



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report Consent Calendar

HEARING DATE: NOVEMBER 3, 2010

Filing Date: July 7, 2010
Case No.: **2010.0549A**
Project Address: **10 United Nations Plaza**
Zoning: C-3-G (Downtown, Commercial, General)
80-X Height and Bulk District
Block/Lot: 0351/050
Applicant: Margie Detiege of
NSA Wireless for
Verizon Wireless
San Ramon, CA 94583
Staff Contact Aaron Hollister - (415) 575-9078
aaron.hollister@sfgov.org
Reviewed By Tim Frye - (415) 575-6822
tim.frye@sfgov.org

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CA 94103-2479

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Information:
415.558.6377

PROPERTY DESCRIPTION

10 United Nations Plaza, northwest corner of Charles J. Brenham Place and Market Street, in Assessor's Block 0351, Lot 050, within the Civic Center Historic District. The six-story office building was built in 1982 and is considered a non-contributory building to the Historic District. The subject building is located within a C-3-G (Downtown Commercial General) Use District and an 80-X Height and Bulk limit.

PROJECT DESCRIPTION

The project proposes to expand an existing wireless telecommunications service (WTS) facility operated by Verizon Wireless by adding three panel antennas shrouded inside a radome on the rooftop of the subject building. The existing WTS facility contains a similar radome structure containing three panel antennas along with a shelter to house associated equipment. The proposed radome would be mounted on the rooftop of an existing penthouse structure at an approximate height of 93.5 feet, and would have approximate dimensions of 10 feet in height and three feet in diameter. Furthermore, the radome would be set back a minimum of 35 feet from the nearest edge of the building and would be painted white or gray to simulate a rooftop vent.

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

10 United Nations Plaza has been deemed a Non-Contributory structure to the Civic Center Historic District under Article 10 of the Planning Code. A Certificate of Appropriateness is required for any work involving a sign, awning, marquee, canopy, mural or other appendage for which a City permit is required in a historic district. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should (1) consider the factors of height, massing fenestration, materials, color texture, detail, style, scale and proportion, signage, landscaping and street furniture; and (2) preserve, enhance or restore, and not damage or destroy, the exterior architectural appearance of the subject site, building, structure and object which compatible with the character of the Historic District. Section 1006.7(d) of the Planning Code provides, in relevant part, as follows:

For applications pertaining to all property in historic districts, the proposed work shall also conform to such further standards as may be embodied in the ordinance designating the historic district. [The designating ordinance for the Civic Center Historic District is Appendix J, Article 10.]

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 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 radome installation is not anticipated to be visible from most of the immediately adjacent public rights-of-way and public places. When the proposed radome would be visible, the radome appears to manifest itself as a rooftop appurtenance, such as a rooftop vent, which helps further differentiate the radome from the building. The points where the radome would be visible are located outside of the Historic District. The radome is also situated on a secondary structure's roof so it would not disrupt the primary parapet lines of the building or interrupt the prevailing roof forms and building heights which are a character-defining feature of the district. Additionally, the radome would not appear in any viewscales of the buildings located in the Historic District.

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 roof-mounted radome will be able to be removed without impairment to the building or district. The radome structure will be simply bolted into the rooftop.

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 and historic district. 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 non-historic subject building, nor the architectural and historic character of the Civic Center Historic District.

With a minimum setback of 35 feet from the edges of the building fronting United Nations Plaza, the proposed radome installation is not anticipated to be visible from immediately adjacent public rights-of-way and public places such as United Nations Plaza and Civic Center Plaza. However, the proposed radome would be visible when viewed from points approximately 180 feet southwest of the site along Market Street as depicted in the attached photo simulations. The points where the radome would be visible are located outside of the Historic District. When the radome structure is visible, the radome appears to manifest itself as a rooftop appurtenance, such as a rooftop vent, and is situated on a secondary structure's roof so it would not disrupt the primary parapet lines of the building or interrupt the prevailing roof forms and building heights which are a character-defining feature of the district.

In respect to the Civic Center Historic District, the proposed installation does not appear to affect the viewscape of other buildings located within the district. The project site is located on the eastern boundary of the Historic District, and when viewed from east to west, the radome does not appear in any viewscales of the buildings to the west of the project site such as the Beaux Arts core of the district inclusive of City Hall, the War Memorial Opera House and the Asian Art Museum.

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\10 UN Plaza\10 UN Plaza Certificate of Appropriateness Case Report.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: NOVEMBER 3, 2010

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tim.frye@sfgov.org

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 050 IN ASSESSOR'S BLOCK 0351, WITHIN A C-3-G (DOWNTOWN, COMMERCIAL, GENERAL) ZONING DISTRICT AND AN 80-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on July 7, 2010, Margie Detiege of NSA Wireless for Verizon Wireless (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for expansion of an existing wireless telecommunications service (WTS) facility operated by Verizon Wireless by adding three panel antennas shrouded inside a radome on the rooftop of the subject building. The proposed radome would be mounted on the rooftop of an existing penthouse structure at an approximate height of 93.5 feet, and would have approximate dimensions of 10 feet in height and three feet in diameter. Furthermore, the radome would be set back a minimum of 35 feet from the nearest edge of the building fronting United Nations Plaza and would be painted white or gray to simulate a rooftop vent (hereinafter "Project") at the subject building located on Lot 050 in Assessor's Block 0351.

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 November 3, 2010, the Commission conducted a duly noticed public hearing on the current project, Case No. 2010.0549A (“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 July 7, 2010, and labeled Exhibit A on file in the docket for Case No. 2010.0549A 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 has been located to be not visible and minimally visible from adjacent public rights-of-way and public open spaces. When the radome structure is visible, the radome appears to manifest itself as a rooftop appurtenance, such as a rooftop vent.
 - The proposed radome would be located on a secondary structure's roof so it would not disrupt the primary parapet lines of the building.
 - The radome does not appear in any viewsapes of the buildings located in the Civic Center Historic District to the west of the project site such as the Beaux Arts core of the district inclusive of City Hall, the War Memorial Opera House and the Asian Art Museum.
 - The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

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 the Civic Center Historic District 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:

The proposed project is for the restoration of a residential property and will not have any impact on neighborhood serving retail uses.

- 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 reduce the affordable housing supply as the existing ten units at the property are uninhabitable.

- 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. It will provide sufficient off-street parking for the proposed units.

- 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.

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The work will eliminate unsafe conditions at the site and all construction will be executed in compliance with all applicable construction and safety measures.

- 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 050 in Assessor's Block 0351 for proposed work in conformance with the renderings and architectural sketches dated July 7, 2010 and labeled Exhibit A on file in the docket for Case No. 2010.00549A.

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 November 3, 2010.

Linda D. Avery
Commission Secretary

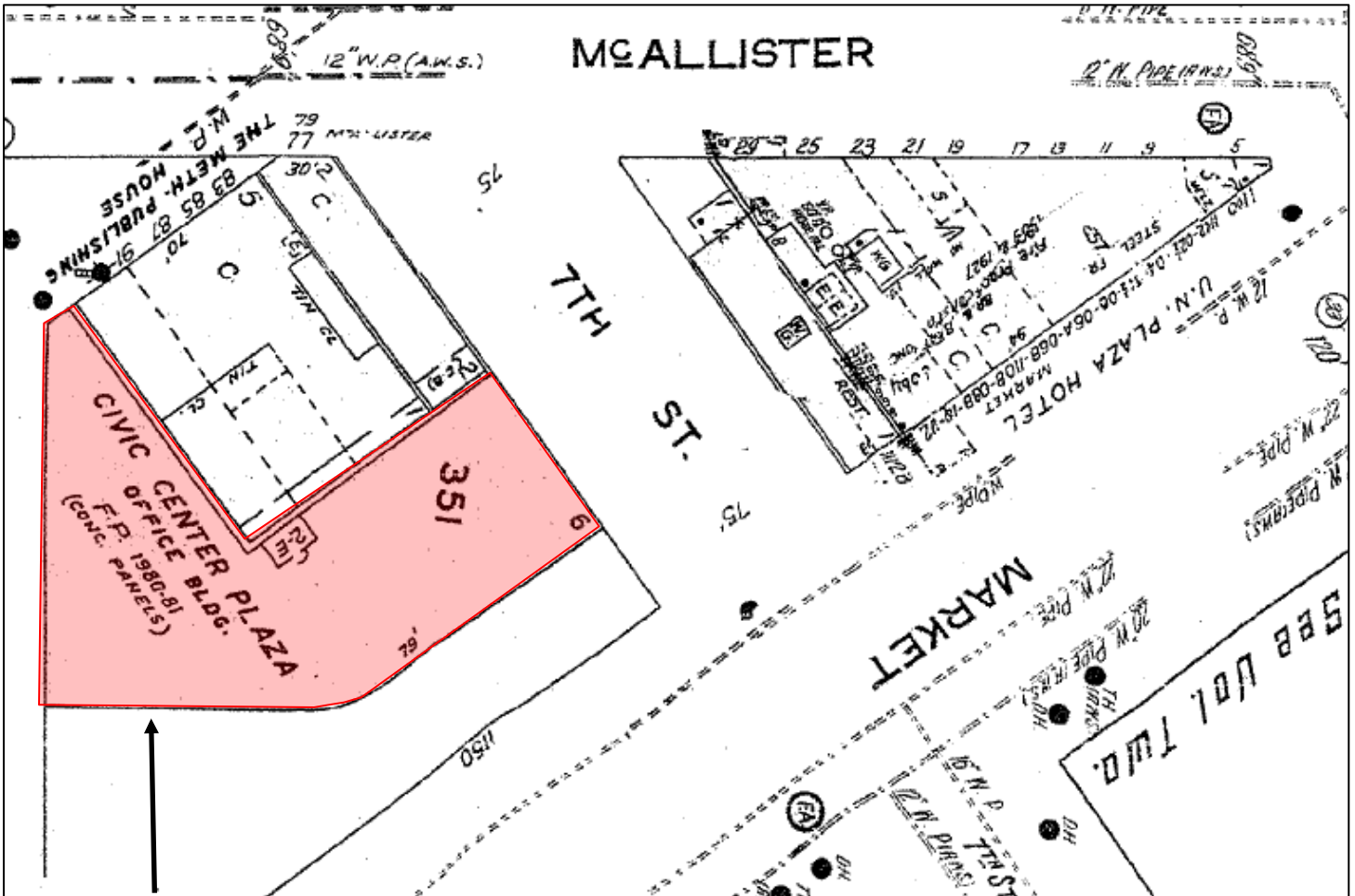
AYES:

NAYS:

ABSENT:

ADOPTED: November 3, 2010

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 2010.0549A
Civic Center Historic District
10 United Nations Plaza

Aerial Photo



SUBJECT PROPERTY



Certificate of Appropriateness Request
Case Number 2010.0549A
Civic Center Historic District
10 United Nations Plaza

Aerial Photo



SUBJECT PROPERTY



Certificate of Appropriateness Request
Case Number 2010.0549A
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10 United Nations Plaza

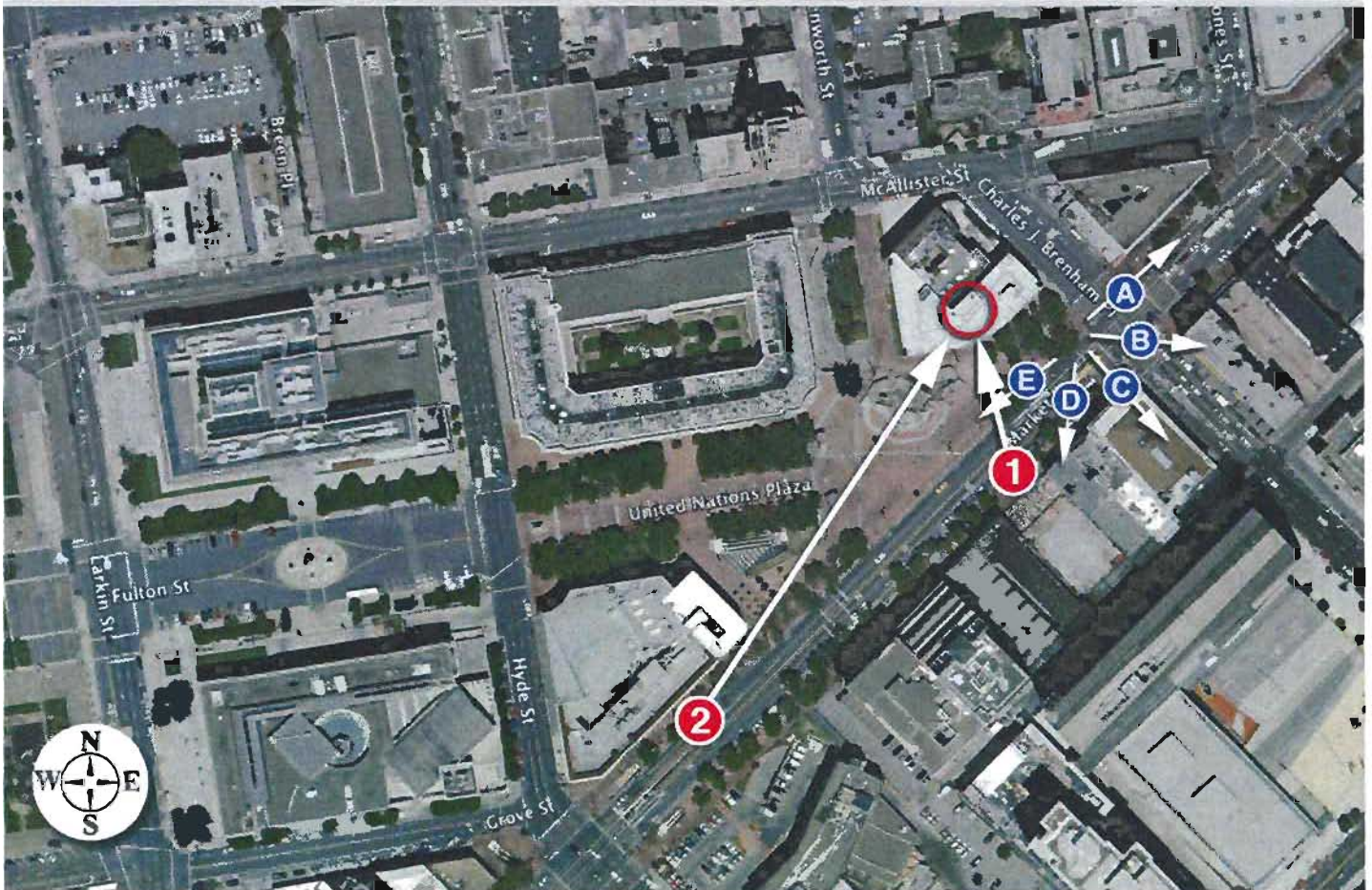
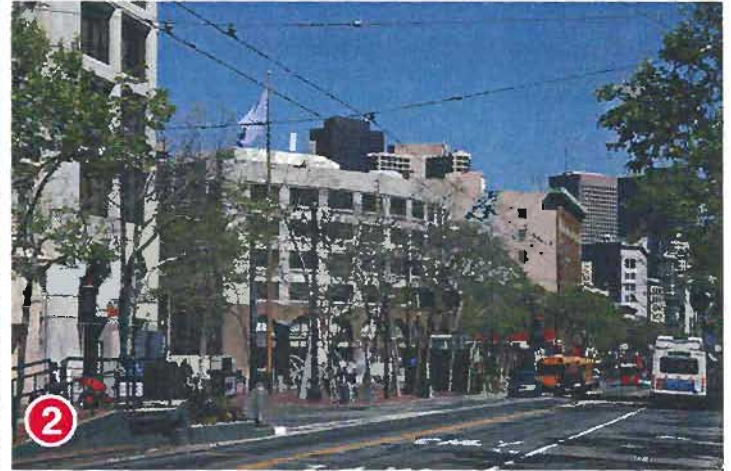
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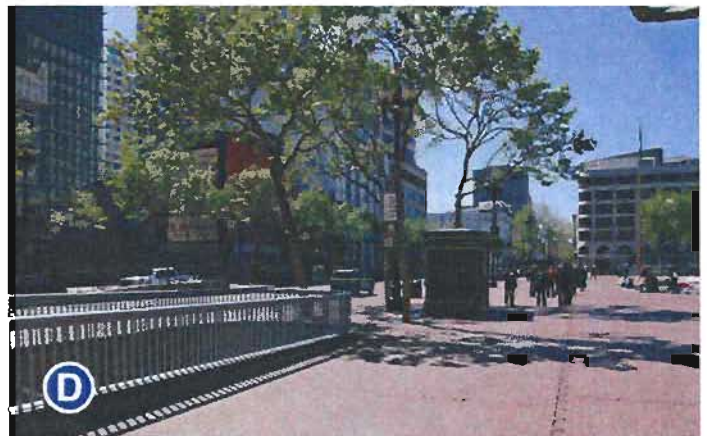
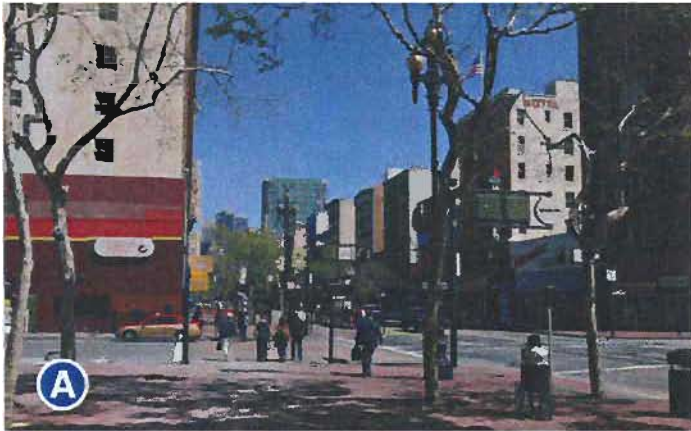


SUBJECT PROPERTY



Certificate of Appropriateness Request
Case Number 2010.0549A
Civic Center Historic District
10 United Nations Plaza





Market / 8th

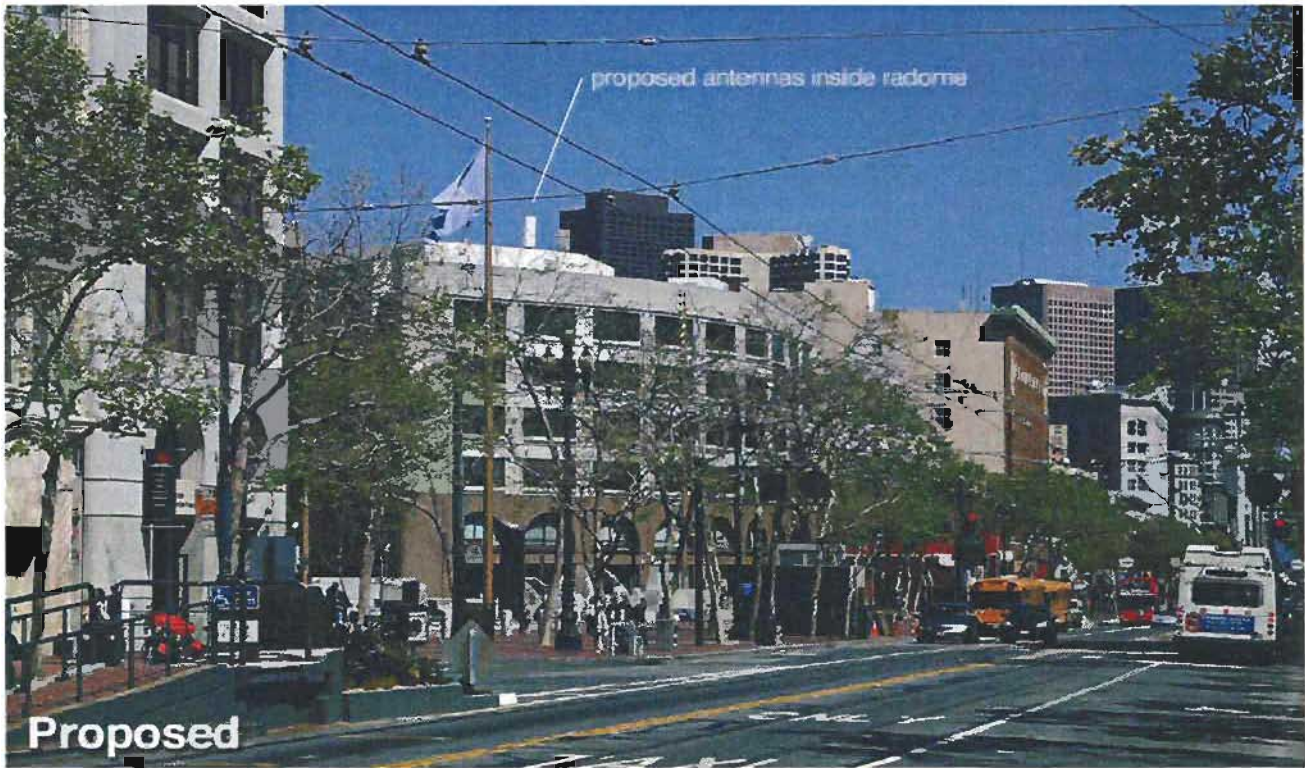
Site # 123355

Surrounding Neighborhood

6/01/09

10 United Nations Plaza
San Francisco, CA 94102

Applied Imagination 510 914-0500



Market / 8th

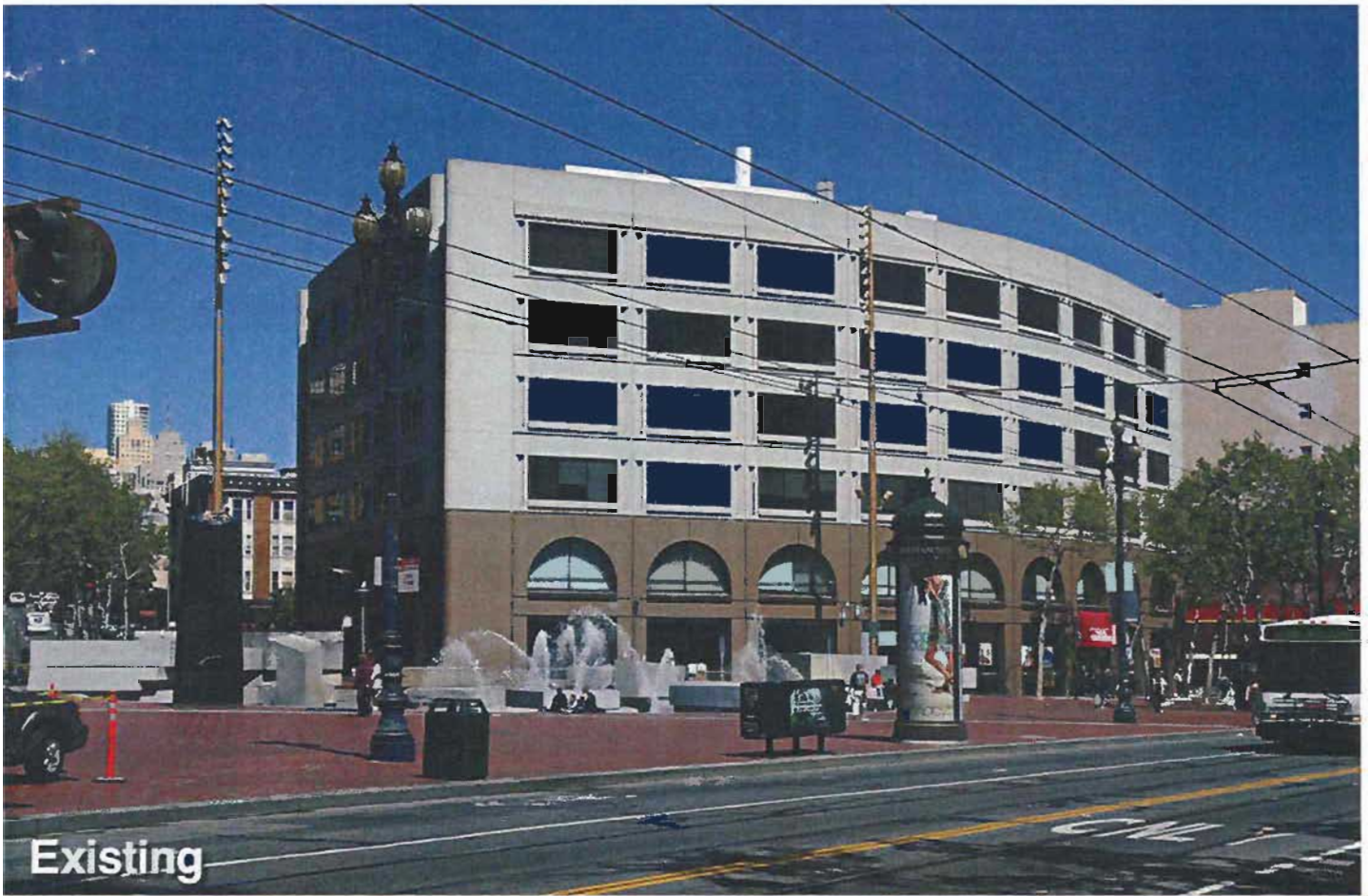
Site # 123355

Looking West from Market Street

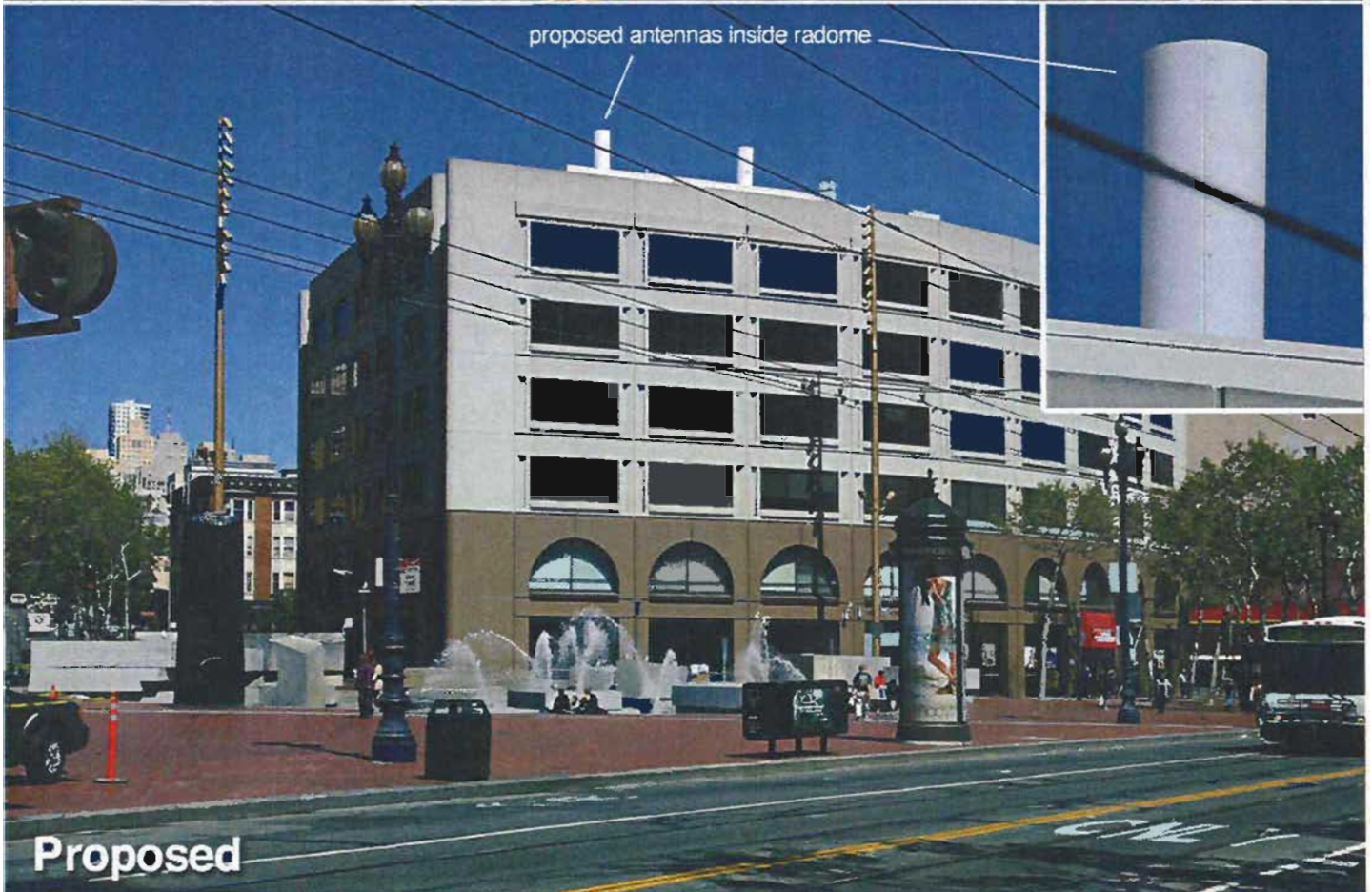
6/01/09

10 United Nations Plaza
San Francisco, CA 94102

Applied Imagination 510 914-0500



Existing



proposed antennas inside radome

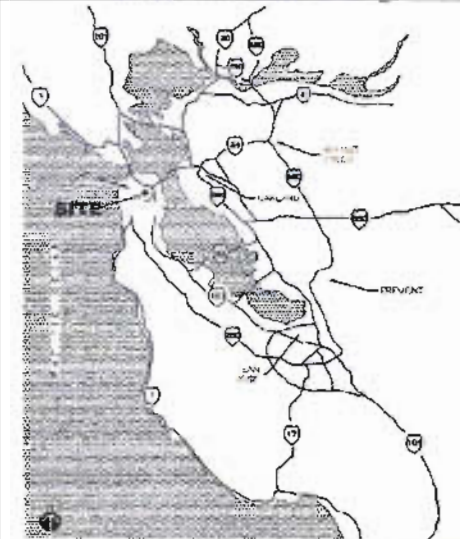
Proposed



MARKET/8TH LTE ANTENNA ADD MOD PSL #123355

10 UNITED NATIONS PLAZA
SAN FRANCISCO, CA 94102

LOCATION MAP



VICINITY MAP



DRIVING DIRECTIONS

FROM VERIZON OFFICE - WALNUT CREEK, CA

Report 2180 Mitchell Dr Walnut Creek, CA 94596 to Market St
 Turn LEFT (South-East) onto Market St
 Turn RIGHT (East) onto Tenth Street
 Head north on Tenth Street
 Turn RIGHT (East) onto 14th St
 Turn RIGHT (East) onto 16th St
 Turn RIGHT (East) onto 18th St
 Turn RIGHT (East) onto 20th St
 Turn RIGHT (East) onto 22nd St
 Turn RIGHT (East) onto 24th St
 Turn RIGHT (East) onto 26th St
 Turn RIGHT (East) onto 28th St
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 Turn RIGHT (East) onto 86th St
 Turn RIGHT (East) onto 88th St
 Turn RIGHT (East) onto 90th St
 Turn RIGHT (East) onto 92nd St
 Turn RIGHT (East) onto 94th St
 Turn RIGHT (East) onto 96th St
 Turn RIGHT (East) onto 98th St
 Turn RIGHT (East) onto 100th St

BUILDING / SITE DATA LEGEND

FLOOR PLAN 1/1
 PSL NUMBER 123355
 OCCUPANCY TYPE COMMERCIAL
 CONSTRUCTION TYPE CONCRETE

CODE COMPLIANCE

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

1. CALIFORNIA ADMINISTRATIVE CODE (INCLUDING TITLES 24 & 25)
2. CALIFORNIA BUILDING CODE (CBC) 2007
3. CALIFORNIA MECHANICAL CODE (CMC) 2007
4. CALIFORNIA PLUMBING CODE (CPC) 2007
5. CALIFORNIA ELECTRIC CODE (CEC) 2007
6. COUNTY ORDINANCES

ACCESSIBILITY REQUIREMENTS:
 FACILITY IS UNIMPAIRED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2007 CALIFORNIA BUILDING CODE.

PROJECT DESCRIPTION

THE EXISTING VERIZON ANTENNA SITE CONSISTS OF ONE TOWER PERIMETER THREE ANTENNAS. THE PROPOSED PROJECT CONSISTS OF ADDING ONE ADDITIONAL TOWER HOUSING THREE NEW ANTENNAS AND SIX RUNS OF ADDITIONAL COAX.

SHEET INDEX

- T-1 TITLE SHEET
- 1-2 SITE PLAN CHECK LIST
- 1-3 ELEV REPORT
- 1-4 SITE SIGNAGE
- 1-5 SITE PLAN
- 1-6 ELEVATION VIEWS
- 1-7 ELEVATION VIEWS
- 1-8 GENERAL NOTES AND UTILS

NOTE: IF DRAWING IS 11X17 INCHES, SCALE IS 1/2"=1'-0"

PROJECT TEAM

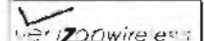
DESIGNER	FORESIGHT LAND SURVEYING & CIVIL ENGINEERING 1700 WILSON BLVD SAN FRANCISCO, CA 94102 PHONE: 415-398-5100
OWNER	VERIZON WIRELESS, INC. 10 UNITED NATIONS PLAZA SAN FRANCISCO, CA 94102 PHONE: 415-398-5100
CLIENT	VERIZON WIRELESS, INC. 10 UNITED NATIONS PLAZA SAN FRANCISCO, CA 94102 PHONE: 415-398-5100
SUBJECT	VERIZON WIRELESS, INC. 10 UNITED NATIONS PLAZA SAN FRANCISCO, CA 94102 PHONE: 415-398-5100

NSA WIRELESS - CONSTRUCTION	SIGNATURE _____ DATE _____
NSA WIRELESS - PLANNING	SIGNATURE _____ DATE _____
NSA WIRELESS - ZONING	SIGNATURE _____ DATE _____
NSA WIRELESS	SIGNATURE _____ DATE _____

Foresight

Land Surveying & Civil Engineering
 Jim Schuchert
 PR 925-308-5100
 email: foresight@comcast.net

NSA WIRELESS, INC.
 Bishop Ranch 10 1st Floor
 17647 Alcosta Blvd Suite 110
 San Ramon, CA 94583
 Office: 925-244-1690
 Fax: 925-308-0672



1700 WILSON BLVD
 SAN FRANCISCO, CA 94102
 PHONE: 415-398-5100
 FAX: 415-398-5100

10 UNITED NATIONS PLAZA
 SAN FRANCISCO, CA 94102
 SAN FRANCISCO, CA 94102

VERIZON WIRELESS
 EQUIP. ENGINEER

SIGNATURE _____ DATE _____

VERIZON WIRELESS
 REAL ESTATE

SIGNATURE _____ DATE _____

VERIZON WIRELESS
 CONSTRUCTION

SIGNATURE _____ DATE _____

VERIZON WIRELESS
 RF ENGINEER

SIGNATURE _____ DATE _____

PROPERTY OWNER

SIGNATURE _____ DATE _____

DATE CHECKED BY _____

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ForeSight

Land Surveying & Civil Engineering

Jim Saharjian
 ph: 925-389-8180
 fax: 925-389-8180
 email: foresight@comcast.net

NSA WIRELESS, INC.

Bishop Ranch 15 1st Floor
 12847 Alameda Blvd. Suite 110
 San Ramon, CA 94583
 Office: 925-244-1890
 Fax: 925-365-0672

verizonwireless

2785 MITCHELL DRIVE, BLDG #
 WASHINGTON CREEK, CA 94598
 OFFICE: (925) 273-6000
 STEVE LEE
 (209) 478-2015
 PSL NO. 123355
 MARCEY/STH
 10 UNITED NAUTIGS PLAZA
 SAN FRANCISCO, CA 94102
 SAN FRANCISCO COUNTY

VERIZON WIRELESS EQUIP. ENGINEER:

SIGNATURE _____ DATE _____

VERIZON WIRELESS REAL ESTATE:

SIGNATURE _____ DATE _____

VERIZON WIRELESS CONSTRUCTION:

SIGNATURE _____ DATE _____

VERIZON WIRELESS RF ENGINEER:

SIGNATURE _____ DATE _____

PROPERTY OWNER:

SIGNATURE _____ DATE _____

DRAWN BY CHECKED BY

PSM

NO.	DATE	ISSUE
A	3/20/09	FOR REVIEW

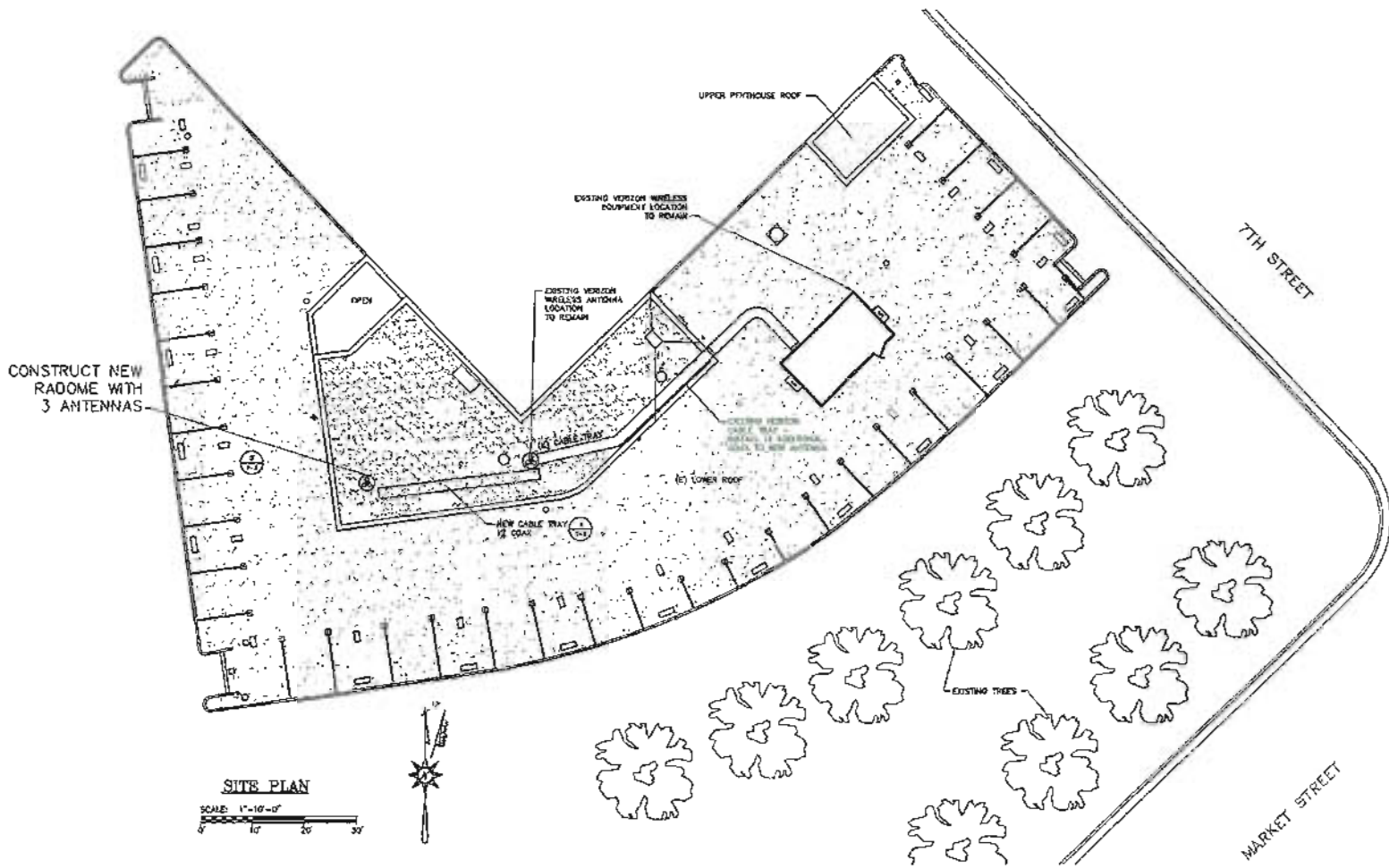
SHEET TITLE

SITE PLAN

SHEET NUMBER

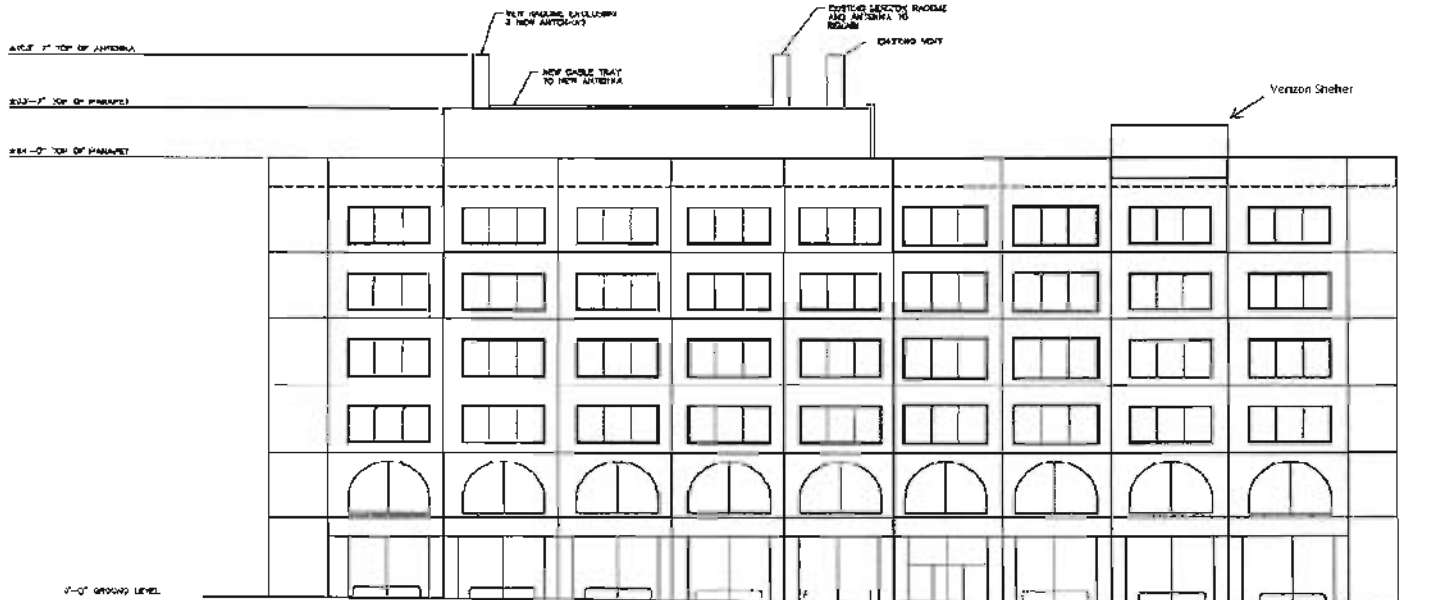
A-1

FORESIGHT JOB # 500916



SITE PLAN

SCALE: 1"=10'-0"
 0 10 20 30



SOUTH ELEVATION

Foresight

Land Surveying & Civil Engineering

Jim Schlotter
 PE #223-2078-0100
 email: jrschlot@foresight.net

NSA WIRELESS, INC.

Blattop Ranch 15 1st Floor
 12647 Alcoa's Blvd, Suite 110
 San Ramon, CA 94583
 Office: 925-244-1090
 Fax: 925-355-0572



2165 MITCHELL DRIVE, BLDG 2
 WALNUT CREEK, CA 94598
 OFFICE: (925) 774-4000
 STAKE LIFE
 (2008) 479-2015

PSL NO. 123385
 WAREHOUSE
 10 UNITED NATIONS PLAZA
 SAN FRANCISCO, CA 94102
 SAN FRANCISCO COUNTY

VERIZON WIRELESS
 EQUIP. ENGINEER:

SIGNATURE _____ DATE _____

VERIZON WIRELESS
 REAL ESTATE:

SIGNATURE _____ DATE _____

VERIZON WIRELESS
 CONSTRUCTION:

SIGNATURE _____ DATE _____

VERIZON WIRELESS
 RF ENGINEER:

SIGNATURE _____ DATE _____

PROPERTY OWNER:

SIGNATURE _____ DATE _____

DRAWN BY _____ CHECKED BY _____

NO. DATE ISSUE

A 3/20/08 FOR REVIEW

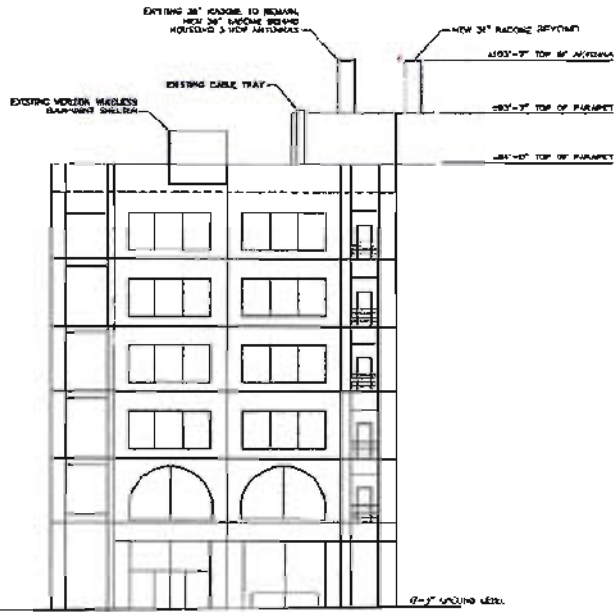
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ELEVATIONS

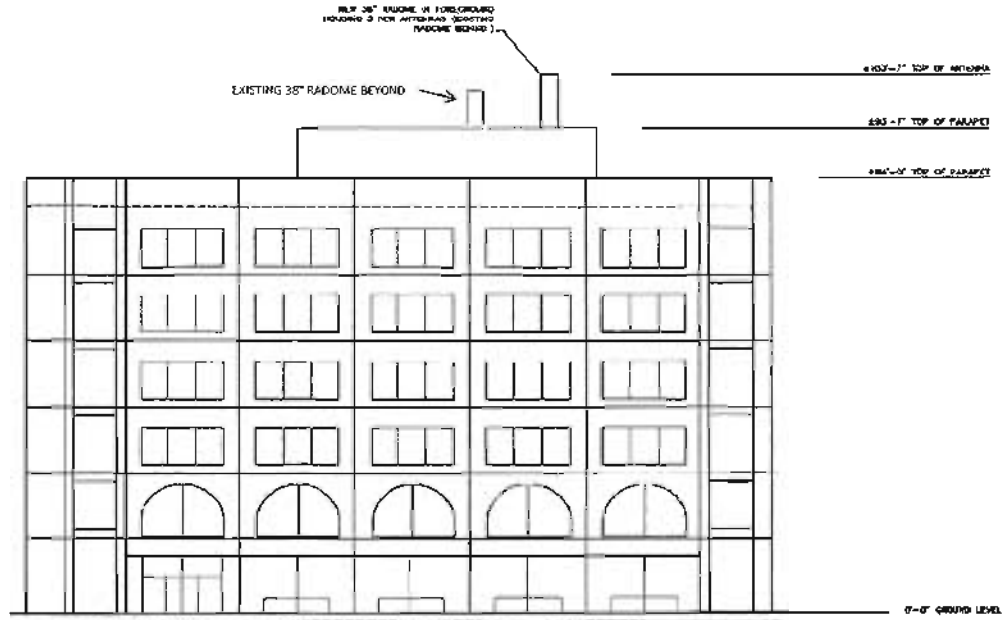
SHEET NUMBER

A-2

FORESIGHT JOB # 800016



NORTH EAST ELEVATION

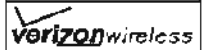


WEST ELEVATION

Foresight

Land Surveying & Civil Engineering
 Jim Ferguson
 Lic. 425-389-8100
 4400 Foresight, Oracle, CA

NSA WIRELESS, INC.
 Bishop Ranch 15 1st floor
 12547 Alcosta Blvd. Suite 110
 San Ramon, CA 94583
 Office: 925-244-1890
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3785 MITCHELL DRIVE, SUITE 8
 PALM CREEK, CA 94998
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 31000 L.A.
 (925) 478-2015

P.O. BOX 123355
 MARKET AVENUE
 10 UNIFIED NATIONS PLAZA
 SAN FRANCISCO, CA 94109
 SAN FRANCISCO COUNTY

VERIZON WIRELESS
 EQUIP. ENGINEER:

SIGNATURE _____ DATE _____

VERIZON WIRELESS
 REAL ESTATE:

SIGNATURE _____ DATE _____

VERIZON WIRELESS
 CONSTRUCTION:

SIGNATURE _____ DATE _____

VERIZON WIRELESS
 RF ENGINEER:

SIGNATURE _____ DATE _____

PROPERTY OWNER:

SIGNATURE _____ DATE _____

DRAWN BY _____ CHECKED BY _____

NO. DATE SCALE

A 3/28/09 FOR REVIEW

SHEET TITLE

ELEVATIONS

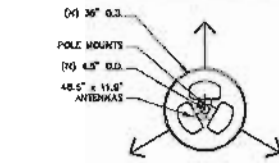
SHEET NUMBER

A-3

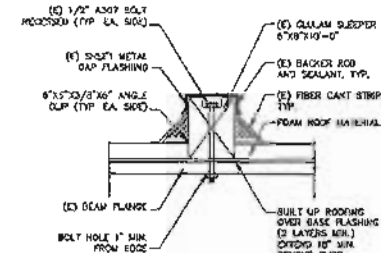
FORESIGHT JOB # 500516

DESIGN CONFORMS TO THE CALIFORNIA BUILDING CODE, 2007 EDITION.

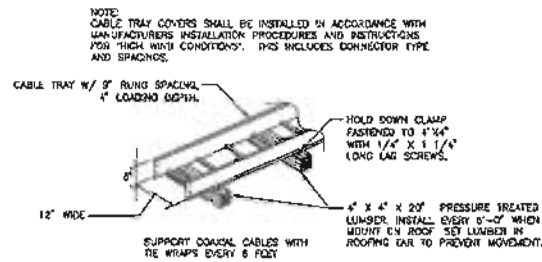
- THE CONTRACTOR SHALL NOTIFY FORESIGHT (WHERE REQUIRED) OF ANY ERRORS, OMISSIONS, OR INADEQUACIES AS THEY MAY BE DISCOVERED IN PLANS, DOCUMENTS, NOTES, OR SPECIFICATIONS PRIOR TO STARTING CONSTRUCTION INCLUDING, BUT NOT LIMITED BY LIMITATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERROR, OMISSION, OR INADEQUACIES AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF FORESIGHT AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE REASONS FOR CORRECTING ANY ERROR SHALL FIRST BE APPROVED BY THE DESIGN GROUP.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO FORESIGHT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY THE SUB CONTRACTOR.
- A COPY OF GOVERNING AGENCY APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW, SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION GOVERNING AGENCY APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS, IN GOOD CONDITION, COMPLETE WITH ALL REVISIONS, ADDENDA, AND/OR CHANGE ORDERS AT THE CONCLUSION OF THE WORK AS A PART OF THE AS-BUILT DRAWINGS RECORDS.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE PROJECT AND SITE WHILE THE WORK IS IN PROGRESS UNTIL THE JOB IS COMPLETE.
- THE CONTRACTOR HAS THE RESPONSIBILITY OF LOCATING ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUB CONTRACTOR AS SPECIFIED IN THE AGREEMENT BETWEEN THE SUB CONTRACTOR AND CONTRACTOR, SHALL BEAR THE EXPENSES OF REPAIR AND/OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONNECTION WITH THE EXECUTION OF THE WORK.
- THE REFERENCES OF THE DRAWINGS ARE FOR CONFORMANCE ONLY AND SHALL NOT LIMIT THE APPLICATION OF THE DRAWINGS ON DETAILS.
- ALL CONSTRUCTION THROUGHOUT THE PROJECT SHALL CONFORM TO TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. (EXCEPT WHERE CIRCUMSTANCES PERMIT).
- THE GOVERNING AGENCIES, LOCAL AUTHORITIES AND BUILDING INSPECTORS SHALL PROVIDE THE MINIMUM STANDARDS FOR CONSTRUCTION TECHNIQUES, MATERIALS AND FINISHES USED THROUGHOUT THE PROJECT. TRADE STANDARDS AND/OR PUBLISHED MANUFACTURERS SPECIFICATIONS EXCEEDING DESIGN REQUIREMENTS SHALL BE USED FOR INSTALLATION.
- DRAWINGS ARE NOT TO BE SCAFFOLD UNDER ANY CIRCUMSTANCES. FORESIGHT IS NOT RESPONSIBLE FOR ANY ERRORS RESULTING FROM THIS PRACTICE. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS.
- THE PROJECT, WHEN COMPLETED SHALL COMPLY WITH LOCAL SECURITY CODES AND TITLE 24 ENERGY CONSERVATION REQUIREMENTS. (TITLE 24 WHEN APPLICABLE)
- CONTRACTOR TO REPLACE AND/OR REDUCITE ANY EXISTING UNDERGROUND UTILITIES INCONSIDERED SURVEY TRENCHING AND GENERAL CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A PROJECT LEAVE, STRAIGHT, AND TRUE ACCORDING TO THE PLANS. THE CONTRACTOR SHALL CORRECT THE LEVELS AND LEVELS OF THE EXISTING CONDITIONS WITH THOSE SHOWN ON THE PLANS PRIOR TO START OF ANY CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BACKING, BLOCKING, AND/OR SLEEVES REQUIRED FOR THE INSTALLATION OF FIXTURES, MECHANICAL EQUIPMENT, PLUMBING, HARDWARE, AND FINISH ITEMS TO INSURE A PROPER AND COMPLETE JOB.
- TRADES INVOLVED IN THE PROJECT SHALL BE RESPONSIBLE FOR THEIR OWN OBTAINING, PATCHING, ETC. SO AS TO BE RECEIVED PROPERLY BY THE WORK OF OTHER TRADES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REMEDY ALL FAULTY, DEFECTIVE, AND/OR IMPROPER MATERIALS, DAMAGED GOODS, AND/OR FAULTY WORKMANSHIP FOR ONE (1) YEAR AFTER THE PROJECT IS COMPLETE AND ACCEPTED UNDER THIS CONTRACT, UNLESS NOTED OTHERWISE IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR.
- THE CONTRACTOR SHALL BE REQUIRED TO PAY FOR ALL NECESSARY PERMITS AND/OR FEES WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMITS AND LICENSES SHALL BE FILED BY THE OWNER OR THEIR REPRESENTATIVE. CONTRACTOR SHALL OBTAIN AND MAKE FINAL PAYMENT FOR SAID DOCUMENT.
- FIRE EXTINGUISHER REQUIREMENTS SHALL BE VERIFIED WITH THE LOCAL FIRE MARSHALL.
- CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO PLACEMENT OF NEW IMPROVEMENTS.
- IF NECESSARY THE CONTRACTOR TO PROVIDE TRENCH AS REQUIRED TO INSTALL BORN ELECTRICAL AND TELEPHONE UNDERGROUND CONDUITS (AND PVC) BACKFILL WITH CLEAN SAND AND CONTACT TO THE SATISFACTION OF THE DISTRICT INSPECTOR. REPLACE FORTH QUOTE WITH WATER-PROOF MATERIALS (GRAVEL, ASPHALT, CONCRETE, ETC.).
- IF NECESSARY THE CONTRACTOR TO PROVIDE HEAVY STEEL PLATES AT OPEN TRENCHES FOR SAFETY AND TO PROTECT EXISTING GROUND SURFACES FROM HEAVY EQUIPMENT UTILIZED DURING CONSTRUCTION.
- IF NECESSARY THE CONTRACTOR TO PATCH AND REPAIR ALL FLOOR SURFACES WITHIN THE CONSTRUCTION AREA AS NECESSARY TO PROVIDE A UNIFORM SURFACE AND MAINTAIN EXISTING SURFACE DRAINAGE SLOPES.



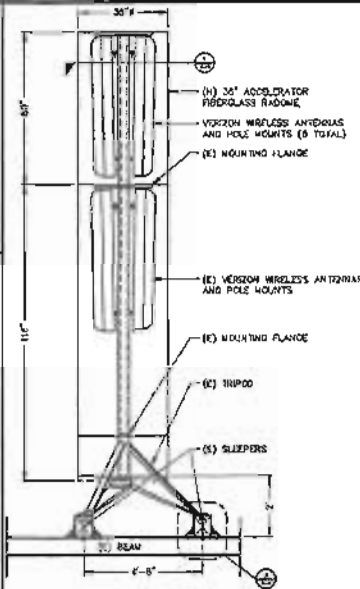
SECTION A-A
NOT TO SCALE



DETAIL A
NOT TO SCALE



ROOF MOUNTED CABLE TRAY
NOT TO SCALE



ANTENNA MOUNTING DETAIL
NOT TO SCALE

Foresight

Land Surveying & Civil Engineering

5m Sawicki
ph 925-288-8100
email: foresight@comcast.net

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verizonwireless

2785 WILLOW DRIVE, BLDG 9
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JAY BOULTE
(925) 279-6591

PSL NO. 123355
MARKET/9TH
10 UNITED NATIONS PLAZA
SAN FRANCISCO, CA 94102
SAN FRANCISCO COUNTY

VERIZON WIRELESS EQUIP. ENGINEER:

SIGNATURE DATE

VERIZON WIRELESS REAL ESTATE:

SIGNATURE DATE

VERIZON WIRELESS CONSTRUCTION:

SIGNATURE DATE

VERIZON WIRELESS RF ENGINEER:

SIGNATURE DATE

PROPERTY OWNER:

SIGNATURE DATE

DRAWN BY CHECKED BY

LAM

NO. DATE ISSUE

A 03/20/09 FOR REVIEW

0 05/27/09 PER REVISIONS

1 08/07/09 PER REVISIONS

SHEET TITLE

GENERAL NOTES & DETAILS

SHEET NUMBER

A-4

FORESIGHT JOB # 500816