

SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE: OCTOBER 8, 2015

Date:	October 1, 2015
Case No.:	2015-002768DRP
Project Address:	1801 Fulton Street
Permit Application:	2015.02.25.9356
Current Zoning:	NC-1 (Neighborhood Commercial, Cluster)
	40-X Height and Bulk District
Block/Lot:	1187/001
Project Sponsor:	Verizon Wireless, represented by
	Baldwin Diep, Modus
	149 Natoma Street, 3 rd Floor
	San Francisco, CA 94105
Staff Contact:	Omar Masry – (415) 575-9116
	<u>Omar.Masry@sfgov.org</u>
Recommendation:	Do not take DR and approve as proposed

1650 Mission St. Suite 400 San Francisco, CA 94103-2479

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: **415.558.6377**

PROJECT DESCRIPTION

The propos[°]§ Project involves the development of a "Micro" Wireless Telecommunications Services ("WTS") facility for Verizon Wireless. The proposal would feature a single cylindrical antenna screened within a faux rooftop-mounted vent pipe located near the northeast corner of the roof, along with associated equipment¹ and cable trays connecting the rooftop-mounted antenna to ground level equipment near a stairwell. Micro Wireless Facilities are considered "accessory uses," per the Zoning Administrator.

The proposed vent pipe would measure approximately 18-inches in diameter, and would rise six (6) feet above the parapet, and be set back six (6) feet from the nearest building edges.

SITE DESCRIPTION AND PRESENT USE

The Project Site is located on Assessor's Block 1187, Lot 001, and is located at the southwest corner of Fulton Street and Masonic Avenue. The Project Site was developed in 1916, and features a 33'-6" foot tall three-story building, with two floors of residential dwellings above a ground floor area that includes a grocery store (d.b.a. Fulton Food Shop), dry cleaners, and a laundromat. The Project Site also features an attached single-story restaurant (d.b.a Bistro Gambrinus) along the eastern edge of the property.

¹ Rooftop Equipment includes four radio relay units (RRUs), a Global Positioning System (GPS) antenna, and a cable tray. Ground-mounted equipment includes a "Charles" cabinet, which features computers to operate the facility and batteries used to power the facility in the event of a power outage. The Charles cabinet is approximately the same size as a dormitory refrigerator. RRUs are each equivalent in size to a medium suitcase. They are utilized to improve data speeds, and are typically placed near antennas.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is situated along the edge of the Haight Ashbury neighborhood, and is near the Inner Richmond neighborhood, which begins to the north across Fulton Street, and the Western Addition neighborhood, to the northeast across Fulton Street and Masonic Avenue.

The Project Site is adjacent to three-story single-family dwellings to the south and west, four-story multifamily dwellings to the north across Fulton Street, a four-story mixed-use building with a ground floor supermarket to the northeast, and a two-story mixed-use building featuring a Starbucks coffee shop on the ground floor to the east across Masonic Avenue.

BUILDING PERMIT NOTIFICATION

In accordance with Planning Code Section 312(g), neighborhood notification is required for the construction of a new (micro) WTS facility as an accessory use in all neighborhood commercial districts.

ТҮРЕ	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
312 Notice	30 days	August 9, 2015	September 9, 2015	October 8, 2015	30 days

HEARING NOTIFICATION

ТҮРЕ	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	September 28, 2015	September 28, 2015	10 days
Mailed Notice	10 days	September 28, 2015	September 28, 2015	10 days

PUBLIC COMMENT

As of September 31, 2015, the Planning Department received one call opposed to the Project based on similar concerns noted by the DR Requestor.

DR REQUESTOR

Henry Tang, 1831 Fulton Street.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached Discretionary Review Application, dated August 24, 2015

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached Response to Discretionary, dated September 8, 2015

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption. The categorical exemption and all pertinent documents may be found in the files of the Planning Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco.

BACKGROUND ON "MICRO" / ACCESSORY USE WTS FACILITIES

Micro WTS Facilities differ from Macro WTS facilities in that they typically feature fewer and/or smaller antennas (e.g. a single panel antenna or multiple omni "whip" antennas), smaller overall equipment areas, a smaller overall coverage area (typically a quarter mile or less in an dense area), and lower radio-frequency emissions output (e.g. a maximum effective radiated power output of 2,450 watts for the proposed facility).

Macro WTS Facilities typically feature three (3) to sixteen (16) panel antennas, equipment areas which range in size from the equivalent of two office cubicles to areas the size of a shipping container, coverage areas of a quarter to half mile (dependent on a large number of factors), and an effective radiated power output ranging between 4,000 to 11,000 watts².

Macro WTS facilities within NC-1 Zoning Districts are classified as a "Public Use"³ (Planning Code Sections 710.83 and 790.80) and require a Conditional Use Authorization; whereas a Micro WTS Facility would not require a Conditional Use Authorization, subject to the project's conformity with an approved Letter of Determination indicating the proposed WTS facility can be classified as an Accessory Use.

Project Sponsors seeking a Conditional Use Authorizations to develop a Macro WTS Facility within any residential or neighborhood commercial zoning district are also required to:

1) Hold a separate community meeting (notifying property owners and tenants within 500 feet and applicable neighborhood groups); and

2) Provide third party review to demonstrate that the proposed facility is needed to meet a coverage and/or capacity gap.

These two requirements do not apply to Micro WTS facilities.

A Letter of Determination (LOD) was approved for this type of WTS facility by the Zoning Administrator on February 18, 2014. The LOD deemed this type of proposed WTS facility as an Accessory Use (or "Micro" WTS Facility), per Planning Code Section 204, subject to specific conditions.

² For example, an approved AT&T Mobility macro WTS facility on the rooftop of a residential building at 2001 Sacramento Street (Pacific Heights) featured a maximum effective radiated power output of 10,700 watts.

³ Planning Code section 703.2(b)(1) allows a "Public Use" to be conducted outside of an enclosed building. Antennas utilized as part of WTS facilities generally require outdoor installation in order to properly function (transmit and receive).

In addition, the LOD indicated the determination would apply Citywide but would only include Location Preference 1 through 6 sites, as outlined by the 1996 WTS Facility Siting Guidelines. The Project Site is zoned NC-1, and is therefore a Preference 6 (Limited Preference) location.

ALTERNATIVE SITES

The Project Site is surrounded by primarily residential and NC-1 zoning districts, with the exception of an NC-S zoned site across the intersection from the Project Site, at the northeast corner of Fulton Street and Masonic Avenue. This NC-S zoned site features a mixed-use building (with an anchor tenant of Lucky Supermarket at 1750 Fulton Street). The Lucky Supermarket Site would be considered a higher location preference (Location Preference 5) by the WTS Facility Siting Guidelines, whereas the adjacent residential zoning districts are considered disfavored locations (Location Preference 7), and are therefore not eligible for approval as an Accessory Use. The Project Sponsor indicated the property owners of the NC-S zoned site (Lucky Supermarket), or 1799 Fulton Street (Starbucks on ground floor), were not interested in hosting a WTS facility.

It also appears that other higher Location Preference sites within the neighborhood are not available. For example, while the nearby John Adams Campus of the City College of San Francisco is considered a Preference 1 location (Publicly-Used Structure); to date, City College has not indicated an interest in hosting WTS facilities. The Project Sponsor indicated the University of San Francisco campus was located outside the required coverage area.

While not subject to the Planning Code or WTS Facility Siting Guidelines, wireless carriers have also developed "Personal Wireless Services Facilities" (also known as Small Cells, Distributed Antenna Systems, or the acronym "DAS") within the public right of way (e.g. streets and sidewalks), pursuant to Article 25 of the Public Works Code. These facilities typically involve the attachment of antennas and equipment enclosures (computers, electric meters, disconnect switches, and battery backup cabinets) to wooden light or utility poles.

These types of wood utility pole-mounted facilities are disfavored given their potential to detract from streetscapes, impair views from residential windows, and generate noise emissions, as well as the larger number of these facilities typically needed to provide the same coverage and capacity as a well-designed rooftop-mounted micro or macro WTS facility. Under State law, the City cannot impose a blanket prohibition on such (wood) pole-mounted facilities, but can regulate the design, location, and placement of those facilities. The proposed micro WTS facility is generally considered less intrusive than a (typically) comparatively larger number of wireless facilities mounted to wooden utility poles.⁴

DR REQUESTOR'S CONCERN – PREVIOUS T-MOBILE MICRO WTS FACILITY

The DR requestor referenced a 2007 agreement between the Board of Supervisors and T-Mobile, to withdraw a proposed T-Mobile Micro WTS facility at the Project Site.

⁴ Wooden utility poles are typically owned by utilities (not the City), such as Pacific Gas & Electric.

The withdrawal of one carrier's application or facility does not preclude the approval of any future application; whether by T-Mobile or another wireless carrier. This informal agreement does not change the fact that there are no exceptional or extraordinary circumstances existing at the site or created by the project that would warrant an otherwise Code-complying project from being disapproved. Micro WTS facilities have routinely been developed on similar buildings within similar neighborhood contexts.

The prior T-Mobile Micro WTS facility raised concerns from community members regarding its potential industrial nature. The proposed Verizon Wireless Micro WTS Facility would not significantly alter the overall mixed-use nature of the Subject building, displace ground-floor business, or introduce elements expected to have a detrimental effect on residents. For example, no generators are proposed. The primary equipment cabinet would be placed within a recessed stairwell area where noise from internal cooling fans is not expected to adversely affect residents. Furthermore, such facilities are required to comply with the City's noise ordinance.

The equipment cabinet would feature nickel-cadmium ("NiCad") batteries (with approximately seven gallons of electrolytes) to provide backup power in the event of a power outage. The placement of such cabinets, though typically with comparatively larger capacity battery (lead-acid or NiCad) systems (in the range of 40 to 100 gallons of electrolyte for a given Macro WTS facility) elsewhere in the City, is subject to review by the San Francisco Fire Department and Department of Building Inspection. Since 1996, when the City saw the first widespread deployment of WTS networks, there has not been a noted pattern of incidences with respect to safety aspects of batteries used for WTS facilities, including those mounted within residential and mixed-use buildings.

DR REQUESTOR'S CONCERN – NEIGHBORHOOD CHARACTER

The DR Requestor indicated a concern that the proposed facility would adversely alter the façade and character of the Subject building and the adjacent neighborhood, as well as adversely affect views.

With the exception of the single faux rooftop-mounted vent pipe, the remainder of the proposed facility would generally not be visible from adjacent public rights-of-way. The proposed vent pipe would be relatively modest in size with an 18-inch diameter, a maximum height of six (6) feet above the parapet, and a setback of six (6) feet from the nearest roof edge. The vent pipe would not impair the facade, nor would it significantly detract from views of the Subject building or adjacent dwellings. Private views are not protected.

Planning staff also requested that the wireless carrier ensure the conduit running down a rear wall, from the roof to the equipment area, be designed to mimic hot water pipes (instead of a more utilitarian wider cable tray) and avoid blocking light into any tenant windows.

The overall size, placement, and operation of the equipment are not expected to alter the overall neighborhood character or use of the Subject building. Similar facilities have been developed on a

significant number of buildings in the City⁵, including residential buildings in RM-3 and RC-4 zoning districts, as well as mixed-use buildings in neighborhood commercial districts; without adversely effecting existing on-site or off-site tenants. The proposed facility would remain subordinate to the primary residential and commercial uses on the site.

RADIO-FREQUENCY (RF) EMISSIONS

The Radio-Frequency (RF) emissions associated with this Project have been determined to comply with limits established by the Federal Communications Commission (FCC). Based on a report prepared by a licensed engineer (and reviewed by the Department of Public Health), the maximum RF exposure⁶ level at ground level would equal 5.2% of the public exposure limit set by the FCC. The maximum calculated level at any nearby building is 12% of the public exposure limit.

Under Section 704(B)(iv) of the 1996 Federal Telecommunications Act, local jurisdictions (such as the City and County of San Francisco) cannot deny wireless facilities based on health (or by extension, property value) concerns over Radio Frequency (RF) emissions, so long as such facilities comply with the FCC's regulations concerning such emissions.

As the antenna is directional in nature, the proposed facility is **not** expected to result in RF exposure levels, which would approach maximum public exposure levels set by the FCC, for either dwellings directly below the antenna, or tenants of adjacent buildings (including roof decks or balconies),

In the event that the proposed facility is approved and installed, the City requires that the wireless carrier arrange for RF emissions testing for interested persons, at no charge. In addition, reports of field-testing for micro and macro WTS facilities are submitted to the Department of Public Health whenever a new facility is installed, as well as every two years, and every time that changes (e.g. replacement antennas) are made to a facility that may affect power output from antennas.

The Department of Public Health has not seen a pattern of similar Micro WTS facilities, in San Francisco, exceeding radio-frequency exposure limits established by the FCC with respect to adjacent dwellings.

OTHER CONSIDERATIONS

• Health and safety aspects (e.g. engineering review for structural loads, and backup battery storage) of all wireless Projects are reviewed by the Department of Public Health, San Francisco Fire Department, and the Department of Building Inspection.

⁵ There are over 700 existing Micro or Macro WTS facilities in San Francisco (not including another 383 wireless facilities mounted to wooden utility poles). The overwhelming majority are rooftop-mounted facilities, on either residential, mixed-use, commercial, institutional (e.g. hospitals), and industrial buildings.

⁶ The RF report utilized a "worse-case" scenario in which the antennas are operating at maximum capacity. That scenario is utilized to determine compliance with both the FCC's occupational (e.g. for maintenance workers trained on RF exposure awareness) and (general) public exposure standards; and is also used as the basis to determine the distance the antenna (based on antenna orientation, frequency, and height) must be located with respect to any nearby publicly accessible areas (e.g. roof decks, balconies, and residential dwellings).

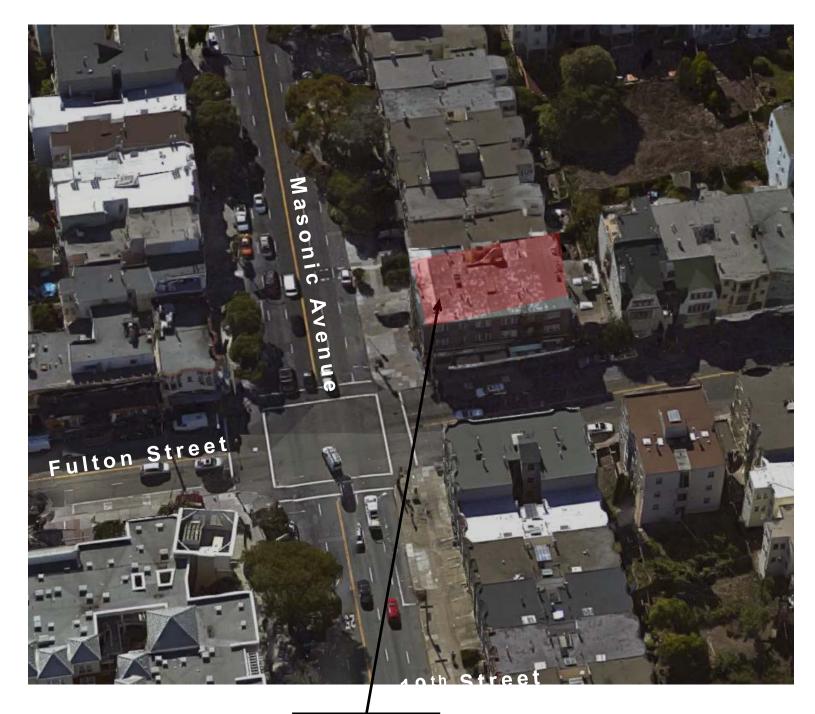
- An updated Five Year Plan with approximate longitudinal and latitudinal coordinates of proposed locations, including the Project Site, is on file with the Planning Department.
- All required public notifications were conducted in compliance with the Planning Code Section 312(g) and adopted WTS policies.
- The Project Site has been previously determined to not be a historic resource; however, the
 proposed design, with respect to the Subject building and views of adjacent buildings, was
 reviewed by a Preservation specialist and determined to be consistent with the US Secretary of
 the Interior's Standards for the Treatment of Historic Properties.
- The Project complies with the applicable requirements of the Planning Code.
- The Project is consistent with the Objectives and Policies of the General Plan.
- Based on propagation maps provided by Verizon Wireless, the Project would provide enhanced 700 – 2,100 Megahertz 4G/LTE (4th Generation, Long-Term-Evolution, voice and data) coverage in an area that currently experiences gaps in coverage and capacity.
- The primarily screened nature of the facility, along with the placement of equipment on the roof
 and near a ground level stairwell area, would ensure the proposed micro WTS facility does not
 have an adverse effect on the Subject building or surrounding residential properties.
- The Project does not contain or create any exceptional or extraordinary circumstances that should render an otherwise Code-complying project from being disapproved.

RECOMMENDATION: Do not take DR and approve the Project as proposed

Attachments:

Aerial Photographs Zoning Map Block Book Map Sanborn Map Section 312 Poster & Notice **DR** Application DR Brief DR Poster & Notice **Equipment Cabinet Sample Photos** Project Sponsor's Submittal Response to DR Application **Coverage Maps** Alternative Site Analysis Photo Simulations Radio-Frequency (RF) Emissions Report Department of Public Health Review Reduced Plans

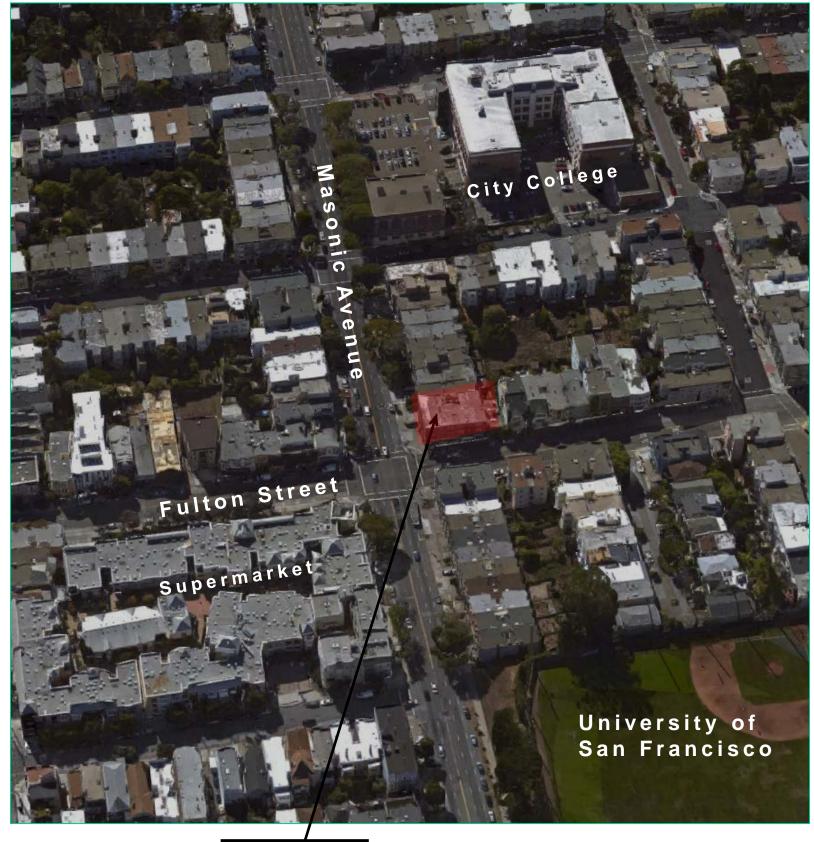
Aerial Photo



SUBJECT PROPERTY



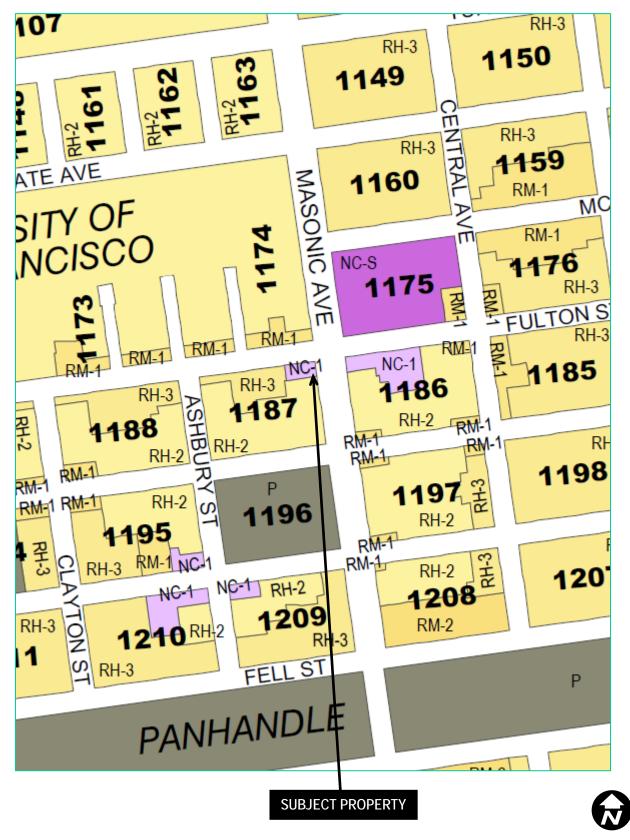
Aerial Photo (Zoomed Out)



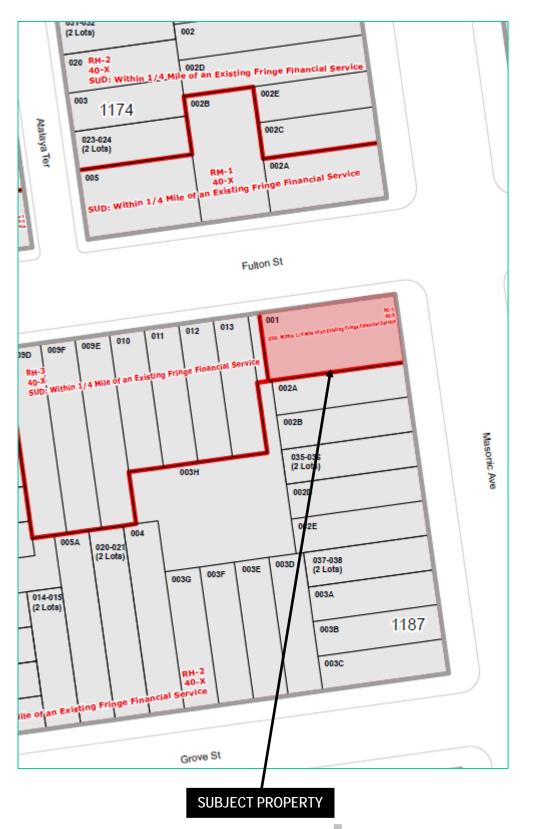
SUBJECT PROPERTY



Zoning Map

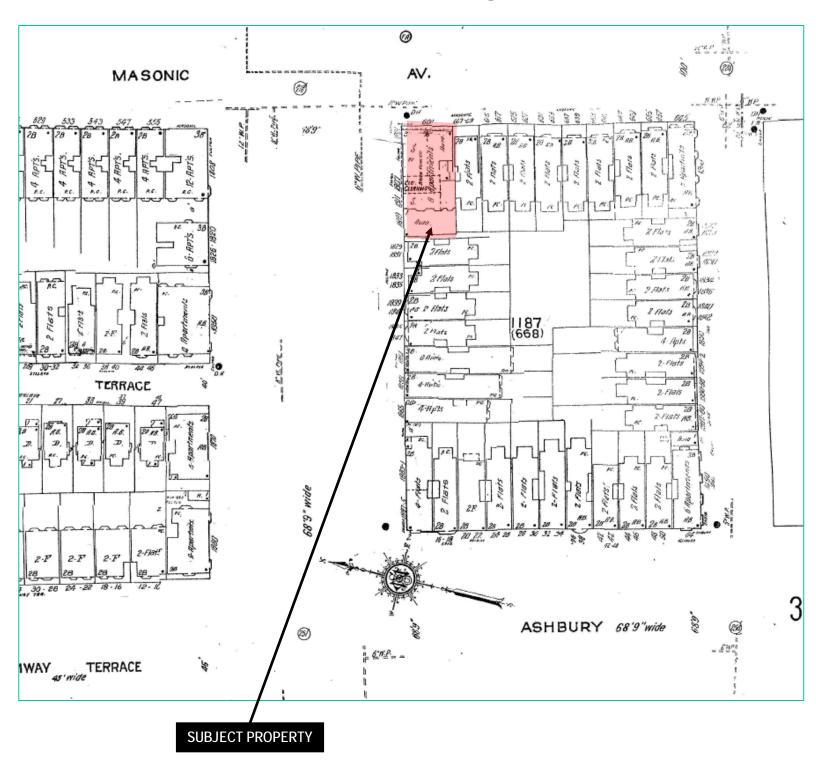


Parcel Map





Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

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SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco. CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 312)

On **February 25, 2015**, the Applicant named below filed Building Permit Application No. **2015.02.25.9356** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	1801 Fulton Street	Applicant:	Baldwin Diep, Modus Inc., on behalf of Verizon Wireless
Cross Street(s): Block/Lot No.:	Masonic Avenue 1187/001	Address: City, State:	149 Natoma Street, 3 rd Floor San Francisco, CA 94105
Zoning District(s):	NC-1 (Neighborhood Commercial, Cluster)	Telephone:	(510) 637-8628

You are receiving this notice as a property owner or resident near the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

	PROJECT SCOPE		
Demolition	X New Construction	X Alteration	
Change of Use	Façade Alteration(s)	Front Addition	
Rear Addition	□ Side Addition	Vertical Addition	
PROJECT FEATURES	EXISTING	PROPOSED	
Building Use	Residential & Retail (Ground Floor)	Residential, Retail, Micro Wireless Telecommunications Services Facility	
Front Setback	No Change	No Change	
Side Setbacks	No Change	No Change	
Building Depth	No Change	No Change	
Rear Yard	No Change	No Change	
Building Height	33 feet	No Change	
Number of Stories	3	No Change	
Number of Dwelling Units	No Change	No Change	
Number of Parking Spaces	No Change	No Change	
PROJECT DESCRIPTION			

The proposal is develop a "<u>Micro</u>" Wireless Telecommunication Services (WTS) facility for Verizon Wireless. The proposal would involve two (2) antennas within a single 18-inch diameter faux rooftop-mounted vent pipe (six feet above parapet), along with associated equipment cabinets.

For more information, please contact Planning Department staff:

Planner:Omar MasryTelephone:(415) 575-9116E-mail:Omar.Masry@sfgov.org

Notice Date: **Expiration Date:**

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

CASE NUMBER: For Staff Use only

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:	
Henry Tang	
DR APPLICANT'S ADDRESS:	ZIP CODE: TELEPHONE:
1831 Fulton Street	94117 (415)441-6728
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING	3 DISCRETIONARY REVIEW NAME:
Baldwin Diep, Modus Inc., on behalf of Verizon Wireless	
ADDRESS:	ZIP CODE: TELEPHONE:
149 Natoma St, 3rd floor	94105 (415) 637-8628
CONTACT FOR DR APPLICATION:	
Same as Above	
ADDRESS:	ZIP CODE: TELEPHONE:
	()
E-MAIL ADDRESS:	
2. Location and Classification	
STREET ADDRESS OF PROJECT:	ZIP CODE:
1801 Fulton St	94117
CROSS STREETS: Masonic Blvd	
Masonic Bivu	
ASSESSORS BLOCK/LOT: LOT DIMENSIONS: LOT AREA (SQ FT): 2	ZONING DISTRICT: HEIGHT/BULK DISTRICT:
1187 /001	NC-1
3. Project Description	
Please check all that apply	
Change of Use 🗌 Change of Hours 🗌 New Construct	ion \blacksquare Alterations \blacksquare Demolition \square Other \square
Additions to Building: Rear 🗌 Front 🗌 Height	Side Yard
Mixed residential commercial	
Present or Previous Use:	
Proposed Use: Wireless telecommunications service facilit	τy
2015.02.25.9356 Building Permit Application No.	Date Filed: February 25, 2015
bunding retinit Application No.	Date Filed:

4. Actions Prior to a Discretionary Review Request

Prior Action	••	YES	NO
Have you discussed this project with the permit applicant?			X
Did you discuss the project with the Planning Department permit review planner?		X	
Did you participate in outside mediation on this case?			X

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project. In 2007, Paul Albritton, who at the time represented T-Mobile and currently is outside counsel for Verizon, agreed to remove two micro cell towers that had been installed on behalf of T-Mobile after negotiations with the Board of Supervisors and concerned neighborhood citizens. It was the understanding among the parties that micro cell towers would no longer be permitted at that location.

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

The project violates the agreement reached between the Board of Supervisors, concerned citizens and attorney Paul Albritton on behalf of T-Mobile in 2007. The agreement was the removal of similar micro cell towers and the understanding that no such micro cell towers would be permitted on that site.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

The building has a unique style and maintains its character and that of the neighborhood throughout the years. The project would alter the facade and the character of the building and the neighborhood and adversely affect views.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

Verizon and the City Planning Department should honor the agreement reached in 2007 between the Board of Supervisors, Paul Albritton on behalf of T-Mobile, and concerned citizens and not seek to place micro cell towers at this location.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

0 Signature: へ

Date: Aug 24, 15

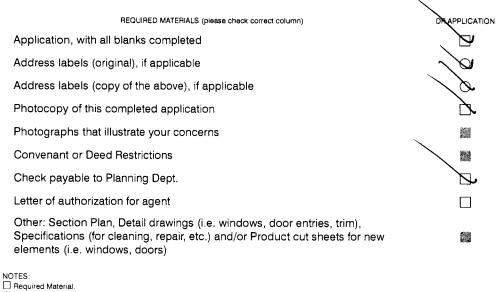
Print name, and indicate whether owner, or authorized agent:

HENRY TANG thorized Agent (circle one)

CASE NUMBER: For Staff Use only

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent**.



Dptional Material.

O Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only Application received by Planning Department:

By: M. Corrette

Henry Tang 1831 Fulton Street San Francisco, CA 94117

September 29, 2015

Rodney Fong, President Cindy Wu, Vice President Michael Antonini, Rich Hillis, Christine Johnson, Kathrin Moore, Dennis Richards, Commissioners San Francisco Planning Commission 1650 Mission Street, Suite 400 San Francisco, CA 94103

> Re: Verizon Microcell Facility Proposed for 1801-1813 Fulton Street Case No. 2015-002768DRP (Building Permit No. 2015.0225.9356) Hearing Date: October 8, 2015

Dear President Fong, Vice President Wu and Commissioners:

I have requested Discretionary Review of this matter because the exceptional and extraordinary circumstances discussed below warrant such review. Furthermore, I have asked Omar Masry, who as a relatively recent employee of the Planning Department was not aware of the history dating back to 2006 regarding microcell wireless facilities at the subject property at the time he approved the permit, to exercise his discretion and request that Verizon withdraw its application at this location in light of this history, but those efforts have proven unsuccessful. Therefore, I respectfully request your vote against this project for the reasons stated below.

I. APPROVAL OF THIS PROJECT VIOLATES AN AGREEMENT REACHED BY THE BOARD OF SUPERVISORS, OUTSIDE COUNSEL FOR VERIZON AND COMMUNITY RESIDENTS IN 2007 THAT MICROCELL WIRELESS FACILITIES NOT BE LOCATED AT THE SUBJECT PROPERTY

A. First Microcell Application at 1801 Fulton Street – 2006-2007 (T-Mobile)

In November 2006, pursuant to a May 15, 2006 Letter of Determination ("LOD") from the Zoning Administrator, T-Mobile obtained a building permit to install a microcell wireless facility at 1801-1813 Fulton Street ("1801 Fulton St."), a building that falls under the City's WTS Facilities Siting Guidelines' "Preference 6 – Limited Preference Sites" category, as an Accessory Use. Because no member of the public was ever notified about the LOD, and the Planning Department was not required to notify all nearby property owners and tenants of the permit application, the project only initially came to light because one nearby resident had a Block Book Notation request on file at the Planning Department. While this resident filed for and was denied Discretionary Review, it was not until the microcell facility was actually installed on the roof of the building that the vast majority of the tenants of the subject property and nearby residents became aware that a permit had been issued pursuant to an LOD. In

response to what appeared to be a *fait accompli*, residents filed with the Board of Appeals (1) an appeal of the permit; and (2) a Request for Jurisdiction regarding the LOD.

In early 2007, this case was but one of many examples across the City of microcell wireless facilities appearing on residential properties without public notification of the building permits that permitted their installation.¹ In response to the public outcry over this situation, the Board of Supervisors introduced an Urgency Ordinance that called for a city-wide moratorium on the installation of microcell wireless facilities and required the Planning Department to submit a written report describing measures taken to alleviate the conditions that led to its adoption.² The Board of Supervisors also separately introduced legislation that would codify what the City's 1996 WTS Facilities Siting Guidelines already required for all wireless facilities proposed for Residential and/or Neighborhood Commercial Districts – a Conditional Use Permit – but the Zoning Administrator had overruled that with regard to microcell facilities in Letters of Determination to the various wireless carriers.

Out of this situation arose a number of compromises reached on behalf of the Board of Supervisors, Planning Department, Planning Commission, wireless carriers, and members of the public: (1) the Board of Supervisors did not implement a moratorium on microcell installations; (2) the Board of Supervisors passed legislation requiring public notification of permits issued for microcell wireless facilities on residential and mixed-use buildings to be subject to Discretionary Review, rather than Conditional Use authorization for all microcell wireless facilities citywide; (3) T-Mobile, through their attorneys MacKenzie & Albritton, agreed to withdraw permits for and remove the already-installed microcell facility at 1801 Fulton St. and another already-installed microcell facility on another mixed-use building at 591-599 Guerrero Street in the Mission District; and (4) residents agreed to withdraw their pending Jurisdiction Request for the LOD that authorized the installation of microcell facilities at 1801 Fulton St. and 591 Guerrero St. (*See* Exhibit A, Sept. 27, 2007 Letter from Paul Albritton to Board of Appeals.)

Two points should be emphasized with respect to this negotiated agreement (hereafter "2007 agreement"). First, members of the public were overwhelmingly in favor of subjecting microcell facilities to the Conditional Use process as required by the City's WTS Facilities Siting Guidelines. Thus, the resulting legislation passed by the Board fell significantly short of residents' wishes in this regard. Second, the City Attorney had already provided the Board of Supervisors with an opinion that (a) the Board of Appeals had the authority to revoke the LOD at the pending Jurisdiction Request hearing; and (b) the Board of Appeals would therefore have the authority to revoke or modify pending permit applications and permits pending before the Board of Appeals that had been filed pursuant to the LOD. In other words, were the Board of Appeals

¹ In one notorious example, a resident was literally awakened in the middle of the night as a crane lifted a microcell wireless facility onto the roof of his apartment building to be installed within 15 feet of his bedroom window. For this resident and many others, the actual installation of the microcell facility was the only notice received from the City that a permit had been issued. ² The Urgency Ordinance was co-sponsored by all 11 Supervisors.

to grant the Jurisdiction Request and revoke the LOD, T-Mobile's then-current plans to blanket the City with 115 microcell installations would have been effectively brought to a halt.

Among the various microcell installations across the City in 2006-2007 in controversy, the cases involving microcell facilities at 1801 Fulton St. and 591 Guerrero St. were particularly contentious. Therefore, when residents voluntarily agreed to withdraw their Jurisdiction Request with regard to the LOD that governed both of these projects as part of the Board of Supervisors' negotiated agreement among the various parties, this was a significant concession on residents' part and was made with the understanding that no wireless carrier – be it T-Mobile or any of the other carriers in San Francisco, including Verizon – would seek to locate wireless facilities at these locations in the future. Had residents known in 2007 that, 8 years later, MacKenzie & Albritton would be back representing yet another wireless carrier in its efforts to place a microcell facility on the same building, they would not have consented to the 2007 agreement and proceeded to a Jurisdiction Request hearing before the Board of Appeals.³

B. Second Microcell Application at 1801 Fulton Street – 2009 (T-Mobile)

On December 31, 2007, the property owner of 1801 Fulton St. filed a Complaint for Damages for Breach of Contract with T-Mobile in San Francisco Superior Court in *Mufarreh, et al. v. Omnipoint Communications Inc. dba T-Mobile Corp., et al.*, San Francisco Superior Court Case No. CGC-07-470551, regarding T-Mobile's alleged violation of its lease agreement with the owner to allow T-Mobile's microcell facility at this location. (*See* Exhibit B, cover page of Plaintiff's Complaint and excerpts of attached lease agreement.) Because T-Mobile had not obtained final permit approval for the project and had agreed, as part of the 2007 agreement, to remove the facility from the building, T-Mobile had terminated its contract pursuant to Section 8(b) of the Lease.⁴ The property owner was presumably unhappy that he would no longer be receiving payment up to the lease's expiration date of November 5, 2011, and was effectively seeking compensation from T-Mobile for a wireless facility that no longer existed at his building.

³ The T-Mobile microcell facilities at 1801 Fulton St. and 591 Guerrero St. remain the first – and to date, the only – instances in San Francisco where already-installed wireless facilities were voluntarily removed by a wireless carrier in response to residents' objections to those facilities. ⁴ *See* T-Mobile's Answer to Complaint for Damages for Breach of Contract, filed on February 6, 2008, excerpts of which are attached hereto as Exhibit C. T-Mobile and Mufarreh's "Rooftop Lease with Option" is attached as an exhibit to Mufarreh's Complaint and states in part: "8. <u>Termination</u>. Except as otherwise provided herein, this Lease may be terminated, without any penalty or further liability as follows: . . . (b) immediately if Tenant [*i.e.*, T-Mobile] notifies Landlord of unacceptable results of any title report, environmental or soil tests prior to Tenant's installation of the Antenna Facilities on the Premises, or if Tenant is unable in good faith to obtain, maintain, or otherwise forfeits or cancels due to no fault of Tenant any license (including without limitation an FCC license), permit or any Governmental Approval necessary to the installation and/or operation of the Antenna Facilities or Tenant's business[.]" (*See* Exhibit B.)

While residents were not privy to the exact nature of the settlement of the litigation entered into between the property owner and T-Mobile, the settlement apparently included an agreement by T-Mobile to re-submit an application to the City for a permit for a microcell facility at 1801 Fulton St. Pursuant to the new 2007 legislation regarding microcell installations, tenants and nearby residents were duly notified of this application in 2009 and, to put it mildly, surprised that T-Mobile was seeking to install the same microcell facility that had been voluntarily removed pursuant to the 2007 agreement. Residents then timely filed for Discretionary Review and it was assigned Case No. 2009.06.01.9418.

A Discretionary Review hearing of the matter never took place, a permit was never approved, and T-Mobile's microcell facility was never installed. Why? Because T-Mobile, after applying for the permit, elected not to further engage in the process to obtain it. (*See* Exhibit D, Dept. of Building Inspection Permit Details Report, noting "de facto abandonment of project"). The only logical inference that may be drawn from this behavior by one not privy to T-Mobile's behind-the-scenes deliberations is that while T-Mobile settled its dispute with the property owner by agreeing to re-apply for a permit (which it did), it simultaneously chose to honor the 2007 agreement with the Board of Supervisors and neighborhood residents by not pursuing the permit after an application had been submitted.

By this (non)action by T-Mobile, residents were thus satisfied and confirmed in their belief that, pursuant to the 2007 agreement, a microcell wireless facility would not be installed at 1801 Fulton St., either in 2009 or in the near or distant future.

C. Third Microcell Application at 1801 Fulton Street – 2015 (Verizon)

Another wireless carried, Verizon – albeit one represented by the same attorneys, MacKenzie & Albritton, who represented T-Mobile in 2007 in the negotiations related to the moratorium and microcell legislation that culminated in the 2007 agreement, and who routinely appear on behalf of a number of the wireless carriers that do business in San Francisco – has now applied for a microcell facility at the same location, as an Accessory rather than a Conditional Use, almost 8 years after the previous microcell was voluntarily removed by the 2007 agreement negotiated by its attorneys on behalf of another carrier.

In light of the permitting history at the subject property discussed *supra*, it is apparent that this case has proceeded as far as a Discretionary Review hearing for two primary reasons: (1) Mr. Masry, who currently oversees wireless applications at the Planning Department, was not at the San Francisco Planning Department in 2007, had no knowledge of the history of contested microcell facilities at 1801 Fulton St. when Verizon applied for the permit and, now that he is aware of this history, has refused to exercise his discretion by informing Verizon of that history and requesting that Verizon honor the letter and spirit of the 2007 agreement by withdrawing its application; and (2) in the almost 8 years since the removal of the T-Mobile facility, residents have not forgotten about the agreement reached in 2007.

These exceptional and extraordinary circumstances not only speak to the appropriateness of Discretionary Review in the present case. They also provide ample grounds for the Planning Commission to take Discretionary Review and deny Verizon a permit for this location.

II. APPROVAL OF VERIZON'S MICROCELL FACILITY AT THIS LOCATION IS PRECLUDED BY THE "UNREASONABLE DISCRIMINATION" CLAUSE OF THE TELECOMMUNICATIONS ACT OF 1996

Mr. Masry and Verizon's counsel will no doubt argue that the 2007 agreement reached with the Board of Supervisors and residents only applies to T-Mobile. Since the negotiations in 2007 were spearheaded by the Board of Supervisors, and the agreement that emerged resulted from the usual informal, behind-the-scenes give-and-take that typify such proceedings, members of the public only have the letter from MacKenzie & Albritton to the Board of Appeals agreeing to withdraw the permits for 1801 Fulton St. and 591 Guerrero St. as evidence of this broader agreement. Nevertheless, as noted *supra*, T-Mobile has honored and continues to honor the 2007 agreement, most notably by refusing to pursue the 2009 permit application filed in conjunction with its lease dispute with the building's owner.

However, if Mr. Masry and Verizon maintain that only T-Mobile is precluded from installing a microcell facility at 1801 Fulton St., it does not logically follow that the other wireless carriers in San Francisco therefore have *carte blanche* to install their own facilities at this location. The history outlined above clearly indicates that San Francisco residents did not want T-Mobile's microcell wireless facility to be located at 1801 Fulton St. The City concurred. Wireless facilities like Verizon's proposed microcell for 1801 Fulton St. are subject to the Federal Telecommunications Act of 1996 ("TCA"). The TCA states in part:

(A) General Authority – Except as provided in this paragraph, nothing in this Act shall limit or affect the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction, and modification of personal wireless service facilities.

(B) Limitations -

(i) regulation of the placement, construction, and modification of personal wireless service facilities by a State or local government or instrumentality thereof –

(I) shall not unreasonably discriminate among providers of functionally equivalent services,

74 USC §332(c)(7). By approving Verizon's application for this location, the City would be unreasonably discriminating among wireless carriers by treating Verizon more favorably than it has treated T-Mobile *with a virtually identical microcell wireless facility at the same location*.

Such unreasonable discrimination is unlawful pursuant to the TCA and for that reason, the application should be denied.

III. VERIZON'S PROPOSED MICROCELL WIRELESS FACILITY DOES NOT MEET THE STANDARDS OF PLANNING CODE SECTION 204 FOR ACCESSORY USE

Even leaving aside the history of the subject property and federal law's unreasonable discrimination preemption, Verizon's project in and of itself fails to meet Planning Code Section 204 on "Accessory Uses." Section 204 defines "Accessory Use" in pertinent part as "... a related minor use that is either (a) necessary to the operation or enjoyment of a lawful principal use or conditional use; or (b) appropriate, incidental, and subordinate to any such use;" Verizon's proposed microcell wireless facility meets neither of these criteria.

First, a microcell facility is not "necessary to the operation or enjoyment" of the mixeduse residential building at 1801 Fulton St. The building does not require the presence of a wireless facility in order to operate as a dwelling for its tenants or a site for street-level businesses. Nor is a microcell facility necessary for tenants and/or business owner(s) to enjoy their use of the property. Even if some – or even all – of the residents of 1801 Fulton St. were Verizon customers, Verizon has provided no evidence that a microcell facility is necessary at this particular location to provide service to its customers, nor that it has explored other, less intrusive alternatives to provide such service if in fact such a need exists.⁵ Since any wireless phone, with or without a service contract, is required by federal law to connect to any available wireless base station, regardless of carrier, if 911 is dialed, any argument that the installation of a microcell facility at this location is necessary for public safety is spurious.⁶

Second, Verizon's microcell facility is not "appropriate, incidental, and subordinate" to the building's principle use. The subject property is a mixed-use building that is primarily residential in nature. The microcell facility will adversely affect the aesthetics of the building and neighborhood and impede views, which make it inappropriate for this location. Moreover, Verizon is proposing an industrial/commercial wireless facility that is inappropriate for a building where people live and reside. To give but one example, such a wireless facility typically involves the installation of lead-acid batteries as emergency backup that present a number of toxic chemical and explosive hazards through their necessary release of hydrogen gas.

⁵ The City's WTS Facilities Siting Guidelines state with regard to "Preference 6 – Limited Preference Sites": "The Planning Commission will not approve applications for such sites unless the application describes: (a) what publicly-used building, co-location site or other Preferred Location Sites are located within the geographic service area; (b) what good faith efforts and measures were taken to secure these more preferred location (*i.e.* Paragraphs 1 through 5 above); (c) why such efforts were unsuccessful; and (d) how and why the proposed site is essential to meet service demands for the geographic service area and the Applicant's citywide network. ⁶ My wife and I live in a building immediately adjoining 1801 Fulton St. and until recently were Verizon wireless customers. Our voice and data reception inside our home were flawless.

The safety of the residents in the building should not be put at risk by such an industrial/ commercial use at this location and for that reason, Verizon's permit should be denied.

IV. VERIZON'S PROPOSED MICROCELL WIRELESS FACILITY DOES NOT MEET THE STANDARDS OF ARTICLE 7 OF THE PLANNING CODE

The subject property is located in an NC-1 Neighborhood Commercial Cluster District and is therefore subject to Article 7 of the San Francisco Planning Code, "Neighborhood Commercial Districts." Section 790.80 explicitly defines wireless transmission facilities, such as Verizon's proposed microcell facility, as a "Public Use":

A publicly or privately owned use which provides public services to the community, whether **CONDUCTED WITHIN A BUILDING** or **ON AN OPEN LOT**, and which has operating requirements which necessitate location within the district, including civic structures (such as museums, post offices, administrative offices of government agencies), public libraries, police stations, transportation facilities, utility installations, including Internet Services Exchange, and **WIRELESS TRANSMISSION FACILITIES**. Such use shall not include service yards, machine shops, garages, incinerators and publicly operated parking in a garage or lot. . . .

(Emphasis added.) As such, the Planning Code is clear that Verizon's microcell facility may only be located *within* a building, not *outside* on the roof as Verizon proposes.

This is further elaborated in Section 703.2(b)(1) of Article 7, "Uses Permitted in Neighborhood Commercial Districts," which states:

(1) Permitted Uses. ALL PERMITTED USES SHALL BE CONDUCTED WITHIN AN ENCLOSED BUILDING IN NEIGHBORHOOD COMMERCIAL DISTRICTS, unless otherwise specifically allowed in this Code. EXCEPTIONS FROM THIS REQUIREMENT ARE: uses which, when located outside of a building, qualify as an outdoor activity area, as defined in Section 790.70 of this Code; accessory off-street parking and loading and OTHER USES LISTED BELOW which function primarily as open-air uses, or WHICH MAY BE APPROPRIATE IF LOCATED on an open lot, OUTSIDE A BUILDING, or within a partially enclosed building, SUBJECT TO OTHER LIMITATIONS OF THIS ARTICLE 7 AND OTHER SECTIONS OF THIS CODE.

(Emphasis added.) Nowhere in the Planning Code are wireless transmission facilities identified as a Public Use that falls within the exceptions to 703.2(b)(1) and are therefore permissible to be located outside a building. For that reason, Verizon's application should be denied.

V. CONCLUSION

This case should never have come before the Planning Commission for Discretionary Review. Rather, once Mr. Masry was informed of the history discussed above, he should have

exercised his discretion and requested Verizon to withdraw its permit application. Mr. Masry has testified at hearings before the Board of Appeals related to Verizon's current rollout of 400 proposed light & utility pole-mounted wireless facilities across the City that in certain cases he exercises his discretion and rejects Verizon's applications. For any and all of the reasons discussed above, there is no reason why he could not and should not have done so in this case.

I therefore respectfully request that you agree to take Discretionary Review and deny Verizon a permit for this location.

Sincerely, e Henry Tang

EXHIBIT A

MACKENZIE & ALBRITTON LLP

One Post Street, Suite 500 San Francisco, California 94104

TELEPHONE 415 / 288-4000 Facsimile 415 / 288-4010 Sender's Email: palbritton@mallp.com

September 27, 2007

VIA FACSIMILE 415.575.6885

Hon. Randall Knox, President, Michael Garcia, Vice President, and Commissioners Katherine Albright, Frank Fung and Robert Haaland Board of Appeals City and County of San Francisco 1660 Mission Street, Room 3036 San Francisco, California 94103

Re: Appeal No. 06-202; T-Mobile Alterations Building Permit 2006/05/19/2075; Project Address: 591-599 Guerrero Street;

Appeal No. 06-189, T-Mobile Alterations Building Permit 2006/03/21/7213; Project Address 1801-1813 Fulton Street; and

Request for Jurisdiction regarding Zoning Administrator Letter of Determination dated May 15, 2006

Dear President Knox, Vice President Garcia, Commissioners Albright, Fung and Haaland:

We write to you on behalf of Omnipoint Communications, Inc., doing business as T-Mobile ("T-Mobile") regarding the above captioned appeals that are scheduled to be heard before you on October 3, 2007. By this letter we agree, on behalf of T-Mobile, that these items may be heard on November 14, 2007.

As a result of recent legislation, T-Mobile has agreed to withdraw the building permit applications referenced above. We believe that that process will be complete prior to your meeting on November 14, and that the appeals may be withdrawn by appellants at that time. Members of the Board of Appeals City and County of San Francisco September 27, 2007

Page 2 of 2

Thank you for your continued attention to these important items before your Board.

Very truly yours, Saul altrute

Paul B. Albritton

cc: Hon. Aaron Peskin Marian Vetro, Esq. Robert Feldman Jeffrey Kramer Vladimir Gammer Douglas Loranger

EXHIBIT B

	C SUMMONS ISSUED
1	A. NICK SHAMIYEH, ESQUIRE - STATE BAR NO. 047136
2.	2221 Olympic Boulevard, Suite HQGEMANACTION CONTRACTOR 2007 DEC 31 AN 8 54
3	Walnut Creek, California 94595 CASEMAIGUEMENT CONFERENCESET GORDON PARK - LI. CLERK
4	Facsimile: (925) 935-9407 MAY 3 0 2008 -900AM BYL DEPUTY CLERK
5	ATTORNEY FOR PLAINTIFF DEPARIMENT212
6	SUPERIOR COURT OF THE STATE OF CALIFORNIA
8	COUNTY OF SAN FRANCISCO – UNLIMITED JURISDICTION CGC-07-470551
9	SALEM F. MUFARREH and ANTOINETTE) Case No.:
10	MUFARREH, TRUSTEES, UNDER) DECLARATION OF TRUST, dated March 7) COMPLAINT FOR DAMAGES FOR 1991) BREACH OF CONTRACT
11) Plaintiff,) (Amount demanded exceeds \$10,000)
12	vs.
13	OMNIPOINT COMMUNICATIONS, INC.
14	dba T-MOBILE CORPORATION and DOES
15	Defendants.
16)
17	Plaintiff Salem Mufarreh and Antoinette Mufarreh, Trustees, Under Declaration of Trust,
18	dated March 7, 1991 alleges as follows:
19	GENERAL ALLEGATIONS
20	1. Plaintiff Salem Mufarreh and Antoinette Mufarreh, Trustees, Under Declaration
21	of Trust, dated March 7, 1991 (hereinafter "Plaintiff"), is at all times herein mentioned the owner
22	of the property at 1801 Fulton Street, San Francisco, California (hereinafter called the
23	"PREMISES.")
24	2. Plaintiff is informed and believes that Defendant, OMNIPOINT
25	COMMUNICATIONS, INC. dba T-MOBILE CORPORATION, (hereinaster called "T-Mobile")
	Complaint for Breach of Contract . PAGE 1





ROOFTOP LEASE WITH OPTION

THIS ROOFTOP LEASE WITH OPTION (this "Lease") is by and between Salem F. Mufarreh and Antionette Mufarreh, Trustees, U.D.T. (Under Declaration of Trust), dated March 7, 1991 ("Landlord") and Omnipoint Communications, Inc. d/b/a T-Mobile, a Delaware Corporation ("Tenant").

1. Option to Lease

(a) In consideration of the payment of two thousand five hundred and no/100 dollars (\$2,500.00) (the "Option Fee") by Tenant to Landlord, Landlord hereby grants to Tenant an option to lease the use of a portion of the real property described in the attached Exhibit A (the "Property"), on the terms and conditions set forth herein (the "Option"). The Option shall be for an initial term of twelve (12) months, commencing on the Effective Date (as defined below) (the "Option Period").

(b) During the Option Period and any extension thereof, and during the term of this Lease, Landlord agrees to cooperate with Tenant in obtaining, at Tenant's expense, all licenses and permits or authorizations required for Tenant's use of the Premises (as defined below) from all applicable government and/or regulatory entities (including, without limitation, zoning and land use authorities, and the Federal Communication Commission ("FCC") ("Governmental Approvals"), including all land use and zoning permit applications, and Landlord agrees to cooperate with and to allow Tenant, at no cost to Landlord, to obtain a title report, zoning approvals and variances, land-use permits, and Landlord expressly grants to Tenant a right of access to the Property to perform surveys, soils tests, and other engineering procedures or environmental investigations on the Property necessary to determine that Tenant's use of the Premises will be compatible with Tenant's engineering specifications, system design, operations and Governmental Approvals. Notwithstanding the foregoing, Tenant may not charge the zoning classification of the Property without first obtaining Landlord's written consent, which consent may be withheld in Landlord's sole discretion. During the Option Period and any extension thereof, Tenant may exercise the Option by so notifying Landlord in writing, at Landlord's address in accordance with Section 12 hereof.

(c) If Tenant exercises the Option, then, subject to the following terms and conditions, Landlord hereby leases to Tenant certain space on the roof of, and within the building (the "Building") located on the Property sufficient for placement of the Antenna Facilities (as defined below) together with a license for access and utilities. The location and orientation of Tenant's space on the roof and within the building, together with all necessary space and licenses for access and utilities, is generally described and depicted in the attached <u>Exhibit B</u> (collectively referred to hereinafter as the "Premises"). The Premises, located at 1801 Fulton Street, San Francisco, CA, 94117, comprises approximately 36 square feet. Notwithstanding anything contained herein to the contrary, the Premises, as defined, shall include, but not be limited to, the following: cable runs and associated cable trays from the base transceiver station(s) (also referred to as the BTS) and the installation of power, telephone and other utility service cables.

2. <u>Term</u>. The initial term of the Lease shall be five (5) years commencing on the date of the exercise of the Option (the "Commencement Date"), and terminating at midnight on the last day of the month of the initial term (the "Initial Term").

3. <u>Permitted Use</u>. The Premises may be used by Tenant for the transmission and reception of radio communication signals and for the construction, installation, operation, maintenance, repair, removal or replacement of related facilities, tower and base, antennas, microwave dishes, equipment shelters and/or cabinets and related activities.

4. <u>Rent</u>. Tenant shall pay Landlord, as rent, one thousand five hundred and no/100 dollars (\$1,500.00) per month ("Rent"). Rent shall be payable within twenty (20) days following the Commencement Date, prorated for the remainder of the month in which the Commencement Date falls, and thereafter, Rent will be payable monthly, in advance, by the fifth day of each month to Salem F. Mafarreh, at Landlord's address specified in Section 12 below. If this Lease is terminated at a time other than on the last day of a month, Rent shall be prorated as of the date of termination for any reason (other than a default by Tenant) and all prepaid Rent shall be immediately refunded to Tenant.

5. <u>Renewal</u>. Tenant shall have the right to extend this Lease for four (4) additional, five-year terms (each a "Renewal Term"). The Initial Term and each Renewal Term shall be on the same terms and conditions as set forth herein, except that Rent shall be increased by four (4%) percent annually over the Rent paid over the preceding year for the first ten (10) years of this Lease; after the end of the first ten (10) years of this Lease, Rent shall be increased by five percent (5%) annually over the Rent paid over the preceding year. Provided there is no uncured default by Tenant at the end of any applicable Initial Term or Renewal Term, Tenant shall have the right to renew this Lease upon (30) days prior written notice of Tenant's intent to renew this Lease. If Tenant shall remain in possession of the Premises at the expiration of this Lease or any Renewal Term without a written agreement, such tenancy shall be deemed a month-to-month tenancy under the same terms and conditions of this Lease, and Landlord may terminate such month-to-month tenancy upon thirty (30) days prior written notice.

6. Interference. Tenant shall not use the Premises in any way which interferes with the use of the Property by Landlord, or lessees or licensees of Landlord with equipment installed prior in time to Tenant's installation. Similarly,

Site Number: Site Name: Market: SF23232 A Masonic Liquor Store SF Bay – San Francisco / San Mateo 1

CA Version 7.6.05





Landlord shall not use, nor shall Landlord permit its lessees, licensees, employees, invitees or agents to use, any portion of the Property in any way which interferes with the operations of Tenant. Such interference shall be deemed a material breach by the interfering party, who shall, upon written notice from the other, be responsible for terminating said interference. In the event any such interference does not cease promptly, the parties acknowledge that continuing interference may cause irreparable injury and, therefore, the injured party shall have the right, in addition to any other rights that it may have at law or in equity, to bring a court action to enjoin such interference or to terminate this Lease immediately upon written notice.

7. Improvements: Utilities: Access.

(a) Tenant shall have the right, at its expense, to erect and maintain on the Premises improvements, personal property and facilities necessary to operate its communications system, including, without limitation, radio transmitting and receiving antennas, microwave dishes, tower and base, equipment shelters and/or cabinets and related cables and utility lines and a location based system, including, without limitation, antenna(s), coaxial cable, base units, location based systems, and other associated equipment (collectively, the "Antenna Facilities"). Tenant shall have the right to alter, replace, expand, enhance or upgrade the Antenna Facilities at any time during the term of this Lease; provided Tenant shall not change the intended use of the Premises and further provided Landlord shall have the reasonable right to approve any material changes to the Antenna Facilities. Tenant shall cause all construction to occur lien-free and in compliance with all applicable laws and ordinances, and shall discharge or bond any mechanic's lien filed or recorded. Landlord acknowledges that it shall not interfere with any aspects of construction, including, without limitation, attempting to direct construction personnel as to the location of or method of installation of the Antenna Facilities and the License (as defined below) ("Construction Interference"). Landlord further acknowledges that it will be responsible for any costs and damages (including, fines and penalties) that are directly attributable to Landlord's Construction Interference. The Antenna Facilities shall remain the exclusive property of Tenant and shall not be considered fixtures. Tenant shall have the right to remove the Antenna Facilities at any time during and upon the expiration or termination of this Lease; in such event, Tenant shall restore the Property to its original condition, normal wear and tear and casualty excepted.

(b) Tenant, at its expense, may use any and all appropriate means of restricting access to the Antenna Facilities, including, without limitation, the construction of a fence.

(c) Tenant shall, at Tenant's expense, keep and maintain the Antenna Facilities now or hereafter located on the Property in commercially reasonable condition and repair during the term of this Lease, normal wear and tear and casualty excepted. Upon termination or expiration of this Lease, the Premises shall be returned to Landlord in good, usable condition, normal wear and tear and casualty excepted.

(d) Tenant shall have the right to install utilities, at Tenant's expense, and to improve the present utilities on the Property (including, but not limited to, the installation of emergency power generators). Landlord agrees to use reasonable efforts in assisting Tenant to acquire necessary utility service. Tenant shall, wherever practicable, install separate meters for utilities used on the Property by Tenant. In the event separate meters are not installed, Tenant shall pay the periodic charges for all utilities attributable to Tenant's use. Tenant shall have the right to install necessary conduit and sleeving from the roof to the point of connection within the Building. Landlord shall diligently correct any variation, interruption or failure of utility service. Any necessary cables, conduits and/or sleeving running up the exterior wall of the building for utilities shall be placed inside the building or along the north or east side the building (so as not to face Masonic Street or Fulton Street), unless otherwise approved by the Landlord.

(c) As partial consideration for Rent paid under this Lease, Landlord hereby grants Tenant a license in, under and across the Property for ingress, egress, utilities and access (including access for the purposes described in Section 1) to the Premises adequate to install and maintain utilities, which include, but are not limited to, the installation of power and telephone service cable, and to service the Premises and the Antenna Facilities at all times during the Initial Term of this Lease and any Renewal Term (collectively, the "License"). The License provided hereunder shall have the same term as this Lease.

(f) Tenant shall have 24-hours-a-day, 7-days-a-week access to the Premises ("Access") at all times during the Initial Term of this Lease and any Renewal Term at no additional charge to the Tenant.

8. <u>Termination</u>. Except as otherwise provided herein, this Lease may be terminated, without any penalty or further liability as follows:

(a) upon twenty-one (21) days' written notice by Landlord if Tenant fails to cure a default for payment of amounts due under this Lease within that twenty-one (21) day period;

(b) immediately if Tenant notifies Landlord of unacceptable results of any title report, environmental or soil tests prior to Tenant's installation of the Antenna Facilities on the Premises, or if Tenant is unable in good faith to obtain, maintain, or otherwise forfeits or cancels due to no fault of Tenant any license (including without limitation an FCC license), permit or any Governmental Approval necessary to the installation and/or operation of the Antenna Facilities or Tenant's business;

Site Number:	SF23232
Site Name:	Masonic Liquor Store
Market:	SF Bay - San Francisco / San Mateo

CA Version 7.6.05

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EXHIBIT C

λ -		C	C
	3 4 5 6 7	LEDOUX ESQUIRE INC. STEPHEN LEDOUX, SBC No. 133932 ESTHER O. YIP, SBC No. 188388 Presidio of San Francisco 38 Keyes Avenue, Suite 119 P.O. Box 29426 San Francisco, CA 94129 Phone: (415) 561-2584 Fax: (415) 561-2587 Attorneys for Defendants OMNIPOINT COMMUNICATIONS, INC. dba T-MOBILE	FEB 0 6 2003 GORDON PARK-LI, Clerk BY: Deputy Clerk
	8	SUPERIOR COURT OF THE	STATE OF CALIFORNIA
	9	COUNTY OF SA	
	10 11	UNLIMITED	
	12	SALEM F. MUFARREH and ANTOINETTE,	Case No. CGC-07-470551
	13	MUFARREH, TRUSTEES, UNDER DECLARATION OF TRUST, dated March 7,	ANSWER TO COMPLAINT FOR
	14	1991, Plaintiff,	DAMAGES FOR BREACH OF CONTRACT
	15	VS.	(Amount demanded exceeds \$10,000)
	16	OMNIPOINT COMMUNICATIONS, INC., dba T-MOBILE CORPORATION and DOES 1-	
	17	10 inclusive,	BY FAX
	18	Defendants.	
	19		TIONS, INC., dba T-MOBILE, a Delaware
	20		nverified Complaint for Damages for Breach of
	21	Contract ("Complaint") filed by Plaintiff SALE	
	22	MUFARREH, TRUSTEES, UNDER DECLAR	ATION OF TRUST, dated March 7, 1991
	23	("Plaintiff"), as follows:	
	24		allegation of Plaintiff's Complaint.
	25		IRMATIVE DEFENSES
	26		and affirmative defenses to the Complaint and
	27		h therein:
	28		
		Answer to Complaint for Damages for Breach of Contract	1

and the

1	FIRST AFFIRMATIVE DEFENSE
2	Neither the Complaint nor any cause of action therein states facts sufficient to state a
3	cause of action against Defendants or support the relief or damages claimed.
4	SECOND AFFIRMATIVE DEFENSE
5	The Complaint is barred because Defendant properly and legally terminated the Lease in
6	accordance with its terms.
7	THIRD AFFIRMATIVE DEFENSE
8	The Complaint is barred because Plaintiff has unclean hands.
9	FOURTH AFFIRMATIVE DEFENSE
10	Plaintiff breached the covenant of quiet enjoyment in violation of section 13 of the Lease
11	by, inter alia, allowing its lessees, licensees, employees, invitees or agents to oppose
12	Defendant's permit application.
13	FIFTH AFFIRMATIVE DEFENSE
14	The Complaint is barred because Defendant did not receive final governmental approval
15	of its permit to construct and operate its wireless telecommunications facility and consequently
16	was entitled to terminate the Lease pursuant to section 8(b) of the Lease.
17	SIXTH AFFIRMATIVE DEFENSE
18	Plaintiff has waived his right to and is estopped from proceeding in this action by his own
19	acts, conduct, and omissions or those of his agents or representatives.
20	SEVENTH AFFIRMATIVE DEFENSE
21	The Complaint is barred because Plaintiff failed to bring suit pursuant to California Civil
22	Code § 1951.2.
23	EIGHTH AFFIRMATIVE DEFENSE
24	Damages claimed by Plaintiff are barred by California Civil Code § 1951.2.
25	NINTH AFFIRMATIVE DEFENSE
26	Plaintiff's damages, if any, were not proximately caused by or the result of any acts or
27	omissions of Defendant but were the result of the acts or omissions of other persons or entities,
28	including Plaintiff.
	2

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EXHIBIT D

Welcome to our Permit / Complaint Tracking System!

Permit Details Report Report Date:	9/14/2015 3:03:19 PM	
Application Number: Form Number:	200906019418 3	
Address(es):	1187 /001 /3 1801 FULTON 1187 /001 /0 1813 FULTON	ST ST
Description:	INSTALL T-MOBILE MICROCELL FACILITY ON ROOF OF STORY BUILDING PER ZA DETERMINATION LETTER FO DETERMINATION FOR MICROCELL FACILITIES DATED 1	R ACCESSORY USE
Cost:	\$50,000.00	
Occupancy Code: Building Use:	R-2 24 - APARTMENTS	
building Use:	24 - AFARTMENTO	

Disposition / Stage:

Action Date	Stage	Comments
6/1/2009	TRIAGE	
6/1/2009	FILING	
6/1/2009	FILED	
5/21/2012	CANCELLED	Cancelled per section 106A.3.8.

Contact Details:

Contractor Details:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Hold Description
1	INTAKE	6/1/09	6/1/09				ALARCON SONIA	415-999-9999	
2	SFFD	6/1/09	6/1/09			6/1/09	SAGIV	415-558-6177	
3	BID-INSP	6/1/09	6/1/09			6/1/09	VENIZELOS THOMAS	415-558-6096	
4	HIS	6/9/09	6/9/09			6/9/09	YIP JANET	415-558-6220	
5	CPB	6/9/09	6/9/09			6/9/09	YAN BRENDA	415-558-6070	
7	CP-DR	11/7/09	11/7/09			4/10/12	YOUNG SHARON	415-558-6377	DR CASE CANCELLED SINCE BPA CANCELLED.
8	CP-DR	11/10/09	11/10/09			4/10/12	YOUNG SHARON	415-558-6377	DR filed 11/12/09. DR CASE CANCELLED SINCE BPA CANCELLED.
9	CP-NP	10/13/09	10/13/09			4/10/12	YOUNG SHARON		Section 312 mailed 10/13/09, expiration date 11/12/09. (Gladys)
9	CP-ZOC	6/9/09	6/24/09			4/10/12	YOUNG SHARON	415-558-6377	FOR CANCELLATION. No response from applicant, de facto abandonment of project
10	PPC	6/9/09	6/9/09			6/8/12	SAMARASINGHE GILES	415-558-6133	6/8/12: Plans, application and cancellation letter with USPS receipts to ADMIN.grs 4/26/12: Cancellation letter sent due to: No response fror applicant; De facto abandonment of project Cancel Date 5/21/12.grs 6-9-09: Route to CP-Zoo sjf
11	ADMIN	6/8/12	6/11/12			6/11/12	YU ANNE	415-558-6139	06/11/12:Disapproved h DCP 4/10/12.Notice of disapproval issued 4/30/12.No appeal mad to Board of Permit Appeals.Application and plans cancelled



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date:Thursday, October 8, 2015Time:Not before 12:00 PM (noon)Location:City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400Case Type:Discretionary ReviewHearing Body:Planning Commission

PROPERTY INFORMATION

Project Address:1801 Fulton StreetCross Street(s):Masonic AvenueBlock /Lot No.:1187/001Zoning District(s):NC-1Area Plan:N/A

Case No.: Building Permit: Applicant: Telephone: E-Mail: 2015-002768DRP 2015.02.25.9356 Baldwin Diep, Modus for Verizon Wireless (510) 637-8628 bdiep@modus-corp.com

APPLICATION INFORMATION

PROJECT DESCRIPTION

The request is for Discretionary Review of a Micro Wireless Telecommunications Services (WTS) facility, per Planning Code Section 204.

The proposed Micro WTS facility would feature a single screened antenna within a faux rooftop-mounted (18-inch diameter) vent pipe, along with associated electronic equipment on the roof and near a ground floor stairwell.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

ADDITIONAL INFORMATION

RF EMISSIONS REPORT, PHOTO SIMULATIONS AND ARCHITECTURAL PLANS: If you are interested in viewing the radio-frequency (RF) emissions safety report, photo simulations, and plans for the proposed project please contact the planner listed below. The report for the proposed project will also be available one week prior to the hearing through the Planning Commission agenda at: <u>http://www.sf-planning.org</u>

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:Planner:Omar MasryTelephone:(415) 575-9116E-Mail:omar.masry@sfgov.org

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

Example Ground-Mounted Cabinet Photos



Case Number 2015-002768DRP Verizon Wireless Micro WTS Facility 1801 Fulton Street

Example Ground-Mounted Cabinet Photos (interior)



Computer racks and electronic components inside cabinet

Batteries inside cabinet used to provide backup power to operate WTS facility, in case of power outage



Case Number 2015-002768DRP Verizon Wireless Micro WTS Facility 1801 Fulton Street



SAN FRANCISCO PLANNING DEPARTMENT

	RESPONSE TO DISCRETIONARY REVIEW	1650 Mission St.			
9	Case No.:	Suite 400 San Francisco,			
	Building Permit No.: 2015. 0225, 9356	CA 94103-2479			
		Reception:			
	Address: <u>1801 Fulton St.</u>	415.558.6378			
ROMON BO D		Fax: 415.558.6409			
Project	t Sponsor's Name: <u>Baldwin Diep</u>	413.330.0409			
Teleph	one No.: <u>510-637-8628</u> (for Planning Department to contact)	Planning Information:			
1.	Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.	415.558.6377			
	The project is in compliance with the City's General Plan and Planning Code and seeks to improve coverage in the area. Given the zoning district (NCD), the proposed design successfully blends in with the surrounding area; there are several vent pipes visible on nearby buildings. The project has also been limited to the scope that was agreed upon by the City's Zoning Administrator and Verizon in order to be an "Accessory Use Site". Moreover the DR applicant references an agreement that applies only to T-Mobile and not Verizon Wireless. And since no such a presented to the project applicant at the time of review, it is assumed that the project is not in violation.	greement was			
2.	What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes. Indicate whether the changes were made before filing your application with the City or after filing the application.				
	The applicant has made significant design alterations in order to limit the visibility of the microcell and its				
	ancillary equipment. This includes: setting back the antenna further from the roof edge, changing the appearance				
	and path of the conduit along the exterior wall, and altering the appearance/height of RF barriers (originally 42" high)				
	that are required by law by the FCC. The applicant has also unsuccessfully pursued alternative candidates in the area such as the Starbucks and Market Center located across the street from the project.				
	area such as the otarbucks and market center located across the street norm the project.				

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

The project seeks to improve the daily life of pedestrians and residences in the area. After consulting with the project planner extensively on the design and appearance of the project, we are confident that the project blends in with the surrounding environment and has no adverse effect on the character of the building or neighborhood because of its concealment. Additional coverage is needed in the area as seen in the coverage maps supplied with the application. Furthermore, the effectiveness of the microcell is depending on the line of sight the antenna receives. Therefore, relocating the antenna further back from the roof edge is not technologically feasible.

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

4.

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Please supply the following information about the proposed project and the existing improvements on the property.

Number of	Existing	Proposed
Dwelling units (only one kitchen per unit -additional		
kitchens count as additional units)		
Occupied stories (all levels with habitable rooms)		3
Basement levels (may include garage or windowless		
storage rooms)	-	
Parking spaces (Off-Street)		
Bedrooms		
Gross square footage (floor area from exterior wall to		
exterior wall), not including basement and parking areas		
Height		·
Building Depth	•	
Most recent rent received (if any)	·	
Projected rents after completion of project	·	
Current value of property	·	
Projected value (sale price) after completion of project	t	
(if known)		

I attest that the above information is true to the best of my knowledge.

Jalda 9/8/15 Baldwin Diep Date Name (please print) Signature

SF Fulton & Masonic SC1– Existing LTE Coverage



SF Fulton & Masonic SC1– Propose LTE Coverage

verizon



Alternative Site Analysis

Verizon Wireless considered and reviewed other preferred locations within the search area. Because this is an NC-I district only, publicly used buildings would provide a higher preference site. All other sites are either Limited Preference 6 or Disfavored Preference 7 sites. Verizon did review other Preference 1 sites and the other commercial Preference 6 sites in the search area. Verizon determined that all of the alternative sites are either not technologically feasible or lack a willing landlord to lease space. Verizon therefore focused its efforts on locating the proposed site at the most technologically feasible and least visually obtrusive location.

2130 Fulton St – University of San Francisco

The University was considered as a candidate for the Microcell site. However, it was determined not to be within the search area determined by Verizon Wireless radio frequency engineers. Due to this project's scope of work – "microcell" – the coverage area and power of the antenna is much lower than a traditional "Macro" site. Therefore the coverage area does not meet Verizon's target objective and is not technologically feasible.

1784 Fulton St – Fulton Market

The Market was also a potential candidate that was approached to install the cell site. However after continuous attempts, they were not interested in leasing space to Verizon Wireless for a wireless telecommunications facility.

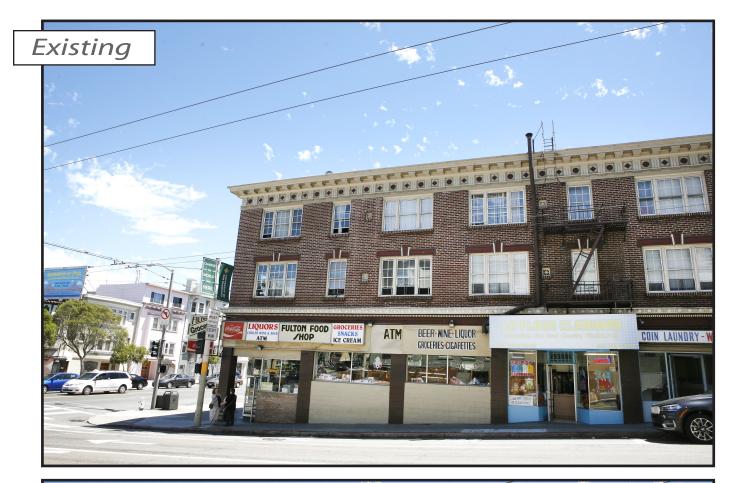
1799 Fulton St – Starbucks

The two-story Starbucks property owner was also approached as an alternative candidate. However they were also not interested in leasing space for a cell site on their building.

Utility Poles in Public Right of Way

Verizon Wireless considered installing antennas on wood utility poles in the public right of way in the area. However this is not a preferable option and disfavored according to City Planning given the residential context of the area.







Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 291701 "Fulton & Masonic SC1") proposed to be located at 1801 Fulton Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Background

The San Francisco Department of Public Health has adopted a 10-point checklist for determining compliance of proposed WTS facilities or proposed modifications to such facilities with prevailing safety standards. The acceptable limits set by the FCC for exposures of unlimited duration are:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm^2	1.00 mW/cm^2
BRS (Broadband Radio)	2,600	5.00	1.00
WCS (Wireless Communicatio	n) 2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radi	io) 855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency rang	ge] 30–300	1.00	0.20

The site was visited by Mr. David DeSmet, a qualified engineer employed by Hammett & Edison, Inc., on October 2, 2014, a non-holiday weekday, and reference has been made to information provided by Verizon, including zoning drawings by V-One Design Group, Inc., dated December 5, 2014.

Checklist

1. <u>The location of all existing antennas and facilities at site. Existing RF levels.</u>

There were observed no wireless base stations installed at the site. Existing RF levels for a person at ground near the site were less than 1% of the most restrictive public exposure limit. The measurement equipment used was a Wandel & Goltermann Type EMR-300 Radiation Meter with Type 8 Isotropic Electric Field Probe (Serial No. P-0036). The meter and probe were under current calibration by the manufacturer.

2. <u>The location of all approved (but not installed) antennas and facilities</u>. Expected RF levels from approved antennas.

No other WTS facilities are reported to be approved for this site but not installed.



3. <u>The number and types of WTS within 100 feet of proposed site and estimates of additive EMR</u> emissions at proposed site.

There were no other WTS facilities observed within 100 feet of the site.

4. Location (and number) of Applicant's antennas and back-up facilities per building and location (and number) of other WTS at site.

Verizon proposes to install one Amphenol Model CWB070X06F bi-sector cylindrical antenna within a new enclosure, configured to resemble a vent pipe, above the northeast end of the roof of the threestory mixed-use building located at 1801 Fulton Street. The antenna would be mounted with up to 4° downtilt at an effective height of about 39 feet above ground, 5½ feet above the roof, and would have its sectors oriented toward 85°T and 265°T.

5. <u>Power rating (maximum and expected operating power) for all existing and proposed backup equipment subject to application.</u>

The expected operating power of the Verizon transmitters is reflected in the resulting effective radiated power given in Item 6 below; the transmitters may operate at a power below their maximum rating.

6. <u>Total number of watts per installation and total number of watts for all installations at site.</u>

The maximum effective radiated power proposed by Verizon in any direction is 2,450 watts, representing simultaneous operation at 1,860 watts for AWS and 590 watts for 700 MHz service; no operation is proposed in the PCS and cellular bands.

7. <u>Plot or roof plan showing method of attachment of antennas, directionality of antennas, and height</u> above roof level. Discuss nearby inhabited buildings.

The drawings show the antenna to be installed as described in Item 4 above. There were noted buildings of similar height on all sides of the subject building.

8. <u>Estimated ambient RF levels for proposed site and identify three-dimensional perimeter where exposure standards are exceeded.</u>

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.022 mW/cm^2 , which is 4.2% of the applicable public exposure limit. Ambient RF levels at ground level near the site are therefore estimated to be below 5.2% of the limit. The maximum calculated level at any nearby building is 12% of the public exposure limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 34 feet out from the antenna and to much lesser distances above and below; this includes areas on the roof of the building but does not reach any other publicly accessible areas.



9. <u>Describe proposed signage at site.</u>

It is recommended that barricades be erected, as shown in Figure 1, to preclude public access within certain areas in front of the antenna. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training be provided to all authorized personnel who have access to the areas within the barricades, including employees and contractors of Verizon as well as roofers, HVAC workers, and building maintenance staff. No access within 15 feet directly in front of the antenna itself should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Marking "Prohibited Access Areas" with red paint stripes and "Worker Notification Areas" with yellow paint stripes on the roof of the building in front of the antenna, as shown in Figure 1, and posting explanatory signs^{*} at the roof access door, on the barricades, and on the enclosure in front of the antenna, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

10. Statement of authorship.

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-20309, which expires on March 31, 2015. This work has been carried out under her direction, and all statements are true and correct of her own knowledge except, where noted, when data has been supplied by others, which data she believes to be correct.

^{*} Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (*e.g.*, a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter; the San Francisco Department of Public Health recommends that all signs be written in English, Spanish, and Chinese.



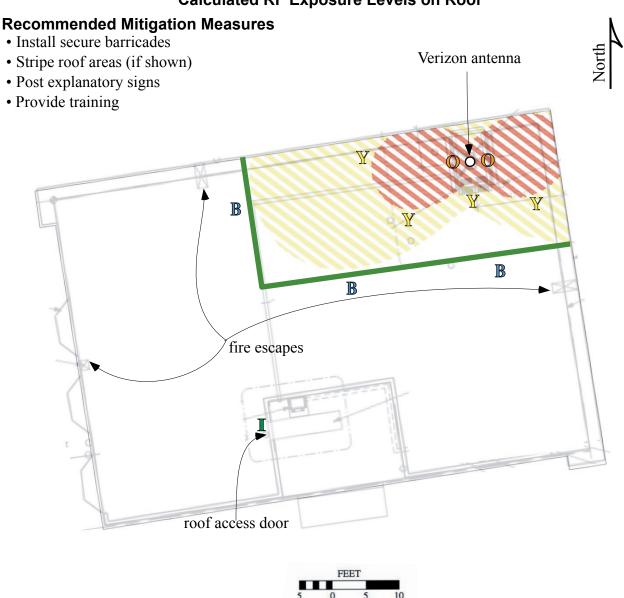
Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by Verizon Wireless at 1801 Fulton Street in San Francisco, California, can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Erecting barricades is recommended to establish compliance with public exposure limits; training authorized personnel, marking roof areas, and posting explanatory signs is recommended to establish compliance with occupational exposure limits.



December 30, 2014





Calculated RF Exposure Levels on Roof

Notes:

Base drawing from V-One Design Group, Inc., dated December 5, 2014. Calculations performed according to OET Bulletin 65, August 1997. Training should be provided to all persons requiring access within barricades.

Legend:	Less Than Public	Exceeds Public	Exceeds Occupational	Exceeds 10x Occupational
Striping color	N/A	yellow	red	red
Sign type	∎ - Green INFORMATION	B - Blue NOTICE	¥- Yellow CAUTION	O - Orange WARNING
Barricades shown as green lines				



HAMMETT & EDISON, INC. CONSULTING ENGINEERS SAN FRANCISCO



City and County of San Francisco DEPARTMENT OF PUBLIC HEALTH ENVIRONMENTAL HEALTH SECTION Edwin M. Lee, *Mayor* Barbara Garcia, *Director of Health*

Richard J. Lee, MPH, CIH, REHS Director of Environmental Health (Acting)

Review of Cellular Antenna Site Proposals

Project Sponsor : Verizon	Planne	er: Omar Masry	Omar Masry		
RF Engineer Consultant:	Hammett and Edison	Phone Number:	(707) 996-5200		
Project Address/Location:	1801 Fulton St				
Site ID: 2084	SiteNo.: 291701				

The following information is required to be provided before approval of this project can be made. These information requirements are established in the San Francisco Planning Department Wireless Telecommunications Services Facility Sitting Guidelines dated August 1996.

In order to facilitate quicker approval of this project, it is recommended that the project sponsor review this document before submitting the proposal to ensure that all requirements are included.

X 1. The location, identity and total number of all operational radiating antennas installed at this site was provided. (WTS-FSG, Section 10.4.1, Section 11, 2b)

Number of Existing Antennas: 0

- X 2. A list of all radiating antennas located within 100 feet of the site which could contribute to the cumulative radio frequency energy at this location was provided. (WTS-FSG, Section 10.5.2)
 Yes No
- X 3. A narrative description of the proposed work for this project was provided. The description should be consistent with scope of work for the final installation drawings. (WTS-FSG, Section 10)

● Yes ○ No

- X 4. An inventory of the make and model of antennas or transmitting equipment being installed or removed was provided. The antenna inventory included the proposed installation height above the nearest walking/working surface, the height above ground level and the orientations of the antennas. (WTS-FSG, Section 10.5.2)
 Yes No
- X 5. A description of the existing radio frequency energy environment at the nearest walking/working surface to the antennas and at ground level was provided. A description of any assumptions made when doing the calculations was also provided. (WTS-FSG, Section 10.4.1a, Section 10.4.1c, Section 10.5)
 Yes No
- **X** 6. The maximum effective radiated power per sector for the proposed installation was provided along with the frequency bands used by the antennas. (WTS-FSG, Section 10.1.2, Section 10.5.1)

Maximum Effective Radiated Power: 2450 Watts

X 7. Based on the antenna orientation, the maximum cumulative predicted radio frequency energy level for any nearby publicly accessible building or area was provided. (WTS-FSG, Section 10.4, Section 10.5.1)
 Maximum percent of applicable FCC public standard at the nearest building or structure: 12 %

Distance to this nearby building or structure: **85** feet

X 8. The estimated maximum cumulative radio frequency fields for the proposed site at ground level. (WTS-FSG, Section 10.5) Maximum RF Exposure: 0.022 mW/cm² Maximum RF Exposure Percent: 4.2 % **X** 9. The maximum distance (in feet) the three dimensional perimeter of the radio frequency energy level equal to the public and occupational exposure limit is calculated to extend from the face of the antennas was provided. Any potential walking/working surfaces exceeding regulatory standards were identified. (WTS-FSG, Section 10.9.2)

Public Exclusion Area	Public Exclusion In Feet:	34
Occupational Exclusion Area	Occupational Exclusion In Feet:	15

X 10. A description of whether or not the public has access to the antennas was provided. A description was also provided of any existing or proposed warning signs, barricades, barriers, rooftop stripping or other safety precautions for people nearing the equipment as may be required by any applicable FCC-adopted standards. All signs will be provided in English, Spanish and Chinese. (WTS-FSG, Section 9.5, Section 10.9.2)

• Yes O No

X 11. Statement regarding the engineer who produced the report and their qualifications was provided. The engineer is licensed in the State of California. (WTS-FSG, Section 11,8)

● Yes ○ No

X Approved. Based on the information provided the following staff believes that the project proposal will comply with the current Federal Communication Commission safety standards for radiofrequency radiation exposure. FCC standard <u>CFR47 1.1310</u> Approval of the subsequent Project Implementation Report is based on project sponsor completing recommendations by project consultant and DPH.

Comments:

There are currently no antennas operated by Verizon installed on the roof top of the building at 1801 Fulton Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. Verizon proposes to install 1 new antenna. The antenna will be mounted at a height of about 39 feet above the ground. The antennas will be oriented in the 85 degree and 265 degree directions pointed east and west on Fulton Street. The estimated ambient RF field from the proposed Verizon transmitters at ground level is calculated to be 0.022 mW/sq cm., which is 4.2% of the FCC public exposure limit. The maximum calculated level of RF energy for any nearby building is 12% of the FCC public standard. The three dimensional perimeter of RF levels equal to the public exposure limit extends 34 feet and includes portions of the rooftop areas. Barricades should be installed to prevent access to these areas. Warning signs must be posted at the antennas, barricades and roof access points in English, Spanish and Chinese. Workers should not have access to within 15 feet of the front of the antennas while they are in operation. Worker prohibited access areas should be marked with red striping on the rooftop and areas exceeding the FCC public standard should be marked with yellow striping on the rooftop.

Not Approved, additional information required.

Not Approved, does not comply with Federal Communication Commission safety standards for radiofrequency radiation exposure. FCC Standard

1 Hours spent reviewing

Charges to Project Sponsor (in addition to previous charges, to be received at time of receipt by Sponsor)

Fosdel

Dated: 7/22/2015

Signed:

Patrick Fosdahl Environmental Health Management Section San Francisco Dept. of Public Health 1390 Market St., Suite 210, San Francisco, CA. 94102 (415) 252-3904

Veri70nwireless

291701 **SF FULTON & MASONIC SC1 1801 FULTON STREET** SAN FRANCISCO, CA 94117

PROJECT INFORMATION SHEET PROJECT DESCRIPTION PROJECT TEAM THIS IS AN UNMANNED MICRO WIRELESS TELECOMMUNICATION FACILITY FOR VERIZON APPLICANT/LESSEE: ARCHITECT: PROPERTY INFORMATION: PROPERTY OWNER: WIRELESS CONSISTING OF THE INSTALLATION AND OPERATION OF AN ANTENNA AND ASSOCIATED EQUIPMENT ON AN EXISTING BUILDING ROOF TOP. TITLE SHEET T-1 VERIZON WIRELESS 2785 MITCHELL DRIVE SUITE 9 WALNUT CREEK, CA 94598 CONTACT: NICKI DeARMON PHONE: (925) 464-6306 EMAIL: nicki.dearmon@verizonwireless.com SITE NAME: SF FULTON & MASONIC SC1 BYERS ENGINEERING COMPANY 4780 CHABOT DRIVE STE. 104 PLEASANTON, CA 94588 CONTACT: SEAN RANDALL MUFARREH T-2 FIRE DEPARTMENT CHECKLIST SITE NUMBER: 291701 SCOPE OF WORK GN-1 GENERAL NOTES & SYMBOLS POWER AGENCY: SITE ADDRESS: 1801 FULTON STREET SAN FRANCISCO, CA 94117 C-1 TOPOGRAPHIC SURVEY (BY OTHERS) PH: (925) 785-7431 EMAIL: Sean.Randall@Byers.com INSTALL (N) 4'-6"X7'-9" PLATFORM ON ROOF, INSTALL ALL STRUCTURAL MODIFICATION, SHEET METAL, ROOF TIE-INS AS REQUIRED. INSTALL EQUIPMENT H-FRAME AND 18" FAUX VENT/ANTENNA, AND GPS TO NEW PLATFORM. PG&E A-1 OVERALL SITE PLAN 77 BEAL STREET A.P.N. NUMBER: 118-7001 EQUIPMENT AND ANTENNA PLAN SAN FRANCISCO, CA 94177 A-2 SITE ACQUISITION MANAGER: STRUCTURAL ENGINEER: (800)-743-5000 CURRENT USE: TELECOMMUNICATIONS FACILITY INSTALL (N) EQUIPMENT CABINET ON GROUND LEVEL TO (N) CONCRETE RAISED PAD. INSTALL (N) 3" EMT CONDUIT FROM ROOF EQUIPMENT AREA TO GROUND LEVEL EQUIPMENT CABINET. A-3 EAST ELEVATIONS JEFFREY M. VAN DYKE, S.E. 1470 FELTA ROAD HEALDBURG, CA 95448 MODUS 149 NATOMA STREET, 3RD FLOOR SAN FRANCISCO, CA 94105 CONTACT: SAMANTHA HUANG PH: (415) 640-7602 EMAIL: shuang@moduscorp.com A-31 NORTH FLEVATIONS PROPOSED USE: TELECOMMUNICATIONS FACILITY TELEPHONE AGENCY: A-4 FOUIPMENT DETAILS INSTALL (N) AC BREAKERS, AS REQUIRED FROM (E) LOAD CENTER. VERIZON WIRELESS 2785 MITCHELL DRIVE SUITE 9 JURISDICTION: CITY OF SAN FRANCISCO INSTALL 2" RIGIO CONDUIT FOR ELECTRICAL LOAD CENTER TO EQUIPMENT CABINET SUB A-5 FOLIPMENT DETAILS EMAIL: LATITUDE: 37' 46' 32.40"N ELECTRICAL NOTES, AND SYMBOLS WALNUT CREEK, CA 94598 E-1 ZONING: ELECTRICAL GROUND PLANS LONGITUDE: -122' 26' 48.99"W E-2 PANEL/DISTRIBUTION. INSTALL E-MON DEMON METERING. . GROUND ALL EQUIPMENT/COMPONENTS PER VERIZON STANDARD/REQUIREMENTS. O. RF BARRICADES, EQUIPMENT CABINETS, H-FRAMES, AND GPS ANTENNAS SHALL BE PAINTED TO MATCH ROOF SURFACE. RF ENGINEER: E-3 PANEL SCHEDULE, SINGLELINE DIAGR. GROUND ELEVATION: 237.2' AMSL MODUS MODUS 149 NATOMA STREET, 3RD FLOOR SAN FRANCISCO, CA 94105 CONTACT: BALDWIN DIEP VERIZON WIRELESS 2785 MITCHELL DRIVE, SUITE 9 WALNUT CREEK, 94598 CONTACT: S-1 STRUCTURAL NOTES, AND DETAILS ZONING: NC-1 NEIGHBORHOOD COMMERCIAL CLUSTER EME-1 EMF COMPLIANCE & SITE SIGNAGE PH: (510) 637-8628 PS-1 PHOTOSIMS EMAIL: bdiep@modus-corp.com CONSTRUCTION: VERIZON WIRELESS 2785 MITCHELL DRIVE, SUITE 9 WALNUT CREEK, 94598 CONTACT: JERRY BASCOM PH: (925) 279-6714 EMAIL: Jerry.Bascom@ CODE COMPLIANCE VICINITY MAP **DIRECTIONS FROM VERIZON WIRELESS** APPROVED BY 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. DIRECTIONS FROM VERIZON OFFICE AT VERIZON CONSTRUCTION MANAGER 2785 MITCHELL DRIVE, WALNUT CREEK, CA Suner Poul St VERIZON RF ENGINEER HEAD NORTHEAST ON MICHELL DR TOWARD OAK GROVE RD. TURN RIGHT ONTO OAK GROVE RD. TAKE THE 2ND RIGHT ONTO YGNACIO VALLEY RD. CONTINUE ONTO HILLSIDE AVE. TAKE THE RAMP ONTO CA-24 W. MERGE ONTO CA-24 W. TAKE THE INTERSTATE 550 W EXIT. MERGE ONTO I-550 W. 30 FT 0.4 MI 3.5 MI 0.2 MI 2013 CALIFORNIA BUILDING CODE (CBC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2009 IBC VERIZON EQUIPMENT ENGINEER 3.5 MI 0.2 MI 1.2 MI 12.3 MI PROPERTY OWNER 2) 2013 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H, PATIO COVERS, BASED ON THE 2009 IRC ANZA VIST VERIZON REAL ESTATE 1.0 MI 0.6 MI 3) 2013 CALIFORNIA HISTORICAL BUILDING CODE (CHBC) MERGE ONTO I-580 W.
 KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR I-80 W/SAN FRANCISCO AND MERGE ONTO I-80 W PARTIAL TOLL ROAD.
 KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR U.S.-101 N/GOLDEN GATE BRIDGE AND MERGE ONTO U.S.-101 N.
 CONTINUE ONTO CENTRAL FWY.
 CONTINUE ONTO CENTRAL FWY. MODUS CONSTRUCTION MANAGER 4) 2013 CALIFORNIA EXISTING BUILDING CODE (CEBC), BASED ON THE 2009 8.3 MI MODUS LEASING MANAGER 0.7 MI 0.4 MI 0.3 MI 0.7 MI 5) 2013 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CGBSC) -Fabon! MODUS ZONING MANGER Giove S 6) 2013 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2009 IFC, WITH CALIFORNIA AMENDMENTS 13. TURN LEFT ONTO FELL ST. 14. TURN RIGHT ONTO DIVISADERO ST. 0.2 0.5 MODUS PROJECT MANAGER 15. TURN LEFT ONTO FULTON ST. 7) 2013 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2009 UMC OTHER (IF APPLICABLE) 1801 FULTON ST, SAN FRANCISCO, CA 94117 8) 2013 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2009 UPC 9) 2013 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2008 NEC 9292 REVSION LEVEL 10) 2010 CALIFORNIA ENERGY CODE (CEC) 11) ANSI / EIA-TIA-222-G 12) 2012 NEPA 101 LIFE SAFETY CODE OCCUPANCY AND CONSTRUCTION TYPE GENERAL CONTRACTO 13) 2012 NFPA 72, NATIONAL FIRE ALARM CODE OCCUPANCY : S-2 (UNMANNED) DO NOT SCALE DRAWINGS 14) 2012 NFPA 13, FIRE SPRINKLER CODE THESE DRAWINGS ARE FORMATTED TO BE FULL SI CONTRACTOR SHALL VERIFY ALL PLANS AND EXIST AND CONDITIONS ON THE JOBSITE AND SHALL IMN THE ARCHITECT/ENGINEER IN WRITING OF ANY DIS PROCEEDING WITH THE WORK OR MATERIAL ORDER RESPONSIBLE FOR THE SAME. CONSTRUCTION TYPE: IIB HANDICAP REQUIREMENTS

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, ACCESSIBILITY ACCESS AND REQUIREMENTS ARE NOT REQUIRED, IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, PART 2, TITLE 24, SECTION 1103B.1, EXCEPTION 1 & SECTION 1134B.2.1, EXCEPTION 4.

1801 FULTON ST SAN FRANCISC	IC SC1	Vention Wireless 2785 Mitchell Drive, Suite 9 Walnut Creek, CA 94598 Vendor: Ven
JECT TEAM	SHEET INDEX	REV VERIZON SITE NO: 291701 PROJECT NO:
ARCHITECT: BYERS ENGINEERING COMPANY 4780 CHABOT DRIVE STE. 104 PIEASANTON, CA 94588 CONTACT: SEAN RANDALL PH: (925) 785–7431 EMAIL: Sean.Randall@Byers.com STRUCTURAL ENGINEER: JEFFREY M. VAN DYKE, S.E. 1470 FELTA ROAD HEALDBURG, CA 95448 PH: EMAIL: RF ENGINEER: VERIZON WIRELESS 2785 MITCHELL DRIVE, SUITE 9 WALNUT CREEK, 94598 CONTACT: EMAIL: PH:	T-1 TITLE SHEET T-2 FIRE DEPARTMENT CHECKLIST GN-1 GENERAL NOTES & SYMBOLS C-1 TOPOGRAPHIC SURVEY (BY OTHERS) A-1 OVERALL SITE PLAN A-2 EQUIPMENT AND ANTENNA PLAN A-3 EAST ELEVATIONS A-4 EQUIPMENT DETAILS E-1 ELECTRICAL NOTES, AND SYMBOLS E-2 ELECTRICAL GROUND PLANS E-3 PANEL SCHEDULE, SINCLELINE DIAGRAM, PLUMBING DIAGRAM & ELECTRICAL DETAILS S-1 STRUCTURAL NOTES, AND ETAILS EWE-1 EME COMPLIANCE & SITE SIGNAGE PS-1 PHOTOSIMS	1 DRAWN BY: SG 1 CHECKED BY: NHP 1 Issued For: CONSTRUCTION 1 I I 1 I I 1 I I 1 I I 1 I I 1 I I 1 I I 1 I I 1 I I 1 I I 1 I I 1 I I 1 I I 1 I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I
	APPROVALS	
	APPROVALS APPROVED BY: SIGNATURE	DATE:
2E AT CREEK, CA TOWARD OAK GROVE RD. 30 FT 0 VALLEY RD. 3.5 MI	VERIZON CONSTRUCTION MANAGER VERIZON RF ENGINEER VERIZON EQUIPMENT ENGINEER	TI SA VIOLATION OF LAW FOR ANY PERSON, UNESS THEY ARE ACTING
0.2 Mi 1.2 Mi 1.2 Mi 1.2 Mi 1.3 Mi 0.6 Mi 1.0 Mi 0.6 Mi 0.7 Mi 0.7 Mi 0.3 Mi 0.5 Mi 0.5 Mi	PROPERTY OWNER VERIZON REAL ESTATE MODUS CONSTRUCTION MANAGER MODUS LEASING MANAGER MODUS ZONING MANGER MODUS PROJECT MANAGER OTHER (IF APPLICABLE)	PROFESSIONAL ENGINEER TO ALLER THIS DOCUMENT. Project Info: SF FULTON & MASONIC SC1 1801 FULTON ST.
94117		SAN FRANCISCO, CA 94117
	REVSION LEVEL	
	GENERAL CONTRACTOR NOTES	CA: 1-800-227-2600
	DO NOT SCALE DRAWINGS THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/EGNIERET IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.	SHEET NUMBER: T-1 NV: 1800-227-2600

2.06 SUBMITTAL REQUIREMENTS FOR CELLULAR ANTENNA SITES

REFERENCE: 2013 SFBC, 2013 SFFC, 2013 SFMC and FCC OET Bulletin 65 (97-01)

	FERENCE. 2013 SFBC, 2013 SFFC, 2013 SFMC and FCC OET Buildin 63 (97-01)	
	REQUIREMENTS	RESPONSES
1.	Provide a description of work on the plans.	
2.	Plans shall include plan views and elevations showing all equipment locations and cable runs.	PLEASE SEE SHEET T-1 PROJECTION DECSCRIPTION
3.	Plans shall include antenna cut-sheets and equipment list on a drawing sheet.	PLEASE SEE SHEET A-1, A-2, A-3, AND A-3.1
4.	Include a copy of the signed and stamped RF report on a drawing sheet as a reference to identify the exclusion area required to prevent occupational exposures in excess of the FCC guidelines (47CFR1.1310 and FCC OET Bulletin 65 edition 97-01).	PLEASE SEE SHEET A-4, AND A-5
5.	The RF report shall indicate whether or not the site under review is a part of a multiple transmitter site and shall show compliance with FCC 47CFR1.1307(b)(3), as amended - all transmitters shall not exceed 5% of the power density exposure limit.	PLEASE SEE SHEET EME-1 EMF COMPLIANCE & SITE SIGNAGE
6.	Drawings shall reflect the striped/exclusion areas for workers per the above RF Report with a minimum radius of 1 foot.	PLEASE SEE SHEET A-2 EQUIPMENT PLAN & ANTENNA PLAN
7.	Plans shall include a quantitative three-dimensional image of the RF levels from each antenna located near an egress point (e.g. penthouse stair; fire escape, roof walking paths; skylights, etc.).	NOT APPLICABLE
8.	"Notice to Workers" warning signage, as applicable per the above RF Report, shall be permanently mounted at the stairwell side of the roof-access door (ANSI C95.2-1982 (Reference [3]) – yellow or more durable color for outdoor longevity)	PLEASE SEE SHEET A-1 AND A-2
9.	Camouflaged antennas shall have 4inch x 4inch signage permanently mounted to the exterior of the RF screen as provided below. The sign shall be weatherproof with contrasting background color and shall contain the yellow triangle around the antenna symbol (ANSI C95.2-1982 (Reference [3]) – yellow or more durable color for outdoor longevity). Signage location(s) and detail of the sign shall be included on the plans.	PLEASE SEE SHEET A-2
10.	Cables/wiring shall not be allowed in exit enclosures, smoke-proof towers, elevator shafts, or in front of dry standpipes. 2013 CFC 1022.4 and 509.2	NOT APPLICABLE
11.	Antennas shall not be mounted closer than the exclusion zone plus 4 feet for installations near fire escapes, stair penthouse doors, exterior standpipe outlets, skylights, or other fire department operations consideration.	NOT APPLICABLE
12.	There is no guarantee that the fire department will not shut down the power to the site in an emergency situation although in order to reduce the site operator's possible loss of service the following information may be provided at the equipment room entrance:	PLEASE SHEET T-1
	Provide emergency shutdown procedure signage. The sign shall include the following: Emergency 24 hour/7 day a week NOC / field technician telephone number for RF shut-down Cell site identification number Map to location of electrical main – electrical main shall be clearly identified with a permanent red label and white lettering. Map to location of battery cabinets and breakers – cabinets and breakers shall be clearly identified with a permanent red label and white lettering. Any other relevant information or procedures as required for the individual cellular site. The sign shall be clearly labeled in a phenolic label with a white background and black ering. The title block shall be a red background and 1" high white lettering. Multiple signs may ed to be installed based upon the cellular site configuration. A copy of the signage shall be included on a drawing sheet.	SHUT DO FOR IMMEDIATE SHUT DO FREQUENCY EMISSIONS O 1) CALL CONTACT NUMBER AND GIVE CONTACT PHONE NUMBER: 8 SITE IDENTIFICATION NUMBER: 8 SITE IDENTIFICATION NUMBER: 9 0 DISCONNECT POWER AT MAIN SEF 3) DISCONNECT POWER AT MAIN SEF 3) DISCONNECT BACK-UP POWER AT MAIN SEF 2) DISCONNECT B

		VERZON WIRELESS 2785 MITCHELL DRIVE, SUITE 9 WALNUT CREEK, CA 94598
		149 NATOMA STREET, 3RD FLOOR SAN FRANCISCO, CA 94105
		Architect: BYERS Engineering company 4780 CHABOT DRIVE, SUITE 104 PLASANTON, CA 94588 Phone: (925) 398-6000
		VERIZON SITE NO: 291701 PROJECT NO: DRAWN BY: SG CHECKED BY: NHP Issued For: CONSTRUCTION
		1 07/09/15 100% CONST. DRAWINGS JA 0 06/13/15 195% CONST. DRAWINGS SG
SENCY DOWN		REV DATE DESCRIPTION BY
OWN OF ALL RADIO OF THIS SITE, VE SITE IDENTIFICATION NO 800-264-6620 R: ERVICE DISCONNECT:		PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. TO ALTER THIS DOCUMENT. Project Info: SFF FULTON & MASONIC SC1 1801 FULTON ST. SAN FRANCISCO, CA 94117
AT BATTERY DISCONNECT: additional blocklettering. Inite lettering. Inite letterin		SHEET TITLE: FIRE DEPARTMENT CHECKLIST SHEET NUMBER: T-2

- 1. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND NETWORK CARRIER OF ANY ERRORS, OMISSIONS, OR INCONSISTENCIES AS THEY MAY BE DISCOVERED IN PLANS, DOCUMENTS, NOTES, OR SPECIFICATIONS, PRIOR TO STARTING CONSTRUCTION INCLUDING, BUT NOT LIMITED BY, DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERROR, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF ARCHITECT AND NETWORK CARRIER CONSTRUCTION PROJECT MANAGER AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE MEANS OF CORRECTING ANY ERROR SHALL FIRST BE APPROVED BY THE ARCHITECT AND THE NETWORK CARRIER CONSTRUCTION PROJECT MANAGER SHALL FIRST BE APPROVED BY THE ARCHITECT AND THE NETWORK CARRIER CONSTRUCTION PROJECT MANAGER.
- 2. PRIOR TO THE SUBMISSION OF BIDS, CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE TO FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT. CONTRACTORS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AND THE CONTRACTOR HAVING BEEN AWARDED THIS PROJECT, SHALL VISIT THE CONSTRUCTION SITE WITH THE CONSTRUCTION/CONTRACT DOCUMENTS TO VERIFY FIELD CONDITIONS AND CONFIRM THAT THE PROJECT WILL BE ACCOMPLISHED AS SHOWN. PRIOR TO PROCEEDING WITH CONSTRUCTION, ANY ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER VERBALLY AND IN WRITING.
- 3. THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE NETWORK CARRIER PROJECT SCOPE AND THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO SUBMISSION OF CONTRACTOR'S PROPÓSAL. IN THE ÉVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
- 4. 11X17 COPIES OF DRAWINGS ARE NOT TO BE SCALED DUE TO DISTORTIONS RESULTING FROM MULTIPLE REPROGRAPHIC COPIES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALES SHOWN ON PLANS.
- OWNER, CONTRACTOR, AND NETWORK CARRIER REPRESENTATIVE SHALL REVIEW AND CONFIRM THAT PROJECT SCOPE, DESIGN INTENT AND UTILITY COORDINATION ITEMS ARE INCLUDED IN THE DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION FROM NETWORK CARRIER REPRESENTATIVE TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
- 7. THE CONTRACTOR SHALL PERFORM WORK DURING OWNER'S PREFERRED HOURS TO AVOID DISTURBING NORMAL BUSINESS OR TENANTS.
- THE CONTRACTOR SHALL PROVIDE NETWORK CARRIER PROPER INSURANCE CERTIFICATES NAMING NETWORK CARRIER AS ADDITIONAL INSURED, AND PROVIDE NETWORK CARRIER PROOF OF LICENSE(S) INCLUDING PE & PD INSURANCE.
- 9. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- 10. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- 11. ALL WORK PERFORMED ON THE PROJECT ALONG WITH ALL MATERIALS INSTALLED, SHALL COMPLY IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL LIKEWISE ISSUE NOTICE TO ALL SUB-CONTRACTORS THAT THEY SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPALITY, UTILITY COMPANY AND LOCAL/STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK
- 12. A COPY OF THE GOVERNING AGENCY ISSUED AND APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW, SHALL BE AVAILABLE AT THE JOB SITE FOR INSPECTION AT ALL TIMES. THE ORIGINAL PERMIT SET PLANS ARE NOT TO BE USED BY THE WORKMEN, ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION AS GOVERNING AGENCY APPROVED PLANS. THE CONTRACTOR SHALL ASD MAINTAIN ONE SET OF PLANS, IN GOOD CONDITION, COMPLETE WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES UNDER THE DIRECT CARE OF THE SUPERINTENDENT. THE CONTRACTOR SHALL SUPPLY THE NETWORK CARREE CONSTRUCTION PROJECT MANAGER WITH A COPY OF ALL REVISIONS, ADDENDA, AND/OR CHANGE ORDERS AT THE CONCLUSION OF THE WORK AS A PART OF THE AS-BUILT DRAWING RECORDS.
- 13. THE STRUCTURAL COMPONENTS OF ADJACENT CONSTRUCTION OR FACILITIES ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
- 14. THE CONTRACTOR SHALL STUDY THE STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING PLANS AND CROSS CHECK THEIR DETAILS, NOTES, DIMENSIONS, AND ALL REQUIREMENTS PRIOR TO THE START OF ANY WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE JOB SITE WHILE WORK IS IN PROGRESS UNTIL THE JOB IS COMPLETE.
- 16. THE CONTRACTOR HAS THE RESPONSIBILITY OF LOCATING ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THE PLANS, ALONG WITH PROTECTING THEM FROM DAMAGE. THE CONTRACTOR AND SUBCONTRACTOR SHALL BEAR THE EXPENSES OF REPAIR AND/OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGE RESULTING FROM OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
- 17. ALL EXISTING CONSTRUCTION, EQUIPMENT, AND FINISHES NOTED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND WILL BE REMOVED FROM THE SITE WITH THE FOLLOWING EXCEPTIONS: A. PROPERTY NOTED TO BE RETURNED TO THE OWNER. B. PROPERTY NOTED TO BE PERIOVED BY THE OWNER. B. PROPERTY NOTED TO BE REMOVED BY THE OWNER.
- 18. THE GOVERNING AGENCIES, CODE AUTHORITIES, AND BUILDING INSPECTORS SHALL PROVIDE MINIMUM STANDARDS FOR CONSTRUCTION TECHNIQUES, MATERIALS, AND FINISHES USED THROUGHOUT THE PROJECT. TRADE STANDARDS AND/OR PUBLISHED MANUFACTURERS SPECIFICATIONS MEETING OR EXCEEDING DESIGN REQUIREMENTS SHALL BE USED FOR INSTALLATION.
- 19. WHEN ROOF TOP OR TOP FLOOR DECK TEMPORARY STAGING OF IS REQUIRED, MATERIALS SHALL BE EVENLY DISTRIBUTED OVER ROUGH FRAMED FLOORS OR ROOFS SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING MAD/OR BRACING IS TO BE PROVIDED WHERE THE STRUCTURE DOESN'T HAVE THE DESIGN STRENGTH FOR ADDITIONAL LOADING.
- 20. SEAL ALL PENETRATIONS WITHIN FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF APPLICABLE TO THE SUBJECT FACILITY AND OR PROJECT SITE.
- 21. BUILDING INSPECTORS AND/OR OTHER BUILDING OFFICIALS ARE TO BE NOTIFIED PRIOR TO ANY GROUND DISTURBANCE, CONSTRUCTION, AND ANY OTHER PROJECT EFFORT AS MANDATED BY THE GOVERNING AGENCY.
- 22. CONTRACTOR TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF PROJECT AREA DURING CONSTRUCTION.
- CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, AND CURBING, DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ADJACENT TO THE PROPERTY.
 CONTRACTOR SHALL KEEP GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION, DISPOSING OF ALL DIRT, DEBRIS, AND RUBBISH, CONTRACTOR SHALL REMOVE EOUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OR PREMISES. SITE SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
- 25. NEW CONSTRUCTION INSTALLED ADJACENT EXISTING BUILDINGS OR CONSTRUCTION SHALL ARCHITECTURALLY MATCH THE EXISTING IN TERMS OF COLOR, TEXTURE, FINISH MATERIALS, ETC., EXCEPT AS NOTED IN THE PLANS AND SPECIFICATIONS.
- 26. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BACKING, BLOCKING, AND/OR OTHER ANCHORAGE DEVICES REQUIRED FOR THE INSTALLATION OF FIXTURES, MECHANICAL EQUIPMENT, PLUMBING, HARDWARE, AND FINISH ITEMS TO INSURE A PROPER AND CODE COMPLIANT INSTALLATION.
- 27. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING INSTALLATIONS THAT ARE CONSTRUCTED LEVEL, ERECT, EVENLY ALIGNED, PLUMB AND TRUE BASED ON THE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL COMPARE EXISTING CONDITIONS WITH THE PROPOSED DESIGN PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES OF INLOCONSISTENCIES TO THE NETWORK CARRIER'S REPRESENTATIVE AND FURTHER TO THE A&E SUCH THAT THE NEW INSTALLATION WILL LIKEWISE BE LEVEL, ERECT, EVENLY ALIGNED, PLUMB AND TRUE. NETWORK CARRIER SHALL BE NOTIFIED OF ANY ERRORS, OMISSIONS, OR INCONSISTENCIES PRIOR TO ANY CONSTRUCTION.
- 28. THE CONTRACTOR IS TO PROVIDE PROTECTION FOR ADJOINING PROPERTIES FROM PHYSICAL HARM, NOISE, DUST, DIRT, AND FIRE AS REQUIRED BY THE GOVERNING AGENCIES.
- 29. WHERE SPECIFIED, MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AND/OR REVISIONS AVAILABLE AS REQUIRED BY THE GOVERNING AGENCY RESPONSIBLE FOR RECORDING THE RESULTS.

GENERAL NOTES 1

- 30. THE CONTRACTOR IS RESPONSIBLE FOR THE STORAGE OF ALL MATERIALS AND SHALL NOT STORE OR STAGE MATERIALS ON PUBLIC PROPERTY WITHOUT A PERMIT TO DO SO FROM THE GOVERNING AGENCIES FOR THIS PURPOSE.
- 31. GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN ALL CONDITIONS UNLESS ILLUSTRATED AND NOTED OTHERWISE.
- 32. TRADES INVOLVED IN THE PROJECT SHALL BE RESPONSIBLE FOR THEIR OWN CUTTING, FITTING, PATCHING, ETC., SO AS TO BE PREPARED PROPERLY BY THE WORK OF OTHER TRADES.
- 33. ALL DEBRIS AND REFUSE SHALL BE REMOVED FROM THE PROJECT PREMISES AND LEFT IN A CLEAN SWEPT CONDITION AT ALL TIMES BY EACH TRADE AS THEY PERFORM THEIR OWN PORTION OF THE WORK.
- 34. NETWORK CARRIER DOES NOT GUARANTEE ANY PRODUCTS, FIXTURES, AND/OR ANY EQUIPMENT NAMED BY A TRADE OR MANUFACTURER. GUARANTEE OR WARRANTY THAT MAY BE IN EFFECT IS DONE THROUGH THE COMPANY OR MANUFACTURER PROVIDING THE PRODUCT, FIXTURE, AND/OR EQUIPMENT UNLESS SPECIFIC RESPONSIBILITY IS ALSO PROVIDED BY THE CONTRACTOR/SUBCONTRACTOR IN WRITTEN FORM.
- 35. CAUTION! CALL BEFORE YOU DIG! BURIED UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY NOT BE COMPLETE. CONTACT THE ONE-CALL UTILITY LOCATE SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
- 36. WHEN APPLICABLE, CONTRACTOR IS RESPONSIBLE TO CALL, COORDINATE AND MAKE ARRANGEMENTS FOR R.O.W. AND/OR PRIVATE PROPERTY LOCATES BASED ON SPECIFIC SITE REQUIREMENTS.
- 37. SEE CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION
- 38. CONTRACTORS TO DOCUMENT ALL WORK PERFORMED WITH PHOTOGRAPHS AND SUBMIT TO NETWORK CARRIER'S REPRESENTATIVE ALONG WITH REDLINED CONSTRUCTION SET.
- 39. CONTRACTOR SHALL DOCUMENT ALL CHANGES MADE IN THE FIELD BY MARKING UP (REDLINING) THE APPROVED CONSTRUCTION SET AND SUBMITTING THE REDLINED ALONG WITH PHOTOGRAPHS PER NETWORK CARRIER REQUIREMENTS.
- 40. GENERAL CONTRACTOR SHALL COORDINATE AND SEEK APPROVAL OF ALL POWER DRAW, INSTALLATION AND/OR MODIFICATIONS WITH POWER COMPANY, OWNER AND JURISDICTION AS REQUIRED. CONTRACTOR SHALL REPORT POWER INSTALLATION SOLUTION(S) TO NETWORK CARRIER REPRESENTATIVE, PROJECT CONSTRUCTION MANAGER AND ARCHITECT.
- 41. ANY SUBSTITUTIONS OF MATERIALS AND/OR EQUIPMENT, MUST BE APPROVED BY NETWORK CARRIER CONSTRUCTION MANAGER.
- 42. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REMEDY ALL FAULTY, INFERIOR, AND/OR IMPROPER 2. THE GENERAL GENERALISE ADVALUES TONSIBLE TOUR AND STALL REMEDIAL REMERICAN REMERIC
- 43. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR THE SAFETY OF THE OWNER'S EMPLOYEES, AND WORKMEN, AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.
- 44. THE CONTRACTOR SHALL BE REQUIRED TO PAY FOR ALL NECESSARY PERMITS AND/OR FEES WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR HIS REPRESENTATIVE. CONTRACTOR SHALL OBTAIN PERMIT (UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE) AND MAKE FINAL PAYMENT FOR SAID DOCUMENT(S).
- 45. NETWORK CARRIER'S REPRESENTATIVE SHALL REVIEW AND APPROVE SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH DESIGN CONCEPT. NETWORK CARRIER'S REPRESENTATIVE PROJECT APPROVAL OF A SEPARATE ITEM SHALL NOT INCLUDE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.
- 46. ALL ANTENNAS MOUNTED ON ROOF SUPPORT FRAMES TO BE PROVIDED BY NETWORK CARRIER.
- 47. CONTRACTOR SHALL PROVIDE HEAVY STEEL PLATES AT OPEN TRENCHES FOR SAFETY AND TO PROTECT EXISTING GROUND SURFACES FROM HEAVY EQUIPMENT UTILIZED DURING CONSTRUCTION.
- 48. CONTRACTOR SHALL PATCH AND REPAIR ALL GROUND SURFACES WITHIN THE CONSTRUCTION AREA AS NECESSARY TO PROVIDE A UNIFORM SURFACE AND MAINTAIN EXISTING SURFACE DRAINAGE SLOPES.
- 49. CONTRACTOR SHALL REPLACE EXISTING LANDSCAPE VEGETATION DAMAGED DUE TO CONSTRUCTION ACTIVITIES, AND REPAIR, RESTORE AND MODIFY EXISTING IRRIGATION LINES IF NECESSARY, TO OPERATING CONDITION, PROVIDING FULL COVERAGE TO IMPACTED AREAS.
- 50. IN THE CASE OF ROOFTOP SOLUTIONS FOR EQUIPMENT AND/OR ANTENNA FRAMES WHERE PENETRATION OF EXISTING ROOFING MATERIALS OCCURS, GENERAL CONTRACTOR SHALL COORDINATE WITH BUILDING OWNER TO OBTAIN CONTACT INFORMATION AND UTILIZE THE EXISTING ROOFING CONTRACTOR OF RECORD FOR INSTALLATION, PATCH, REPART OR ANY AUMENTATION TO THE PROF, AND HAVE THE WORK GUARANTEED UNDER THE ROOFING CONTRACTOR'S EXISTING WARRANTY ENSURING 100% MOISTURE PROTECTION.
- 51. IN THE CASE OF ROOFTOP SOLUTIONS WITH THE INSTALLATION OF ANTENNAS WITHIN CONCEALED (SHROUDED) SUPPORT FRAMES OR TRIPODS, GENERAL CONTRACTOR SHALL COORDINATE WITH THE FRP DESIGNER/FABRICATOR TO ENSURE THAT THE FINAL FRP SHROUD IS SIMULATING (IN APPEARANCE) EXISTING EXTERIOR BUILDING FACADE MATERIALS, TEXTURES, AND COLORS, THE CONTRACTOR SHALL FURTHERMORE ENSURE THE USE OF COUNTERSUNK OR FLATHEAD FASTENERS IN ALL FRP CONSTRUCTION. WHEN PHOTOSIMULATIONS ARE PROVIDED, THE CONTRACTOR SHALL ENSURE THAT FINAL CONSTRUCTION REPRESENTS WHAT IS INDICATED IN PHOTOSIMULATION. SHOP DRAWINGS SHALL BE PROVIDED TO THE GENERAL CONTRACTOR, CONSTRUCTION COORDINATOR, AND ARCHITECT PRIOR TO FABRICATION AND CONSTRUCTION.
- 52. IN THE CASE OF ROOFTOP SOLUTIONS FOR EQUIPMENT AND/OR ANTENNA FRAMES WHERE ANCHORING TO AN EXISTING CONCRETE ROOF SLAB IS REQUIRED, CONTRACTORS SHALL CONFIRM (PRIOR TO SUBDITTING BID) WITH CONSULTING CONSTRUCTION COORDINATOR AND ARCHITECT THE PRESENCE OF POST TENSION TENDONS WITHIN THE ROOF SLAB RESULTING FROM AN UNDOCUMENTED DESIGN CHANGE IN THE EXISTING BUILDING "AS-BUILT DRAWING SET" HAVING INDICATED AN ORIGINAL DESIGN SOLUTION OF REINFORCED CONCRETE W/ EMBEDDED STEEL REBAR. IN THE EVENT POST TENSION SLAB SOLUTION IS PRESENT, CONTRACTOR SHALL INCLUDE PROVISIONS FOR X-RAY PROCEDURES (INCLUDED IN BID) FOR ALL PENETRATION AREAS WHERE ANCHORING OCCURS.
- 53. GENERAL & SUB CONTRACTORS SHALL USE STAINLESS STEEL METAL LOCKING TIES FOR ALL CABLING TIE DOWNS AND ALL OTHER GENERAL TIE DOWNS (WHERE APPLICABLE). PLASTIC ZIP TIES SHALL NOT BE PERMITTED FOR USE ON TOWER NETWORK CARRIER PROJECTS. RECOMMENDED MANUFACTURE SHALL BE: PANDUIT CORP. METAL LOCKING TIES MODEL NO. MLT4S-CP UNDER SERIES-304 (OR EQUAL). PANDUIT PRODUCT DISTRIBUTED BY TRIARC.
- 54. GENERAL CONTRACTOR SHALL OBTAIN, REVIEW AND EXECUTE ALL NETWORK CARRIER CONSTRUCTION STANDARDS (MOST RECENT REVISION) AS A PART OF THIS BID AND CONSTRUCTION PROJECT.
- 55. GENERAL CONTRACTOR SHALL OBTAIN, REVIEW AND EXECUTE ALL NETWORK CARRIER CONSTRUCTION STANDARDS (MOST RECENT REVISION) AS A PART OF THIS BID AND CONSTRUCTION PROJECT.
- 56. CONTRACTOR SHALL BE RESPONSIBLE TO SET ELECTRONIC TILTS FOR NEWLY INSTALLED ANTENNAS UNDER THE CONDITION THAT THE GC OBTAIN THE MOST RECENT COPY OF THE RF TILT INFORMATION SUCH THAT THE ACCURATE CONTROLLER CAN BE ORDERED AND INSTALLED.
- 57. A STRUCTURAL ANALYSIS SHALL BE COMPLETED AND SUBMITTED TO THE NETWORK CARRIER REPRESENTATIVE AND GC DEMONSTRATING CAPACITY AT THE EXACT LOCATION OF EXISTING CONDITIONS TO SUSTAIN ADDITIONAL HEAVY BATTERY CABINETS OR OTHER OUT OF SCOPE COUPMENT.
- 58. THE GC SHALL PROVIDE MATERIALS LIST (BOM) TO THE NETWORK CARRIER REPRESENTATIVE PRIOR TO CONSTRUCTION

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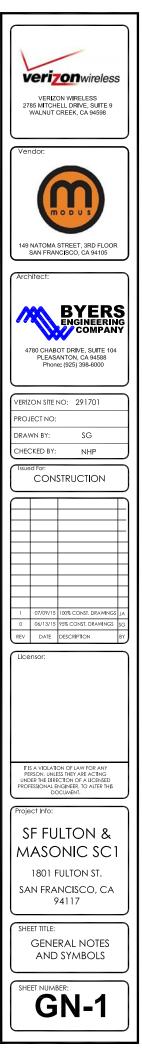
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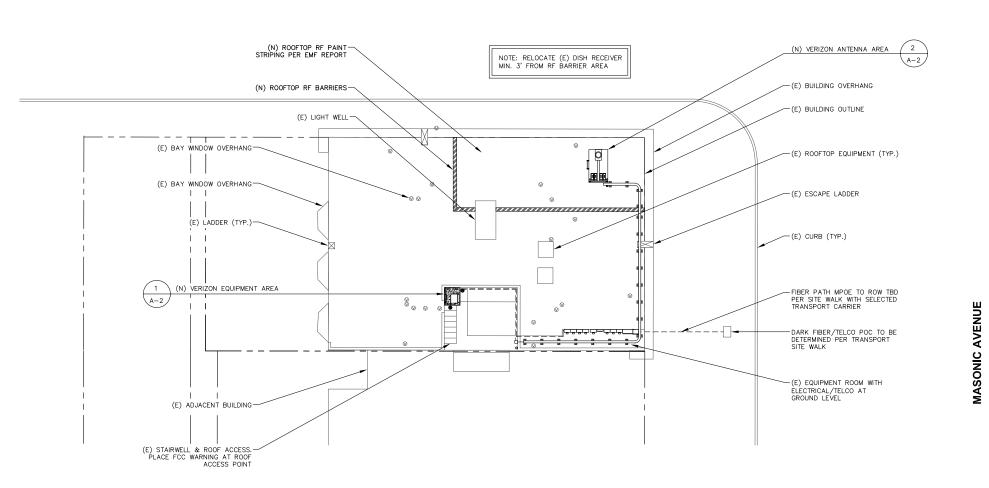
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REQUIREMENTS)

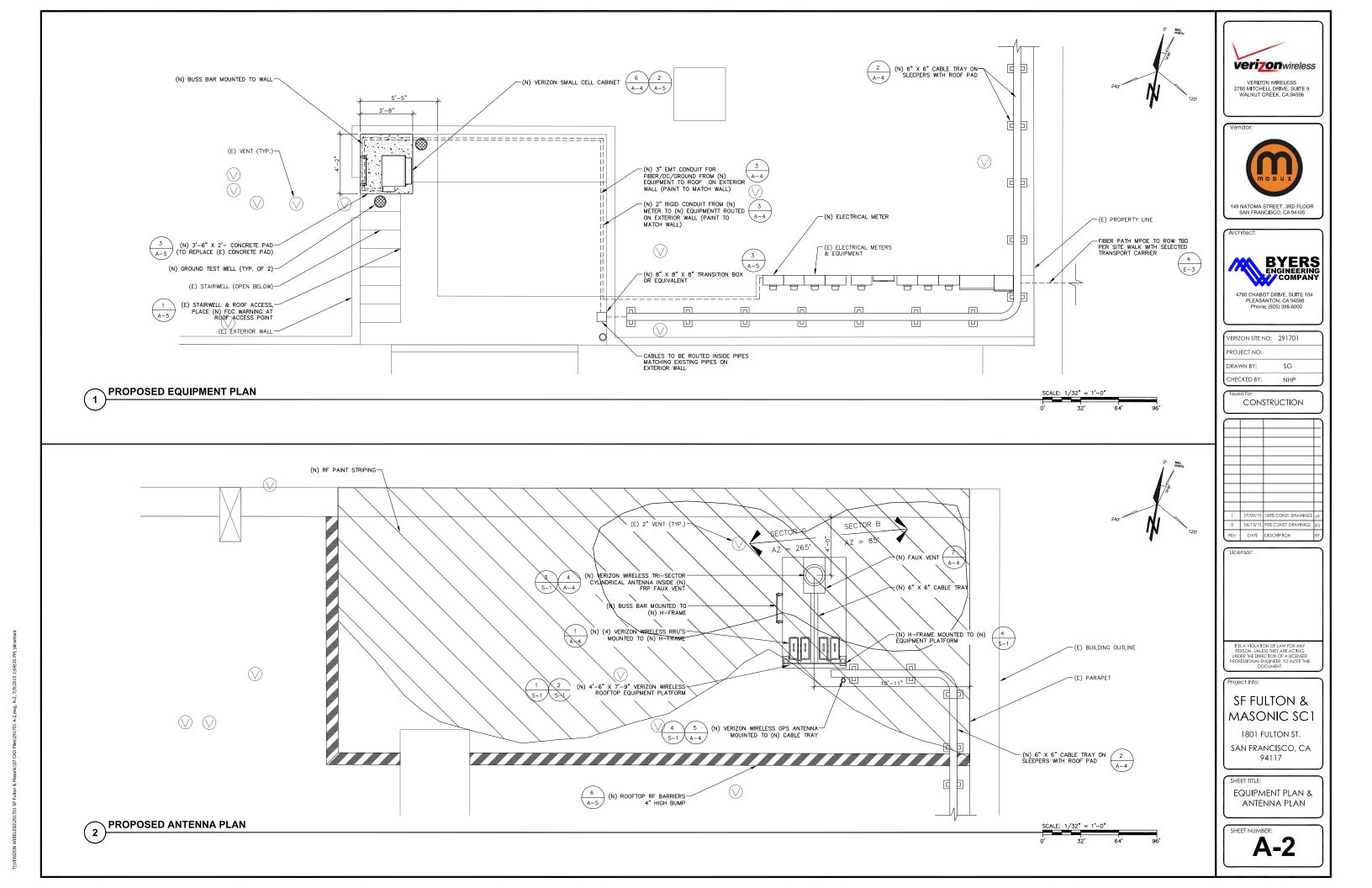
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	WORK POINT
	GROUND CONDUCTOR
	TELEPHONE CONDUIT
	ELECTRICAL CONDUIT
	COAXIAL CABLE
	OVERHEAD SERVICE CONDUCTORS
	GROUT OR PLASTER
	(E) BRICK
	(E) MASONRY
	CONCRETE
	EARTH
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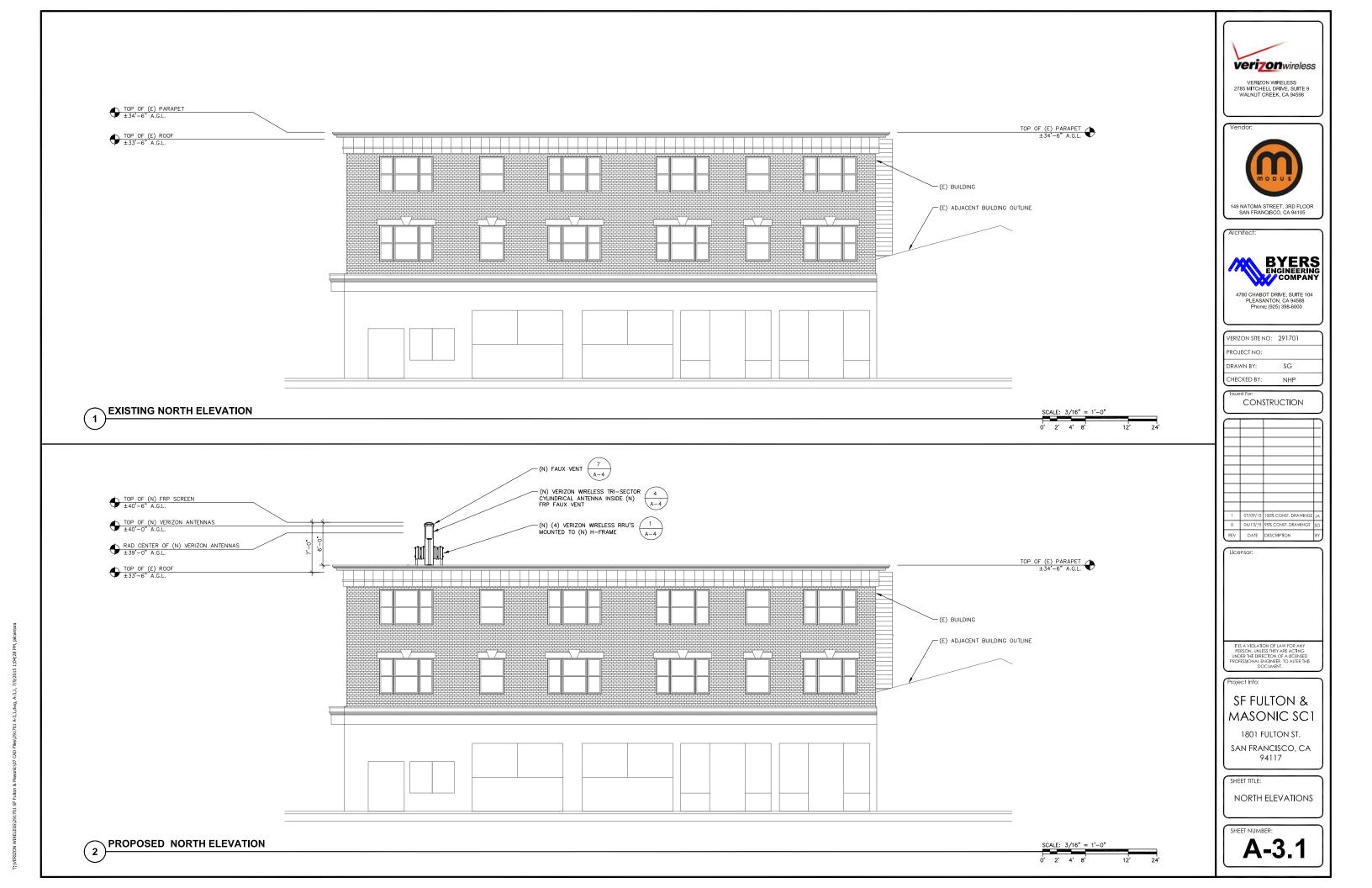
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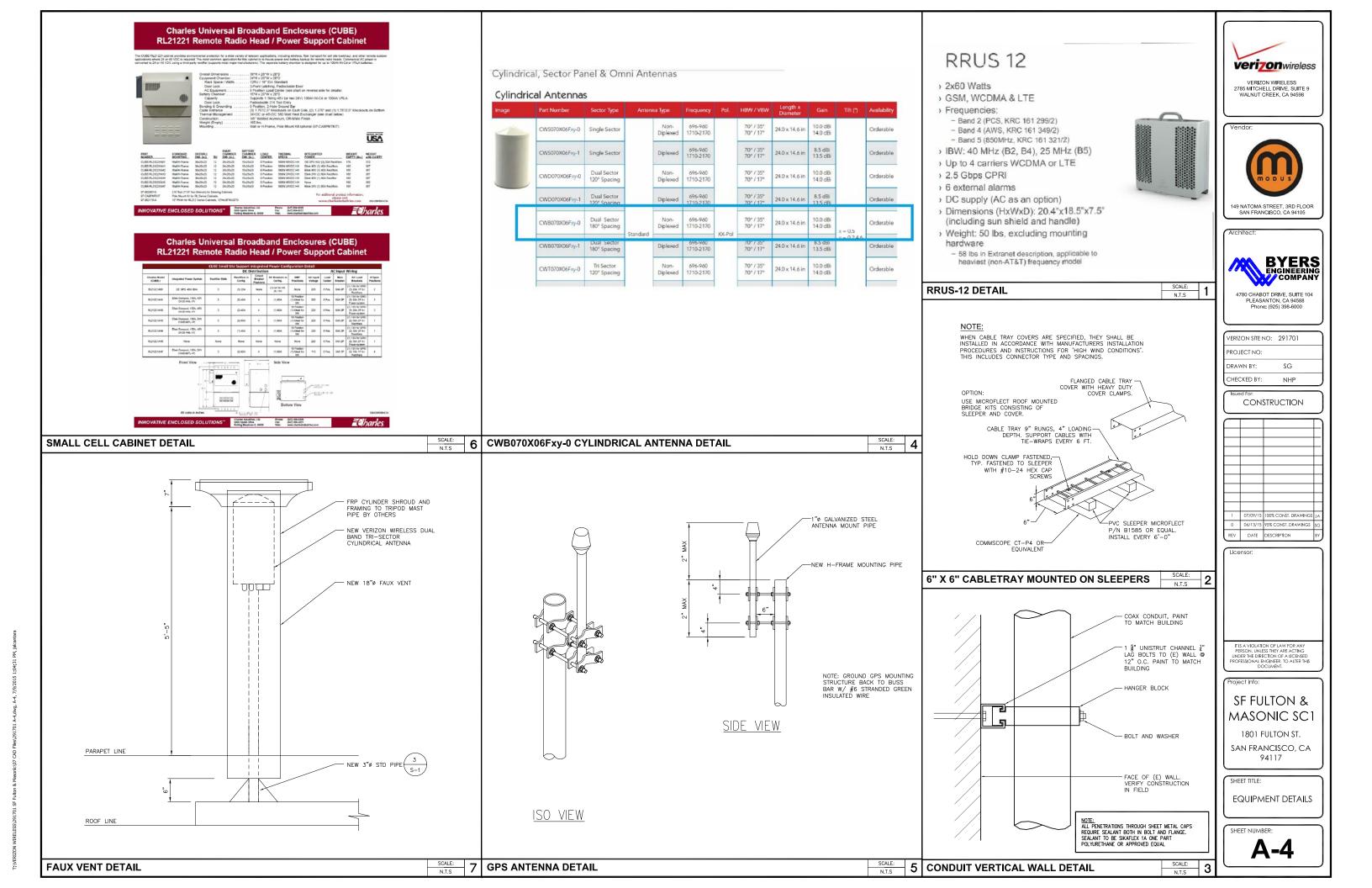
240 [°] ^{Mon}	VERIZON WIRELESS 2785 MITCHELL DRIVE, SUITE 9 WALNUT CREEK, CA 94598
	Vendor: 149 NATOMA STREET, 3RD FLOOR SAN FRANCISCO, CA 94105
	Architect: BYERS ENGINEERING COMPANY 4780 CHABOT DRIVE, SUITE 104 PLEASANTON, CA 94568 Phone: (925) 398-6000
	VERIZON SITE NO: 291701 PROJECT NO: DRAWN BY: SG CHECKED BY: NHP Issued For: CONSTRUCTION
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	MASONIC SC1 1801 FULTON ST. SAN FRANCISCO, CA 94117 SHEET TITLE: OVERALL SITE PLAN
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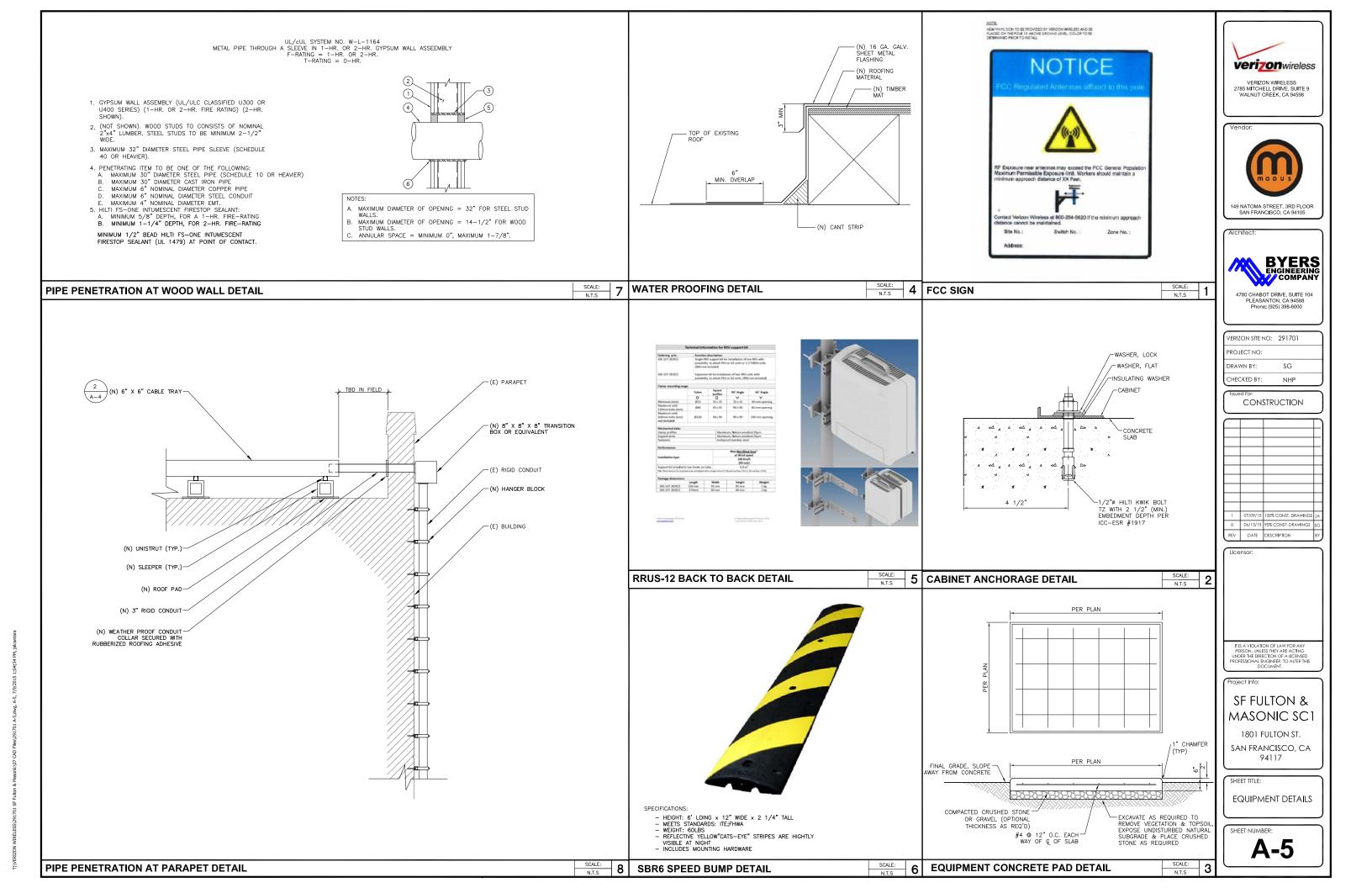




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	Architect: ENGINEERING COMPANY 4780 CHABOT DRIVE, SUITE 104 PLEASANTON, C. 94588 Phone: (925) 398-6000
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ELECTRICAL NOTES

GENERAL REQUIREMENTS:

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRICAL CODE AND ALL STATE AND LOCAL CODES, NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED AS TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF THESE CODES, SHOULD CHANGES BE INCESSARY UN THE DRAWINGS OR SPECIFICATIONS TO MAKE THE WORK COMPLY WITH THESE REQUIREMENTS, THE CONTRACTOR SHALL INMERTATE IN YARD TO THE THE CONTRACTOR SHALL INMERTATE IN YARD THE THE AND CEASE 2. CONDUIT: CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING AND CEASE WORK ON PARTS OF THE CONTRACT WHICH ARE AFFECTED.
- 2. THE CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES. THE CONTRACTOR ASSUMES ALL LIABILITY FOR FAILURE TO COMPLY WITH THIS PROVISION.
- 3. THE EXTENT OF THE WORK IS INDICATED BY THE DRAWINGS, SCHEDULES, AND SPECIFICATIONS AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. THE WORK SHALL CONSIST OF FURNISHING ALL LABOR. EQUIPMENT MATERIALS, AND SUPPLIES NECESSARY FOR A COMPLETE AND OPERATIONA ELECTRICAL SYSTEM, THE WORK SHALL ALSO INCLUDE THE COMPLETION OF ALL LECTRICAL WORK NOT MENTIONED OR SHOWN WHICH IS NECESSARY FOR SUCCESSFUL OPERATION OF ALL SYSTEMS.
- 4. THE CONTRACTOR SHALL PREPARE A BID FOR A COMPLETE AND OPERATIONAL SYSTEM, WHICH INCLUDES THE COST FOR MATERIAL AND LABOR
- 5. WORKMANSHIP AND NEAT APPEARANCE SHALL BE AS IMPORTANT AS THE OPERATION. DEFECTIVE OR DAMAGED MALL BE AS IMPORTANT AS THE OPERATION. DEFECTIVE OR DAMAGED MATERIALS SHALL BE REPLACED OR REPAIRED PRIOR TO FINAL ACCEPTANCE IN A MANNER ACCEPTABLE TO OWNER
- 6. COMPLETE THE ENTIRE INSTALLATION AS SOON AS THE PROGRESS OF THE WORK WILL PERMIT. ARRANGE ANY OUTAGE OF SERVICE WITH THE OWNER AND BUILDING MANAGER IN ADVANCE. MINIMIZE DOWNTIME ON THE BUILDING ELECTRICAL
- 7. THE ENTIRE ELECTRICAL SYSTEM INSTALLED UNDER THIS CONTRACT SHALL BE DELIVERED IN PROPER WORKING ORDER, REPLACE, WITHOUT ADDITIONAL COST TO THE OWNER, ANY DEFECTIVE MATERIAL AND EQUIPMENT WITHIN ONE YEAR FROM THE OWNER, ANY DEFECTIVE MATE THE DATE OF FINAL ACCEPTANCE.
- 8. ANY ERROR, OMISSION OR DESIGN DISCREPANCY ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION OR CORRECTION BEFORE CONSTRUCTION.
- 9. "PROVIDE" INDICATES THAT ALL ITEMS ARE TO BE FURNISHED, INSTALLED AND CONNECTED IN PLACE.
- 10. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND PAY ALL REQUIRED FEES.

EQUIPMENT LOCATION:

- 1. THE DRAWINGS INDICATE DIAGRAMMATICALLY THE DESIRED LOCATIONS OF ARRANGEMENTS OF CONDUIT RUNS, OUTLETS, EQUIPMENT, ETC., AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. PROPER JUDGEMENT MUST BE EXERCISED IN EXECUTING THE WORK SO AS TO SECURE THE BEST POSSIBLE INSTALLATION IN THE AVAILABLE SPACE LIMITATIONS OR INTERFERENCE OF STRUCTURE CONDITIONS ENCOUNTERED.
- 2. IN THE EVENT CHANGES IN THE INDICATED LOCATIONS OR ARRANGEMENTS ARE IN THE EVENT CHANGES IN THE INDICATED LOCATIONS OR ARRANGEMENTS ARE NECESSARY, OLE TO FILLO CONDITIONS IN THE BUILDING CONSTRUCTION OR REARRANGEMENT OF FURNISHINGS OR EQUIPMENT, SUCH CHANGES SHALL BE MADE WITHOUT COST, PROVIDING THE CHANGE IS ORDERED BEFORE THE CONDUIT RUNS, ETC., AND WORK DIRECTLY CONNECTED TO THE SAME IS INSTALLED AND NO EXTRA MATERIALS ARE REQUIRED
- 3. LIGHTING FIXTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ONLY. COORDINATE THE FIXTURE LOCATION WITH MECHANICAL EQUIPMENT TO AVOID
- 4. COORDINATE THE WORK OF THIS SECTION WITH THAT OF ALL OTHER TRADES, WHERE CONFLICTS OCCUR. CONSULT WITH THE RESPECTIVE CONTRACTOR AND COME TO AGREEMENT AS TO CHANGES NECESSARY, OBTAIN WRITTEN ACCEPTANCE FROM ENGINEER FOR THE PROPOSED CHANGES BEFORE PROCEEDING.

SHOP DRAWINGS:

1. N/A UNLESS NOTED OTHERWISE

SUBSTITUTIONS:

1. NO SUBSTITUTIONS ARE ALLOWED

TESTS:

1. BEFORE FINAL ACCEPTANCE OF WORK, THE CONTRACTOR SHALL INSURE THAT ALL EQUIPMENT, SYSTEMS, FIXTURES, ETC., ARE WORKING SATISFACTORILY AND TO THE INTENT OF THE DRAWINGS.

PERMITS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING OUT AND PAYING FOR ALL REQUIRED PERMITS, INSPECTION AND EXAMINATION WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

GROUNDING

- 1. THE CONTRACTOR SHALL PROVIDE A COMPLETE, AND APPROVED GROUNDING SYSTEM INCLUDING ELECTRODES, ELECTRODE CONDUCTOR, BONDING CONDUCTORS, AND EQUIPMENT CONDUCTORS AS REQUIRED BY ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
- 2 CONDUITS CONNECTED TO EQUIPMENT AND DEVICES SHALL BE METALLICALLY JOINED TOGETHER TO PROVIDE EFFECTIVE ELECTRICAL CONTINUITY.
- 3. FEEDERS AND BRANCH CIRCUIT WIRING INSTALLED IN A NONMETALLIC CONDUIT FEEDERS AND BRANCH CIRCUIT WINNER INSTALLED IN A NORMETALLIC CONDUIT SHALL INCLUDE A CODE SIZED GROUNDING CONDUCTOR HAVING GREEN INSULATION, THE GROUND CONDUCTOR SHALL BE PROPERLY CONNECTED AT BOTH ENDS TO MAINTAIN ELECTRICAL CONTINUITY.
- 4. REFER TO GROUND BUS DETAILS, PROVIDE NEW GROUND SYSTEM COMPLETE WITH CONDUCTORS, GROUND ROD AND DESCRIBED TERMINATIONS.
- ALL GROUNDING CONDUCTORS SHALL BE SOLID TINNED COPPER AND ANNEALED #2 UNLESS NOTED OTHERWISE.
- ALL NON-DIRECT BURIED TELEPHONE EQUIPMENT GROUND CONDUCTORS SHALL BE #2 STRANDED THHN (GREEN) INSULATION.

ALL GROUND CONNECTIONS SHALL BE MADE WITH "HYGROUND" COMPRESSION SYSTEM BURNDY CONNECTORS EXCEPT WHERE NOTED OTHERWISE.

8. PAINT AT ALL GROUND CONNECTIONS SHALL BE REMOVED

6. PAIN ALL ALL SOUND CONNECTIONS SHALL BE REMOVED 9. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE OWNER FOR FUTURE INSTRUCTION ON METHODS FOR REDUCTION THE RESISTANCE VALUE. SUBMIT TEST REPORTS AND FURNISH TO SMART SMR ONE COMPLETE SET OF PRINTS SHOWING "INSTALLED

UTILITY SERVICE: 1. TELEPHONE AND ELECTRICAL METERING FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF THE SERVING UTILITY COMPANIES, CONTRACTOR SHALL VERIFY SERVICE LOCATIONS AND REQUIREMENTS. SERVICE INFORMATION WILL BE FURNISHED BY THE SERVING UTILITIES.

PRODUCTS:

1. ALL MATERIALS SHALL BE NEW, CONFORMING WITH NEC, ANSI, NEMA, AND THEY SHALL BE U.L. LISTED AND LABELED.

A) RIGID CONDUIT SHALL BE LLL LABEL GALVANIZED

- A) RIGIO CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR, RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.
- B) ELECTRICAL METALLIC TUBING SHALL U.L. LABEL,
 FINGS SHALL BE COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS
- C) FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT EXCESS OF SIX FEET IN LENGTH SHALL HAVE FULL SIZE GROUND WIRE.
- D) CONDUIT RUNS MAY BE SURFACE MOUNTED IN CEILING OR WALLS UNLESS INDICATED OTHERWISE. CONDUIT INDICATED SHALL RUN PARALLEL OR AT RIGHT ANGLES TO CEILING, FLOOR OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH ARCHITECT PRIOR TO INSTALLING.
- E) ALL UNDERGROUND CONDUITS SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE

F) ALL CONDUIT ONLY (C.O.) SHALL HAVE PULL ROPE.

- G) CONDUITS RUN ON ROOFS SHALL BE INSTALLED ON 4x4 REDWOOD SLEEPERS, 6'-0" ON CENTER, SET IN NON-HARDENING MASTIC.
- 3. ALL WIRE AND CABLE SHALL BE COPPER, 600 VOLT, #12 AWG MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID. CONDUCTORS #6 AWG AND LARGER SHALL BE STRANDED. TYPE THHN INSULATION USED UNLESS CONDUCTORS INSTALLED IN CONDUIT EXPOSED TO WEATHER, IN WHICH CASE TYPE THWN INSULATION SHALL BE USED.
- . PROVIDE GALVANIZED COATED STEEL BOXES AND ACCESSORIES SIZED PER CODE TO ACCOMMODATE ALL DEVICES AND WIRING.
- DUPLEX RECEPTACLES SHALL BE SPECIFICATION GRADE WITH WHITE FINSH (UNLESS NOTED BY ENGINEER), 20 AMP, 125 VOLT, THREE WIRE GROUNDING TYPE, NEMA 5-20R. MOUNT RECEPTACLE AT +12" ABOVE FINSHED FLOOR UNLESS OTHERWISE INDICATED ON DRAWINGS OR IN DETAILS, WEATHERPROOF RECEPTACLES SHALL BE GROUND FAULT INTERRUPTER TYPE WITH SIERRA #WPD-8 LIFT COVER PLATES
- 6. TOGGLE SWITCHES SHALL BE 20 AMP, 120 VOLT AC, SPECIFICATION GRADE WHITE (UNLESS NOTED OTHERWISE) FINISH. MOUNT SWITCHES AT +48" ABOVE FINISHED FLOOR.
- PANEL BOARDS SHALL BE DEAD FRONT SAFETY TYPE WITH ANTI-BURN SOLDERLESS COMPRESSION APPROVED FOR COPPER CONDUCTORS, COPPER BUS BARS, FULL SIZED NEUTRAL BUS, GROUND BUS AND EQUIPPED WITH QUICK-MAKE QUICK-BREAK BOLT-IN TYPE THERMAL MAGNETIC CIRCUIT BREAKERS, MOUNT TOP OF THE PANEL BOARDS AT 6'-3" ABOVE FINISHED FLOOR, PROVIDE TYPE WRITTEN CIRCUIT DIRECTORY.
- ALL CIRCUIT BREAKERS, MAGNETIC STARTERS AND OTHER ELECTRICAL ALL GIRGENT SHALL HAVE AN INTERRUPTING RATING AND INTERRUPTING RATING NOT LESS THAN MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED.
- GROUND RODS SHALL BE COPPER CLAD STEEL, 5/8" ROUND AND 10' LONG. COPPERWELD OR APPROVED EQUAL.

INSTALLATION:

- PROVIDE SUPPORTING DEVICES FOR ALL ELECTRICAL EQUIPMENT, FIXTURES, BOXES, PANEL, ETC., SUPPORT LUMINARIES FROM UNDERSIDE OF STRUCTURAL CEILING, EQUIPMENT SHALL BE BRACED TO WITHSTAND HORIZONTAL FORCES IN ACCORDANCE WITH STATE AND LOCAL CODE REQUIREMENTS. PROVIDE PRIOR ALIGNMENT AND LEVELING OF ALL DEVICES
- . CUTTING, PATCHING, CHASES, OPENINGS: PROVIDE LAYOUT IN ADVANCE TO ELIMINATE UNNECESSARY CUTTING OR DRILLING OF WALLS, FLOORS CEILINGS, AND ROOFS. ANY DAMAGE TO BUILDING STRUCTURE OR EQUIPMENT SHALL BE REPARED BY THE CONTRACTOR. OBTAIN PERMISSION FROM THE ENGINEER BEFORE CORING.
- IN DRILLING HOLES INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., IT MUST BE CLEARLY UNDERSTOOD THAT TENDONS AND/OR REINFORCING. STEEL WILL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER THE CIRCUMSTANCES.
- 4. LOCATION OF TENDONS AND/OR REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE, MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT VIA X-RAY OR OTHER DEVICES THAT CAN ACCURATELY LOCATE THE REINFORCING AND/OR STEEL TENDONS
- 5. PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE C.B.C.
- PROJECT CLOSEOUT:
- UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALLS DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
- PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.
- ALL BROCHURES, OPERATING MANUALS, CATALOG, SHOP DRAWINGS, ETC., SHALL BE TURNED OVER TO OWNER AT JOB COMPLETION.

GROUNDING NOTES:

- ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS.
- 2. ALL GROUNDING CONDUCTORS: #2 AWG SOLID BARE TINNED COPPER WIRE UNLESS OTHERWISE NOTED.
- GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FURNISHED AND INSTALLED BY THE VENDOR.
- 4. ALL BELOW GRADE CONNECTIONS: EXOTHERMIC WELD TYPE, ABOVE GRADE CONNECTIONS: EXOTHERMIC WELD TYPE.
- GROUND RING SHALL BE LOCATED A MINIMUM OF 24" BELOW GRADE OR 6" MINIMUM BELOW THE FROST LINE.
- INSTALL GROUND CONDUCTORS AND GROUND ROD MINIMUM OF 1'-0" FROM EQUIPMENT CONCRETE SLAB, SPREAD FOOTING, OR FENCE.
- 7. EXOTHERMIC WELD GROUND CONNECTION TO FENCE POST: TREAT WITH A COLD GALVANIZED SPRAY.
- 8. GROUND BARS: A) EQUIPMENT GROUND BUS BAR (EGB) LOCATED AT THE BOTTOM OF ANTENNA POLE/MAST FOR MAKING GROUNDING JUMPER CONNECTIONS TO COAX FEEDER CABLES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. JUMPERS (FURNISHED BY OWNERS) SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR.
- 9. ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
- 10. OBSERVE N.E.C. AND LOCAL UTILITY REQUIREMENTS FOR ELECTRICAL SERVICE GROUNDING.
- . GROUNDING ATTACHMENT TO TOWER SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS OR AT GROUNDING POINTS PROVIDED (2 MINIMUM).
- IF EQUIPMENT IS IN A C.L. FENCE ENCLOSURE, GROUND ONLY CORNER POSTS AND SUPPORT POSTS OF GATE. IF CHAIN LINK LID IS USED, THEN GROUND LID ALSO.
- 13. GROUNDING AT PPC CABINET SHALL BE VERTICALLY INSTALLED.
- ALL GROUNDING FOR ANTENNAS SHALL BE CONNECTED SO THAT IT WILL $\gamma-\mathrm{PASS}$ MAIN BUSS BAR.
- . ALL EMT RUNS SHALL BE GROUNDED AND HAVE A BUSHING, NO PVC ABOVE GROUND.
- 16. USE SEPARATE HOLES FOR GROUNDING AT BUSS BAR. NO "DOUBLE-UP" OF LUGS.
- 17. POWER AND TELCO CABINETS SHALL BE GROUNDED (BONDED) TOGETHER.
- 18. NO LB'S ALLOWED ON GROUNDING.
- . PROVIDE STAINLESS STEEL CLAMP AND BRASS TAGS ON COAX AT ANTENNAS AND DOGHOUSE.

	ABBREV	IATIC	DNS
A	AMPS/AMPERES	IG	ISOLATED GROUND
AFC	AVAILABLE FAULT CURRENT	KCMIL	1000 CIRCULAR MILS (MCM)
AFF	ABOVE FINISHED FLOOR.	LFMC	LIQUID-TIGHT FLEXIBLE METAL CONDUIT
AFG	ABOVE FINAL GRADE.	LFNC	LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT
AWG	AMERICAN WIRE GAUGE	N	NEW.
с	CONDUIT	N1	NEMA 1.
CU	COPPER MATERIAL	N3R	NEMA 3R.
DED	DEDICATED	NL	NIGHT LIGHT. BYPASS LOCAL SWITCHING.
EF	EXHAUST FAN	RNC	RIGID NONMETALLIC CONDUIT
EMT	ELECTRICAL METALLIC TUBING	UNO	UNLESS NOTED OTHERWISE.
ENT	ELECTRICAL NON-METALLIC TUBING	WP	WEATHERPROOF.
ER	EXISTING TO BE RELOCATED AS INDICATED.	XP	EXPLOSION PROOF.
EX	EXISTING TO REMAIN.	XR	EXISTING TO BE REMOVED.
FMC	FLEXIBLE METAL CONDUIT		
GEC	GROUNDING ELECTRODE CONDUCTOR AT THE SES		
GFI	GROUND FAULT CURRENT INTERRUPTER.		
GND	GROUND		
IMC	INTERMEDIATE METAL CONDUIT		

(NOT ALL SYMBOLS MAY BE USED ON THIS PROJECT

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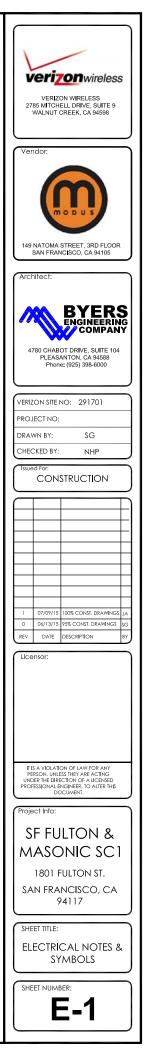
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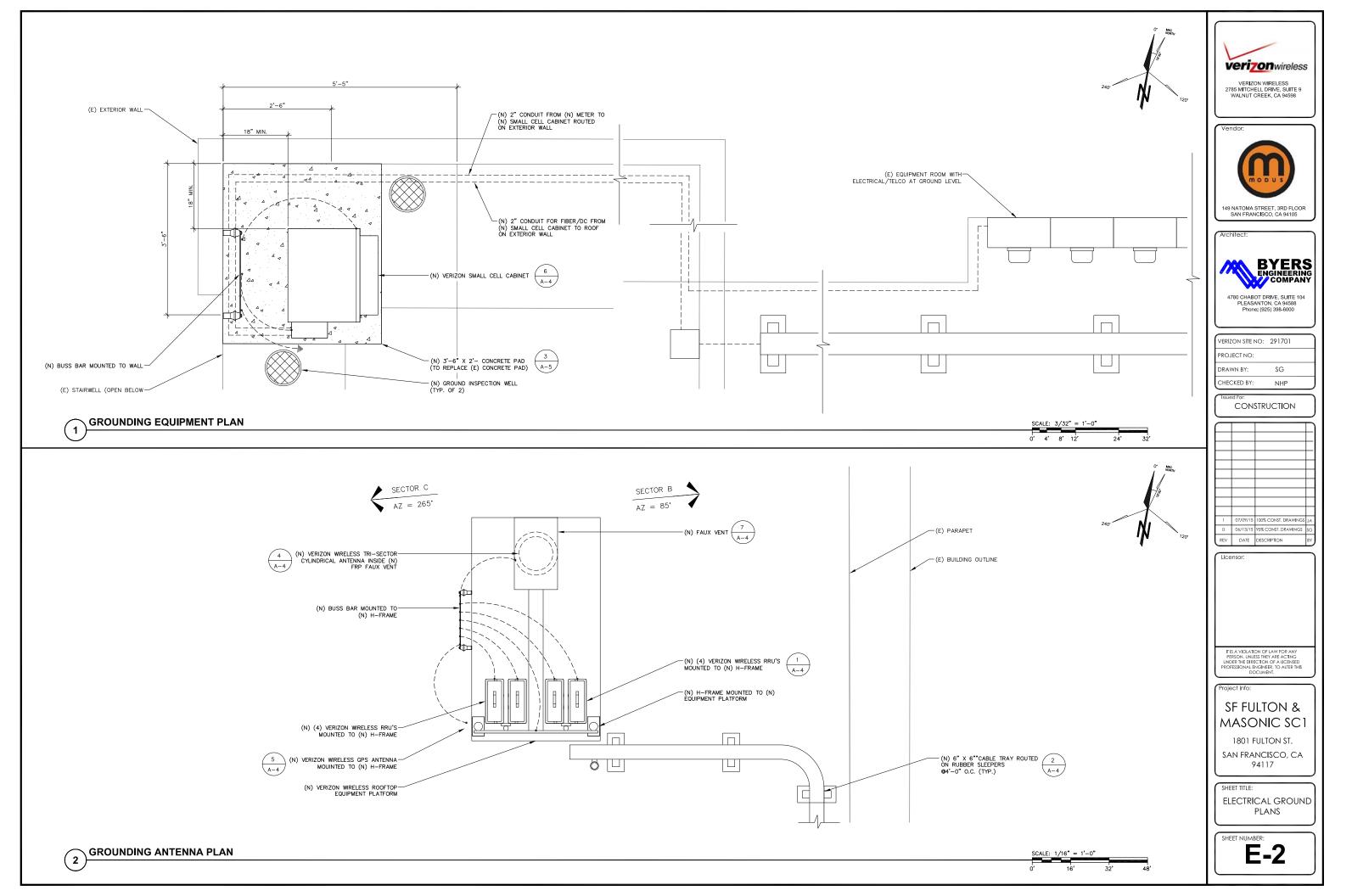
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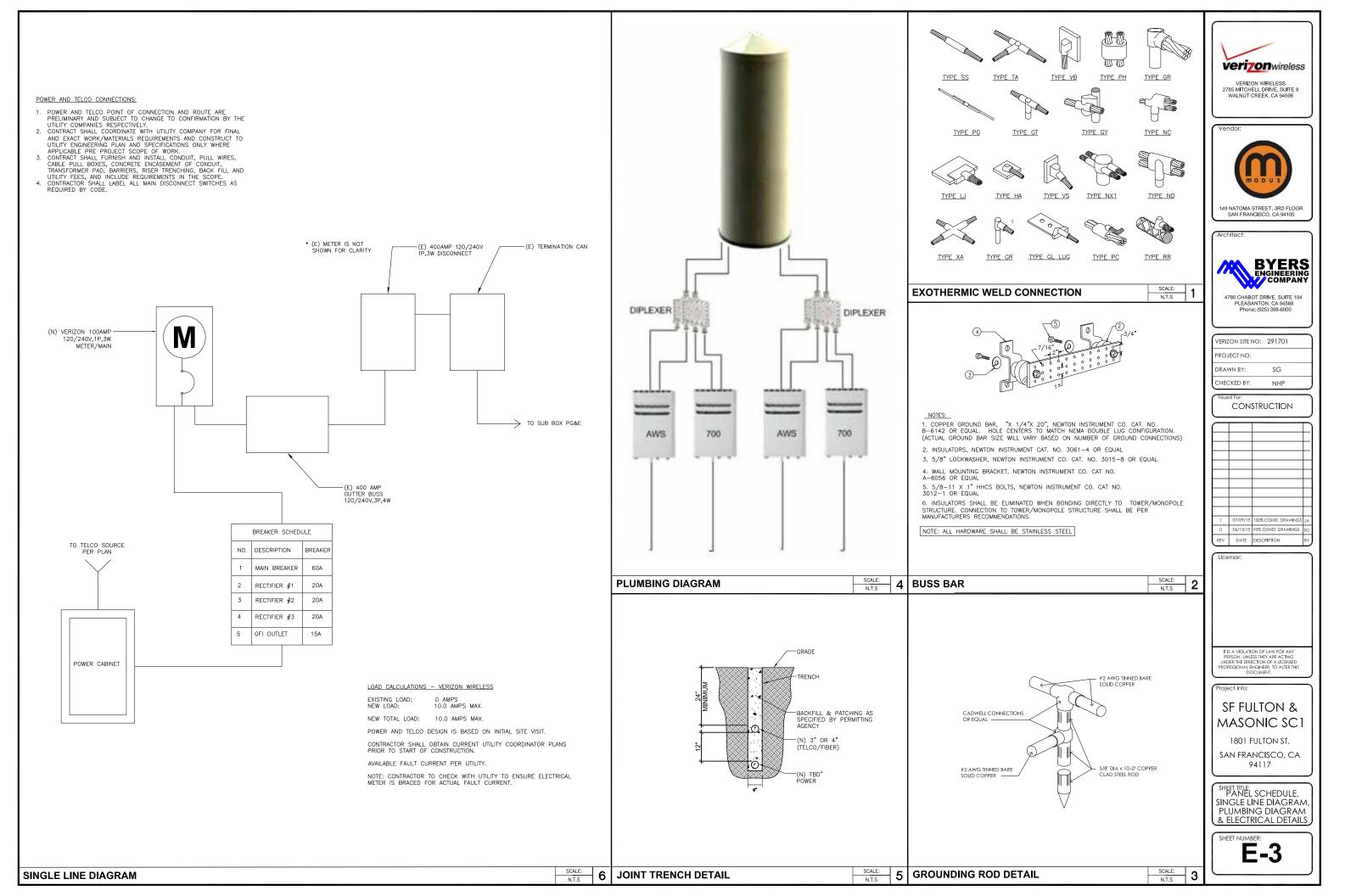
ELECTRICAL SYMBOLS

<i>i</i> t).								
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J W		RATED	MANUAL	MOTOR	CHITCU			
		RATED	MANUAL		STARTER	WITH	THERMAL	
VL.	HORSEPOWER OVERLOAD(S).							
	FUSIBLE DISCON CONTRACTOR U RECOMMENDATIO 30A, 3P, 250V, (N. INDICATES N	INLESS INS OF NEMA 3R	NOTED OT EQUIPMEN UNLESS D).	HERWISE. NT'S MANU NOTED O	SIZE AND F JFACTURER THERWISE.	D BY THE FUSES A OR AS	ELECTRICAL S PER NOTED.	
	ELECTRICAL MOT	OR. SEE	DRAWINGS	FOR SIZ	Ε.			
	DISTRIBUTION F ENTRANCE SECT	PANEL BO/ ION. SEE	ARDS, MO DRAWING	FOR CONT	ROL CENTER KACT TYPE.	R OR SEF	RVICE	
	TRANSFORMER.	SEE DRAW	INGS FOR	TYPE AN	D SPECIFIC	ATION.		
	SURFACE MOUN	NTED PAN	el Board					
-	FLUSH MOUNTE	ED PANEL	BOARD.					
	CABINET.							
/	TELEPHONE MOL	JNTING BO	ARD.					
RE	E/COND	UIT						
	NEC.		ACCORDA	NCE WITH	ARTICLE 3	00-7 0	F THE	
~	FLEXIBLE COND CONDUIT CONCE 3/4 C., UNLES		WALLS OR	ABOVE C	FILING W/	2 #12 #	12 GND	
-	CONDUIT ROUTE 3/4" C., UNLES		OTHERWIS	E.	GRADE W/	2 #12,	#12 GRD.,	
_	CONDUIT TURNIN CONDUIT TURNIN	IG DOWN.						
-	INDICATES A 'HO INDICATES A PH	DME-RUN' ASE CONE	TO THE UCTOR	PANEL BO	ARDS			
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	TRANSITION POIN CONTINUOUS RA INDICATES TRACK IN 1	NT FROM CEWAY OF THE CIRCU THE DIREC	one sour Lighting Jit feedin Tion of	RCE OF P G TRACK I IG THE R THE ARRO	OWER TO A FED FROM 1 ACEWAY OR W.	NOTHER N MULTIPLE	NITHIN A SOURCES.	
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	CIRCUIT BREAKE				AWINOC			
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	PANEL BOARDS,		G ONLY					
	PANEL BOARDS,	MAIN CIR	CUIT BRE	AKER				
	TRANSFER SWITC	CH - MAN	UAL OR	AUTOMATIC	;			
•	GENERATOR WIT	H INTEGR/	AL PROTEC	CTION				
	FIRE ALARM MA	ANUAL PL	ILL STATI	NC				
	FIRE ALARM HO	ORN/STRO	DBE					
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-	DUCT MOUNTED SMOKE/FIRE D				STALLED BY	MECHAN	VICAL	

SMOKE/FIRE DAMPER FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR. WIRED BY ELECTRICAL CONTRACTOR. FIRE SPRINKLER TAMPER SWITCH FIRE SPRINKLER FLOW SWITCH FSMP FIRE SPRINKLER MONITORING PANEL.







#### Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 291701 "Fulton & Masonic SC1") proposed to be located at 1801 Fulton Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

#### Background

The San Francisco Department of Public Health has adopted a 10-point checklist for determining compliance of proposed WTS facilities or proposed modifications to such facilities with prevailing safety standards. The acceptable limits set by the FCC for exposures of unlimited duration are:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000-80,000 MHz	5.00 mW/cm2	1.00 mW/cm-
BRS (Broadband Radio)	2,600	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio	) 855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range	30-300	1.00	0.20

The site was visited by Mr. David DeSmet, a qualified engineer employed by Hammett & Edison, Inc., on October 2, 2014, a non-holiday weekday, and reference has been made to information provided by Verizon, including zoning drawings by V-One Design Group, Inc., dated December 5, 2014

#### Checklist

1. The location of all existing antennas and facilities at site. Existing RF levels.

There were observed no wireless base stations installed at the site. Existing RF levels for a person at ground near the site were less than 1% of the most restrictive public exposure limit. The measurement equipment used was a Wandel & Goltermann Type EMR-300 Radiation Meter with Type 8 Isotropic Electric Field Probe (Serial No. P-0036). The meter and probe were under current calibration by the manufactu

2. The location of all approved (but not installed) antennas and facilities. Expected RF levels from

No other WTS facilities are reported to be approved for this site but not installed.

HAMMETT & EDISON, INC.

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# Verizon Wireless • Proposed Base Station (Site No. 291701 "Fulton & Masonic SC1") 1801 Fulton Street • San Francisco, California

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by Verizon Wireless at 1801 Fulton Street in San Francisco. California, can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Erecting barricades is recommended to establish compliance with public exposure limits; training authorized personnel, marking roof areas, and posting explanatory signs is recommended to establish compliance with occupational exposure limits.

December 30, 2014

HAMMETT & EDISON, INC.



#### Verizon Wireless • Proposed Base Station (Site No. 291701 "Fulton & Masonic SC1") 1801 Fulton Street • San Francisco, Calif

3. The number and types of WTS within 100 feet of proposed site and estimates of additive EMR emissions at proposed site.

There were no other WTS facilities observed within 100 feet of the site.

4. Location (and number) of Applicant's antennas and back-up facilities per building and location nd number) of other WTS at site.

Verizon proposes to install one Amphenol Model CWB070X06F bi-sector cylindrical antenna within a new enclosure, configured to resemble a vent pipe, above the northeast end of the roof of the threestory mixed-use building located at 1801 Fulton Street. The antenna would be mounted with up to 4° downtilt at an effective height of about 39 feet above ground, 5½ feet above the roof, and would have its sectors oriented toward 85°T and 265°T.

5. Power rating (maximum and expected operating power) for all existing and proposed backup equipment subject to application

The expected operating power of the Verizon transmitters is reflected in the resulting effective radiated power given in Item 6 below; the transmitters may operate at a power below their maximum rating

6. Total number of watts per installation and total number of watts for all installations at site. The maximum effective radiated power proposed by Verizon in any direction is 2,450 watts, representing simultaneous operation at 1,860 watts for AWS and 590 watts for 700 MHz service; no operation is proposed in the PCS and cellular bands.

Plot or roof plan showing method of attachment of antennas, directionality of antennas, and height above roof level. Discuss nearby inhabited buildings.

The drawings show the antenna to be installed as described in Item 4 above. There were noted buildings of similar height on all sides of the subject building.

8. Estimated ambient RF levels for proposed site and identify three-dimensional perimeter where exposure standards are exceed

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.022 mW/cm², which is 4.2% of the applicable public exposure limit. Ambient RF levels at ground level near the site are therefore estimated to be below 5.2% of the limit. The maximum calculated level at any nearby building is 12% of the public exposure limit. The threedimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 34 feet out from the antenna and to much lesser distances above and below; this includes areas on the roof of the building but does not reach any other publicly accessible areas.

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CONSULTING ENGINEERS	Q0TM.1
SAN FRANCISCO	Page 2 of 4

1801 Fulton Street · San Francisco, California Calculated RF Exposure Levels on Roof **Recommended Mitigation Measures** · Install secure barricades · Stripe roof areas (if shown) · Post explanatory signs · Provide training R

Verizon Wireless • Proposed Base Station (Site No. 291701 "Fulton & Masonic SC1")

FEET

Notes: Base drawing from V-One Design Group, Inc., dated December 5, 2014. Calculations performed according to OET Bulletin 65, August 1997. Training should be provided to all persons requiring access within barrice

roof access door

Legend:	Less Than Public	Exceeds Public	Exceeds Occupational	Exceeds 10x Occupational
Striping color	N/A	yellow	red	red
Sign type	I - Green	B-Blue NOTICE	Y-Yellow CAUTION	O - Orange WARNING

HAMMETT & EDISON, INC.

The undersigned author of this statement is a qualified Professional Engineer, holding California data has been supplied by others, which data she believes to be correct.

9. Describe proposed signage at site.

10. Statement of authorship.

Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be
provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an
engineering matter; the San Francisco Department of Public Health recommends that all signs be written in
English, Symbol, and Chinese.

HAMMETT & EDISON, INC.

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#### Verizon Wireless • Proposed Base Station (Site No. 291701 "Fulton & Masonic SC1") 1801 Fulton Street • San Francisco, Califo

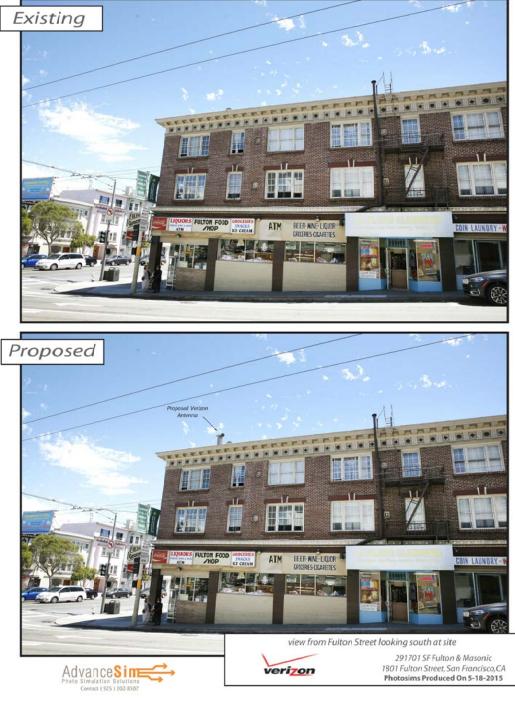
It is recommended that barricades be erected, as shown in Figure 1, to preclude public access within certain areas in front of the antenna. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training be provided to all authorized personnel who have access to the areas within the barricades, including employees and contractors of Verizon as well as roofers, HVAC workers, and building maintenance staff. No access within 15 feet directly in front of the antenna itself should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Marking "Prohibited Access Areas" with red paint stripes and "Worker Notification Areas" with yellow paint stripes on the roof of the building in front of the antenna, as shown in Figure 1, and posting explanatory signs at the roof access door, on the barricades, and on the enclosure in front of the antenna, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

Registration No. E-20309, which expires on March 31, 2015. This work has been carried out under her direction, and all statements are true and correct of her own knowledge except, where noted, when

O0TM.1 Page 3 of 4

VERIZON WIRELESS 2785 MITCHELL DRIVE, SI WALNUT CREEK, CA 94	3
149 NATOMA STREET, 3RD	FLOOR
SAN FRANCISCO, CA 9	4105
	ITE 104 1588 200
VERIZON SITE NO: 29170	
PROJECT NO:	,,
DRAWN BY: SG	
CHECKED BY: NHF	, –
Issued For:	$\equiv$
1 07/09/15 100% CONST. DI	RAWINGS JA
0 06/13/15 95% CONST. DR.	
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SHEET TITLE: EMF COMPLIAN SITE SIGNAC	
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VERIZON WIRELESS 2785 MITCHELL DRIVE, SUITE 9 WALNUT CREEK, CA 94598		
Vendor:		
149 NATOMA STREET, 3RD FLOOR SAN FRANCISCO, CA 94105		
SAN FRANCISCO, CA ST 103		
Architect:		
4780 CHABOT DRIVE, SUITE 104 PLEASANTON, CA 94588 Phone: (925) 398-6000		
VERIZON SITE NO: 291701		
PROJECT NO:		
DRAWN BY: SG		
CHECKED BY: NHP		
CONSTRUCTION		
1 07/09/15 100% CONST. DRAWINGS JA		
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Project Info:		
SF FULTON & MASONIC SC1		
1801 FULTON ST.		
SAN FRANCISCO, CA 94117		
SHEET TITLE:		
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