Oakland City Planning Commission STAFF REPORT

Case File Number CMD10209 **February 16, 2011**

Location:	**2825-2833 Park Boulevard**
Assessor's Parcel Number:	**023 -0404-011 / 012-00**
Proposal:	Request for a Major Conditional Use Permit and Design Review to modify an existing unmanned mini telecommunications facility by co-locating two (2) additional panel antennas and four (4) new RRU's on the roof of the existing Buddhist Temple, adding 1 equipment shelter along the interior side of building. .
Contact Person/ Phone Number:	AT&T / Realcom Assoc. (925) 519-5081
Owner:	Amitabha Temple of International
Planning Permits Required:	Major Conditional Use Permit to modify an existing wireless telecommunications mini facility within 100' of a residential zone and Regular Design Review to co-locate 2 additional panel antennas and a new equipment shelter.
General Plan:	Urban Residential
Zoning:	C-28 Commercial Shopping District Zone
Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines: Small Structures, Section 15301 existing facilities, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
Historic Status:	Not A Potentially Designated Historic Property (PDHP): Survey rating F3
Service Delivery District:	3
City Council District:	II
Date Filed:	8/2/10
Staff Recommendation:	Approve with the attached conditions
Finality of Decision:	*Appealable to City Council within 10 days*
For Further Information:	Contact case planner **Jose M. Herrera-Preza, Planner I** at **(510) 238-3808** or jherrera@oaklandnet.com

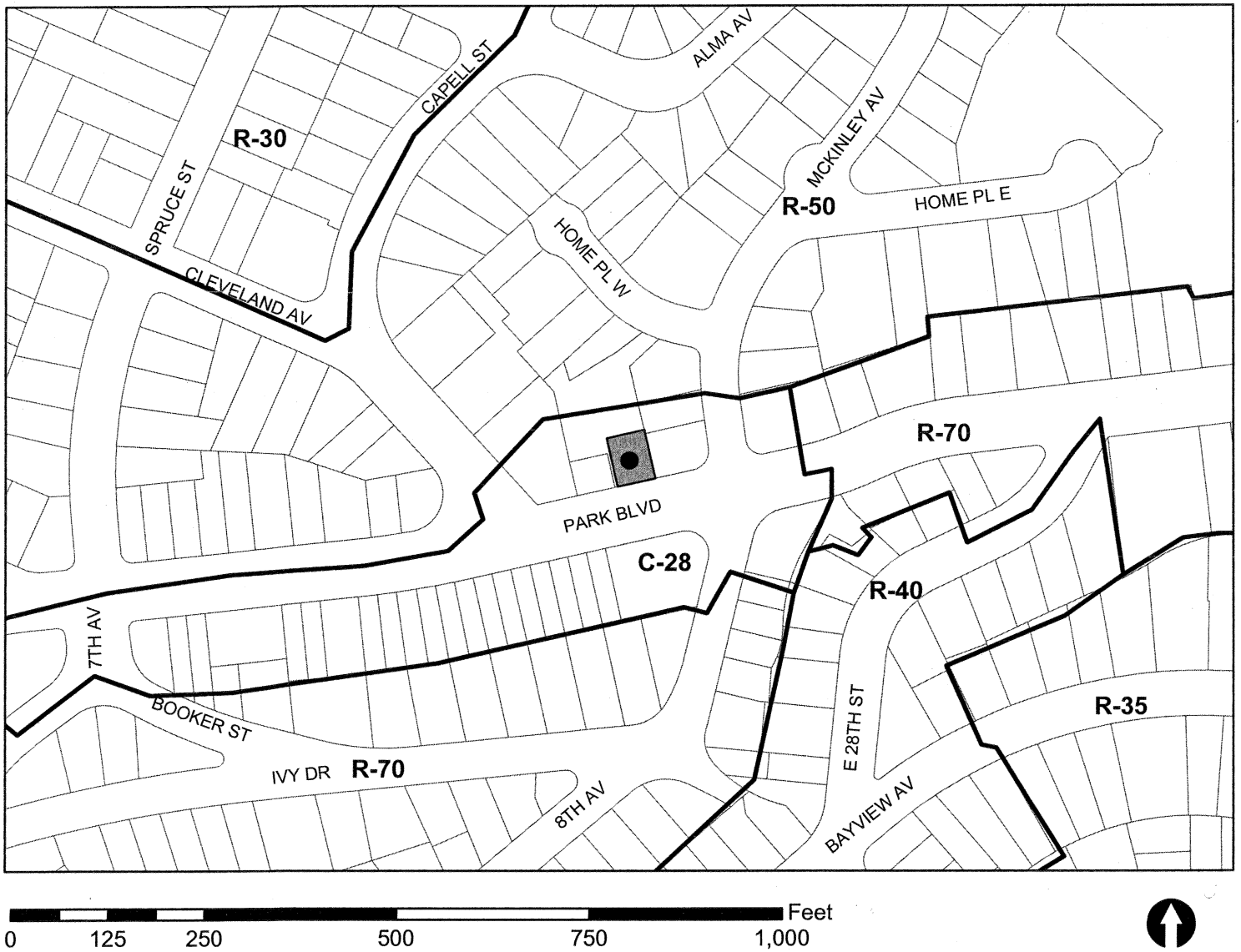
SUMMARY

This project would provide for the modification of an existing micro telecommunications site consisting of co-locating two (2) additional panel antennas on the roof of the existing commercial building which is occupied by Buddhist Temple. The two new antennas will be concealed inside a RF friendly 18" radome which will be textured and painted to match the existing building. The project will add a new equipment shelter that will also be painted and textured to match the building. The project would result in a total of six (6) antennas on site.

A Major Conditional Use Permit and Design Review is required for modifications to a Telecommunications Facilities located 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.

#2

CITY OF OAKLAND PLANNING COMMISSION



Case File: CMD10-209
Applicant: AT&T/Realcom Assoc.
Address: 2825 Park Boulevard
Zone: C-28

PROPERTY DESCRIPTION

The subject property is a 3,474 sq/ft commercial lot located along Park Boulevard. The site contains a 2 story commercial building immediately surrounded by similarly zoned lots with commercial buildings and high density residential buildings. The site is within 100' a residential zone; an established R-50 residential zone is located approximately 35' to the north.

PROJECT DESCRIPTION

The proposal would involve co-locating an additional two (2) panel antennas and one 13'x9' equipment shelter. The proposed antennas will be located on the roof of the building concealed inside two new 18" RF radome screens and the new equipment shelter will be located on the interior side of the building on top of an existing equipment shelter, of which is painted and textured to match the existing building **(See Attachment A).**

GENERAL PLAN ANALYSIS

The subject property is located within the Urban Residential General Plan designation. The Urban Residential land use classification is intended to create, maintain and enhance areas of the City that are appropriate for multi-unit, mid-rise or high rise residential structures in locations with good access to transportation and other services. The proposed unmanned wireless telecommunication facility will not adversely affect or detract from the urban residential and commercial characteristics of the neighborhood. The antennas will be mounted inside two RF friendly radomes that will be textured and painted to match the existing building thus minimizing visual impacts. General Plan Policy N9.9 states that the City encourages that new development respects the architectural integrity of a building's original style.

ZONING ANALYSIS

The subject property is located within the C-28 Commercial Shopping District Zone. The C-28 zone is intended to create, preserve, and enhance major boulevards of medium-scale retail establishments featuring some specified higher density nodes in attractive settings oriented to pedestrian comparison shopping, and to encourage mixed-use residential and nonresidential developments, and is typically appropriate along major thoroughfares near residential communities. The proposal would provide for the co-location of wireless antennas on a previously approved unmanned wireless telecommunication facility. The antennas would be located within two 18" radome screens that will be painted and textured to match the commercial building. A major conditional use permit is required since the project is within 100' of the boundary of a residential zone and design review to add roof top antennas. 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 categorically exempts specific types of projects from environmental review. Section 15303 of the State CEQA Guidelines exempts project involving construction or location of new, small facilities or structures. The proposal to co-locate a new unmanned telecommunications facility containing 4 existing and 2 proposed antennas and to establish equipment shelter at ground-level adjacent to the existing building and meets this description: the project would constitute a minor addition only. The project is therefore exempt from Environmental Review.

KEY ISSUES AND IMPACTS

In addition to ensuring this type of request meets required legal findings, proposed wireless telecommunications facilities must meet specific development standards, and site location and design preferences, and possesses a satisfactory radio frequency emissions report.

1. Conditional Use Permit

Section 17.16.070 of the City of Oakland Planning Code requires a conditional use permit to modify a Mini Telecommunication facility in the C-28 Zone. The required findings for a major conditional use permit are listed and included in staff's evaluation as part of this report.

2. Project Site

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

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

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

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

3. Project Design

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

A. Building or structure mounted antennas completely concealed from view.
B. Building or structure mounted antennas set back from roof edge, not visible from public right-of way.

C. Building or structure mounted antennas below roof line (facade mount, pole mount) visible from public right-of-way, painted to match existing structure.
D. Building or structure mounted antennas above roof line visible from public right of-way.
E. Monopoles.
F. Towers.

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

The project meets design criteria (A) since the two (2) panel antennas will be mounted with 18" radome screens that will be painted and textured to match the building, setback from the roof edge at least 8' thus minimizing their impacts from the public view. Furthermore, to mitigate visual impacts the antennas will be mounted 22' above the pedestrian pathway on Park Boulevard. The associated equipment cabinets would have no visual impact since the equipment cabinets would be fully enclosed and located inside a new equipment shelter located along the interior side of the building and would be adequately concealed from the public right of way or immediate neighbors.

4. Project Radio Frequency Emissions Standards

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

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

RF-EME emissions report, prepared by Herbert J. Stockinger, PE of EBI Consulting for AT&T indicates 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 as a condition of approval 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 has been designed to significantly reduce the visual impacts of co-locating new panel antennas within two 18" radome screens and screening all other associated ground level equipment. Therefore, staff recommends approval of the requested Major Conditional Use Permit and Regular Design Review to allow for the co-location of panel antennas inside a stealth tree Monopole.

RECOMMENDATIONS:

1. Affirm staff's environmental determination.
2. Approve the Major Conditional Use Permit and Regular Design Review subject to the attached Findings and Conditions.

Prepared by:

Jose M. Herrera-Preza
Planner I

Approved by:

SCOTT MILLER
Zoning Manager

Approved for forwarding to the
City Planning Commission:

ERIC ANGSTADT
Deputy Director
Community and Economic Development Agency

ATTACHMENTS:

A. Project Plans & Photo Simulations

FINDINGS FOR APPROVAL

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

SECTION 17.134.050 – GENERAL CONDITIONAL USE PERMIT FINDINGS:

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

The proposal would provide for the co-location of two panel antennas and one equipment shelter to an existing unmanned mini telecommunications facility. The antennas will be rooftop mounted inside two 18" radome screens that will be painted and finished to match the existing commercial building. The overall design would not adversely affect the operating characteristic of the existing building or the livability of the surrounding area. The facility will be unmanned and will not create additional vehicular or pedestrian traffic in the area.

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

The proposed co-location of two additional antennas will provide for a more functional commercial environment while the proposed design of the unmanned telecommunications facility will provide a convenient and functional working environment while maintaining the attractive nature of the commercial building. Therefore, it would not affect the general quality and character of the neighborhood. The mini telecommunications facility will not detract from visual or functional operations of the commercial tenants inside the building.

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 mini-telecommunication facility in the Urban Residential General Plan designation will enhance and improve communication service for a mixture of civic, commercial and residential uses in the area.

17.136.070A – DESIGN REVIEW CRITERIA :

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

The proposal would modify an existing "mini" telecommunications facility through the addition of two (2) panel antennas and (1) GPS antennas mounted along existing rooftop of the existing commercial building and (1) equipments shelter, located along the interior side of the building. The addition of the antennas to the existing building will not result in an increase in the building height and will be screened thru the use of 18" radome which will match the existing building in their color, texture and finish materials. The new antennas will be mounted 8' above the roof line and setback from the building 8' façade, not visible from adjacent neighbors or public right of way. The existing exterior finish materials will match the building and the location and scale of the addition will be compatible with the existing facilities. Therefore, the proposal is consistent and well related to the surrounding area in scale, bulk, height, materials, and textures.

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

The proposal protects and preserves the surrounding neighborhood context by co-locating additional wireless telecommunication antennas to an existing facility. The antennas will be concealed inside a 18" radome and painted and textured to match the building and be located 22' above any pedestrian pathway thus mitigating the impact on the public view and will not have any visual impact since antennas will also be setback from any building edge a minimum of 8'. The equipment cabinet would be inside a new equipment shelter, thus will not visually affect adjoining properties.

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

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

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

This criteria is not applicable to this proposal.

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

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

Design Review Criteria for Mini Facilities. In addition to the design review criteria listed in Chapter 17.136, the following specific additional criteria must be met when design review is required before an application can be granted:

1. Antennas should be painted and/or textured to match the existing structure.
The proposed antennas will be concealed inside two 18" radome screens that will be painted and textured to match the existing building.

2. Antennas mounted on architecturally significant structures or significant architectural details of the building should be covered by appropriate casings which are manufactured to match existing architectural features found on the building.
The existing building is a 2 story commercial building with no architecturally significant features but the proposed antennas will still be screened with two new radome screens which will be on the roof and setback 8' from any building wall.

3. Where feasible, antennas can be placed directly above, below or incorporated with vertical design elements of a building to help in camouflaging.
The antennas will be mounted on the roof and setback a minimum of 8' from any building wall. The existing building has no vertical design elements but the antennas will be fully camouflaged from public view.

4. Equipment cabinets shall be concealed from view or placed underground.
The proposed equipment cabinets will be concealed inside a new equipment shelter. The new equipment shelter will be also be painted and textured to match the existing building and located along the interior side of the building, where visual impacts will minimized as the interior side faces a open surface parking lot.

5. 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.
There will be no public access to the roof mounted antennas as access to the roof is limited to approved personnel. The equipment shelter will be secured through a security access door only accessible to approved personnel.

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 unless an alternative placement would reduce visual impact; treat or screen the antennas to match existing air conditioning units, stairs, elevator towers, or other background; avoid placing roof mounted antennas in direct line with significant view corridors.

The proposed antennas will project 8' above the roof line of the building and will be setback a minimum of 8' from any building wall meeting the 1:1 setback ration for roof mounted antennas. Furthermore the antennas will be screened with new 18" radomes that will be painted and textured to match the building. The equipment shelter is sited along the interior side property line setback 15' from the front property line reducing any visual impact on the building, plus the shelter will be painted and textured to match the building.

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

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

The project meets all relevant design review criteria, please see the findings above.

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

The project involves the co-location of two antennas to an existing telecommunications site that have been designed to not disrupt the overall community character.

3. In zones R-1 through R-60, inclusive, the project must not have any visual impact.

Not applicable. The subject property is located in the C-28 Commercial Shopping district Zone.

Conditions of Approval

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, **CMD10209**, and the plans dated **December 17th , 2010** and submitted on **December 17th, 2010** 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 of a new unmanned mini telecommunications facility located along the rooftop of an existing commercial building, under Oakland Planning Code 17.128**

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

3. **Scope of This Approval; Major and Minor Changes**
   Ongoing
   The project is approved pursuant to the Oakland Planning Code 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 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, 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. Days/Hours of Construction Operation
Ongoing throughout demolition, grading, and/or construction
The project applicant shall require construction contractors to limit standard construction activities as follows:

a) Construction activities are limited to between 7:00 AM and 7:00 PM Monday through Friday, except that pile driving and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m. Monday through Friday.

b) Any construction activity proposed to occur outside of the standard hours of 7:00 am to 7:00 pm Monday through Friday for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened and such construction activities shall only be allowed with the prior written authorization of the Building Services Division.

c) Construction activity shall not occur on Saturdays, with the following possible exceptions:

i. Prior to the building being enclosed, requests for Saturday construction for special activities (such as concrete pouring which may require more continuous amounts of time), shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened. Such construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division.

ii. After the building is enclosed, requests for Saturday construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division, and only then within the interior of the building with the doors and windows closed.

d) No extreme noise generating activities (greater than 90 dBA) shall be allowed on Saturdays, with no exceptions.

e) No construction activity shall take place on Sundays or Federal holidays.

f) Construction activities include but are not limited to: truck idling, moving equipment (including trucks, elevators, etc) or materials, deliveries, and construction meetings held on-site in a non-enclosed area.

13. 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.

PROJECT SPECIFIC CONDTIONS:

14. Radio Frequency Emissions
Prior to the final building permit sign off
The applicant shall submit a certified RF emissions report stating the facility is operating within the acceptable standards established by the regulatory Federal Communications Commission.

15. Sinking Fund for Facility Removal or Abandonment.
Prior to issuance of a building permit
The applicant shall provide proof of the establishment of a sinking fund to cover the cost of removing the facility if it is abandoned within a prescribed period. The word "abandoned" shall mean a facility that has not been operational for a six (6) month period, except where non-operation is the result of maintenance of renovation activity pursuant to valid City permits. The sinking fund shall be established to cover a two year period, at a financial institution approved by the City's Office of Budget and Finance. The sinking fund payment shall be adequate to determined by the office of Budget and Finance and shall be adequate to defray expenses associated with the removal of the telecommunication facility.

APPROVED BY:
City Planning Commission:_____(February 16, 2011)_____(vote)

CNU3954/CNU4647

LTE SITE: CCL03954
FA#: 10087855 USID: 14279

MCKINLEY AND PARK

2825 PARK BLVD
OAKLAND, CA 94606

USA NORTH
OF CENTRAL/NORTHERN CALIFORNIA AND NEVADA

ATTACHMENT A

COMPLIANCE

DE PERFORMED AND INSTALLED IN
DITIONS OF THE FOLLOWING CODES AS
G AUTHORITIES. NOTHING IN THESE PLANS IS
ORK NOT CONFORMING TO THESE CODES.

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NDMENTS TO THE ABOVE
101

TY IS UNMANNED AND NOT FOR HUMAN
ATION. HANDICAPPED ACCESS NOT REQUIRED IN
RDANCE WITH CALIFORNIA ADMINISTRATIVE STATE
PART 2, TITLE 24, CHAPTER 11B, SECTION
).

PROJECT DESCRIPTION

THIS IS AN UNMANNED TELECOMMUNICATIONS FACILITY FOR AT&T WIRELESS CONSISTING OF THE INSTALLATION OF THE FOLLOWING:

1. NEW ONE (1) OUTDOOR CABINET (RBA72) AND TWO (2) PURCELL CABINETS (FLX12WS) (STACKED) MOUNTED ON NEW STEEL PLATFORM ABOVE EXISTING ENCLOSURE. NEW EQUIPMENT CABINETS TO BE SCREENED TO MATCH EXISTING.
2. NEW TWO (2) LTE ANTENNAS MOUNTED ON NEW NON-PENETRATING ROOF MOUNTS INSIDE NEW 18"ø RADOME.
3. NEW ONE (1) 3" FIBER/POWER CONDUIT FROM MAIN UNIT TO SURGE PROTECTORS.
4. NEW FOUR (4) RRU'S MOUNTED ON EXISTING UTILITY RACK AT ROOFTOP.
5. NEW FOUR (4) RET CONTROLLERS PER ANTENNA CONFIGURATION.
6. NEW THREE (3) SURGE PROTECTORS (DC2-48-60-0-9E).
7. NEW ONE (1) GPS ANTENNA.

DRIVING DIRECTIONS

FROM AT&T OFFICE - PLEASANTON, CA

1. START OUT GOING SOUTHEAST ON ROSEWOOD DR TOWARD OLD SANTA RITA RD.
2. TURN LEFT ONTO SANTA RITA RD.
3. STAY STRAIGHT TO GO ONTO TASSAJARA RD.
4. MERGE ONTO I-580 W TOWARD OAKLAND.
5. TAKE THE EXIT TOWARD 14TH AVENUE/PARK BLVD.
6. TURN SLIGHT LEFT ONTO CHATHAM RD.
7. TURN LEFT ONTO PARK BLVD.
8. 2825 PARK BLVD IS ON THE RIGHT.

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWING:

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SHEET INDEX

SHEET	DESCRIPTION	REV.
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A-2	EQUIPMENT LAYOUT	0
A-3	ANTENNA PLANS	0
A-4	ELEVATIONS	0
A-5	EQUIPMENT AND CONSTRUCTION DETAILS	0
A-6	EQUIPMENT AND CONSTRUCTION DETAILS	0

ECT TEAM

APPLICANT/LESSEE:
AT&T
4430 ROSEWOOD DR.
PLEASANTON, CA 95488

. P.E.

SITE ACQUISITION MANAGER:
ERICSSON
6160 STONERIDGE MALL DR. SUITE 400
PLEASANTON, CA 94588
CONTACT: RICK RAMIREZ
PHONE: (925) 737-5800
EMAIL: rick.ramirez@ericsson.com

ZONING MANAGER:
LYLE COMPANY
3140 GOLD CAMP DR. SUITE 30
RANCHO CORDOVA, CA 95670
CONTACT: JONATHAN FONG
PHONE: (916) 266-7000
EMAIL: jfong@lyleco.com

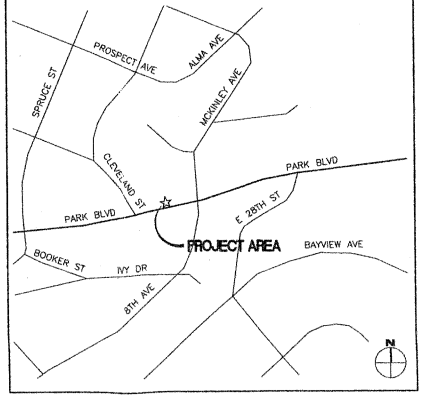
RF ENGINEER:
AT&T
4430 ROSEWOOD DR.
PLEASANTON, CA 94588
CONTACT: HASAN MAHMOOD
PHONE: (818) 455-6805

CONSTRUCTION MANAGER:
ERICSSON
6160 STONERIDGE MALL DR. SUITE 400
PLEASANTON, CA 94588
CONTACT: MATT ARNOLD
PHONE: (925) 737-5800
EMAIL: matthew.arnold@ericsson.com

PROJECT INFORMATION

SITE ADDRESS:	2825 PARK BLVD OAKLAND, CA 94606
APN:	---
PROPERTY OWNER:	DUN YANG SHI 2825 PARK BLVD OAKLAND, CA 94606
LATITUDE:	37.80278° N (NAD 83)
LONGITUDE:	122.23778° W (NAD 83)
GROUND ELEVATION:	±82' AMSL
HEIGHT OF STRUCTURE:	±23' AGL
ZONING:	U-2
JURISDICTION:	CITY OF OAKLAND
TELEPHONE:	AT&T
POWER:	PG&E

VICINITY MAP



APPROVALS

LANDLORD: _____
CONSTRUCTION MANAGER: _____
RF ENGINEER: _____
SITE ACQUISITION MANAGER: _____
ZONING MANAGER: _____
UTILITY COORDINATOR: _____
PROGRAM REGIONAL MANAGER: _____
NETWORK OPERATIONS MANAGER: _____

at&t
4430 ROSEWOOD DRIVE
PLEASANTON, CA 94588

PROJECT INFORMATION:
CNU3954/CNU4647
LTE SITE: CCL03954
FA#: 10087855, USID: 14279
MCKINLEY AND PARK
2825 PARK BLVD
OAKLAND, CA 94606

CURRENT ISSUE DATE:
12/15/10

ISSUED FOR:
100% CONSTRUCTION DRAWING

REV.:	DATE:	DESCRIPTION:	BY:
A	10/18/10	90% CONSTRUCTION DRAWING	CC
0	12/15/10	100% CONSTRUCTION DRAWING	CC

PLANS PREPARED BY:
PDC CORPORATION
1052 CONCANNON BLVD.
LIVERMORE, CA 94550
TEL: (925) 606-5868

CONSULTANT:
LYLE
3140 GOLD CAMP DR, SUITE 30
RANCHO CORDOVA, CA 95670

DRAWN BY:	CHK.:	APV.:
CC	PP	SAS

LICENSER:

SHEET TITLE:
TITLE SHEET, SITE INFORMATION AND VICINITY MAP

SHEET NUMBER:
T-1

	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
X	GRID REFERENCE
X X-X	DETAIL REFERENCE
X X-X	ELEVATION REFERENCE
X X-X	SECTION REFERENCE
	GROUT OR PLASTER
	(E) BRICK
	(E) MASONRY
	CONCRETE
	EARTH
	GRAVEL
	PLYWOOD
	SAND
	WOOD CONT.
	WOOD BLOCKING
	STEEL
	CENTERLINE
	PROPERTY/LEASE LINE
	MATCH LINE
	WORK POINT
	GROUND CONDUCTOR
T	TELEPHONE CONDUIT
E	ELECTRICAL CONDUIT
A	COAXIAL CABLE
OU	OVERHEAD SERVICE CONDUCTORS
X	CHAIN LINK FENCING

LEGEND 1

A.B.	ANCHOR BOLT	GRND.	GROUND
ABV.	ABOVE	HDR.	HEADER
ACCA	ANTENNA CABLE COVER ASSEMBLY	HGR.	HANGER
ADD'L	ADDITIONAL	HT	HEIGHT
A.F.F.	ABOVE FINISHED FLOOR	ICGB.	ISOLATED COPPER GROUND BUS
A.F.G.	ABOVE FINISHED GRADE	IN.(")	INCH(ES)
ALUM.	ALUMINUM	INT.	INTERIOR
ALT.	ALTERNATE	LB.(#)	POUND(S)
ANT.	ANTENNA	L.B.	LAG BOLTS
APPRX.	APPROXIMATE(LY)	L.F.	LINEAR FEET (FOOT)
ARCH.	ARCHITECT(URAL)	L.	LONG(ITUDINAL)
AWG.	AMERICAN WIRE GAUGE	MAS.	MASONRY
BLDG.	BUILDING	MAX.	MAXIMUM
BLK.	BLOCK	M.B.	MACHINE BOLT
BLKG.	BLOCKING	MECH.	MECHANICAL
BM.	BEAM	MFR.	MANUFACTURER
B.N.	BOUNDARY NAILING	MIN.	MINIMUM
BTCW.	BARE TINNED COPPER WIRE	MISC.	MISCELLANEOUS
B.O.F.	BOTTOM OF FOOTING	MTL.	METAL
B/U	BACK-UP CABINET	(N)	NEW
CAB.	CABINET	NO.(#)	NUMBER
CANT.	CANTILEVER(ED)	N.T.S.	NOT TO SCALE
C.I.P.	CAST IN PLACE	O.C.	ON CENTER
CLG.	CEILING	OPNG.	OPENING
CLR.	CLEAR	P/C	PRECAST CONCRETE
COL.	COLUMN	PCS	PERSONAL COMMUNICATION SERVICES
CONC.	CONCRETE	PLY	PLYWOOD
CONN.	CONNECTION(OR)	PPC	POWER PROTECTION CABINET
CONST.	CONSTRUCTION	PRC	PRIMARY RADIO CABINET
CONT.	CONTINUOUS	P.S.F.	POUNDS PER SQUARE FOOT
d	PENNY (NAILS)	P.S.I.	POUNDS PER SQUARE INCH
DBL.	DOUBLE	P.T.	PRESSURE TREATED
DEPT.	DEPARTMENT	PWR.	POWER (CABINET)
D.F.	DOUGLAS FIR	QTY.	QUANTITY
DIA.	DIAMETER	RAD.(R)	RADIUS
DIAG.	DIAGONAL	REF.	REFERENCE
DIM.	DIMENSION	REINF.	REINFORCEMENT(ING)
DWG.	DRAWING(S)	REQ'D.	REQUIRED
DWL.	DOWEL(S)	RGS.	RIGID GALVANIZED STEEL
EA.	EACH	SCH.	SCHEDULE
EL.	ELEVATION	SHT.	SHEET
ELEC.	ELECTRICAL	SIM.	SIMILAR
ELEV.	ELEVATOR	SPEC.	SPECIFICATION(S)
EMT.	ELECTRICAL METALLIC TUBING	SQ.	SQUARE
E.N.	EDGE NAIL	S.S.	STAINLESS STEEL
ENG.	ENGINEER	STD.	STANDARD
EQ.	EQUAL	STL.	STEEL
EXP.	EXPANSION	STRUC.	STRUCTURAL
EXST.(E)	EXISTING	TEMP.	TEMPORARY
EXT.	EXTERIOR	THK.	THICK(NESS)
FAB.	FABRICATION(OR)	T.N.	TOE NAIL
F.F.	FINISH FLOOR	T.O.A.	TOP OF ANTENNA
F.G.	FINISH GRADE	T.O.C.	TOP OF CURB
FIN.	FINISH(ED)	T.O.F.	TOP OF FOUNDATION
FLR.	FLOOR	T.O.P.	TOP OF PLATE (PARAPET)
FDN.	FOUNDATION	T.O.S.	TOP OF STEEL
F.O.C.	FACE OF CONCRETE	T.O.W.	TOP OF WALL
F.O.M.	FACE OF MASONRY	TYP.	TYPICAL
F.O.S.	FACE OF STUD	U.G.	UNDER GROUND
F.O.W.	FACE OF WALL	U.L.	UNDERWRITERS LABORATORY
F.S.	FINISH SURFACE	U.N.O.	UNLESS NOTED OTHERWISE
FT.(')	FOOT (FEET)	V.I.F.	VERIFY IN FIELD
FTG.	FOOTING	W	WIDE(WIDTH)
G.	GROWTH (CABINET)	W/	WITH
GA.	GAUGE	WD.	WOOD
GI.	GALVANIZE(D)	W.P.	WEATHERPROOF
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER	WT.	WEIGHT
GLB. (GLU-LAM)	GLUE LAMINATED BEAM	℄	CENTERLINE
GPS	GLOBAL POSITIONING SYSTEM	℄	PLATE, PROPERTY LINE

ABBREVIATIONS 2

GENERAL NOTES FOR EXISTING AT&T CELL SITES:

1. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
2. SUBCONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
3. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY SUBCONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHOULD BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.
4. SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.
5. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY. SUBCONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR.
6. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

GENERAL NOTES FOR EXISTING AWS CELL SITES 3

GENERAL CONSTRUCTION NOTES:

1. THE FACILITY IS AN UNOCCUPIED DIGITAL TELECOMMUNICATION FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE IMPLEMENTATION ENGINEER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
6. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
7. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE IMPLEMENTATION ENGINEER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
8. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.
9. 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 THE PROJECT AREA DURING CONSTRUCTION.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF THE 2010 CBC REGARDING EARTHQUAKE PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS AND MECHANICAL EQUIPMENT. ALL WORK MUST BE IN ACCORDANCE WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
11. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
12. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWING (SHEET LS1), SHALL NOT BE USED TO IDENTIFY OR ESTABLISH THE BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ENGINEER.
13. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, VEGETATION, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF WIRELESS CARRIER.
14. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE.
15. PENETRATIONS OF ROOF MEMBRANES SHALL BE PATCHED/FLASHED AND MADE WATERTIGHT USING LIKE MATERIALS IN ACCORDANCE WITH NRCA ROOFING STANDARDS AND DETAILS. CONTRACTOR SHALL OBTAIN DETAILING CLARIFICATION FOR SITE-SPECIFIC CONDITIONS FROM ENGINEER, IF NECESSARY, BEFORE PROCEEDING.
16. BEFORE ORDERING AND/OR BEFORE FABRICATING/CONSTRUCTING/INSTALLING ANY ITEMS, VERIFY THE TYPES AND QUANTITIES.
17. CONTRACTOR SHALL PROVIDE SITE FOREMAN WITH A CELLULAR PHONE AND PAGER, AND KEEP SAME ON SITE WHENEVER PERSONNEL ARE ON SITE.
18. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE AND NOTIFY THE PROJECT MANAGER OF ANY DISCREPANCES BEFORE STARTING ANY WORK.
19. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
20. CONTRACTOR TO PROVIDE COMPLETE SET OF AS BUILT DRAWINGS WITHIN 10 WORKING DAYS OF PROJECT COMPLETION.
21. CONTRACTOR IS TO EXCAVATE 6" BELOW EXISTING GRADE AND SPRAY WITH WEED CONTROL. REPLACE WITH CLASS II AGGREGATE BASE AND CRUSHED WASHED ROCK, AS SPECIFIED ON SITE PLAN.
22. CONTRACTOR SHALL PROVIDE TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.
23. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR THE FABRICATION OF MATERIALS TO BE INSTALLED AT THE SITE, THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS INCLUDING AS-BUILT DIMENSIONS OF EXISTING STRUCTURES OR STRUCTURAL ELEMENTS HAVING A BEARING ON THE SCOPE OF THE WORK TO BE PERFORMED. IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE DIMENSIONS OR CONDITIONS FOUND TO BE EXISTING IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OBTAIN DESIGN RESOLUTION PRIOR TO PROCEEDING WITH THE PORTION(S) OF THE WORK AFFECTED. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO SO NOTIFY THE ENGINEER AND OBTAIN RESOLUTION BEFORE PROCEEDING.

GENERAL CONSTRUCTION NOTES 4

at&t
4430 ROSEWOOD DRIVE
PLEASANTON, CA 94588

PROJECT INFORMATION:

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PLANS PREPARED BY:

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LIVERMORE, CA 94550
TEL: (925) 606-5868

CONSULTANT:

LYLE
3140 GOLD CAMP DR, SUITE 30
RANCHO CORDOVA, CA 95670

DRAWN BY:	CHK.:	APV.:
CC	PP	SAS

LICENSER:

SHEET TITLE:
GENERAL NOTES, LEGEND AND ABBREVIATIONS

SHEET NUMBER:
T-2

SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

GENERAL NOTES:

1. THIS PROPOSAL IS FOR THE MODIFICATION OF AN EXISTING UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF INSTALLATION OF THE FOLLOWING: NEW ONE (1) OUTDOOR CABINET (RBA72) AND TWO (2) PURCELL CABINETS (FLX12WS) (STACKED) MOUNTED ON NEW STEEL PLATFORM INSIDE NEW ENCLOSURE, FOUR (4) NEW RRU'S, ONE (1) 3" CONDUIT, FOUR (4) NEW RET CONTROLLERS AND ONE (1) NEW GPS ANTENNA.
2. THE EXISTING FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE.
3. THE EXISTING FACILITY IS UNMANNED AND IS NOT FOR HUMAN HABITAT. (NO HANDICAP ACCESS IS REQUIRED).
4. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.
5. NO NOISE, SMOKE, DUST OR ODOR WILL RESULT FROM THIS PROPOSAL.
6. OUTDOOR STORAGE AND SOLID WASTE CONTAINERS ARE NOT NEW.
7. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
8. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY THE CONSTRUCTION OPERATION.
9. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTION REQUIRED FOR CONSTRUCTION.
10. SUBCONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
11. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND DRAWINGS PROVIDED BY THE SITE OWNER. SUBCONTRACTOR SHALL NOTIFY AT&T OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.

SITE WORK GENERAL NOTES:

1. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
2. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
3. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
4. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
5. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
6. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
7. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF ENGINEERING, OWNER AND/OR LOCAL UTILITIES.
8. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE AND STABILIZED TO PREVENT EROSION AS SPECIFIED IN THE PROJECT SPECIFICATIONS.
9. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
10. ADD ELECTRICAL CONNECTIONS IN THE PUBLIC RIGHT OF WAY SHALL BE INSTALLED UNDERGROUND TO THE NEAREST UTILITY POLE.
11. NO WORK SHALL BE DONE WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT THE PRIOR APPROVAL AND PERMIT FROM THE ENVIRONMENTAL AND PUBLIC WORKS MANAGEMENT DEPARTMENT – ADMINISTRATIVE SERVICES.
12. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ALL DAMAGED OFFSITE IMPROVEMENTS CAUSED BY CONSTRUCTION. CALL PUBLIC WORKS INSPECTOR FOR INSPECTION OF OFFSITE IMPROVEMENTS AT SUBSTANTIAL COMPLETION OF ONSITE WORK.
13. NO CONSTRUCTION DEBRIS SHALL BE SPILLED OR STORED ONTO PUBLIC RIGHT-OF-WAY.
14. NO RUNOFF SEDIMENT OR WASTES IS ALLOWED IN WATER LEAVING THE SITE.
15. ALL SITE UTILITIES SHALL BE CONSTRUCTED UNDERGROUND TO THE NEAREST POLE.
16. ALL LABOR, EQUIPMENT AND MATERIAL REQUIRED FOR OFF-SITE IMPROVEMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

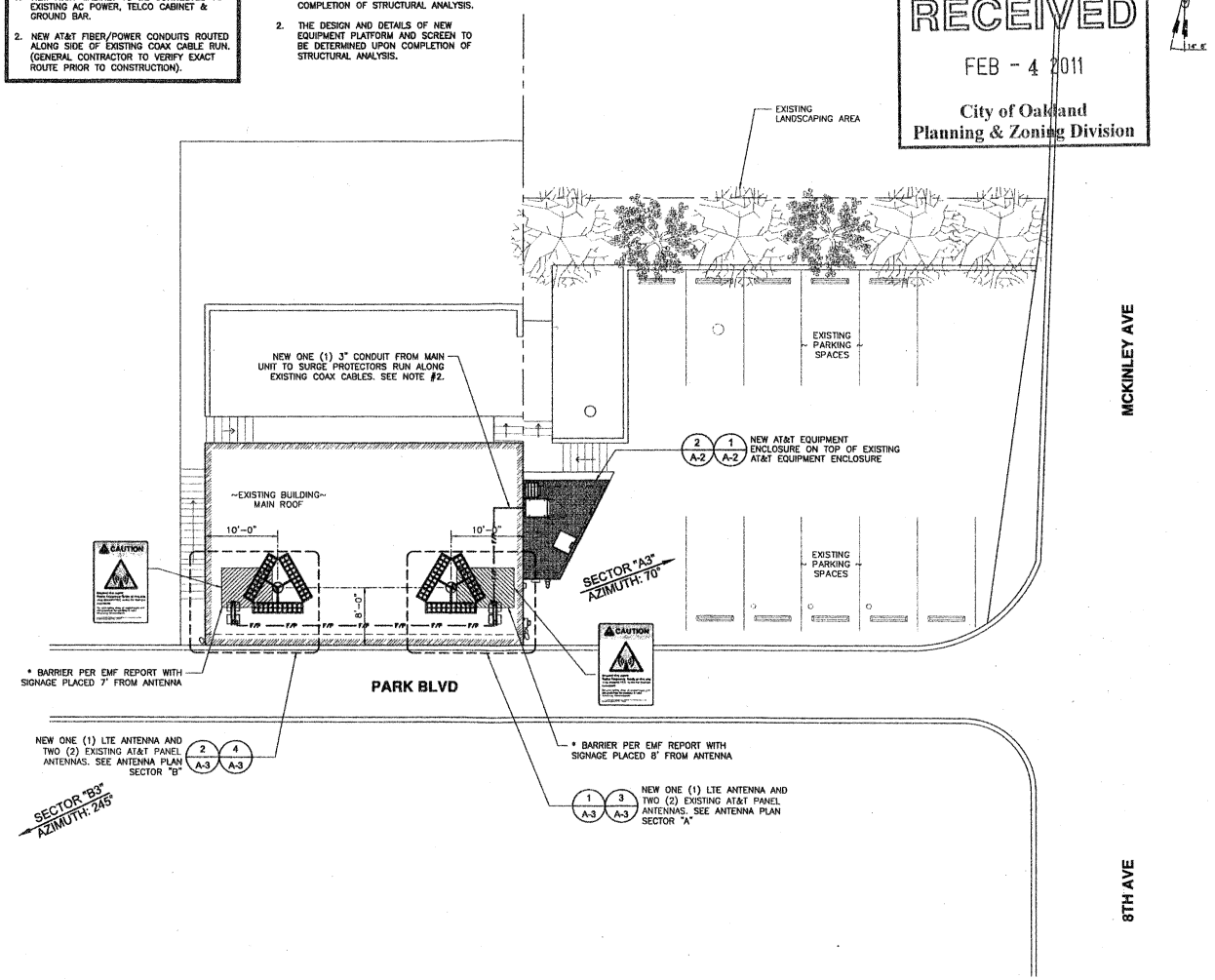
NOTES:

1. NEW AT&T CABINET TO BE CONNECTED TO EXISTING AC POWER, TELCO CABINET & GROUND BAR.
2. NEW AT&T FIBER/POWER CONDUITS ROUTED ALONG SIDE OF EXISTING COAX CABLE RUN. (GENERAL CONTRACTOR TO VERIFY EXACT ROUTE PRIOR TO CONSTRUCTION).

STRUCTURAL NOTES:

1. THE ACTUAL LOCATION OF NEW ANTENNA MOUNTS TO BE DETERMINED UPON COMPLETION OF STRUCTURAL ANALYSIS.
2. THE DESIGN AND DETAILS OF NEW EQUIPMENT PLATFORM AND SCREEN TO BE DETERMINED UPON COMPLETION OF STRUCTURAL ANALYSIS.

RECEIVED
FEB - 4 2011
City of Oakland
Planning & Zoning Division



DISCLAIMER NOTE:

PDC HAS GENERATED A SITE PLAN WITHOUT USING A TOPOGRAPHIC SURVEY. PROPERTY LINES, POWER/TELCO UTILITY POINT OF CONNECTIONS/ROUTES AND EASEMENT SHOWN ON THIS PLANS ARE ESTIMATED. PDC HIGHLY RECOMMENDS GETTING A TOPOGRAPHIC SURVEY FOR THE PROPERTY TO VERIFY THE MEASUREMENTS AND ACCURACY.

SITE PLAN

8' 4' 0 8' 16' | SCALE 1/8" = 1'-0" | 1

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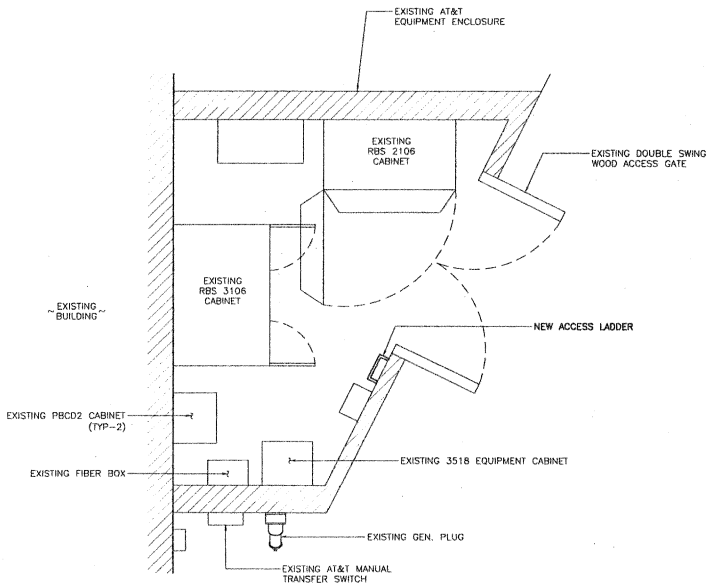
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.



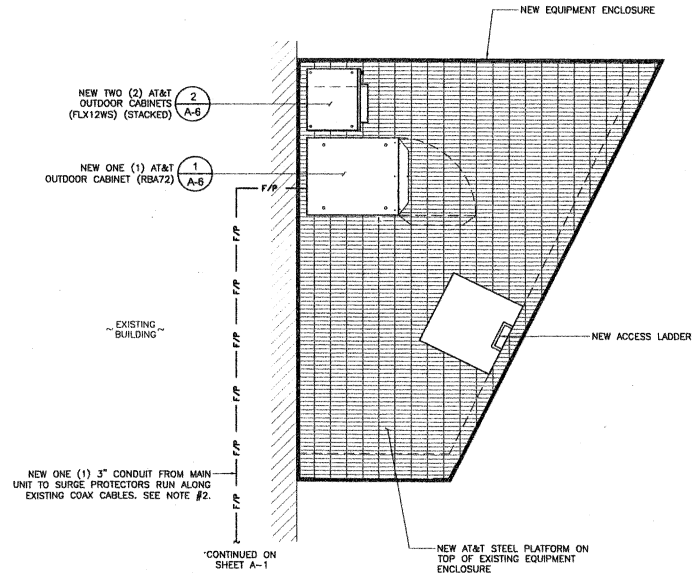
EXISTING EQUIPMENT LAYOUT (ON GROUND LEVEL) | 0 2' 4' | SCALE 1/2" = 1'-0" | 1

NOTES:

1. NEW AT&T CABINET TO BE CONNECTED TO EXISTING AC POWER, TELCO CABINET & GROUND BAR.
2. NEW AT&T FIBER/POWER CONDUITS ROUTED ALONG SIDE OF EXISTING COAX CABLE RUN. (GENERAL CONTRACTOR TO VERIFY EXACT ROUTE PRIOR TO CONSTRUCTION)

STRUCTURAL NOTES:

THE DESIGN AND DETAILS OF NEW EQUIPMENT PLATFORM AND SCREEN TO BE DETERMINED UPON COMPLETION OF STRUCTURAL ANALYSIS.



NEW EQUIPMENT LAYOUT (ABOVE EXISTING) | 0 2' 4' | SCALE 1/2" = 1'-0" | 2

at&t
4430 ROSEWOOD DRIVE
PLEASANTON, CA 94588

PROJECT INFORMATION:

CNU3954/CNU4647
LTE SITE: CCL03954
FA#: 10087855, USID: 14279
MCKINLEY AND PARK
2825 PARK BLVD
OAKLAND, CA 94606

CURRENT ISSUE DATE:
12/15/10

ISSUED FOR:
100% CONSTRUCTION DRAWING

REV.:	DATE:	DESCRIPTION:	BY:
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0	12/15/10	100% CONSTRUCTION DRAWING	CC

PLANS PREPARED BY:
PDC CORPORATION
1062 CONCANNON BLVD.
LIVERMORE, CA 94550
TEL: (925) 606-5866

CONSULTANT:
LYLE
3140 GOLD CAMP DR. SUITE 30
RANCHO CORDOVA, CA 95670

DRAWN BY:	CHK.:	APV.:
CC	PP	SAS

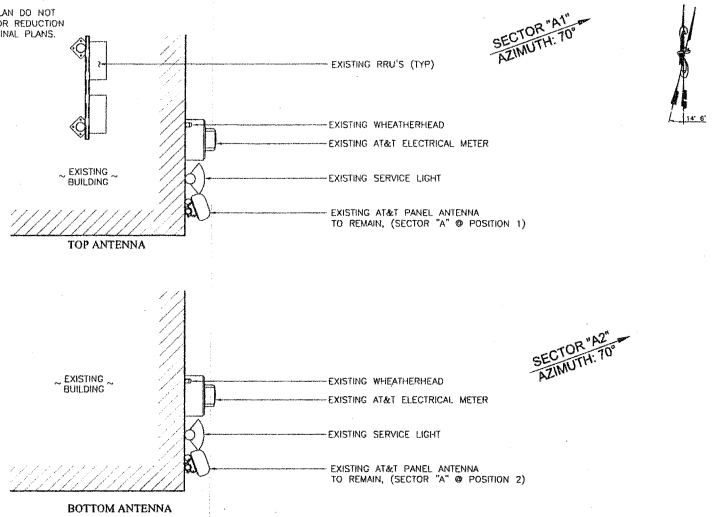
LICENSER:

SHEET TITLE:
EQUIPMENT LAYOUT

SHEET NUMBER:
A-2

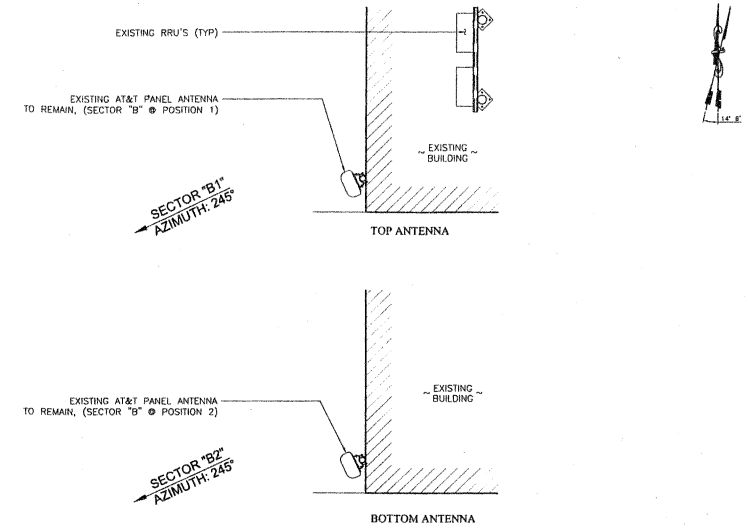
SCALE NOTE:

IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.



EXISTING ANTENNA PLAN - SECTOR "A"

2' 0' 2' | SCALE 1/2" = 1'-0" | 1



EXISTING ANTENNA PLAN - SECTOR "B"

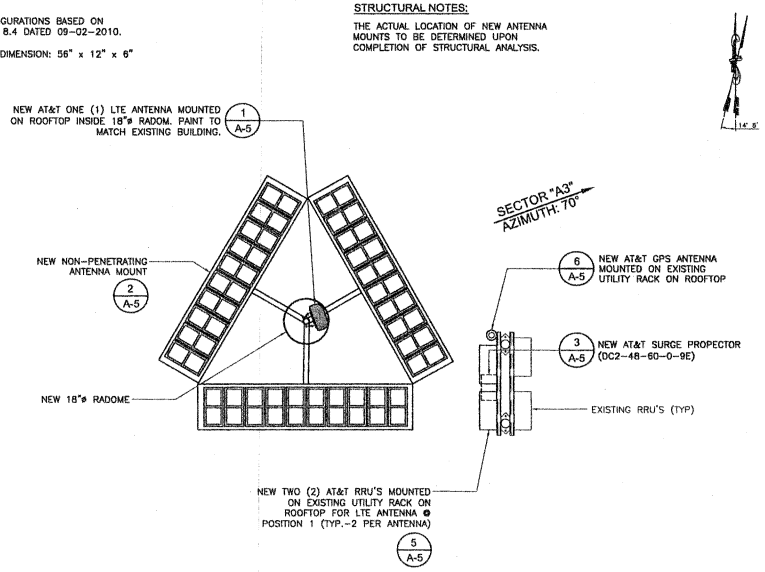
2' 0' 2' | SCALE 1/2" = 1'-0" | 2

NOTE:

1. ANTENNA CONFIGURATIONS BASED ON RFDS REVISION 8.4 DATED 09-02-2010.
2. NEW ANTENNA DIMENSION: 56" x 12" x 6"

STRUCTURAL NOTES:

THE ACTUAL LOCATION OF NEW ANTENNA MOUNTS TO BE DETERMINED UPON COMPLETION OF STRUCTURAL ANALYSIS.

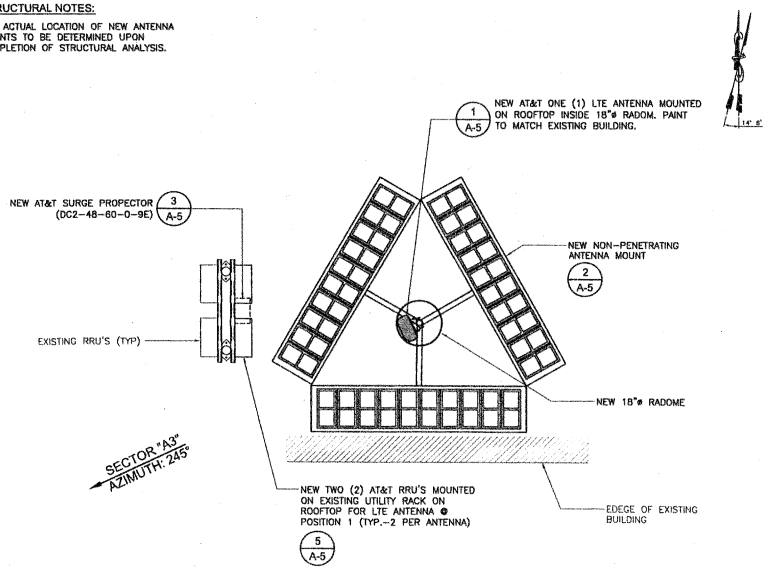


NEW ANTENNA PLAN - SECTOR "A"

2' 0' 2' | SCALE 1/2" = 1'-0" | 3

STRUCTURAL NOTES:

THE ACTUAL LOCATION OF NEW ANTENNA MOUNTS TO BE DETERMINED UPON COMPLETION OF STRUCTURAL ANALYSIS.



NEW ANTENNA PLAN - SECTOR "B"

2' 0' 2' | SCALE 1/2" = 1'-0" | 4

at&t
4430 ROSEWOOD DRIVE
PLEASANTON, CA 94588

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LIVERMORE, CA 94550
TEL: (925) 606-5868

CONSULTANT:

LYLE
3140 GOLD CAMP DR. SUITE 30
RANCHO CORDOVA, CA 95670

DRAWN BY:	CHK.:	APV.:
CC	PP	SAS

LICENSER:

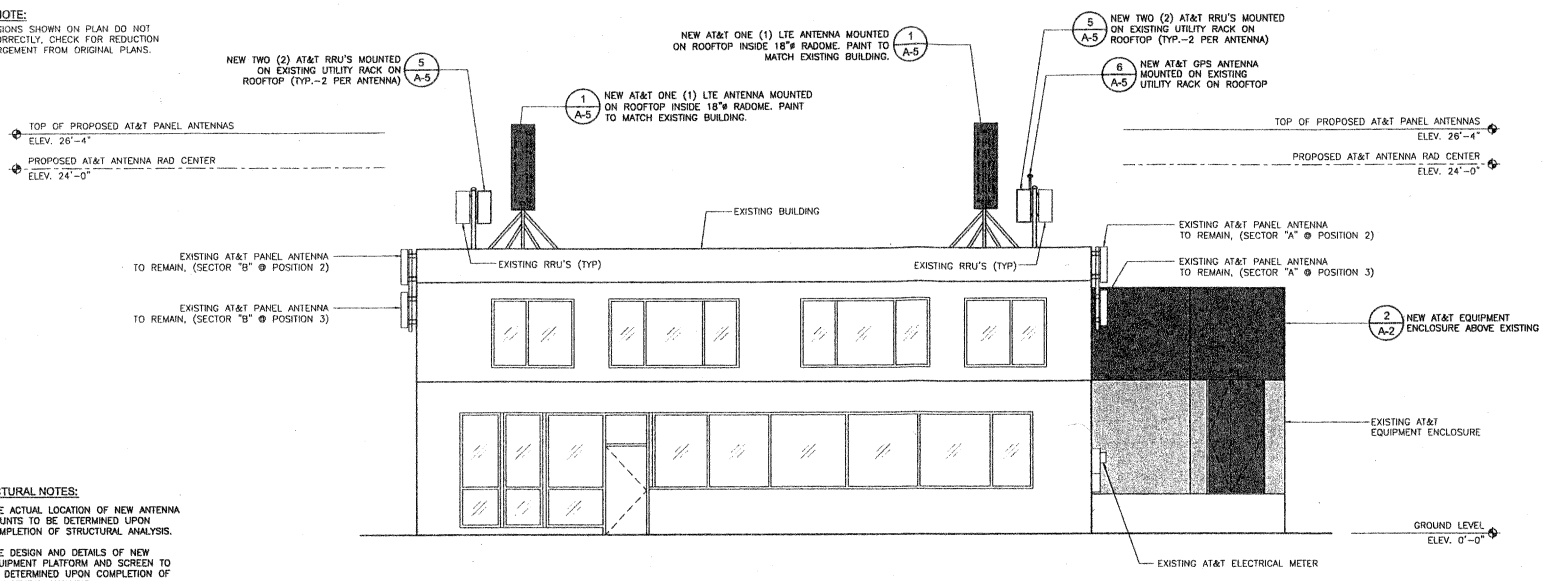
SHEET TITLE:

ANTENNA PLANS

SHEET NUMBER:

A-3

SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

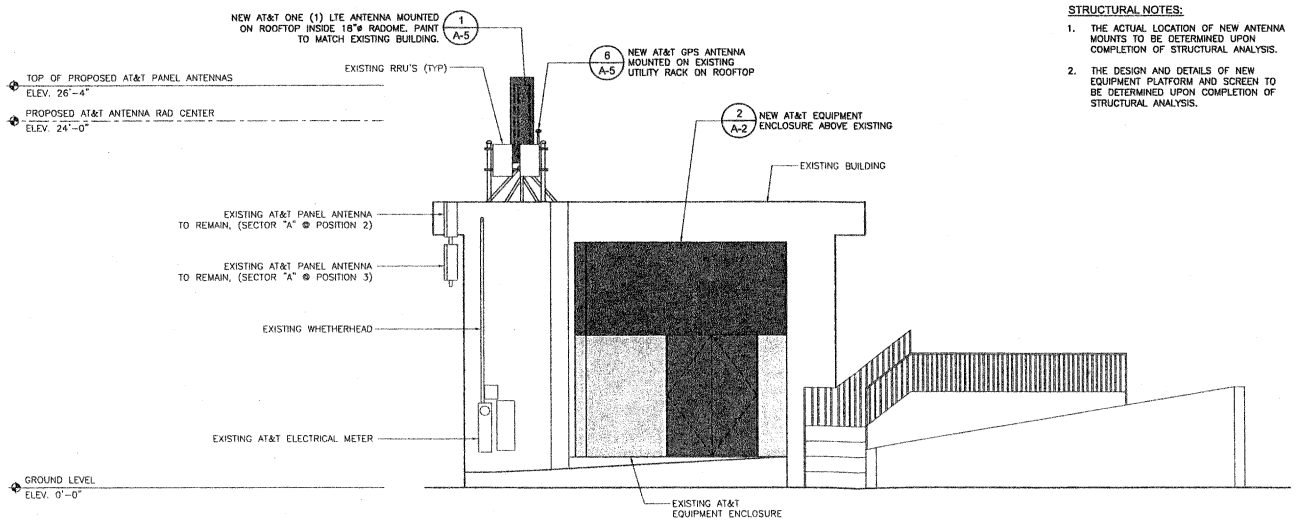


STRUCTURAL NOTES:

1. THE ACTUAL LOCATION OF NEW ANTENNA MOUNTS TO BE DETERMINED UPON COMPLETION OF STRUCTURAL ANALYSIS.
2. THE DESIGN AND DETAILS OF NEW EQUIPMENT PLATFORM AND SCREEN TO BE DETERMINED UPON COMPLETION OF STRUCTURAL ANALYSIS.

SOUTH ELEVATION

0 4' 8' SCALE 1/4" = 1'-0" 1



STRUCTURAL NOTES:

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2. THE DESIGN AND DETAILS OF NEW EQUIPMENT PLATFORM AND SCREEN TO BE DETERMINED UPON COMPLETION OF STRUCTURAL ANALYSIS.

EAST ELEVATION

0 4' 8' SCALE 1/4" = 1'-0" 2

at&t
4430 ROSEWOOD DRIVE
PLEASANTON, CA 94588

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MCKINLEY AND PARK
2825 PARK BLVD
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LIVERMORE, CA 94550
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CONSULTANT:
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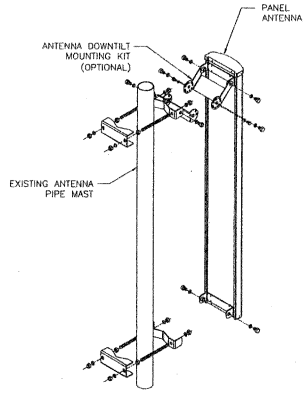
3140 GOLD CAMP DR, SUITE 30
RANCHO CORDOVA, CA 95670

DRAWN BY:	CHK.:	APV.:
CC	PP	SAS

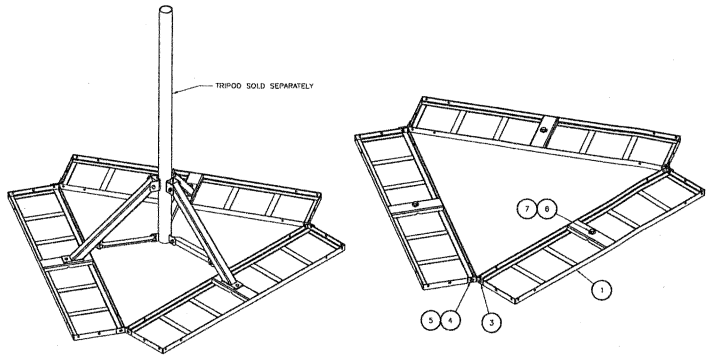
LICENSER:

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-4



ANTENNA MOUNTING DETAIL 1



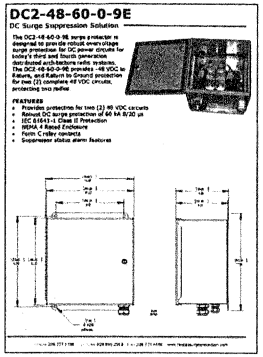
PARTS LIST			
ITEM	NAME	DESCRIPTION	
1	MT-416.01	TRIPOD BALLAST MOUNT	3
2	MT-416-H	HARDWARE KIT (ITEMS 3-7)	1
3	MT-416.06	ANGLE CLIP	3
4	GB-04125	1/2" X 1-1/4" GALV. BOLT KIT	6
5	GWF-04	1/2" x 1-1/4" GALV. BOLT	6
6	GB-07225	7/8" X 2-1/4" GALV BOLT KIT	3
7	GWF-07	7/8" FLAT WASHER	3

MANUFACTURER: ANDREW

MODEL #: MT-416

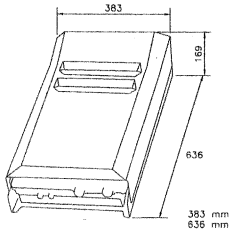
DESCRIPTION: NON-PENETRATING ROOF BALLAST FOR TRIPODS

NON-PENETRATING ROOF MOUNT 2



DC2-48-60-0-9E SPECS 3

NOT USED 4



WEIGHT AND COLOR

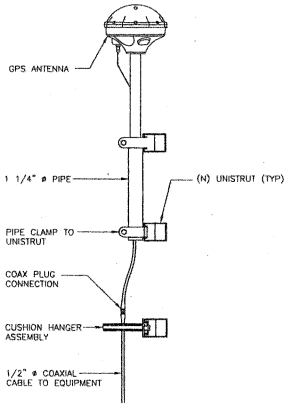
DESCRIPTION	VALUE
WEIGHT	
RRUS	20 kg
COLOR	
GRAY	NCS S2502-R

20 kg = 44.09 POUNDS

383 mm = 15.07 INCHES
636 mm = 25.03 INCHES
169 mm = 6.65 INCHES

UNIT MEASUREMENT mm

RRU SPECS 5



NOTES:

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.

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.

THE WEIGHT OF THE ANTENNA MOUNT IS 6.5 LBS.

IF ICE BRIDGE OR SIMILAR POST IS NOT GROUNDED, GROUND WITH #2 AWG TINNED BARE COPPER WIRE EXOTHERMICALLY BONDED TO POST AND CONNECTED TO GROUND RING.

GPS MOUNTING DETAIL 6

at&t
4430 ROSEWOOD DRIVE
PLEASANTON, CA 94588

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1082 CONCANNON BLVD.
LIVERMORE, CA 94550
TEL: (925) 606-5868

CONSULTANT:

LYLE
3140 GOLD CAMP DR, SUITE 30
RANCHO CORDOVA, CA 95670

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CC	PP	SAS

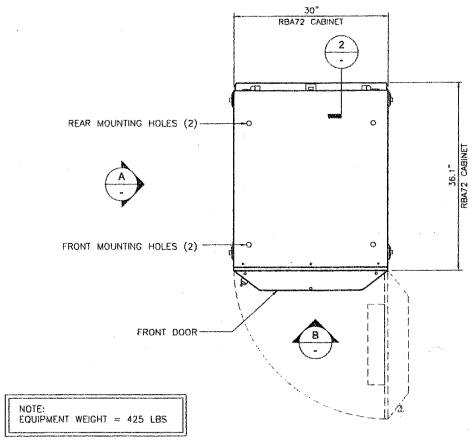
LICENSER:

SHEET TITLE:

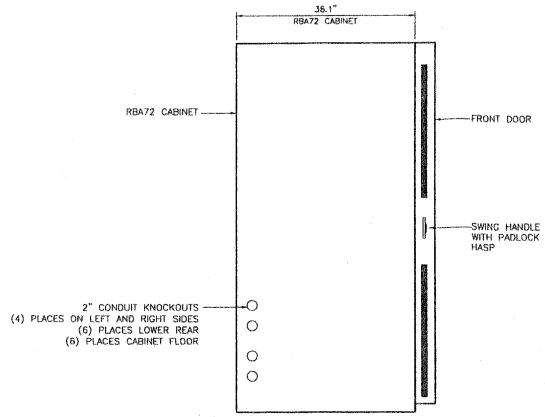
EQUIPMENT AND CONSTRUCTION DETAILS

SHEET NUMBER:

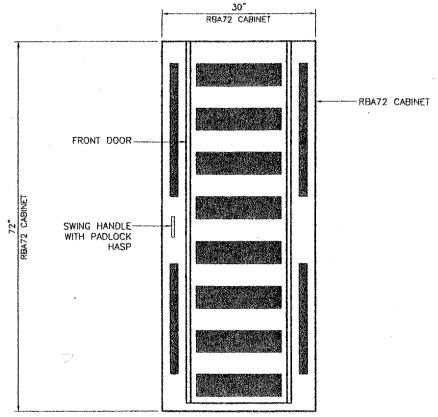
A-5



NOTE:
EQUIPMENT WEIGHT = 425 LBS



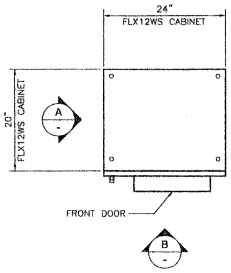
RBA72 ELEVATION (A)

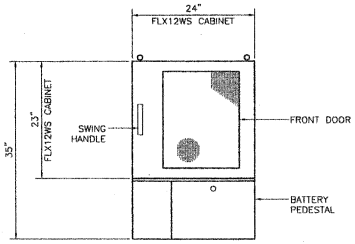


RBA72 ELEVATION (B)

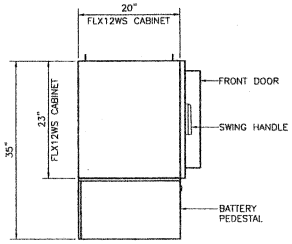
EQUIPMENT CABINET DETAIL

1

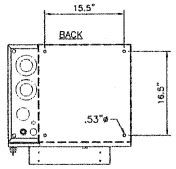




FLX12WS FRONT ELEVATION (A)

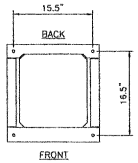


FLX12WS SIDE ELEVATION (B)



VIEW IS LOOKING DOWN THROUGH EQUIPMENT BAY AND 6" DEMARC BOX FLOORS (TRANSPARENT) INTO BOTTOM OF EMPTY BATTERY PEDESTAL

BATTERY PEDESTAL BOLT-DOWN PATTERN



VIEW IS LOOKING DOWN AT TOP OF PLINTH (PLINTH SKIRT EXTENSION NOT SHOWN).

PLINTH BOLT-DOWN PATTERN

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)

2

NOT USED

3

at&t
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PLEASANTON, CA 94588

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3140 GOLD CAMP DR, SUITE 30
RANCHO CORDOVA, CA 95670

DRAWN BY:	CHK.:	APV.:
CC	PP	SAS

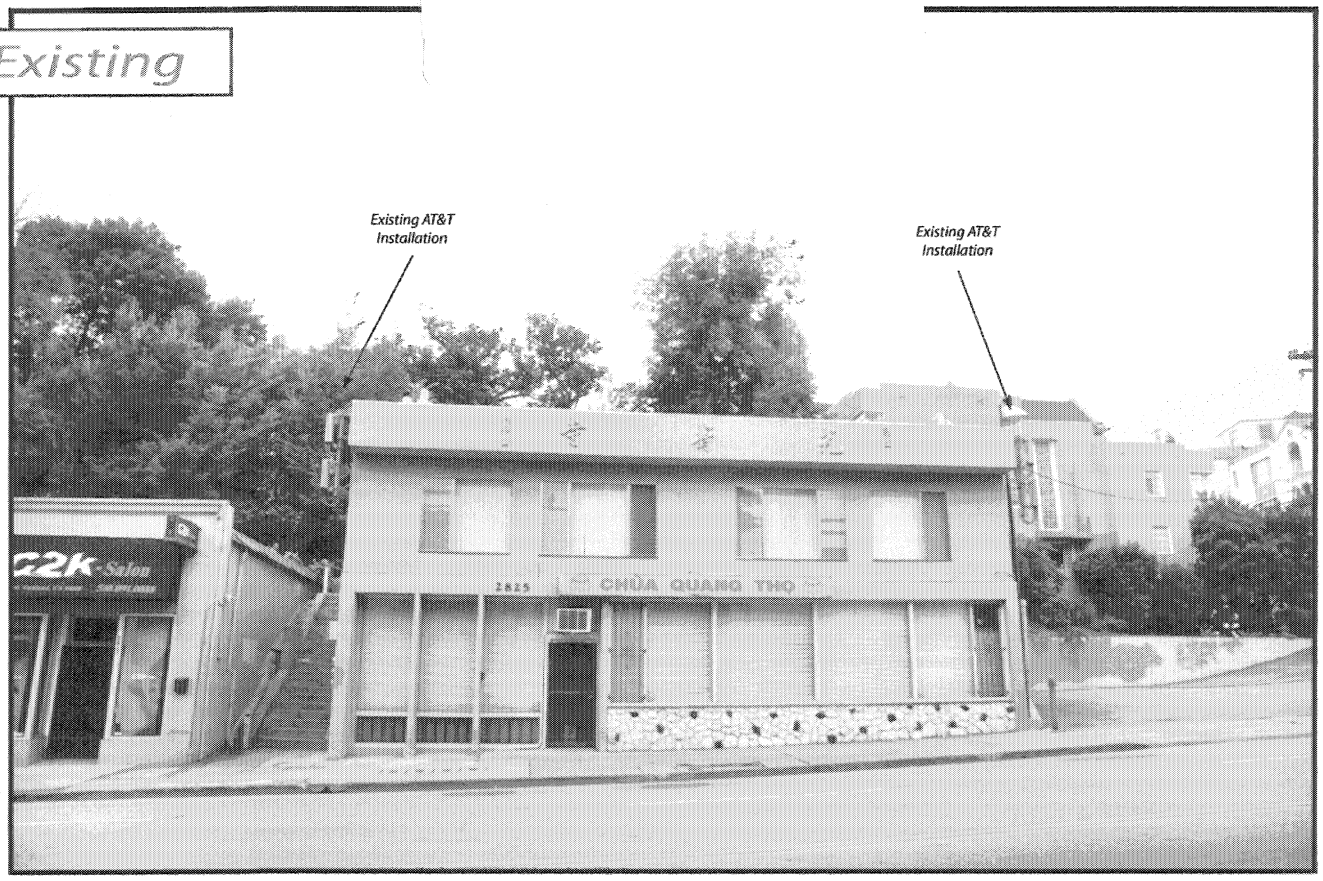
LICENSER:

SHEET TITLE:
EQUIPMENT AND CONSTRUCTION DETAILS

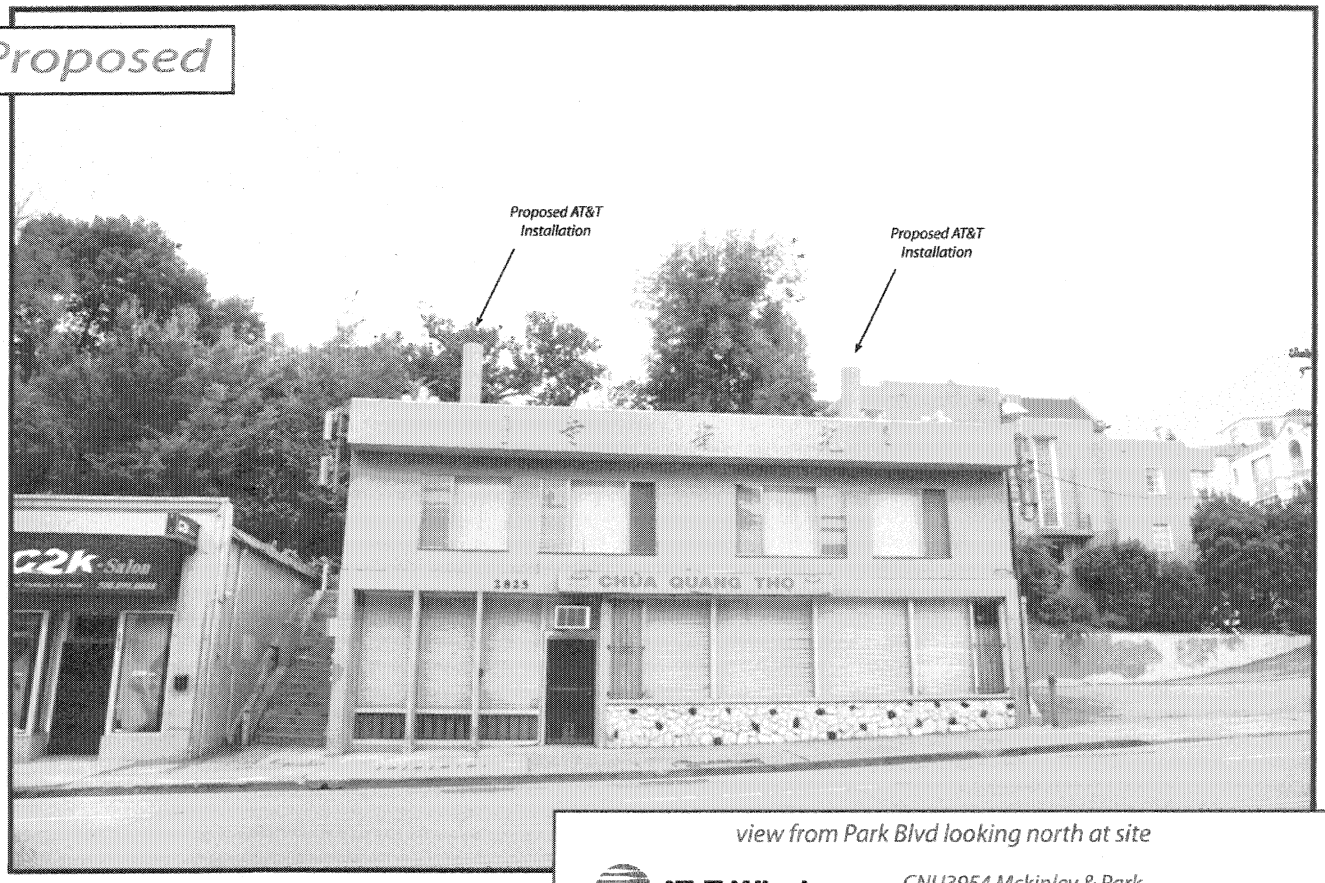
SHEET NUMBER:
A-6

ATTACHMENT A

Existing



Proposed

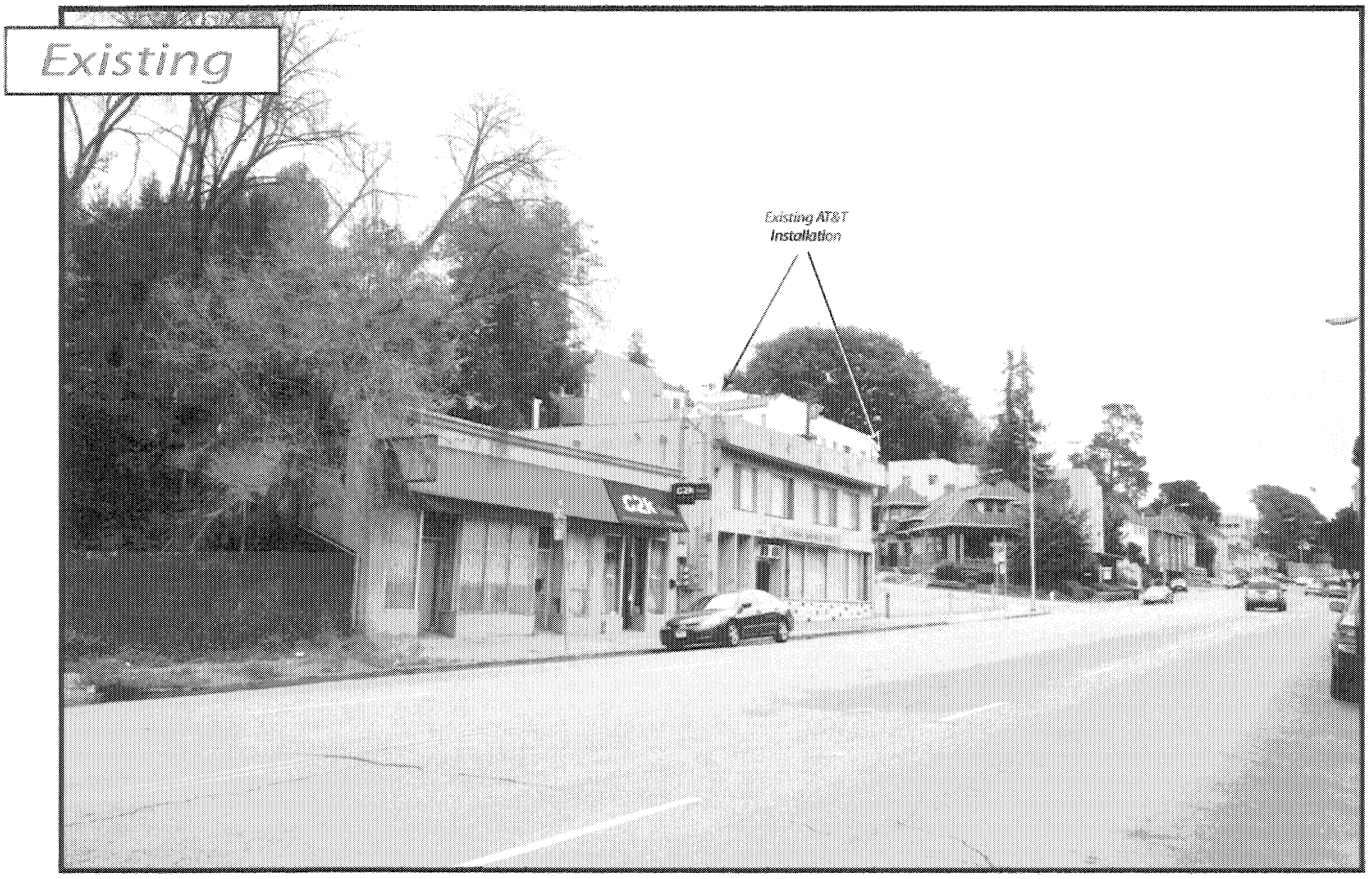


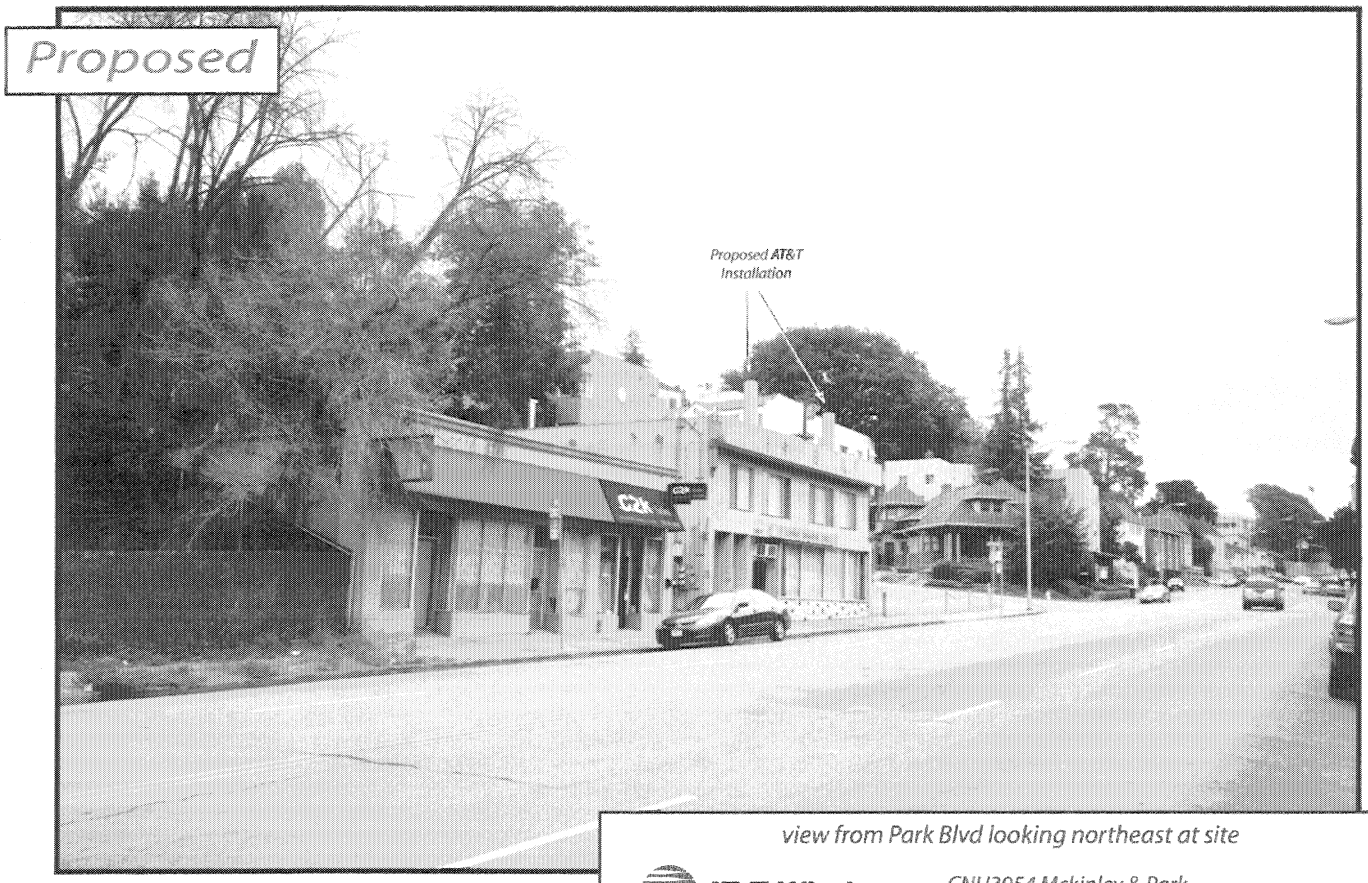
view from Park Blvd looking north at site

AT&T Wireless

CNU3954 Mckinley & Park
2825 Park Blvd, Oakland, CA

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507



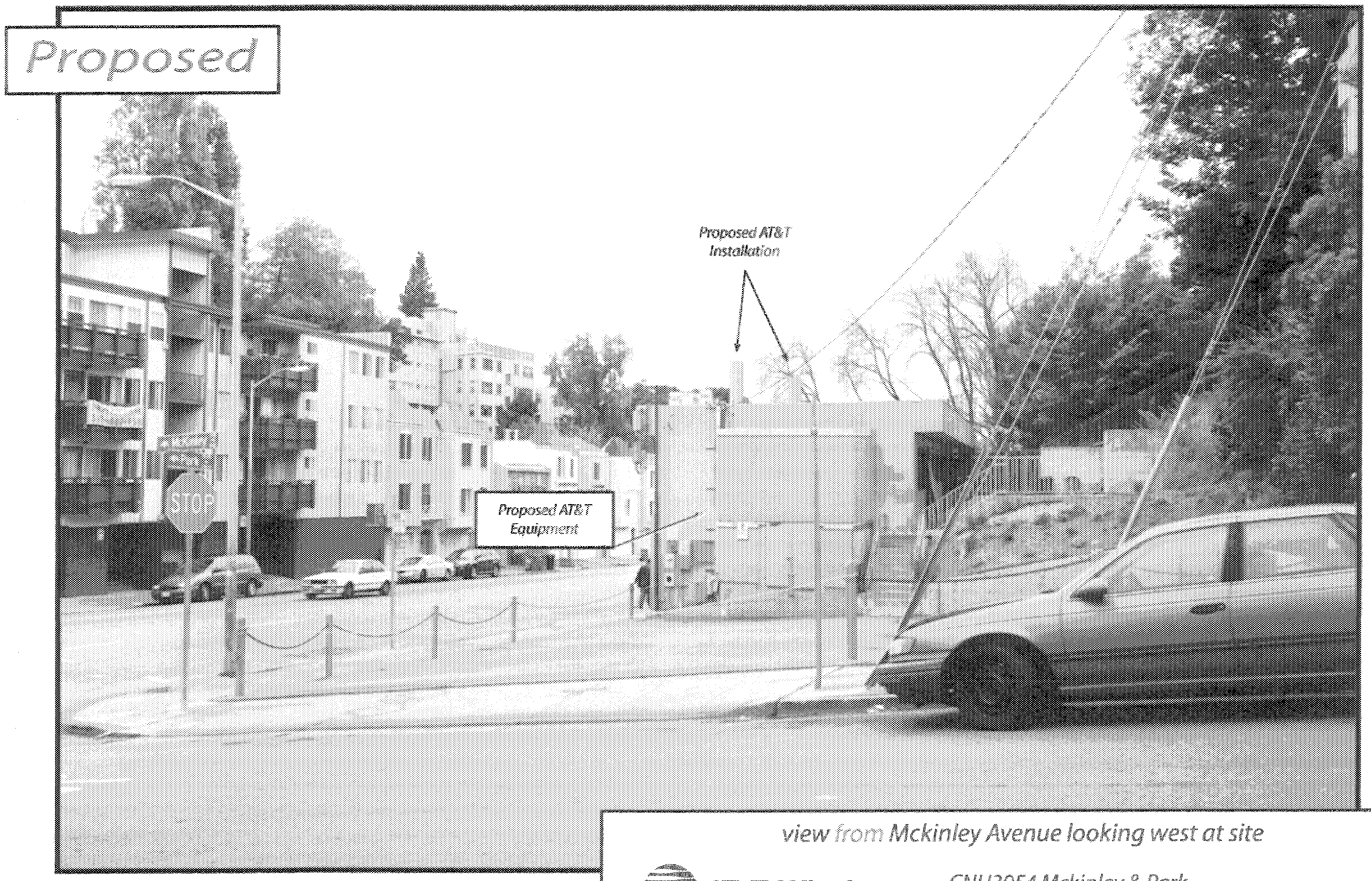


view from Park Blvd looking northeast at site

AT&T Wireless

CNU3954 Mckinley & Park
2825 Park Blvd, Oakland, CA

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507



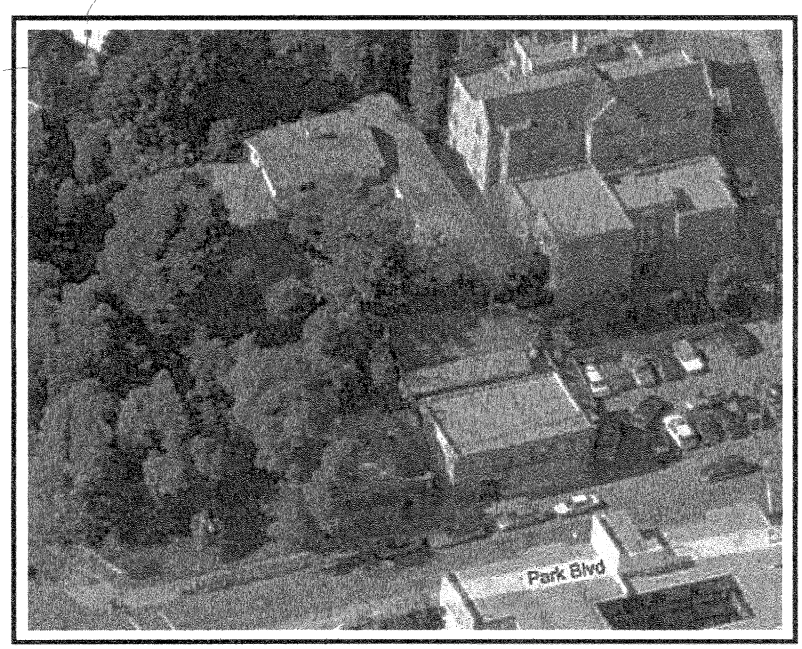
view from Mckinley Avenue looking west at site

AT&T Wireless

CNU3954 Mckinley & Park
2825 Park Blvd, Oakland, CA

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

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



Prepared for:
AT&T Mobility, LLC
c/o The Lyle Company
3140 Gold Camp Drive Suite 30
Rancho Cordova, CA 95670

USID# 14279
Site No. CNU3954
Mckinley And Park
2825 Park Blvd
Oakland, CA 94606
Alameda County
37.802780; -122.237780 NAD83

EBI Project No. 62101572
December 16, 2010

EBI CONSULTING
Creating Value for Your Business

TABLE OF CONTENTS

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2.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS 3
3.0 AT&T RF EXPOSURE POLICY REQUIREMENTS 5
4.0 WORST-CASE PREDICTIVE MODELING 5
5.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN 7
6.0 SUMMARY AND CONCLUSIONS 8
7.0 LIMITATIONS 8

APPENDICES

Appendix A Personnel Certifications
Appendix B Antenna Inventory
Appendix C RoofView® Export File
Appendix D RoofView® Graphic
Appendix E Compliance/Signage Plan

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 CNU3954 located at 2825 Park Blvd in Oakland, CA 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 <u>and</u> 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.

Per AT&T's corporate policy, the FCC's general population limits are applicable to all rooftop sites, regardless of the level of access control. As presented in the sections below, based on worst-case predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 8 feet of AT&T's proposed antennas at the main roof level. Modeling also indicates that the worst-case emitted power density may exceed the FCC's occupational limit within approximately 2 feet of AT&T's proposed antennas at the main roof level.

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 1 sign posted on or next to each rooftop access point.
- Green INFO 2 sign posted on the parapet wall above each sector's GSM and UMTS antennas.
- Yellow CAUTION sign posted near each sector's LTE antenna.

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 recommended for 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 six (6) wireless telecommunication antennas on a rooftop in Oakland, CA. There are two Sectors (A and B) proposed at the site, with an antenna in each mounted on top of the main roof and surrounded by a radome, and two (2) antennas parapet mounted and stacked vertically in each sector. In each sector, the antenna mounted on the rooftop is an LTE antenna that broadcasts in the 700 and 1710 frequency ranges. The lower parapet-mounted antenna is a UMTS antenna with one transmitter that broadcasts in the 850 MHz frequency range and two transmitters that broadcast in the 1900 MHz frequency range. The higher parapet-mounted antenna is a GSM antenna that transmits in both the 850 and 1900 MHz frequency ranges. The Sector A antennas will be will be oriented 70° from true north. The Sector B antennas will be oriented 245° from true north. The bottoms of the A1 and B1 antennas will be located 21.9 feet above ground level and 3.4 feet above the main rooftop, over which it will transmit. The bottoms of the A2 and B2 antennas will be located 16.3 feet above ground level. The bottoms of the A3 and B3 antennas will be mounted 13.5 feet above ground level. Appendix B presents an antenna inventory for the site.

Access to this site is unknown. To provide the most conservative modeling results, this report assumes the rooftop is uncontrolled and that the general public is able to access this site.

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.

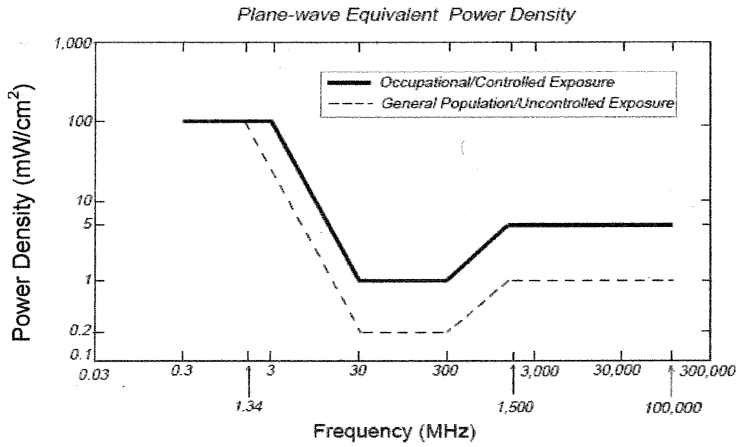
The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm^2). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm^2) and an uncontrolled MPE of 1 mW/cm2 for equipment operating in the 1900 MHz frequency range. For 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. These limits are considered protective of these populations.

Table 1: Limits for Maximum Permissible Exposure (MPE)

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)
(A) Limits for Occupational/Controlled Exposure				
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-l,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-l,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)



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 850-1900 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 rooftop and ground-level and nearby roof-tops 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.

Per AT&T's corporate policy, the FCC's general population limits are applicable to all rooftop sites, regardless of the level of access control. Based on worst-case predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 8 feet of AT&T's Sector A LTE antenna on the main roof level and 7 feet of AT&T's Sector B LTE antenna on the main rooftop level. Modeling also indicates that the worst-case emitted power density may exceed the FCC's occupational limit within approximately 2 feet of AT&T's Sector A and B LTE antennas on the main rooftop level. At the nearest walking/working surfaces to the AT&T antennas, the maximum power density generated by the AT&T antennas is approximately 840.10 percent of the FCC's general public limit (168.02 percent of the FCC's occupational limit).

Based on worst-case predictive modeling, there are no modeled areas related to the AT&T antennas that exceed the FCC's occupational or general public exposure limits at ground level at this site. The maximum power density generated by the AT&T antennas at ground level is 75.7 percent of the FCC's general public limit (15.1 percent of the FCC's occupational limit).

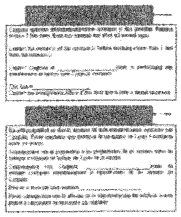
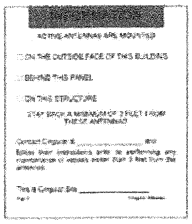
The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix C. A graphical representation of the RoofView® modeling results is presented in Appendix D. It should be noted that RoofView is not suitable for modeling microwave dish antennas; however, these units are 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
at&t	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 1 sign posted on or next to each rooftop access point.
- Green INFO 2 sign posted on the parapet wall above each sector's GSM and UMTS antennas.
- Yellow CAUTION sign posted near each sector's LTE antenna.

Barriers are required for this site. Barriers should be installed 8 feet in front of the AT&T Sector A LTE antenna and 7 feet in front of the AT&T Sector B LTE antenna. Barriers may consist of rope, chain, fencing, or painted/taped stripes. 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 2825 Park Blvd in Oakland, CA.

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, the worst-case emitted power density may exceed the FCC's general public limit within approximately 8 feet of AT&T's proposed antennas at the main roof level. Modeling also indicates that the worst-case emitted power density may exceed the FCC's occupational limit within approximately 2 feet of AT&T's proposed antennas at the main roof level.

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

12-16-2010

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, Phanny Duong, 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.

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	LTE 700	225	10.9	Powerwave P65-15-XLH-RR	70	4.25	73	37	12	3.4
ATT A1	AT&T	Panel	LTW AWS 1710	400	13.4	Powerwave P65-15-XLH-RR	70	4.25	65	37	12	3.4
ATT A2	AT&T	Panel	GSM 850	500	12	Powerwave 7780	70	4.58	67	48	6	16.3
ATT A2	AT&T	Panel	GSM 1900	500	12.5	Powerwave 7780	70	4.58	64	48	6	16.3
ATT A3	AT&T	Panel	UMTS 850	250	12	Powerwave 7780	70	4.58	67	48	6	13.5
ATT A3	AT&T	Panel	UMTS 1900	250	12.5	Powerwave 7780	70	4.58	64	48	6	13.5
ATT A3	AT&T	Panel	UMTS 1900	250	12.5	Powerwave 7780	70	4.58	64	48	6	13.5
ATT B1	AT&T	Panel	LTE 700	225	10.9	Powerwave P65-15-XLH-RR	245	4.25	73	13	10	3.4
ATT B1	AT&T	Panel	LTW AWS 1710	400	13.4	Powerwave P65-15-XLH-RR	245	4.25	65	13	10	3.4
ATT B2	AT&T	Panel	GSM 850	500	12	Powerwave 7780	245	4.58	67	3	6	16.3
ATT B2	AT&T	Panel	GSM 1900	500	12.5	Powerwave 7780	245	4.58	64	3	6	16.3
ATT B3	AT&T	Panel	UMTS 850	250	12	Powerwave 7780	245	4.58	67	3	6	13.5
ATT B3	AT&T	Panel	UMTS 1900	250	12.5	Powerwave 7780	245	4.58	64	3	6	13.5
ATT B3	AT&T	Panel	UMTS 1900	250	12.5	Powerwave 7780	245	4.58	64	3	6	13.5

1. Note that EBI uses an assumed set of antenna specifications and powers for unknown and other carrier antennas for modeling purposes.

Appendix C

Roofview® Export File

Map, Settings, Antenna, and Symbol Data Table .. Exported from workbook -> RoofView 4.15.xls
Done on 12/16/2010 at 4:57:49 PM.
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 Y	Roof Max X	Map Max Y	Map Max X	Y Offset	X Offset	Number of envelope		List Of Areas
120	100	150	120	20	20	1	$AE$81:$D $AE$81:$DZ$200	$AE$81:$DZ$200

StartSettingsData

Standard	Method	Uptime	Scale Facto	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	LTE	700	30	1					30	Powerwave	P65-15-XLH-RR	37	12	3.4		4.25	10.9	73;70		ON•
ATT A1	LTW AWS	1710	30	1					30	Powerwave	P65-15-XLH-RR	37	12	3.4		4.25	13.4	65;70		ON•
ATT A2	GSM	850	12.93	4					51.72	Powerwave	7780	48	6	16.3		4.583333	12	67;70		ON•
ATT A2	GSM	1900	11.53	4					46.12	Powerwave	7780	48	6	16.3		4.583333	12.5	64;70		ON•
ATT A3	UMTS	850	25.87	1					25.87	Powerwave	7780	48	6	13.5		4.583333	12	67;70		ON•
ATT A3	UMTS	1900	23.06	1					23.06	Powerwave	7780	48	6	13.5		4.583333	12.5	64;70		ON•
ATT A3	UMTS	1900	23.06	1					23.06	Powerwave	7780	48	6	13.5		4.583333	12.5	64;70		ON•
ATT B1	LTE	700	30	1					30	Powerwave	P65-15-XLH-RR	13	10	3.4		4.25	10.9	73;245		ON•
ATT B1	LTW AWS	1710	30	1					30	Powerwave	P65-15-XLH-RR	13	10	3.4		4.25	13.4	65;245		ON•
ATT B2	GSM	850	12.93	4					51.72	Powerwave	7780	3	6	16.3		4.583333	12	67;245		ON•
ATT B2	GSM	1900	11.53	4					46.12	Powerwave	7780	3	6	16.3		4.583333	12.5	64;245		ON•
ATT B3	UMTS	850	25.87	1					25.87	Powerwave	7780	3	6	13.5		4.583333	12	67;245		ON•
ATT B3	UMTS	1900	23.06	1					23.06	Powerwave	7780	3	6	13.5		4.583333	12.5	64;245		ON•
ATT B3	UMTS	1900	23.06	1					23.06	Powerwave	7780	3	6	13.5		4.583333	12.5	64;245		ON•

StartSymbolData

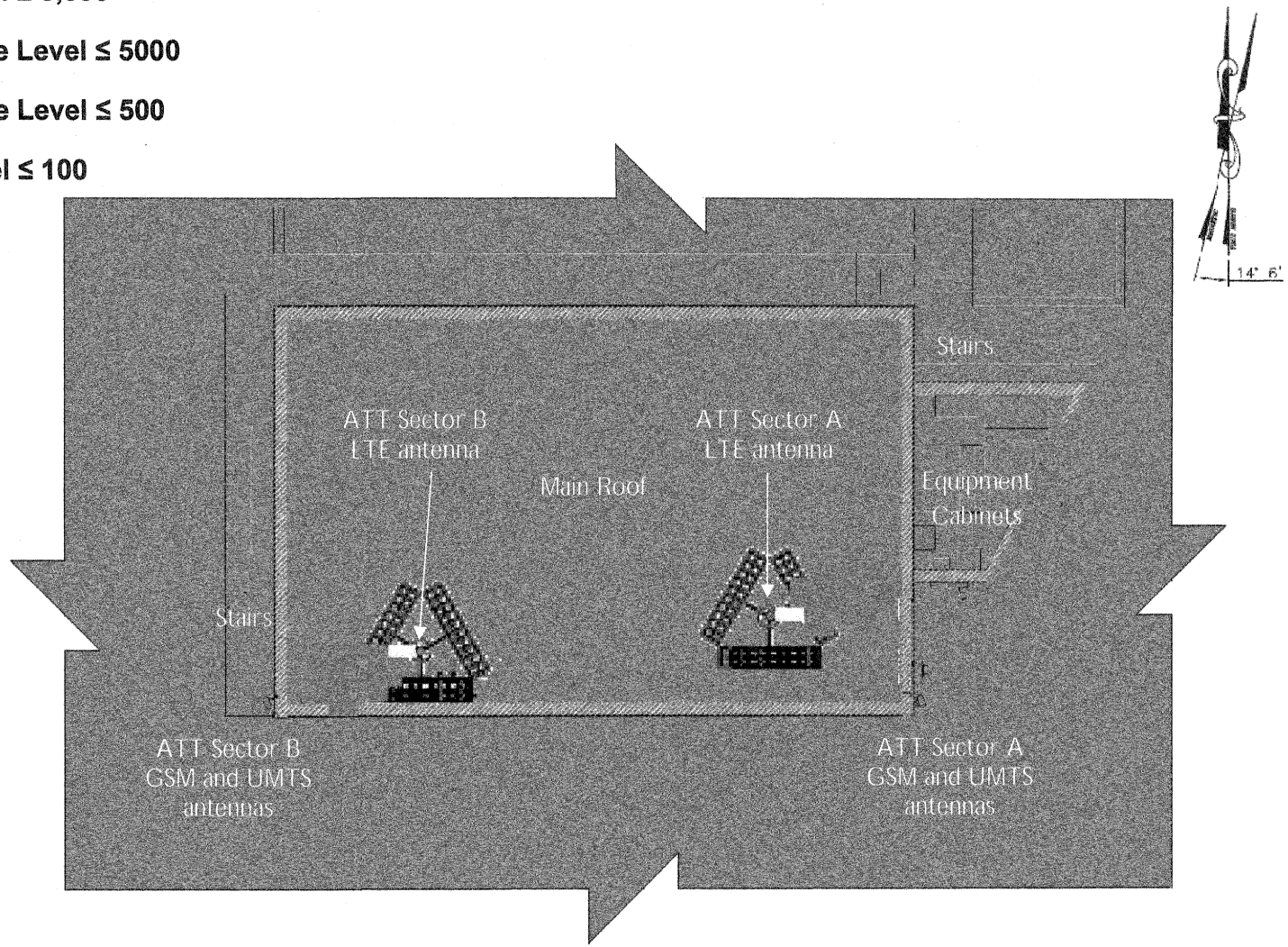
Sym	Map Marke	Roof X	Roof Y	Map Label	Description (notes for this table only)
Sym		5	35	AC Unit	Sample symbols
Sym		14	5	Roof Access	
Sym		45	5	AC Unit	
Sym		45	20	Ladder	

Appendix D

Roofview ® Graphics

% of FCC Public Exposure Limit

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



8' 4' 0 8' 16'

AT&T Antennas

Roofview: Composite Exposure Levels

Facility Operator: AT&T Mobility
Site Name: Mckinley And Park
AT&T Site Number: CNU3954
USID Number: 14279
Report Date: 01-01-10

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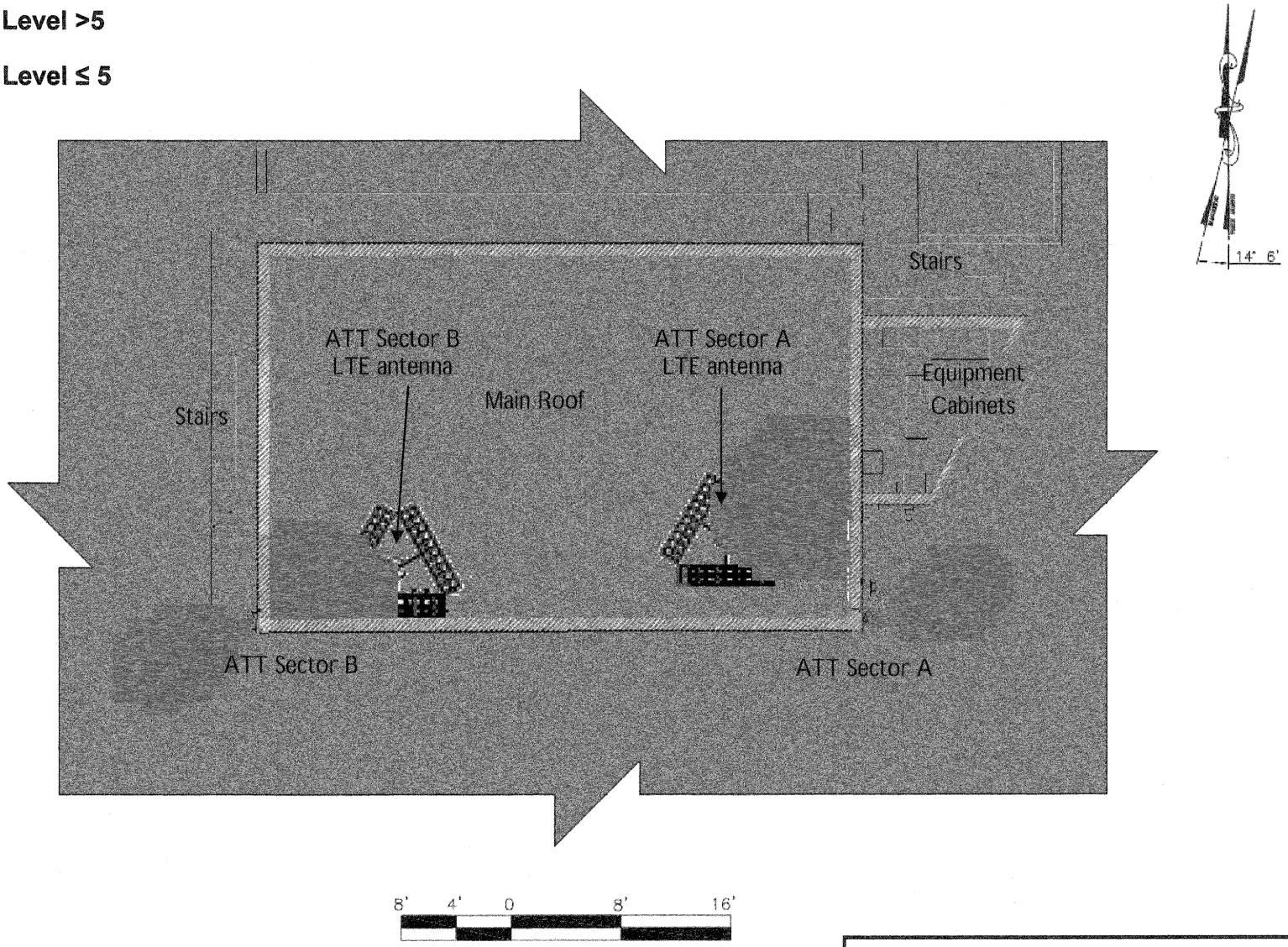
% of FCC Public Exposure Limit

- **Exposure Level >5**
- **Exposure Level ≤ 5**



AT&T Antennas

Roofview: AT&T Exposure Levels

Facility Operator: AT&T Mobility
Site Name: Mckinley And Park
AT&T Site Number: CNU3954
USID Number: 14279
Report Date: 01-01-10

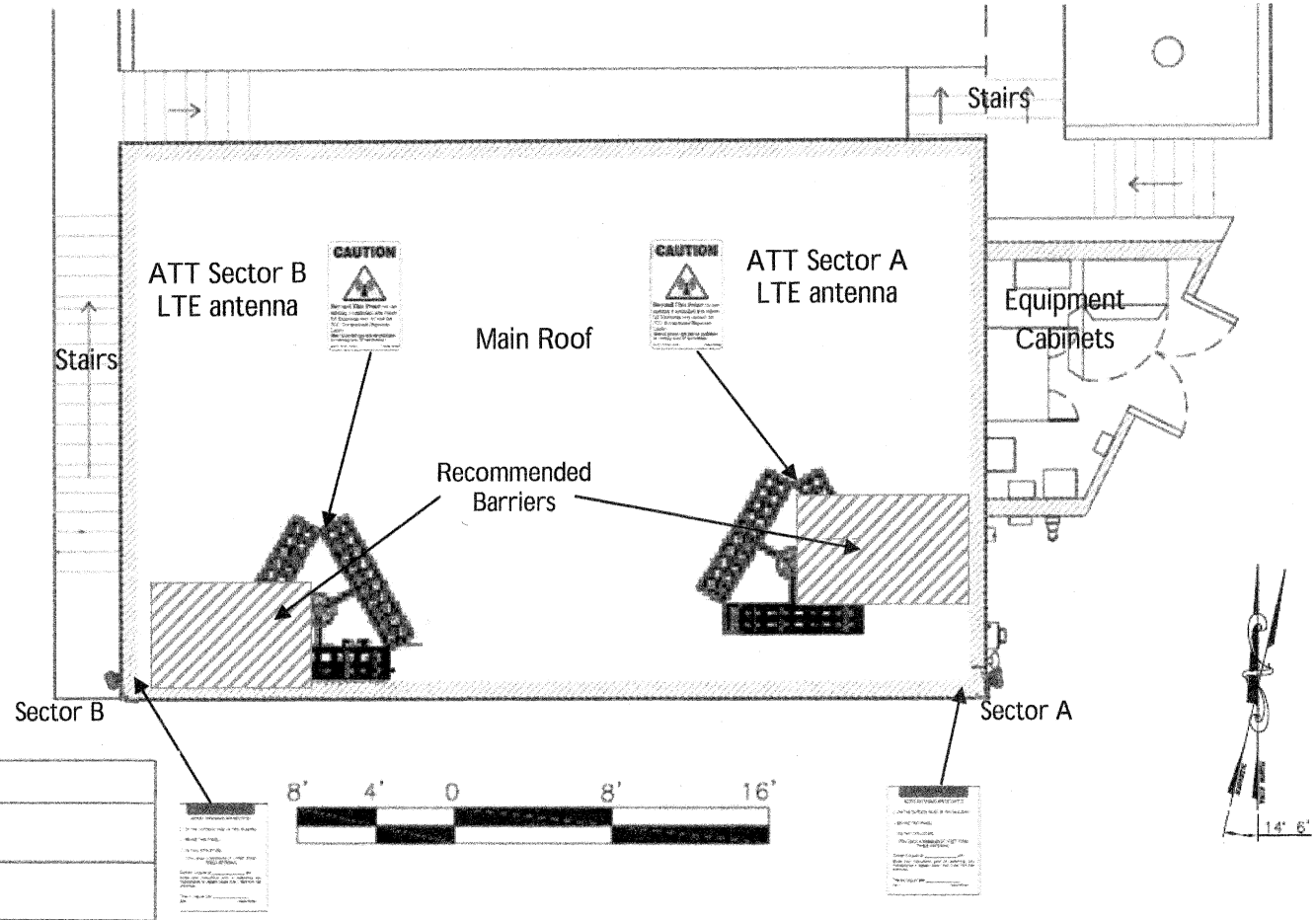
EBI CONSULTING

Appendix E

Compliance/Signage Plan

AT&T Antennas

Mount at all Roof Access Points



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: Mckinley And Park

AT&T Site Number: CNU3954

USID Number: 14279

Report Date: 01-01-10

EBI CONSULTING