# T--Mobile-®

SITE NUMBER: SV11878D

**HOLLISTER BUSINESS PARK RL COUNTY:** SITE NAME:

**RAWLAND** SITE TYPE:

CITY:

**GOLETA** SANTA BARBARA

JURISDICTION: CITY OF GOLETA

Calle Real

PROJECT AREA

# **PROJECT SUMMARY:**

SITE ADDRESS: 7402 HOLLISTER AVENUE GOLETA, CA 93117

HOLLISTER BUSINESS PARK, LTD, A CALIFORNIA LIMITED PARTNERSHIP 812 ANACAPA STREET, SUITE 2 SANTA BARBARA, CA 93101 PHONE: 805-565-2111 CONTACT: STEVE HAYES

EXISTING BUILDING SUMMARY:

OCCUPANCY CLASSIFICATION: TYPE OF CONSTRUCTION:

M-RP (INDUSTRIAL-RESEARCH PARK) 079-210-064

APPLICANT:

APPLICAINI:

T-MOBILE USA
4100 GUARDIAN STREET
SUITE 101
SIMI VALLEY, CA 93063
ZONING MANAGER:
CONSTRUCTION MANAGER:
CONSTRUCTION INSPECTOR:
REAL-ESTATE DEVELOPMENT

ADRIANNE PATNAUD

THE PROJECT ENTAILS: THE INSTALLATION OF T-MOBILE (6) EQUIPMENT CABINETS MOUNTED WITHIN A NEW "SPLIT FACE" CMU WALL ENCLOSURE. (1) GPS ANTENNA, (12) PANEL ANTENNAS TO BE MOUNTED ON NEW 50' HIGH MONOPINE WITH ASSOCIATED COAX CABLES.

**CONSULTING TEAM:** 

PROPOSED PROJECT SUMMARY:

OCCUPANCY CLASSIFICATION: UNMANNED TELECOMMUNICATION FACILITY BUILDING TYPE: UNMANNED TELECOMMUNICATION FACILITY

# **SHEET INDEX:**

# SHEET NUMBER: DESCRIPTION:

ABBREVIATIONS, SYMBOLS, GENERAL NOTES & SPECIFICATIONS T-3 T-4 T-5 T-6 GENERAL NOTES & SPECIFICATIONS CONDITIONS OF APPROVAL
CONDITIONS OF APPROVAL
CONDITIONS OF APPROVAL C-1 TOPOGRAPHIC SURVEY A-1 A-2 A-3 A-4 A-5 A-6 ENLARGED SITE PLAN ARCHITECTURAL ELEVATIONS ARCHITECTURAL ELEVATIONS ELECTRICAL SITE PLAN, POWER AND RF CONFIG GENERAL NOTES, PANEL SCHEDULE AND SINGLE E-1 E-2

E-3 GROUNDING PLAN

E-4 GROUNDING NOTES, AND COAX CABLE GROUNDING SCHEMATIC DIAGRAM E-5

ELECTRICAL DETAILS ELECTRICAL DETAILS

(Z) DENOTES SHEETS REQUIRED FOR

ŻÓNING SURMITTAL

RECEIVED

AUG 17 2010

City of Goleta Planning & Environmental Svcs.

# RF CONFIGURATION INFORMATION

# NOTE: AZIMUTHS SHOWN ARE FOR REFERENCE ONLY.

SECTOR	AZIMUTH	CENTERLINE	# OF ANTENNAS	ANTENNA MODEL #	# OF COAX LINES	COAX DIAMETER	COAX LENGTH
A	30*	45'-0"	2	TMBXX-6517-R2M	8	7/8*	70"-0"
В	120°	45'-0"	2	TMBXX-6517-R2M	8	7/8"	70'-0"
С	210"	45'-0"	2	TMBXX-6517-R2M	8	7/8"	70"-0"
D	300"	45'-0"	2	TMBXX-6517-R2M	8	7/8"	70'-0"
GPS	_	45'-0"	1	_	1	1/2"	70'-0"

VICINITY MAP:

DIRECTIONS FROM T-MOBILE SIMI VALLEY OFFICE:
START OUT COING SOUTHWEST ON GUARDIAN ST. TOWARD TAPO CANYON
RD. TURN RIGHT ONTO TAPO CANYON RD. MERGE ONTO CA-118 W.
TOWARD VENTURA. MERGE ONTO CA-23 S VIA THE EXIT ON THE LEFT.
MERGE ONTO US-101 N TOWARD VENTURA. TAKE THE GLEN ANNIE RD
EXIT, EXIT 108, TOWARD STORKE RD. TURN LEFT ONTO N. GLEN
ANNIE RD. STAY STRAIGHT TO GO ONTO STORKE RD. TURN RIGHT ONTO
HOLLISTER AVE. END AT 7406 HOLLISTER AVE. ON RIGHT.

# **POWER & TELCO UTILITY CONTACTS**

SCE CONTACT: CUSTOMER SERVICE

VERIZON CONTACT: CUSTOMER SERVICE

# **APPLICABLE CODES**

REGION: XXXXXX GRID # XXXXXX

2007 CALIFORNIA MECHANICAL CODE (CMC)/2006 UNIFORM MECHANICAL CODE (UMC) 2007 CALIFORNIA PLUMBING CODE (CPC)/2006 UNIFORM PLUMBING CODE (UPC)
2007 CALIFORNIA ELECTRICAL CODE (CEC)/2006 NATIONAL ELECTRIC CODE (NEC) 2007 CALIFORNIA FIRE CODE (CFC)/2006 INTERNATIONAL FIRE CODE (IFC)
2008 BUILDING ENERGY EFFICIENCY STANDARDS

2007 CALIFORNIA BUILDING CODE (CBC)/ 2006 UNIFORM BUILDING CODE (UBC)

T · Mobile · Get more from life

4100 GUARDIAN STREET, SUITE 101

SIMI VALLEY, CA 93063



26170 ENTERPRISE #600 LAKE FOREST, CA. 92630 PHONE: (949) 716-9940 FAX: (949) 297-4788

_	CO	NS	JĽ	TIN	G (	GR	วบ	P:
ı		NS					V	



SURESITE CONSULTING GROUP, LLC 6303 OWENSMOUTH, 10TH FLOOR WOODLAND HILLS, CA 91367

rNO		DESCRIPTION:	- BY:
1	06/30/10	90% CD's FOR REVIEW	JΥ
2	07/19/10	100% CD's FOR REVIEW	JΥ
3	08/02/10	CLIENT REVISION	RS

# **HOLLISTER** USINESS PARK RL

SV11878D

7402 HOLLISTER AVENUE **GOLETA, CA 93117** 



- SHEET TITLE: -

**TITLE SHEET** 

T-1

# SURVEY:

# ARCHITECTURAL & ENGINEERING:

SAC/ZONING/PERMITTING: SURESITE CONSULTING GROUP, LLC ACO ARCHITECTS INC. 6303 OWENSMOUTH, 10TH FLOOR WOODLAND HILLS, CA 91367 PHONE: (949) 637-5775 26170 ENTERPRISE #600 LAKE FOREST, CA 92630 CONTACT: GABRIEL SAPIEN PHONE: (949) 716-9940 FAX: (949) 297-4788 FAX: (949) 593-0401

ACO ARCHITECTS INC.
26170 ENTERPRISE #600
LAKE FOREST, CA 92630
CONTACT: LORYNE SCHAMBER
PHONE: (949) 716-9940
FAX: (949) 297-4788

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

PRINT NAME

SIGNATURE

DATE

**APPROVALS:** 

LANDLORD REAL-ESTATE MGR

CONST. INSP.

RF FNGINFFR

SAC/ZONING REP

UTILITIES

ZONING MGR

THOMAS GUIDE PAGE: XXXXX

# **ABBREVIATIONS** ANCHOR BOLT ASPHALTIC CONCRETE AIR CONDITIONING ADJUSTABLE ABOVE FINISH FLOOR ARCHITECTURAL MANUFACTURER MATERIAL MATERIAL MAXIMUM MECHANICAL MINIMUM MISCELLANEOUS METAL LATH MASONRY OPENING MACHINE SCREW MOUNTED METAL 3253 C CEM CCLG CCLR COLC CONC CONST CONT CORR CO NEW NOT IN CONTRACT ÄÄN LINK NUMBER NOT TO SCALE OA O.C. OPNG OPP OVERALL ON CENTER OPENING OPPOSITE PARTN PARTITION PLATE PLASTER PLYWOOD POINT OF CONNECTION PROPERTY PRESSURE TREATED DIA DBL DEPT DEMO DIM DN DR DTL DWG REQD RD RM RMS RMS RO ROOMS ROUGH OPENING SCHED SECT SHT SECS SPECS SPECS STL STOR STOR STSP SWBO SIMILAR SPECIFICATIONS STAINLESS STEEL FIRE ALARM FLAT BAR FINISH FLOOR FLAT HEAD FINISH(ED) ¥5.¥311332£££££ TORAGE TRUCTURAL SUSPENDED SWITCH SWITCHBOARD THICK TENANT IMPROVEMENT TOWER MOUNTED AMPLIFIER TOP OF SURFACE TUBE STEEL TYPICAL THK ï‰ Ser YP GALV GALV GR GFCI GAUGE GALVANIZED UNO UNLESS NOTED OTHERWISE VCT VINYL COMPOSITION ĞRADE GYPSUM GROUND FAULT CIRCUIT INTERRUPT GROUND GND HOLLOW CORE WITH WOOD WATER RESISTANT WEIGHT TER LOW METAL RIZONTAL XFMR TRANSFORMER VOLTAGE ΑT ID INS CENTERLINE ANGLE PROPERTY LINE JOINT P. SYMBOLS: - SECTION NUMBER - SHEET NUMBER - DETAIL NUMBER DETAIL REFERENCE SHEET NUMBER - SECTION NUMBER DETAIL SECTION REFERENCE ---- SHFFT NUMBER --- DETAIL NUMBER EXTERIOR ELEVATION REFERENCE - SHEET NUMBER $\langle i \rangle$ KEY NOTE REFERENCE ------- PROPERTY LINE XX FENCING 1 DOOR NUMBER A MECHANICAL UNIT -T-T-T-T- TELCO SERVICE

INTENT

**CONFLICTS** 

1. THESE CONSTRUCTION DRAWINGS DESCRIBE THE WORK TO BE DONE & THE MATERIALS TO BE FURNISHED FOR CONSTRUCTION.

2.THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY, ROCESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS STIPULATED IN THE CONTRACT.

3.THE PURPOSE OF THE SPECIFICATIONS IS TO INTERPRET THE INTENT OF THE DRAWINGS AND TO DESIGNATE THE METHOD OF THE PROCEDURE, TYPE AND QUALITY OF MATERIALS REQUIRED TO COMPLETE THE WORK.

4.MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK, NO CHANGES THAT ALTER THE CHARACTER OF THE WORK WILL BE MADE OR PERMITTED BY THE OWNER WITHOUT ISSUING A CHANGE ORDER.

1.THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK. NO EXTRA CHARGE OR COMP— ENSATION SHALL BE ALLOWED DUE TO DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED IN THE CONSTRUCTION DRAWINGS. MAY SUCH DISCREPANCY IN DIMENSIONS WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE OWNER FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREAS.

2. The Bidder, if awarded the contract, will not be allowed any extra compensation by reason of any matter or thing concerning which such bidder might have fully informed themselves prior to the bidding.

3.NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES OR CONDITIONS THAT MAY BE ENCOUNTERED OR OF ANY OTHER RELEVANT MATTER CONCERNING THE WORK TO BE PEPROFRMED IN THE EXECUTION OF THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF ALL THE REQUIREMENTS OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF ALL THE REQUIREMENTS OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF ALL THE REQUIREMENTS OF

1.CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF CONTRACTOR LICENSES AND BONDS.

2.SEE MASTER CONTRACTION SERVICES AGREEMENT FOR ADDITIONAL DETAILS.

1.ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY FASHION AND IN A MANNER THAT DOES NOT NECESSARILY OBSTRUCT THE FLOW OF OTHER

2.BTS CABINETS MUST BE STORED INSIDE UNTIL THERE IS POWER ON SITE

1.GENERAL CONSTRUCTION, ELECTRICAL AND ANTENNA DRAWINGS ARE INTERRELATED. IN PERFORMANCE OF THE WORK, THE CONTRACTOR MUST REFER TO ALL DRAWINGS, ALL COORDINATION SHALL BE THE RESPONDSHILLTY OF THE CONTRACTOR.

3. STORAGE METHOD MUST MEET ALL RECOMMENDATIONS OF THE ASSOCIATED MANUFACTURER.

RELATED DOCUMENTS AND

COORDINATION

WARRANTIES & BONDS

**STORAGE** 

GENERAL NOTES AND CONDITIONS

## CHANGE ORDER PROCEDURE

1. CHANGE ORDERS MAY BE INITIATED BY THE OWNER AND/OR THE CONTRACTOR INVOLVED. THE CONTRACTOR, UPON VERBAL REQUEST FROM THE OWNER SHALL PREPARE A WRITTEN PROPOSAL DESCRIBING THE CHANGE IN WORK OR MATERIALS AND ANY CHANGES IN THE CONTRACT AMOUNT AND PRESENT TO THE OWNER WITHIN 72 HRS FOR APPROVAL SUBMIT REQUESTS FOR SUBSTITUTIONS IN THE FORM AND IN ACCORDANCE WITH PROCEDURES REQUIRED FOR CHANGE ORDER PROPOSALS. ANY CHANGES IN THE SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT A WRITTEN CHANGE ORDER AS DESCRIBED & APPROVED BY THE OWNER SHALL PLACE FULL RESPONSIBILITY OF THESE ACTIONS ON THE CONTRACTOR.

# SHOP DRAWINGS

- 1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS REQUIRED AND LISTED IN THESE DRAWINGS TO THE OWNER FOR APPROVAL.
- ALL SHOP DRAWINGS SHALL BE REVIEWED, CHECKED AND CORRECTED BY CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER.

# PRODUCTS & SUBSTITUTIONS

- 1. SUBMIT 3 COPIES OF EACH REQUEST FOR SUBSTITUTION, IN EACH REQUEST IDENTIFY THE PRODUCT OR FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION INCLUDE RELATED SPECIFICATION SECTION AND DRAWING NUMBERS AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR
- 2. SUBMIT ALL NECESSARY PRODUCT DATA AND CUT SHEETS WHICH PROPERLY INDICATE AND DESCRIBE THE IEMS, PRODUCTS & MATERIALS BEING INSTALLED. THE CONTRACTOR SHALL, IF DEEMED NECESSARY BY THE OWNER SUBMIT ACTUAL SAMPLES TO THE OWNER FOR APPROVAL IN LIEU OF CUT SHEETS.

# CODE COMPLIANCE

1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THESE SHALL INCLUDE BUT NOT BE LIMITED TO THE LATEST VERSION OF THE FOLLOWING:

2007 CALIFORNIA MECHANICAL CODE (CMC)/2006 UNIFORM MECHANICAL CODE (UMC) 2007 CALIFORNIA PLUMBING CODE (CPC)/2006 UNIFORM PLUMBING CODE (UPC)
2007 CALIFORNIA ELECTRICAL CODE (CEC)/2006 NATIONAL ELECTRIC CODE (NEC)
2007 CALIFORNIA FIRE CODE (CFC)/2006 INTERNATIONAL FIRE CODE (IFC)
2008 BUILDING ENERGY EFFICIENCY STANDARDS 2007 CALIFORNIA BUILDING CODE (CBC)/ 2006 UNIFORM BUILDING CODE (UBC)

- 1. CONTRACTOR SHALL AT THEIR OWN EXPENSE CARRY AND MAINTAIN FOR THE DURATION OF THE PROJECT ALL INSURANCE AS REQUIRED AND
- 3. THE OWNER SHALL BE NAMED AS AN ADDITIONAL INSURED ON ALL POLICIES.
- 4. REFER TO THE MASTER AGREEMENT FOR REQUIRED INSURANCE LIMITS

### ADMINISTRATION

- 1. BEFORE THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR WILL ASSIGN A PROJECT MANAGER WHO WILL ACT AS A SINGLE POINT OF CONTACT FOR ALL PERSONNEL INVOLVED IN THIS PROJECT, THIS PROJECT MANAGER WILL DEVELOP A MASTER SCHEDULE FOR THE PROJECT WHICH WILL SUBMITTED TO THE OWNER PRIOR TO THE COMMENCEMENT OF ANY WORK.
- 2. SUBMIT A BAR TYPE PROGRESS CHART NOT MORE THAN THREE (3) DAYS AFTER THE DATE ESTABLISHED FOR COMMENCEMENT OF THE WORK ON THE SCHEDULE, INDICATING A TIME BAR FOR EACH MAJOR CATEGORY OF WORK TO BE PERFORMED AT THE STIE, PROPERLY SEQUENCED AND COORDINATED WITH OTHER ELEMENTS OF WORK & SHOWING COMPLETION OF THE WORK SUFFICIENTLY IN ADVANCE OF THE DATE ESTABLISHED FOR SUBSTANTIAL COMPLETION OF THE SITE.
- 3. PRIOR TO COMMENCING CONSTRUCTION, THE OWNER SHALL SCHEDULE AN ON-SITE MEETING WITH ALL MAJOR PARTIES. THIS WOULD INCLUDE (THOUGH NOT LIMITED TO) THE OWNER, PROJECT MAYAGER, CONTRACTOR, LAND OWNER REPRESENTATIVE, LOCAL TELEPHONE COMPANY, TOWER ERECTION FOREMAN (IF SUBCONTRACTED).
- 4. CONTRACTOR SHALL BE EQUIPPED WITH SOME MEANS OF CONSTANT COMMUNICATIONS, SUCH AS A MOBILE PHONE OR A BEEPER. THIS EQUIPMENT WILL NOT BE SUPPLIED BY THE BY THE OWNER, NOR WILL WIRELESS SERVICE BE ARRANGED.
- 5. DURING CONSTRUCTION, CONTRACTOR MUST ENSURE THAT EMPLOYEES AND SUBCONTRACTORS WEAR HARD HATS AT ALL TIMES, CONTRACTOR WILL COMPLY WITH ALL T-MOBILE SAFETY REQUIREMENTS IN THEIR AGREEHET.
- 6. PROVIDE WRITTEN DAILY UPDATES AND PHOTOGRAPHS ON SITE PROGRESS TO THE PROJECT MANAGER VIA E-MAIL.
- 7. A COMPLETE INVENTORY OF CONSTRUCTION MATERIALS AND EQUIPMENT IS REQUIRED PRIOR TO START OF CONSTRUCTION.
- 8. NOTIFY THE OWNER / PROJECT MANAGER IN WRITING NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, TOWER ERECTIONS, AND EQUIPMENT CABINET PLACEMENTS.
- CLOSEOUT PACKAGE IS DUE COMPLETE WITH DETAILED TOP PHOTOS
   UPON SITE PUNCHWALK WITH PROJECT MANAGER (SEE PROJECT MANAGER
   FOR SAMPLE CLOSEOUT PACKAGE).

# CLEAN UP

- 1. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR EMPLOYEES AT WORK, AT THE COMPLETION OF THE WORK, THEY SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE BUILDING AREA INCLUDING ALL THEIR TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND SHALL LEAVE THEIR WORK CLEAN AND READY FOR USE.
- 2. VISUALLY INSPECT EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES & OTHER FOREIGN MATTER.
- 3. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
- 4. IF NECESSARY TO ACHIEVE A UNIFORM DEGREE OF CLEANLINESS, HOSE DOWN THE EXTERIOR OF THE STRUCTURE.

# T - Mobile Get more from life'

4100 GUARDIAN STREET, SUITE 101

ARCHITECTS - INC.

- PLANS PREPARED BY: -

26170 ENTERPRISE #600 LAKE FOREST, CA. 92630 PHONE: (949) 716-9940 FAX: (949) 297-4788

- CONSULTING GROUP: -SureSite

> SURESITE CONSULTING GROUP, LLC 6303 OWENSMOUTH, 10TH FLOOR WOODLAND HILLS, CA 91367 PHONE: (949) 637-5775

	ф. П	- DATE:	-DESCRIPTION:	-BY:
	1	06/30/10	90% CD's FOR REVIEW	JY
	2	07/19/10	100% CD's FOR REVIEW	Λ
	3	08/02/10	CLIENT REVISION	RS
$\prod$				
$\prod_{i}$				
$\  \ $				
1 [				

# **HOLLISTER BUSINESS PARK RL**

SV11878D

7402 HOLLISTER AVENUE **GOLETA, CA 93117** 

- SEAL: -



SHEET TITLE: -

ABBREVIATIONS, **SYMBOLS AND GENERAL NOTES** 

- SHEET NUMBER: -

**T-2** 

# INSURANCE AND BONDS

- 2. CONTRACTOR SHALL NOT COMMENCE WITH THEIR WORK UNTIL THEY HAVE PRESENTED AN ORIGINAL CERTIFICATE OF INSURANCE STATING ALL COVERAGE'S TO THE OWNER.

### CONCRETE NOTES:

- 1. ALL FOOTINGS SHALL REST ON FIRM NATURAL SOIL OR APPROVED COMPACTED FILL.
- 2. AGGREGATE FOR CONCRETE SHALL CONFORM TO ASTM C-33 STANDARDS.
- 3. FLOOR SLABS SHALL CONFORM TO ASTM C-38 STANDARDS AND SHALL BE AT LEAST 3 1/2 INCHES THICK- SEE FOUNDATION PLANS FOR RENFORCEMENT, BASE, UNDERLAYMENT, VAPOR BARRIER OR OTHER SPECIFIC REQUIREMENTS.
- 4. FLOOR SLABS SHALL BE LEVEL OR TRUE SLOPES AS SHOWN ON DRAWINGS.
- 5. ALL FOOTINGS HAVE BEEN DESIGNED BASED UPON AN ASSUMED SOIL BEARING PRESSURE OF 1.500 PSF UNLESS NOTED OTHERWISE.
- 6. PROVIDE LIGHT BROOM FINISH ON ALL EXPOSED CONCRETE UNLESS NOTED OTHERWISE.
- 7. PRIOR TO COMMENCING ANY FOUNDATION WORK, COORDINATE WORK WITH ANY EXISTING UTILITIES. FOUNDATIONS SHALL BE LOWERED WHERE REQUIRED TO AVOID UTILITIES.
- 8. ALL EDGES OF PERMANENTLY EXPOSED CONCRETE SURFACES SHALL BE CHAMPERED  $3/4^{\circ}$  UNLESS NOTED OTHERWISE.
- 9. FORWHORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED AT LEAST 90 COMPRESSIVE STRENGTH. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND RESHORING.
- 11. ALL POROUS FILL MATERIAL SHALL BE A CLEAN GRANULAR MATERIAL WITH 100 PER ASTM SIEVE, POROUS FILL SHALL BE COMPACTED TO 90%
- 12. WALKWAYS AND OTHER EXTERIOR SLABS ARE NOT INDICATED ON THE STRUCTURAL DRAWNISS, SEE THE STIE PLAN AND ARCHITECTURAL DRAWNIGS FOR LOCATIONS, DIMENSIONS, DELEVATIONS, JOINTING DETAILS AND FINISH DETAILS, PROVIDE 4" WALKS RENFORCED WITH 666 NE 4-84M .4 WHY UNLESS OTHERWISE NOTED.
- 13. ALL CONCRETE MATERIALS AND WORKMANSHIP SHALL CONFORM TO CHAPTER 19 OF THE CBC AND TO ALL REQUIREMINTS OF ACI 301—96, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS," EXCEPT AS SPECIFIED HEREIN.
- 14. MIX DESIGN REQUIREMENTS: (UNLESS NOTED OTHERWISE) A. CEMENT SHALL BE TYPE V. B. COMPRESSIVE STREDIST = 2.500 PSI C. CONCRETE SLUMP SHALL NOT EXCEED 5". D. WATER CEMENT RATIO = 0.45

### MASONRY

- 1. ALL MASONRY BLOCKS SHALL CONFORM WITH EACH OTHER IN COLOR, TEXTURE AND SIZE WHERE APPLICABLE.
- 2. CONCRETE BLOCK SHALL CONFORM TO ASTM C-90 GRADE A. BLOCK SIZE, COLOR, TYPE AND TEXTURE SHALL BE AS INDICATED ON THE DRAWNOS, PROVIDE ACCESSORY BLOCKS AS INDICATED AND REQUIRED. WHERE CUITING IS REQUIRED, BLOCKS SHALL BE SAWOLT.
- 3. COURSING SHALL BE COMMON RUNNING BOND (UNLESS NOTED OTHERWISE), WITH 3/8" GROUT JOINT. TOOL ALL EXPOSED JOINTS FLUSH
- 4. FILL ALL BOND BEAMS AND REINFORCED CELLS SOLIDLY WITH GROUT, GROUT SHALL CONFORM TO ASTIM C+476 AND SHALL OBTAIN A MIN. 28 DAY COMPRESSIVE STRENGTH OF 2,500 PSI.
- 5. PROVIDE BOND BEAM LINTELS AND BRICK SHELF ANGLES ABOVE ALL WALL OPENINGS PER DETAILS. THE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF ALL OPENINGS.
- 6. THE MASONRY CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY WALL BRACING DURING CONSTRUCTION
- 7. ALL RETAINING WALLS SHALL HAVE AT LEAST 12" OF FREE-DRAINING GRANULAR BACKFILL, FUIL HEIGHT OF WALL PROVIDE CONTROL JOINTS IN RETAINING WALLS AT APPROXIMATELY EQUAL INTERVALS NOT TO EXCEED 25 FEET NOR 3 TIMES THE WALL
- 8. MASONRY UNITS FOR HOLLOW UNIT MASONRY SHALL BE GRADE "N" CONCRETE BLOCKS CONFORMING TO ASTM C-90. CONSTRUCTION SHALL COMPLY WITH SECTION 2415 OF UBC AND LOCAL CODES. MASONRY SHALL BE LAID IN STRAIGHT UNIFORM COURSES IN RUNNING BOND. JOINTS SHALL BE TOOLED. CONCANE AND BE UNIFORM IN SOCIAL IN PROPERTY AND BE OFFICE AS A STATE OF THE PLACEMENT OF THE FIRST COURSE. WEREAL HEAD JOINTS SHALL BE FILLED SOLID AND SHOVED TIGHTLY TO PROVIDE BOND TO BOTH BLOCKS.
- 8. MORTAR SHALL BE FRESHLY PREPARED AND UNIFORMLY MIXED OF 1 PART PORTLAND CEMENT. 1/2 MAXIMUM TO 1/4 MINIMUM PARTS LIME PUTY OR HYDRATED LIME, AND 3 PARTS SAND.
- 10. USE CARE TO PREVENT MORTAR AND GROUT SPILLAGE ON THE FACE OF THE MASONRY, CLEAN SUCH SPALLAGE IMMEDIATELY, REPAIR ANY DAMAGES OR INTERSTICES BETWEEN BLOCK AND REMOVE STAINS AT THE COMPLETION OF WORK.
- 11. GROUTED CELLS: FILL CELLS CONTAINING REINFORCING BARS WITH GROUT AT MASKAUM  $5^{\circ}-0^{\circ}$  LET'S UNLESS NOTED OTHERWISE. REFERENCE UBC 2104.8 FOR MASONNY GROUTING PROCEDURES.
- 12. ALL ISOLATED BOLTS EMBEDDED IN MASONRY SHALL BE GROUTED SOLIDLY IN PLACE WITH NOT LESS THAN 2" OF GROUT SURROUNDING THE BOLT.
- 13. SEAL RETAINING FACE OF WALL AND FOOTING WITH 2 COATS OF HERRY'S 502 ASPHALTIC MASTIC, PROVIDE CONTINUOUS INSPECTION, CONSTRUCTION MATERIAL SPECIFICATIONS ALL CONCRETE AND GROUP SHALL BE MIN.  $f_0=1500$  PS;  $f_0 H_0^2$  MS;  $f_0 H_0^2$
- 14. MASONRY REINFORCING STEEL: BARS SHALL BE GRADE 60 UNLESS OTHERWISE NOTED AND SHALL BE SECURELY PLACED IN ACCORDANCE WITH UBC SECTIONS 2104 5,2106.3 AND 2107.2.2.
- 15. BOND BEAUS WITH HORIZONTAL BAR OR BARS SHALL BE PROVIDED AT 48 INCHES ON CENTER AND AT ALL FLOOR AND ROOF LINES AND AT THE TOP OF THE WALL PROVIDE A BOND BEAM WITH HORIZONTAL BAR OR BARS OVER ALL OPENINGS, AND EXCISION THESE BARS 2"-O" PAST THE OPENING AT EACH SIDE. PROVIDE A BAR OR BARS VERTICALLY FOR THE FULL HEIGHT OF THE WALL AT EACH SIDE OF OPENINGS, WALL ENDS AND INTERSECTIONS. DOWNES TO MASONITY WALLS SHALL BE EMBEDDED A MINIMUM OF 1"-O" OR HORICE HOTO THE SHAPPORTING STREEL SHALL BEAS SPECIFED UNDER "MASONITY REINFORCING, IS EINFORCING STEEL SHALL BEAS SPECIFED UNDER "MASONITY REINFORCING STEEL" PROVIDE CONNER BARS TO MATCH THE HORIZONTAL, WALL REINFORCING AT WALL INTERSECTIONS. LAP ALL BARS 48 DIAMETERS, 1"-O" MINIMUM UNLESS NOTED ON THE PLANS.

### FRAMING NOTES

- 1. ALL STUD AND WALL FRAMING SHALL BE EITHER OF THE FOLLOWING: A. NO. 2 GRADE SOUTHERN YELLOW PINE (SYP) B. NO. 2 GRADE SPRUCE-PINE-FIR (SPF)
- "STUD" GRADE MATERIAL IS STRICTLY PROHIBITED FROM USE.
- 2. All joist, rafter & Misc. Framing shall be no. 2 grade southern pine. Provide full-depth (or metal) brocking at midspan and at a maximum spacing of 8'-0" 0/c in between unless noted otherwise.
- 3. ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONGRETE SHALL BE PRESSURE—TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESSERVERS ASSOCIATION SPECIFICATIONS, WHERE POSSIBLE, ALL CLITS AND HOLES SHOULD BE COMPLETED BEFORE TREATMENT. CLITS AND HOLES DUE TO ON—SITE FABRICATION SHALL BE BRUSHED WITH 2 COATS OF COPPER NAPHTHENATE SOLUTION CONTAINING A MINIMUM OF 2% NETALLIC COPPER IN SOLUTION (PER AWPA STD. M4).
- 4. THE CONTRACTOR SHALL CAREFULLY SELECT LUMBER TO BE USED IN LOADBEARING APPLICATIONS. THE LENGTH OF SPLIT ON THE WIDE FACE OF 2" NOMINAL LOADBEARING FRAMING SHALL BE LIMITED TO LESS THAN 1/2 OF THE WIDE FACE DIMENSION. THE LENGTH OF SPLIT ON THE WIDE FACE OF 3" (NOMINAL) AND THICKER LUMBER SHALL BE LIMITED TO 1/2" OF THE NARROW FACE DIMENSION.
- 5. STRUCTURAL STEEL PLATE CONNECTORS SHALL CONFORM TO ASTM A-36 SPECIFICATIONS AND BE  $1/4^{\circ}$  THICK UNLESS OTHERWISE INDICATED,
- 8. BOLT HOLES SHALL BE CAREFULLY CENTERED AND DRILLED NOT MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. BOLTED CONNECTIONS SHALL BE SNUGGED TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS.
- 7. PREFABRICATED METAL JOIST HANGERS, HURRICANE CUPS, HOLD-DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE AS MANUFACTURED BY "SIMPSON STRONG-TIE COMPANY", OR APPROVED EQUAL INSTALL ALL ACCESSORIES PER THE MANUFACTURE'S REQUIRENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF 0.04 INCHES (PER ASTM A446, GRADE A) AND BE GALVANIZED (COATING G80).
- 8. ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS, AND OTHER MISCELLANEOUS HARDWARE SHALL BE HOT DIP GALVANIZED.
- 9. ALL STRUCTURAL PLYWOOD SHALL BE IN ACCORDANCE WITH P.S. 1-74.
- 10. 2X SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS © ALL SUPPORTS.
- 11. ALL BOLTS SHALL BE RE-TIGHTENED PRIOR TO APPLICATION OF PLASTER, PLYWOOD, ETC.

# PLYWOOD / GYP BOARD SHEATHING NOTES

- 1. 5/8" Type "X" fire resistant tapered edge boards shall be used where required for rated fire protection.
- 2. CORNER BEADS: STANDARD WALLBOARD CORNER BEADS MANUFACTURED OF GALVANIZED STEEL WITH PRE FORMED FLANGES, ANSI-CB-PF.
- 3. EDGE TRIM OR CASTING: STANDARD WALLBOARD EDGE TRIM 126 MANUFACTURED OF GALVANIZED STEEL WITH PERFORATIO FLANCES, ANSI-US, SQUARE NOSE, SIZE AS REQUIRED FOR THIOMESS OF WALLBOARD.
- 4. FASTENERS: 1-1/4" USG OR EQUAL TYPE W BUGLE HEAD DRYWALL SCREWS, 1-1/4" GWB-54 ANNULAR RING NAILS, OR 1-5/8" COOLER NAILS.
- 5. INSTALLATION SHALL CONFORM TO REQUIREMENTS OF GYPSUM ASSOCIATION "GA-218-78R", ELECTRICAL BOX AND OTHER ROUGH-IN OPDEMOS MUST BE CLEANED OF EXCESS SPACIAL BEFORE PAINTER STARTS, USE METAL CORNER BEAD ON OUTSIDE CORNERS, USE WETAL EDGE BEAD ON WORTHOOD EDGES, BENT OR RUSTY MATERIAL IS NOT ACCEPTABLE. SPACKLED AREAS SHALL BE SANDED SMOOTH AND EVEN.
- 6. DRYWALL TEXTURE SHALL BE SPRAY-ON SPATTER/KNOCKDOWN TYPE.
- 7. TAPING AND FINISHING: APPLY JOINT TAPE AND JOINT COMPOUND AT JOINTS (BOTH DIRECTIONS). APPLY COMPOUND AT NECESSARY FLANGES, PENETRATIONS, FASTENERS, HEADS AND SURFACE DEFECTS. INSTALL COMPOUND IN 3 COATS, SANDING AFTER EACH OF LAST 2 COATS.
- 8. WALLS AND CELLINGS SHALL BE PRIMED AND PAINTED WITH (2) COATS OF FRAZEE SEMI-GLOSS PRIOR TO WALL ATTACHMENT OF ANY EQUIPMENT OR ELECTRICAL CONDUITS. (U.H.O.)
- 9. ALL PLYWOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICAN
- 10. ALL ROOF PANEL SHEATHING SHALL BE 5/8" (NOM.) TYPE CDX. EXP. 1 APA RATED SHEATHING, SUITABLE EDGE SUPPORT SHALL BE PROVIDED BY USE OF PANEL CLIPS OR BLOCKING BETWEEN FRAMING, UNILESS OTHERWEE NOTED CONNECT ROOF SHEATHING WITH 8d COMMON NAILS AT 6" O/C AT SUPPORTED PANEL EDGES AND 6"
- 11. ALL WALL PANEL SHEATHING SHALL BE 1/2" (NOM.) TYPE CDX. EXP. 1 APA RATED SHEATHING, UNLESS OTHERWISE INDICATED, CONNECT WALL SHEATHING WITH 10d COMMON NAILS SPACED 6" O/C AT SUPPORTED PANEL EDGES AND 12" O/C/ AT INTERMEDIATE SUPPORTS.
- 12. Install all Plymood Sheathing with the long dimension of the Panel Across supports and with Panel Continuous over two or more spans. Stagger Panel End Joints, allow 1,8° spacing at Panel Ends and edges unless otherwise recommended by the Sheathing Manufacturer.
- 13. ALL NAILING SHALL BE CAREFULLY DRIVEN AND NOT OVERDRIVEN. THE USE OF STAPLES AND PREJUATIC NAIL CLERS ARE PROHIBITED FROM USE.

# FLASHING AND SHEET METAL

- 1. ALL FLASHING, COUNTER FLASHING AND COPING WHEN OF METAL SHALL BE OF NOT LESS THAN NO. 26 LLS. GALIGE CORROSION—RESISTANT METAL.
- 2. FLASH AND COUNTER FLASH AT ALL ROOF TO WALL CONDITIONS, GL. FLASH AND CAULK WOOD BEAMS AND OUTLOOKERS PROJECTING THROUGH EXTERIOR WALLS OR ROOF SURFACES.
- 3. FLASH ALL EXTERIOR OPENINGS WITH APPROVED WATERPROOFING, WHICH CONFORMS TO STANDARD OF LOCAL AND STATE CODES.
- 4. ALL METAL MUST BE GALVANIZED AFTER FABRICATION.
- 5. ALL SHEET METAL TO BE "A" MINIMUM 20 GAUGE.

# SUSPENDED CEILING SYSTEM

- 1. Hangers shall be attached to the bottom edge of the wood trusses at panel points or to the vertical face of the wood glu-laws near the bottom edge bottom edge attachment denges shall be an approved type do not install hangers from 2"x4" sub-purlins.
- All Light Fixtures and air distribution products shall be positively attached to the suspended ceiling system. The attachment device shall have a capacity of 100 percent of the light fixture neight acting in any direction.
- 3. No. 12 gauge hangers shall be attached to the grid members within 3° of each corner of each fixture.
- 4. LIGHTING FIXTURE WEIGHING MORE THAN 20 POUNDS BUT LESS THAN 56 POUNDS SHALL HAVE IN ADDITION TO THE REQUIREMENTS OUTLINED ABOVE, TWO NO. 12 GALICE HANGERS CONNECTED FROM THE PIXTURE HOUSING TO THE CELLING SYSTEM HANGERS OR TO THE STRUCTURE ABOVE. THESES WIRES MAY BE SLACK, PROVIDE A TOTAL OF SIX WIFES FER LIGHT FIXTURE.
- 5. LIGHTING FIXTURES WEIGHING 56 POUNDS OR MORE SHALL BE SUPPORTED DIRECTLY FROM THE STRUCTURE ABOVE BY APPROVED HANGERS.

### THERMAL & MOISTURE PROTECTION INSULATION

- 1. COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE STATE ENERGY REGILATIONS. 2. PROVIDE R-13 MINIMUM KRAFT-FACED BATT, INSULATION AT WALLS UNLESS NOTED OTHERWISE, AND R-19 MINIMUM AT CEILINGS TO COMPLETELY ENCLOSE EQUIPMENT ROOM, PLACE VAPOR BARRIERS ON WARM SIDE OF WALL.
- 3. INSULATE WALLS BETWEEN EQUIPMENT ROOM AND ADJACENT ROOMS AND INSULATION WAREHOUSE. INSULATE BETWEEN JAMES AND FRAMING, BEHIND HEADER JOISTS AND IN SOFFITS OVER EXTERIOR SPACE.
- 4. PENETRATIONS OF ROOF MEMBRANES SHALL BE PATCHED/FLASHED AND MADE WATERTIGHT USING LIKE MATERIALS IN ACCORDANCE WITH NICKA ROOFING STANDARDS AND BETAILS. CONTRACTOR SHALL BOTIAN BETAILING CLARRICATION FOR SITE-SPECIFIC CONDITIONS FROM ARCHITECT/FORGREER, IF NICESSARY, BEFORE PROCEEDING, PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE.

**PAINTING** 

- PROVIDE SEANLESS FLUSH TYPE DOORS, 18 GAUGE, WELDED CONSTRUCTION SHOP PRIMED. PREPARED FOR HARDWARE WITH TOP AND BOTTOM CLOSURES. WELD EXPOSED SOINTS CONTRIBUOUSLY, GRAIN, DRESS AND MAKE SMOOTH, FLUSH AND INVISIBLE PREPARE FRAME TO RECEIVE MORTISED AND CONCEALED FINISH HARDWARE DOOR FRAME.
- 2. WHERE REQUIRED TO BE RATED, PROVIDE FIRE—RATED DOORS WITH UL LABEL ATTACHED IN AN INCONSPICUOUS LOCATION, WHERE DOORS ARE EXPOSED TO OUTSIDE WEATHER CONDITIONS, PROVIDE DOORS FABRICATED, WITH GOS GALVANIZING,
- 2. INTERIOR: 20 GAUGE THICK MATERIAL, COMMERCIAL SERIES "C", TO SUIT GRADE AND MODEL OF DOOR, LABELED FRAME WHERE REQUIRED.
- 3. IN GENERAL INSTALL DOORS AND FRAMES IN ACCORDANCE WITH SDI 100 AND 105, DESSECTIVELY
- 4. DOORS SHALL BE WEATHER-STRIPPED AGAINST AIR INFILTRATION IN COMPLIANCE WITH TITLE 24 OF THE STATE ADMINISTRATION CODE. 5. KEYING: ALL LOCKS ARE TO BE KEYED AS PER OWNERS INSTRUCTIONS.

# 1. THE CONTRACTOR SHALL PREPARE SURFACES, FURNISH ALL PAINT, MATERIAL, LABOR AND EQUIPMENT REQUIRED FOR THE PAINTING OF ALL SURFACES AS REQUIRED.

- 2. PAINTS TO BE APPLIED IN ALL WORKMANLIKE MANNER, UPON COMPLETION, REMOVE ALL MATERIALS AND DEBRIS CAUSED BY THIS CONTRACTOR, ALL HARDWARE, FLOORS, GLASS, FRAMES FIXTURES AND THE LIKE SHALL BE THOROUGHLY CLANED OF PAIN
- 3. REGULATORY REQUIREMENTS: ALL MATERIALS MUST COMPLY WITH AIR POLITION CONTROL REGULATIONS, SUCH AS LA. COUNTY APCD RULE 1113 AND BAY AREA PCD REG. 3.
- 4. ALL STEEL COLUMNS AND MISC. METALS SHALL BE PRIMED AND PAINTED.
- 5. FIRE PREVENTION: TAKE EVERY PRECAUTION AT THE END OF THE DAY TO REMOVE OILY RAGS AND COMBUSTRIBLE MATERIALS FROM THE SITE OR STORE IN METAL CONTAINER WITH TIGHT COVERS.
- 6. FINAL TEXTURE & COLOR PER OWNERS INSTRUCTIONS.

DIGALER

- 7. ANCHORS: CONCRETE ANCHORS SHALL BE HILTI KWIK BOLT II (1030 JER-4827) OR EQUIVALENT EPOXY ANCHORS OR GROUTED REBAR SHALL USE HILTI HY-150 ADHESIVE SYSTEM (1030 JER 5183) OR EQUIVALENT. INSTALL IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS, EMBEDMENT LENGTHS SHALL BE AS SHOWN ON
- 8. SHOP PAINTING: CONFORM TO AISC SPECIFICATION SEC M2 AND AISC CODE SEC. 6.5. DO NOT PRIME SURFACES TO BE FIREPROPED. IN CONTROL WITH CONCRETE, OR FIELD WELDED, STEEL WORK TO BE CONCREALED BY INTERROR BUILDING FINISH OR TO BE IN CONTROL WITH CONCRETE DOES NOT REQUIRE PAINTING, ALL OTHER STEELWORKS SHALL BE GIVEN ONC COAT OF SHOP PAINT.

DIAL TOLL FREE 1-800-227-2600

AT LEAST TWO WORKING DAYS BEFORE YOU DIG

### TEST AND INSPECTIONS:

<u>INSPECTIONS:</u> ALL CONSTRUCTION IS SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL IN ACCORDANCE WITH UBG SEC, 108. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS WITH THE BUILDING OFFICIAL.

INSPECTION SUBMITTALS: SUBMIT COPIES OF ALL INSPECTION REPORTS TO THE

STRUCTURAL OBSERVATION: STRUCTURAL OBSERVATION SHALL BE PROVIDED IN SEISMIC ZONE 3 OR 4 WHEN REQUIRED BY THE BUILDING OFFICIAL IN ACCORDANCE WITH UBC. SEC. 1720 IF REQUIRED BY THE BUILDING OFFICIAL THE OWNER SHALL BEHPOY THE ENGERER RESPONSIBLE FOR THE STRUCTURAL DESIGN TO PERFORM THE STRUCTURAL OBSERVATION AS DEFINED IN UBC SEC 220. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT/ENGINEER TO SCHEDULE FOR STRUCTURAL OBSERVATION

## SPECIAL INSPECTION REQUIREMENTS:

- 1. THIS SECTION APPLIES TO THE STRUCTURAL PORTIONS OF THE PROJECT REQUIRING SPECIAL INSPECTION. REFER TO CBC 1701.3 AND 1701.5 FOR SPECIAL INSPECTOR'S
- 2. ALL TESTS AND INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT TESTING AND INSPECTION AGENCY EMPLOYED BY THE OWNER OR ARCHITECT AND NOT THE CONTRACTOR PER GBC SECTION 108.35.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A SCHEDULE TO THE TEST AND INSPECTION FIRM TO FACILITATE THE PROPER COORDINATION OF WORK.
- 4. PORTIONS OF WORK REQUIRING SPECIAL INSPECTION:
- CONCRETE: A. CONTINUOUS INSPECTION IS REQUIRED FOR ALL STRUCTURAL CONCRETE (EXCEPT FOUNDATION CONCRETE WITH 2500 PSI OR LESS)
- B. PRIOR TO REQUESTING A FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WATTING THAT: 1) THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE SOILS REPORT 2) THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFLLED AND COMPACTED 3) THE FOUNDATION EXCAVATIONS COMPLY WITH THE INTENT OF THE SOILS REPORT
- REINFORCING STEEL:
  A. ALL REINFORCING STEEL SHALL BE SECURED IN POSITION AND INSPECTED BY THE BUILDING OFFICIAL PRIOR TO PLACING CONCRETE
- WELDING. A ALL STRUCTURAL WELDING EXCEPT WELDING IN APPROVED SHOPS PER CBC 1701.7, B. REINFORCING STEEL WELDING PER CBC 1701.5.3.
- BOLTING:

  A ADHESVE ANCHORS IN CONCRETE OR MASONRY;

  B HIGH-STRENGTH BOLTING THE INSPECTION OF HIGH STRENGTH A325 & A490 BOLTS SHALL BE IN ACCORDANCE WITH APPROVED NATIONALLY RECOGNIZED STANDARDS AND THE REQUIREMENTS OF SECTION 1701.6

# FIRE DEPARTMENT NOTES:

- 1. FIRE DEPARTMENT FINAL INSPECTION REQUIRED. SCHEDULE INSPECTION 2 DAYS IN
- A UNIFORM FIRE CODE PERMIT TO OPERATE BATTERY SYSTEMS WITH STATIONARY LEAD—ACID BATTERIES MAY BE REQUIRED AND ISSUED BY FIRE INSPECTOR.
- 3. AN APPROVED METHOD TO NEUTRALIZE SPILLED ELECTROLYTE SHALL BE PROVIDED IN THE BATTERY ROOM (IF APPLICABLE) 4. LOCATIONS AND CLASSFICATIONS OF FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE UNIFORM FIRE CODE STANDARD 10-1 AND PLACEMENT IS SUBJECT TO THE APPROVAL OF THE FIRE INSPECTOR.

# T - Mobile Get more from life'

4100 GUARDIAN STREET, SUITE 101 SIMI VALLEY, CA 93063

ARCHITECTS - INC.

- PLANS PREPARED BY: -

26170 ENTERPRISE #600 LAKE FOREST, CA. 92630 PHONE: (949) 716-9940 FAX: (949) 297-4788

- CONSULTING GROUP SureSite

> SURESITE CONSULTING GROUP, LLC 6303 OWENSMOUTH, 10TH FLOOR WOODLAND HILLS, CA 91367 PHONE: (949) 637-5775

FAX. (949) 393-0401						
NO.—	06/30/10	DESCRIPTION: 90% CD's FOR REVIEW	BY: — JY			
2	07/19/10	100% CD's FOR REVIEW	Λ			
3	08/02/10	CLIENT REVISION	RS			
L						

- SITE INFORMATION:

# **HOLLISTER BUSINESS PARK RL**

SV11878D 7402 HOLLISTER AVENUE GOLETA, CA 93117

- SEAL:



- SHEET TITLE: -

**SPECIFICATIONS** 

SHEET NUMBER:

T-3



Agenda Item B.1 PUBLIC HEARING Meeting Date: June 28, 2010

REPORT DATE: June 22, 2010

TO:

FROM: Patricia S. Miller, Manager, Current Planning Division

CONTACT: Shine Ling, Assistant Planner

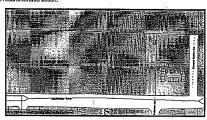
Case No. 09-154-CUP: T-Mobile Monopine Wireless Telecommunications Facility; 7402 Hollister Avenue; APN 079-210-

### RECOMMENDATION

The Planning Commission's action should include the following:

Adopt Planning Commission Resolution 10-\_\_ (Attachment 1), entitled "A Resolution of the Planning Commission of the City of Goleta, California Approxing a Conditional Use Permit for the T-Mobile Monopine Wireless Telecommunications Facility, 7402 Hollister Avenue; APN 079-210-064; Case No. 09-154-CUP".

Refer back to staff for appropriate findings if the Planning Commission takes other than the recommended action.



APPLICANT T-Mobile USA 4100 Guardian Street, Suite 101

Scott Dunaway SureSite Consulting Group 6303 Owensmouth, 10th Fl.

Hearing on the request of Scott Dunaway of SureSite Consulting Group, agent for T-Mobile USA, to consider approval of a conditional use permit (CUP) for installation and operation of a monopine wireless telecommunications facility pursuant to Sections 35-23h and 35-315 of Article III (inland Zoning Ordinanos), Chapter 35 of the Goleta Municipal Code; and for acceptance of a categorical CEQA Exemption pursuant to Section 15325 (In-Fill Development Projects) of the Guidelines for the Implementation of the California Environmental Quality Act.

Application Filed September 30, 2009
Application Deemed Complete January 25, 2010
Application Processing Deadline 60 days from Notice of Exemption

### JURISDICTION

Final action on any request for a Conditional Use Permit is the responsibility of the Planning Commission pursuant to Section 35-315 of Article III, Chapter 35 of the Municipal Code (Inland Zoning) Ordinance.

### PROJECT DESCRIPTION

The applicant proposes to construct a wireless communications facility 12 feet from the eastern property line of the subject parcel. A 55-foot tall monopine would be constructed to support 8 antennae. The service area would occupy 623 square feet and would include the monopine structure and associated equipment cabinets. 3 parking spaces would be displaced by the facility, which would be replaced with 2 new parking spaces created by filling in an existing landscape well immediately to the south of the facility lease area.

### BACKGROUND

The Hollister Business Park (HBP) comprises 24.427 gross acros within the M-RP (Industrial Research Park) zone dishtict. The project parcel was created in its current configuration by Parcel Map 13.481. Development Plans 82-DP-11, 83-DP-41, accordingly between the subsequent Substantial Confirmity Determinators permitted the existing development onsite. The proposed wireless telecommunications facility would be located on the eastern parcel of the HBP.

Page 2 of 7

### Meeting Date: June 28, 2010

A similar 70-foot tall monopine wireless communications facility for Verizon Wireless located on the adjacent parcel to the east (75 Ellwood Station Road), was approved it April 2007 (Case Nos. 07-048-LUP, 18-081-CUP).

Site Information			
General Plan Land Use Designation	Business Park (I-BP)		
Ordinance, Zoning District	Article III (Inland); M-RP (Industrial Research Park)		
Site Size	11.6 acres		
Present Development & Use	Hollister Business Park (eastern parcel)		
Surrounding Zoning/Uses	North: M-RP; Concrete batch plant		
	East: PU (Pub. Works/Utilities); Verizon Building		
	DR-12.3; Residential condominiums		
	South: Hollister Avenue; R-1 (Single Family Residential)		
	West: M-RP: Hollister Business Park (western parcel)		

### ANALYSIS

vironmental Analysis
proposed project may be found categorically exempt from environmental review
suant to Section 15332 of the State Guidelines for Implementation of the California nental Quality Act (CEQA):

- \*Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

  (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

  (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

  (c) The project site has no value as habitat for endangered, rare or threatened species.

- species.

  (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

  (e) The site can be adequately served by all required utilities and public services.

The project is consistent with the City's General Plan and zoning ordinance as described below. The lease area (project site) occupies 623 square feet, is surrounded by urban uses, and has no value as habitat for any protected species. The project would not result in any significant effects relating to traffic, noise, air quality, water quality, utilities, or public services. Therefore, the project complies with the findings listed above and may be considered exempt from the California Environmental Quality Act under Section 15332 of the CEQA implementation Guidelines.

Page 3 of 7

### Meeting Date: June 28, 2010

### General Plan Consistency Analysis

Land Use/Development Standards
Wireless communications facilities are permitted in the Business Park land use designation (I-BP). The proposed project is subject to the development standards for biaccommunications facilities set forth in the City's Telecommunications Facilities Regulations (Sections 35-292h, Article III, Chapter 35 of the Goldat Municipal Code). These standards implement specific General Plan policies regarding telecommunications facilities (VH 4.8 and PF 6.4) and amount to a form-based design code for facilities that specify height filmitations, architectural integration, setbecks, site lighting, and color. Such standards are consistent with General Plan/Coastal Land Use Plan (GPC/CUP) policies Involving protection of biological, visual, and aesthetic resources that could be affected by such projects.

Transportation Element Policy 5.5 identifies a planned vehicular freeway crossing over U. S. Highway 101 near Eliwood Station Road. A few alternative locations of the planned overcrossing were examined in recent feasibility studies conducted by the community Services Department. City staff has worked with the applicant to locate the proposed monopine facility outside of most likely alignments of the proposed overcrossing.

The proposed project is consistent with the Telecommunications Facilities Regulations as described in the Zoning Ordinance Consistency Analysis below. Therefore, the project may also be considered to be consistent with the General Plan.

Specific development standards that the proposed project must comply with are set forth under Sections 35-292h, Article III, Chapter 35 of the Goleta Municipal Code (the Telecommunications Facilities Regulations). The table below describes each applicable standard and notes the project's compliance with such.

Height	Antenna and antenna support structure not to exceed 75 feet	56 feet at top of monopine structure	Yes
Setbacks: General	50 feet from front yard right-of-way line; 10 feet from side and	Greater than 50 feet from front yard right-of-way line 10 feet from side yard property	Yes
	rear yard property lines	line: greater than 10 feet from rear yard property line	
Setback from residentially zoned parcels	Setback distance equal to 110% of antenna/antenna structure height, or a minimum of 100 feet, whichever is greater	150 feet from nearest residentially zoned parcel	Yes

Page 4 of 7

# T - Mobile Get more from life

4100 GUARDIAN STREET, SUITE 101 SIMI VALLEY, CA 93063

- PLANS PREPARED BY: -



26170 ENTERPRISE #600 LAKE FOREST, CA. 92630 PHONE: (949) 716-9940 FAX: (949) 297-4788

- CONSULTING GROUP: -SureSite \_\_\_\_

SURESITE CONSULTING GROUP, LLC 6303 OWENSMOUTH, 10TH FLOOR WOODLAND HILLS, CA 91367

NO.—	DATE: 06/30/10	-DESCRIPTION: 90% CD's FOR REVIEW	JY
2	07/19/10	100% CD's FOR REVIEW	JΥ
3	08/02/10	CLIENT REVISION	RS
1			

- SITE INFORMATION:

# **HOLLISTER BUSINESS PARK RL** SV11878D

7402 HOLLISTER AVENUE GOLETA, CA 93117



**CONDITIONS OF APPROVAL** 

- SHEET NUMBER: -

Т\_4

### Meeting Date: June 28, 2010

Exclusion of the public to be excluded from the facility a facility post of the post of the post of the facility a facility post of the facility and the facilities shall come facilities shall come facilities shall come facilities
facilities shall comply with all FCC regulations well below the FCC Maximum with all FCC regulations FCC regulations will as omply with all other FCC regulations even discussion below Access/parking All telecommunication facilities shall have adequate access and driveway access to be used for minimum and the state of the state o
facilities shall have driveway access to be used for maintenance vehicles
maintenance purposes
Facility lightling  Antenna lightling shall be shelded and directed downward where required and eculpment cabinets shall be filametated more than the shall be filametated over the cabinet doorway
Location within Airport Prohibited unless proyect not located within Yes Clear Zone FAA/airport operator FAA/airport operator FAA/airport operator
Power source  Primary power source shall be electricity provided by a public utility  Backup generators shall only be operated for testing and maintenance maintenance  New utility line extensions longer than SO feet shall
be located underground N/A N/A N/A

Co-Location

GP/CLUP Policy PF 6.4 and the Telecommunications Facilities Regulations require that the number of separate facilities be milinized and that facilities be located on

Page 5 of 7

### Meeting Date: June 28, 2010

In 2007, a monopine wireless facility was approved for Verizon Wireless at 75 Ellwood Station Road. The facility is located approximately 60 feet southeast of the proposed T-Mobile facility. Pursuant to the Telecommunications Facilities Regulations and GPICLUP Policy PF 6.4, the applicant reviewed the Verizon Wireless monopine as a potential site for co-location. The applicant learned that Clearwine, another wireless telecommunications company, has a pending application to co-locate a facility on the Verizon monopine, and determined that co-location of an additional facility by T-Mobile on the same monopine would be infeasible due to structural and technical difficulties.

Staff has determined that the applicant has made reasonable efforts to consider co-Scall has detailmed used the spipulatin has nade resource entire to Consider Use location at the Vertzon monopine and that these efforts are unsuccessful. Therefore, the construction of a new monopine facility in close proximity to the Vertzon Wireless monopine may be considered to be consistent with the City's co-location policies.

The Telecommunications Facilities Regulations also have provisions that require the applicant to avail its proposed facility for co-location by other providers. The implementation of these provisions will be required as a condition of approval of the

Height
Elevations indicating the height of the proposed monopine are shown on Sheet A-3 of Attachment 3. The height of the monopine is 55 feet from existing grade to the top of the tallest faux branch. The height of the top of the antenna panels is 48 feet from existing grade, and the height of the RAD Center of the antenna panels is 45 feet. The calculations for the radiofrequency emissions report propared for the project are based on the 45-foot height of the RAD Center of the antenna panels.

ECC Compliance — Radiofregiuency Emissions
A report detailing the predicted radiofrequency emissions levels as a result of the proposed project was submitted and is included as Attachment 4. The maximum ambient RF exposure due to the proposed project would be 0.0049 mWicra\* at ground level, which is 0.49% of the applicable Maximum Permitted Emissions (MFE) limit set by the Federal Communications Commission. Taking into account the proposed project, the nearby Vertzon Wireless monopole to the east, and a pending application by Clearwite to co-location on the Vertzon Wireless monopole, the cumulative level of RF emissions of all three facilities would be 1.0% of the applicable MFE limit. Therefore, the proposed project is consistent with FCC standards and therefore is also consistent with the Telecommunications Facilities Regulations.

# Design Standards/Design Review Board

The Design Review Board (DRB) conducted Conceptual review of the project and completed its review on January 26, 2010. The DRB worked with the applicant to improve the design of the monopine by making its branches fuller, more evenly spaced, and staggered off the trunk.

Page 6 of 7

# Meeting Date: June 28, 2010

Additional design standards required by the telecommunications facilities ordinance

1. Visible surfaces of the facility to be finished in non-reflective materials:

visine surfaces or the racinity to be intrinsic in non-reflective materials;
 Support equipment shall be screened in a security enclosure that is made of non-reflective material and painted or camouflaged to blend with surrounding materials and colors.

These standards will be implemented as conditions of approval of the project during Preliminary and Final DRB review.

### SUMMARY AND CONCLUSION

The proposed project is consistent with the City's GP/CLUP and Telecommunications Facilities Regulations. As designed, the project would not result in any potentially significant environmental effects such as visual impacts, impacts to public safety, or biological/cultural resources. Therefore, staff recommends that the Planning Commission approve the requested CUP with the attached findings and subject to the attached conditions of approval.

# APPEALS PROCEDURE

The action of the Planning Commission may be appealed to the City Council within ten (10) calendar days from the date of the Commission's final action.

Legal Review By:

Assistant City Attorney

Patricia S. Miller

Planning Commission Resolution 10-\_\_
 CEGA Notice of Exemption
 Project Plans dated February 26, 2010
 RF Emissions Compilance Report dated February 24, 2010

Page 7 of 7

**CONDITIONS OF APPROVAL** 

SCALE: N.T.S.

### T - Mobile Get more from life 4100 GUARDIAN STREET, SUITE 101 SIMI VALLEY, CA 93063 -- PLANS PREPARED BY: --PLANNING COMMISSION RESOLUTION NO. 10-\_\_ STATE OF CALIFORNIA COUNTY OF SANTA BARBARA CITY OF GOLETA SECTION 4: Conditions of Approval Major Conditional Use Permit 09-154-CUP is hereby approved subject to the conditions set forth in Exhibit 2 of this resolution and incorporated herein by this reference. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA APPROVING A CONDITIONAL USE PERMIT FOR THE T-MOBILE MONOPINE WIRELESS TELECOMMUNICATIONS FACILITY PROJECT; 7402 ARCHITECTS - INC. I. DEBORAH CONSTANTINO, City Clerk of the City of Goleta, DO HEREBY CERTIFY that the foregoing Resolution No. 10\_\_ was duly adopted by the Planning Commission of the City of Goleta at a meeting, held on the \_\_day of \_\_\_\_2010, by the following vote of the Planning Commission: SECTION 5: Certification 26170 ENTERPRISE #600 WHEREAS, an application was submitted on September 30, 2009, by Scott Dunaway of SureSite Consulting Group, agent for T-Mobile USA, requesting approval of a major Conditional Use Permit to allow for the construction and operation of a monopine wireless telecommunications facility at 7402 Hollister Avenue (APN 079-210-084) pursuant to Sections 35-292h and 35-315, Article III, Chapter 35 of the Municipal Code (the project); and LAKE FOREST, CA. 92630 City Clerk shall certify as to the adoption of this resolution. ATTACHMENT 1 AYES: PHONE: (949) 716-9940 PASSED, APPROVED, AND ADOPTED this \_\_ day of \_\_\_\_\_, 2010. NOES: FAX: (949) 297-4788 Planning Commission Resolution 10-ABSENT: WHEREAS, the procedures for processing the major Conditional Use Permit have been followed as required by State and local laws; and JULIE KESSLER SOLOMON, CHAIR WHEREAS, the Planning Commission conducted a duly noticed public hearing on the application on June 28, 2010; and SureSite \_\_\_\_\_ ATTEST: APPROVED AS TO FORM SURESITE CONSULTING GROUP, LLC 6303 OWENSMOUTH, 10TH FLOOR WOODLAND HILLS, CA 91367 PHONE: (949) 637-5775 FAX: (949) 593-0401 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the TIM W. GILES DEBORAH CONSTANTINO SECTION 1: Recitals - DESCRIPTION: NO. — DATE:— 90% CD's FOR REVIEW 06/30/10 JΥ SECTION 2: Findings The Planning Commission hereby finds the project consistent with the General Plant/Coastal Land Use Plan and Article III (Inland Zoning Ordinance) of Chapter 55 of the Goleta Munipal Code. The findings pursuant to Sections 35-295 and 35-315, Article III, Chapter 35 of the Goleta Municipal Code are set forth in Exhibit 1 to this Resolution and are hereby adopted. 100% CD's 07/19/10 2 JΥ 3 08/02/10 CLIENT REVISION RS SECTION 3: CEQA Notice of Exemption The CEQA Notice of Exemption prepared for Case No. 09-154-CUP is hereby 2 Resolution 10- . Exhibit 1 T-Mobile Monopine Wireless Telecommunications Facility Case No. 09-154-CUP T-Mobile Monopine Wireless T ards. Therefore the project site is adequate is adequate in size, shape, on, and physical characteristics to accommodate the project. visibility, power sources, and co-location. The project is consistent with the applicable policies of the City's General Plan and Inland Zoning Ordinance. This includes policies of the General Plan Visual and Historic Element, Transportation Element, and Public Facilities Element, as well as all development standards in the Inland Zoning Ordinance. FINDINGS T-MOBILE MONOPINE WIRELESS TELECOMMUNICATIONS FACILITY 7402 HOLLISTER AVENUE; APN 079-210-064 CASE NO. 09-154-CUP 2.12. The applicant has demonstrated that the facility will be operated in a manner fully compliant with the applicable nules of the Federal Communications Commission, the Celifornia Public Utifities Commission, and compiles with all other applicable laws, and health and safety standards. 2.2 That adverse impacts are mitigated to the maximum extent feasible. The project does not have the potential to result in any significant adverse 2.7 That in designated rural areas the use is competible with and subordinate to the scenic and rural character of the area. 1.0 CEQA Findings environmental effects relating to traffic, noise, air quality, water quality, utilities, or public services. The project will obtain Preliminary and Final Approvals from the Design Review Board and will comply with the design standards for telecommunications facilities set forth in Section 35-292h of the Inland Zoning Ordinance in order to mitigate any impacts on visual resources. Therefore, all adverse impacts are mitigated to the maximum extent feasible. The RF emissions of the facility are projected to be well below the FCC's Maximum Permitted Exposure limbs. The facility will be operated in a manner compilant with the applicable FCC regulations and will demonstrate ongoing compliance with such regulations, pursuant to the Telecommunications Facilities Regulations of the Inland Zoning Ordinance. **HOLLISTER** No element of the project is located in any designated rural area of the City. In addition to the findings required to be adopted by the decision-maker pursuant to Socion 35-315.8, a Conditional Use Permit to develop a telecommunications facility shall be approved only if all the findings can be made pursuant to City of Goleta Municipal Code, Section 35-292h.7, Article III, Chapter 35: **BUSINESS PARK RL** "Class 32 consists of projects characterized as in-fill development meeting the ondinons described in this section, (a) The project is consistent with the applicable general plan designation and all applicable general plan policles as well as with applicable zoning designation 2.3 That streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use. 2.8. The facility will be compatible with existing and surrounding development in terms of land use and visual qualities. SV11878D Access to the project site is from Hollister Avenue and Entrance Road. Traffic generated by the project will be limited to those for the construction of the project and occasional visits by service personnel and overall will be minimal in natura. The existing roads and driveways serving the project site at the Hollister Business Park are adequate to support the project. and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acros substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened considerations. 7402 HOLLISTER AVENUE The facility complies with the setback and design standards of the telecommunications facilities regulations in the Inland Zonfing Ordinance. The design of the monopine structure was reviewed by the Design Review Board and will undergo Preliminary and Final review prior to Land Use Permit approval. GOLETA, CA 93117 species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public 2.4 That there are adequate public services, including but not limited to, fire protection, water supply, sewage disposal, and police protection to serve the project. -SEAL: 2.9 The facility is located so as to minimize its visibility from public view. The project will not have any impact on the adequacy of public services. No The facility, a 56-foot tall monopine structure, will be set back from Hollister Avenue by approximately 400 feet from Hollister Avenue and will be similar in height to surrounding trees and the nearby Vertzon Wireless monopine wireless telecommunications facility. The project is consistent with the City's General Plan and zoning ordinance as described below. The lease area (project site) occupies 623 square feet, is surrounded by urban uses, and has no value as habital for any protected species. The project will not result in any significant effects relating to traffic, noise, air quality, water quality, utilities, or public services. Therefore, the project complies with the findings listed above and is exempt from the California Environmental Quality Act under Section 15332 of the 2.5 That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the 2.10. The facility is designed to blend into the surrounding environment to the greatest extent feasible. The radiofrequency (RF) emissions for the project will be well below the Federal Communication Commission's (FCC) established Maximum Permissible Exposure (MPE) levels for the general public. The antenna pole will be Indiden within a faux pline tree and will milinize any visual impacts of the project. The project is surrounded by urban uses and will be compatible with the neighborhood and will provide additional callular telephone service to western Goleta. Therefore, the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood or incompatible with the surrounding areas. The facility, a monopine structure, is of a similar height to surrounding trees and the nearby Verizon Wireless monopine wireless telecommunications facility. The structure will be of a sufficient density and will be staggered off the trunk so as to resemble a real pine tree as much as possible. Pursuant to the City of Goleta Municipal Code, Section 35-315.8, Article III, Chapter 35, a Conditional Use Permit shall be approved only if all the following findings can be modeled: 2.11. The facility complies with all required development standards unless granted a specific exemption by the decision-maker as provided in Sec. 35-292h.4. 2.1 That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed. 2.6 That the project is in conformance with the applicable provisions of this Article [the Inland Zoning Ordinance] and the General Plan. The facility complies with all development standards of the Inland Zonling Ordinance, including those in Section 35-292.14 (Development Standards for Felecommunications Facilities). These standards include setbacks, installation of fencing/bariers, access, lighting, materials, colors, visual compatibility, SHEET TITLE: -The project compiles with specific regulations of the Inland Zoning Ordinance for telecommunications facilities with respect to size, shape, setback, and design **CONDITIONS OF** 2 **APPROVAL** - SHEET NUMBER: **T-5** SCALE: **CONDITIONS OF APPROVAL** N.T.S.

Resolution 10-\_\_ Exhibit 2
T-Mobile Monopine Wireless Telecommunications Facility
Case No. 09-154-CUP

# EXHIBIT 2 CONDITIONS OF APPROVAL MONOPINE WIRELESS TELECOMMUNICATIONS FACILITY 7402 HOLLISTER AVENUE; APN 079-210-064 CASE NO. 09-154-CUP

- AUTHORIZATION: This Conditional Use Permit, Case No. 09-154-CUP (permit), authorizes implementation of "June 28, 2010, Planning Commission Exhibit #1" fathsched to these Conditions of Approval publicate to these Conditions of Approval project to these Conditions of Approval project National Conditions of Approval (project). All construction, improvements, implementation and/or any other actions taken pursuant to this permit shall be in substantial conformance with the project. Any deviation stored and approved by the City of Golifat (City). The City shall determine whether any deviation substantially conforms to the project. Any deviation determined to not be in substantial conformance with the project requires the permittee to seek additional approval, permits, or other action by the City. Any deviation from the project made without the above-described review and approval of the City is a violation of this permit.
- AUTHORIZED USES/DEVELOPMENT: The project includes, but is not limited to, the following: The permittee will construct a wireless communications facility 12 feet from the eastern properly line of the subject parcel. A 56-foot tall monopine will be constructed to support 8 antennae. The service area will occupy 623 square feet and will include the monopine structure and associated equipment cabinets. 3 parking spaces will be displaced by the facility, which will be replaced with 2 new parking spaces created by filling in an existing landscape well immediately to the south of the facility lease area.

### CONDITIONS REQUIRED PRIOR TO LAND USE PERMIT ISSUANCE

- 3. Prior to issuance of any Land Use Permit (LUP) to effectuate the project, the permittee shall obtain Final approval from the Design Review Board (DRB) for the project. Plans submitted to the DRB for Preliminary/Final review shall include architectural details for the branches being staggared off the trunk and of sufficient density to hide the antennae, as well as any other design elements required to comply with the design standards of the Telecommunications Facilities Regulations as specified in Section 35-2921-4, Article III, Chapter 35 of the Goleta Municipal Code.
- The permittee shall pay all applicable permit processing fees in full prior to issuance of any LUP for the project.

Resolution 10-\_\_, Exhibit 2 T-Mobile Monopine Wireless Telecommunications Facility Case No. 09-154-CUP

nor does it limit in any manner whatsoever the ability of the City to take appropriate enforcement actions.

### GENERAL CONDITIONS

- The permittee shall obtain from the City's Planning and Environmental Services Department all Building Permits required by Title 15 of the Goleta Municipal Code prior to the construction, erection, moving, alteration, en
- 6. A public notice shall be posted at the project site. This notice shall inform employees, customers, and the general public as to the location of the project, the owner(s) of the project, and the level of permitted radiofrequency (RF) emissions. These notices shall be revised as necessary to be kept current and in a readable state. A notice prototype shall be reviewed and approved by City staff prior to issuance of any LUP for the project.
- All noise-generating project construction activities shall be limited to Monday through Friday, 8:00 a.m. to 5:00 p.m.
- This permit shall be subject to a permit compliance review every five (5) years from the date of Issuance of the effectuating LUP pursuant to the requirements of Section 35-292h.5, Article III, Chapter 35 of the Goleta Municipal Code unless the Planning and Environmental Services Director determines that a more frequent compliance review schedule is warranted.
- 9. No signs other than the required public notice to be posted at the site pursuant to Condition #6 above are authorized with this permit. All signs require separate permits and shall comply with Chapter 25, Article I, Sign Regulations and with setbacks specified in Article III, Inland Zoning Ordinance of the Goldeta Municipal Code.
- The permittee shall be responsible for the completeness and accuracy of all forms and supporting materials submitted in connection with the project. Any errors or discrepancies found therein is a violation of this permit.
- These Conditions of Approval shall be printed in their entirety on all plans submitted for Issuance of any LUP or Building Permit for the project.
- This permit shall expire eighteen (18) months after the approval date, unless within such period substantial physical construction of the project has been completed or a time extension has been applied for by the

permittee. The approving decision-maker of the project may, upon good cause shown, grant a time extension for one (1) year, in the event that a request for a lime extension is made by the permittee, these Conditions of Approval may be revised and/or additional Conditions of Approval may be revised and/or additional Conditions of Approval may be returned to the condition of the conditions of Approval may be returned to the conditions of the cond

- 13. If the use of the facility is discontinued for a period of three (3) consecutive months, the facility shall be considered abandoned and shall be subject to Project Abandonnent/Sile Restoration provisions of Section 292h.5.4, Article III, Chapter 35 of the Goleta Municipal Code.
- The permittee shall avail its facility to other prospective applicants for co-location of telecommunications facilities pursuant to the Co-location provisions of Section 292h.5.3, Article III, Chapter 35 of the Goleta Municipal Code.
- 15. In the event that the permittee sells or otherwise transfers its interest in the project, or an interest in the project is otherwise assumed by a different carrier, the succeeding carrier shall assume all responsibilities concerning the project, including without limitation City-issued permits for the project, and shall be held responsible to the City for maintaining consistency with all project conditions of approval. A new contact name for the project and a new signed and recorded Agreement To Comply with Conditions Of Approval shall be provided by the succeeding carrier to the Piractor of Plannina and Environmental Services within 30 days of the Director of Planning and Environmental Services within 30 days of the transfer of interest in the project.
- 16. The City reserves the right and jurisdiction to review and modify this permit, including conditions of approval based on changed circumstances. Changed circumstances include, but are not limited to, the following in relation to the project:
- a) an increase in the height or size of any part of the project;
  b) increase in size or change in the shape of the project;
  c) a change in the projects color or materials;
  d) a substantial change in location of the project;
  e) An effective increase in signal output above the maximum permissible exposure (MPE) limits imposed by the radio frequency emissions guidelines of the FCC contained in FCC Office of Engineering and Technology Bulletin 65, or a more restrictive change in the FCC MPE

The permittee shall notify the Planning and Environmental Services Director of any proposal to cause one or more of the changed circumstances as noted in a-e above. Any changed circumstance shall

Resolution 10-\_\_ Exhibit 2
T-Mobile Monopine Wireless Telecommunications Facility
Case No. 09-154-CUP

require the permittee to apply for a modification of this permit. Unless required by state or federal law, before implementing any changed circumstance, the permitte shall obtain a modified permit and any related building or other permits required by the City.

- 17. Prior to issuance of any LUP to effectuate the project, the permittee shall pay in full all applicable development impact fees as determined by the City. Development impact fees shall be those in effect at the time of issuance of the LUP for the project.
- 18. The permittee shall obtain from the City's Planning and Environmental Services Department an LUP required by Article III, Inland Zoning Ordinance, of Chapter 35 of the Goleta Municipal Code, before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement.
- 19. The permittee shall, at permittee's expense, defend, indemnify and hold harmless the City and its agents, officers and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, review, set aside, void, or annut, in whole or in part, the City approval of this permit or any condition attached hereto or any proceedings, acts, or determinations taken, done, or made prior to the approval of this permit that were part of the approval process.
- 20. In the event that any Condition of Approval Imposing a fee, exaction, dedication or other mitigation measure is challenged by the permittee in an action filed in a count of law or threatened to be filed therein which action is brought within the time period provided by law, this permit shall action is ordigin within under providing the superinder providing the s
- This permit is granted for the property/parcel(s) of record on which the project is located and shall not be transferred.
- 22. Volation of any of these Conditions of Approval is unlawful, prohibited and a violation of the Goleta Municipal Code. The City reserves the right to lititate civil, criminal and/or administrative enforcement, or after notice and a public hearing, to revoke this permit or modify these Conditions of Approval if it is found that there is a violation of these Conditions of Approval or the Goleta Municipal Code or that the project operates as or causes a public nuisance. This Condition of Approval is not Intended to,

T - Mobile Get more from life'

4100 GUARDIAN STREET, SUITE 101 SIMI VALLEY, CA 93063

- PLANS PREPARED BY: -

ARCHITECTS - INC.

26170 ENTERPRISE #600 LAKE FOREST, CA. 92630 PHONE: (949) 716-9940 FAX: (949) 297-4788

- CONSULTING GROUP: SureSite

SURESITE CONSULTING GROUP, LLC 6303 OWENSMOUTH, 10TH FLOOR WOODLAND HILLS, CA 91367 PHONE: (949) 637-5775 FAX: (949) 593-0401

NO	TDATE:	DESCRIPTION:	-BY:
1	06/30/10	90% CD's FOR REVIEW	JΥ
2	07/19/10	100% CD's FOR REVIEW	JΥ
3	08/02/10	CLIENT REVISION	RS

- SITE INFORMATION: -

# **HOLLISTER BUSINESS PARK RL**

SV11878D 7402 HOLLISTER AVENUE GOLETA, CA 93117



- SHEET TITLE: -

**CONDITIONS OF APPROVAL** 

- SHEET NUMBER: -

**-6** 

# **ATTACHMENT 2**

CEQA Notice of Exemption



NOTICE OF EXEMPTION Planning and Environmental Services 130 Cremona Drive, Suite B, Goleta, CA 93117 Phone: (805) 961-7500 Fax: (805) 961-7551

PROJECT DESCRIPTION
Case No. 09-154-CUP
7402 Hollistar Avenue; APN 079-210-064
7-402 Hollistar Bushass Park
APN 079-210-0

FINUINC
The Planning and Environmental Services Department of the City of Goleta has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

Ministerial Project
Categorical Examption, Section 15332
Statutory Exemption
Emergency Project
Disapproval (JCDA Guidelines, Section 15270)
No Possibility of Significant Effect (JCDA Guidelines, Section §15061(b)(3))

SUPPORTING REASONS

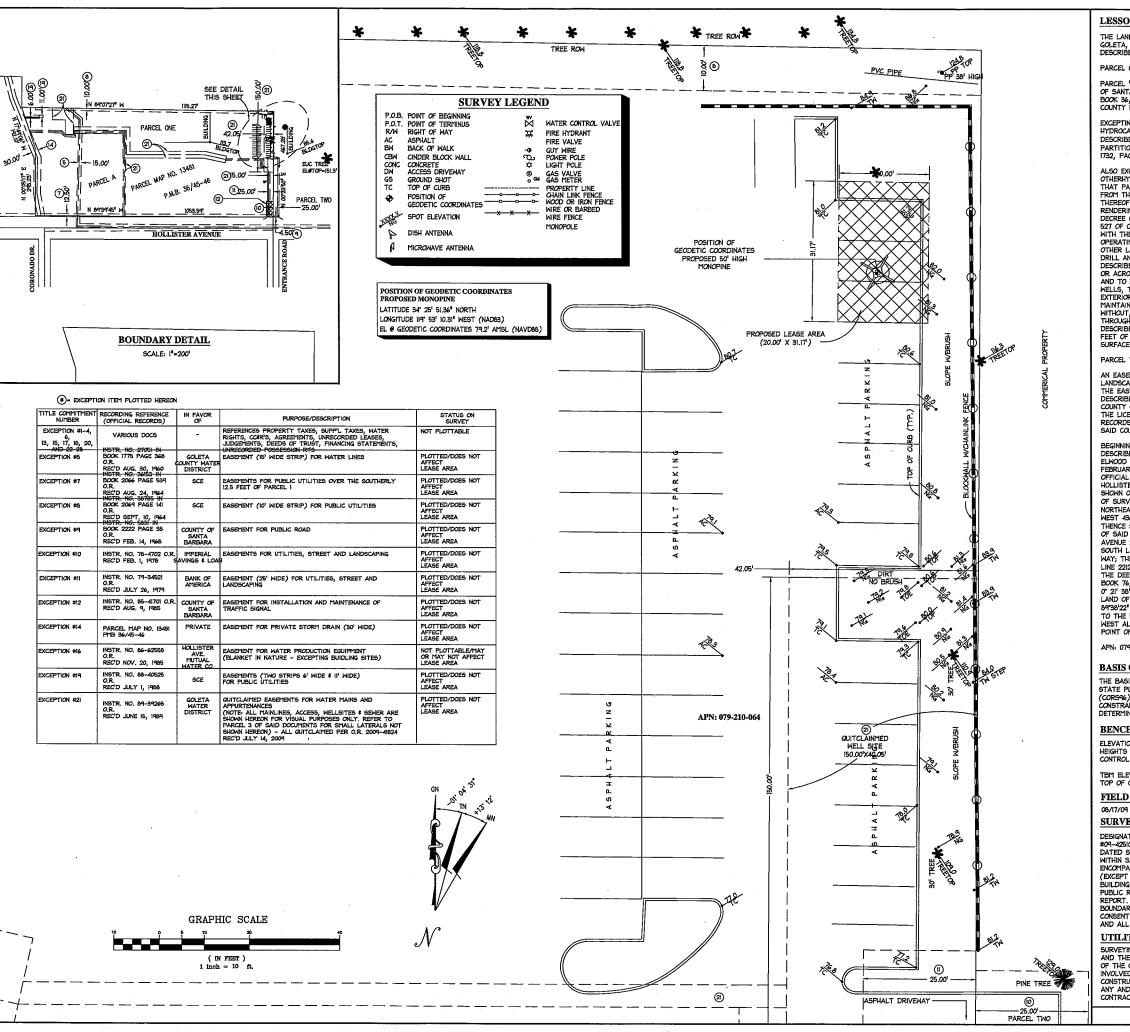
SUPPORTING REASONS
The project is consistent with specific General Plan and zoning ordinance policies regarding telecommunications facilities, including minimum standards regarding aesthetics and public safety. The lease area (project site) occupies 623 square feet, is surrounded by urban uses, and has no value as habitat for any protected species. The project would not result in any significant effects relating to traffic, noise, air quality, water quality, utilities, or public services.

Patricia S. Miller Manager, Current Planning Division Date

Nota: A copy must be filed with the County Clerk of the Board after project approval and posted by the Clerk of the Board for a period of 30 days to begin a 35 day statute of limitations on legal challenges.

**CONDITIONS OF APPROVAL** 

SCALE: N.T.S.



# LESSOR'S LEGAL DESCRIPTION

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

PARCEL 'A' OF PARCEL MAP NO. 13481, IN THE CITY OF GOLETA COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 36, PAGES 45 AND 46 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY.

EXCEPTING THEREFROM 50% OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, OR UNDER PROPERTY HEREIN DESCRIBED AS SET FORTH IN "STIPULATION FOR CONSENT DECREE OF PARTITION" RECORDED APRIL 11, 1960 AS INSTRUMENT NO. 11719 IN BOOK 1732, PAGE 527 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY AND ALL OIL, GAS AND ALSO EXCEPTING THEREFROM ANY AND ALL OIL, GAS AND OTHERHYDROCARBON SUBSTANCES IN OR WHICH ARE PRODUCIBLE FROM THAT PART OF THE ABOVE DESCRIBED PROPERTY BELOW 500 FEET FROM THE PRESENT SURFACE THEREOF WHICH SAID PRESENT SURFACE THEREOF IS THE SAID AS THAT EXISTENT AT THE TIME OF THE RENDERING AND ENTRY OF THAT CERTAIN FINAL JUDGMENT AND DECREE OF PARTITION RECORDED APRIL II, 1960 IN BOOK 1732, PAGE 527 OF OFFICIAL RECORDS OF SANTA BARBARA COUNTY, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFROM AND REDOVING THE SAME FROM SAID LAND OR OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM OTHER LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WIELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DESCRIBED OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS, AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDSILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELL OR WELLS, WITHOUT, HOWEVER, THE RIGHT TO EXERCISE ANY OF SUCH RIGHTS, THROUGH, IN OR FROM THE AFOREMENTIANED SUBFACE OF THE ABOVE DESCRIBED REAL PROPERTY OR ANY PART OF THE UPPERMOST 500 FEET OF THE SUBSURFACE NEXT BENEATH THE AFOREMENTIONED

AN EASEMENT FOR THE PURPOSES OF UTILITIES, STREET AND LANDSCAPING OVER, ACROSS AND THROUGH THE WEST 25.00 FEET OF THE EAST 250.00 FEET OF THE SOUTH 263.20 FEET OF THE LAND DESCRIBED AS: THAT PORTION OF THE RANCHO LOS PUEBLOS, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON THE LICENSED SURVEYORS MAP FILED IN BOOK 39 PAGE 96 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED FROM JOSEPH ARCHAMBEAULT, ET AL., TO ELMOOD UNION SCHOOL DISTRICT OF SANTA BARBARA, RECORDED FEBRUARY 13, 1932 AS INSTRUMENT NO. 1046 IN BOOK 260, PAGE 34 OF OFFICIAL RECORDS, SAID CORNER BEING ON THE NORTH LINE OF HOLLISTER AVENUE AND SAID PARCEL AND POINT OF BEGINNING BEING SHOWN ON A MAP OF SURVEY FILED IN BOOK 39, PAGE 96 OF RECORD OF SURVEYS; THENCE NORTH 1'07'27' WEST 495.80 FEET TO THE NORTHEAST CORNER OF SAID SCHOOL LOT; THENCE NORTH 8938'03' NEST 434 94 FEET TO THE NORTHUSEST CORNER OF SAID SCHOOL LOT; THENCE NORTH 8938'03' MOST 436.44 FEET TO THE NORTHWEST CORNER OF SAID SCHOOL LOT; THENCE SOUTH 1'07'27' EAST 50.43 FEET TO THE SOUTHWEST CORNER OF SAID SCHOOL LOT AND A POINT ON THE NORTH LINE OF SAID AVENUE 22 FEET; THENCE NORTH 107/27 WEST 648,05 FEET TO THE SOUTH LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY RIGHT OF WAY; THENCE NORTH 89/38/22 EAST ALONG SAID SOUTH RIGHT OF WAY LINE 2212.19 FEET TO THE WEST LINE OF LAND DESCRIBED AS "2ND" IN THE DEED TO SOUTHERN PACIFIC RAILROAD COMPANY, RECORDED IN BOOK 76, PAGE 299 OF DEEDS; THENCE ALONG SAID WEST LINE, SOUTH O' 21' 38' EAST 135 FEET TO AN ANGLE POINT IN THE LINE OF THE LAND OF SAID RAILROAD; THENCE ALONG SAID RAILROAD LAND NORTH 89'38'22" EAST 1363.82 FEET; THENCE SOUTH O'51'12" EAST 464.57 FEET TO THE NORTH LINE OF HOLLISTER AVENUE; THENCE SOUTH 88'51'45' WEST ALONG THE NORTH LINE OF SAID AVENUE 3112.81 FEET TO THE POINT OF BEGINNING.

APN: 079-210-64

# BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM (CC583), ZONE 5, NAD83 (COR596)(2002.0000 EPOCH) BASED UPON GPS OBSERVATIONS CONSTRAINED TO CORS STATIONS DE6580 AND DE6612, AS DETERMINED BY OPUS-RS. ALL BEARINGS SHOWN HEREON ARE GRID.

### BENCHMARK

ELEVATIONS SHOWN HEREON ARE GPS DERIVED ORTHOMETRIC HEIGHTS BASED UPON GEOID 33 AND CONSTRAINED TO CORSCONTROL STATIONS LISTED ABOVE.

TBM ELEVATION = 485.82' (NAVD88)
TOP OF CURB AT SW CORNER OF CATCHBASIN

# FIELD SURVEY DATE

# SURVEYOR'S NOTES

DESIGNATION IS MADE TO THE TITLE REPORT ORDER #04-42510670-RR, ISSUED BY FIDELITY NATIONAL TITLE COMPANY, DATED SEPTEMBER 16, 2009. ANY AND ALL EASEMENTS DISCLOSED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA ENCOMPASSING THE LEASE AREA ARE DEPICTED ON THIS SHEET (EXCEPT FOR LEASE AREA'S LOCATED ON ROOFTOPS AND WITHIN BUILDINGS). SURVEYING COMPANY HAS NOT EXECUTED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT WITHIN SAID TITLE REPORT. THE BOUNDARY PLOTTED HEREON DOES NOT CONSTITUTE A BOUNDARY SURVEY. MODIFICATIONS TO THIS SURVEY WITHOUT CONSENT BY SURVEY COMPANY RELIEVES SURVEY COMPANY OF ANY AND ALL LIABILITIES.

# UTILITY NOTES

SURVEYING COMPANY DOES NOT GUARANTEE THAT ALL LITHLITIES SURVEYING CONTRAIN LOCES NOT GOARANTEE THAT ALL DITETIES AND THEIR EXACT LOCATIONS ARE SHOWN, IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT ANY AND ALL INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION, REMOVAL, RELOCATION AND/ OR REPLACEMENT OF ANY AND ALL UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR NOT THE SURVEYING COMPANY.

# **SURVEY NOTES**

# T - Mobile Get more from life

3 IMPERIAL PROMENADE, SUITE 1100 SANTA ANA, CA 92707

- PLANS PREPARED BY: -



26170 ENTERPRISE #600 LAKE FOREST, CA. 92630 PHONE: (949) 716-9940 FAX: (949) 297-4788

-NO	- DATE:	- DESCRIPTION:	- RV:
0	08/21/09		LAS
1	12/12/09	FINAL SURVEY	LAS
2	04/21/10	REV LEASE & 1A	LAS
3	06/15/10	PLOT EASEMENTS	LAS

SITE INFORMATION:

# **HOLLLISTER BUSINESS PARK RL** SV11878D

7402 HOLLISTER AVENUE SANTA BARBARA, CA 93117

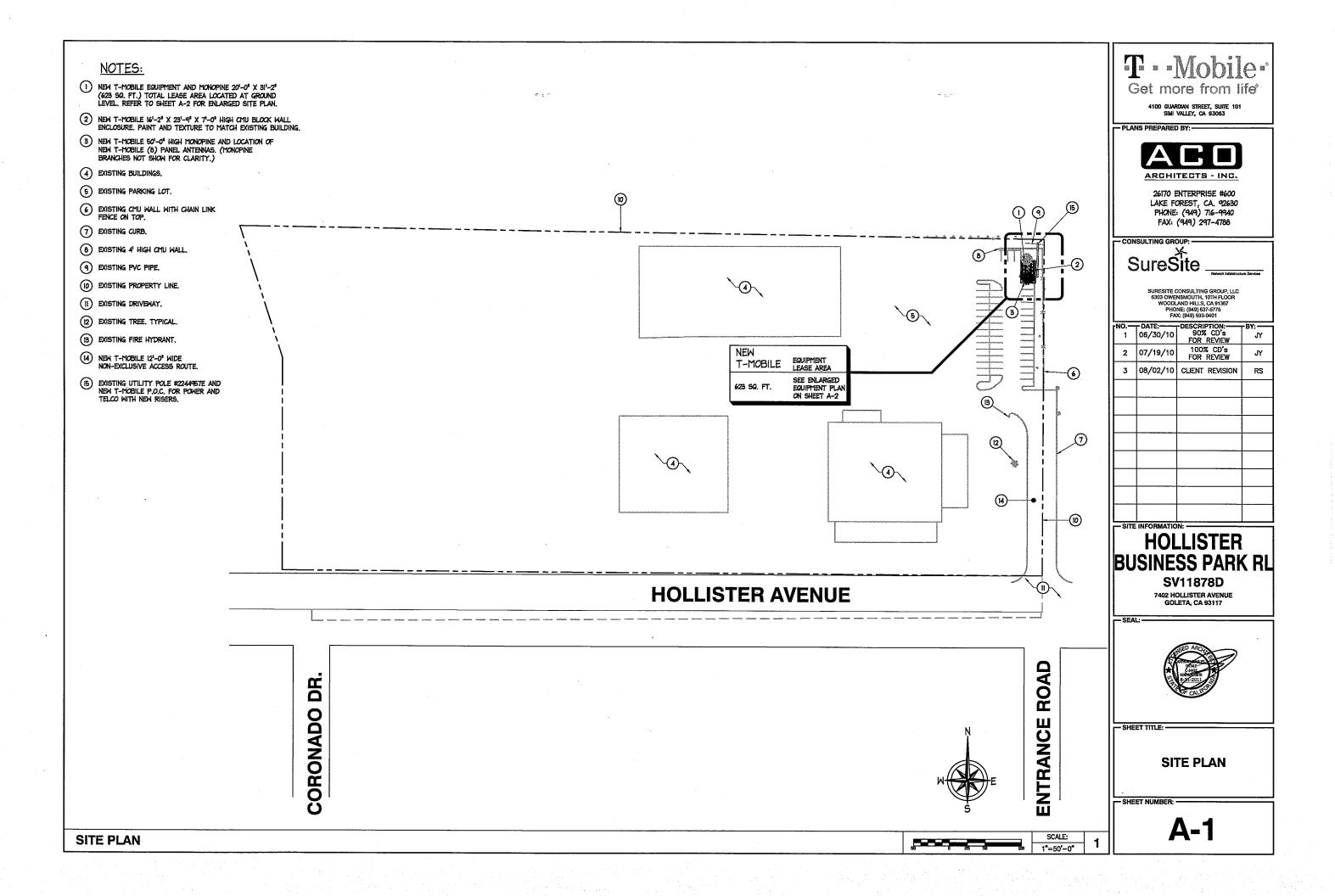
- STAMP

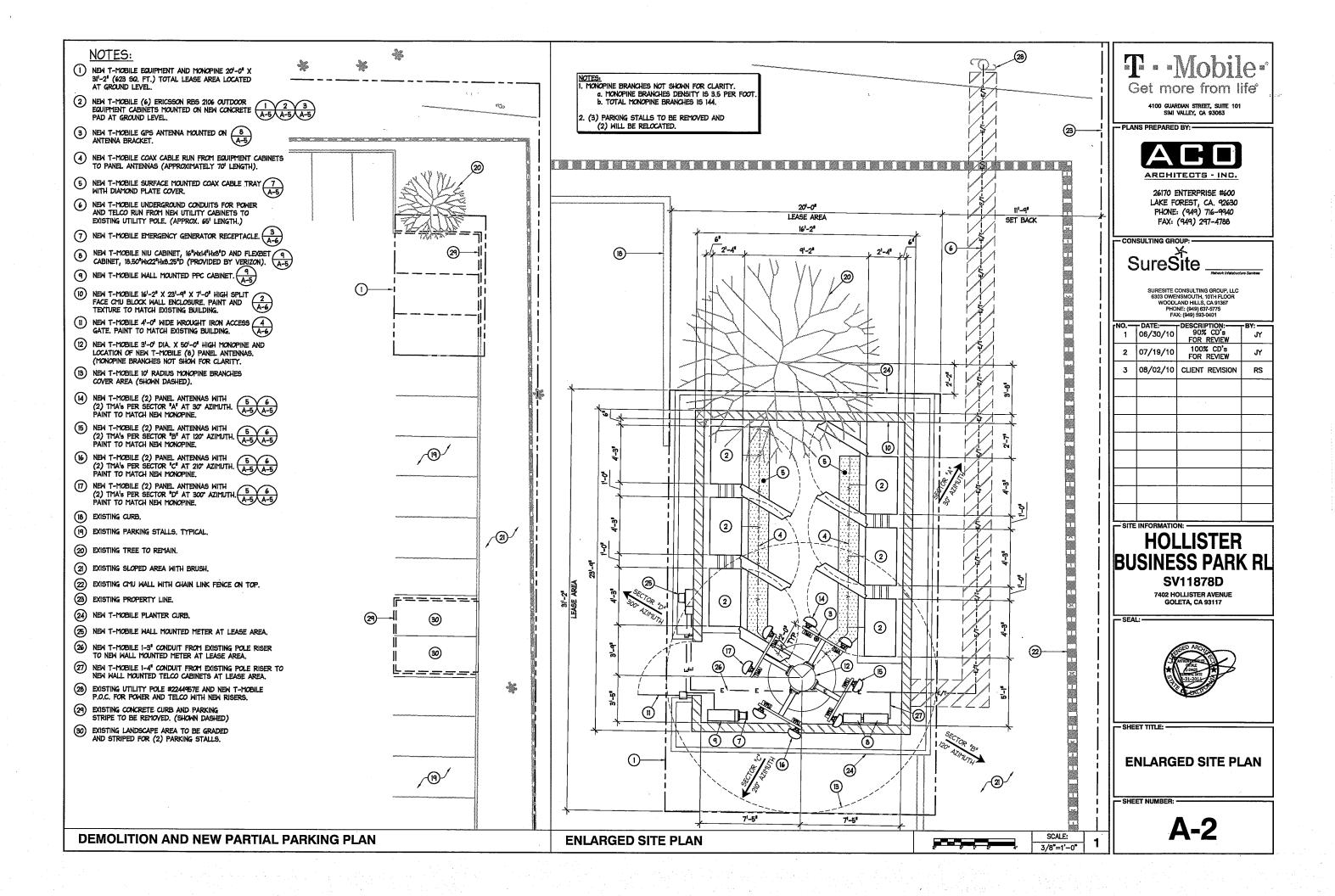


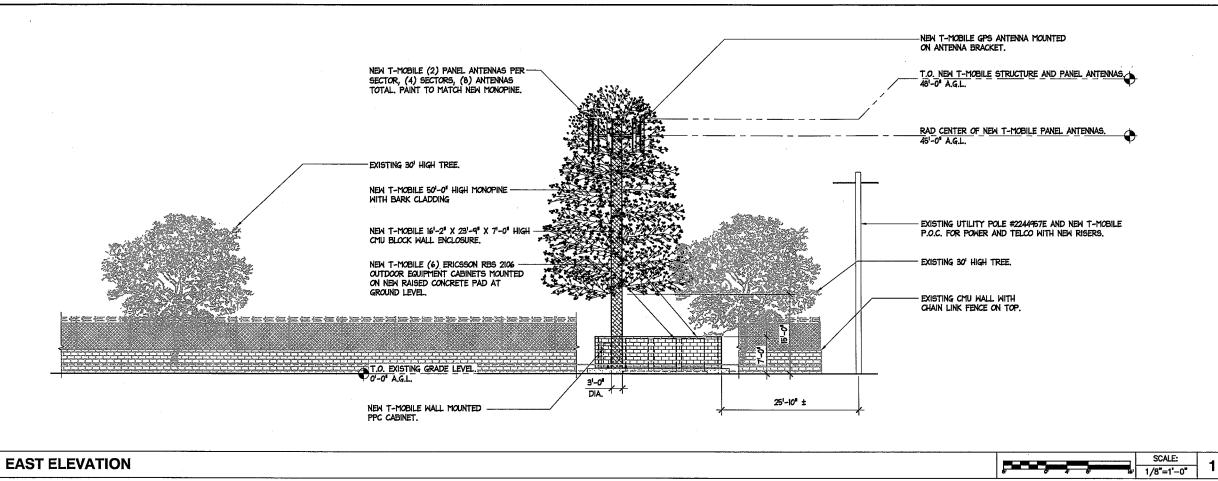
SHEET TITLE: -

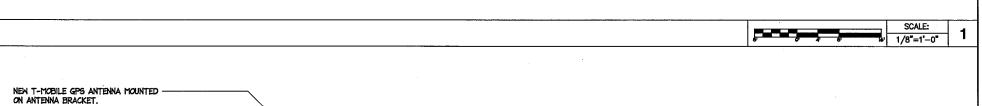
TOPOGRAPHIC SURVEY

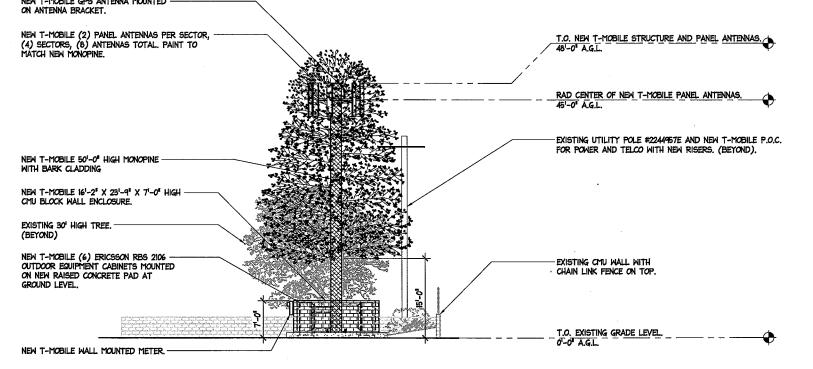
- SHEET NUMBER:











T • Mobile • Get more from life

4100 GUARDIAN STREET, SUITE 101 SIMI VALLEY, CA 93063

- PLANS PREPARED BY: --



26170 ENTERPRISE #600 LAKE FOREST, CA. 92630 PHONE: (949) 716-9940 FAX: (949) 297-4788

- CONSULTING GROUP:

SureSite \_\_\_\_

SURESITE CONSULTING GROUP, LLC 6303 OWENSMOUTH, 10TH FLOOR WOODLAND HILLS, CA 91367 PHONE: (949) 637-5775 FAX: (949) 593-0401

SITE INFORMATIO

# HOLLISTER BUSINESS PARK RL

SV11878D

7402 HOLLISTER AVENUE GOLETA, CA 93117

SEAL:



- SHEET TITLE: -

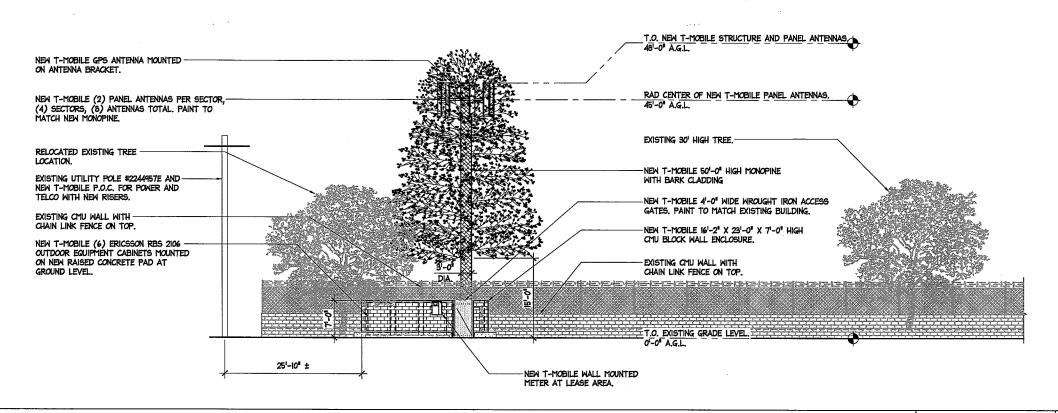
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:

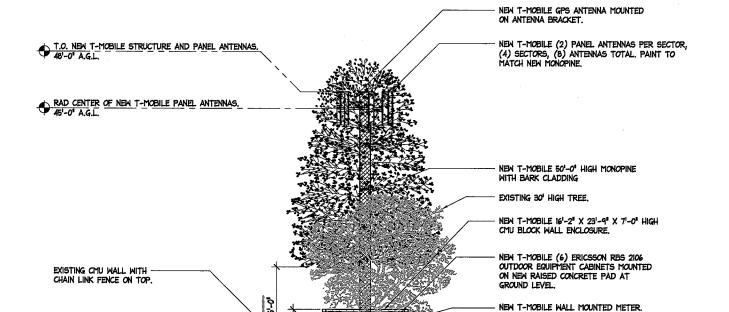
**A-3** 

**SOUTH ELEVATION** 

SCALE: 1/8"=1'-0"



**WEST ELEVATION** 



T • Mobile • Get more from life

4100 GUARDIAN STREET, SUITE 101 SIMI VALLEY, CA 93063

PLANS PREPARED BY:



26170 ENTERPRISE #600 LAKE FOREST, CA. 92630 PHONE: (949) 716-9940 FAX: (949) 297-4788

SureSite

SURESITE CONSULTING GROUP, LLC 6303 OWENSMOUTH, 10TH FLOOR WOODLAND HILLS, CA 91367 PHONE: (949) 637-5775

	NO.—	DATE: 06/30/10	-DESCRIPTION: 90% CD's FOR REVIEW	-BY: JY
	2	07/19/10	100% CD's FOR REVIEW	ΊΥ
	3	08/02/10	CLIENT REVISION	RS
				-
4				
l				

SITE INFORMATIO

# HOLLISTER BUSINESS PARK RL

SV11878D

7402 HOLLISTER AVENUE GOLETA, CA 93117

SEAL

SCALE: 1/8"=1'-0"

SCALE:

1/8"=1'-0"



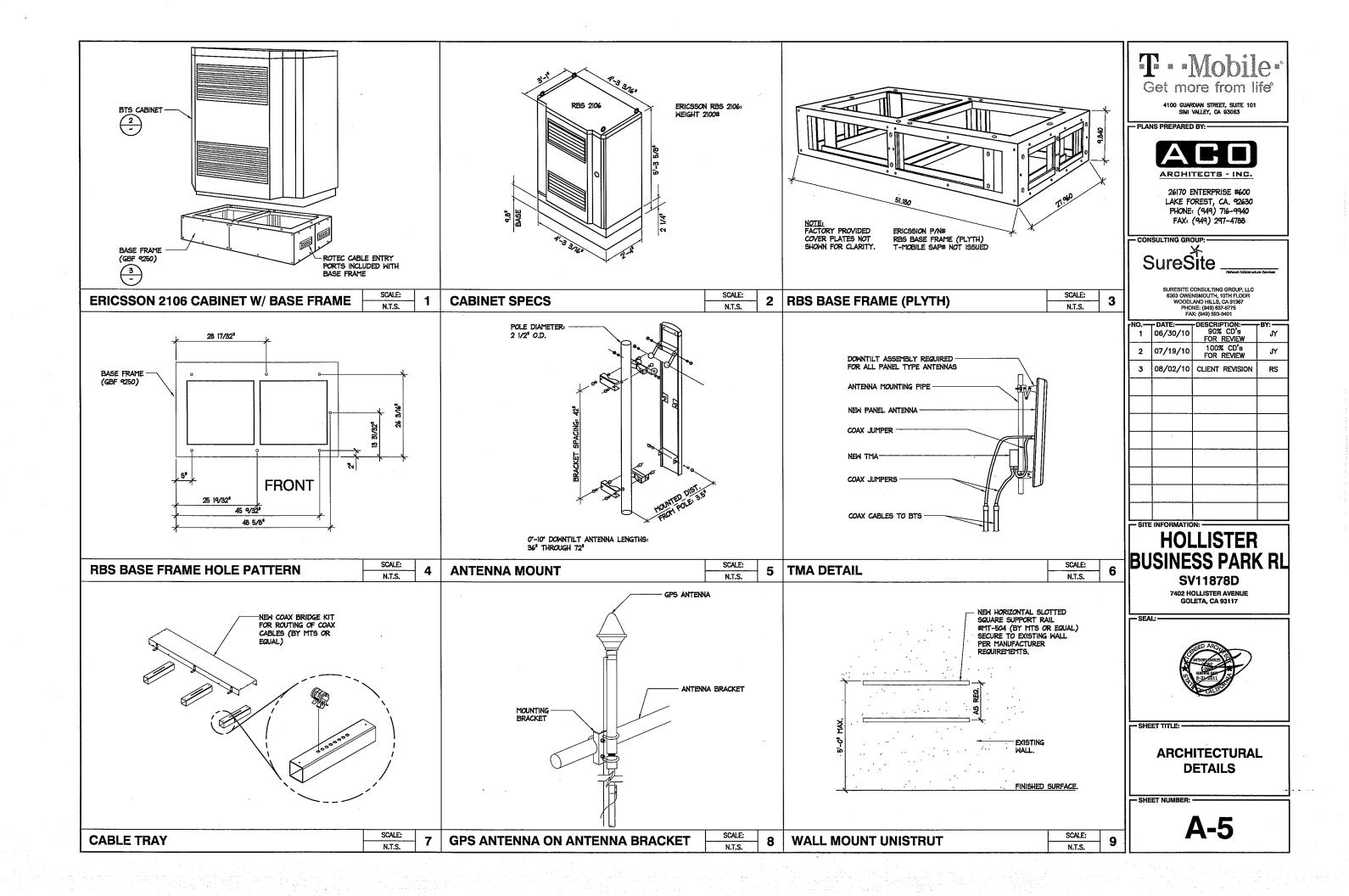
- SHEET TITLE:

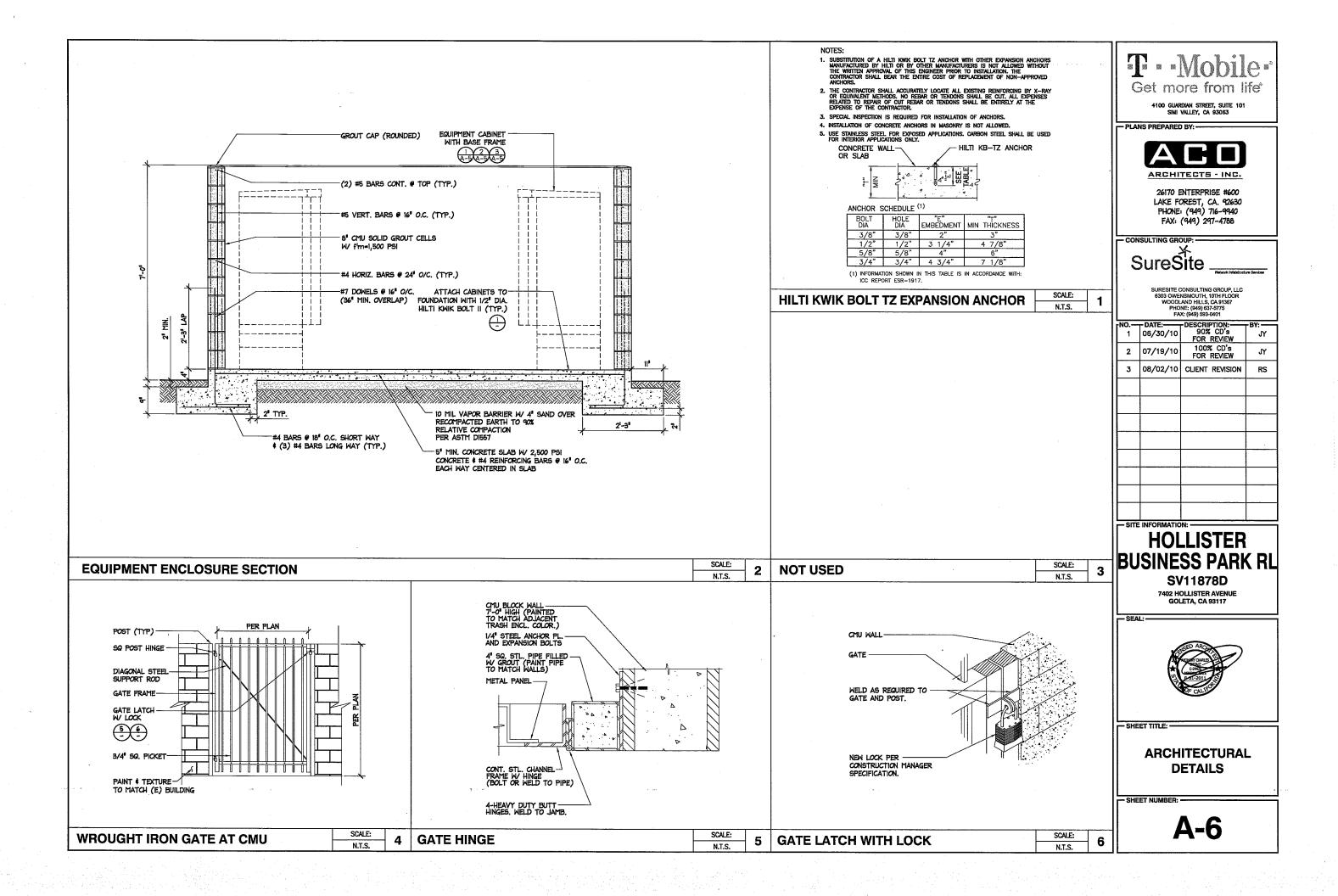
ARCHITECTURAL ELEVATIONS

SHEET NUMBE

**A-4** 

T.O. EXISTING GRADE LEVEL





SECTOR	AZIMUTH	CENTERLINE	# OF ANTENNAS	ANTENNA MODEL #	# OF COAX LINES	COAX DIAMETER	COAX LENGTH
A	30*	45'-0"	2	TMBXX-6517-R2M	8	7/8"	70'-0"
В	120°	45'-0"	2	TMBXX-6517-R2M	8	7/8"	70'-0"
С	210°	45'0"	2	TMBXX-6517-R2M	8	7/8	70'0"
D	300*	45'0"	2	TMBXX-6517-R2M	8	7/8"	70'-0"
GPS	_	45'-0"	1	-	1	1/2"	70'0"

# RF CONFIGURATION DESIGN INFORMATION

SCALE: N.T.S.

2

SCALE:

N.T.S.

**POWER AND LIGHTING PLAN** 

POWER:

CONTACT: CUSTOMER SERVICE

VERIZON

CONTACT: CUSTOMER SERVICE

PHONE: (800) 990-7788

**ELECTRICAL SITE PLAN** 

PHONE: (800) 265-2316

-20) 

-G-G-GROUNDING WIRE, DASHED LINE INDICATES UNDERGROUND TELEPHONE LINE, DASHED LINE INDICATES UNDERGROUND DETAIL REFERENCE DETAIL NO. 2 ON SHEET E3 GROUND ROD 8  $\boxtimes$ GROUND ROD WITH ACCESS FUSED DISCONNECT SWITCH, 240V, 2P, 30A, WEATHERPROOF, UNO

CIRCUIT BREAKER

┲

DUPLEX RECEPTACLE WITH GFCI IN WEATHERPROOF ENCLOSURE

SWITCH, 120AC, 20A ab - SWITCH LEG

M - MANUAL MOTOR STARTER
CLAMP OR DOUBLE HOLE LUG TYPE GROUND CONNECTION

EXOTHERMIC CONNECTION (CADWELD) TO GROUND RING AND COMPRESSION CONNECTION TO GROUND HALO

AMERICAN WIRE GAUGE AVAILABLE FAULT CURRENT TELEPHONE BTCM U.G. UNO BARE TINNED COPPER WIRE BASE TRANSMISSION SYSTEM CONDUIT CIRCUIT BREAKER CB CO DWG EMT (E) OR CONDUIT ONLY DRAWING ELECTRICAL METALLIC TUBING EXISTING FUTURE EQUIPMENT (F) GEN GENERATOR GROUND FAULT CIRCUIT INTERRUPTER GROUND G, GND KAIC THOUSAND AMPS INTERRUPTING CAPACITY NATIONAL ELECTRICAL NEMA MANUFACTURERS ASSOCIATION NEW (PROVIDE AND INSTALL, UNLESS NOTED OTHERWISE) PHASE POLE POINT OF CONNECTION POC POLYVINYL CHLORIDE CONDUIT REPLACE OR REWIRE WITH AS EXISTING RIGID GALVANIZED STEEL

TYPICAL UNDERGROUND UNLESS NOTED OTHERWISE Get more from life WEATHERPROOF EQUIPMENT

4100 GUARDIAN STREET, SUITE 101 SIMI VALLEY, CA 93063

PLANS PREPARED BY:



26170 ENTERPRISE #600 LAKE FOREST, CA. 92630 PHONE: (949) 716-9940 FAX: (949) 297-4788

- CONSULTING GROUP SureSite

SURESITE CONSULTING GROUP, LLC 6303 OWENSMOUTH, 10TH FLOOR WOODLAND HILLS, CA 91367 PHONE: (949) 637-5775 FAX: (949) 593-0401

NO.—	DATE: 06/30/10	DESCRIPTION: 90% CD's FOR REVIEW	JY
2	07/19/10	100% CD's FOR REVIEW	ıγ
3	08/02/10	CLIENT REVISION	RS
			,
		·	

- SITE INFORMATION:

# **HOLLISTER BUSINESS PARK RL** SV11878D

7402 HOLLISTER AVENUE **GOLETA, CA 93117** 

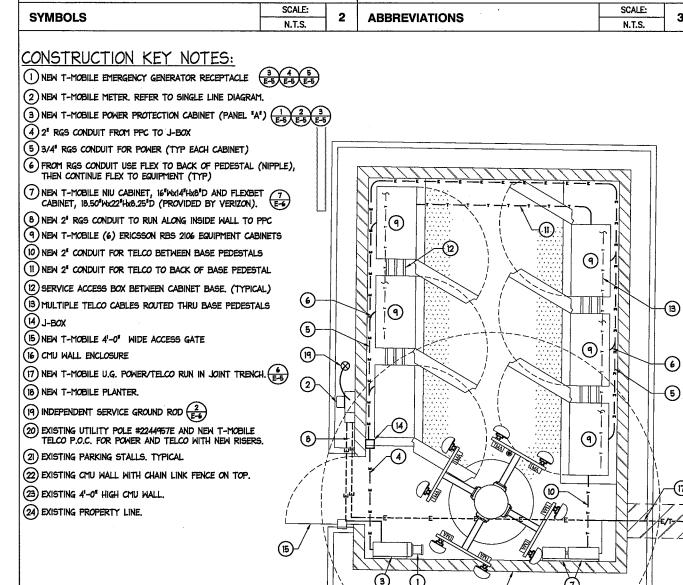


SHEET TITLE: -

**ELECTRICAL SITE PLAN. POWER & RF** CONFIGURATION

SCALE:

3/8"=1'-0"



1. THE ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION ACCEPTABLE BY THE JUSTISSICTION OF THE NATIONAL ELECTRICAL CODE, CATALE FIRE MARSHALL REQUATIONS, AND ALL OTHER STATE AND LOCAL CODES, LANS, AND OCIONANCES HAVING JURISDICTION ALBEIT NOT SHOWN ON DRAWNINGS OR SHOWN OTHERWISE.

THE ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTION REQUIREMENTS.

A. ELECTRICAL CONTRACTOR SHALL WIST JOB SITE AND VERIFY EXISTING CONDITIONS BEFORE BIDDING AND SHALL INCLIDE IN HIS BID THE NECESSARY COSTS TO CONSTRUCT THIS PROJECT IN ACCORDANCE WITH INTENT OF THE ELECTRICAL DRAWNOS, SPECIFICATIONS, SERVING UTILITY COMPANYS REQUIREMENTS AND ALL APPLICABLE COORS. SUBMITTAL OF BID INDICATES CONTRACTOR IS CONTRACTOR SHALL JOB STIE CONDITIONS AND WORK TO BE PENFORMED UNDER THIS CONTRACT BEFORE SUBMITTING BID. CONTRACTOR SHALL YERIFY EXISTING STIE CONTRACTOR STORE SUBMITTING BID. CONTRACTOR SHALL YERIFY EXISTING STIE CONTRACTOR STORE SUBMITTING BID. CONTRACTOR SHALL YERIFY EXISTING STIE CONTRACTOR STORE SUBMITTING BID. CONTRACTOR SHALL YERIFY EXISTING STIE PLACE SERVING UNILITY POINTS OF CONNECTION AND PROVIDE ALL SERVICE RELATED EQUIPMENT AND INSTALLATION IN BID. UTILITY SERVICE REQUIREMENTS SHOWN ON THE DRAWNORS ARE BASED ON PREJIMINARY STEW YEST AND INFORMATION AVAILABLE AT THIS TIME OF VIST AND ARE NOT CUARANTEED BY ENGINEER OR SERVING AVAILABLE AT THIS TIME OF VIST AND ARE NOT CUARANTEED BY ENGINEER OR SERVING INTUITY COMPANY. REFER TO ARCHITECTURAL DEAMNESS AND WIST STE PRIOR TO BID TO REVIEW EXISTING FOR POSTABLE AND STATE WIST AND AND LANDSCAPING, ADJUST CONDUIT ROUTING INDICATED TO AVOID DISTURBED EXISTING CONDITION WHERE POSSABLE CONDUIT AND STRICTOR TO STRICE POSSABLE.

4. THE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF NECA MANUAL OF GOOD WORKNANSHEP" (STANDARD OF INSTALLATION).

5. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, INCLUDING BUT NOT LIMITED TO COMPLETE ELECTRICAL SYSTEMS, POWER AND LICHTING, TELEPHONE CONDUIT SYSTEM, SIGNAL SYSTEMS, PANELBOANDS(S), CONTRICL WIRNIG, GROUNDING, CONDUIT ONLY SYSTEMS ETC., FOR A COMPLETE AND PROPERLY OPERATING SYSTEM, EMERGIZED THROUGHOUT AND AS INDICATED ON THE DRAWNINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.

6. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE USTED AND APPROVED BY UNDERWRITER'S LABORATORY AND SHALL BEAR THE INSPECTION LASE. UN WHERE SUBJECT TO SUCH APPROVAL MATERIALS SHALL BET WITH THE APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY AND ALL COVERNING BODIES HAWNO JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANS, NEMA, AND NEFU.

7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING DIMENSIONS AND COMDITIONS. HE SHALL ISSUE A WATERN ONDER OF ALL FINDINGS TO THE ENGINEER LISTING ALL MALPUNCTIONS, FAILTY EQUIPMENT AND DISCREPANCES.

8. ALL WRING SHALL BE IN METALLIC CONDUIT. RIGID GALVANZED CONDUIT SHALL BE USED IN OR UNDER CONCRETE SLABS ON GRADE FIVE FEET BEFORE STUBBING UP, WHERE EXPOSED TO WEATHER, AND WHERE SUBBLECT TO MECHANICAL DAMAGE. PIVE SCHEDULE BO SHALL BE USED IN OR UNDER CONORIETE OR BURIED UNDERGROUND. BUT CONDUITS SHALL BE USED IN OR UNDER CONORIETE OR BUILDINGS. FLEDBLE CONDUIT SHALL BE USED WHERE THE STRUCTURAL CONDUITONS MAKE THE USE OF RIGID CONDUIT MARACTICAL, AND FOR SHORT CONNECTIONS TO VERKINNE COMPILED. USE NEOPREME JACKETED FLEMBLE CONDUIT AND STITMICS WHERE EXPOSED TO WEATHER.

9. ALL WIRING SHALL BE CONCEALED IN FINISHED AREAS. INSTALL EXPOSED RACEWAYS PARALLEL WITH OR PERPEDICULAR TO THE LINES OF BUILDING. PAINT RACEWAYS TO MATCH MOUNTING SURFACE. PENETRATIONS OF ALL WALLS OR CELLINGS SHALL BE SEALED AND FIRE RATING MAINTAINED IN ACCORDANCE WITH UK WIGHOU, UK WEIGHT AND ALL LOCAL AND INSTONAL COCKED OR OT PENETRATE OR GROWN CONDUSTS IN AND OUT OF FARED CORREDOR OF STANWALL ENCLOSURE FOR GROWNS OF TRINDED TO SERVE THE COLUMNENT WITHIN THE ENCLOSURE CONDUST MUST BE RUN OUTSIDE OF RATED ENCLOSURE ENVELOPS.

10. ALL CONDUCTORS SHALL BE COPPER AND RATED 600 VOLTS. ALL BRANCH CIRCUIT CONDUCTORS SHALL BE 75°C RATED COPPER TYPE "DUAL RATED THINY THINY" #12, & #0 SUID, #8 AND LARGER STRANDED, CONTROLS AND SIGNAL WIRING SHALL BE STRANDED.

11. OUTLET BOXES SHALL BE CAST FERROUS METAL WITH WATERTIGHT GASKETED CAST FERROUS COVERS, THREADED HUBS, AND STAINESS STEEL SCREWS. LISE CROUSE—HINDS OR APPLETON TYPE FS OR FO BOXES OR APPROVED EQUAL BY ENGINEER.

12. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL OUTLETS WITH CONSTRUCTION MANAGER REFORE ROUGH-IN.

13. ELECTRICAL LAYOUT DRAWINGS ARE DIAGRAMMATIC. INSTALL THE ELECTRICAL SYSTEMS WITHOUT INTERFERING WITH STRUCTURES OR OTHER SYSTEMS.

14. ALL SURFACE—MOUNTED ELECTRICAL EQUIPMENT AND DEVICES SHALL BE PROPERLY SECURED. PROVIDE STRUCTURAL SUPPORT AS NECESSARY FOR MOUNTING EQUIPMENT.

15. CONTRACTOR SHALL LABEL THE COVER PLATE OF EACH ELECTRICAL QUILET AND JUNCTION BOX WITH INDELIBLE INK FELT PEN. THE LABEL SHOULD SHOW PANEL AND CIRCUIT NUMBER CONTAINED IN THE BOX.

18. GROUP CONDUITS TOGETHER AND SUPPORT WITH UNISTRUT.

17. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT EQUIPMENT LOCATIONS. ALL EQUIPMENT AND STUB-UP LOCATIONS SHALL BE VERIFIED WITH ENGINEER BEFORE ROUGH-IN.

18. PROVIDE SEPARATE GROUND WIRE IN ALL FLEXIBLE AND PVC CONDUITS.

19. THE ELECTRICAL CONTRACTOR SHALL MAINTAIN THE UNIFORMITY AND CONTINUITY OF THE GROUNDING SYSTEM.

20. TEST THE ENTIRE SYSTEM TO DEMONSTRATE THAT THE ELECTRICAL COMPONENTS AND SPECIAL SYSTEMS ARE COMPLETE AND FUNCTION PROPERLY, INCLUDING BUT NOT LIMITED TO INSULATION AND GROUNDING TESTS. MAKE NECESSARY CORRECTIONS AND LEAVE SYSTEMS READY FOR OPERATION.

21. COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER DATE JOB ACCEPTANCE BY OWNER. ANY WORK, MATERIAL, OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE ELECTRICAL CONTRACTOR.

22. AT COMPLETION OF THE JOB, THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE OWNER WITH SPARE PARTS, ALL THE EQUIPMENT MANUALS, SPARE PARTS LIST AS RECOMMENDED BY THE MANUFACTURER, EQUIPMENT REPRESENTATIVE ADDRESS AND PHODE NUMBER. FURNISH ONE (1) COMPLETED SET OF "AS-BUILT" ELECTRICAL PLANS SHOWING LOCATIONS OF OUTLETS, COMDUIT RIVES AND PANELBOARD CRICITY INJURIERS. ELECTRICAL CONTRACTOR SHALL PROVIDE ACCURATE DIRECTORIES IN PANELBOARD FRONTS AT COMPLETION OF BUILD—OUT. PANELBOARD DIRECTORIES SHALL INCLUDE THE EQUIPMENT SERVED AND WATTAGE.

23. REFER TO T-MOBILE'S STANDARD SPECIFICATIONS AS PART OF THIS CONSTRUCTION DOCUMENT. ANY CONFLICT BETWEEN THESE DRIVININGS, T-MOBILE'S STANDARD SPECIFICATIONS, AND APPLICABLE CODES, THE MORE STRINGENT REQUIREMENTS SHALL

24. ALL WORK TO BE EXECUTED IN WORKMANLIKE MANNER AND SHALL PRESENT A NEAT MECHANICAL APPEARANCE WHEN COMPLETED.

25. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUITING AND PATCH RELATED TO ELECTRICAL WORK, UNLESS NOTED OTHERWISE AND COORDINATED WITH THE GENERAL CONTRACTOR.

28. ALL ELECTRICAL EQUIPMENT SHALL BE BRACED OR ANCHORED TO RESIST A HORIZONTAL FORCE ACTING IN ANY DIRECTION USING THE FOLLOWING CRITERIA: THE PROPE COUPMENT ON GRADE TO STRUCTURE SOME OF OPERATING WEIGHT SHOULD BE A COMMUNICATION ELEMENCHY POWER & COMMUNICATION ELEMENCHY POWER & COMMUNICATION ELEMENCHY POWER & COMMUNICATION FOR FIREMENT ON STRUCTURE FOR FLEXIBILITY OF MOUNTED EQUIPMENT USE 2X THE ABOVE VALUES. SIMULTANEOUS LEGISLATION FORCE

27. THE CONTRACTOR AGREE THAT, IN ACCORDANCE WITH GENERALLY CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSURE SUE AND COMPLETE RESPONSIBILITY FOR JUB 3TH CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT AT ALL TIME CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD OWNER AND ENGINEER HARBLESS FROM ANY AND ALL LUABILITY, REAL OR ALLEGED IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.

# **CONDUITS:**

1. 1-2" MINIMUM DIAMETER DUCT OF APPROVED MATERIAL

WITHIN OR ON BUILDINGS-RIGID GALVANIZED STEEL (WHEN REQUIRED), OR ELECTRO-METALLIC

In underground — PVC schedule 40 or equivalent for straight sections, bends shall be PVC schedule 80.

2) WITHIN BUILDINGS

ELECTRICAL LE'S AND CONDULETS ARE NOT ACCEPTABLE AS PULL BOXES.

NO 90 DEGREE TRANSITIONS AT OR IN PULL BOXES (UNLESS A 10" BENDING RADIUS CAN

IN-LINE PULL BOX MINIMUM DIMENSIONS = 24°L X 6°W X 6°D. 30°L X 6°W X 6°D PREFERRED.

PULL BOXES MUST BE EASILY ACCESSIBLE (TELEPHONE COMPANY WILL NOT REMOVE CELLING

VERTICAL SECTIONS OF CONDUIT WILL REQUIRE A PULL BOX EVERY 100 FEET AND APPROVE RESTRAINTS.

MAXIMUM OF 300 FEET HORIZONTAL BETWEEN PULL-BOXES.

MINIMUM CONDUIT BEND RADIUS OF 10 CABLE DIAMETERS (12").

FIRE STOPPING REQUIRED WHEN OPENINGS ARE MADE IN ANY FIRE RATED BARRIER

ALL EXTERNAL CONDUIT TERMINATIONS SHALL BE WEATHER TIGHT.

CONDUIT LENGTH MAXIMUM OF 300 FEET BETWEEN PULL BOXES.

CONDUIT BENDS MUST HAVE A RADIUS 10 TIMES CONDUIT SIZE (20").

# TRENCHING:

1. MINIMUM COVERAGE OF DUCT ON PRIVATE PROPERTY - 18" UNDER CONCRETE SURFACE OR AS SPECIFIED BY PERMITTING OWNER/AGENT.

2. MINIMUM COVERAGE OF DUCT ON PRIVATE PROPERTY =  $24^\circ$  under dirt surface or as specified by permitting owner/agent,

3. MINIMUM COVERAGE OR DUCT IN PUBLIC R/W =  $30^{\circ}$  BELOW GUTTER GRADE OR AS SPECIFIED BY PERMITTING AGENT.

4. MINIMUM 12" SEPARATION IN JOINT TRENCH BETWEEN POWER AND TELCO.

5. PULL BOXES - MINIMUM 17"W X 30"L.

6. SPLICE BOXES WILL BE SIZED BY SERVING TELEPHONE COMPANY: DETAILS WILL BE PROVIDED BY TELEPHONE COMPANY OR INTERCONNECT ENGINEER.

# **BONDING & GROUNDING:**

1) # 6 AWG SOLID COPPER INSULATED GROUND WIRE (24° COLLED IN TELCO SERVICE BOX) WITH BONDING CLAMPS IN PLACE. THE TELEPHONE GROUND MUST BE BONDED TO THE POWER GROUND. THE TELEPHONE SERVICE CARINET MUST BE BONDED TO THE TELEPHONE GROUND WIRE. ANY QUESTIONS REGARDING TELEPHONE GROUNDS SHOULD BE REFERRED TO THE INTERNONNECT ENGINEER.

SERVICE BOX

MINIMUM DIMENSIONS - 30°W X 36"H X 9"D.

3/4" PLYWOOD BACKBOARD MOUNTED IN SERVICE BOX.

36" CLEARANCE FROM GROUND LEVEL TO BOTTOM OF SERVICE BOX PREFERRED.

FULL ACCESS FROM FRONT OF BOX; MINIMUM 36" WORKING SPACE IN FRONT AND 36" IN WIDTH.

BOX MUST BE WATER RESISTANCE, NEWA 4, GALVANIZED STEEL BOX PAINTED INSIDE AND OUT AND WITH HASP AND PADLOCK.

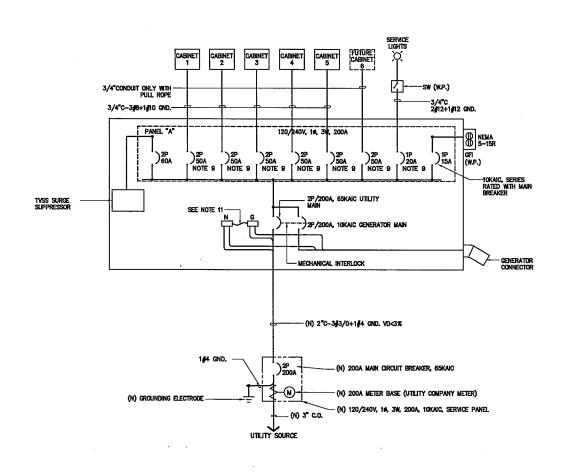
					_	_	***					· · · · · · · · · · · · · · · · · · ·						
		•							PANE	L "A"		BRAC	ING: 6	5/10K	AIC.			
	VC	ILTAG	E, PH	ASE, V	MIRES	120/2	40V, 1 PHASE, 3W	EN	LOSURE:	NEMA 3R		,			BRAN	CH-S	ERIES	з
			В	US RA	TING	200A	BUS		MAIN:	200A UM	200A G	A (INTERLOCKED) MOUNT	NG: S	SURFA	CE M	OUNT	Г	
	скт	CKT	3KR		QTY				LOAD (	WATTS)				QTY		CKT	BKR	СКТ
	NO.	AMPS	P	LTG	REC	MISC	DESCRIPTION	LOAD	ΑØ	BØ	LOAD	DESCRIPTION	MISC	REC	LTG	Р	AMPS	NO.
CL	1	60	2			1	TVSS SURGE SUPRESSOR	100	3825		3725	BTS #4	1			2	50	2
CL	3							100		3825	3725							4
	5	15	1		1		RECEPTACLE	180	3905		3725	BTS#5	1			2	50	В
CL	7	50	2	-		1	BTS#1	3725		7450	3725							8
CL	8							3725	3725			FUTURE BTS#6	1	П		2	50	10
CL	11	50	2			1	BTS#2	3725		3725								12
CL	13							3725	4025		300	LIGHTS	Т		2	1	20	14
CL	15	50	2			1	BTS#3	3725		3725		SPACE	П					16
CL	17							3725	3725			SPACE						18
	19						SPACE			0		SPACE						20
	21						SPACE		0			SPACE						22
	23			Г			SPACE			0		SPACE						24
	25						SPACE		0			SPACE						28
	27						SPACE			0		SPACE						28
	29						SPACE		0			SPACE						30
							PHASE TOTALS (M	ATTS)	19205	18725								
							PHASE BALANCE	2%	51%	49%	NOTE	CL = LONG CONTINUOUS L	ÖAD					コー
							TOTAL CONNECTED LOAD (WA	ITS)	37	930	]	LML = LARGEST MOTOR LO						-11
			25	% OF L	ONG C	ONTIN	UOUS LOAD (LCL) AND LARGEST MOTOR	₹	943	37.5	11	UM = UTILITY MAIN CIRCUIT						-11
							TOTAL LOAD (V	(ATTS)	473	87.5	]]	GM = GENERATOR MAIN CI						-11
							TOTAL LOAD	(AMPS)	19	7.4	SEE S	INGLE LINE DIAGRAM FOR V	/IRING	DIAG	RAM			<b>⊿</b>

SCALE: PANEL SCHEDULE N.T.S.

# **SINGLE LINE DIAGRAM NOTES:**

- MAXIMUM AVAILABLE FAULT: SERVING UTILITY COMPANY'S STANDARD INDICATES THAT THE MAXIMUM AVAILABLE FAULT WILL NOT EXCEED 42. KA. CONTRACTOR IS REQUIRED TO VERHEY THE ACTUAL AVAILABLE FAULT AT THE TIME OF CONSTRUCTION WITH SERVING UTILITY CO.
- ALL CURRENT CARRING DEVICES SHALL BE U.L. LISTED AND BRACED TO WITHSTAND THE MAXIMUM AVAILABLE FAULT AT ITS TERMINALS.
- SERIES/COMBINATION SHORT CIRCUIT RATINGS MAY BE USED WHEN OVERCURRENT DEVICE COMBINATIONS ARE LISTED UNDER U.L 67 STANDARD AND INSTALLATION SHALL COMPLY WITH NATIONAL ELECTRICAL CODE (N.E.C.) ARTICLE 110-9, 110-22 AND OTHER APPLICABLE SECTIONS.
- APPLICABLE SERIES/COMBINATION RATED EQUIPMENT ENCLOSURES SHALL BE CLEARLY MARKED
  "CAUTION SERIES RATED SYSTEM", IN COMPLIANCE WITH 2002 NEC SECTION 110-22. END-USE
  EQUIPMENT SHALL ALSO BE MARKED WITH THE HIGHER SERIES COMBINATION INTERRUPTING RATING AS
  PER 2002 NEC AND 2004 CEC.
- POWER TO EQUIPMENT SHALL BE 200A, 240V, 1#, 3W.

- PROVIDE A MIN. 36" WORK CLEARANCE IN FRONT OF PANELS/ELECTRICAL EQUIPMENT.
- 7. ALL WIRING SHALL BE COPPER TYPE THEN/THWN RATED FOR 75° C.
- CONDUIT REQUIREMENTS (TYP., U.N.O.): UNDERGROUND: PVC (SCHED, 40 OR 80) INDOOR: ENT (RGS IN TRAFFIC AREAS) OUTDOOR (ABOVE GRADE): RGS
- PROVIDE A WHITE PHONELIC SIGN WITH 3/4" RED ENGRAVED LETTERING ON PANEL. "A" DOOR THAT READS "DISCONNECT GROUND TO NEUTRAL BONDING AT THE PORTABLE EMERGENCY GENERATOR PRIOR TO CONNECTION."



9. CABINET CIRCUIT BREAKERS TO BE PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR

DO <u>NOT</u> INSTALL THE OPTIONAL NEUTRAL TO GROUND BONDING JUMPER PROVIDED WITH THE PPC. PPC SHALL NOT BE USED AS THE MAIN SERVICE EQUIPMENT (PER T-MOBILE STANDARD).

12. T-MOBILE REQUIRES A MAIN SERVICE RATED BREAKER IN ALL METER BOXES

SureSite SURESITE CONSULTING GROUP, LLC 6303 OWENSMOUTH, 10TH FLOOR WOODLAND HILLS, CA 91367

PHONE: (949) 637-5775 FAX: (949) 593-0401

T - Mobile

Get more from life

4100 GUARDIAN STREET, SUITE 101

SIMI VALLEY, CA 93063

ARCHITECTS - INC. 26170 ENTERPRISE #600

LAKE FOREST, CA. 92630 PHONE: (949) 716-9940 FAX: (949) 297-4788

PLANS PREPARED BY:

- CONSULTING GROUP

	rno.—	- DAIE:	-DESCRIPTION:	-BY:
l	1	06/30/10	90% CD's FOR REVIEW	ኝ
	2	07/19/10	100% CD's FOR REVIEW	Λ
	3	08/02/10	CLIENT REVISION	RS
١				
l				
l				
l				
1				

SITE INFORMATION

# **HOLLISTER BUSINESS PARK RL**

SV11878D 7402 HOLLISTER AVENUE

GOLETA, CA 93117

- SEAL:



- SHEET TITLE: -

**GENERAL NOTES, PANEL** SCHEDULE, AND SINGLE **LINE DIAGRAM** 

**GENERAL NOTES & SPECIFICATIONS** 

SCALE: N.T.S.

SCALE: N.T.S.

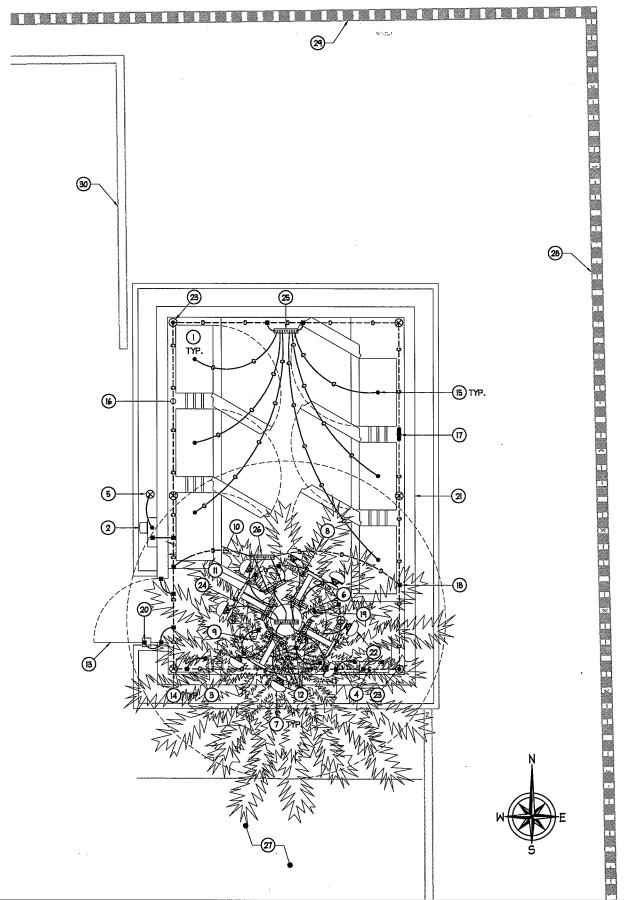
SINGLE LINE DIAGRAM

**E-2** 

# CONSTRUCTION KEY NOTES: 1) NEW T-MOBILE EQUIPMENT CABINETS 2) NEW T-MOBILE SERVICE METER FITTING 3) NEW T-MOBILE POWER PROTECTION CABINET (PANEL "A"). (4) NEW T-MOBILE NIU CABINET, 16"MXI4"HX8"D AND FLEXBET (7) CABINET, 18.50"MX22"HX8.25"D (PROVIDED BY VERIZON). (5) INDEPENDENT SERVICE GROUND ROD 6 NEW T-MOBILE ANTENNA STRUCTURE. (2)(7) NEW T-MOBILE PANEL ANTENNAS. (8) NEW T-MOBILE GPS ANTENNA MOUNTS. (9) PROVIDE MIN. #6 THHN GROUND CONDUCTORS TO T-MOBILE TMA (10) #2 AWG SOLID BARE TINNED COPPER GROUND CONDUCTOR TO EQUIPMENT GROUND RING. (I) GROUND BAR MOUNTED BOTTOM OF ANTENNA POLE, (1) 12 NEW T-MOBILE ANTENNA GROUND BAR, 12"Lx4"Wx1/4"T. TYPICAL OF (4). (3) NEW T-MOBILE ACCESS GATE $\left(\frac{5}{E-6}\right)$ (4) NEW T-MOBILE 5/8" DIA, x 10" LONG COPPER CLAD HIGH-STRENGTH STEEL GROUND ROD, INCLUDING EXOTHERMICALLY-WELDED $\begin{pmatrix} 2 \\ E-4 \end{pmatrix}$ (15) MECHANICAL CONNECTION WITH 2-HOLE LONG BARREL LUGS. (6) #2 AWG SOLID BARE TINNED COPPER GROUND CONDUCTOR BURIED 12" MINIMUM BELOW GRADE/FROST-LINE, TYPICAL. (17) EXOTHERMIC CADWELD CONNECTION TO THE END OF 3 GROUND RING CONDUCTOR. (B) EXOTHERMIC CADMELD CONNECTIONS TO GROUND (B) RING, TYPICAL. (9) EXOTHERMIC GROUND CONNECTION AT THE BASE OF 3 ANTENNA POLE. (20) EXOTHERMIC GROUND CONNECTION TO GATE. $\frac{5}{E-6}$ (21) NEW T-MOBILE CMU WALL ENCLOSURE. 2 T-1800 I DURAGRID FRP GRATING (3'X3' REMOVABLE SECTIONS) 23 NEW T-MOBILE TEST WELL. TYPICAL OF (2) $\binom{8}{E-6}$ ANTENNA (COLLECTOR) GROUND BAR AT TOP OF POLE 25 EQUIPMENT GROUND BAR, $24^8 \text{Lx} 4^8 \text{Wx} 1/4^3 \text{T.} \left(\frac{1}{\text{E-6}}\right)$ (26) GROUND BAR, 24\*Lx4\*Wx!/4\*T. (1) 27) EXISTING PARKING STALLS, TYPICAL (28) EXISTING CMU WALL WITH CHAIN LINK FENCE ON TOP. (29) EXISTING 41-01 HIGH CMU WALL. (30) EXISTING CURB.

# GENERAL NOTES:

- PLAN DRAWINGS SHOWN HEREIN ARE DIAGRAMMATIC AND DOES NOT NECESSARILY DEPICT THE EXACT EQUIPMENT QUANTIES, LOCATION, LAYOUT AND CONFIGURATION. REFER TO ARCHITECTURAL PLANS FOR EXACT EQUIPMENT LOCATION, LAYOUT AND CONFIGURATION.
- PLAN DRAWINGS SHOWN HEREIN DO SHOW THE NECESSARILY DEPICT ELECTRICAL REQUIREMENTS OF INDIVIDUAL EQUIPMENT AND DEVICES SUCH AS THE EQUIPMENT GROUNDING REQUIREMENTS, POWER REQUIREMENTS AND TELCO RACEMAY REQUIREMENTS.
- 3. REFER TO ARCHITECTURAL PLANS FOR THE LOCATION OF POWER AND TELCO POINT OF CONJECTIONS, THE DISTANCE OF THE RUN AND THE SUGGESTED CONDUIT ROUTING. FIELD VERIFY EXISTING CONDITIONS SPECIFICALLY FOR CONDUIT ROUTING PRIOR TO BID.





4100 GUARDIAN STREET, SUITE 101 SIMI VALLEY, CA 93063

- PLANS PREPARED BY:



26170 ENTERPRISE #600 LAKE FOREST, CA. 92630 PHONE: (949) 716-9940 FAX: (949) 297-4788

SureSite

Network Infalstructure S

SURESITE CONSULTING GROUP, LLC 6303 OWENSMOUTH, 10TH FLOOR WOODLAND HILLS, CA 91367 PHONE: (949) 637-5775 EAY: (949) 637-6701

NO.—	DATE: 06/30/10	-DESCRIPTION: 90% CD's FOR REVIEW	JY
2	07/19/10	100% CD's FOR REVIEW	Λ
3	08/02/10	CLIENT REVISION	RS

- SITE INFORMATION

# HOLLISTER BUSINESS PARK RI

SV11878D

7402 HOLLISTER AVENUE GOLETA, CA 93117

· SEAL: —



SHEET TITLE: -

GROUNDING PLAN

- SHEET NUMBER

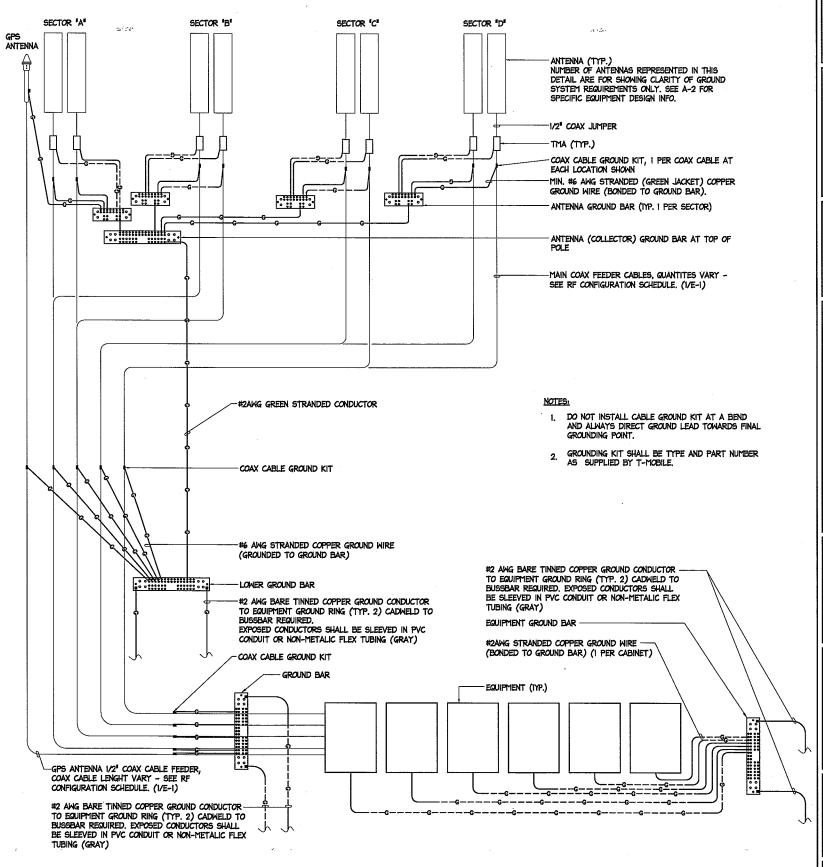
SCALE:

3/8"=1'-0"

**E-3** 

- 1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
- 2. GROUND ALL ANTENNA BASES, FRAMES, CABLE RUNS, AND OTHER METALLIC COMPONENTS USING #2 GROUND WIRES AND CONNECT TO SURFACE MOUNTED GROUND BUS BARS AS SHOWN. FOLLOW ANTENNA AND BTS MANUFACTURER'S PRACTICES FOR GROUNDING REQUIREMENTS, GROUND COAX SHIELD AT BOTH ENDS USING MANUFACTURERS PRACTICES. ALL UNDERGROUND WATER PIPES, METAL CONDUITS AND GROUNDS THAT ARE A PART OF THIS SYSTEM SHALL BE BONDED TOGETHER
- 3. ALL GROUND CONNECTIONS SHALL BE #2 AWG U.N.O. ALL WIRES SHALL BE COPPER THHIN/THAN. ALL GROUND WIRE SHALL BE SOLID TIN COATED OR STRANDED GREEN INSULATED WIRE.
- 4. CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE, 5 CHINS MAXIMUM. PROVIDE SUPPLEMENT GROUNDING RODS AS REQUIRED TO ACHIEVE SPECIFIED CHIMS READING. GROUNDING AND OTHER OPTIONAL TESTING WILL BE WITNESSED BY THE T-MOBILE REPRESENTATIVE.
- 5. NOTIFY ARCHITECT/ENGINEER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
- 6. BARE GROUNDING CONDUCTOR SHALL BE HARD DRAWN TINNED COPPER SIZES AS NOTED ON
- 7. ALL HORIZONTALLY RUN GROUNDING CONDUCTORS SHALL BE INSTALLED MINIMUM 12" BELOW GRADE/FROST-LINE IN TRENCH, U.N.O., AND BACK FILL SHALL BE COMPACTED AS REQUIRED BY
- 8. ALL GROUND CONDUCTORS SHALL BE RUN AS STRAIGHT AND SHORT AS POSSIBLE, WITH A MINIMUM 12" BENDING RADIUS NOT LESS THAN 90 DEGREES,
- 9. ALL SUPPORT STRUCTURES, CABLE CHANNEL WAYS OR WIRE GUIDES SHALL BE BONDED TO GROUND SYSTEM AT A POINT NEAREST THE MAIN GROUNDING BUS "MGB" (OR DIRECTLY TO GROUND-RING).
- 10. ACCEPTABLE CONNECTIONS FOR GROUNDING SYSTEM SHALL BE:

  a. BURNDY, HY-GRADE U.L. LISTED CONNECTORS FOR INDOOR USE OR AS APPROVED BY
- b. CADWELD, EXOTHERMIC WELDS (WELDED CONNECTIONS).
- c. TWO -(2) HOLE TINNED COPPER COMPRESSION (LONG BARREL) FITTINGS (BUS BAR CONNECTIONS).
- 11. ALL CRIMPED CONNECTIONS SHALL HAVE EMBOSSED MANUFACTURER'S DIEMARK VISIBLE AT THE CRIMP (RESULTING FROM USE OF PROPER CRIMPING DEVICES).
- 12. PRIOR TO ANY LUG-BUSSBAR CONNECTIONS. THE BUSSBAR SHALL BE CLEANED BY USE OF "SCOTCH-BRITE" OR PLAIN STEEL WOOL AS TO REMOVE ALL SURFACE OXIDATION AND CONTAMINANTS. A COATING OF "NO-OX-ID" SHALL BE APPLIED TO THE CONNECTION SURFACES.
- 13. ALL CONNECTION HARDWARE SHALL BE TYPE 316 SS (NOT ATTRACTED TO MAGNETS).
- 14. THE GROUND RING SHALL BE INSTALLED 24" MINIMUM BEYOND ANY BUILDING DRIP LINE.
- IS. ELECTRICAL SERVICE EQUIPMENT GROUNDING SHALL COMPLY WITH NEC, ARTICLE 250-82 AND SHALL BOND ALL EXISTING AND NEW GROUNDING ELECTRODES. NEW GROUNDING ELECTRODE SHALL INCLUDE BUT NOT LIMITED TO GROUND RODS, GROUND RING IF SERVICE IS WITHIN THE RADIO EQUIPMENT LOCATION, BUILDING STEEL IF APPLICABLE, COLD WATER CONNECTIONS MUST BE MADE ON THE STREET SIDE OF MAIN SHUT-OFF VALVE.





4100 GUARDIAN STREET, SUITE 101 SIMI VALLEY, CA 93063

- PLANS PREPARED BY: -



26170 ENTERPRISE #600 LAKE FOREST, CA. 92630 PHONE: (949) 716-9940 FAX: (949) 297-4788

CONSULTING GROUP SureSite

> SURESITE CONSULTING GROUP, LLC 6303 OWENSMOUTH, 10TH FLOOR WOODLAND HILLS, CA 91367 PHONE: (949) 637-5775

	FA	A. (949) 393-0401	
NO.—	DATE: 06/30/10	-DESCRIPTION: 90% CD's FOR REVIEW	BY: JY
2	07/19/10	100% CD's FOR REVIEW	Λ
3	08/02/10	CLIENT REVISION	RS
		*	

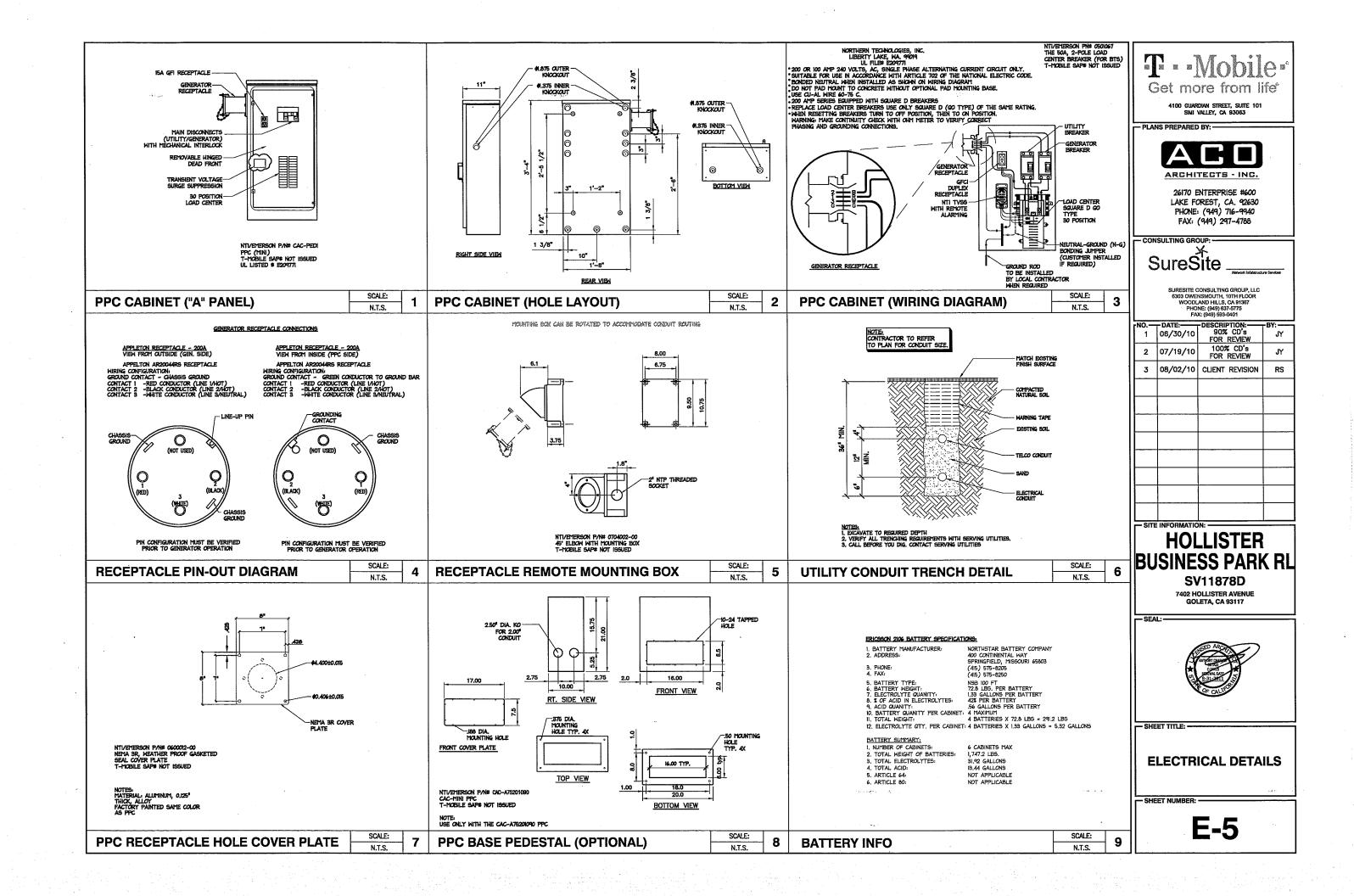
# **HOLLISTER BUSINESS PARK RL**

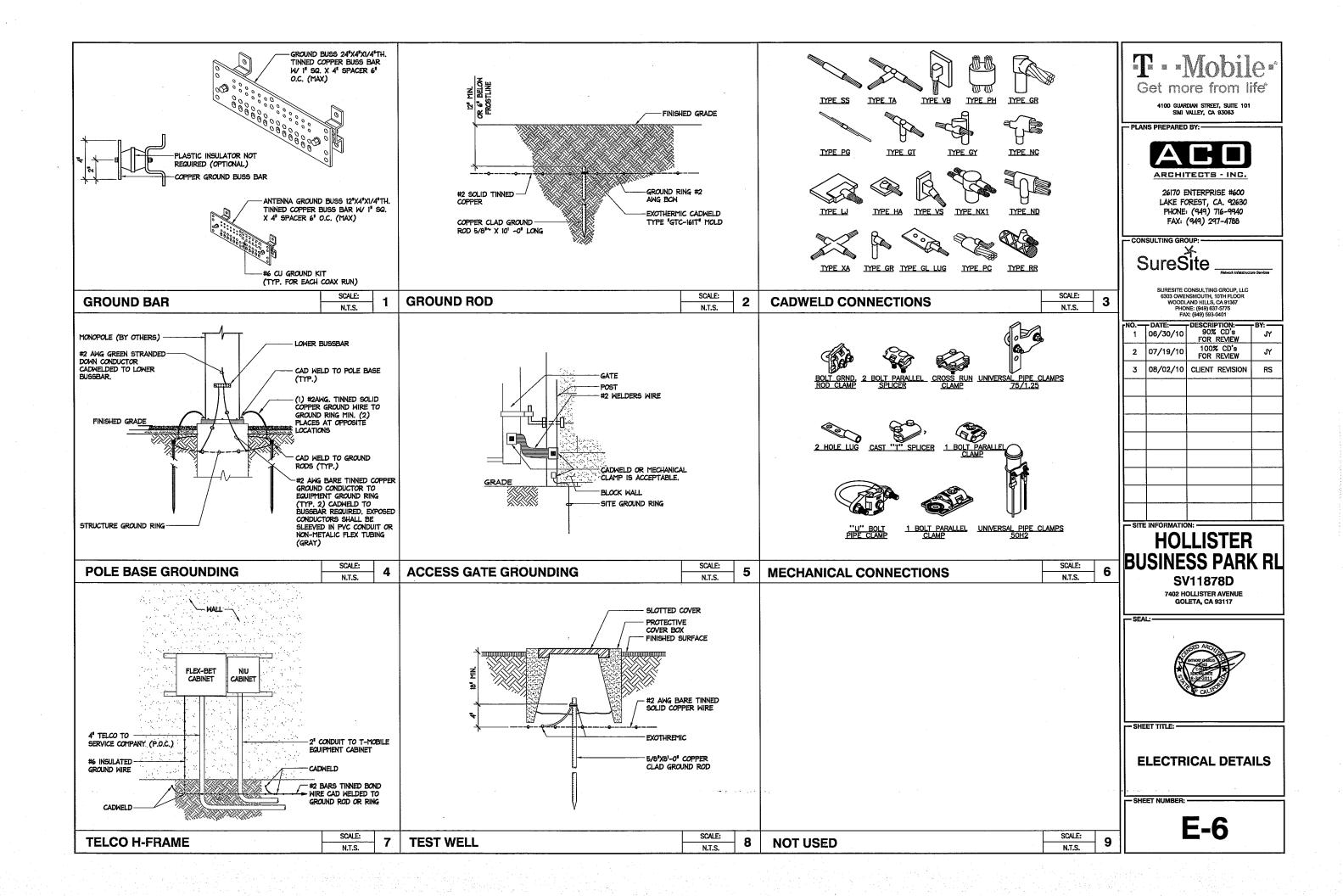
SV11878D

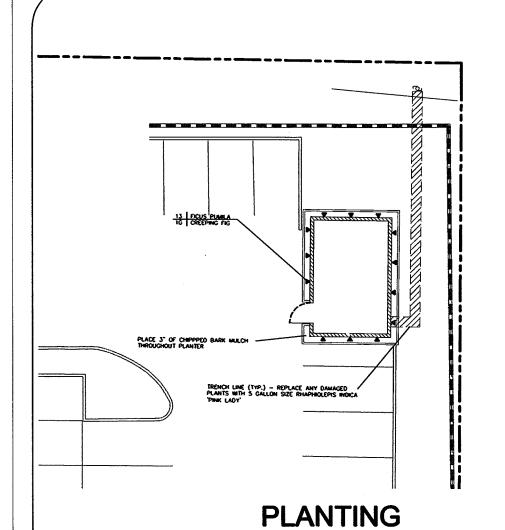
7402 HOLLISTER AVENUE GOLETA, CA 93117

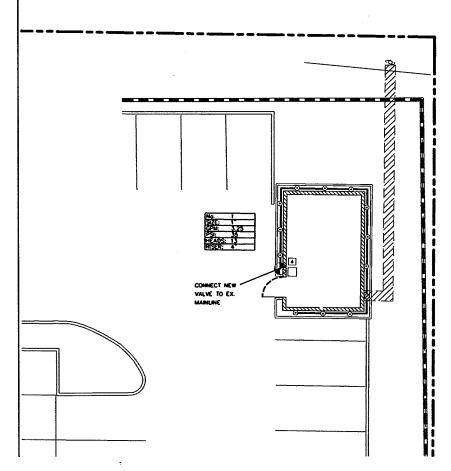


**GROUNDING NOTES, AND COAX CABLE GROUNDING** SCHEMATIC DIAGRAM







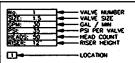


# **IRRIGATION**

# IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL SPECIFICATION	PER DETAIL			
	RAIN BIRD	100-PES8-PRS-D	N/A			
$\Theta$	DESCRIPTION: REMOT	E CONTROL VALVE WITH SCRUBBER	/ PSI CTL.			
	IRRITROL	S0600-EXT	N/A			
	DESCRIPTION: 6 STA	TION CONTROLLER - SMART DIAL /	WEATHER TRAK			
	N/A	N/A	N/A			
•	NOTE: N/A RAIN SENSOR					
	ANY	PVC CLASS N/A PLASTIC PIPE	N/A			
	NOTE: N/A LATERAL LINE / 1"					
	ANY	PVC N/A PLASTIC PIPE	N/A			
	NOTE: MAIN LINE -	1*	•			
_	RAN BIRD	1401 - 0.25 GPM	N/A			
•	DESCRIPTION: BUBBL	ER	-1			

VALVE CALLOUT KEY



- PLAN IS DIAGRAMMATIC FOR PURPOSES
  OF GRAPHIC CLARITY.

  \* LATERAL PIPE IS 1"Ø UNLESS SPECIFIED
  OTHERWISE PER CALLOUTS ON PLAN.

  \* INSTALL ALL IRRIGATION PIPE IN LAWN
  AND PLANTING BEDS.
- IRRIGATION PIPE TO BE SLEEVED UNDER ALL PAVED AREAS.
- INSTALL ALL VALVES IN ACCESSIBLE, INCONSPICUOUS AREAS.

ANDSCAPE PLAN

Site Plan Revision

Tim turn out between
Seven Elf, Ranch Overign Fre.
Leys J. Gooley, ISCA
Landicage Freditect 4035
224 Voiley Gate Apal
Sait Voiley, Gate Apal
Sait Voiley, Colffernia 95065
(205) 577-4432
(205) 577-4433 fez

T-MOBILE HANDRILE
SITE SV11878D
HOLLISTER BUSINESS PARK
7402 HOLLISTER AVENUE
GOLETA, CALIFORNIA 93117

11/30/00 1/4" = 4'-0"