

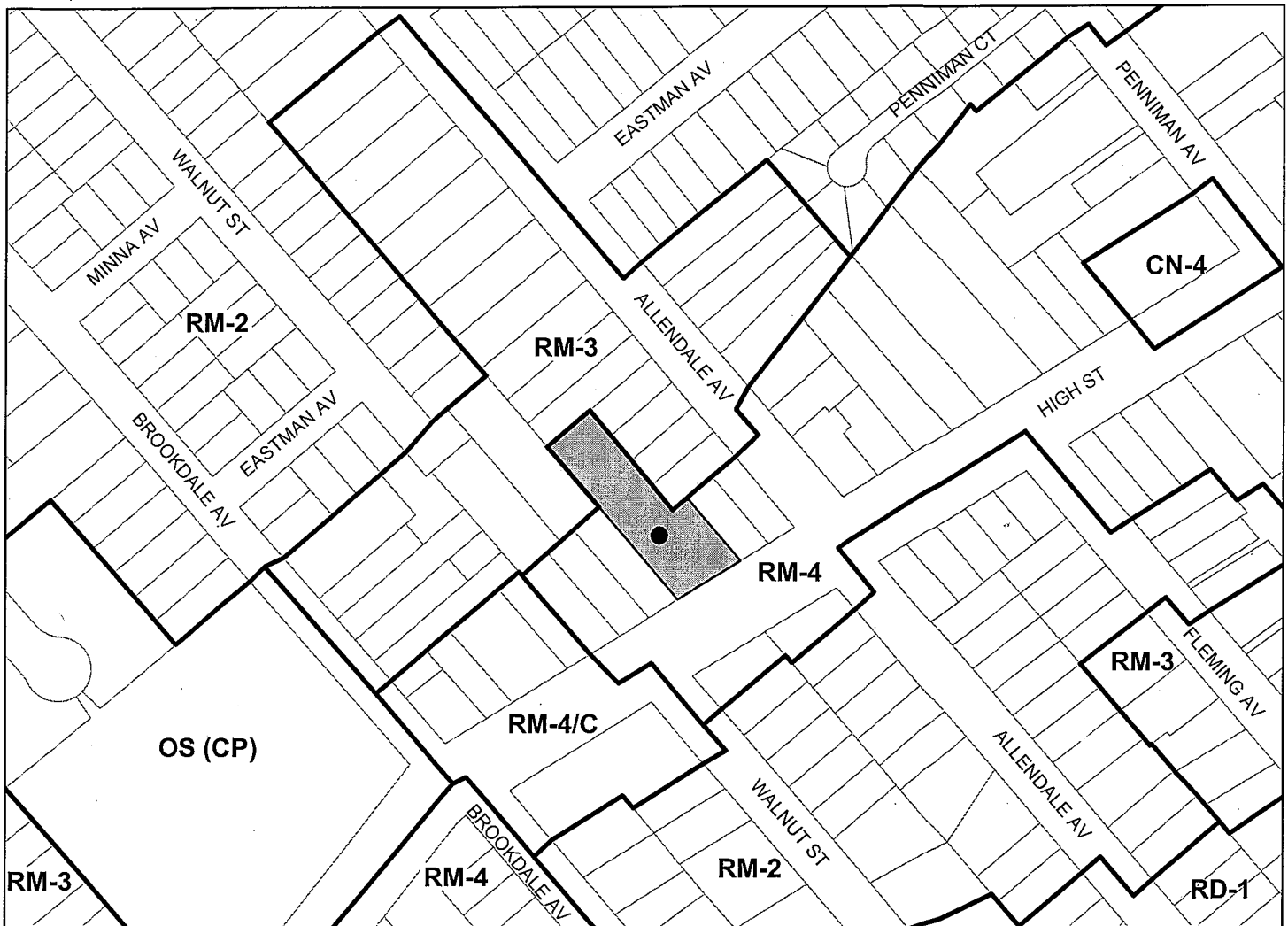
Location:	2701 High Street (see map on reverse)
Assessor's Parcel Number:	032 -2058-098-00
Proposal:	To expand a telecommunications facility at a four-story apartment building by replacing three (3) antennas in one of two existing rooftop penthouses, installing three (3) additional antennas there, and replacing two (2) equipment cabinets inside the ground floor.
Applicant /	Michelle Weller / Cortel (for: Sprint)
Phone Number:	(925) 997-1312
Owner:	Russ Taplin
Planning Permits Required:	Major Conditional Use Permit with additional telecommunications findings to expand a Macro telecommunications facility located in a residential zone; Regular Design Review with additional findings
General Plan:	Mixed Housing Type Residential
Zoning:	RM-4 Mixed Housing Type Residential Zone – 4
Environmental	Exempt, Section 15301 of the State CEQA Guidelines:
Determination:	Existing Facilities; Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status:	Non-Historic Property
Service Delivery District:	IV
City Council District:	4
Date Filed:	July 28, 2011
Staff Recommendation:	Decision based on staff report
Finality of Decision:	<i>Appealable to City Council within 10 days</i>
For Further Information:	Contact case planner Aubrey Rose, Planner II at (510) 238-2071 or arose@oaklandnet.com

SUMMARY

The applicant Ms. Michelle Weller/Cortel (for: Sprint) on behalf of the property owner Mr. Russ Taplin requests Planning Commission approval of a Major Conditional Use Permit and Regular Design Review with additional findings to expand a telecommunications facility located in a residential zone.

Staff recommends approval of the requested permits, subject to Findings for Approval and Conditions of Approval.

CITY OF OAKLAND PLANNING COMMISSION



0 125 250 500 750 1,000 Feet



Case File: CMD11-144
Applicant: Michelle Weller / Cortel (for Sprint)
Address: 2701 High Street
Zone: RM-4

PROPERTY DESCRIPTION

The property is a level interior lot fronting High Street. It contains a four story 38-foot tall apartment building set back approximately six-feet from the property line. The building contains two rooftop penthouses; a large penthouse is located toward the front of the roof (carrier: Clearwire) and a smaller penthouse is located toward the middle of the north (right) side. The smaller penthouse measures ten-feet in height and is set back 19-feet from the north (right) roofline; it contains Sprint telecommunications antennas. Equipment cabinets including cabinets owned by this carrier are located in an equipment room in the building's interior at ground level. Air conditioning (HVAC) equipment related to the equipment room is attached to the building's north (right) side at ground level, set back approximately four feet from the right side property line. The area consists of a mix of housing types including a single family home to the north (right) with a six-foot tall fence along the shared property line and a driveway beyond the fence along the adjacent property's south (left) side.

PROJECT DESCRIPTION

The proposal is to expand the telecommunications facility at the building by replacing three (3) antennas in an existing rooftop penthouses, installing three (3) additional antennas there, and replacing two (2) equipment cabinets inside the ground floor. A two-foot GPS antenna would be attached to the top of the penthouse. Power would run through existing power cable trays attached to the building's north (right) side.

GENERAL PLAN ANALYSIS

The site is located in a Mixed Housing Type Residential area of the General Plan. The intent of the area is: *"to create, maintain, and enhance residential areas typically located near the City's major arterials and characterized by a mix of single family homes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate."* Desired Character and Uses are that: *"Future development within this classification should be primarily residential in character, with live-work types of development, small commercial enterprises, schools, and other small scale, compatible civic uses possible in appropriate locations."*

The proposal will enhance an essential service while ensuring the facility is concealed. The project therefore conforms to the area's intent and to the following Objective of the LUTE:

CIVIC AND INSTITUTIONAL USES.

Objective N2

Encourage adequate civic, institutional, and educational facilities located within Oakland, appropriately designed and sited to serve the community.

Staff therefore finds the proposal to be in conformance with the General Plan.

ZONING ANALYSIS

The project requires a Major Conditional Use Permit and a Regular Design Review (non-residential) each with additional telecommunications findings because it features the expansion of a wireless telecommunications facility located within a residential zone. The review ensures the expanded facility would be compatible with and not generate negative impacts to the neighborhood. The property is

located in RM-4 Mixed Housing Type Residential Zone – 4. The intent of the RM-4 Zone is: *“to create, maintain, and enhance residential areas typically located on or near the City’s major arterials and characterized by a mix of single family homes, townhouses, small multi-unit buildings at somewhat higher densities than RM-3, and neighborhood businesses where appropriate.”* Telecommunications is a civic activity (Essential Service). Given advancing technologies, enhanced service at this location would assist users in the residential zone and the development would be entirely concealed and, as condition, adequately attenuated for noise at an existing, maintained telecommunications site.

The proposal meets the Telecommunications Regulations for Site Location and Design Preferences, for locating on a building with an existing wireless telecommunications facility where antennas and equipment cabinets would be concealed and not visible from the public right-of-way. Site alternatives and design analyses are therefore not required. A satisfactory emissions (RF) report has been submitted.

Staff finds the proposal to be consistent with the Planning Code.

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

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines categorically exempts specific types of projects from environmental review. Section 15301(e) of the State CEQA Guidelines exempts project involving additions to existing facilities or structures. The proposal to modify a telecommunications facility meets this description: the project would constitute a minor addition, only. The project is therefore exempt from environmental review.

KEY ISSUES AND IMPACTS

The proposal involves a telecommunications facility that is collocated and concealed and required findings can be met. The only outstanding issue relates to noise from the HVAC unit attached to the north (right) wall adjacent to a residence. The owner-occupant of the adjacent residence recently submitted a Code Compliance complaint for noise emanating from the unit, and the complaint was verified by the Zoning Inspector (Inspections Division). Staff was also contacted by the neighbor who also indicated that water is pooling on the concrete adjacent to the equipment, perhaps leaking from it and create a hazard. Staff visited the site with the Zoning Inspector and verified all of this as well. The noise appears to be emanating from equipment previously installed by the same carrier under this request.


The project site’s owner is responsible for abating the noise issue immediately, irrespective of this application. While this application was pending, the property was sold. The new owner has been forthcoming about abating the issue as soon as possible. Staff informed the applicant that the issue must be abated (to attenuate noise to acceptable levels under Performance Standards OMC Sec. 17.120) whether or not the request is granted and exercised. Staff suggested the applicant amend the proposal to either: replace the unit with a quieter unit, encase the unit in some sort of noise attenuating container, or move the unit inside the building. The source of pooling water should also be addressed. These requirements are included as Conditions of Approval contained in this report. Additionally, the site is clean and landscaped and must remain so; this requirement is therefore included in draft Conditions as

well. Lastly, any unpainted power cable trays attached to the building must be painted to match the building's color.

With these Conditions, staff supports the proposal.

- RECOMMENDATIONS:**
1. Affirm staff's environmental determination.
 2. Approve the Major Conditional Use Permit and Regular Design Review subject to the attached Findings, two (2) sets of Additional Findings for Telecommunications Facilities, and Conditions.

Prepared by:



AUBREY ROSE
Planner II

Approved by:



SCOTT MILLER
Zoning Manager
Community and Economic Development Agency

Approved for forwarding to the
City Planning Commission:



ERIC ANGSTADT
Deputy Director
Community and Economic Development Agency

ATTACHMENTS:

- A. Findings for Approval
- B. Conditions of Approval
- C. Plans
- D. Applicant's Photo-Simulations

Attachment A: Findings for Approval

This proposal meets the required findings under Conditional Use Permit Procedure/General Use Permit Criteria (OMC Sec. 17.134.050), Telecommunications Regulations/Conditional Use Permit Criteria for Macro Facilities (OMC Sec. 17.128.080(C)), Design Review Procedure/Regular Design Review Criteria (OMC Sec. 17.136.040(B)) and Telecommunications Regulations/Design Review Criteria for Macro Facilities (OMC Sec. 17.128.080(B)), as set forth below. Required findings are shown in bold type; explanations as to why these findings can be made are in normal type.

GENERAL USE PERMIT CRITERIA (OMC SEC. 17.134.050)

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 project requires a Major Conditional Use Permit with additional telecommunications findings because it features the expansion of a wireless telecommunications facility located within a residential zone. The review ensures the expanded facility will not generate negative impacts to the neighborhood. The property is located in RM-4 Mixed Housing Type Residential Zone – 4. The intent of the RM-4 Zone is: *“to create, maintain, and enhance residential areas typically located on or near the City’s major arterials and characterized by a mix of single family homes, townhouses, small multi-unit buildings at somewhat higher densities than RM-3, and neighborhood businesses where appropriate.”* Telecommunications is a civic activity (Essential Service). Given advancing technologies, enhanced service at this location will assist users in the commercial and adjacent residential zones and the development will be entirely concealed at an existing telecommunications site. Currently, related equipment is created a noise disturbance. Therefore, Conditions of Approval require the equipment generating the noise be modified so that the noise is attenuated.

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 project involves modifications to an existing facility resulting in improved service with no other changes.

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 project will enhance an essential civic service.

D. That the proposal conforms to all applicable regular design review criteria set forth in the regular design review procedure at Section 17.136.050

This finding is met as described in a following section of this attachment.

E. For proposals involving a One- or Two-Family Residential Facility: If the conditional use permit concerns a regulation governing maximum height, minimum yards, or maximum lot coverage or building length along side lot lines, the proposal also conforms with at least one of the following criteria:

1. The proposal when viewed in its entirety will not adversely impact abutting residences to the side, rear, or directly across the street with respect to solar access, view blockage and privacy to a degree greater than that which would be possible if the residence were built according to the applicable regulation, and, for conditional use permits that allow height increases, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height; or
2. At least sixty (60) percent of the lots in the immediate context are already developed and the proposal would not exceed the corresponding as-built condition on these lots, and, for conditional use permits that allow height increases, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height. The immediate context shall consist of the five (5) closest lots on each side of the project site plus the ten (10) closest lots on the opposite side of the street; however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any decision on any conditional use permit.

The project does not involve a single-family home or duplex.

F. That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable guidelines or criteria, district plan or development control map which has been adopted by the Planning Commission or City Council.

The site is located in a Mixed Housing Type Residential area of the General Plan. The intent of the area is: *"to create, maintain, and enhance residential areas typically located near the City's major arterials and characterized by a mix of single family homes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate."* Desired Character and Uses are that: *"Future development within this classification should be primarily residential in character, with live-work types of development, small commercial enterprises, schools, and other small scale, compatible civic uses possible in appropriate locations."*

The proposal will enhance an essential service while ensuring the facility is concealed. The project therefore conforms to the area's intent and to the following Objective of the LUTE:

CIVIC AND INSTITUTIONAL USES.

Objective N2

Encourage adequate civic, institutional, and educational facilities located within Oakland, appropriately designed and sited to serve the community.

The proposal is in conformance with the General Plan.

CONDITIONAL USE PERMIT CRITERIA FOR MACRO FACILITIES (OMC SEC.

17.128.080(C))

1. The project must meet the special design review criteria listed in subsection B of this section.

This finding is met as described in the following section of the Attachment.

2. The proposed project must not disrupt the overall community character.

Telecommunications is a civic activity (Essential Service). Given advancing technologies, enhanced service at this location will assist users in the residential zone and the development, as conditioned, will be entirely concealed and adequately attenuated for noise at an existing telecommunications site.

REGULAR DESIGN REVIEW CRITERIA - NONRESIDENTIAL (OMC SEC. 17.136.050(B))

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 requires a Regular Design Review (non-residential) with additional findings to expand a telecommunications facility located within a residential zone. The review ensures the expanded facility will not generate negative aesthetic impacts to the neighborhood. The new and replaced antennas and equipment cabinets will be concealed and not visible from the public right-of-way or otherwise and this finding is therefore met.

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;

Rooftop penthouses and power cable trays are required to be painted to match the color of the building.

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.

Appurtenant equipment and features are required to be camouflaged and design review findings can be met.

DESIGN REVIEW CRITERIA FOR MACRO FACILITIES (OMC SEC. 17.128.080(B))

1. Antennas should be painted and/or textured to match the existing structure.

Antennas will be completely concealed within an existing rooftop penthouse and painting is therefore not necessary.

2. Antennas mounted on architecturally significant structures or significant architectural detail of the building should be covered by appropriate casings which are manufactured to match existing architectural features found on the building.

Antennas will be completely concealed within an existing rooftop penthouse and use of appropriate casings is therefore not necessary.

3. Where feasible, antennas can be placed directly above, below or incorporated with vertical design elements of a building to help in camouflaging.

Antennas will be completely concealed within an existing rooftop penthouse and attachment at appropriate locations is therefore not necessary.

4. Equipment shelters or cabinets shall be screened from the public view by using landscaping, or materials and colors consistent with surrounding backdrop or placed underground or inside existing facilities or behind screening fences.

Equipment cabinets are located inside a building and are not visible from the public right-of-way.

5. Equipment shelters or cabinets shall be consistent with the general character of the area.

Replaced equipment cabinets will be entirely concealed within the building and this finding is therefore met.

6. For antennas attached to the roof, maintain a 1:1 ratio (example: ten feet high antenna requires ten feet setback from facade) for equipment setback; screen the antennas to match existing air conditioning units, stairs, or elevator towers; avoid placing roof mounted antennas in direct line with significant view corridors.

Antennas will be located within an existing rooftop penthouse that meets this finding.

7. That all reasonable means of reducing public access to the antennas and equipment has been made, including, but not limited to, placement in or on buildings or structures, fencing, anti-climbing measures and anti-tampering devices.

This finding is met; antennas are located in a rooftop penthouse on a four-story building and equipment cabinets are located inside the building's ground floor.

Attachment B: Conditions of Approval

1. Approved Use

Ongoing

- a) The project shall be constructed and operated in accordance with the authorized use as described in the application materials and the plans **dated July 21, 2011 and submitted to the City on July 28, 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 require prior written approval from the Director of City Planning or designee.
- b) This action by the **Planning Commission** ("this Approval") includes the approvals set forth below. This Approval includes **modifications and expansion to a Macro wireless telecommunications facility by replacing three (3) antennas in an existing rooftop penthouse, installing three (3) additional antennas there, and replacing two (2) equipment cabinets inside the ground floor. A two-foot GPS antenna would be attached to the top of the penthouse. Power will run through existing power cable trays attached to the building's north (right) side.**

2. Effective Date, Expiration, Extensions and Extinguishment

Ongoing

Unless a different termination date is prescribed, this Approval shall expire **two (2) 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 **Planning Code** 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 laws/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. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition of Approval #3.
- 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, in

automatic extinguishing systems, water supply improvements and hydrants, fire department access, elevated walking pathways, safety railings, emergency access and lighting.

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) Violation of any term, **Conditions of Approval** or **project description** relating to the **Conditions of Approval** 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 of approval** if it is found that there is violation of any of the **Conditions of Approval** 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. The project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Conditions of Approval.

6. Signed Copy of the Conditions of Approval

A copy of the approval letter and **Conditions of Approval** 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 of 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 of 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 of Approval**, and if one or more of such **Conditions of Approval** is found to be invalid by a court of competent jurisdiction, this Approval would not have been granted without requiring other valid **Conditions of Approval** consistent with achieving the same purpose and intent of such Approval.

PROJECT SPECIFIC TELECOMMUNICATIONS FACILITIES CONDITIONS

10. **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 or 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.

11. **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.

12. **Graffiti**

Prior to a final inspection and ongoing

Any graffiti on site shall be painted to match building color and site shall be maintained free of Graffiti.

13. **Litter**

Prior to a final inspection and ongoing

Litter at and adjacent to the site shall be removed and the site and adjacent public right-of-way (sidewalk and gutter) shall be maintained litter-free.

14. **Landscaping**

Prior to a final inspection and ongoing

Landscaping at the front yard shall be maintained.

15. **Power cable trays**

Prior to a final inspection

Existing and new power cable trays are required to be painted to match the building's color.

16. Operational Noise-General***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.

17. Mechanical equipment***Prior to a final inspection, and ongoing***

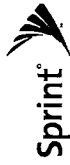
a. To attenuate noise to acceptable levels under Performance Standards (OMC Sec. 17.120), mechanical (HVAC) located on the north (right) side of the building must either be replaced with a quieter unit, encased in some sort of noise attenuating container, or moved inside the building

b. Equipment shall be serviced so that water does not drip from it to avoid pooling on concrete.

APPROVED BY:

City Planning Commission: _____ (date) _____ (vote)

[illegible]



600 SPRINT PARKWAY
OAKLAND, CA 94612



BLACK & VEATCH



PROJECT NO. 104-230

DRAWN BY: L.S.

CHECKED BY: F.H.

CAD FILE: 104-230A3

SUBMITTALS

0 JAN 2011 ISSUED FOR 2010
1 JAN 2011 ISSUED FOR REVIEW

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS THE PROPERTY OF BLACK & VEATCH. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BLACK & VEATCH.

DATE

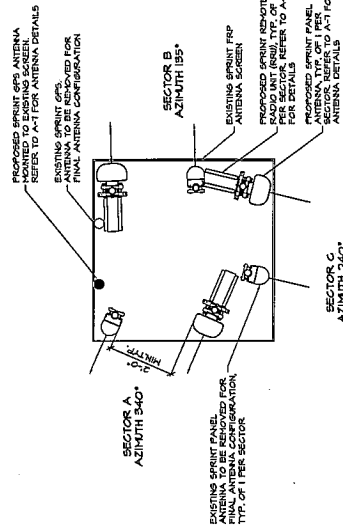
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SF 10X4-21-C
2101 HIGH STREET
OAKLAND, CA 94619

SHEET TITLE
PARTIAL ROOF PLAN
AND ANTENNA LAYOUTS

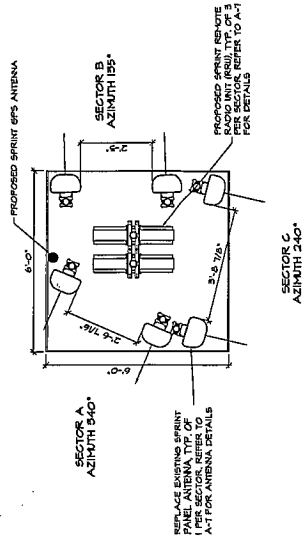
SHEET NUMBER
A-2

NOTES:

1. CONTRACTOR TO PROVIDE ALL REQUIRED HARDWARE NECESSARY TO FACILITATE ANTENNA CABLE ROUTING FROM EQUIPMENT TO ANTENNAS.
2. CONTRACTORS WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION AND WITH THE ELEVATED STRUCTURES ACT, CHAPTER 91A, TITLE 18, CALIFORNIA, AND ALL APPLICABLE CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING STRUCTURES AND UTILITIES. ALL DAMAGE SHALL BE REPAIRED TO AS NEW CONDITION IN ACCORDANCE WITH STANDARD ROOFING PRACTICES.
4. CONTRACTOR TO SITE VERIFY LOCATION OF ANTENNA CABLE ROUTING PRIOR TO CONSTRUCTION.

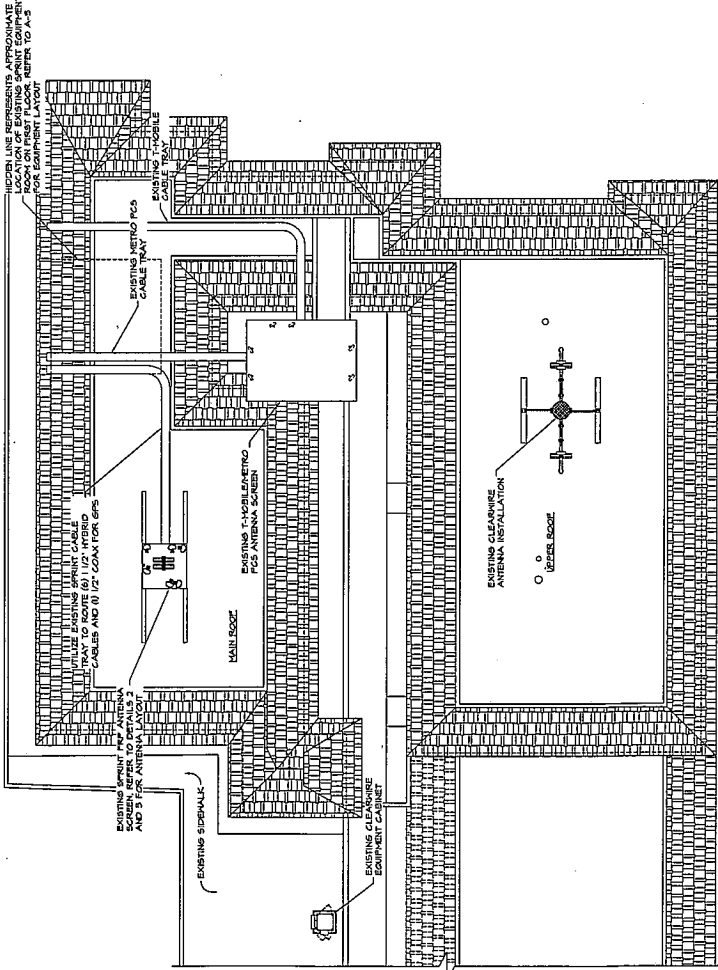


2 SPRINT ANTENNA LAYOUT - INTERIM



TRUE NORTH ARROW SHOWN ON THIS DRAWING IS APPROXIMATE ONLY AND MUST BE VERIFIED BY CONTRACTOR

DRAWINGS ARE PRELIMINARY ONLY. CONTRACTOR SHALL VERIFY ALL BUILDING INFORMATION PRIOR TO CONSTRUCTION.



1 PARTIAL ROOF PLAN





6500 SPRINT PARKWAY
OAKLAND, CA 94612



BLACK & VEATCH



PROJECT NO. 104-223

DRAWN BY: L.S.

CHECKED BY: F.M.

CAD FILE: 104-223.dwg

SUBMITTALS

DATE: 11/12/2011

DATE: 11/12/2011

DATE: 11/12/2011

DATE: 11/12/2011

DATE: 11/12/2011

DATE: 11/12/2011

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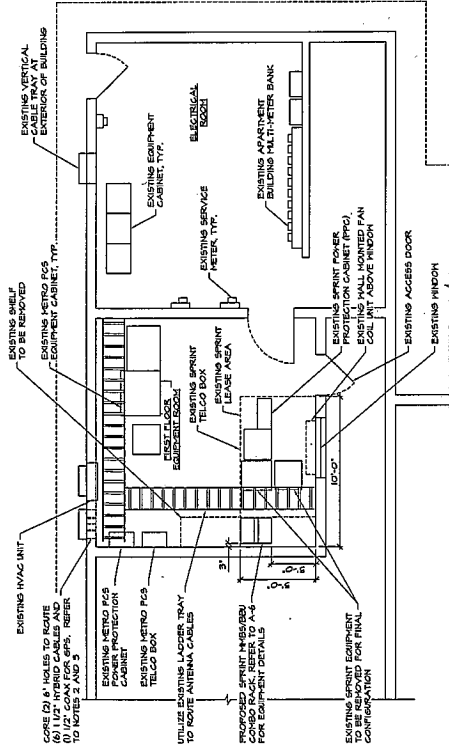
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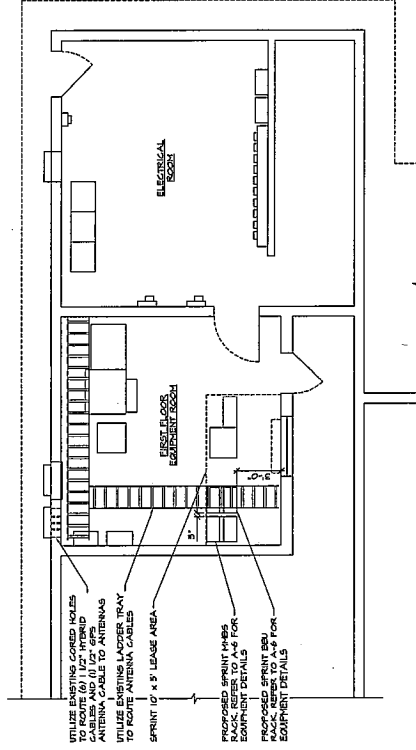
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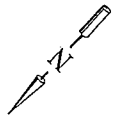
1. CONTRACTOR TO PROVIDE ALL REQUIRED HARDWARE NECESSARY TO FACILITATE ANTENNA CABLE ROUTING FROM EQUIPMENT TO ANTENNAS.
2. ALL FIRE RATED WALL PENETRATIONS ARE TO BE CAULKED WITH FIRE RESISTANT SEALANT. ALL PENETRATIONS TO MAINTAIN THE INTEGRITY OF THE FIRE SEPARATION.
3. ALL SERVICES PENETRATING WALLS OR FLOOR SLABS SHALL BE IN CONFORMITY WITH SPECIFIED ORDINANCE. ALL ROUTING SHALL BE SEALED WITH A NON-SPRINK, WATERPROOF, FIRE RESISTANT SEALANT APPROVED BY CONSULTANT AND LANDLORD.
4. CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE CITY OF OAKLAND. THE CONTRACTOR SHALL VERIFY THE LOCATION, THE EDITION OF THE ALL APPLICABLE CODES, AND THE DATE OF THE CONTRACT AMENDMENT PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO SITE VERIFY LOCATION OF ANTENNA CABLE ROUTING PRIOR TO CONSTRUCTION.



1. SPRINT EQUIPMENT LAYOUT - INTERIM



2. SPRINT EQUIPMENT LAYOUT - FINAL



TRUE NORTH ARROW SHOWN ON THIS SHEET MUST BE VERIFIED BY CONTRACTOR

2101 HIGH STREET
SF10XC421-C
2101 HIGH STREET
OAKLAND, CA 94619

SHEET TITLE

EQUIPMENT LAYOUTS

SHEET NUMBER

A-3



BLACK & VEATCH



PROJECT NO. 104-220
DRAWN BY: L.S.
CHECKED BY: F.H.
CADD FILE: 104-220A3

SUBMITTALS

DATE: JUL 2011
BY: [Signature]
REVISION: [Signature]
DATE: JUL 2011
BY: [Signature]
REVISION: [Signature]

DATE: JUL 2011

2101 HIGH STREET
SF10XC421-C
2101 HIGH STREET
OAKLAND, CA 94619

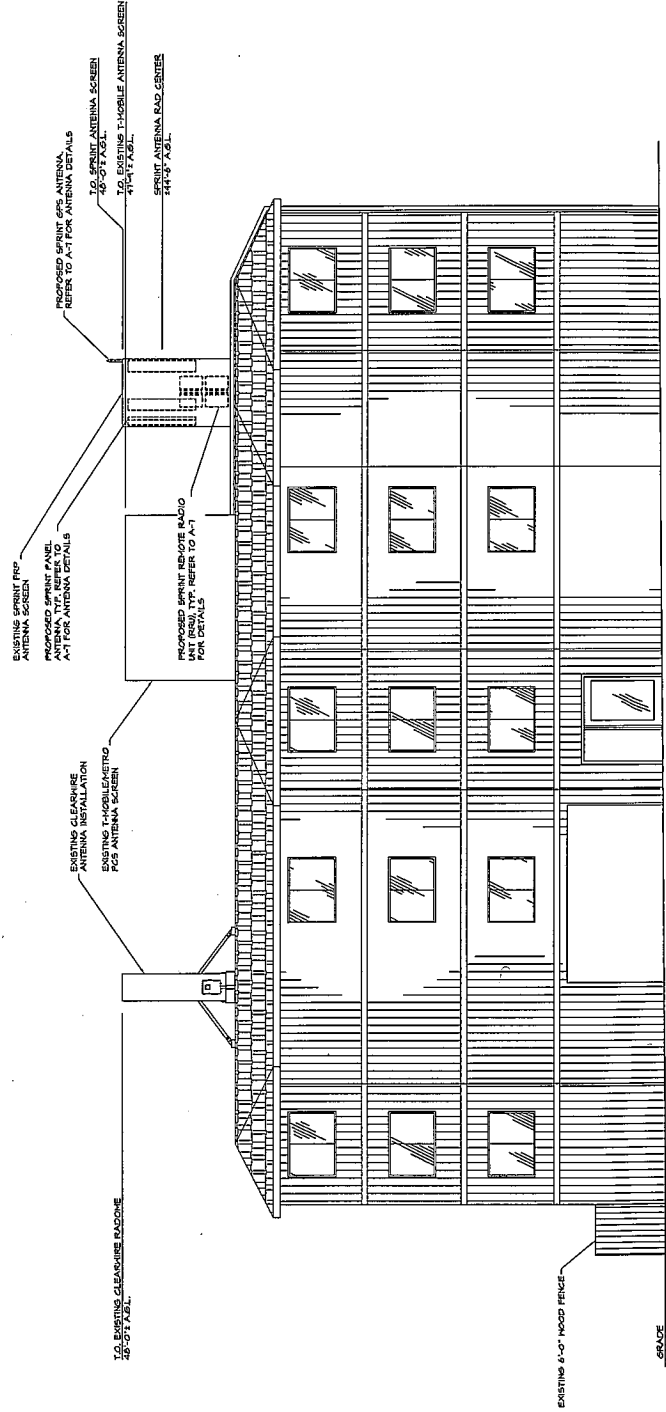
SHEET TITLE
SOUTHEAST ELEVATION

SHEET NUMBER
A-5

NOTES:

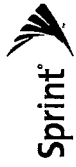
- ELEVATION IS DIAGNOSTIC ONLY.
- CONTRACTOR TO PROVIDE ALL REQUIRED HARDWARE FROM EQUIPMENT TO ANTENNAS.
- CONTRACTOR'S WORK SHALL COMPLY WITH ALL CITY, COUNTY AND STATE REQUIREMENTS, AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (A.U.) FOR THE LOCATION. THE EDITION OF THE A.U. HAVING JURISDICTION SHALL BE THE LATEST EDITION. DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
- PAINT ANTENNA CABLES AND MOUNTING HARDWARE TO MATCH EXISTING BUILDING.

DRAWINGS ARE PRELIMINARY ONLY.
STRUCTURAL ANALYSIS OF BUILDING
HAS NOT BEEN COMPLETED



1. SOUTHEAST ELEVATION





6540 SPRINT PARKWAY
OAKLAND PARK, KANSAS 66211



BLACK & VEATCH



PROJECT NO. 1044-231

DRAWN BY: L.S.

CHECKED BY: P.H.

CAD FILE: 1044-231A6

SUBMITTALS

Q JUL 2011 ISSUED FOR ZONING
A JAN 2011 ISSUED FOR REVIEW

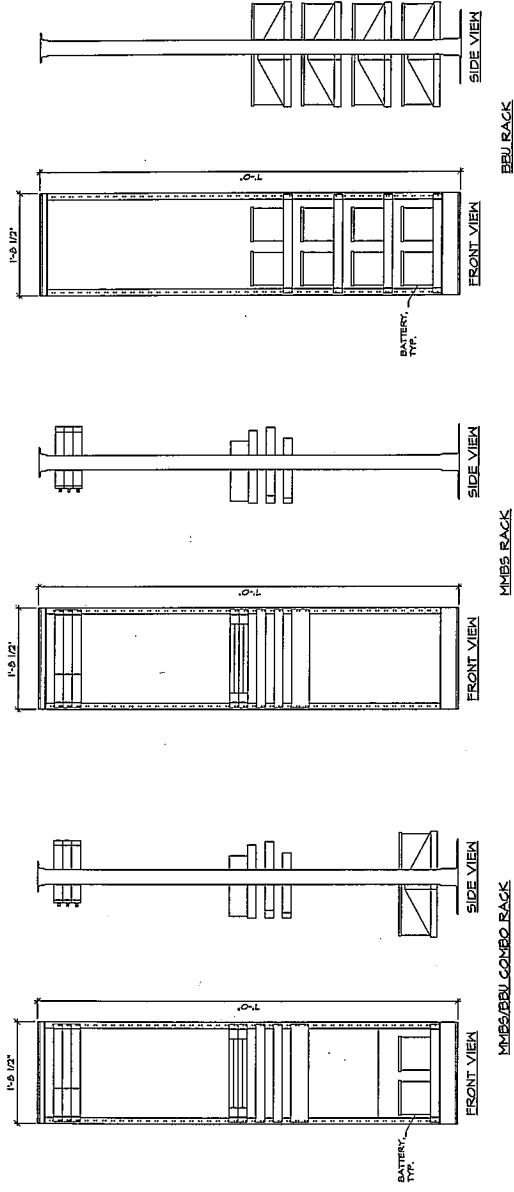
THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS THE PROPERTY OF BLACK & VEATCH.
IT IS TO BE USED ONLY FOR THE PROJECT AND
LOCATION SPECIFICALLY IDENTIFIED. ANY
REUSE OF THE DRAWING IS STRICTLY
PROHIBITED.

AT 50A

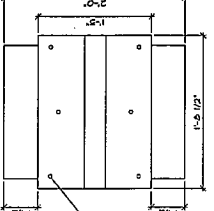
2101 HIGH STREET
SF10XC421-C
2101 HIGH STREET
OAKLAND, CA 94619

EQUIPMENT DETAILS

SHEET NAME
A-6



1 EQUIPMENT RACK LAYOUT

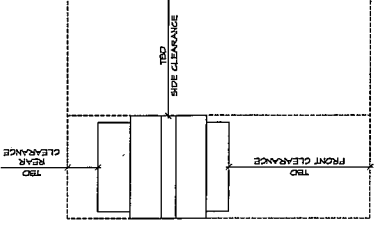
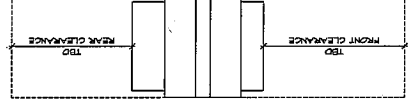


PASTER EQUIPMENT BACK TO THE
RACK TO THE
MANUFACTURERS RECOMMENDATIONS

2 EQUIPMENT RACK ELEVATION OPTIONS

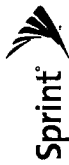
MIN. CLEARANCES	
CABINET REAR AND HALL	T.B.D.
CABINET RIGHT SIDE AND HALL	T.B.D.
CABINET LEFT SIDE AND HALL	T.B.D.
ABOVE CABINET	T.B.D.
INFRONT OF CABINET	T.B.D.

MIN. CLEARANCES	
CABINET REAR AND HALL	T.B.D.
CABINET RIGHT SIDE AND HALL	T.B.D.
CABINET LEFT SIDE AND HALL	T.B.D.
ABOVE CABINET	T.B.D.
INFRONT OF CABINET	T.B.D.



3 CLEARANCE REQUIREMENTS

MIN. CLEARANCES	
CABINET REAR AND HALL	T.B.D.
CABINET RIGHT SIDE AND HALL	T.B.D.
CABINET LEFT SIDE AND HALL	T.B.D.
ABOVE CABINET	T.B.D.
INFRONT OF CABINET	T.B.D.



600 SPRINT PARKWAY
OVERLAND PARK, KANSAS 66201



BLACK & VEATCH



PROJECT NO.	114-520
DRAWN BY	L.S.
CHECKED BY	F.H.
CAD FILE	114-520.dwg

SUBMITTALS

DATE	DATE
11-11-10	11-11-10
11-11-10	11-11-10

THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PREPARED BY BLACK & VEATCH
ENGINEERS, INC. FOR THE CLIENT. THE CLIENT
REMAINS RESPONSIBLE FOR THE ACCURACY OF
THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS.

DATE

DATE

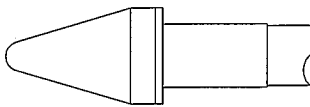
2101 HIGH STREET
SF-10X-421-C
2101 HIGH STREET
OAKLAND, CA 94619

DATE

ANTENNA DETAILS

SHEET NAME

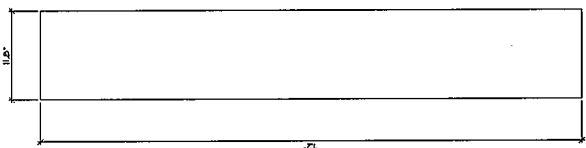
A-7



HEIGHT: 3"
DEPTH: 5.0" DIA.
HEIGHT: 5.0" DIA.

GPS SPECIFICATION

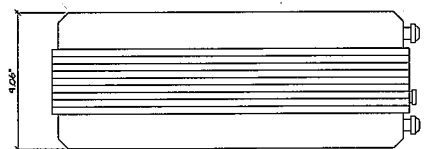
NTS



HEIGHT: 3"
DEPTH: 5.0" DIA.
HEIGHT: 5.0" DIA.

ANTENNA SPECIFICATION

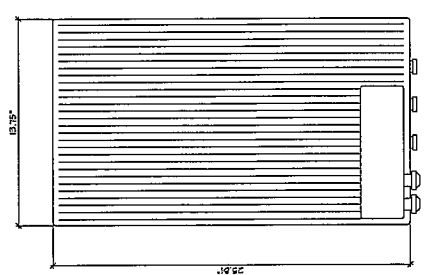
NTS



LENGTH: 25.2"
WIDTH: 13.75"
DEPTH: 4.0"
HEIGHT: 4.0" DIA.

RRU SPECIFICATION

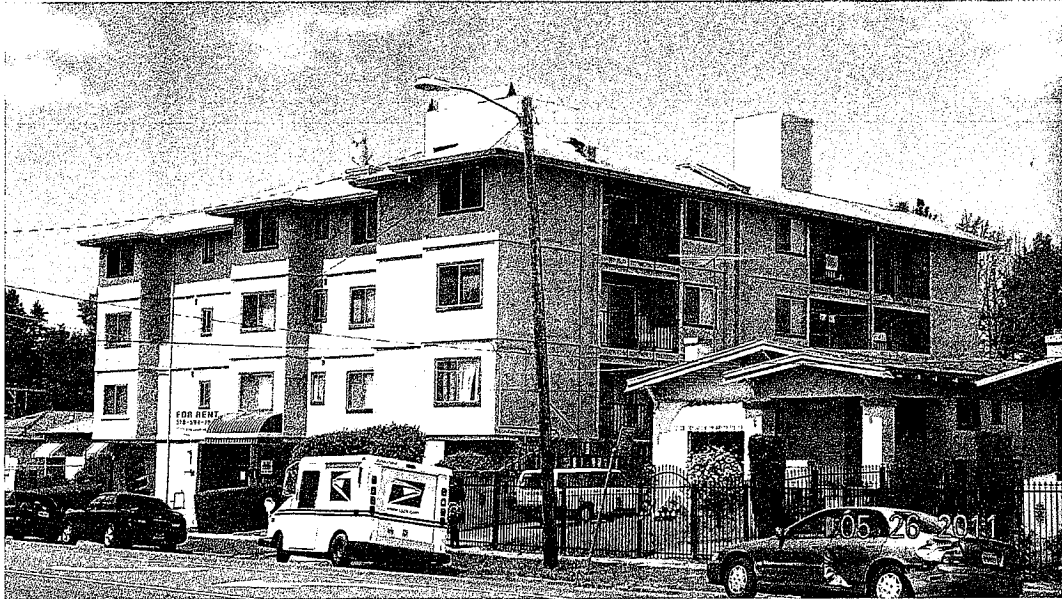
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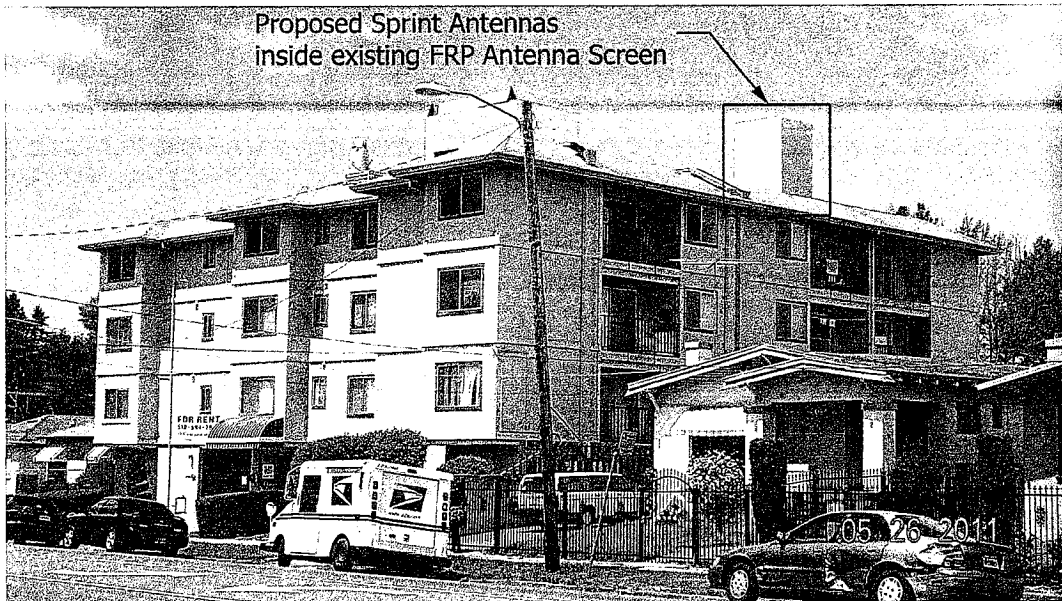
LENGTH: 25.2"
WIDTH: 13.75"
DEPTH: 4.0"
HEIGHT: 4.0" DIA.

Existing

July 20, 2011



Proposed



East Elevator

ATTACHMENT D

SF70XC427
31 High Street



Existing

July 20, 2011



Proposed



Northeast Elevation

SF70XC427
2701 High Street

