



Planning and Development Department  
Land Use Planning Division

# A D M I N I S T R A T I V E U S E P E R M I T

CITY OF BERKELEY ZONING ORDINANCE  
Berkeley Municipal Code, Title 23

**AUP #12-20000108**

Property Address: **1040 UNIVERSITY AVENUE**

Permittee Name: **TONY KIM**

Use and/or Construction Permitted: to Modify Administrative Use Permit #02-20000010 to install one microwave dish measuring 1' in diameter mounted on the existing rooftop penthouse of a four story mixed use building and to remove and replace one equipment cabinet in an existing rooftop equipment lease space for Metro PCS pursuant to:

- Section 23C.17.100.1.b to modify an existing wireless facility in a non-residential zoning district.

FINDINGS, CONDITIONS AND APPROVED PLANS ATTACHED

Following the expiration of the mandatory appeal period set forth in Section 23B.28.040 of the Berkeley Municipal Code, with no timely appeal being filed, the Administrative Use Permit described herein has been duly granted by the Zoning Officer on February 27, 2013.

Attest: Terry Blount  
Terry Blount, AICP, Principal Planner  
For Debbie Sanderson, Zoning Officer

February 27, 2013  
Effective Date

# ATTACHMENT 1

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## FINDINGS AND CONDITIONS

FEBRUARY 6, 2013

### 1040 University Avenue

**Administrative Use Permit #12-20000108**

**Design Review #12-30000055**

**To Modify Administrative Use Permit #02-20000010 to install one microwave dish measuring 1' in diameter mounted on the existing rooftop penthouse of a four story mixed use building and to remove and replace one equipment cabinet in an existing rooftop equipment lease space for Metro PCS.**

#### **CEQA FINDINGS**

1. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities"). Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project will not affect any historical resource.

#### **FINDINGS FOR APPROVAL**

2. As required by Section 23B.28.050.A of the Zoning Ordinance, the project, under the circumstances of this particular case existing at the time at which the application is granted, will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City because:
  - There will be no increase in the height of the previously approved 54' (above ground level) Metro PCS facility
  - At the existing penthouse, Metro PCS proposes to install one microwave dish at the top of the existing 64' tall penthouse and replace one new power back-up cabinet in an existing rooftop lease space.

- The installation of the microwave dish is proposed to upgrade the landline telephone service at the site and there is no change to the existing Metro PCS antennas.
- As required by Section 23C.17.100.B (Findings), the microwave dish will comply with all applicable State and Federal standards and requirements and the facility will not be readily visible and will be similar in design, consistent with the general requirements of Chapter 23C.17.100.B.2 Wireless Telecommunication Facilities because the design incorporates features to ensure that the installation would not be readily visible including:
  - There will be no change to the existing coax cables which run from the existing equipment enclosure to the existing antennas;
  - The microwave dish is mounted on existing penthouse; and
  - It is unlikely that an individual with normal vision will be able to discern the 1' on the top of the penthouse, 64' in height above ground level.
- As required by Section 23C.17.100.B.4, Metro PCS has provided information and certifications required complying with this Section of the Code. The City has received written certification that each Metro PCS facility in the City of Berkeley are operating in accordance with the approved local and federal permits and has provided contact information for Metro PCS.
- Per Section 23C.17.100.C (Findings), the Metro PCS microwave dish does not exceed 39 inches in diameter.
- The conditions of this permit supersede those conditions established with AUP#02-20000010.
- The project has received Staff-Level Design Review and is subject to conditions of approval #12A-#12F.

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## **STANDARD CONDITIONS**

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The following conditions, as well as all other applicable provisions of the Zoning Ordinance, apply to this Permit:

### **1. Conditions Shall be Printed on Plans**

The conditions of this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Use Permit, under the title 'Use Permit Conditions'. *Additional sheets* may also be used if the *second* sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; 8-1/2" by 11" sheets are not acceptable.

### **2. Applicant Responsible for Compliance with Conditions**

The applicant shall ensure compliance with all of the following conditions, including submittal to the project planner of required approval signatures at the times specified. Failure to comply with any condition may result in construction being stopped, issuance of a citation, and/or modification or revocation of the Use Permit.

### **3. Uses Approved Deemed to Exclude Other Uses (Section 23B.56.010)**

- A. This Permit authorizes only those uses and activities actually proposed in the application, and excludes other uses and activities.
- B. Except as expressly specified herein, this Permit terminates all other uses at the location subject to it.

### **4. Modification of Permits (Section 23B.56.020)**

No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Zoning Officer, except that the Zoning Officer may approve changes that do not expand, intensify, or substantially change the use or building.

### **5. Plans and Representations Become Conditions (Section 23B.56.030)**

Except as specified herein, the site plan, floor plans, building elevations and/or any additional information or representations, whether oral or written, indicating the proposed structure or manner of operation submitted with an application or during the approval process are deemed conditions of approval.

### **6. Subject to All Applicable Laws and Regulations (Section 23B.56.040)**

The approved use and/or construction is subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies. Prior to construction, the applicant shall identify and secure all applicable permits from the Building and Safety Division, Public Works Department and other affected City divisions and departments.

**7. Exercised Permit for Use Survives Vacancy of Property (Section 23B.56.080)**

Once a Permit for a use is exercised and the use is established, that use is legally recognized, even if the property becomes vacant, except as set forth in Standard Condition #8, below.

**8. Exercise and Lapse of Permits (Section 23B.56.100)**

- A. A permit for the use of a building or a property is exercised when, if required, a valid City business license has been issued, and the permitted use has commenced on the property.
- B. A permit for the construction of a building or structure is deemed exercised when a valid City building permit, if required, is issued, and construction has lawfully commenced.
- C. A permit may be declared lapsed and of no further force and effect if it is not exercised within one year of its issuance, except that permits for construction or alteration of structures or buildings may not be declared lapsed if the permittee has: (1) applied for a building permit; or, (2) made substantial good faith efforts to obtain a building permit and begin construction, even if a building permit has not been issued and/or construction has not begun.

**9. Indemnification Agreement**

The applicant shall hold the City of Berkeley and its officers harmless in the event of any legal action related to the granting of this Permit, shall cooperate with the City in defense of such action, and shall indemnify the City for any award of damages or attorneys fees that may result.

**ADDITIONAL CONDITIONS IMPOSED BY THE ZONING OFFICER**

Pursuant to BMC 23B.28.050.D, the Zoning Officer attaches the following additional conditions to this Permit:

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**Prior to Submittal of Any Building Permit:**

- 10.** Prior to issuance of a building permit, the applicant shall provide the project planner with the name and telephone number of the individual empowered to manage construction noise from the project. The individual's name, telephone number, and responsibility for noise management shall be posted at the project site for the duration of construction in a location easily visible to the public. The individual shall record all noise complaints received and actions taken in response, and submit this record to the project planner upon request.

Noise Management Individual \_\_\_\_\_  
Name Phone #

11. The applicant and all persons associated with the project are hereby notified that a Transportation Management Permit (TMP) would be required under any of the following circumstances:

- Alterations, closures, or blockages to sidewalks or pedestrian paths
- Alterations, closures, or blockages to vehicle travel lanes (including bicycle lanes)
- Storage of building materials, dumpsters, debris anywhere in the public ROW
- Provision of exclusive contractor parking on-street
- Significant truck activity.

Contact the Permit Service Center (PSC) at 2120 Milvia Street or 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Public Works Traffic Engineering (981-6400) reviews all submitted TMP requests.

The TMP may include designation of a specific truck haul route. Meter heads (if in the construction area) shall be removed only by City staff. Contact the site inspector 72 hours in advance of required removal so arrangements can be made.

12. Project requires approval of a Final Design Review by the Design Review Staff or by the Design Review Committee. Final plans shall address the following conditions:

- A. The proposal to install microwave dish on existing rooftop penthouse is approved as shown on the drawings dated "received 08/23/12" subject to the following conditions.
- B. No changes can be made to these approved plans without Design Review approval.
- C. **COLORS** Color of microwave dish to match existing color of penthouse
- D. The applicant shall be responsible for identifying and securing all applicable permits from the Building and Safety Division and all other affected City divisions/departments prior to the start of work.
- E. The applicant is responsible for complying with all the above conditions. Failure to comply with any condition could result in construction work being stopped, issuance of citations, as well as further review by the Design Review Staff, which may modify or impose additional conditions, or revoke the design review approval.

- F. All building permit drawings and subsequent construction shall substantially conform to the final design review plans as outlined in Condition #12A-#12-F. Any modifications must be reviewed by the Zoning Officer or his designee to determine whether the modification requires approval.
13. The applicant shall be responsible for identifying and securing all applicable permits from the Building and Safety Division and all other affected City divisions/departments prior to the start of work.
  14. The applicant is responsible for complying with all the above conditions. Failure to comply with any condition could result in construction work being stopped, issuance of citations, as well as further review by the Design Review Staff, which may modify or impose additional conditions, or revoke the design review approval.
  15. The applicant shall provide signage identifying the name and phone number of a party to contact in event of an emergency. The design, materials, colors and location of signs shall be subject to Design Review approval. The plans submitted for a building permit shall include a sample of the proposed emergency sign(s) as well as the warning signs as required in COA # 25, as well as the location for posting such signs.
  16. The applicant shall either secure a bond or provide financial assurances in a form acceptable to the City Manager for the removal of the facility in the event that its use is abandoned or the approval is otherwise terminated.

**During Construction:**

17. Construction activity shall be limited to between the hours of 8:00 a.m. and 6:00 p.m. on Monday through Friday, and between 9:00 a.m. and noon on Saturday. No construction-related activity shall occur on Sunday or on any Federal Holiday.
18. Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site.
19. All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.
20. All active construction areas shall be watered at least twice daily, and all piles of debris, soil, sand or other loose materials shall be watered or covered.
21. Trucks hauling debris, soil, sand, or other loose materials shall be covered or required to maintain at least two feet of board.
22. Public streets shall be swept (preferably with water sweepers) of all visible soil material carried from the site.

**Prior to Issuance of Occupancy Permit or Final Inspection:**

23. All construction at the subject property shall substantially conform to the approved Use Permit drawings or to modifications approved by the Zoning Officer.
24. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated **NOVEMBER 28, 2012**.

**At All Times (Operation):**

25. The mitigations recommended by Scott Heffernan, EBI Consulting, in the July 18, 2012 evaluation of the facility for radio frequency fields, and any subsequent engineering recommendations, shall be implemented including:
  - A. It is recommended that the existing signage is examined to ensure that proper signage is posted at the rooftop access ladder warning that anyone entering the rooftop is entering an area where RF energy is present; and
  - B. Additional signage shall be installed by the antennas notifying anyone approaching the antennas that they are entering an area that may exceed the FCC's general public threshold for exposure in close proximity to the antennas.
26. Signage identifying the name and phone number of the individual to contact in the event of an emergency shall be installed at the project site (see Condition #15 above).
27. Subject to review and approval by the Zoning Officer, future changes to or replacement of the wireless equipment shall be permitted through issuance of a Zoning Certificate, rather than a Modification of the Use Permit, so long as the proposed changes are not detrimental, comply with performance standards within this Use Permit (e.g. noise levels, visual appearance, and RF standards), do not increase the size or visibility of any legally established wireless telecommunication facility, and complies with the FCC's MPE limits for electric and magnetic field strength and power density for transmitters within the designated equipment area.
28. The wireless telecommunications facility and related equipment, including lighting, fences, shields, cabinets, and poles, shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism, and any damage from any cause shall be repaired as soon as reasonably possible so as to minimize occurrences of dangerous conditions or visual blight. Graffiti shall be removed from any facility or equipment as soon as practicable, and in no instance more than forty-eight (48) hours from the time of notification by the city.
29. The wireless telecommunications facility shall be operated in a manner that will minimize noise impacts to surrounding residents and persons using nearby parks, trails, and similar recreation areas. Except for emergency repairs, testing and maintenance activities that will be audible beyond the property line shall only occur between the hours of 8:00 am and 7:00 pm on Monday through Friday, excluding holidays. All air conditioning units and any other equipment that may emit noise that



would be audible from beyond the property line shall be enclosed or equipped with noise attenuation devices. Backup generators shall only be operated during periods of power outages or for testing. At no time shall equipment noise from any source exceed the standards specified in the Berkeley Community Noise Ordinance (BMC Chapter 13.40).

30. The exterior walls and roof covering of all aboveground equipment shelters and cabinets shall be constructed of materials rated as nonflammable in the Uniform Building Code.
31. Openings in all aboveground equipment shelters and cabinets shall be protected against penetration by fire and windblown embers to the extent feasible.
32. Material used as supports for antennas shall be fire resistant, termite proof, and subject to all applicable requirements of the Uniform Building Code.
33. Telecommunications antenna towers shall be designed to withstand forces expected during earthquakes to the extent feasible. Building-mounted facilities shall be anchored so that an earthquake does not dislodge them or tip them over. All equipment mounting racks and attached equipment shall be anchored so that a quake would not tip them over, throw equipment off its shelves, or otherwise damage equipment.
34. All connections between various components of the wireless telecommunications facility and necessary power and telephone lines shall, to the extent feasible, be protected against damage by fire, flooding, and earthquake. Reasonable measures shall be taken to keep wireless telecommunication facilities in operation in the event of a natural disaster.
35. No wireless telecommunications facility or combination of facilities shall at any time produce power densities that exceed the FCC's limits for electric and magnetic field strength and power density for transmitters. In order to ensure continuing compliance with all applicable emission standards, all wireless telecommunications facilities shall be reviewed by an approved engineer-in accord with the schedule and procedures set forth in Section 23C.17.090. All reasonable costs of such inspections shall be born by the owner or operator of the facility. The City may require, at the operator's expense, independent verification of the results of any analysis. If an operator of a telecommunications facility fails to supply the required reports or fails to correct a violation of the Federal Communications Commission standard following notification, the Use Permit is subject to modification or revocation by the Zoning Adjustments Board following a public hearing.
36. Within forty five (45) days of initial operation or modification of a telecommunications facility, the operator of each telecommunications antenna shall submit to the Zoning Officer written certification by an approved engineer that the facility's radio frequency emissions are in compliance with the approved application and any required conditions. The engineer shall measure the radio frequency radiation of the approved facility and determine if it meets the FCC requirements. A report of these

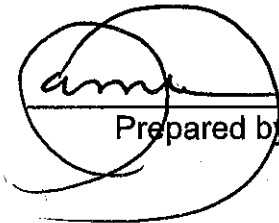
measurements and the engineer's findings with respect to compliance with the FCC's MPE limits shall be submitted to the Zoning Officer. If the report shows that the facility does not comply with applicable FCC requirements, the owner or operator shall cease operation of the facility until the facility complies with, or has been modified to comply with, this standard. Proof of compliance shall be a certification provided by the engineer who prepared the original report. In order to assure the objectivity of the analysis, the City may require, at the applicant's expense, independent verification of the results of the analysis.

37. Hereafter, prior to January 31 of every year, an authorized representative for each wireless carrier providing service in the City of Berkeley shall provide written certification to the City that each facility is being operated in accordance with the approved local and federal permits and shall provide the current contact information.
38. Once every two years, the City may retain, at the operator's expense, an approved engineer to conduct an unannounced spot check of the facility's compliance with applicable FCC radio frequency standards.
39. In the event of a change in the FCC's Maximum Permissible Exposure (MPE) limits for electric and magnetic field strength and power density for transmitters, the operator of the facility shall be required to submit to the Zoning Officer written certification by an approved engineer of compliance with applicable FCC radio frequency standards within 90 days of any change in applicable FCC radio frequency standards or of any modification of the facility requiring a new submission to the FCC to determine compliance with emission standards. If calculated levels exceed 50% of the FCC's MPE limits, the operator of the facility shall hire an approved engineer to measure the actual exposure levels. If calculated levels are not in compliance with the FCC's MPE limit, the operator shall cease operation of the facility until the facility is brought into compliance with the FCC's standards and all other applicable requirements. A report of these calculations, required measurements, if any, and the engineer's findings with respect to compliance with current MPE limits shall be submitted to the Zoning Officer.
40. If the Zoning Officer at any time finds that there is good cause to believe that a telecommunications antenna is not in compliance with applicable FCC radio frequency standards, he/she may require the operator to submit written certification that the facility is in compliance with such FCC standards.
41. Within thirty (30) days of cessation of operations of any wireless telecommunications facility approved pursuant to this chapter, the operator shall notify the Zoning Officer in writing. The permit for said wireless telecommunications facility shall be deemed lapsed and of no further effect six (6) months thereafter unless:
  - A. The Zoning Officer has determined that the same operator resumed operation within six (6) months of the notice; or
  - B. The City has received an application to transfer the permit to another operator.

42. No later than thirty (30) days after a permit has lapsed under the preceding condition of approval, the operator shall remove all wireless telecommunication facilities from the site. If the operator fails to do, the property owner shall be responsible for removal, and may use any bond or other assurances provided by the operator pursuant to the requirements of Section 23C.17.050 to do so. If such facilities are not removed, the site shall be deemed to be a nuisance pursuant to Section 23B.64 and the City may call the bond to pay for removal.
43. Failure to inform the Zoning Officer of cessation of operations of any existing facility shall constitute a violation of the Zoning Ordinance and be grounds for:
  - A. Prosecution;
  - B. Revocation or modification of the permit;
  - C. Calling of any bond or assurance secured by the operator pursuant to the requirements of Section 23C.17.050; and/or
  - D. Removal of the facilities.
44. Any FCC-licensed telecommunications carrier that is buying, leasing, or considering a transfer of ownership of an already approved facility, shall provide written notification to the Zoning Officer and request transfer of the existing Use Permit. The Zoning Officer may require submission of any supporting materials or documentation necessary to determine that the proposed use is in compliance with the existing Use Permit and all of its conditions including, but not limited to, statements, photographs, plans, drawings, models, and analysis by a State-licensed radio frequency engineer demonstrating compliance with all applicable regulations and standards of the Federal Communications Commission and the California Public Utilities Commission. If the Zoning Officer determines that the proposed operation is not consistent with the existing Use Permit, he/she shall notify the applicant who may revise the application or apply for modification to the Use Permit pursuant to the requirements of Section 23B.56.
45. The applicant shall be responsible for paying all costs (including City staff time) associated with monitoring and/or enforcement of the above conditions. Fees shall be based on the adopted City fee schedule in place at the time the work is performed or action is taken.
46. All exterior lighting shall be shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.
47. This permit is subject to review, imposition of additional conditions, or revocation if factual complaint is received by the Zoning Officer that the maintenance or operation of this establishment is violating any of these or other required conditions or is detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood or is detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.
48. The applicant shall hold the City of Berkeley and its officers harmless in the event of any legal action related to the granting of this Permit, shall cooperate with the City in

defense of such action, and shall indemnify the City for any award of damages or attorneys fees that may result.

- 49.** Noise and exterior lighting shall be controlled so as to prevent verified complaints from the surrounding neighborhood. This shall include noise created by employees working on the premises before or after patrons arrive.



Prepared by: Pamela Johnson

APPROVED PLAN  
 Date: 1-28-13  
 Approved by: [Signature]  
 U.S. Consulars Attached  
 U.S. Consulars Attached  
 U.S. Consulars Attached

<b>metroPCS</b> 1080 MARINA VIEW PARKWAY, 4TH FLOOR ALAMEDA, CA 94501		<b>PROJECT INFORMATION:</b> U.A. HOMES SF0245 1040 UNIVERSITY AVENUE BERKELEY, CA 94710		REV. DATE DESCRIPTION BY A 04/25/12 90% ZONING JIC B 05/29/12 100% ZONING JIC C 05/29/12 100% ZONING JIC D 10/08/12 100% ZONING JIC E 11/20/12 100% ZONING JIC		PLANS PREPARED BY: www.thegroupinc.com <b>APEX</b> Engineering Incorporated 281 East Hacienda Avenue Suite 5 Campbell, California 95008 408.379.2608		APEX NO. DRAWING CHK. BY 3019-12 JG RZ TY		LICENSE		SHEET TITLE TITLE SHEET		SHEET NUMBER T-1 E SF0245	
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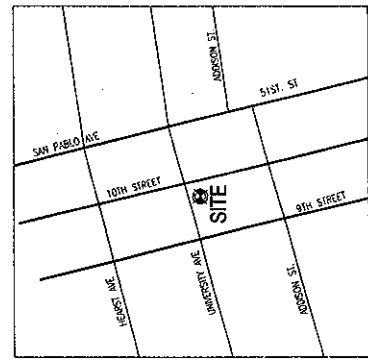
# metroPCS

U.A. HOMES  
 SF0245

1040 UNIVERSITY AVENUE  
 BERKELEY, CA 94710

RECEIVED  
 NOV 28 2012  
 LAND USE PLANNING

SHEET	DESCRIPTION	REV.
T-1	TITLE SHEET	C
A-1	OVERALL SITE PLAN	E
A-2	ENLARGED SITE PLAN	E
A-3	CONDUITS	E
A-4	POWER BACK UP DETAIL	E



**VICINITY MAP**

DIRECTIONS FROM metroPCS ALAMEDA OFFICE:

1. TAKE RAMP FOR I-880 NORTH TOWARD SAN FRANCISCO
2. TAKE I-80 EAST TOWARD SACRAMENTO
3. TAKE UNIVERSITY AVE EAST TOWARD BERKELEY
4. TURN RIGHT FROM UNIVERSITY AVE
5. ARRIVE AT 1040 UNIVERSITY AVE, BERKELEY, CA 94710

TITLE	SIGNATURE	DATE
NETWORK OPERATIONS MGR.		
RF CHIEF		
REAL ESTATE		
PROPERTY OWNER		
ZONING APPROVAL		
CONSTRUCTION DIRECTOR		
NATIONAL DIRECTOR MGR.		

APPROVAL LIST

**PROJECT DESCRIPTION**

THE PROPOSED metroPCS PROJECT:

- MAKE EQUIPMENT UPGRADE TO EXISTING metroPCS ROOFTOP CELL SITE.
- metroPCS INSTALLATION OF 1 FT MICROWAVE ANTENNA ON EAST WALL OF EXISTING PERHOUSE ABOVE (E) metroPCS PANEL WITH ANTENNA (E) PAINT TO MATCH.
- REPAIRING SOURCE AT EACH MAKE ACCESS POINT AND AT metroPCS ANTENNA LOCATIONS PER CITY/GENERAL REQUIREMENTS.
- NEW CONDUIT ROUTE TO FOLLOW EXISTING CONDUIT ROUTE TO ROOF.
- EXISTING metroPCS CONDUITS TO BE REMOVED AND REPLACED WITH NEW EXISTING CONDUITS.
- REMOVE AND REPLACE EXISTING POWER BACK UP CIRCUIT.

**APPLICANT/LESSEE**  
 metroPCS INC.  
 1080 MARINA VILLAGE PARKWAY, 4TH FLOOR  
 ALAMEDA, CA 94501

**LEASE AGENT:**  
 ANDREW FREZZOAN  
 TOWN CONSULTING  
 160 GARDEN STREET  
 SAN FRANCISCO, CA 94118-2420  
 (415) 517-5784  
 ANDREW@TOWNCONSULTING.COM

**CONSTRUCTION MANAGER:**  
 JAMES WELAND  
 metroPCS INC.  
 1080 MARINA VILLAGE PARKWAY, 4TH FLOOR  
 ALAMEDA, CA 94501  
 (510) 259-8998  
 JWELAND@METROPCS.COM

**PROPERTY INFORMATION**  
 OWNER: UA HOUSING INC.  
 ADDRESS: 1389 SUTTER ST. FLR 11  
 SAN FRANCISCO, CA 94109  
 CONTACT: [Name]  
 PHONE: (510) 849-6638

AREA OF CONSTRUCTION: ROOF TOP  
 OCCUPANCY TYPE: R-2  
 CONSTRUCTION TYPE: V-N  
 USE: COMMERCIAL  
 ZONING: 54.8006  
 LOT: -122.26  
 A.P.N.: 058-1971-06-01  
 HAZARDOUS REQUIREMENTS: metroPCS FACILITY IS UN-HAZARDOUS AND NOT FOR HUMAN INGESTION OR EXHALED ACCESS REQUIRED.

**PROJECT SUMMARY**

**CODE COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE PROVIDED 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.

- 2010 CALIFORNIA BUILDING CODE, TITLE 24, PART 2
- 2010 CALIFORNIA ELECTRICAL CODE, TITLE 24, PART 3
- 2010 CALIFORNIA MECHANICAL CODE, TITLE 24, PART 4
- 2010 CALIFORNIA PLUMBING CODE, TITLE 24, PART 5
- 2010 CALIFORNIA FIRE CODE, TITLE 24, PART 6
- 2010 CALIFORNIA FIRE CODE, TITLE 24, PART 9
- ANSI/ASHRAE-222-C
- 2008 IBC, IBC, LIFE SAFETY CODE
- 2008 IBC, IBC, STRUCTURAL CODE
- 2010 IBC, IBC, STRUCTURAL CODE
- 2010 IBC, IBC, STRUCTURAL CODE
- CITY/COUNTY ORDINANCES

**ENGINEER/DESIGNER:**  
 COMPANY'S NAME: HET ENGINEERING  
 ADDRESS: 281 EAST THALOW AVENUE SUITE 5  
 CAMPBELL, CA 95008  
 CITY, STATE, ZIP: CAMPBELL, CA 95008  
 CONTACT: ROBERT ZEMM  
 PHONE: (408) 379-2608  
 EMAIL: rnz@hete.com

**PROJECT TEAM**

THESE DRAWINGS ARE FORWARDED TO BE FULL-SIZE AT 24"x36". CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK OR MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK OR MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAME.

**NOTES**

DRIVING DIRECTIONS

**metro PCS**  
 1050 MARINA VIEW PARKWAY, 4TH FLOOR  
 ALAMEDA, CA 94501

PROJECT INFORMATION:  
**U.A. HOMES**  
 SF0245  
 1040 UNIVERSITY AVENUE  
 BERKELEY, CA 94710

REV.	DATE	DESCRIPTION	BY
A	04/25/12	90% ZONING	JG
B	05/29/12	100% ZONING	JG
C	05/29/12	100% ZONING	JG
D	10/08/12	100% ZONING	ME
E	11/20/12	100% ZONING	JG

PLANS PREPARED BY:  
**APEX Engineering**  
 281 East Hamilton Avenue Suite 5  
 Berkeley, CA 94704  
 415.379.2028  
 www.apex-engineering.com

DATE: 11/20/12  
 SCALE: AS SHOWN  
 PROJECT: U.A. HOMES  
 SHEET: 101

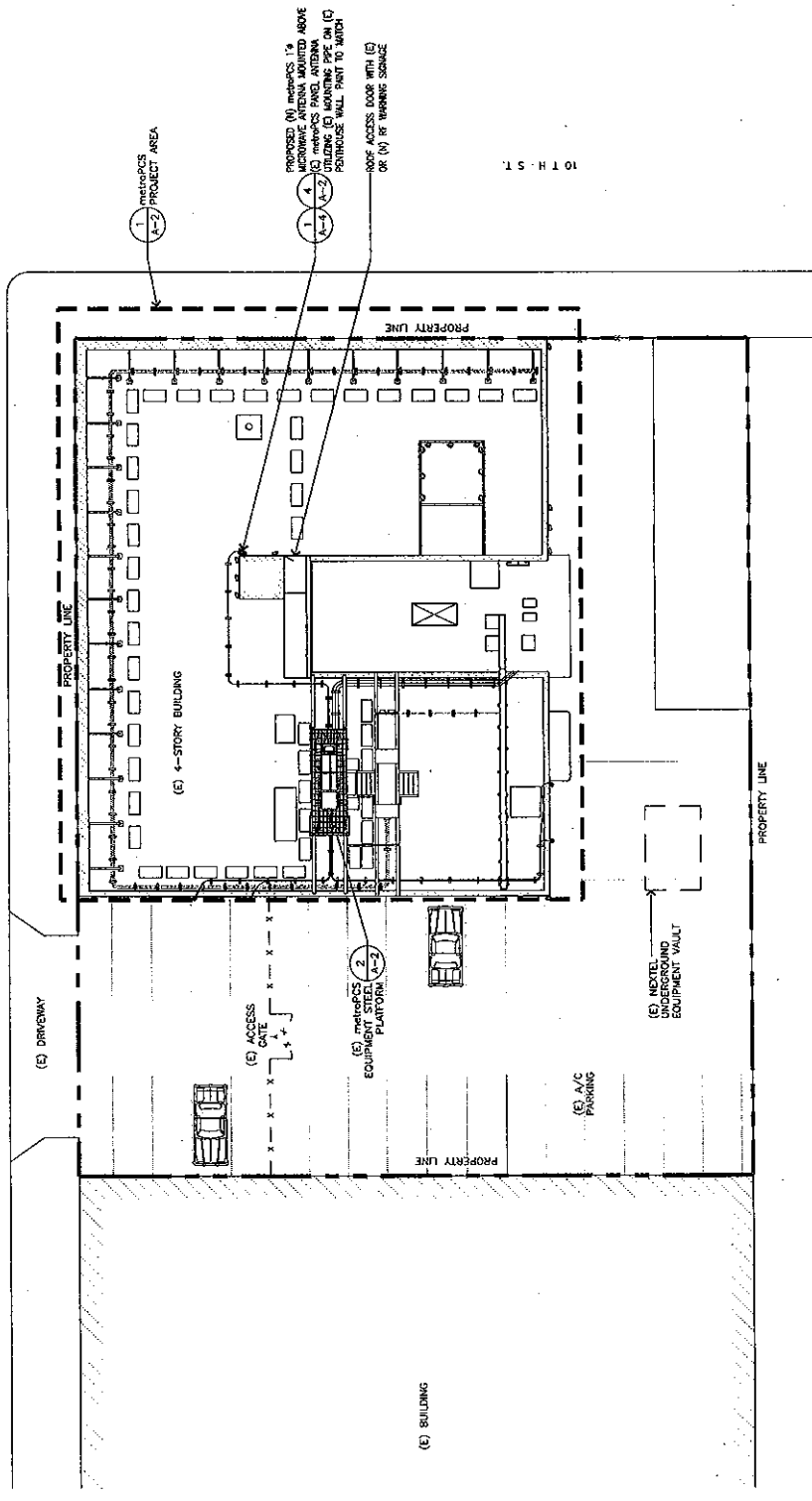
SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER:  
**A-1**

REVISION:  
**E**  
 SF0245

APPROVED PLAN 1.28.13  
 PLANNING DATE  
 U.P. Conditions Attached  
 A.U.P. Conditions Attached  
 U.P. Conditions Attached

UNIVERSITY AVE



SCALE: 1" = 10'-0"  
 10' 5' 0'

OVERALL SITE PLAN

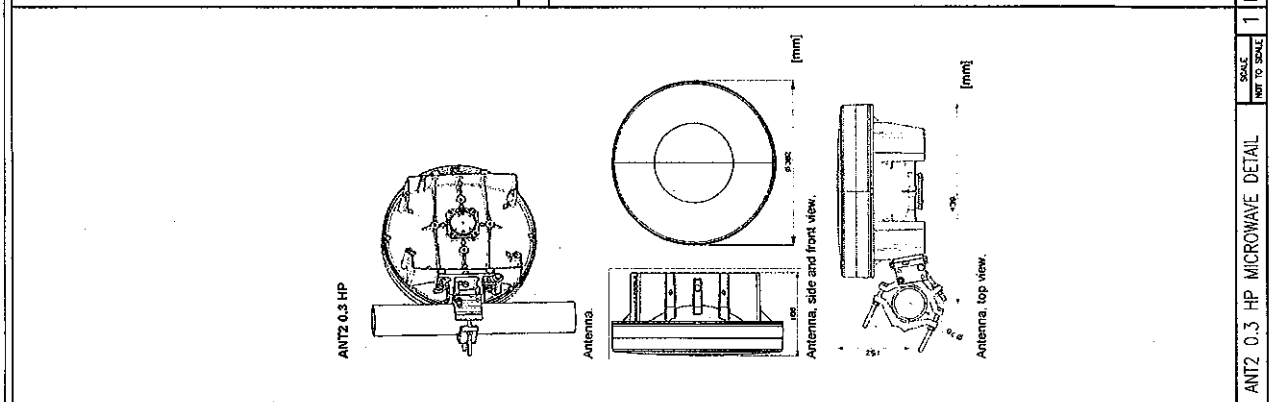
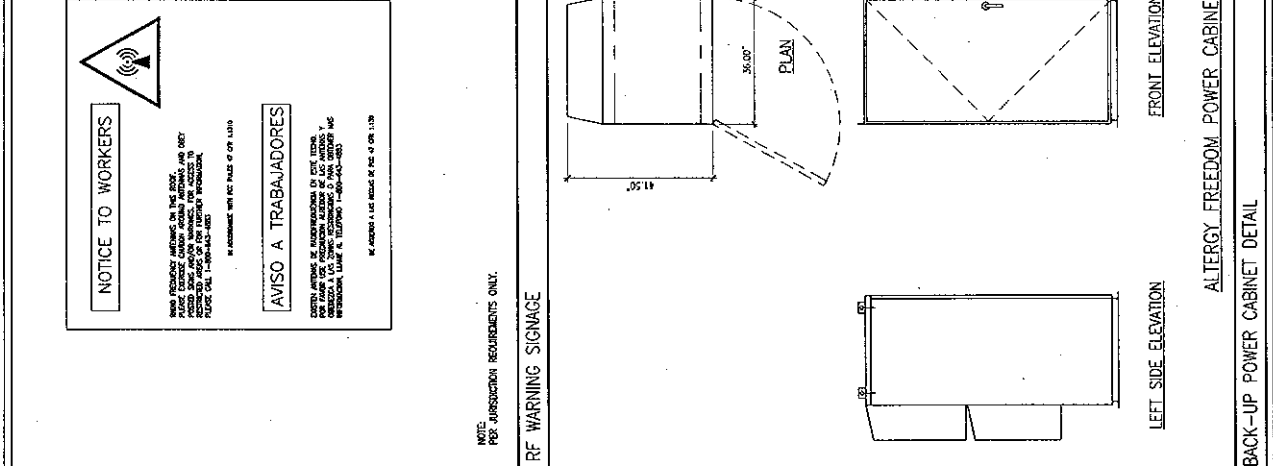
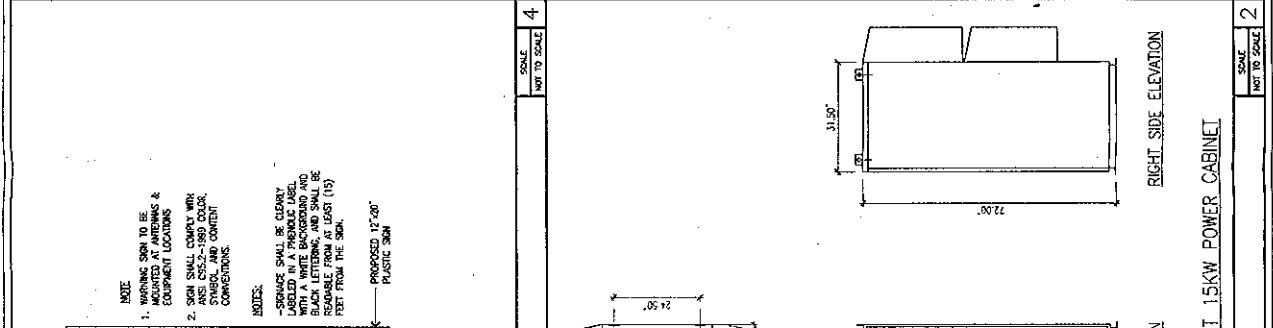
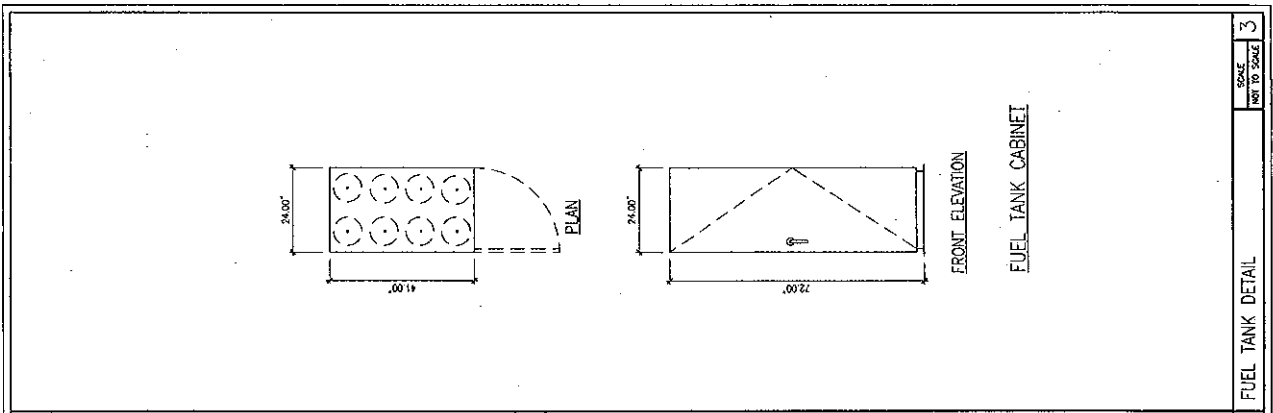






pmj 1.28.13

<b>metro PCS</b> 1080 MARINA VIEW PARKWAY, 4TH FLOOR ALAMEDA, CA 94501		<b>PROJECT INFORMATION:</b> <b>U.A. HOMES</b> SF0245 1040 UNIVERSITY AVENUE BERKELEY, CA 94710		<b>REV. DATE</b> <b>DESCRIPTION</b> <b>BY</b> A 04/25/12 90% ZONING JIG B 05/29/12 100% ZONING JIG C 05/29/12 100% ZONING JIG D 10/08/12 100% ZONING MIF E 11/20/12 100% ZONING JIG		<b>PLANS PREPARED BY:</b> <b>APEX Engineering</b> 281 East Rockwood Avenue Suite 5 Campbell, CA 95008 (408) 379-2058 www.TheApex.com		<b>LICENSURE:</b> APX    INCORPORATED 3019-12    JIG    RZ    TY		<b>SHEET NUMBER:</b> <b>A-4</b>		<b>REVISION:</b> <b>E</b>	
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**RF WARNING SIGNAGE**

NOTE: PER JURISDICTION REQUIREMENTS ONLY.

SCALE: NOT TO SCALE

4

ANTZ 0.3 HP MICROWAVE DETAIL	SCALE: NOT TO SCALE	1	BACK-UP POWER CABINET DETAIL	SCALE: NOT TO SCALE	2	FUEL TANK DETAIL	SCALE: NOT TO SCALE	3
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