City of Oakland
Landmarks Preservation Advisory Board STAFF REPORT

Case File Number PLN20065 **September 21, 2020**

Location:	495 10th Street (APN: 002 -0047-003-00) **(See map on reverse)**
Proposal:	Installation of an unmanned telecommunications facility on the rooftop of the "The Washington Inn". The proposed facility consists of nine antennas within area three of the rooftop. All other accessory rooftop equipment will not visible and the remaining equipment will be in the basement of the building.
Applicant:	J5 Infrastructure Partners / Derek Turner
Owner:	Keshava LLC, Pareshkumar (PK) Patel
Planning Permits Required:	Regular Design Review for the installation of a rooftop macro telecommunications facility. Minor Conditional Use Permit to allow the installation of macro telecommunications facility. Minor Variance to allow to the rooftop facility to not meet the required minimum 1:1 setback to height above roof ratio.
General Plan:	Central Business District
Zoning:	CBD-P Central Business District Pedestrian Retail Commercial Zone / S-7 Preservation Combining Zone
Environmental Determination:	Pending
Historic Status:	Area of Primary Importance (API): Old Oakland. Local Register OCHS Rating: C1+
City Council District:	3
Action to be Taken:	Review development proposal and provide comments to staff for Zoning Manager decision.
For Further Information:	Contact case planner **Jose M. Herrera-Preza** at **510-238-3808** or **jherrera@oaklandnet.com**

SUMMARY

The purpose of this report is to seek input and recommendations from the Landmarks Preservation Advisory Board (LPAB) regarding a proposed unmanned telecommunications facility on the rooftop of "The Washington Inn", which is a Local Register Designated Historic Property (DHP). The subject property rated "C: by the Office of Cultural Heritage Survey (OCHS) and contributes to the Old Oakland Area of Primary Importance (API).

LANDMARKS PRESERVATION ADVISORY BOARD

Case File: PLN20065
Applicant: J5IP for AT&T Mobility
Address: 495 10th Street
Zone: CBD-P/S-7

PROJECT SITE AND SURROUNDING AREA

The project involves the "The Washington Inn", a four-story hotel that is a contributor the Old Oakland Historic District. The Old Oakland Historic District represents the most cohesive surviving section of Oakland's nineteenth century business district. It is significant for finely detailed commercial late nineteenth century structures that are representative of their period.

The project site is on the southeast corner of the intersection of 10th and Washington Streets in the Downtown Core. The subject block is primarily two- to four-story commercial buildings of late 1800's and early 1900's period architecture. The nearby surrounding area contains larger scale downtown uses including office towers, and hotels as follows:

- A two-story commercial building Swan's Marketplace.
- A 20-story high-rise Hotel "Oakland Marriott at 1001 Broadway" to the to the northeast.
- A 5-story commercial/hotel building "Courtyard at 988 Broadway" is to the east.
- A 7-story commercial/office building "Trans-Pacific Center at 1000 Broadway" is located one-block to the east.

As a contributor to the district, the building is a Local Register and received an Oakland Cultural Heritage Survey Rating (OCHS) of C1+. According to the City's district survey form, Old Oakland has been determined to be eligible for the National Register of Historic Places as one of the most cohesive surviving section of Oakland's nineteenth century business district. The site is at a very prominent intersection within the API.

The nearby Chinatown Commercial District is just across Broadway and consists of medium-to-high density residential buildings, neighborhood-serving commercial buildings, and culturally significant civic structures.

PROJECT DESCRIPTION

The applicant has proposed to install an unmanned telecommunications facility consisting of nine antennas within three sectors of The Washington Inn rooftop. Each rooftop sector represents the orientation of where the antennas will provide service and will house three antennas each. The most prominent facility as seen from the street would be twelve feet above the roofline and six feet above a rooftop stairwell at the southern edge of the building. The design of this facility is further discussed in the "Key Issues and Impacts" section of this report. Project plans are shown in Attachment A.

The existing roofline parapet will partially screen all the facilities and an additional radio frequency (RF) screen will surround the portion of the antennas that project above the parapet.

GENERAL PLAN ANALYSIS

The property is in the Central Business District area under the General Plan. The intent of the area is: "to create, maintain, and enhance areas of the Central Business District appropriate for residential development with small-scaled compatible ground-level commercial uses." Desired character and uses is: "Encourage, support, and enhance the Central Business District as a high density, mixed use urban center of regional importance and a primary hub for business, communications, office, government, urban residential activities, technology, retail, entertainment, and transportation." The proposed installation of a macro telecommunications facility is, therefore, consistent with the intent and desired character and uses of the General Plan as well as the following General Plan Policies:

Civic and Institutional Uses
Objective N2: Encourage adequate civic, institutional, and educational facilities located within Oakland, appropriately designed and sited to serve the community.

Infrastructure
Objective N12: Provide adequate infrastructure to meet the needs of Oakland's growing community.

ZONING ANALYSIS

Zoning Designation and Intent

The subject property is located within the CBD-P Zone, which is intended to create, maintain, and enhance areas of the Central Business District for ground-level, pedestrian-oriented, active storefront uses. Upper story spaces are intended to be available for a wide range of office and residential activities.

Height Area

The site is located within a CBD Height Area 1, which allows for a maximum height of 55 feet. However, the property is located within the Old Oakland API, and it was determined that the height context of the area is 30 feet to the top of wall and 45 feet to the top of a roof pitch.

Required Permits

The proposed project is subject to Regular Design Review pursuant to Planning Code Section 17.136.050 (B) , 17.84.040, a Conditional Use Permit pursuant to 17.134.050, and a Variance pursuant to 17.148.050. The Variance is required because the proposal is closer to the edge of the building than the minimum one foot for every foot the facility is above the roofline. The proposal is at the edge of the building and 12 feet above the roofline. This issue is further discussed in the "Key Issues and Impacts" section of this report.

The proposal will be decided administratively but is required to appear before the Landmarks Preservation Advisory Board for a recommendation prior to a decision.

Required Findings

The proposed project would be subject to the following design review criteria, conditional use permit and variance findings. Each specific criterion that is not applicable to the project is shown in strikethrough:

17.136.050(B) – Regular Design Review Criteria for Non-Residential Facilities

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

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

3. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

17.84.040 Design review criteria for construction or alteration. In the S-7 Zone.

1. That the proposal will not substantially impair the visual, architectural, or historic value of the affected site or facility. Consideration shall be given to design, form, scale, color, materials, texture, lighting, detailing and ornamentation, landscaping, Signs, and any other relevant design element or effect, and, where applicable, the relation of the above to the original design of the affected facility.

2. That the proposed development will not substantially impair the visual, architectural, or historic value of the total setting or character of the surrounding area or of neighboring facilities. Consideration shall be given to integration with, and subordination to, the desired overall character of any such area or grouping of facilities. All design elements or effects specified in Subsection A. of this Section shall be so considered.

3. That the proposal conforms with the Design Guidelines for Landmarks and Preservation Districts as adopted by the City Planning Commission and, as applicable for certain federally-related projects, with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Section 17.136.055(B)(2) - Historic Properties in the D-LM and CBD Zones

1. Any proposed new construction is compatible with the existing API in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing;

2. New street frontage has forms that reflect the widths and rhythm of the facades on the street, and entrances that reflect the patterns on the street;

3. The proposal provides high visual interest that either reflects the level and quality of visual interest of the API contributors or otherwise enhances the visual interest of the API;

4. The proposal is consistent with the visual cohesiveness of the API. For the purpose of this finding, visual cohesiveness is the architectural character, the sum of all visual aspects, features, and materials that defines the API. A new structure contributes to the visual cohesiveness of a district if it relates to the design characteristics of a historic district while also conveying its own time. New construction may do so by drawing upon some basic building features, such as the way in which a building is located on its site, the manner in which it relates to the street, its basic mass, form, direction or orientation (horizontal vs. vertical), recesses and projections, quality of materials, patterns of openings and level of detailing. When some combination of these design variables are arranged in a new building to relate to those seen traditionally in the area, but integral to the design and character of the proposed new construction, visual cohesiveness results.

5. Where height is a character-defining element of the API there are height transitions to any neighboring contributing historic buildings. "Character-defining elements" are those features of design, materials, workmanship, setting, location, and association that identify a property as representative of its period and contribute to its visual distinction or historical significance. APIs with a character-defining height and their character-defining height level are designated on the zoning maps; and

6. For additions, the proposal meets either: 1) Secretary of Interior's standards for the treatment of historic resources; 2) the proposal will not adversely affect the character of the property or API; or, 3) upon the

granting of a conditional use permit, (see Chapter 17.134 for the CUP procedure) and a hearing in front of the Landmarks Preservation Advisory Board for its recommendations, a project meets the additional findings in Subsection g., below.

17.128.070(B) – Design Review Criteria for Macro Telecommunications Facilities

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

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

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

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

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

6. For antennas attached to the roof, maintain a 1:1 ratio (example: ten (10) feet high antenna requires ten (10) feet setback from facade) for equipment setback; screen the antennas to match existing air conditioning units, stairs, or elevator towers; avoid placing roof mounted antennas in direct line with significant view corridors.

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

17.128.070(C) Conditional Use Permit Criteria for Macro Telecommunications Facilities.

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

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

17.134.050 General Use Permit Criteria.

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;

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;

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;

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

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

17.148.050 Variance Findings

1. That strict compliance with the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the zoning regulations, due to unique physical or topographic circumstances or conditions of design; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution improving livability, operational efficiency, or appearance

2. That strict compliance with the regulations would deprive the applicant of privileges enjoyed by owners of similarly zoned property; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution fulfilling the basic intent of the applicable regulation.

3. That variance, if granted, will not adversely affect the character, livability, or appropriate development of abutting properties or the surrounding area, and will not be detrimental to the public welfare or contrary to adopted plans or development policy.

4. That the variance will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purposes of the zoning regulations.

5. That the elements of the proposal requiring the variance (e.g., elements such as buildings, walls, fences, driveways, garages and carports, etc.) conform with the regular design review criteria set forth in the design review procedure at Section 17.136.050

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

ENVIRONMENTAL DETERMINATION

The project is currently under review and no environmental determination has been made.

KEY ISSUES AND IMPACTS

The most visible antennas will be at a prominent façade facing a primary intersection of the historic district. Sector "C" is atop an existing rooftop stairwell, which is located along the southern building wall (adjacent to the Washington Street driveway) at the property line and projects six feet above the parapet line. The addition of the antennas at sector "C" would add an additional six feet in height above the stairwell and result in a monolithic appearance above the parapet line. The applicant responded to staff input regarding

design with the three screening alternatives listed below, which are provided in renderings in Attachments B, C and D, respectively.

1. Antennas screen by a brick textured enclosure.
2. Antennas screened by individual roof vents.
3. Antennas unscreened but painted to match the surrounding skyline.

Staff requests that the Landmarks Board comment on their preferred screening method or suggest other preferred screenings methods.

Staff further requests that the Landmarks Board provide input as to whether the preferred screening method will be sufficient for the project to meet the required findings and criteria described in the Zoning Analysis section of this report or whether further design modifications are required. Some additional design modifications may include:

- Setting back the antennas from all the exterior building walls.
- Relocate the sector C to another area of the roof where the visual impacts may be reduced.
- Establish the telecommunications facility on a taller building commercial not in the historic district.

RECOMMENDATIONS:

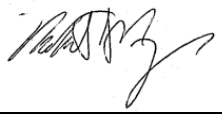
1. Receive any testimony from the applicant and/or interested parties.

2. Provide direction to staff for how to design the project to be consistent with the findings and criteria required for approval.

Prepared by:

Jose M. Herrera-Preza
Planner III

Reviewed by:



Robert Merkamp
Zoning Manager

Attachments
a. Plans and Photo-Simulations

SITE NUMBER: CCL00186
SITE NAME: RSFR NSB CCL00186 - THE WASHINGTON INN
SITE TYPE: ROOFTOP
ADDRESS: 495 10TH STREET OAKLAND, CA 94607

FA #: 13203672
PACE #: MRSFR055130
PT #: 3701A0L5XX
USID #: 271577

DIGALERT
800-227-2600
Call 2 Full Working Days In Advance

PROJECT TEAM

APPLICANT / LESSEE:

ALYSSA FERRIS, AT&T
5001 EXECUTIVE PARKWAY, 4W550I
SAN RAMON, CA 94583
PHONE: (530) 966-2612
EMAIL: ALYSSA.BRANDTMAN@ATT.COM

CONSTRUCTION MANAGER:

TBD | J5 CONSTRUCTION MANAGER

RF ENGINEER:

POOJA SHAH
EMAIL: PS397W@ATT.COM
PHONE: TBD

PROJECT MANAGER:

J5 INFRASTRUCTURE PARTNERS
CONTACT: MISAKO HILL
EMAIL: mhill@j5ip.com
PHONE: (415) 533-2540

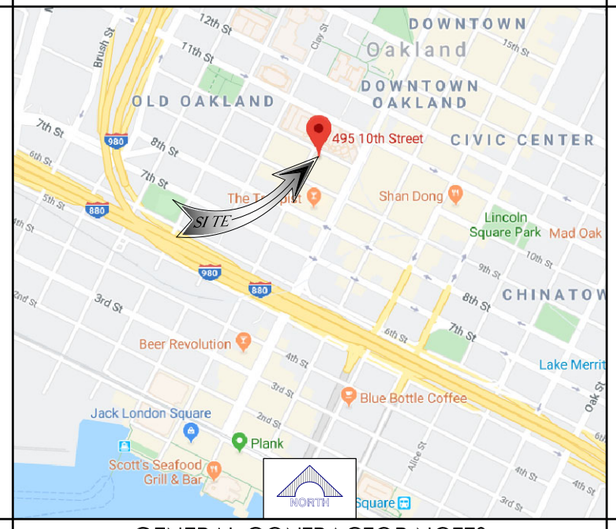
ARCHITECT / ENGINEER:

ALL STATES ENGINEERING & SURVEYING
CONTACT: ROGER FLORES
EMAIL: roger@zalzali.com
O: (949) 273-0996x109
M: (562) 841-1264

SITE ACQUISITION:

CHRISTINE LINDSTRAND
J5 INFRASTRUCTURE PARTNERS
PHONE: (916) 559-0359
EMAIL: clindstrand@j5ip.com

VICINITY MAP



CODE COMPLIANCE

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

1) 2016 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 10, PART 1, TITLE 24 CODE OF REGULATIONS
2) 2016 CALIFORNIA BUILDING CODE (CBC)
3) 2016 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H, PATIO COVERS, BASED ON THE 2012 IRC (PART 2.5)
4) 2016 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN) (PART 11) (AFFECTED ENERGY PROVISIONS ONLY)
5) 2016 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2012 IFC, WITH CALIFORNIA AMENDMENTS (PART 9)
6) 2016 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2012 UMC (PART 4)
7) 2016 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2012 UPC (PART 5)
8) 2016 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2011 NEC (PART 3)
9) 2016 CALIFORNIA ENERGY CODE (CEC)- PART 6
10) ANSI / EIA-TIA-222-G
11) 2016 NFPA 101, LIFE SAFETY CODE
12) 2016 NFPA 72, NATIONAL FIRE ALARM CODE
13) 2016 NFPA 13, FIRE SPRINKLER CODE

SHEET INDEX

SITE INFORMATION

PROPERTY OWNER:	KESHAVA LLC, ATTN: PARESHKUMAR (PK) PATEL
ADDRESS:	495 10TH ST. OAKLAND, CA 94607
PHONE:	(510) 393-3448 (M)
EMAIL:	pk@oasisenterprise.com
JURISDICTION:	CITY OF OAKLAND
A.P.N.:	002-0047-003
CURRENT ZONING:	TBD
EXISTING USE:	TBD
PROPOSED USE:	TBD
LATITUDE (NAD 83):	37.8018030 37° 48' 6.4902" N
LONGITUDE (NAD 83):	-122.2739450 122° 16' 26.3814" W

ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED PER CBC2016, SECTION 11B-203.4 (LIMITED ACCESS SPACE)

POWER AGENCY:
PG&E

TELEPHONE AGENCY:
AT&T

RFDS VERSION: 1.00
DATE UPDATED: 08/26/19

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

THESE PLANS ARE FORMATTED TO BE FULL SIZE AT 24" X 36". CONTRACTORS SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

STATEMENTS

STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT EXISTING AND/OR PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

DRIVING DIRECTIONS

5001 EXECUTIVE PKWY, SAN RAMON, CA 94583

1. GET ON I-680 N FROM EXECUTIVE PKWY, CAMINO RAMON AND CROW CANYON RD
2. FOLLOW I-680 N AND CA-24 W TO BRUSH ST IN OAKLAND. TAKE EXIT 1C FROM I-980 W
3. TAKE 11TH ST TO YOUR DESTINATION

PROJECT DESCRIPTION

INSTALLATION OF A NEW SITE BUILD, UNMANNED TELECOMMUNICATIONS FACILITY, CONSISTING OF THE FOLLOWING:

ANTENNA SOW:

- INSTALLATION OF (3) AT&T SECTORS WITHIN FRP ENCLOSURES ON ROOFTOP
- INSTALLATION OF (9) AT&T PANEL ANTENNAS
- INSTALLATION OF (15) AT&T REMOTE RADIO HEADS (RRH's)
- INSTALLATION OF (3) DC-9 SURGE SUPPRESSORS
- INSTALLATION OF (1) GPS ANTENNA
- PROPOSED AT&T HYBRID CABLE TRAYS FROM PROPOSED EQUIPMENT TO PROPOSED ANTENNAS

EQUIPMENT SOW:

- INSTALLATION OF (1) EMERSON DC POWER PLANT CABINET
- INSTALLATION OF (1) 200A AC POWER PANEL
- INSTALLATION OF (1) GEN PLUG
- INSTALLATION OF (1) CIENA AND HOFFMAN BOX
- INSTALLATION OF (1) EMERSON BATTERY CABINET W/ (8) BATTERIES
- INSTALLATION OF (2) PURCELL FLX-WS16 STACKS ON ROOF

APPLICANT:
at&t mobility corp.
1452 EDINGER AVE.
TUSTIN, CALIFORNIA 92780

VENDOR:
J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT
2030 MAIN STREET, SUITE 200
IRVINE, CALIFORNIA 92614

VENDOR:
ALLSTATES ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630

SITE INFORMATION:
CCL00186
RSFR NSB CCL00186 - THE WASHINGTON INN
495 10TH STREET
OAKLAND, CA 94607

FA #: 13203672
PACE #: MRSFR055130
PT #: 3701A0L5XX
USID #: 271577

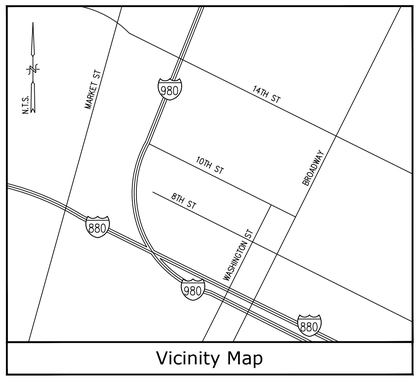
DESIGN RECORD:

REV	DATE	DESCRIPTION
0	01/27/20	FOR SUBMITTAL
B	01/20/20	100%ZDs
A	11/04/19	90%ZDs

PROFESSIONAL STAMP:
NOT TO BE USED FOR CONSTRUCTION
It is a violation of law for any persons, unless they are acting under the direction of a licensed professional engineer, to alter this document

SHEET NAME:
TITLE SHEET

SHEET TITLE:
T-1



Vicinity Map

Title Report

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.

PREPARED BY:

ORDER NO.:

DATED:

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 6, 7 AND 8, BLOCK 118, KELLERBERGER'S MAP OF OAKLAND, FILED SEPTEMBER 2, 1853, MAP BOOK 7, PAGE 3, ALAMEDA COUNTY RECORDS.

Assessor's Parcel No.

002-0047-003

Easements

NOT AVAILABLE

Access Route/Lease Area

TO BE DETERMINED

Geographic Coordinates at Proposed Sectors

SECTOR A:
1983 DATUM: LATITUDE 37° 48' 06.08"N LONGITUDE 122° 16' 26.35"W

SECTOR B & C:
1983 DATUM: LATITUDE 37° 48' 06.17"N LONGITUDE 122° 16' 26.79"W

ELEVATION = 41.1 FEET ABOVE MEAN SEA LEVEL

CERTIFICATION:
THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("), TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 3, (2017.50) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801–8819. SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD–OBSERVED TIES TO THE FOLLOWING CALIFORNIA SPATIAL REFERENCE NETWORK CONTINUOUS OPERATING REFERENCE STATIONS (C.O.R.S.):

C.S.R.C. TIBB:
NORTHING = 2152697.34' EASTING = 5999690.16'

C.S.R.C. SVIN:
NORTHING = 2204985.32' EASTING = 5978101.86'

Benchmark

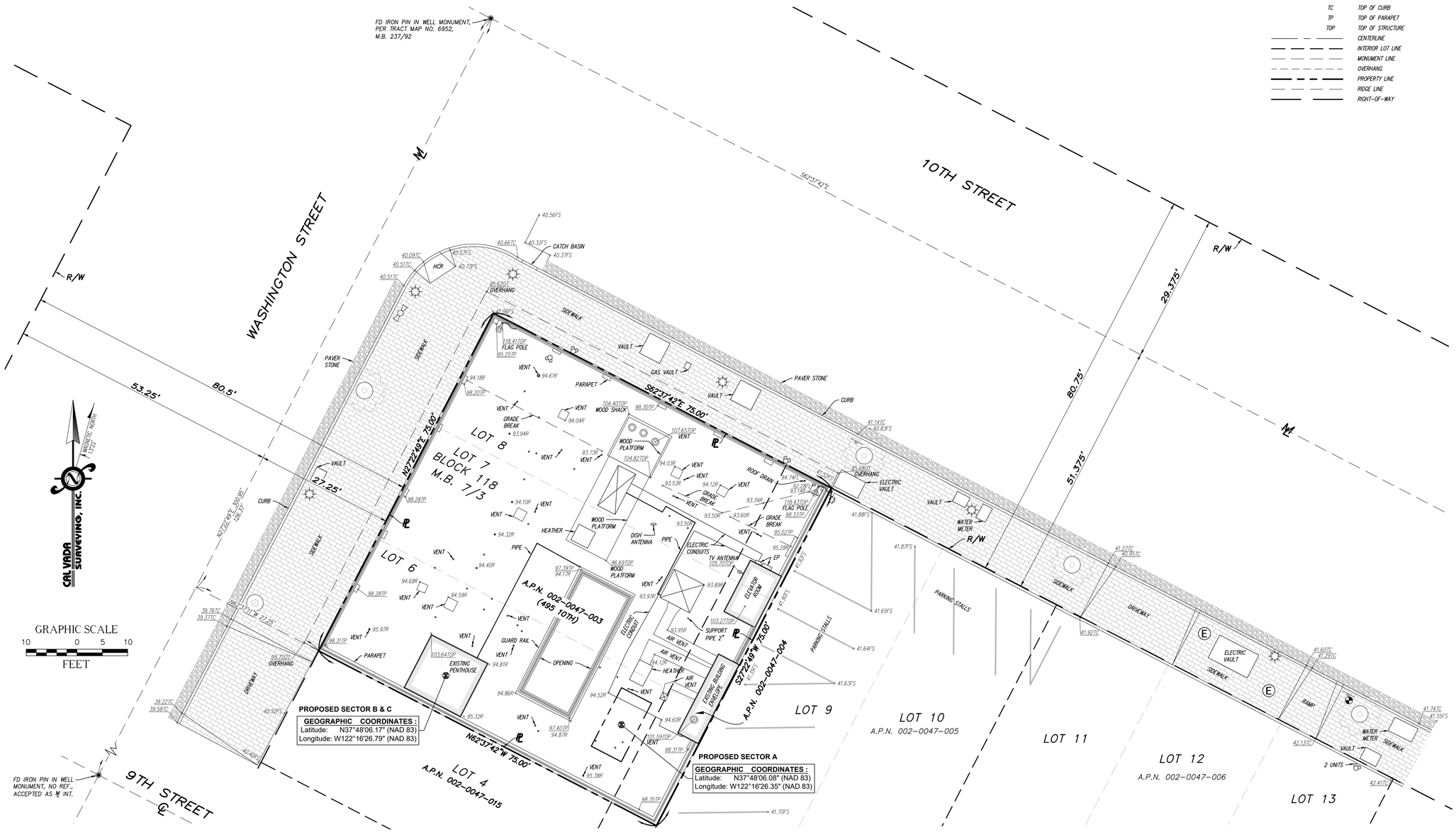
THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S. "TIBB", ELEVATION 38.68 FEET (NAVD 88).

Date of Survey

JANUARY 28, 2020.

Legend

	AIR CONDITIONING UNIT
CONCRETE	CONCRETE PAVEMENT
	DECORATIVE BRICK
E	ELECTRIC MANHOLE
	ELECTRIC PLUG
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	FLAG POST
	FOUND MONUMENT AS NOTED
	GAS VALVE
	LIGHT STANDARD
	SIGN
	TREE (TYPICAL)
	VENT
APN	ASSESSOR'S PARCEL NUMBER
℄	CENTERLINE
EP	ELECTRIC PANEL
FS	FINISH SURFACE
FL	FLOW LINE
HCR	HANDICAP RAMP
OT	OVERHANG TOP
ℙ	PROPERTY LINE
R/W	RIGHT OF WAY
R	ROOF
TC	TOP OF CURB
TP	TOP OF PARAPET
TOP	TOP OF STRUCTURE
	CENTERLINE
	INTERIOR LOT LINE
	MONUMENT LINE
	OVERHANG
	PROPERTY LINE
	RIDGE LINE
	RIGHT-OF-WAY



AT&T

A&E DEVELOPMENT:

INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

CONSULTANT:

CAL VADA SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92880
Phone: 951-280-9960 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com

JOB NO. 20035

LICENSURE:

REVISION:

REVISION:	DATE: / BY:	DESCRIPTION:
	02/04/20	SUBMITTAL
	LN	

SITE INFORMATION:

CCL00186

**495 10TH STREET,
OAKLAND, CA 94607
ALAMEDA COUNTY**

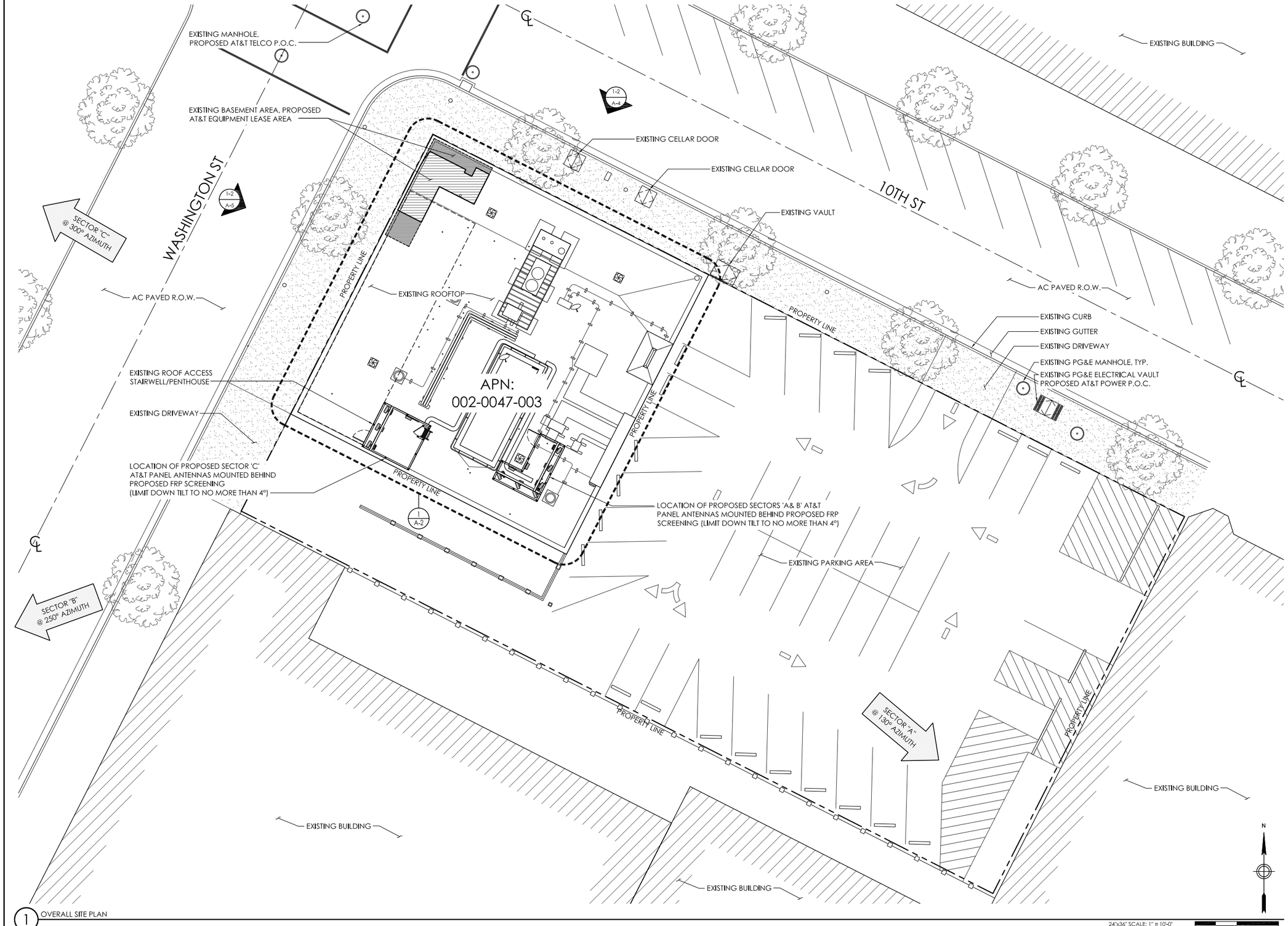
SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NUMBER:

LS-1

SHEET 1 OF 1



1 OVERALL SITE PLAN

APPLICANT:

at&t mobility corp.

1452 EDINGER AVE.
TUSTIN, CALIFORNIA 92780

VENDOR:

J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

2030 MAIN STREET, SUITE 200
IRVINE, CALIFORNIA 92614

VENDOR:

ALLSTATES ENGINEERING & SURVEYING

23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630

SITE INFORMATION:

CCL00186

RSFR NSB CCL00186 -
THE WASHINGTON INN

495 10TH STREET
OAKLAND, CA 94607

FA #:	13203672
PACE #:	MRSFR055130
PT #:	3701A0L5XX
USID #:	271577

DESIGN RECORD:

REV	DATE	DESCRIPTION
0	01/27/20	FOR SUBMITTAL
B	01/20/20	100%ZDs
A	11/04/19	90%ZDs

PROFESSIONAL STAMP:

NOT TO BE USED FOR CONSTRUCTION

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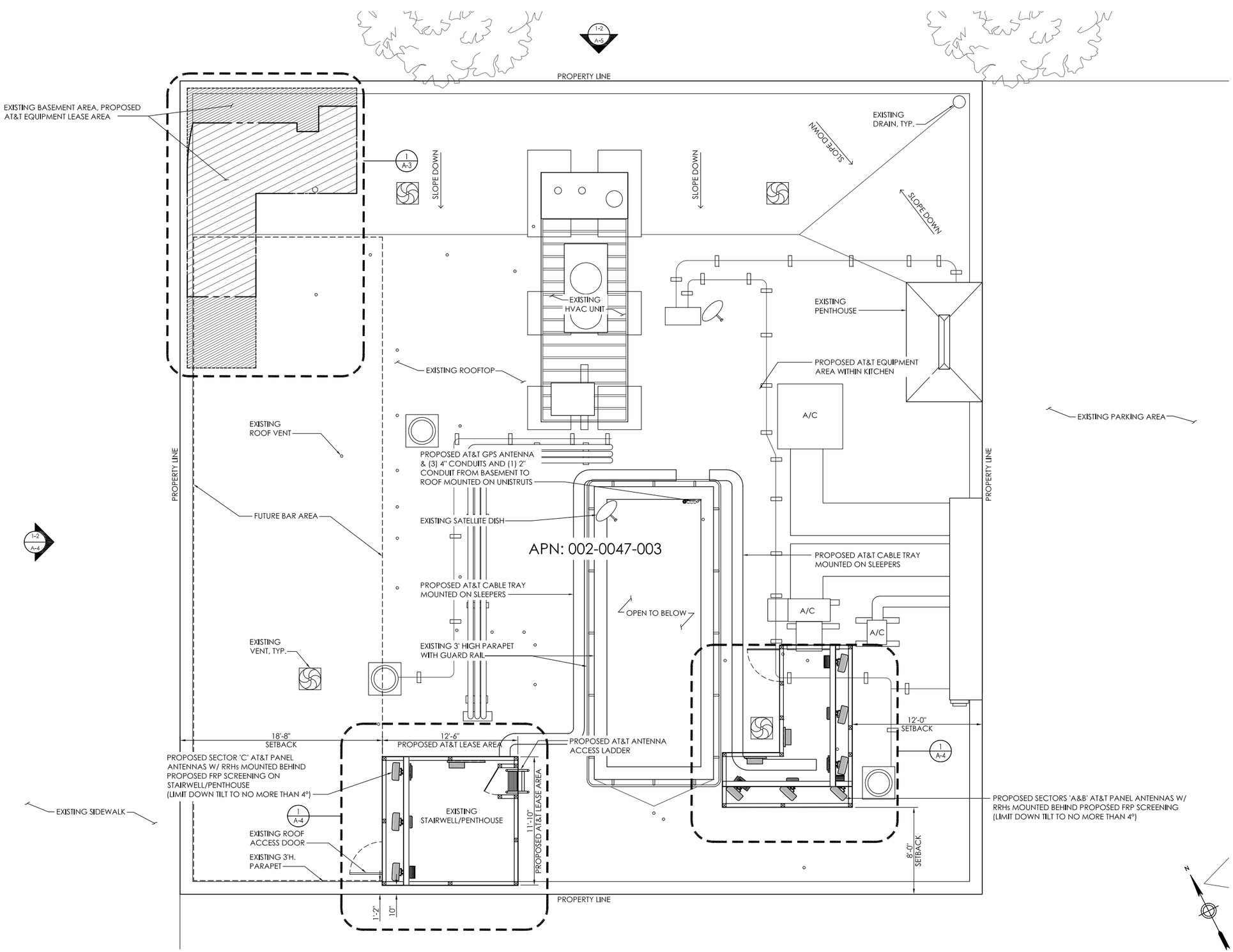
SHEET NAME:

OVERALL SITE PLAN

SHEET TITLE:

A-1



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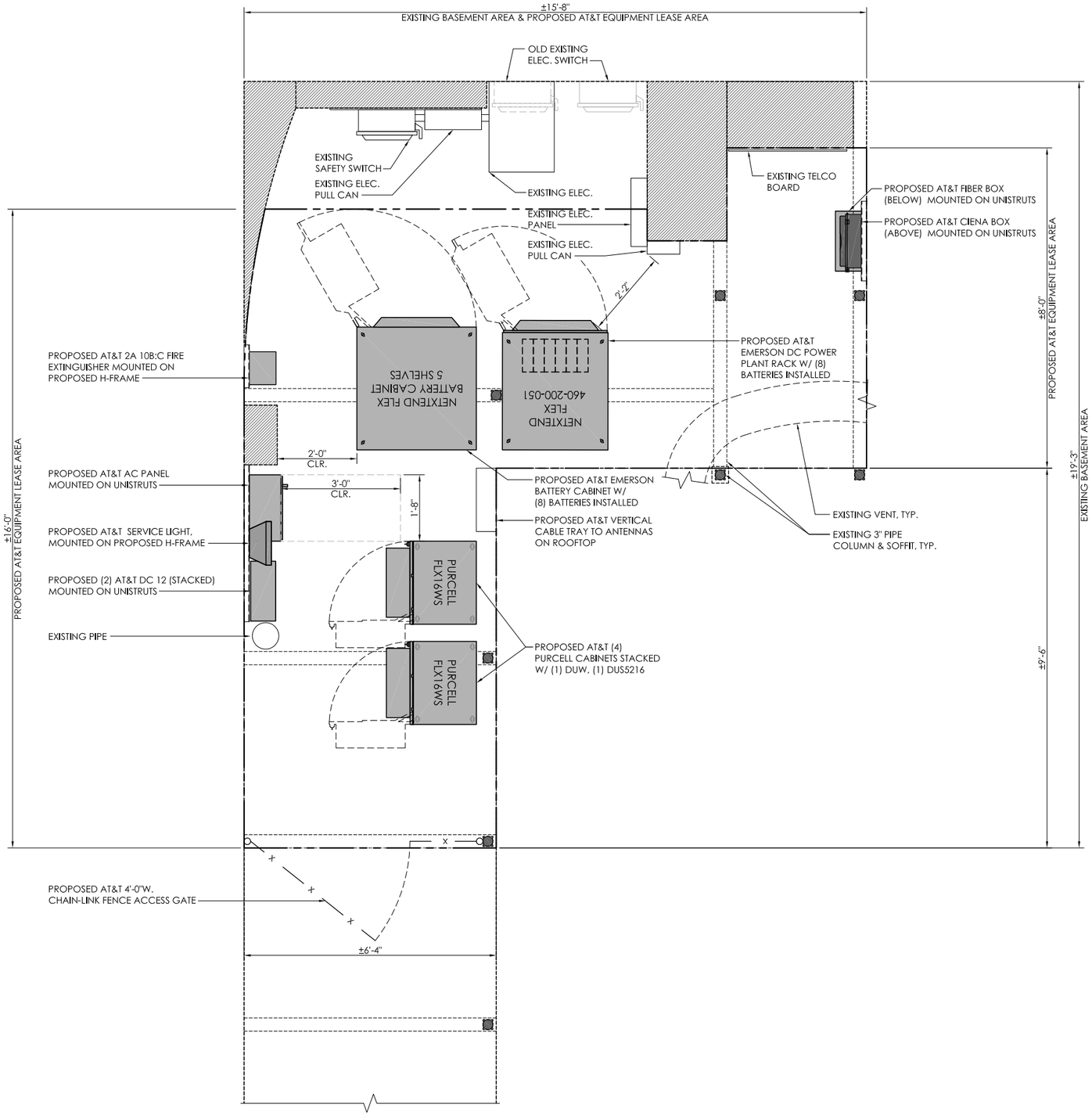
SHEET NAME:

ROOF PLAN

SHEET TITLE:

A-2



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SHEET NAME:

EQUIPMENT LAYOUT PLAN

SHEET TITLE:

A-3

SECTOR		RRH TYPE NEW	RRH LOCATION (DISTANCE FROM ANTENNA)		MINIMUM CLEARANCES ABOVE	BELOW	SIDES
ALPHA	A1	4449 B5 / B12	UP	5'-0"	16"	12"	8"
	A1	8843 B2 / B66A	UP	5'-0"	16"	12"	8"
	A2	4478 B14	UP	5'-0"	16"	12"	8"
	A3	RRUS-E2 B29	UP	5'-0"	16"	12"	8"
	A3	4415 B30	UP	5'-0"	16"	12"	8"
SECTOR		RRH TYPE NEW	RRH LOCATION (DISTANCE FROM ANTENNA)		MINIMUM CLEARANCES ABOVE	BELOW	SIDES
BETA	B1	4449 B5 / B12	UP	5'-0"	16"	12"	8"
	B1	8843 B2 / B66A	UP	5'-0"	16"	12"	8"
	B2	4478 B14	UP	5'-0"	16"	12"	8"
	B3	RRUS-E2 B29	UP	5'-0"	16"	12"	8"
	B3	4415 B30	UP	5'-0"	16"	12"	8"
SECTOR		RRH TYPE NEW	RRH LOCATION (DISTANCE FROM ANTENNA)		MINIMUM CLEARANCES ABOVE	BELOW	SIDES
GAMMA	C1	4449 B5 / B12	UP	5'-0"	16"	12"	8"
	C1	8843 B2 / B66A	UP	5'-0"	16"	12"	8"
	C2	4478 B14	UP	5'-0"	16"	12"	8"
	C3	RRUS-E2 B29	UP	5'-0"	16"	12"	8"
	C3	4415 B30	UP	5'-0"	16"	12"	8"

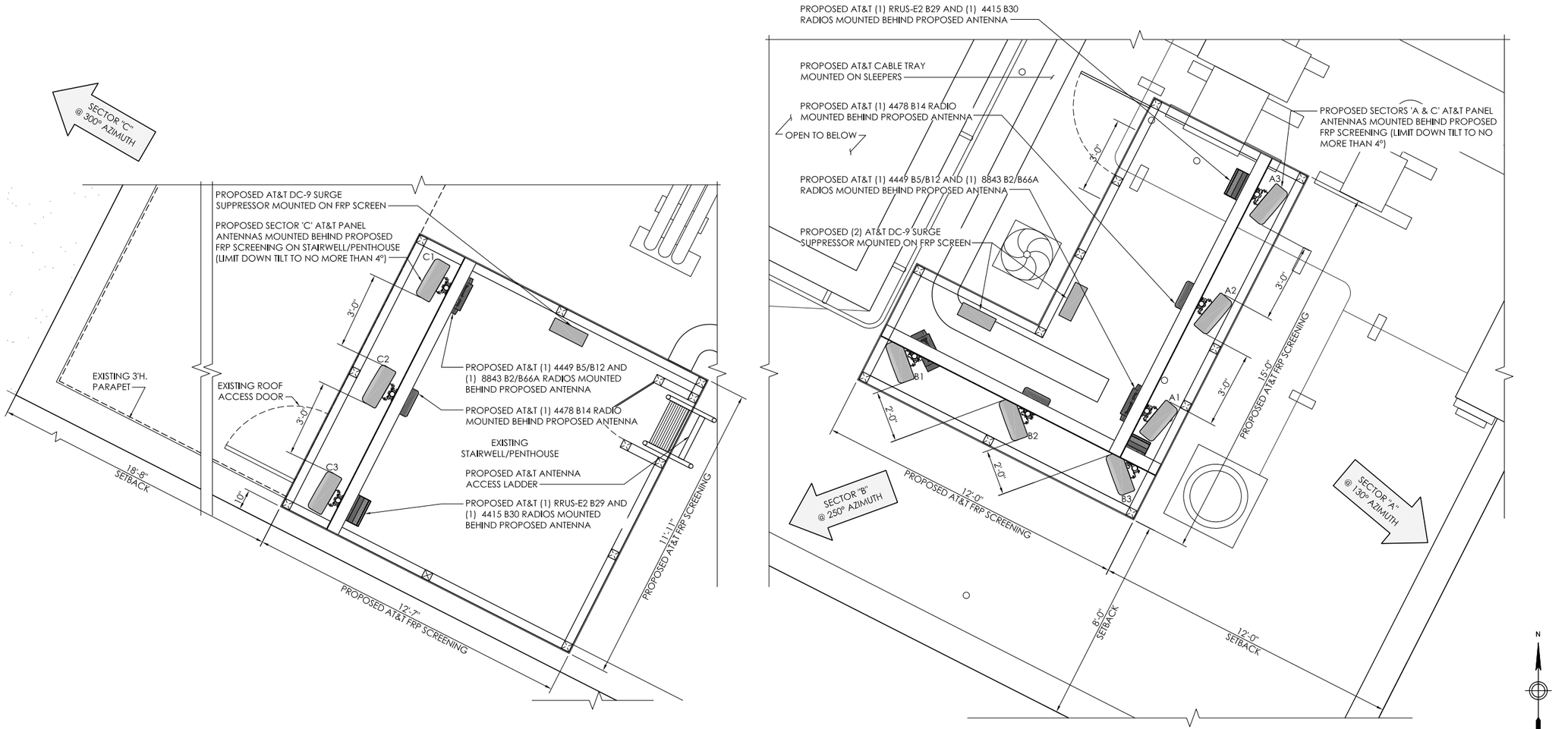
NOTES TO CONTRACTOR:

- CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
- CABLE LENGTHS WERE DETERMINED BASED ON VISUAL INSPECTION DURING SITE-WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.

FINAL ANTENNA AND TRANSMISSION CABLE REQUIREMENTS

SECTOR		TECHNOLOGY	ANTENNA MFR./MODEL #	SIZE	AZIMUTH	TRANSMISSION LINES (LENGTH FT. +/-) COAX LENGTH	COAX SIZE	COAX NO.
SEC. "A"	A1	LTE 700/LTE 850 / PCS/AWS/B14/AWS 3/B29/WCS	COMMSCOPE NNH4-65B-R6H4	4'	130°	±95'	TBD	FIBER
SEC. "B"	B1	LTE 700/LTE 850 / PCS/AWS/B14/AWS 3/B29/WCS	COMMSCOPE NNH4-65B-R6H4	4'	250°	±100'	TBD	FIBER
SEC. "C"	C1	LTE 700/LTE 850 / PCS/AWS/B14/AWS 3/B29/WCS	COMMSCOPE NNH4-65B-R6H4	4'	300°	±100'	TBD	FIBER

2 RF SCHEDULE
NTS



1 PROPOSED ANTENNA PLAN

APPLICANT:
at&t mobility corp.
1452 EDINGER AVE.
TUSTIN, CALIFORNIA 92780

VENDOR:
INFRASTRUCTURE
AZ - CA - CO - ID - NM - NV - TX - UT
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IRVINE, CALIFORNIA 92614

VENDOR:
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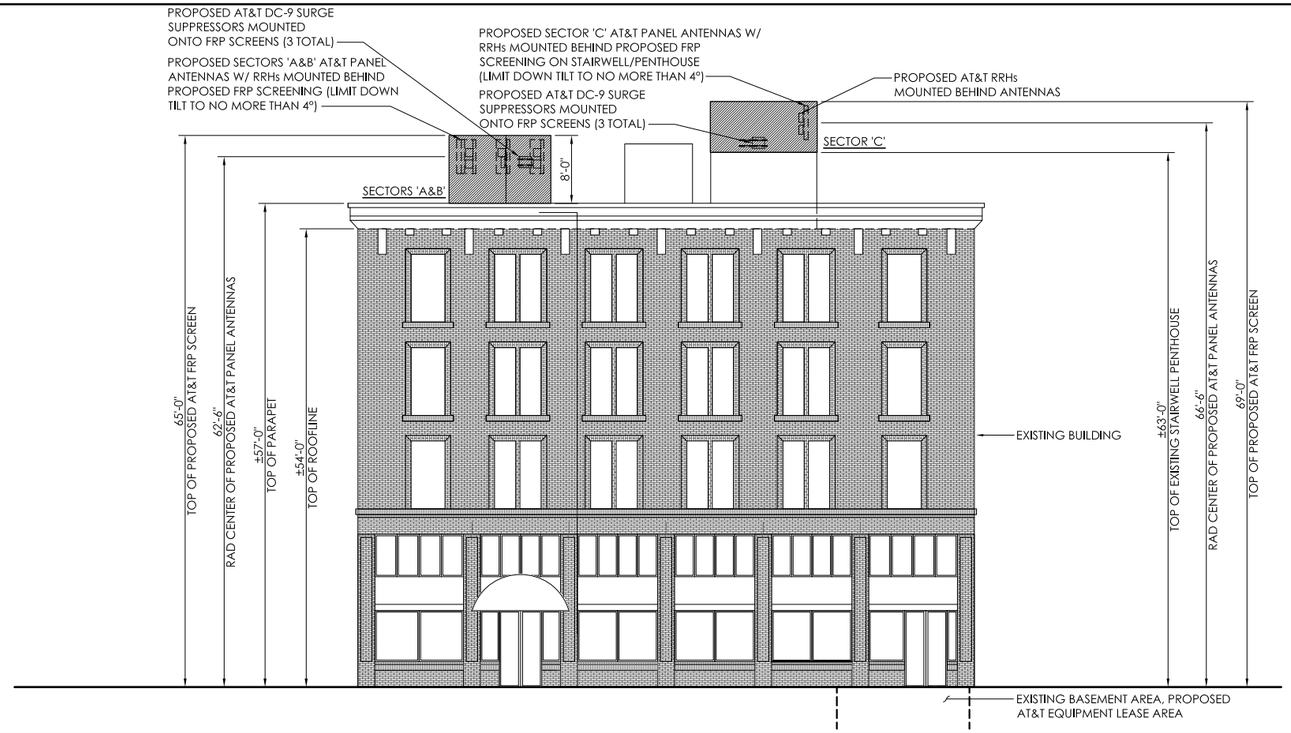
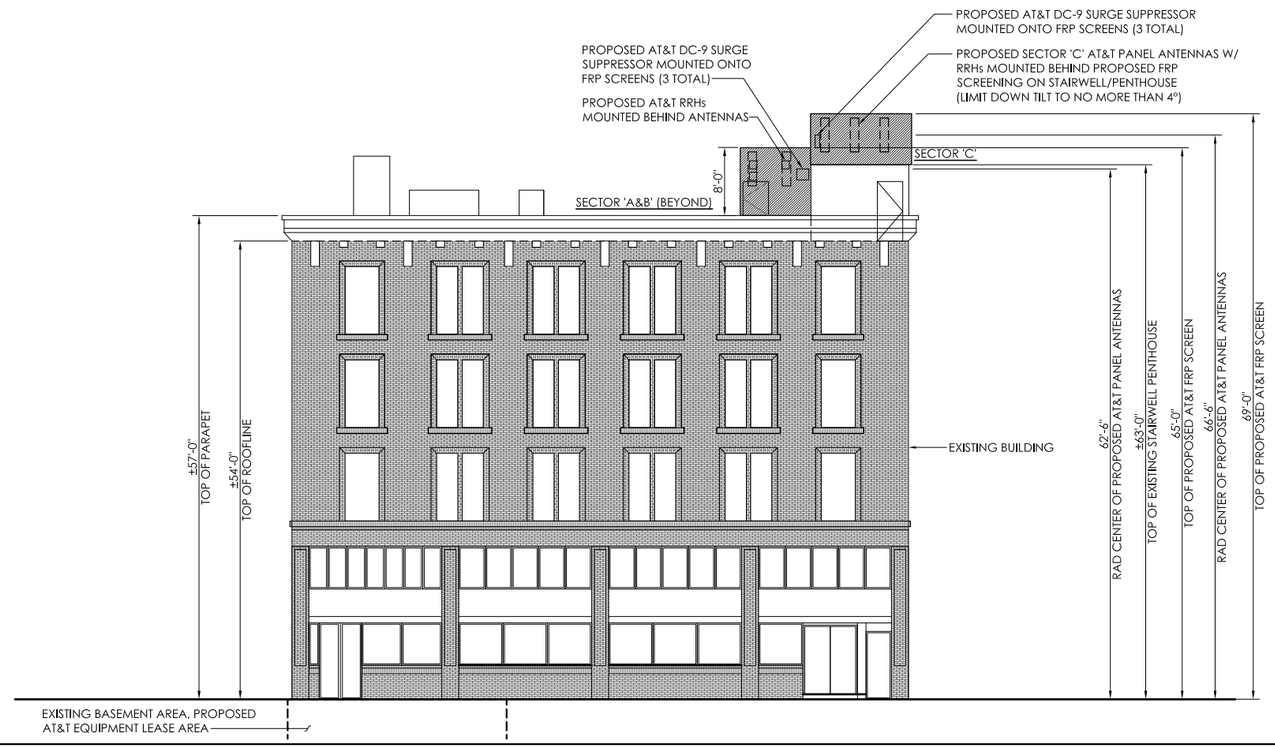
SHEET NAME:
ANTENNA PLAN & RF SCHEDULE

SHEET TITLE:
A-4



2 PROPOSED NORTHEAST ELEVATION
1/8"=1'-0"

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



1 PROPOSED NORTHWEST ELEVATION
1/8"=1'-0"

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

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SHEET NAME:
ELEVATIONS

SHEET TITLE:
A-5

Existing

06.29.2020

at&t

CCL00186 The Washington Inn
495 10th Street, Oakland, CA 94607

Proposed

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Photo simulation as seen looking west along 10th St from Broadway

Existing

06.29.2020

at&t

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Proposed

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Photo simulation as seen looking east along 10th Street

Existing

06.29.2020

at&t

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Proposed

Photo simulation as seen looking northeast along Washington St from 9th St

Existing

07.07.2020

at&t

CCL00186 The Washington Inn
495 10th Street, Oakland, CA 94607

Proposed

WW
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Photo simulation as seen looking west along 10th St from Broadway

Existing

07.07.2020

at&t

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Proposed

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Photo simulation as seen looking east along 10th Street

Existing

07.07.2020

at&t

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Proposed

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Photo simulation as seen looking northeast along Washington St from 9th St

Existing

07.10.2020

at&t

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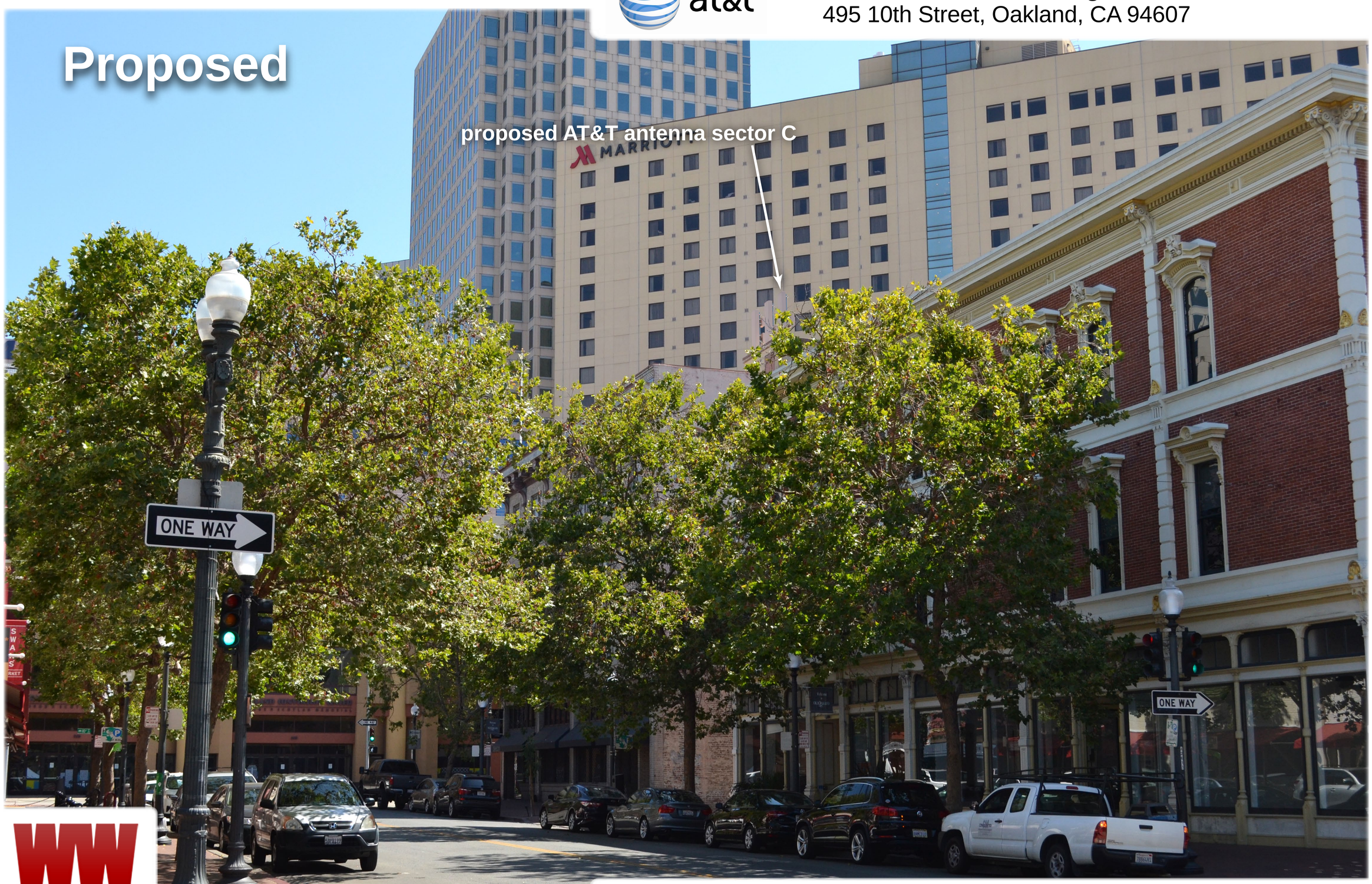

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www.photosims.com

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