



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report Consent Calendar

HEARING DATE: JUNE 15, 2011

Filing Date: July 28, 2010
Case No.: **2010.0625A**
Project Address: **2 New Montgomery Street**
Historic Landmark: No. 18 – Palace Hotel and Garden Court Room
Zoning: C-3-O (Downtown, Commercial, Office)
120-X/300-S Height and Bulk District
Block/Lot: 3707/052
Applicant: Eric Lentz of
Permit Me Inc. for
at&t Mobility
430 Bush Street, 5th Floor
San Francisco, CA 94105
Staff Contact Aaron Hollister - (415) 575-9078
aaron.hollister@sfgov.org
Reviewed By Tim Frye – (415) 575-6822
tim.frye@sfgov.org

1650 Mission St.
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CA 94103-2479

Reception:
415.558.6378

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Information:
415.558.6377

PROPERTY DESCRIPTION

2 New Montgomery Street, southwest corner of New Montgomery/Montgomery and Market Streets, in Assessor's Block 3707, Lot 052. The eight-story, Renaissance Revival building was built in 1909 and is commonly known as the Palace Hotel. The subject building occupies the entire 94,000-square foot lot. A non-historic addition was constructed at the southwest corner of the building. The subject building is located within a C-3-0 (Downtown Commercial Office) Use District, 120-X and 300-S Height and Bulk Districts, and the New Montgomery-2nd Street Conservation District.

PROJECT DESCRIPTION

The project proposes to install a wireless telecommunications service (WTS) facility operated by at&t Mobility that would include up to eight panel antennas and associated equipment cabinets. The panel antennas would be mounted on two separate mechanical penthouse structures in two sectors with each sector containing four antennas. The antennas would be mounted at a maximum height of approximately 153 feet, would not exceed the height of the penthouse structures to which the antennas would be attached and would be painted to match the respective penthouses. The proposed equipment cabinets would be located in the basement of the structure and on the rooftop. The rooftop equipment would be set back a minimum of approximately 26 feet from the nearest street-facing elevation.

OTHER ACTIONS REQUIRED

None.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated Landmark for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.

The proposed work shall be compatible with the historic structure in terms of design, materials, form, scale, and location. The proposed project will not detract from the site's architectural character as described in the designating ordinance. For all of the exterior and interior work proposed, reasonable efforts have been made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which contribute to its significance.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions, while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposal will not change the use or the overall character of the existing building. The proposed antennas would be located on two mechanical penthouses, which are not distinctive characteristic features of the subject building.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed WTS facility installation is anticipated to be minimally visible from the immediately adjacent public rights-of-way and public places. The proposed antennas would be flush-mounted to the facade of two existing

rooftop mechanical penthouses so the antennas would not disrupt the primary parapet lines of the building. Furthermore, the mechanical penthouses are not distinctive characteristic features of the subject building. The rooftop equipment cabinets would not be visible from public rights-of-way due their setbacks from public rights-of-way in relation to the parapet height of the building.

Standard 10.

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The WTS facility would be able to be removed without impairment to the building or district. The antennas would be mounted to the façade of two non-historic penthouses, while the equipment cabinet mounting rack would be simply bolted into the rooftop of the subject building.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public input on the project at the date of this report.

ISSUES & OTHER CONSIDERATIONS

None.

STAFF ANALYSIS

Particular to WTS facilities, staff considered the proposed location, method of attachment, screening material, size and number in relation to the subject building. Based on the requirements of Article 10 and the Secretary of Interior's Standards, staff has determined that the proposed work will not adversely affect the subject landmark site and is conformance with Article 10 and the Secretary of the Interior's Standards for Rehabilitation. Staff has found that the historic character of the property would be retained and preserved. Furthermore, staff finds that the proposed project would not impact any of the character-defining features of the Landmark building and the proposal is reversible as described in the following discussion.

The components of the proposed wireless telecommunication facility have been positioned to be minimally visible from adjacent rights-of-way. All eight of the wireless communication antennas would be located on one facade of two existing rooftop mechanical penthouses, which are not distinctive characteristic features of the building. Each antenna would be mounted to the façade of the penthouse at a height not to exceed the penthouse structure to which the antennas are attached; therefore, no antenna would disrupt the existing parapet line or add undesired height and bulk to the building. The proposed rooftop equipment cabinets would be set back approximately 26 feet from the nearest street-facing elevation. The equipment cabinets would have a maximum height of approximately four feet, five inches, or one foot, six inches above the existing parapet. Due to the proposed setback of the rooftop cabinets from the public right-of-way combined with the existing parapet height, the equipment cabinets are not anticipated to be visible from the nearby public rights-of-way.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Section 15303 (Class Three-New Construction of Small Structures) because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards*.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project is appropriate for and consistent with the purposed of Article 10, meets the standards of Article 10 and the *Secretary of Interior's Standards for Rehabilitation*.

ATTACHMENTS

Draft Motion
Photo Simulations of Proposed Project
Plans
Zoning Maps

AJH: G:\DOCUMENTS\Projects\C of A\2 New Montgomery Street\2 New Montgomery Street Certificate of Appropriateness Case Report.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: JUNE 15, 2011

1650 Mission St.
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CA 94103-2479

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 052 IN ASSESSOR'S BLOCK 3707, WITHIN A C-3-O (DOWNTOWN, COMMERCIAL, OFFICE) ZONING DISTRICT AND A 120-X/300-S HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on July 28, 2010, Eric Lentz of Permit Me for at&t Mobility (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for installation of a wireless telecommunications service ("WTS") facility operated by at&t Mobility by adding up to eight panel antennas on the façade of two existing mechanical penthouses along with equipment cabinets located on the rooftop and an internal room in the basement of the subject building. The antennas will be flush-mounted and painted to match the façade of the respective mechanical penthouses at an approximate maximum height of 153 feet. The rooftop equipment cabinets will be painted to match the existing rooftop equipment at the subject building located on Lot 052 in Assessor's Block 3707.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review pursuant to CEQA Guideline Section 15303 (Class Three-New Construction of Small Structures). The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on June 15, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2010.0625A ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated received June 2, 2011, and labeled Exhibit A on file in the docket for Case No. 2010.0625A based on the following findings:

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:
 - The proposed WTS facility would not impact any of the character-defining features of the Landmark building and the proposal is reversible.
 - The historic character of the property will be retained and preserved. The proposed antennas will be located on two non-historic mechanical penthouses, which are not distinctive characteristic features of the subject building.
 - The proposed WTS facility has been located so it is minimally visible from adjacent public rights-of-way and public open spaces.
 - The eight proposed antennas would be located on a secondary elevation at a height not to exceed the structure to which the antennas are attached; therefore, no antenna would disrupt the existing parapet line.
 - The equipment cabinets would not exceed approximately four feet, five inches above the roof surface, or approximately one foot, six inches above the height of the parapet and would be set back approximately-26 feet from the nearest street-facing elevation; thereby making the equipment cabinets not visible due to the proposed setback in relation to building height.
 - The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10.

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of 2 New Montgomery Street for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

Numerous neighborhood-serving retail uses (including the on-site commercial space) will be enhanced with improved at&t Mobility coverage provided by this site

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will maintain neighborhood character by respecting the character-defining features of the landmark in conformance with the Secretary of the Interior's Standards.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not affect the affordable housing supply of the City.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 052 in Assessor's Block 3707 for proposed work in conformance with the renderings and architectural sketches dated June 2, 2011, and labeled Exhibit A on file in the docket for Case No. 2010.0625A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on June 15, 2011.

Linda D. Avery
Commission Secretary

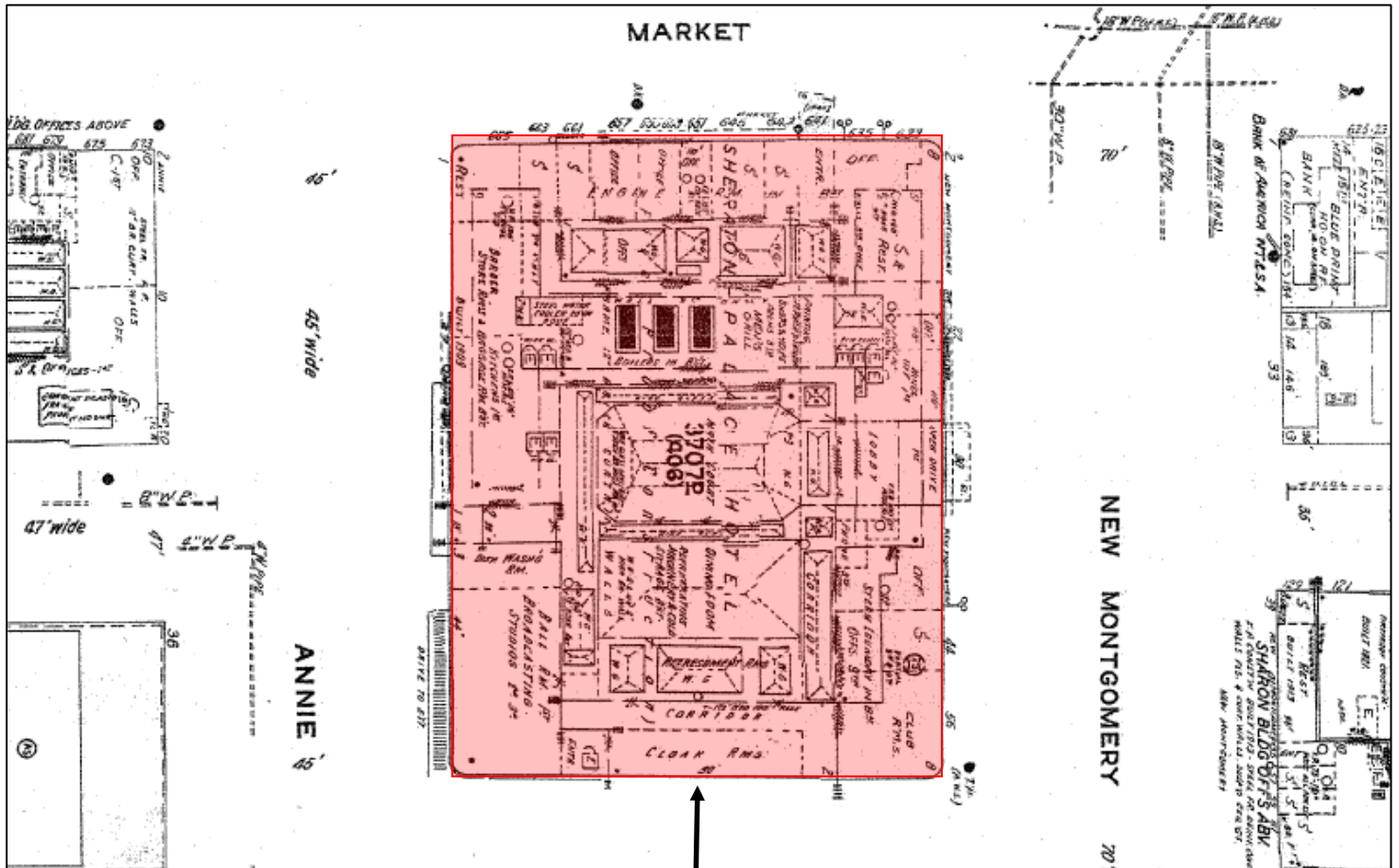
AYES:

NAYS:

ABSENT:

ADOPTED: June 15, 2011

Sanborn Map*



SUBJECT PROPERTY



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

Certificate of Appropriateness Request
 Case Number 2010.0625A
 Palace Hotel – Landmark No. 18
 2 New Montgomery Street

Aerial Photo

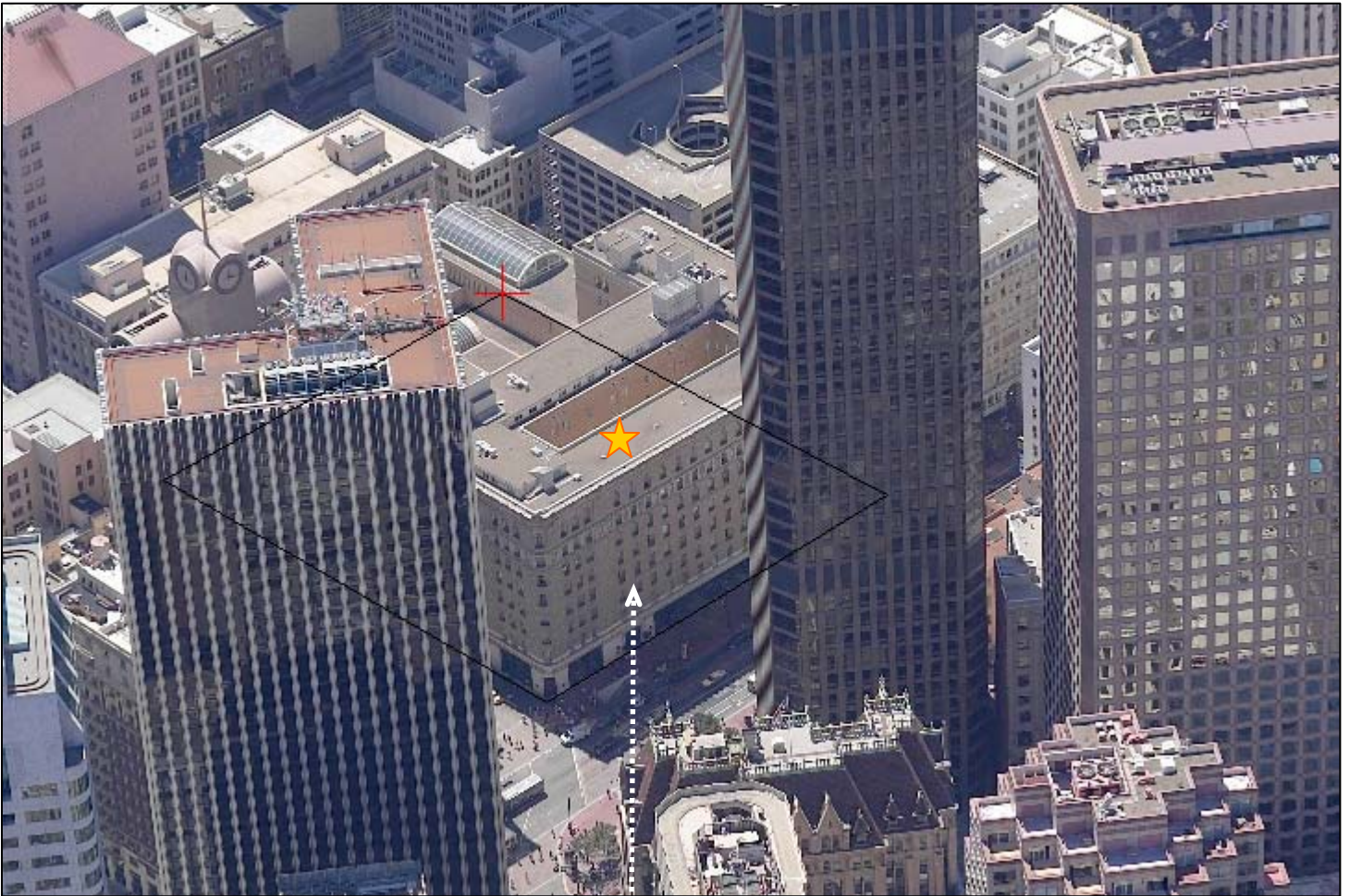


SUBJECT PROPERTY



Certificate of Appropriateness Request
Case Number 2010.0625A
Palace Hotel – Landmark No. 18
2 New Montgomery Street

Aerial Photo



SUBJECT PROPERTY



Certificate of Appropriateness Request
Case Number 2010.0625A
Palace Hotel – Landmark No. 18
2 New Montgomery Street

Aerial Photo



SUBJECT PROPERTY



Certificate of Appropriateness Request
Case Number 2010.0625A
Palace Hotel – Landmark No. 18
2 New Montgomery Street

AT&T Mobility
Contextual Photos for 2 New Montgomery Street, San Francisco

Looking N on New Montgomery



Looking S on New Montgomery



AT&T Mobility
Contextual Photos for 2 New Montgomery Street, San Francisco

Looking E on Jessie



Looking W on Jessie



AT&T Mobility
Contextual Photos for 2 New Montgomery Street, San Francisco

Looking E on Stevenson



Looking W on Stevenson



AT&T Mobility
Contextual Photos for 2 New Montgomery Street, San Francisco

Looking E on Market



Looking W on Market



AT&T Mobility
Contextual Photos for 2 New Montgomery Street, San Francisco

Looking NW on Geary



Photosimulation of view looking due east from Geary Street, a very narrow viewpoint between buildings.



Photosimulation of telephoto view looking south along Montgomery Street.



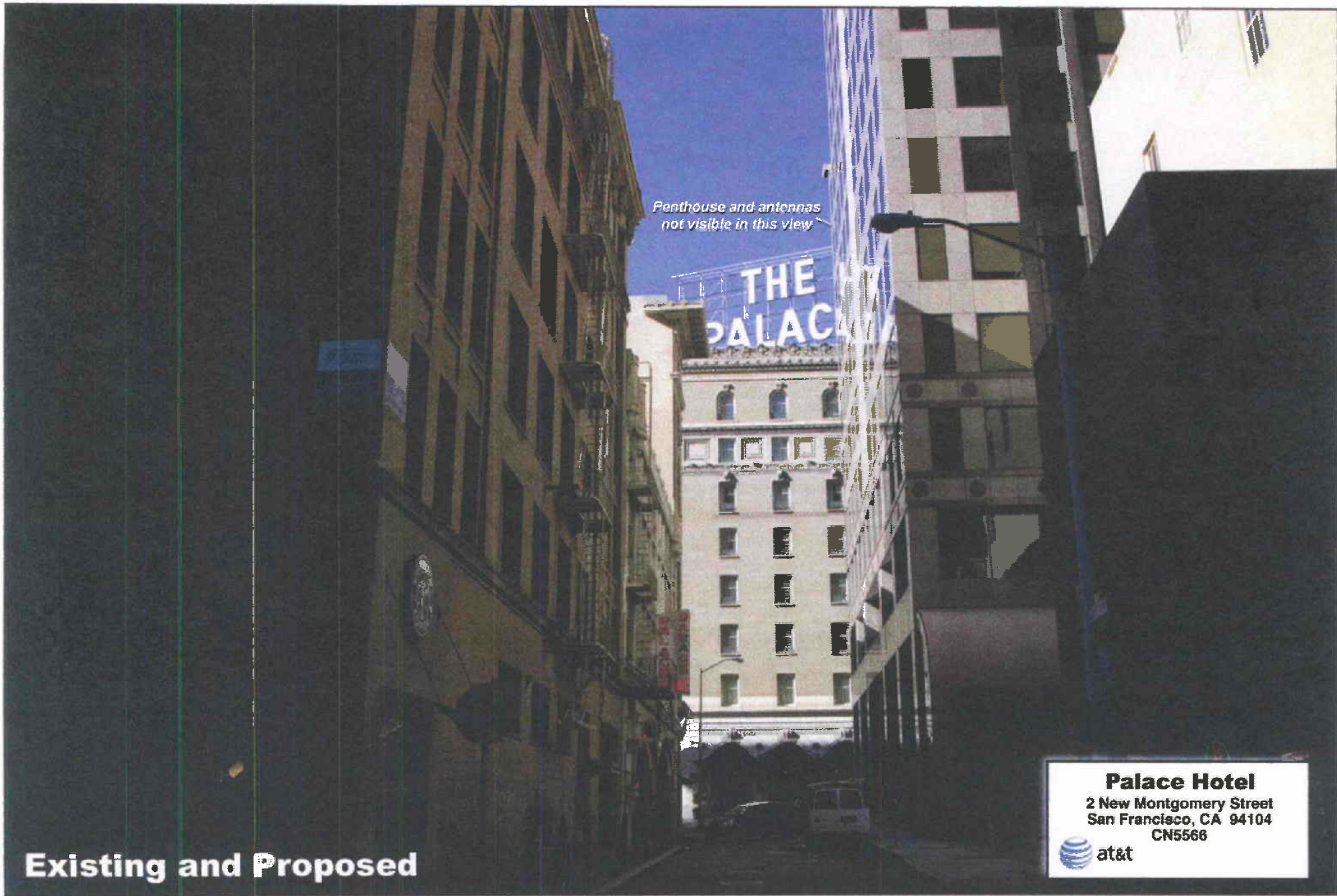
Existing

Palace Hotel
2 New Montgomery Street
San Francisco, CA 94104
CN5566



Proposed

Photosimulation of view looking southwest down Stevenson Street at 2nd Street.



Penthouse and antennas
not visible in this view

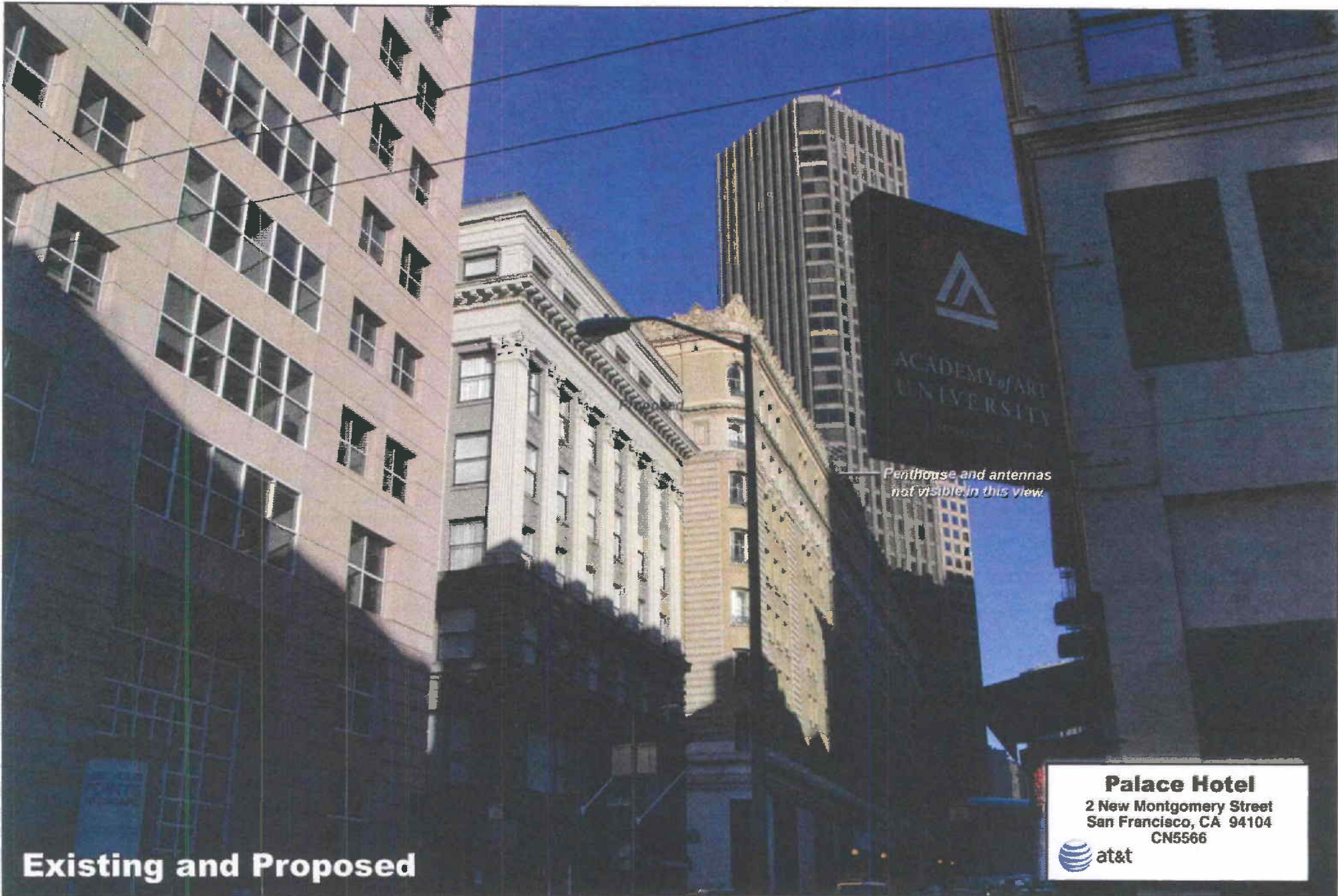
THE
PALACE

Existing and Proposed

Palace Hotel
2 New Montgomery Street
San Francisco, CA 94104
CN5566



Photograph of view looking northwest up New Montgomery Street at Mission Street.



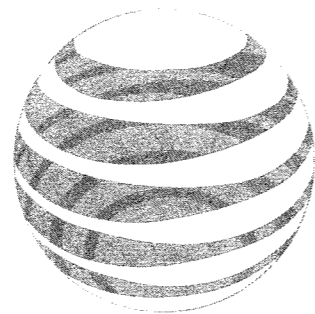
Photograph of view looking northeast up Stevenson Street at 3rd Street.



Penthouse and antennas
not visible in this view

Existing and Proposed

Palace Hotel
2 New Montgomery Street
San Francisco, CA 94104
CN5666
at&t



at&t

POST & MONTGOMERY
2 NEW MONTGOMERY ST
SAN FRANCISCO, CA 94104
CN5566

POST & MONTGOMERY

CN5566
 2 NEW MONTGOMERY ST
 SAN FRANCISCO, CA 94104

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	09/22/10	CLIENT REV	J.S.
	10/01/10	CLIENT REV	C.C.
	10/08/10	CLIENT REV	C.C.
	11/05/10	CD 90%	C.M.
	11/15/10	CD 100%	C.C.
	03/24/11	CLIENT REV	J.S.

DRAWN BY: C. METZ

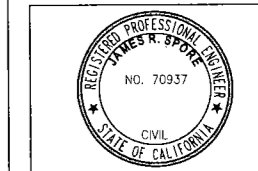
CHECKED BY: C. MATHISEN

APPROVED BY: J. SPORE

DATE: 03/24/11

Streamline Engineering and Design, Inc.
 3268 Penryn Rd, Suite 200, Loomis, CA 95650
 Contact: Kevin Sorenson Phone: 916-660-1930
 E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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PROJECT DESCRIPTION

A (N) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF (4) (N) RBS CABINETS, (2) (N) PURCELL CABINETS, A (N) RBA72 CABINET, (4) (N) RRU'S, (8) (N) RRUW'S, (4) (N) RRH'S, (2) (N) SURGE PROTECTORS & (8) (N) AT&T ANTENNAS PAINT TO MATCH (E) PENTHOUSE.

PROJECT INFORMATION

SITE NAME:	POST & MONTGOMERY	SITE #:	CN5566
COUNTY:	SAN FRANCISCO	JURISDICTION:	CITY OF SAN FRANCISCO
APN:	BLOCK 3707, LOT 52	POWER:	PG&E
SITE ADDRESS:	2 NEW MONTGOMERY ST SAN FRANCISCO, CA 94104	TELEPHONE:	AT&T
CURRENT ZONING:	C-3-O		
CONSTRUCTION TYPE:	IV		
OCCUPANCY TYPE:	U		
HEIGHT / BULK:	350-S		
PROPERTY OWNER:	MANAGED BY STARWOOD PROPERTIES 2 NEW MONTGOMERY ST SAN FRANCISCO, CA 94104		
APPLICANT:	AT&T 430 BUSH ST, 5TH FLOOR SAN FRANCISCO, CA 94108		
LEASING CONTACT:	ATTN: JASON OSBORNE (415) 559-2121		
ZONING CONTACT:	ATTN: JASON OSBORNE (415) 559-2121		
CONSTRUCTION CONTACT:	ATTN: STEVE ROMERO (925) 876-9240		
LATITUDE:	N 37° 47' 18.04" NAD 83		
LONGITUDE:	W 122° 24' 7.63" NAD 83		
AMSL:	±39'		

VICINITY MAP



DRIVING DIRECTIONS

FROM: 430 BUSH ST, 5TH FLOOR, SAN FRANCISCO, CA 94108
 TO: 2 NEW MONTGOMERY ST, SAN FRANCISCO, CA 94104

1. HEAD EAST ON BUSH ST TOWARD CLAUDE LN. 0.1 MI
 2. TURN RIGHT AT MONTGOMERY ST. 0.1 MI

END AT: 2 NEW MONTGOMERY ST, SAN FRANCISCO, CA 94104
 ESTIMATED TIME: 1 MINUTE ESTIMATED DISTANCE: 0.2 MILES

CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & 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:

- 2010 CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25)
- 2010 CALIFORNIA BUILDING CODE
- 2010 CALIFORNIA ELECTRICAL CODE
- 2010 CALIFORNIA MECHANICAL CODE
- 2010 CALIFORNIA PLUMBING CODE
- 2010 CALIFORNIA FIRE CODE
- LOCAL BUILDING CODES
- CITY/COUNTY ORDINANCES
- ANSI/EIA-TIA-222-G

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

HANDICAP REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, TITLE 24 PART 2, SECTION 1105B.3.4.2, EXCEPTION 1

SHEET INDEX

SHEET	DESCRIPTION	REV
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C-1	TOPOGRAPHIC SURVEY	-
A-1	SITE PLAN	-
A-2	ROOFTOP EQUIPMENT PLAN & DETAILS	-
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A-5	ELEVATION	-
A-6	ELEVATION	-
A-7	ELEVATION	-
A-8	ELEVATION	-
S-1	STRUCTURAL DETAILS	-
E-1	ELECTRICAL PLAN	-
E-2	GROUNDING PLAN & DETAIL	-

APPROVAL

RF
 LEASING
 ZONING
 CONSTRUCTION
 AT&T
 ERICSSON

DESIGN CRITERIA

OCCUPANCY CATEGORY: II	WIND IMPORTANCE FACTOR: 1.0	SEISMIC COMPONENT IMPORTANCE FACTOR: 1.0
WIND EXPOSURE: B	WIND VELOCITY: 85MPH	MAXIMUM WIND PRESSURE: 31.65 PSF FOR ANTENNAS
		S _{ps} : 1.000 q _p : 1.0 R _p : 2.5

SPECIAL INSPECTIONS

PROVIDE COMPLETE TESTING AND INSPECTIONS IN ACCORDANCE WITH THE 2007 CBC, CHAPTER 17 AS NOTED BELOW:

- POST INSTALLED ANCHORS IN ACCORDANCE WITH THE CURRENT ICC REPORTS FOR THE SPECIFIED ANCHORAGES.
- STEEL CONSTRUCTION AND WELDING IN ACCORDANCE W/ CBC SECTION 1704.3 AND TABLE 1704.3.

at&t

430 BUSH ST, 5TH FLOOR
 SAN FRANCISCO, CA 94108

SHEET TITLE:
 TITLE
 SHEET NUMBER:
T-1

PROJECT GENERAL NOTES

- THIS FACILITY IS AN UNOCCUPIED WIRELESS TELECOMMUNICATION FACILITY.
- PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS NOTED OTHERWISE.
- THE SCOPE OF WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR PERMIT FEES AND TO OBTAIN SAID PERMITS AND TO COORDINATE INSPECTIONS.
- THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- CALL BEFORE YOU DIG. CONTRACTOR IS REQUIRED TO CALL 811 (NATIONWIDE "CALL BEFORE YOU DIG" HOTLINE) AT LEAST 72 HOURS BEFORE DIGGING.
- ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
- THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONTRACTOR SHALL ALSO COORDINATE ALL PORTIONS OF THE WORK UNDER THE CONTRACT, INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION MANAGER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF THE PROJECT MANAGER.
- KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY, LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
- ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED, OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND ALL OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK SHALL BE PROTECTED AT ALL TIMES.
- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- CONTRACTOR SHALL PROVIDE A TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.
- SUFFICIENT MONUMENTATION WAS NOT RECOVERED TO ESTABLISH THE POSITION OF THE BOUNDARY LINES SHOWN HEREON. THE BOUNDARY REPRESENTED ON THIS MAP IS BASED ON COMPILED RECORD DATA AND BEST FIT ONTO EXISTING IMPROVEMENTS. IT IS POSSIBLE FOR THE LOCATION OF THE SUBJECT PROPERTY TO SHIFT FROM THE PLACEMENT SHOWN HEREON WITH ADDITIONAL FIELD WORK AND RESEARCH. THEREFORE ANY SPATIAL REFERENCE MADE OR SHOWN BETWEEN THE RELATIONSHIP OF THE BOUNDARY LINES SHOWN HEREON AND EXISTING GROUND FEATURES, EASEMENTS OR LEASE AREA IS INTENDED TO BE APPROXIMATE AND IS SUBJECT TO VERIFICATION BY RESOLVING THE POSITION OF THE BOUNDARY LINES.
- CONTRACTOR TO VERIFY THE LATEST/CURRENT RF DESIGN.
- WHERE APPLICABLE CONTRACTOR SHALL PROVIDE SEPARATE PLANS, SPECIFICATIONS, FEES AND PERMITS FOR ANY REVISION TO ANY FIRE SPRINKLER AND /OR ALARM SYSTEM ON THE PREMISES AS MAY BE NEEDED TO COMPLETE THE WORK DEPICTED HEREIN, USING A C-10 LICENSED SUBCONTRACTOR FOR ALL SUCH WORK.

BATTERY NOTES

MATERIAL:	ELECTROLYTE	SITE TOTAL: 39.84 GALLONS
MATERIAL:	ACID	SITE TOTAL: 40.77 LBS
MATERIAL:	LEAD	SITE TOTAL: 1,498.8 LBS

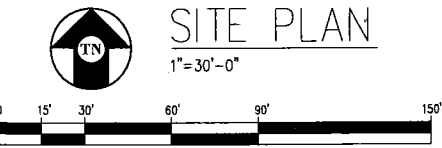
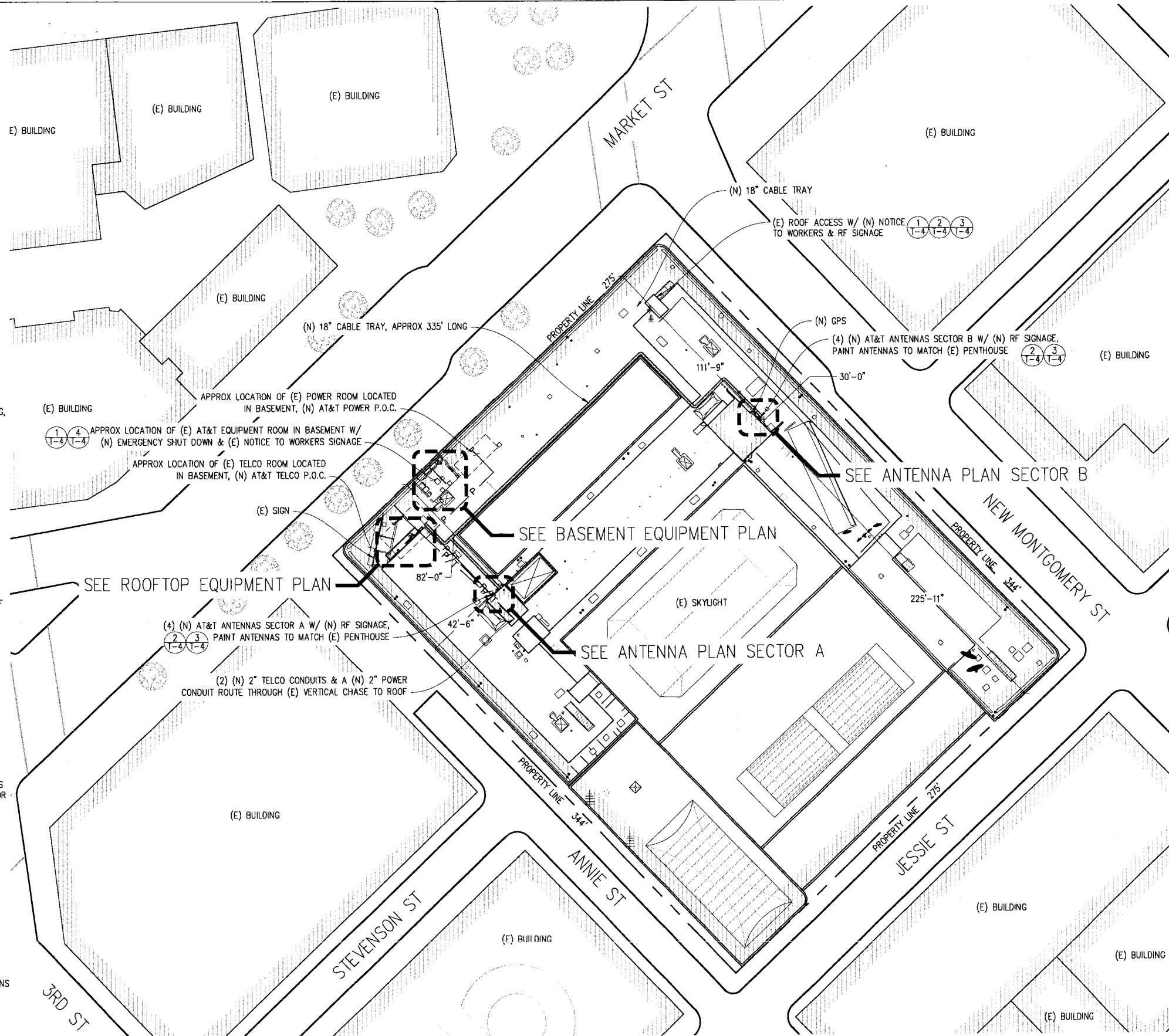
PROPOSED BATTERIES

BATTERY TYPE:	MARATHON M12V155FT	
NUMBER OF UNITS W/BATTERIES	1	
NUMBER OF BATTERIES :	12	
MATERIAL:	ELECTROLYTE	VOLUME: 2.17 GALLONS
MATERIAL:	ACID	VOLUME: 2.46 LBS
MATERIAL:	LEAD	WEIGHT: 81.0 LBS
		BATTERY TOTAL: 26.04 GALLONS
		BATTERY TOTAL: 29.52 LBS
		BATTERY TOTAL: 972 LBS

PROPOSED BATTERIES

BATTERY TYPE:	HAWKER J13	
NUMBER OF UNITS W/BATTERIES	5	
NUMBER OF BATTERIES :	60	
MATERIAL:	ELECTROLYTE	VOLUME: 0.23 GALLONS
MATERIAL:	ACID	VOLUME: .1875 LBS
MATERIAL:	LEAD	WEIGHT: 8.78 LBS
		BATTERY TOTAL: 13.8 GALLONS
		BATTERY TOTAL: 11.25 LBS
		BATTERY TOTAL: 526.8 LBS

NOTE: A SEPARATE PERMIT SHALL BE REQUIRED FROM S.F.F.D. IF BATTERY ELECTROLYTE EXCEEDS 50 GALLONS.



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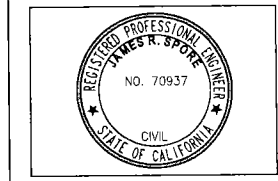
ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	09/22/10	CLIENT REV	J.S.
	10/01/10	CLIENT REV	C.C.
	10/08/10	CLIENT REV	C.C.
	11/05/10	CD 90%	C.M.
	11/15/10	CD 100%	C.C.
	03/24/11	CLIENT REV	J.S.

DRAWN BY: C. METZ
CHECKED BY: C. MATHISEN
APPROVED BY: J. SPORE
DATE: 03/24/11

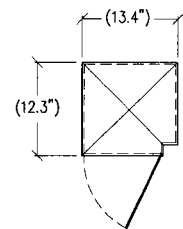
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3268 Penny Rd, Suite 200, Loomis, CA 95650
Contact: Kevin Sorenson Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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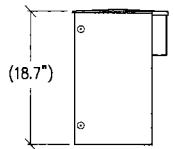


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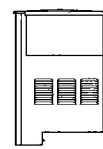
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SITE PLAN
SHEET NUMBER:
A-1



TOP VIEW

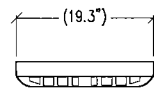


FRONT VIEW

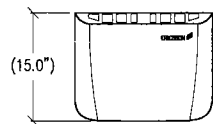


RIGHT VIEW

1 RBS 3518 DETAIL
1"=1'-0"



TOP VIEW

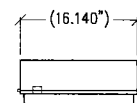


FRONT VIEW

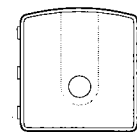


RIGHT VIEW

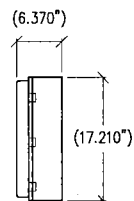
2 RBS 2111 DETAIL
1"=1'-0"



TOP VIEW

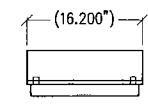


FRONT VIEW

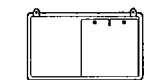


SIDE VIEW

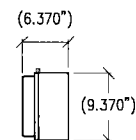
3 CN 3911 DETAIL
1"=1'-0"



TOP VIEW

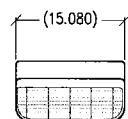


FRONT VIEW

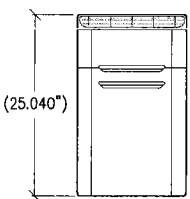


SIDE VIEW

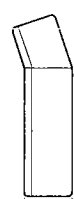
4 UAM DETAIL
1"=1'-0"



TOP VIEW

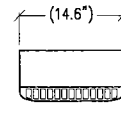


FRONT VIEW

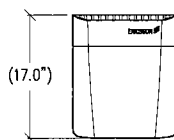


RIGHT VIEW

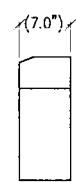
5 RRUW DETAIL
1"=1'-0"



TOP VIEW

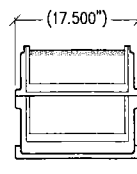


FRONT VIEW

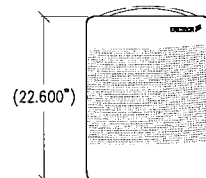


RIGHT VIEW

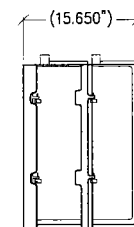
6 RRUN DETAIL
1"=1'-0"



TOP VIEW

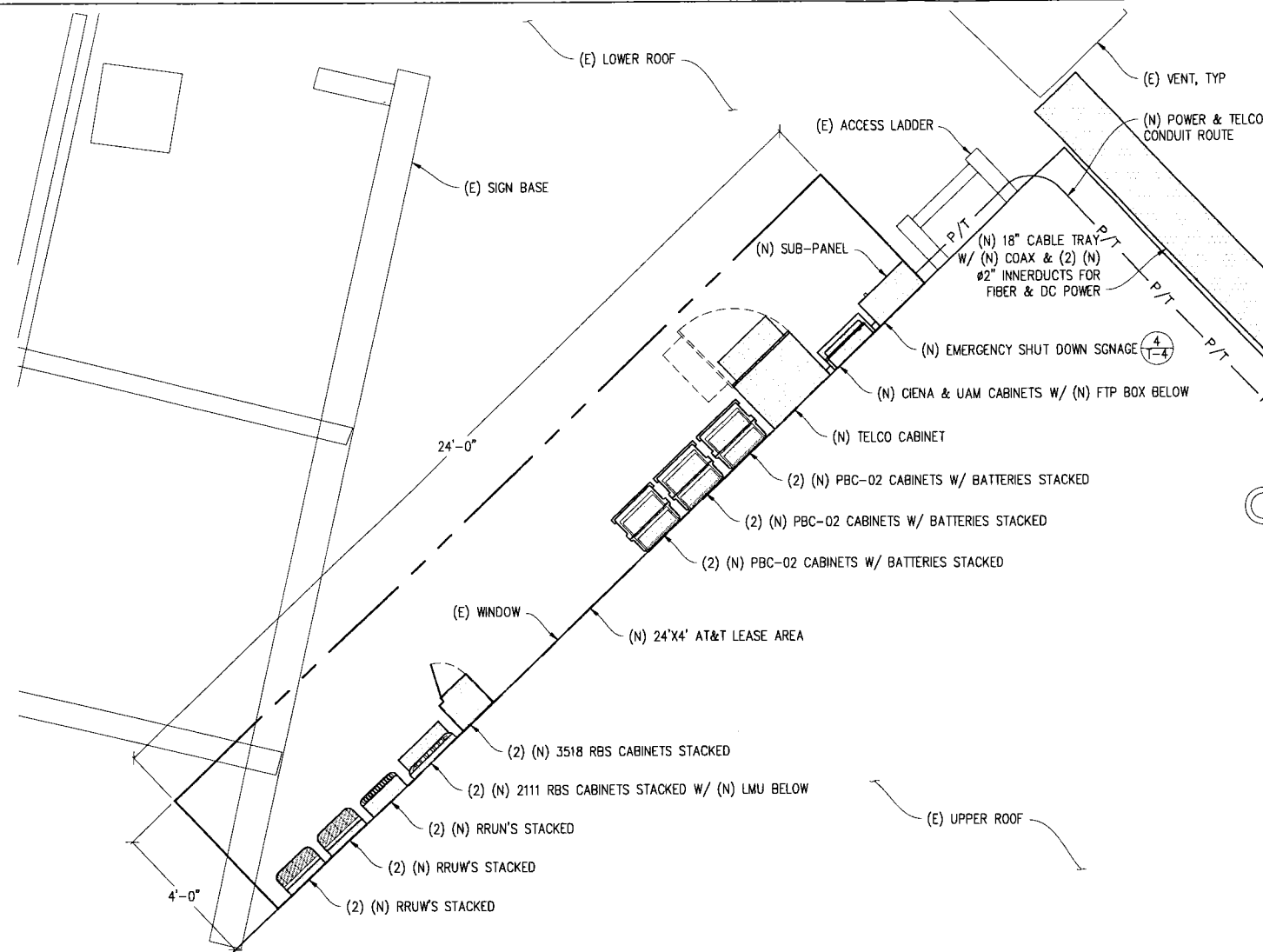


FRONT VIEW



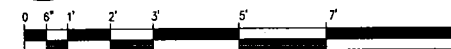
RIGHT VIEW

7 PBC-02 & BATTERY UNIT DETAIL
1"=1'-0"



EQUIPMENT PLAN

1/2"=1'-0"



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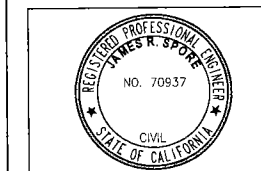
ISSUE STATUS

DATE	DESCRIPTION	BY
09/22/10	CLIENT REV	J.S.
10/01/10	CLIENT REV	C.C.
10/08/10	CLIENT REV	C.C.
11/05/10	CD 90%	C.M.
11/15/10	CD 100%	C.C.
03/24/11	CLIENT REV	J.S.

DRAWN BY: C. METZ
CHECKED BY: C. MATHISEN
APPROVED BY: J. SPORE
DATE: 03/24/11

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SHEET TITLE:
ROOFTOP EQUIPMENT
PLAN & DETAILS
SHEET NUMBER:
A-2

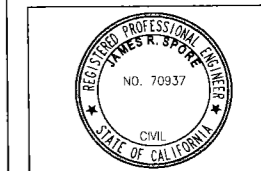
ISSUE STATUS

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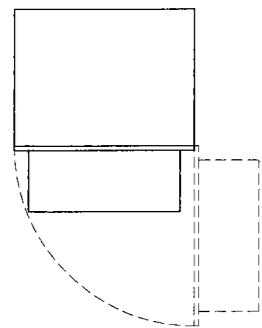
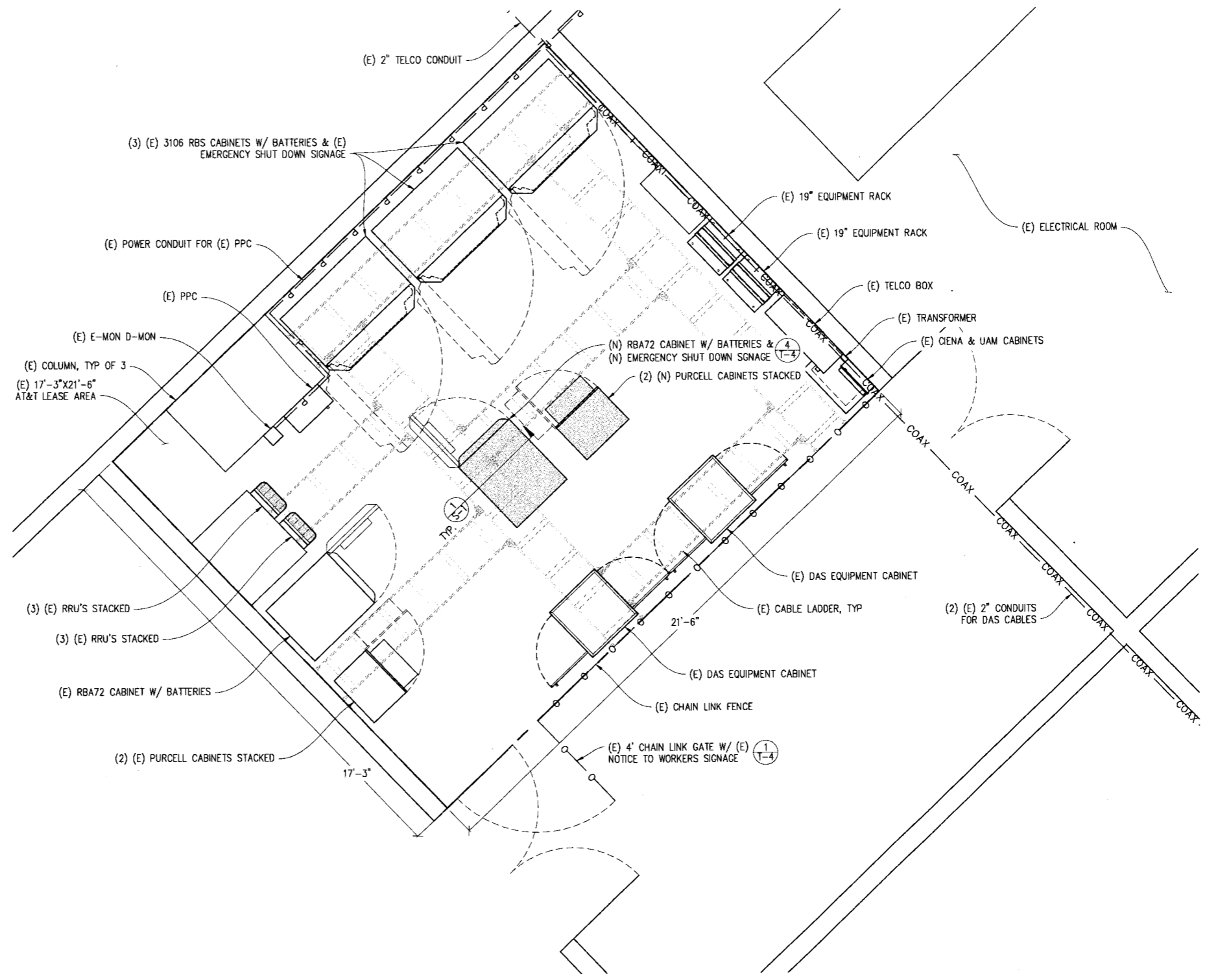
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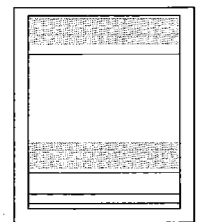


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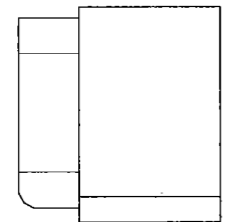
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BASEMENT EQUIPMENT PLAN & DETAILS
 SHEET NUMBER:
A-3



TOP VIEW

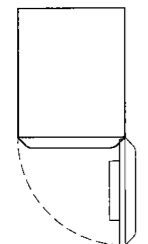


FRONT VIEW

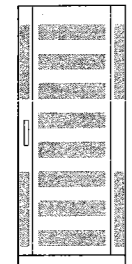


RIGHT VIEW

1 RBS DETAIL
 1"=1'-0"



TOP VIEW



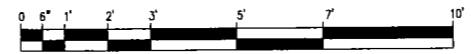
FRONT VIEW RIGHT VIEW

2 RBA72 LTE CABINET DETAIL
 1/2"=1'-0"



BASEMENT EQUIPMENT PLAN

1/2"=1'-0"



ISSUE STATUS

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	10/01/10	CLIENT REV	C.C.
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	11/15/10	CD 100%	C.C.
	03/24/11	CLIENT REV	J.S.

DRAWN BY: C. METZ

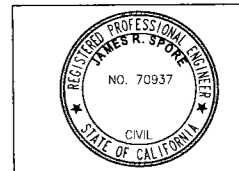
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APPROVED BY: J. SPORE

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Contact: Kevin Sorenson Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

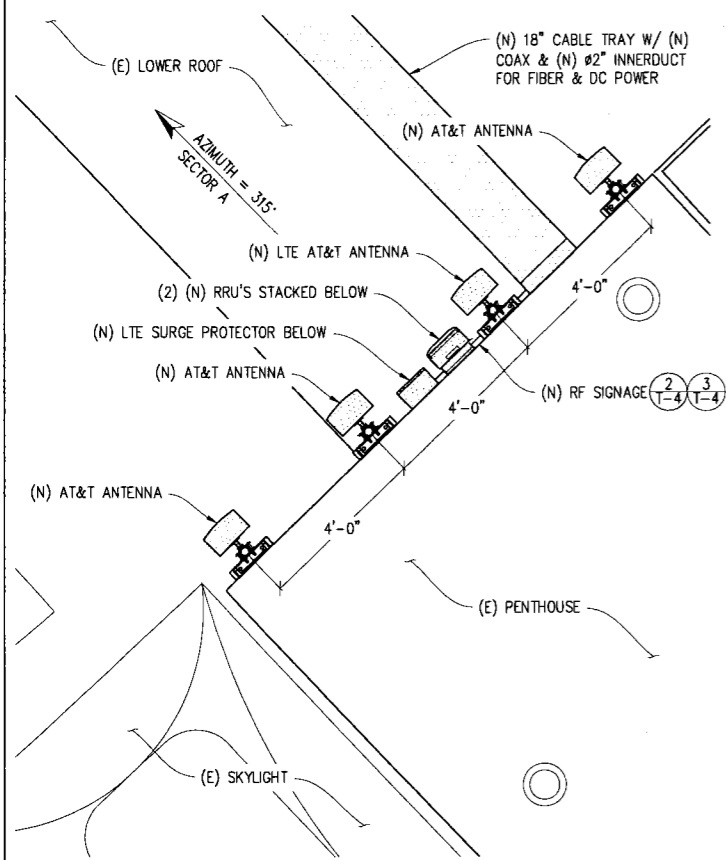
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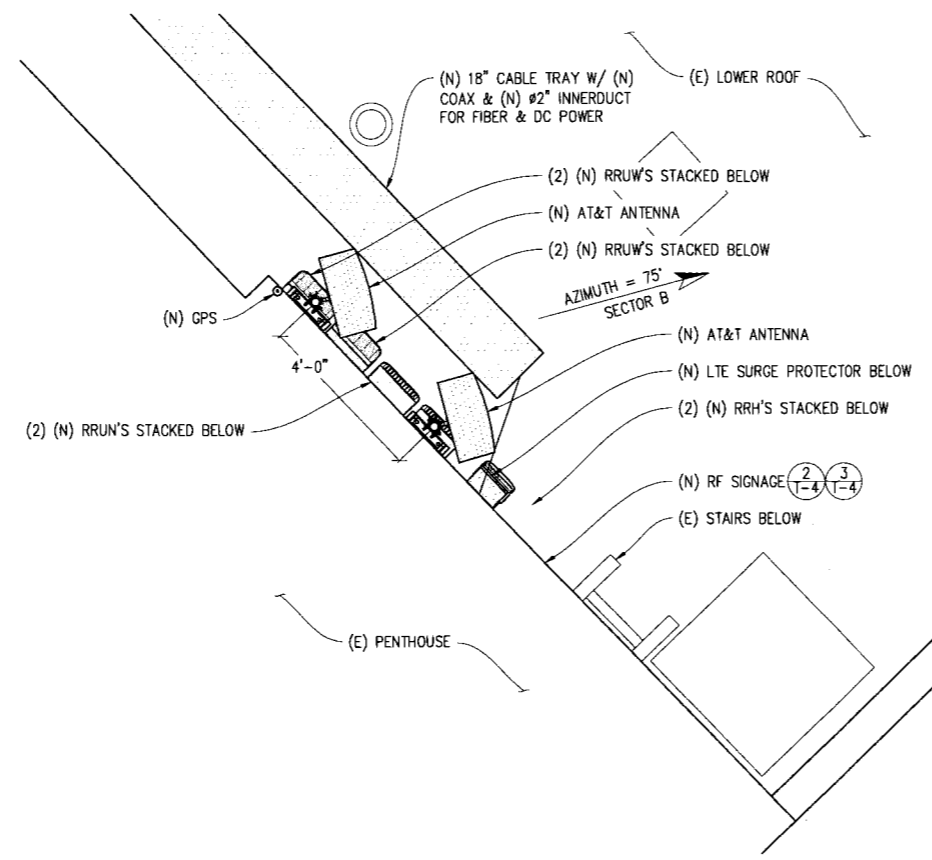
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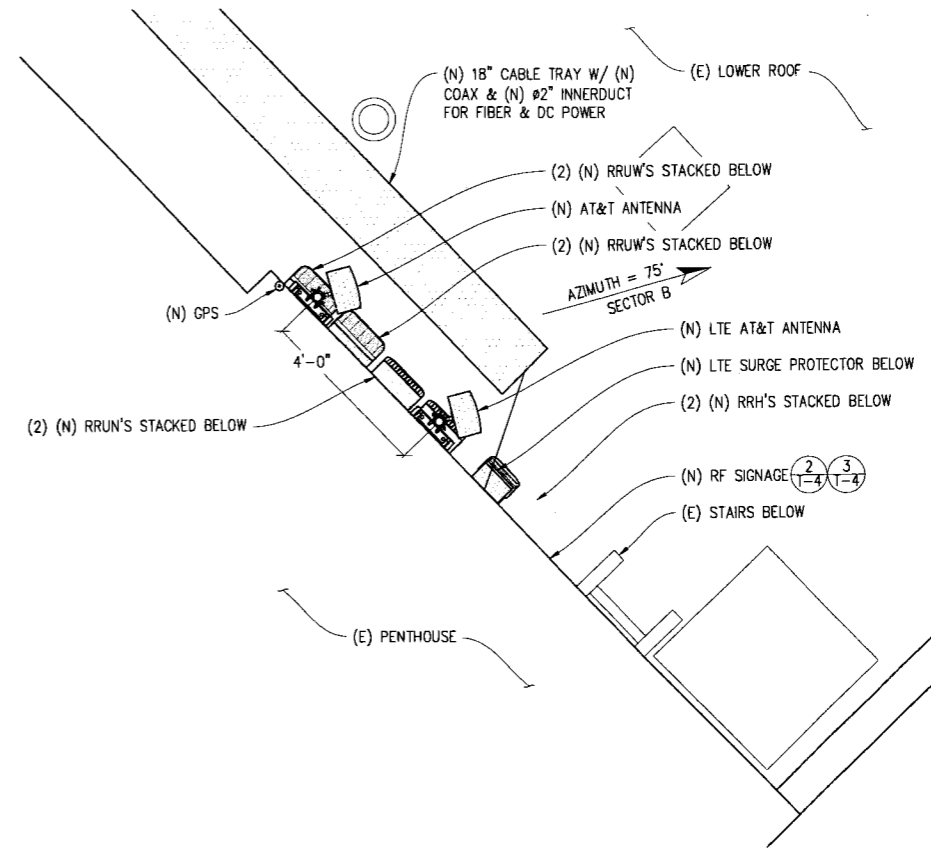
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ANTENNA PLANS & DETAILS
SHEET NUMBER:
A-4



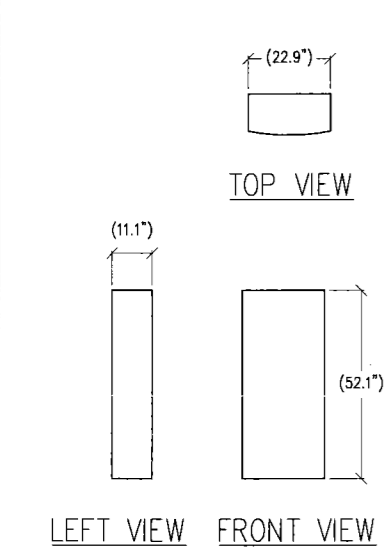
ANTENNA PLAN SECTOR A
1/2"=1'-0"
NOTE: (N) ANTENNAS, ANTENNA MOUNTS, & CABLE TRAY TO BE PAINTED TO MATCH (E) BUILDING



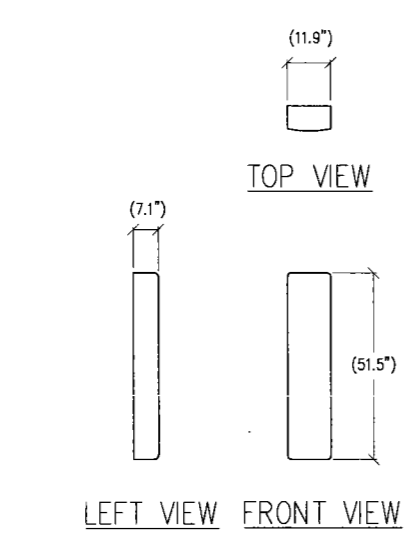
UPPER ANTENNA PLAN SECTOR B
1/2"=1'-0"
NOTE: (N) ANTENNAS, ANTENNA MOUNTS, & CABLE TRAY TO BE PAINTED TO MATCH (E) BUILDING



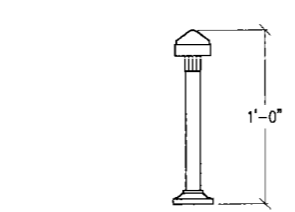
LOWER ANTENNA PLAN SECTOR B
1/2"=1'-0"
NOTE: (N) ANTENNAS, ANTENNA MOUNTS, & CABLE TRAY TO BE PAINTED TO MATCH (E) BUILDING



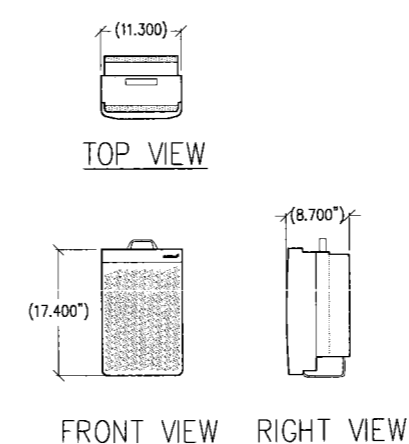
1 ANTENNA DETAIL
1/2"=1'-0"



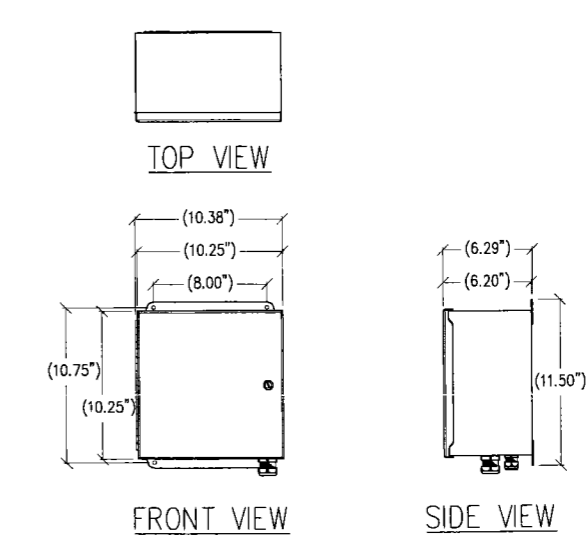
2 ANTENNA DETAIL
1/2"=1'-0"



3 GPS DETAIL
1"=6"



4 RRH DETAIL
1"=1'-0"



5 DC SURGE SUPPRESSION DETAIL
1"=6"
RAYCAP DC2-48-60-0-9E DC POWER SURGE PROTECTOR

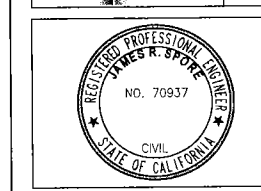
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DRAWN BY: C. METZ
 CHECKED BY: C. MATHISEN
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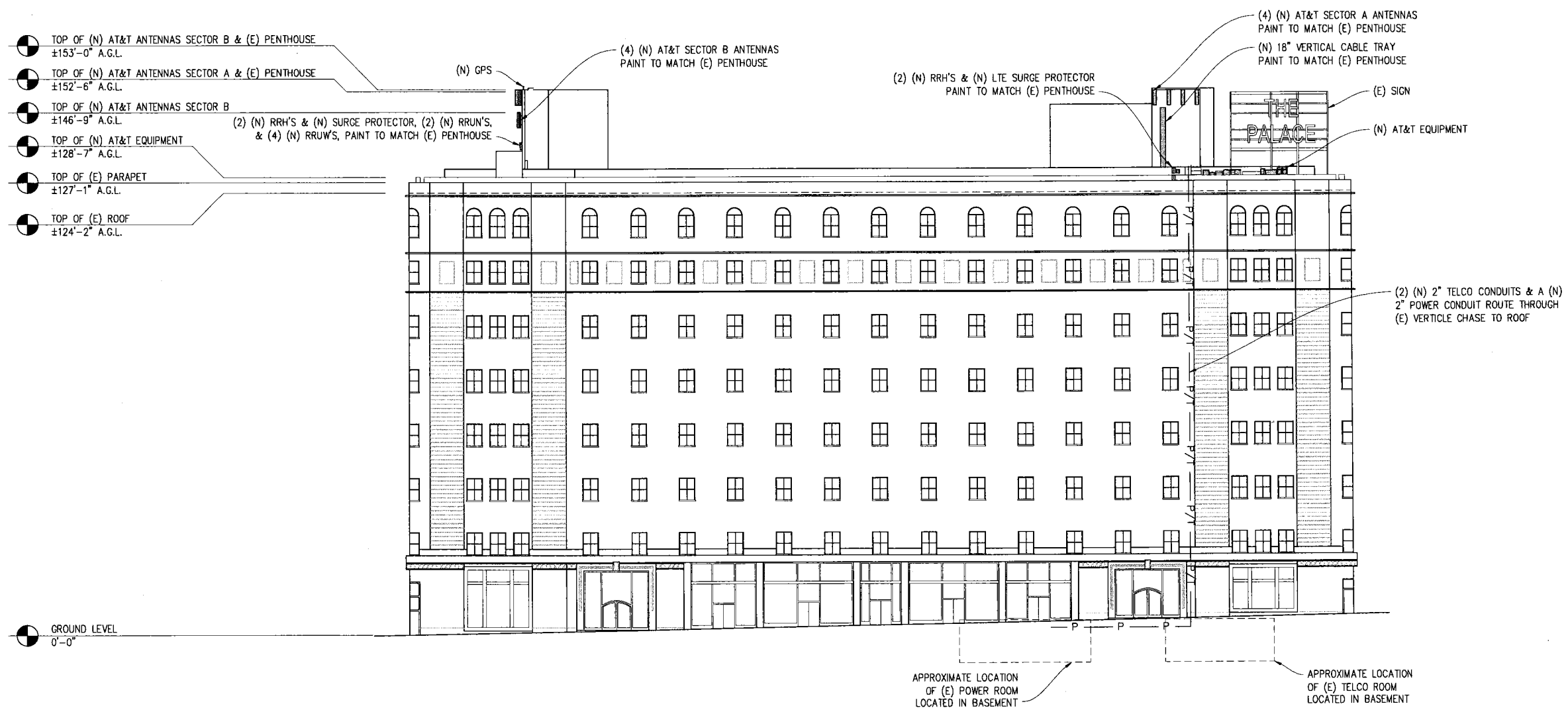
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SHEET TITLE:
 ELEVATION
 SHEET NUMBER:
 A-5

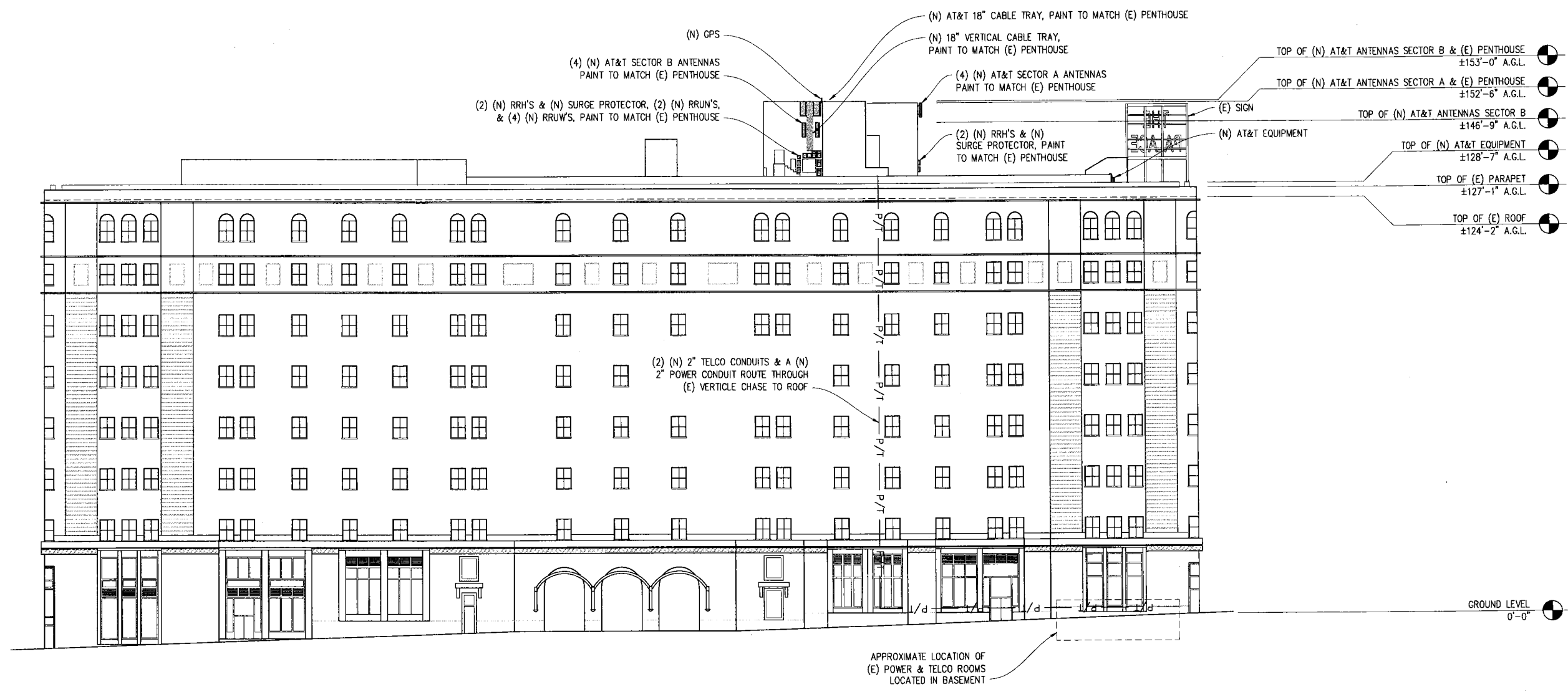


NORTHWEST ELEVATION
 1/8"=1'-0"
 VIEW FROM MARKET STREET

ISSUE STATUS

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	09/22/10	CLIENT REV	J.S.
	10/01/10	CLIENT REV	C.C.
	10/08/10	CLIENT REV	C.C.
	11/05/10	CD 90%	C.M.
	11/15/10	CD 100%	C.C.
	03/24/11	CLIENT REV	J.S.

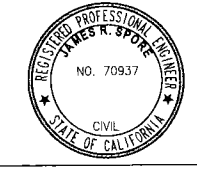
DRAWN BY: C. METZ
 CHECKED BY: C. MATHISEN
 APPROVED BY: J. SPORE
 DATE: 03/24/11



NORTHEAST ELEVATION
 1/8" = 1'-0"
 VIEW FROM NEW MONTGOMERY STREET

Streamline Engineering and Design Inc.
 3268 Penny Rd, Suite 200, Loomis, CA 95650
 Contact: Kevin Sorensen Phone: 916-660-1930
 E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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at&t

430 BUSH ST, 5TH FLOOR
 SAN FRANCISCO, CA 94108

SHEET TITLE:
 ELEVATION

SHEET NUMBER:
 A-6

**POST
&
MONTGOMERY**

CN5566
2 NEW MONTGOMERY ST
SAN FRANCISCO, CA 94104

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	09/22/10	CLIENT REV	J.S.
	10/01/10	CLIENT REV	C.C.
	10/08/10	CLIENT REV	C.C.
	11/05/10	CD 90%	C.M.
	11/15/10	CD 100%	C.C.
	03/24/11	CLIENT REV	J.S.

DRAWN BY: C. METZ

CHECKED BY: C. MATHISEN

APPROVED BY: J. SPORE

DATE: 03/24/11

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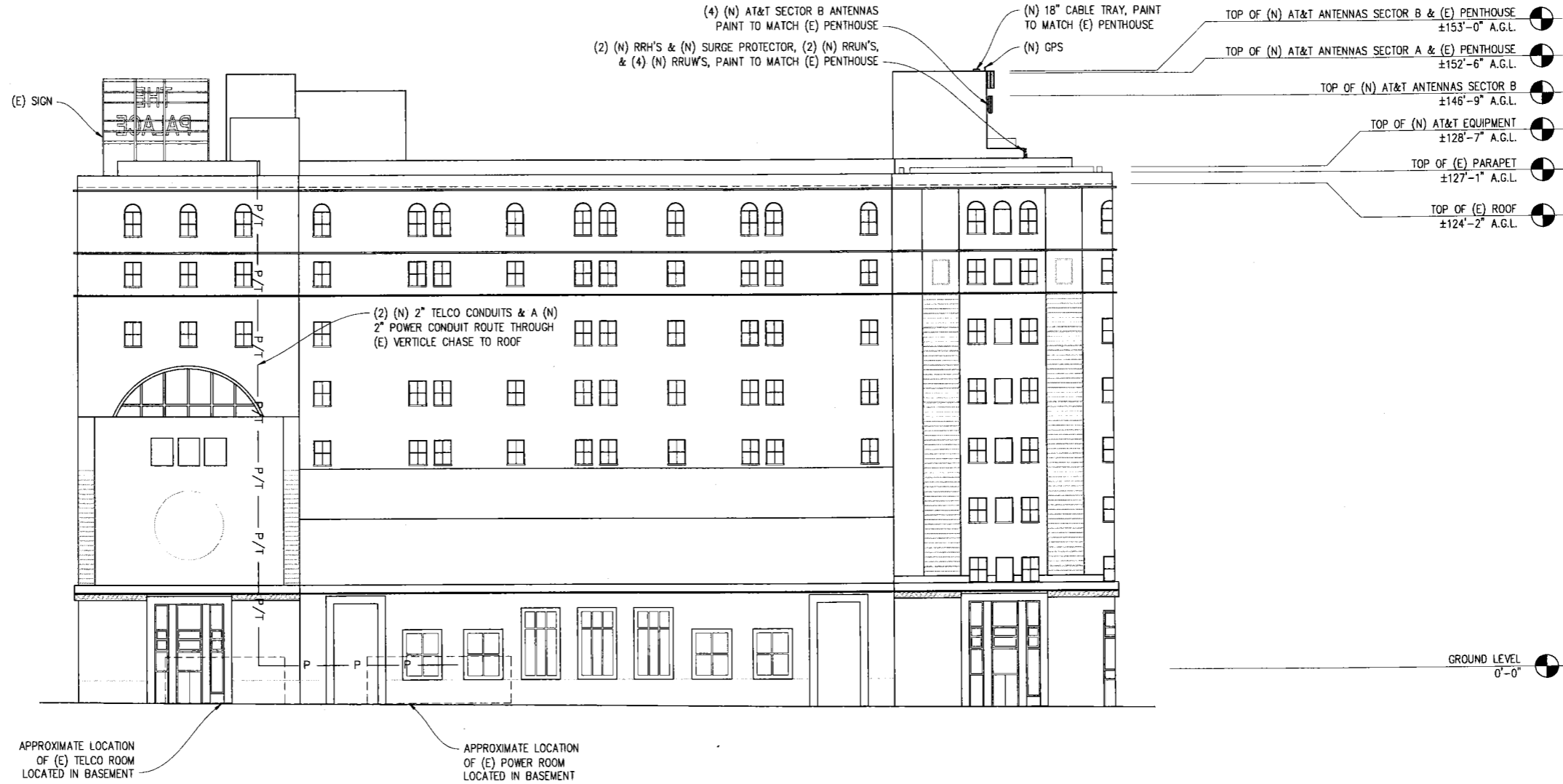
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SAN FRANCISCO, CA 94108

SHEET TITLE:
ELEVATION
SHEET NUMBER:
A-7



SOUTHEAST ELEVATION

1/16" = 1'-0"
VIEW FROM JESSIE STREET

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	09/22/10	CLIENT REV	J.S.
	10/01/10	CLIENT REV	C.C.
	10/08/10	CLIENT REV	C.C.
	11/05/10	CD 90%	C.M.
	11/15/10	CD 100%	C.C.
	03/24/11	CLIENT REV	J.S.

DRAWN BY: C. METZ

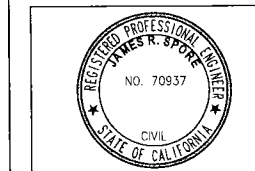
CHECKED BY: C. MATHISEN

APPROVED BY: J. SPORE

DATE: 03/24/11

Streamline Engineering and Design Inc.
3268 Pennyn Rd, Suite 200 Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

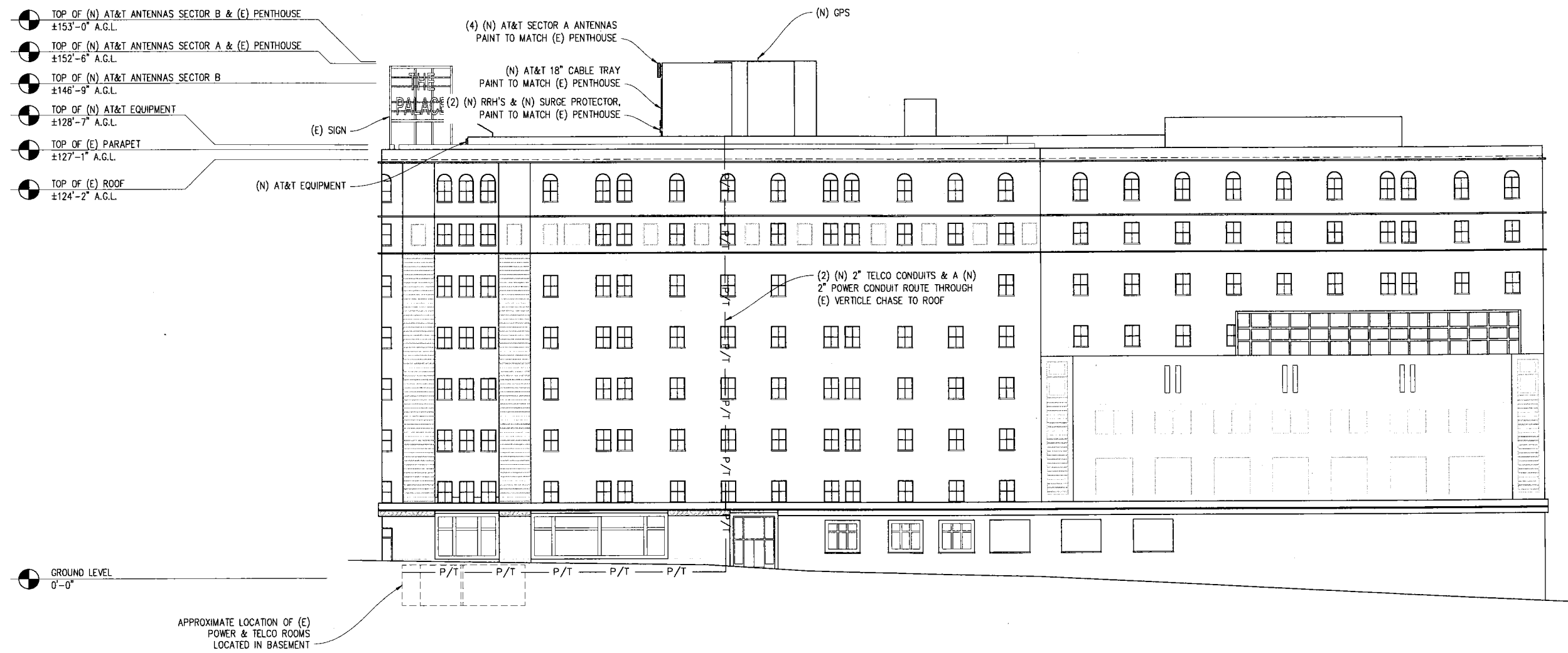
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SAN FRANCISCO, CA 94108

SHEET TITLE:
ELEVATION
SHEET NUMBER:
A-8



SOUTHWEST ELEVATION

1/16" = 1'-0"
VIEW FROM ANNIE STREET