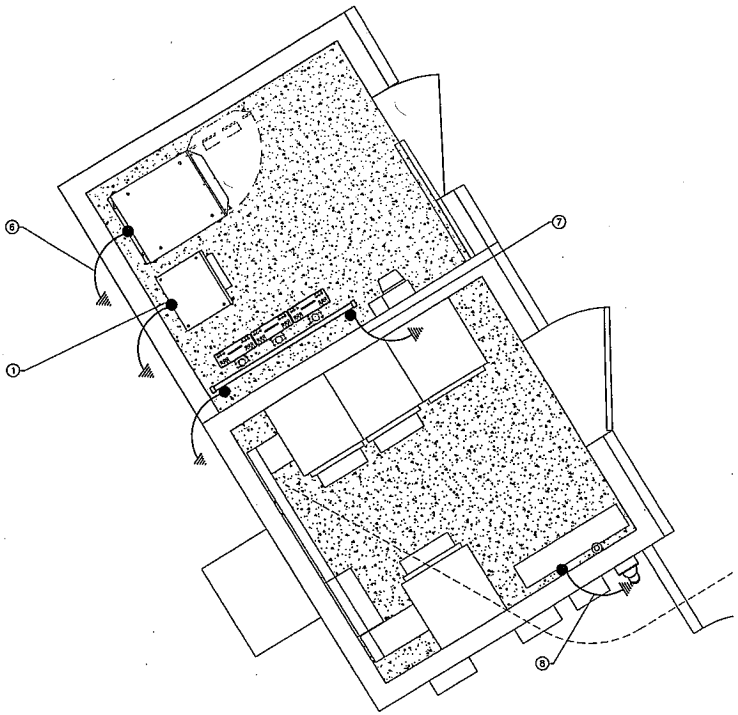
REVISIONS

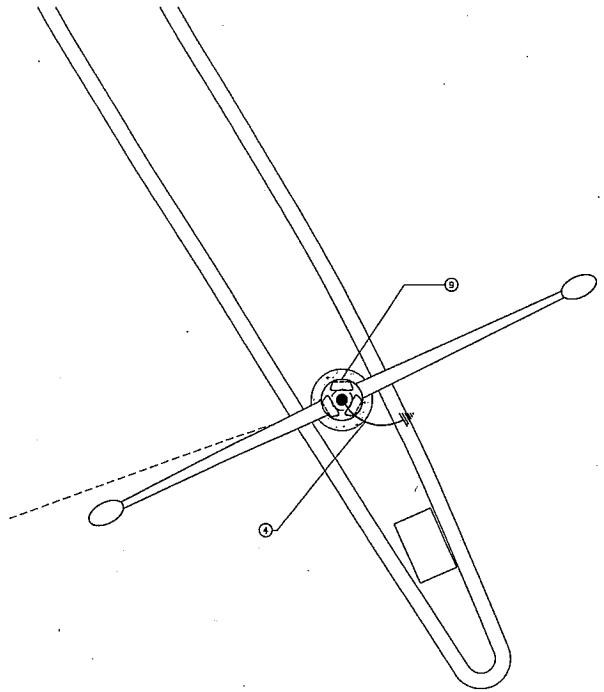
NO.	DATE	DESCRIPTION	INITIAL
A	01/25/11	ISSUED FOR PCD REVIEW	RTD
B	05/24/11	ISSUED FOR PCD REVIEW	AM

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE
RF DETAILS

SHEET NUMBER
RF-1





GROUNDING KEYED NOTES:

1. CAD WELD (TYP). SEE DETAIL 2/E-2.
2. EXISTING ANTENNA GROUND BUS BAR NEAR ANTENNA MOUNT WITH COAX GROUND KIT. SEE DETAIL 9/E-2 FOR GROUND BAR CONSTRUCTION, SEE DETAIL 7/E-2 FOR GROUND WIRE CONNECTIONS, AND SEE DETAIL 6/E-2 FOR COAX GROUNDING.
3. EXISTING POLE GROUND BUS BAR AT BASE OF POLE. SEE DETAIL 9/E-2 FOR GROUND BAR CONSTRUCTION, SEE DETAIL 7/E-2 FOR GROUND WIRE CONNECTIONS, AND SEE DETAIL 6/E-2 FOR COAX GROUNDING.
4. #2 AWG ANTENNA MOUNT GROUND TO ANTENNA GROUND BUS BAR (TYP OF 2) SEE DETAIL 5/E-2.
5. EXISTING GROUND FROM ANTENNA GROUND BUS BAR TO POLE GROUND BUS BAR (TYP OF (2) PLACES). SEE DETAIL 7/E-2.
6. #2 AWG EQUIPMENT CABINET GROUND TO TIE INTO EXISTING GROUNDING SYSTEM, SEE DETAIL 5/E-2
7. #2 AWG RRH MOUNT GROUND TO SURGE SUPPRESSOR UNIT (TYP OF 4) SEE DETAIL 5/E-2.
8. #2 AWG GPS ANTENNA TO TIE INTO EXISTING GROUNDING SYSTEM, SEE DETAIL 5/E-2
9. GC SHALL VERIFY EXISTING CONDITIONS WITH PROVISIONS FOR (2) #2 AWG BARE TINNED GROUND LEADS FROM POLE MGB TO POLE GROUND RING

Thomas Holland

GROUNDING NOTES & LEGEND

GENERAL GROUNDING NOTES

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
2. GROUND ALL ANTENNA BASES, FRAMES, CABLE RUNS, AND OTHER METALLIC COMPONENTS USING GROUND WIRES AND CONNECT TO SURFACE MOUNTED BUS BARS. FOLLOW ANTENNA AND BTS MANUFACTURERS PRACTICES FOR GROUNDING REQUIREMENTS. GROUND COAX SHIELD AT BOTH ENDS AND EXIT FROM TOWER OR POLE USING MFR'S PRACTICES.
3. ALL GROUND CONNECTIONS SHALL BE CADWELD. ALL WIRES SHALL BE COPPER THHN/THWN. ALL GROUND WIRE SHALL BE GREEN INSULATED WIRE ABOVE GROUND.
4. CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE. GROUNDING AND OTHER OPERATIONAL TESTING WILL BE WITNESSED BY AT&T WIRELESS, LLC. REPRESENTATIVE.
5. REFER TO DIVISION 16 GENERAL ELECTRIC; GENERAL ELECTRICAL PROVISION AND COMPLY WITH ALL REQUIREMENTS OF GROUNDING STANDARDS.
6. ELECTRICAL CONTRACTOR TO PROVIDE DETAILED DESIGN OF GROUNDING SYSTEM, AND RECEIVE APPROVAL OF DESIGN BY AUTHORIZED AT&T MOBILITY REPRESENTATIVE, PRIOR TO INSTALLATION OF GROUNDING SYSTEM. PHOTO DOCUMENT ALL CADWELDS AND GROUND RING
7. NOTIFY CONSTRUCTION MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.

North to be determined by site survey (if possible)

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊗	COPPER GROUND ROD	⊠	TEST WELL
●	CADWELD CONNECTION	▬	GROUND BAR
■	SIDE SPLICE CADWELD		
	FIELD VERIFY & TIE INTO EXISTING GROUNDING SYSTEM		

GROUNDING ROD NOTES

(WHERE APPLICABLE)

ELECTRICAL CONTRACTOR SHALL ORDER GROUND RESISTANCE TESTING ONCE THE GROUND SYSTEM HAS BEEN INSTALLED; A QUALIFIED INDIVIDUAL, UTILIZING THE FALL OF POTENTIAL METHOD, SHOULD PERFORM THE TEST. THE REPORT WILL SHOW THE LOCATION OF THE TEST AND CONTAIN NO LESS THAN 9 TEST POINTS ALONG THE TESTING LINE, GRAPHED OUT TO SHOW THE PLATEAU.

2 POINT GROUND TEST OR 3 POINT 62% TESTS WILL NOT BE ACCEPTED AS ALTERNATIVES TO THE AFORE MENTIONED GROUND TESTS. TEST SHALL BE PERFORMED WHILE THE COUNTERPOISE IS ISOLATED FROM THE A/C SYSTEM GRIDS AND EXISTING COMMUNICATIONS FACILITY.

24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"
2' 1' 0' 2'

SCHEMATIC GROUNDING PLAN | 1

at&t
Your world. Delivered.

PTS
PACIFIC TELECOM SERVICES, LLC

LICENSED ARCHITECT
THOMAS R. HOLLAND
C-21496
RENEWAL 2-28-13
STATE OF CALIFORNIA

GOLF LINKS 2
CNU1719
10833 GOLF LINKS ROAD
OAKLAND, CA 94605

REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
A	04/25/11	ISSUED FOR PCD REVIEW	RTB
B	05/24/11	ISSUED FOR PCD REVIEW	AM

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE
SCHEMATIC GROUNDING PLAN

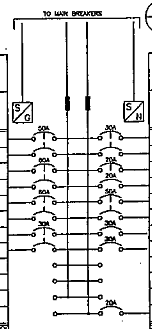
SHEET NUMBER
E-1

* 1. PER MANUFACTURER'S RECOMMENDATIONS.
2. E.C. SHALL MODIFY BRANCH CIRCUIT ARRANGEMENT AS SHOWN IN THE PANEL SCHEDULE

PANEL CIRCUIT AND LOAD SCHEDULE

	LOAD			LOAD PER PHASE (VA)									
	DESCRIPTION	QUANTITY	UNIT V.A.	PHASE A	PHASE B	PHASE C	LOADS CONTINUOUS	NON-CONTINUOUS LOADS	TRIP	POLES	WIRE SIZE	A.I.C.	WIRE TYPE
1	1900 CAB	-	-	-	-	-	-	-	50	2	-	-	-
3		-	-	-	-	-	-	-			-	-	-
5	UMTS	-	-	-	-	-	-	-	60	2	-	-	-
7		-	-	-	-	-	-	-			-	-	-
9	UMTS 3C	-	-	-	-	-	-	-	60	2	-	-	-
11		-	-	-	-	-	-	-			-	-	-
① 13	NEW AT&T CABINET "R-1"	-	-	-	-	-	-	-	30	2	-	-	-
15		-	-	-	-	-	-	-			-	-	-
17	BLANK	-	-	-	-	-	-	-	-	-	-	-	-
19	BLANK	-	-	-	-	-	-	-	-	-	-	-	-
21	BLANK	-	-	-	-	-	-	-	-	-	-	-	-
23	BLANK	-	-	-	-	-	-	-	-	-	-	-	-
	SUBTOTAL CONTINUOUS												
	SUBTOTAL NON-CONTINUOUS			-	-								

VOLTAGE: 120 / 240 CYCLE: 60	PHASE: 1 WIRES: 3
NEUTRAL:	
MAIN BREAKER:	A.I.C.: 42,000 TRIP: 200
MAIN LUGS: 200 AMPS	MAIN COPPER BUS: 200 AMPS
MAINS: TOP X BOTTOM ____	



SERVICE: 120 / 240 VAC 1PH 3W
DESIGNATION: EXISTING PPC CABINET "PP1"
LOCATION: N/A

WIRE TYPE	A.I.C.	WIRE SIZE	POLES	TRIP	NON-CONTINUOUS LOADS	CONTINUOUS LOADS	LOAD PER PHASE (VA) PHASE A	B	C	V.A. UNIT	QUANTITY	LOAD DESCRIPTION	
-	-	-	2	30	-	-	-	-	-	-	-	CSM 850	2
-	-	-			-	-	-	-	-	-	-		4
-	-	-	1	20	-	-	-	-	-	-	-	SPARE	6
-	-	-	1	20	-	-	-	-	-	-	-	SPARE	8
-	-	-	2	50	-	-	-	-	-	-	-	800 CAB	10
-	-	-			-	-	-	-	-	-	-		12
-	-	-	1	30	-	-	-	-	-	-	-	NEW "FLX12WS" OUTDOOR CABINET	14 ②
-	-	-	1	30	-	-	-	-	-	-	-	NEW "FLX12WS" OUTDOOR CABINET	16 ②
-	-	-	-	-	-	-	-	-	-	-	-	BLANK	18
-	-	-	-	-	-	-	-	-	-	-	-	BLANK	20
-	-	-	-	-	-	-	-	-	-	-	-	BLANK	22
-	-	-	1	20	-	-	-	-	-	-	-	GFI	24
							-	-	-	SUBTOTAL CONTINUOUS		TOTAL KVA CONTINUOUS x 1.25	-
							-	-	-	SUBTOTAL NON-CONTINUOUS		TOTAL KVA NON-CONTINUOUS	-

MANUFACTURER: MARCONI	TOTAL KVA: -
TYPE AND CATALOG NUMBER: -	TOTAL AMPS: -
NO EQUAL: ____ APPROVED EQUAL: ____	
MOUNTING: SURFACE X FLUSH ____	

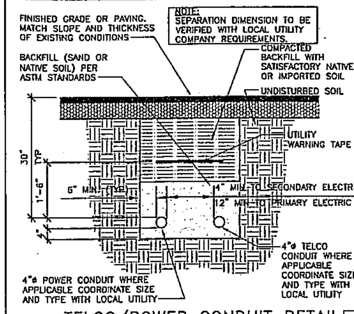
① INSTALL (N) 2 POLE 30A BREAKER(S) IN BLANK POSITIONS TO FEED THE NEW CABINET IN POSITION(S) 13 AND 15 AS SHOWN ABOVE AND PER PLAN.

② INSTALL (N) 1 POLE 30A BREAKER(S) IN BLANK POSITIONS TO FEED THE NEW CABINET IN POSITION(S) 14 AND 16 AS SHOWN ABOVE AND PER PLAN.

③ GC TO FIELD VERIFY EXISTING PANEL FOR AVAILABLE BREAKER SPACE PRIOR TO LTE INSTALLATION

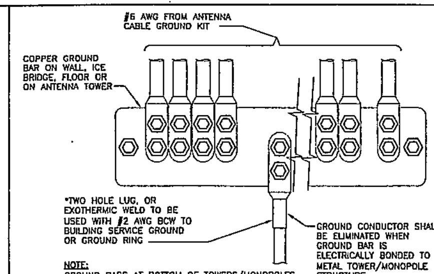
EXISTING PANEL SCHEDULE (BREAKER ASSIGNMENT -- PPC CABINET - "PP1") 9

24"x36" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE



TELCO/POWER CONDUIT DETAIL 8

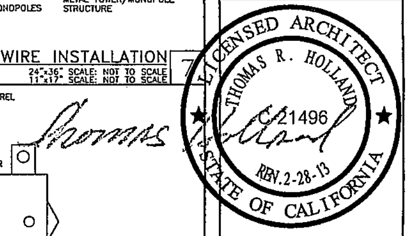
24"x36" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE



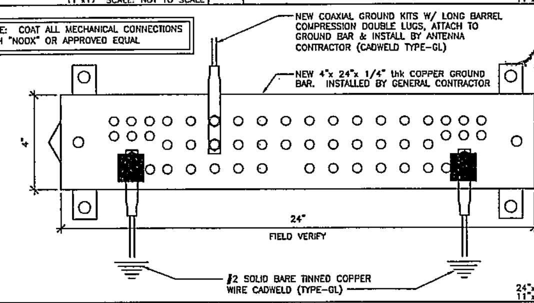
NOTE:
GROUND BARS AT BOTTOM OF TOWERS/MONOPOLES SHALL ONLY USE EXOTHERMIC WELDS.

GROUND WIRE INSTALLATION 7

24"x36" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE



NOTE: COAT ALL MECHANICAL CONNECTIONS WITH "NOOX" OR APPROVED EQUAL

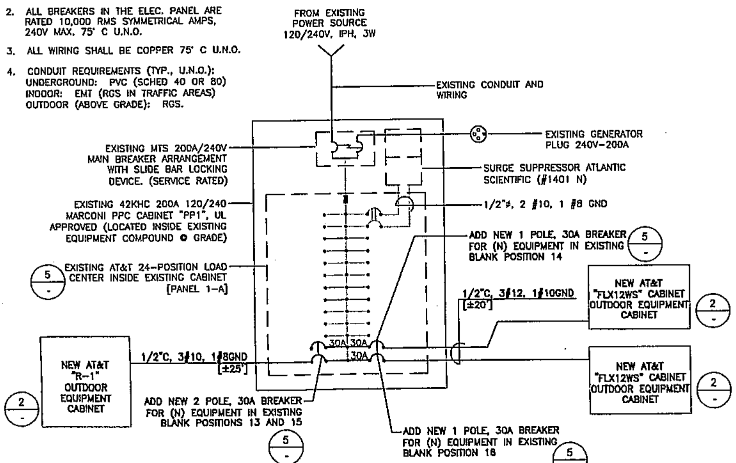


GROUND BAR 6

24"x36" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE

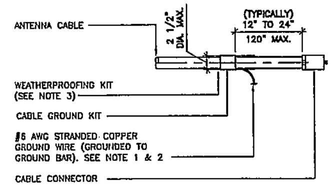
ELECTRICAL NOTES:

1. PROVIDE A MIN. 36" WORK CLEARANCE IN FRONT OF PANELS/SERVICE EQUIP.
2. ALL BREAKERS IN THE ELEC. PANEL ARE RATED 10,000 RMS SYMMETRICAL AMPS, 240V MAX. 75° C U.N.O.
3. ALL WIRING SHALL BE COPPER 75° C U.N.O.
4. CONDUIT REQUIREMENTS (TYP., U.N.O.):
UNDERGROUND: PVC (SCHED 40 OR 80)
INDOOR: EMT (RGS IN TRAFFIC AREAS)
OUTDOOR (ABOVE GRADE): RGS.



EXISTING PPC - "PP1" 3

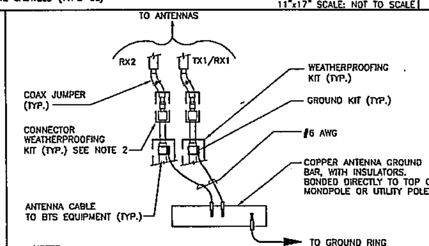
24"x36" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE



NOTES:
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
3. WEATHER PROOFING SHALL BE TWO-PART TAPE KIT, COLD SHRINK SHALL NOT BE USED.

CABLE GROUND KIT CONNECTION 5

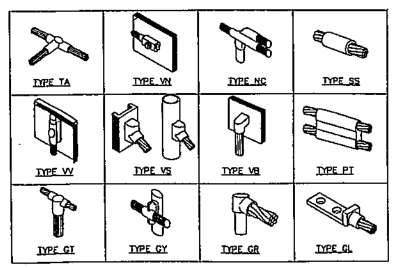
24"x36" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE



NOTES:
DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO ANTENNA GROUND BAR.
WEATHER PROOFING SHALL BE TWO-PART TAPE KIT. COLD SHRINK SHALL NOT BE USED.

GROUND CABLE CONNECTION 4

24"x36" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE



CADWELD GROUNDING CONNECTIONS 2

24"x36" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE

NOT USED 1

24"x36" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE

at&t Your world. Delivered.

PTS
PACIFIC TELECOM SERVICES, LLC

GOLF LINKS 2

CNU1719

10833 GOLF LINKS ROAD
OAKLAND, CA 94605

REVISIONS

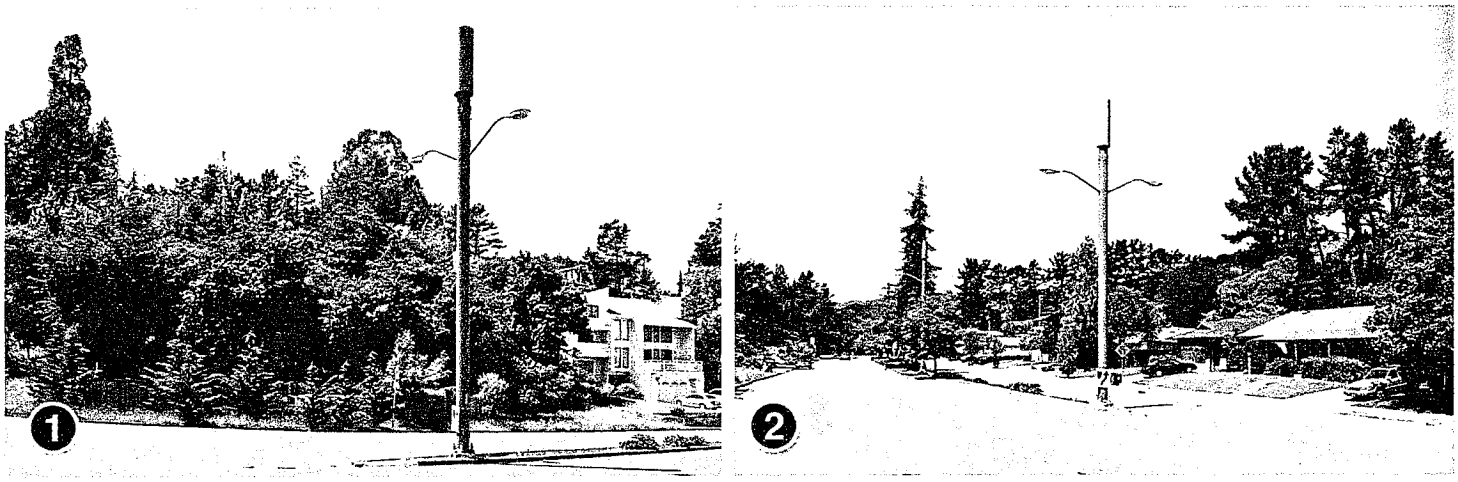
NO.	DATE	DESCRIPTION	INITIAL
A	01/25/11	ISSUED FOR PCD REVIEW	RTD
B	05/24/11	ISSUED FOR FCD REVIEW	AM

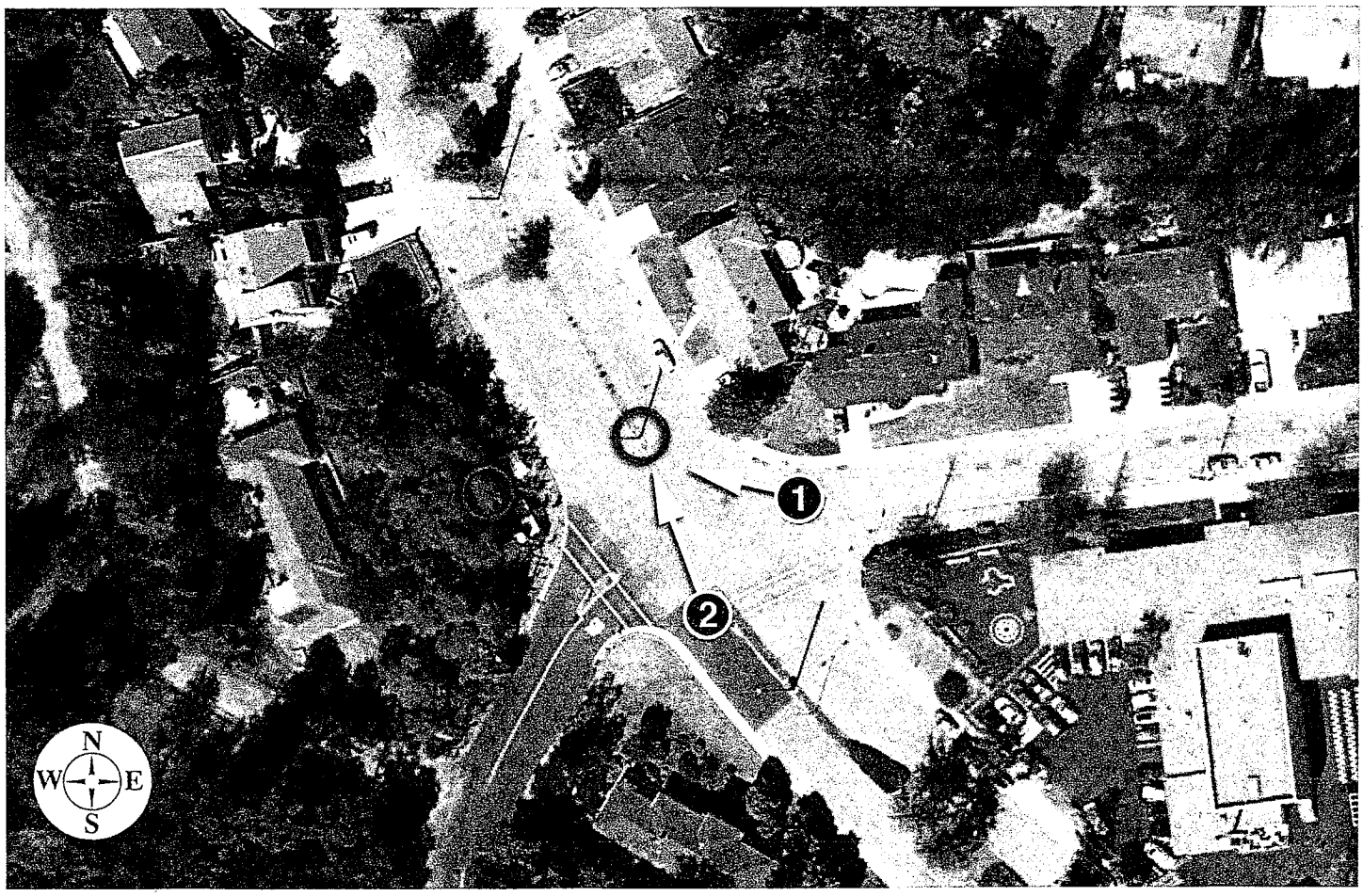
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER
E-2

ATTACHMENT A





at&t

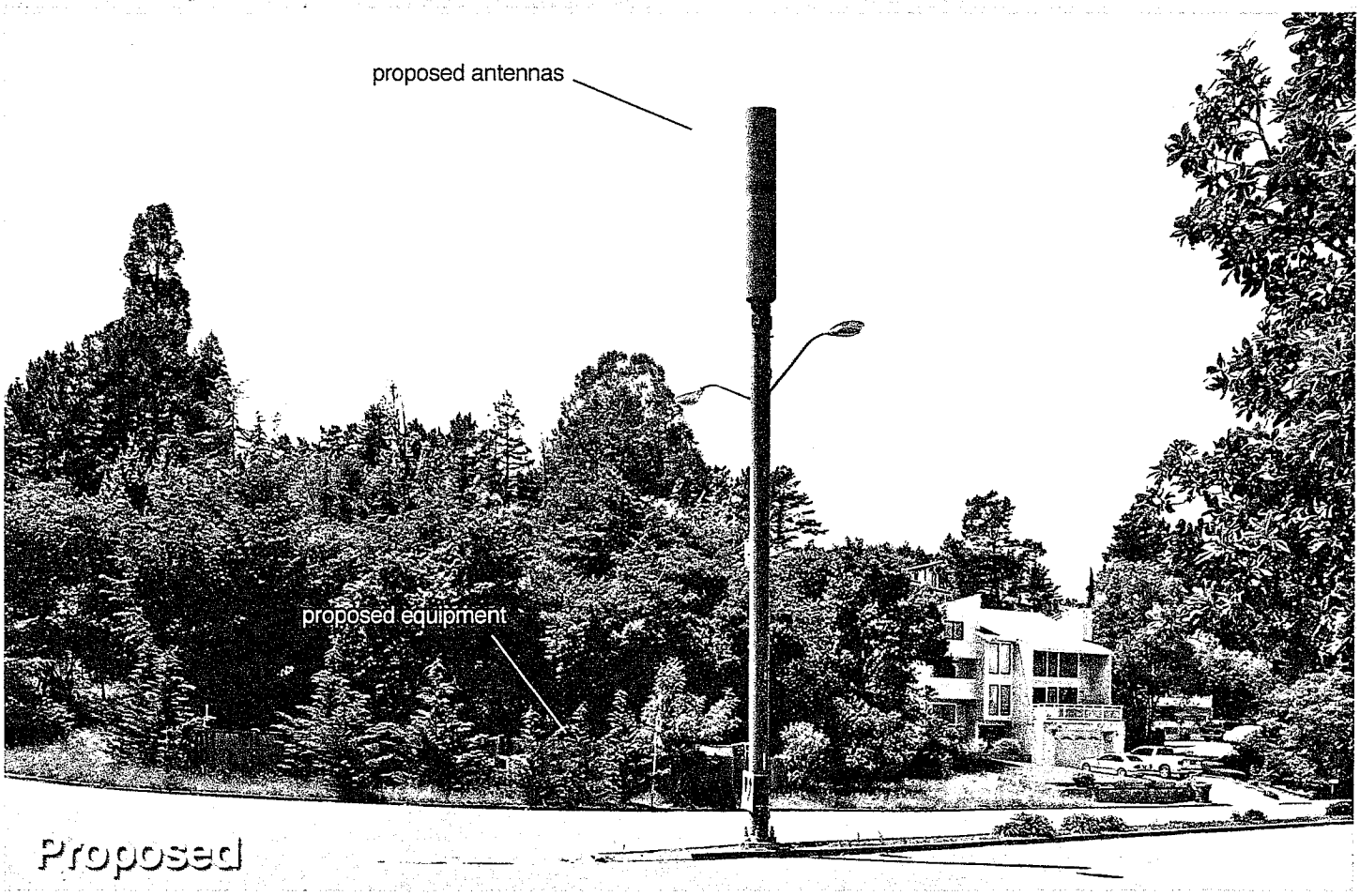
Golf Links 2 **Site # CNU1719** **Aerial Map**

10833 Golf Links Road
Oakland, CA 94605

5/19/11

Applied Imagination 510 914-0500

Existing



Proposed

at&t

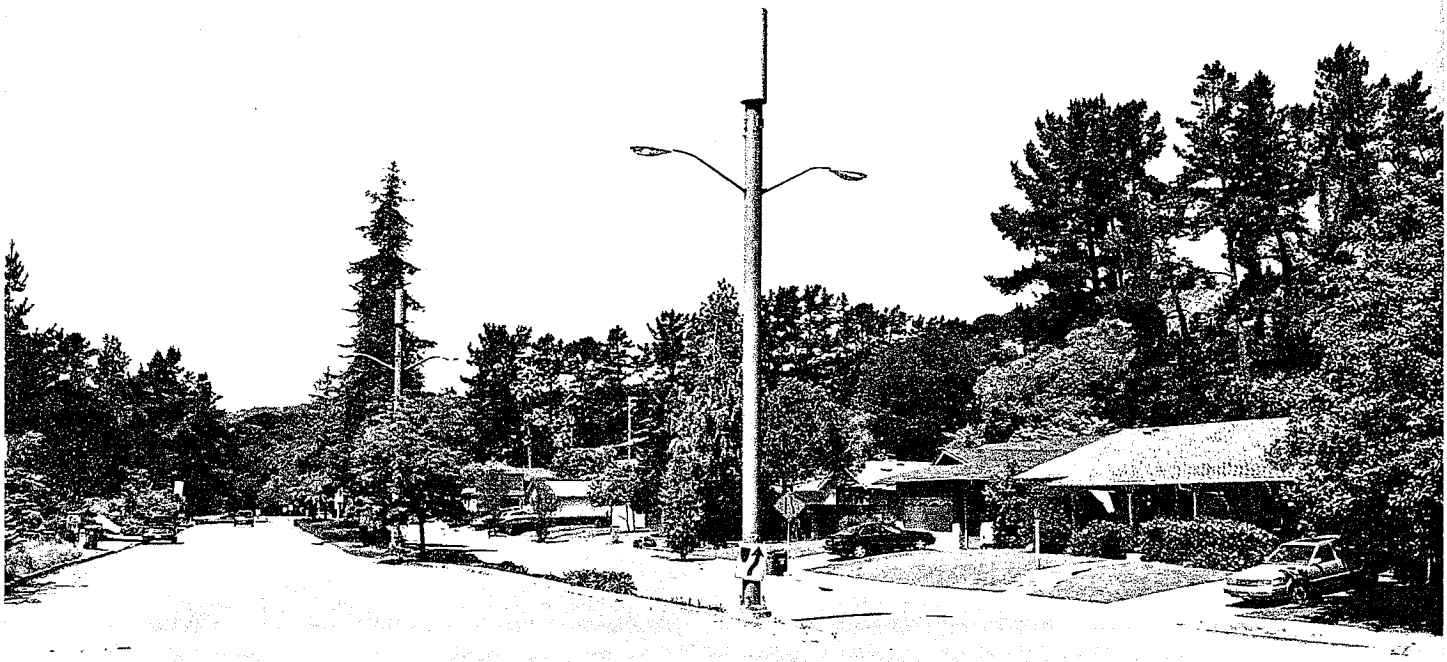
Golf Links 2 **Site # CNU1719** **Looking Northwest from Golf Links Road**

10833 Golf Links Road
Oakland, CA 94605

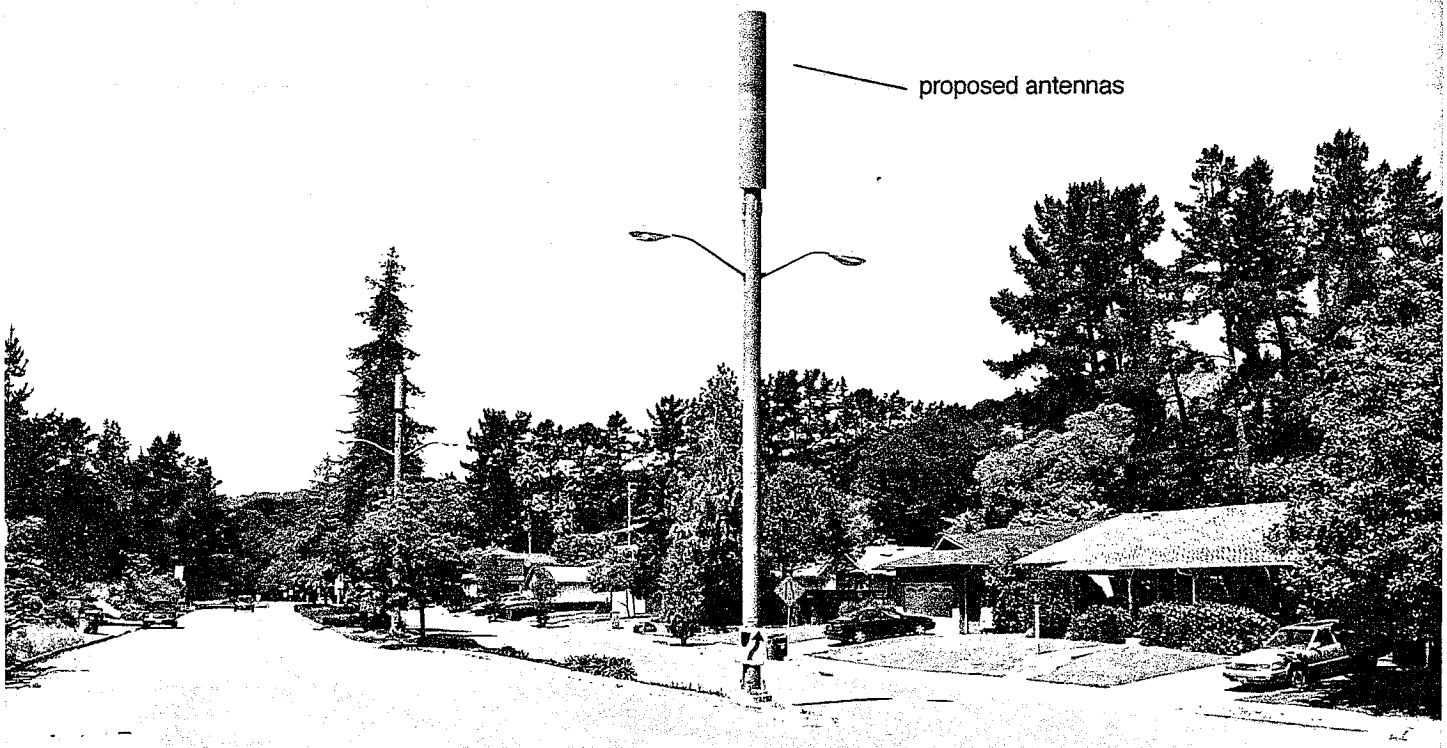
5/19/11

View #1

Applied Imagination 510 914-0500



Existing



Proposed

at&t

Golf Links 2 **Site # CNU1719** **Looking North from Golf Links Road**

10833 Golf Links Road
Oakland, CA 94605

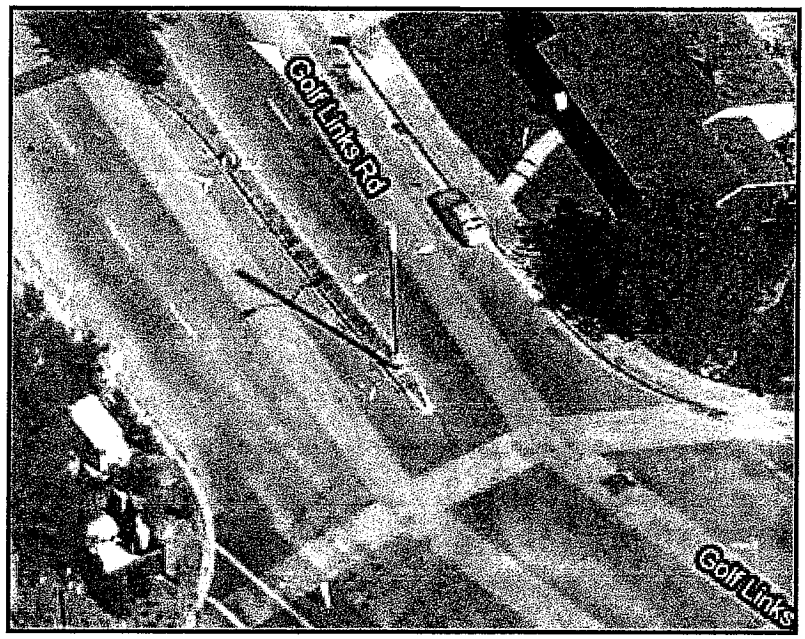
5/19/11

View #1

Applied Imagination 510 914-0500

ATTACHMENT B

Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report (Predictive Modeling)



Prepared for:
AT&T Mobility, LLC
7655-7665 Redwood Blvd.
Novato,CA 94945

USID# 24193
Site No. CNU1719
Golf Links 2
10831 Golf Links Road
Alameda, California 94587
Alameda County
37.753110; 122.126550 NAD83
Pole

EBI Project No. 62110985
May 18, 2011

EBI CONSULTING
Creating Value for Your Business

TABLE OF CONTENTS

APPENDICES

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site CNU1719 located at 10831 Golf Links Road in Alameda, California to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 2.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains a detailed summary of the RF EME analysis for the site, including the following:

- Antenna Inventory
- Site Plan with antenna locations
- Antenna inventory with relevant parameters for theoretical modeling
- Graphical representation of theoretical MPE fields based on modeling
- Graphical representation of recommended signage and/or barriers

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site.

AT&T Recommended Signage/Compliance Plan

AT&T's RF Exposure Policy guidance, dated March 31, 2009, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Site compliance recommendations have been developed based upon protocols presented in AT&T's RF Exposure Policy guidance document, dated March 31, 2009, additional guidance provided by AT&T, EBI's understanding of FCC and OSHA requirements, and common industry practice. Barrier locations have been identified (when required) based on guidance presented in AT&T's RF Exposure Policy guidance document, dated March 31, 2009. The following signage is recommended at this site:

- Green INFO 2 sign posted on the pole, preferably just below the antennas.

The signage proposed for installation at this site complies with AT&T's RF Exposure Policy and therefore complies with FCC and OSHA requirements. Barriers are not recommended on this site. More detailed information concerning site compliance recommendations is presented in Section 5.0 and Appendix E of this report.

1.0 SITE DESCRIPTION

This project involves the proposed installation of three (3) LTE wireless telecommunication antennas on a pole in Alameda, California. There are currently three (3) antennas on the site. There are three Sectors (A, B, and C) proposed at the site, with one (1) existing antenna and one (1) proposed LTE antenna per sector. For modeling purposes, it is assumed that there will be one (1) antenna in each sector transmitting in the UMTS 850 and 1900 MHz frequency ranges and the GSM 850 and 1900 MHz frequency ranges, and one (1) LTE antenna in each sector transmitting in the 700 and 1710 MHz frequency ranges. The Sector A antennas will be oriented 0° from true north. The Sector B UMTS and GSM antenna will be oriented 240° from true north and the LTE antenna will be oriented 250° from true north. The Sector C UMTS and GSM antenna will be oriented 120° from true north and the LTE antenna will be oriented 140° from true north. The bottoms of the LTE antennas will be 38.7 feet above ground level. The bottoms of the UMTS/GSM antennas will be 32.7 feet above ground level. Appendix B presents an antenna inventory for the site.

Access to this site is accomplished via Golf Links Road. Workers must be elevated to antenna level to access them, so these antennas are not accessible to the general public.

2.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/ controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table 1 and Figure 1 (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a

particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm^2). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm^2) and an uncontrolled MPE of 1 mW/cm2 for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm^2 and an uncontrolled MPE of 0.57 mW/cm^2. For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm^2 and an uncontrolled MPE of 0.47 mW/cm^2. These limits are considered protective of these populations.

Table 1: Limits for Maximum Permissible Exposure (MPE)

(A) Limits for Occupational/Controlled Exposure

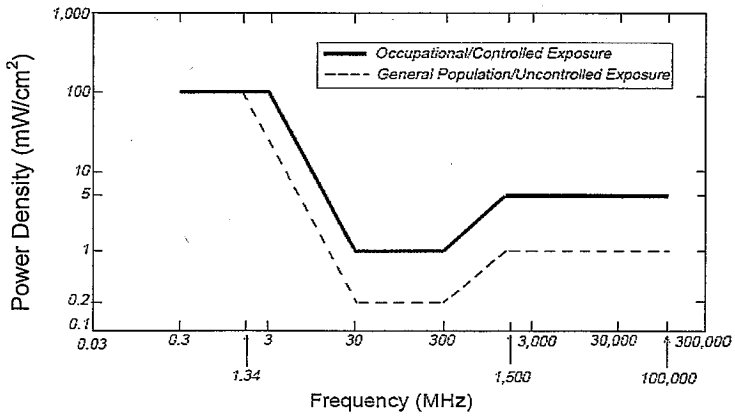
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $[E]^2$, $[H]^2$, or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6

(B) Limits for General Public/Uncontrolled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $[E]^2$, $[H]^2$, or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	($180/f^2$)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)
* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)
Plane-wave Equivalent Power Density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Cellular Telephone	870 MHz	2.90 mW/cm^2	0.58 mW/cm^2
Specialized Mobile Radio	855 MHz	2.85 mW/cm^2	0.57 mW/cm^2
Most Restrictive Freq, Range	30-300 MHz	1.00 mW/cm^2	0.20 mW/cm^2

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

3.0 AT&T RF Exposure Policy Requirements

AT&T's RF Exposure Policy guidance, dated March 31, 2009, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Pursuant to this guidance, worst-case predictive modeling was performed for the site. This modeling is described below in Section 4.0. Lastly, based on the modeling and survey data, EBI has produced a Compliance Plan for this site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 5.0.

4.0 Worst-Case Predictive Modeling

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofView® software to estimate the worst-case power density at the site ground-level resulting from operation of the antennas. RoofView® is a widely-used predictive modeling program that has been developed by Richard Tell Associates to predict both near field and far field RF power density values for roof-top and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by AT&T, and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65. The assumptions used in the modeling are based upon information provided by AT&T, and information gathered from other sources. There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed AT&T antennas that exceed the FCC's occupational or general public exposure limits at this site. At the nearest walking/working surfaces to the AT&T antennas, the maximum power density generated by the AT&T antennas is approximately 17.60 percent of the FCC's general public limit (3.52 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 17.60 percent of the FCC's general public limit (3.52 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.

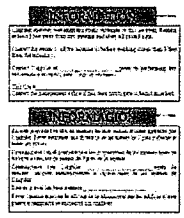
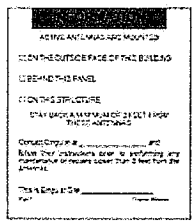
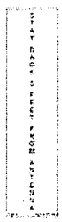
The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix C. A graphical representation of the RoofView® modeling results is presented in Appendix D. It should be noted that RoofView is not suitable for modeling microwave dish antennas; however, these units are designed for point-to-point operations at the elevations of the installed equipment rather than ground level coverage.

5.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

Informational Signs		Alerting Signs	
	INFO 1		NOTICE
	INFO 2		CAUTION
	INFO 3		WARNING
	INFO 4		

Based upon protocols presented in AT&T's RF Exposure Policy guidance document, dated March 31, 2009, and additional guidance provided by AT&T, the following signage is recommended on the site:

Recommended Signage:

- Green INFO 2 sign posted on the pole, preferably just below the antennas.

No barriers are required for this site. Barriers may consist of rope, chain, or fencing. Painted stripes should only be used as a last resort. The signage and any barriers are graphically represented in the Signage Plan presented in Appendix E.

6.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed AT&T telecommunications equipment at the site located at 10831 Golf Links Road in Alameda, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements, as well as AT&T's corporate RF safety policies. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible ground-level walking/working surface related to proposed equipment in the area that exceed the FCC's occupational and general public exposure limits at this site. As such, the proposed AT&T project is in compliance with FCC rules and regulations.

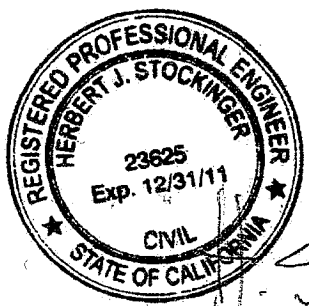
7.0 LIMITATIONS

This report was prepared for the use of AT&T Mobility, LLC. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Appendix A

Certifications

Reviewed and Approved by:



Herbert J. Stockinger, PE
Senior Engineer

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

Preparer Certification

I, Darrell Barrick, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have been trained in on the procedures outlined in AT&T's RF Exposure Policy guidance (dated 3/31/09) and on RF-EME modeling using RoofView® modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

Darrell J Barrick

Appendix B

Antenna Inventory

Antenna Number	Operator	Antenna Type	TX Freq (MHz)	ERP (Watts)	Gain (dBd)	Model	Azimuth (deg.)	Length (ft)	Horizontal Beamwidth (Deg.)	X	Y	Z
ATT A1	AT&T	Panel	GSM 850	726	12.4	Allgon 7580.00 ALXT	0	4.6	65	30	30	32.7
ATT A1	AT&T	Panel	GSM 1900	348	13	Allgon 7580.00 ALXT	0	4.6	65	30	30	32.7
ATT A1	AT&T	Panel	UMTS 850	313	13	Allgon 7580.00 ALXT	0	4.6	65	30	30	32.7
ATT A1	AT&T	Panel	UMTS 1900	267	12.1	Allgon 7580.00 ALXT	0	4.6	65	30	30	32.7
ATT A2	AT&T	Panel	LTE 700	158	12.15	Kathrein 80010764	0	4.6	65	30	30	38.7
ATT A2	AT&T	Panel	LTE 1710	124	12.15	Kathrein 80010764	0	4.6	65	30	30	38.7
ATT B1	AT&T	Panel	GSM 850	462	12.4	Allgon 7580.00 ALXT	240	4.6	65	29	29	32.7
ATT B1	AT&T	Panel	GSM 1900	348	13	Allgon 7580.00 ALXT	240	4.6	65	29	29	32.7
ATT B1	AT&T	Panel	UMTS 850	313	13	Allgon 7580.00 ALXT	240	4.6	65	29	29	32.7
ATT B1	AT&T	Panel	UMTS 1900	267	12.1	Allgon 7580.00 ALXT	240	4.6	65	29	29	32.7
ATT B2	AT&T	Panel	LTE 700	158	12.15	Kathrein 80010764	250	4.6	65	29	29	38.7
ATT B2	AT&T	Panel	LTE 1710	124	12.15	Kathrein 80010764	250	4.6	65	29	29	38.7
ATT C1	AT&T	Panel	GSM 850	462	12.4	Allgon 7580.00 ALXT	120	4.6	65	31	29	32.7
ATT C1	AT&T	Panel	GSM 1900	348	13	Allgon 7580.00 ALXT	120	4.6	65	31	29	32.7
ATT C1	AT&T	Panel	UMTS 850	313	13	Allgon 7580.00 ALXT	120	4.6	65	31	29	32.7
ATT C1	AT&T	Panel	UMTS 1900	267	12.1	Allgon 7580.00 ALXT	120	4.6	65	31	29	32.7
ATT C2	AT&T	Panel	LTE 700	158	12.15	Kathrein 80010764	140	4.6	65	31	29	38.7
ATT C2	AT&T	Panel	LTE 1710	124	12.15	Kathrein 80010764	140	4.6	65	31	29	38.7

1. Note there are only 2 AT&T antennas per sector at this site. For clarity, the different frequencies for each antenna are entered on different lines.

Appendix C

Roofview® Export File

Map, Settings, Antenna, and Symbol Data Table .. Exported from workbook -> RoofView 4.15.xls
Done on 5/18/2011 at 9:25:13 AM.
Use this format to prepare other data sets for the RoofView workbook file.
You may use as many rows in this TOP header as you wish.
The critical point are the cells in COLUMN ONE that read 'Start...' (eg. StartMapDefinition)
If used, these (4) headers are required to be spelled exactly, as one word (eg. StartMapDefinition)
The very next row will be considered the start of that data block.
The first row of the data block can be a header (as shown below), but this is optional.
When building a text file for import, Add the Map info first, then the Antenna data, followed by the symbol data.
All rows above the first marker line 'Start...' will be ignored, no matter how many there are.
This area is for you use for documentation.
End of help comments.

You can place as much text here as you wish as long as you don't place it below
the Start Map Definition row below the blue line.
You may insert more rows using the Insert menu.
Should you need additional lines to document your project, simply insert additional rows
by highlighting the row number adjacent to the blue line below and then clicking on the Insert menu
and selecting rows.

StartMapDefinition

Roof Max X	Roof Max Y	Map Max X	Map Max Y	X Offset	Y Offset	Number of envelope		List Of Area
120	100	150	120	20	20	1	$AE$81:$DZ$200	$AE$81:$D

StartSettingsData

Standard	Method	Uptime	Scale Factor	Low Thr	Low Color	Mid Thr	Mid Color	Hi Thr	Hi Color	Over Color	Ap Ht Mult	Ap Ht Method
4	2	1	1	100	1	500	4	5000	2	3	1.5	1

StartAntennaData It is advisable to provide an ID (ant 1) for all antennas

ID	Name	(MHz) Freq	Trans Power	Trans Count	Coax Len	Coax Type	Other Loss	Input Power	Calc Power	Mfg	Model	(ft) X	(ft) Y	(ft) Z	Type	(ft) Aper	dBd Gain	BWdth Pt Dir	Uptime Profile	ON flag
ATT A1	GSM	850	11.41903	6					68.51418	Allgon	7580.00 AL	30	30	32.7		4.6	12.4	65;0		ON•
ATT A1	GSM	1900	4.767293	6					28.60376	Allgon	7580.00 AL	30	30	32.7		4.6	13	65;0		ON•
ATT A1	UMTS	850	25.72694	1					25.72694	Allgon	7580.00 AL	30	30	32.7		4.6	13	65;0		ON•
ATT A1	UMTS	1900	26.99946	1					26.99946	Allgon	7580.00 AL	30	30	32.7		4.6	12.1	65;0		ON•
ATT A2	LTE	700	39.8	1	150	1/2 LDF	1.46		15.80822	Kathrein	80010764	30	30	38.7		4.6	12.15	65;0		ON•
ATT A2	LTE	1710	39.8	1	150	1/2 LDF	1.46		12.41318	Kathrein	80010764	30	30	38.7		4.6	12.15	65;0		ON•
ATT B1	GSM	850	7.266656	6					43.59993	Allgon	7580.00 AL	29	29	32.7		4.6	12.4	65;240		ON•
ATT B1	GSM	1900	4.767293	6					28.60376	Allgon	7580.00 AL	29	29	32.7		4.6	13	65;240		ON•
ATT B1	UMTS	850	25.72694	1					25.72694	Allgon	7580.00 AL	29	29	32.7		4.6	13	65;240		ON•
ATT B1	UMTS	1900	26.99946	1					26.99946	Allgon	7580.00 AL	29	29	32.7		4.6	12.1	65;240		ON•
ATT B2	LTE	700	39.8	1	150	1/2 LDF	1.46		15.80822	Kathrein	80010764	29	29	38.7		4.6	12.15	65;250		ON•
ATT B2	LTE	1710	39.8	1	150	1/2 LDF	1.46		12.41318	Kathrein	80010764	29	29	38.7		4.6	12.15	65;250		ON•
ATT C1	GSM	850	7.266656	6					43.59993	Allgon	7580.00 AL	31	29	32.7		4.6	12.4	65;120		ON•
ATT C1	GSM	1900	4.767293	6					28.60376	Allgon	7580.00 AL	31	29	32.7		4.6	13	65;120		ON•
ATT C1	UMTS	850	25.72694	1					25.72694	Allgon	7580.00 AL	31	29	32.7		4.6	13	65;120		ON•
ATT C1	UMTS	1900	26.99946	1					26.99946	Allgon	7580.00 AL	31	29	32.7		4.6	12.1	65;120		ON•
ATT C2	LTE	700	39.8	1	150	1/2 LDF	1.46		15.80822	Kathrein	80010764	31	29	38.7		4.6	12.15	65;140		ON•
ATT C2	LTE	1710	39.8	1	150	1/2 LDF	1.46		12.41318	Kathrein	80010764	31	29	38.7		4.6	12.15	65;140		ON•

StartSymbolData

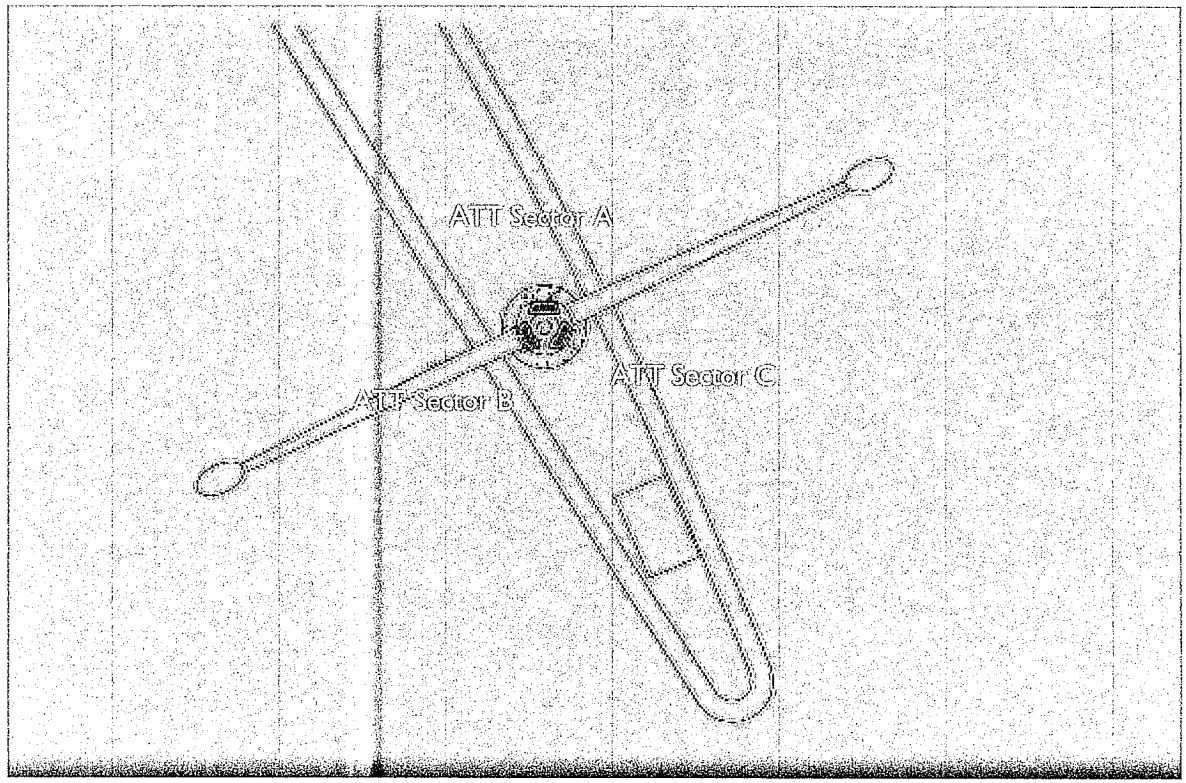
Sym	Map Mark	Roof X	Roof Y	Map Label	Description (notes for this table only)
Sym		5	35	AC Unit	Sample symbols
Sym		14	5	Roof Access	
Sym		45	5	AC Unit	
Sym		45	20	Ladder	

Appendix D

Roofview ® Graphics

% of FCC Public Exposure Limit

- Exposure Level ≥ 5,000
- 500 < Exposure Level ≤ 5000
- 100 < Exposure Level ≤ 500
- Exposure Level ≤ 100



N

0' 5' 10' 15'

AT&T Antennas

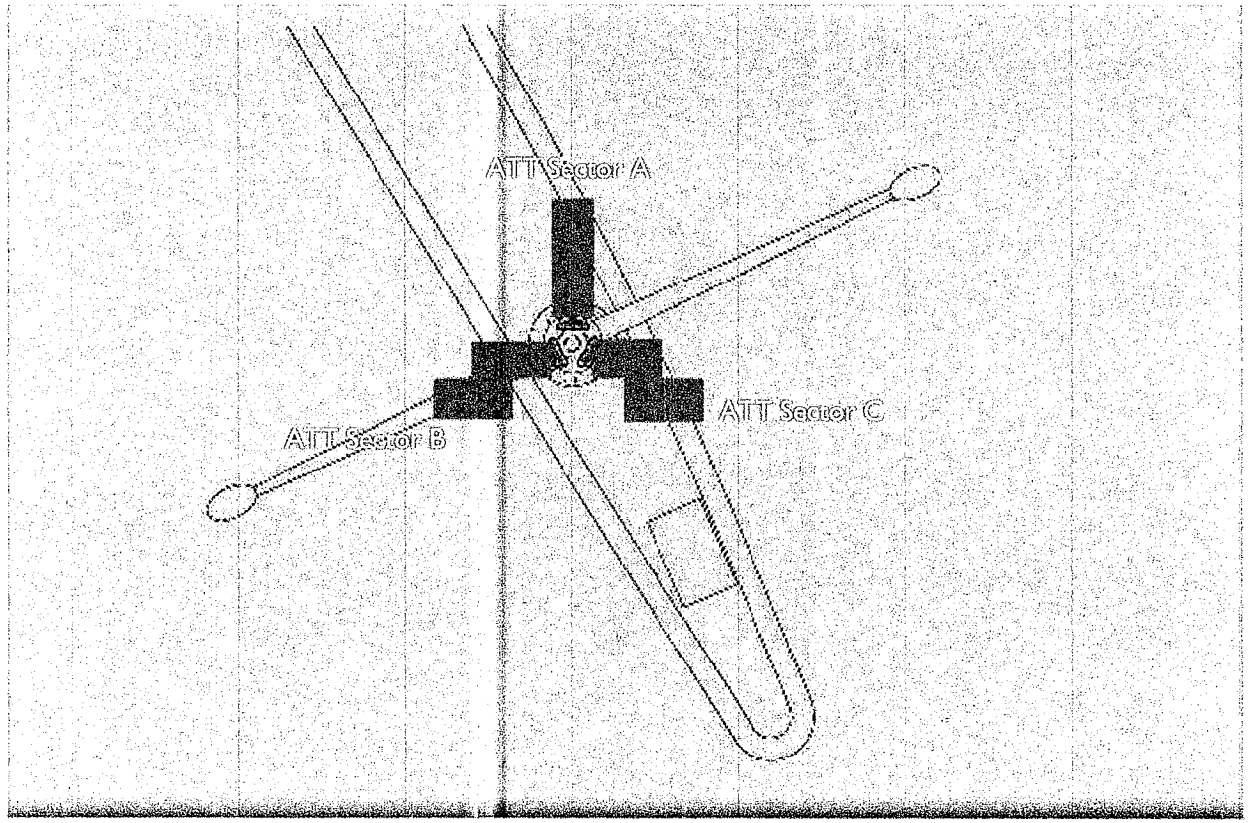
Roofview: Composite Exposure Levels
Facility Operator: AT&T Mobility
Site Name: Golf Links 2
AT&T Site Number: CNU1719
USID Number: 24193
Report Date: 05-18-11

EBI CONSULTING

% of FCC Public Exposure Limit

Exposure Level >5

Exposure Level ≤ 5



AT&T Antennas

Roofview: AT&T Exposure Levels

Facility Operator: AT&T Mobility

Site Name: Golf Links 2

AT&T Site Number: CNU1719

USID Number: 24193

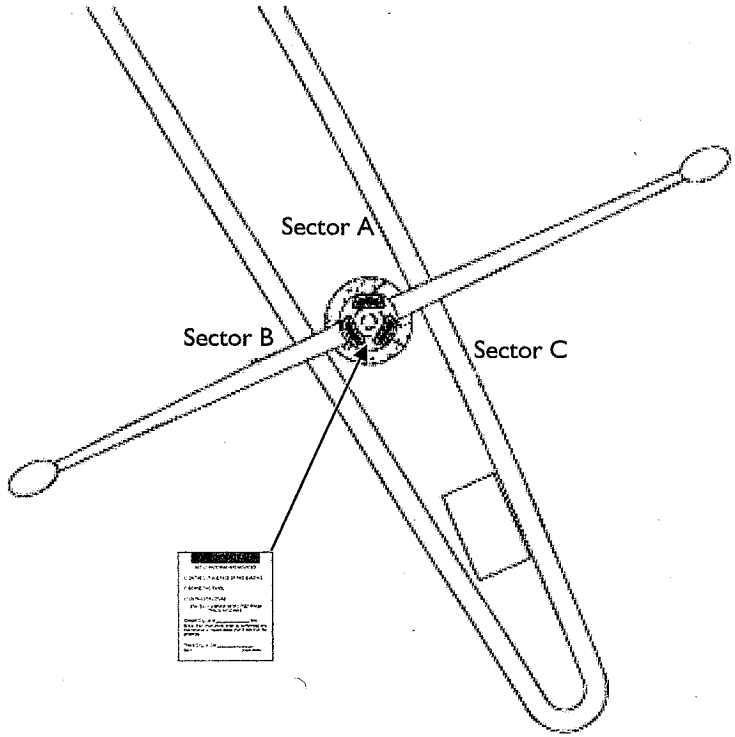
Report Date: 05-18-11

EBI CONSULTING

Appendix E

Compliance/Signage Plan

AT&T Antennas



Sign Identification Legend	
	Denotes AT&T Informational Sign 1
	Denotes AT&T Informational Sign 2
	Denotes AT&T Informational Sign 3
	Denotes AT&T Informational Sign 4
	Denotes AT& T NOTICE Sign
	Denotes AT&T CAUTION Sign
	Denotes AT&T WARNING Sign

Compliance/Signage Plan
Facility Operator: AT&T Mobility
Site Name: Golf Links 2
AT&T Site Number: CNU1719
USID Number: 24193
Report Date: 05-18-11

EBI CONSULTING

Site Alternative Analysis

10833 Golf Links Rd., Oakland, CA

AT&T has an existing site at 10833 Golf Links Rd. The proposed LTE enhancements will allow the site to be upgraded without creating a new site location. The enhancements will provide for higher throughput speeds, capacity and coverage required by current and next generation multimedia technology. This will provide an enhanced user experience that customers will demand. It is also technology that will benefit state and local public safety agencies.