

THE CITY OF SAN DIEGO

### Report to the Hearing Officer

REPORT NO. HO-22-013

HEARING DATE: April 6, 2022

SUBJECT: AT&T Hilton, Process Three Decision

PROJECT NUMBER: <u>683863</u>

OWNER/APPLICANT: THE CITY OF SAN DIEGO, Owner, and AT&T MOBILITY and CHH TORREY PINES HOTEL PARTNERS LP, Co-Permittees

#### <u>SUMMARY</u>

<u>Issue</u>: Should the Hearing Officer approve a Coastal Development Permit (CDP) for a Wireless Communication Facility (WCF) located at 10950 North Torrey Pines Road, in University Community Plan Area?

Staff Recommendation: Approve Coastal Development Permit No. 2585174.

<u>Community Planning Group Recommendation</u>: On November 9, 2021 the University Community Planning Group voted 11-2-3 to recommend approval of the project without conditions.

<u>Environmental Review</u>: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 7, 2022, and the opportunity to appeal that determination ended February 18, 2022 (Attachment 8).

#### BACKGROUND

AT&T is proposing the continued use and upgrade of a 30-foot-tall Wireless Communication Facility (WCF) designed as a re-branched existing faux pine tree (monopine) and to extend the facility to an adjacent building on the parcel, 1,300 feet south of the existing monopine. The Project is located in the CV-1-1 Zone of the University Community Plan area. Single-family residential developments and commercial use are located of the project site. Open space (Torrey Pines Golf Course) is found to the west and industrial developments to the east of the site. (Attachments 1, 2 and 3).

WCFs are permitted in all zones citywide with the appropriate permit process. <u>Council Policy</u> <u>600-43</u> assigns preference levels to WCFs proposed on different land uses, with Preference 1 being the highest and Preference 4 the lowest. The most preferred locations being Preference 1 which are generally non-residential uses/zones and are permitted ministerially and the least preferred locations are with residential uses in residential zones and are Preference 4, requiring a Conditional Use Permit (CUP), Process Four. Various land uses and zones between those Preference levels dictate decision levels and permits between a Neighborhood Use Permit, Process Two and a CUP, Process Three. The purpose and intent of this is to allow the City to analyze the WCF design with the current surrounding development in addition to upgrading the WCFs to address any advancements in designs and innovations. In reviewing the aerial maps provided with the application, it is evident that the area surrounding the proposed WCF is primarily single-unit residential, commercial, open space and industrial where the WCF is proposed to be located at. Accordingly, the proposed location is in the Coastal Overlay zone and falls under as a Coastal Development Permit, Preference 3 (Attachment 1). As discussed more in depth below, there are no other locations in Preference 1 or 2 categories that can maintain current service levels.

This project is located in a commercial zone, but the existing use is non-residential; the proposed WCF will be less than 100 feet from the property line of a residential use. As such, the proposed WCF location is identified as a Preference 3, requiring a CDP, Process Three pursuant to San Diego Municipal Code (SDMC) Section <u>126.0702</u>. The project site is currently developed with the Hilton La Jolla Torrey Pines and another WCF operated by a different carrier, Verizon Wireless. The existing Verizon WCF was approved by the Hearing Officer on June 17, 2015 under Project No. 383611 and designed as Fiberglass Reinforce Panel (FRP) box on a parking garage located at the east side of the property.

#### DISCUSSION

The project proposes the continued operation of an existing WCF. The project consists of a 30-foottall existing re-branched monopine tree supporting 16 panel antennas with 24 Remote Radio Units (RRUs) and the addition of a new sector containing two (2) panel antennas with four (4) RRUs mounted on an existing structure located 1,300 feet to the south of the existing monopine. The existing monopine will be re-branched to replace discoloration of any branches and to give the existing monopine a natural appearance. The branches will extend 24-inches past the antennas and the antenna socks for additional concealment. The added sector's antennas will have antenna skirts and chinstraps color matched to the building (Figure 1 and 2). To assist the facility, there will be two equipment enclosures; an existing enclosure to support the existing monopine and a new equipment enclosure to support the new added sector. The existing equipment enclosure for the monopine is enclosed and located on the roof of the building. The added sector's equipment enclosure is on grade adjacent to the building with proposed antennas. The enclosure is constructed with Concrete Masonry Unit (CMU) block material and will be painted to match the existing building.



Figure 1: Photosimulation of existing and the proposed monopine



Figure 2: Photosimulation of existing and the proposed add sector antennas

The project as designed, complies with SDMC Section <u>141.0420(e(2)</u> which states, "The applicant shall use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions."

The Telecommunication Act of 1996 preempts local governments from regulating the placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions. A Radio Frequency – Electromagnetic Energy Compliance Report dated March 8, 2021 from EBI Consulting was submitted to the City verifying that the proposed project meets or exceeds the requirements of the FCC. The report will be stamped as Exhibit "A" and provided within the project file. A site justification analysis was prepared by AT&T demonstrating the need to construct this WCF. AT&T's existing cellular service identifies a current gap in coverage due to increased

demand. The proposed WCF and added sector will resolve the cellular deficiency and provide greater service to the entire community by increasing network effectiveness in the area. Other alternate designs were analyzed: one option was to keep only the existing monopine, another was to move the entire WCF to the roof of the Hilton, and lastly, another option was to add an additional faux tree. The design to keep only the existing monopine would still leave a gap in the coverage. The second option to move the entire WCF to the roof would require a much larger structure to gain the desired height and adding a new additional monopine would also require a much larger tree and would conflict with the zoning height restrictions. There are no other non-residential or preferred locations within the neighborhood grid to allow the construction of another WCF as residential developments surrounds the site. In accordance with the latest coverage maps, without the proposed modifications, there would be a growing loss in coverage.

#### Community Plan:

The University Community Plan does not contemplate WCFs. However, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. Currently on the site, there is an existing Verizon facility with Fiberglass Reinforced Plastic (FRP) box located at the east of the property on a parking garage along North Torrey Pines Road. Additionally, there is an application for a future T-Mobile for a facility similar to the existing Verizon facility. The existing and proposed AT&T project as a monopine and façade mounted antennas will be concealed to match the surrounding landscape or painted to match the adjacent buildings. The existing equipment enclosure for the monopine with not aesthetically change and the proposed equipment enclosure for the façade mounted antennas will be exclusive of a CMU block wall painted to match the buildings.

#### Conclusion:

The proposed project as designed meets the purpose and intent of the Wireless Communication Ordinance (SDMC 141.0420), the Wireless Design Guidelines and Council Policy 600-43. Staff has prepared draft findings in the affirmative to approve the project and recommends approval of Coastal Development Permit No. 2585174 (Attachment 5).

#### **ALTERNATIVES**

- 1. Approve Coastal Development Permit No. 2585174, with modifications.
- 2. Deny Coastal Development Permit No. 2585174, if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,

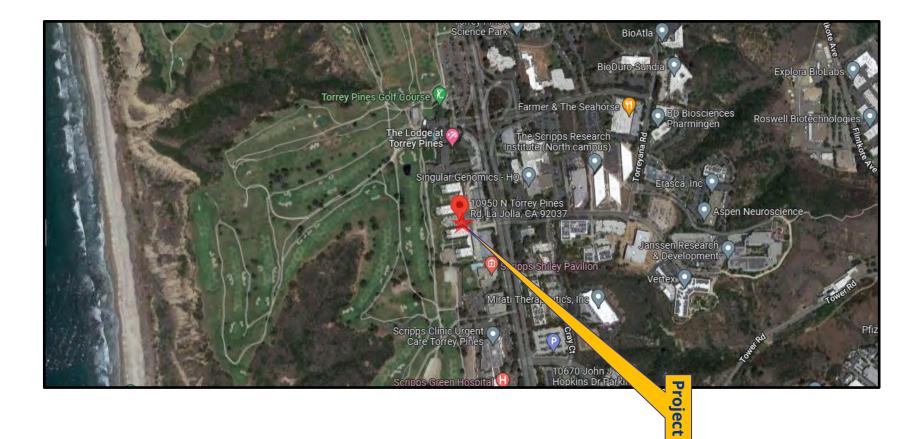
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San Heacox

Ian Heacox, Development Project Manager

Attachments:

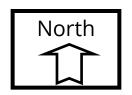
- 1. Aerial Photograph
- 2. Community Plan Land Use Map
- 3. Project Location Map
- 4. Draft Permit Resolution with Findings
- 5. Draft Permit with Conditions
- 6. Coverage Maps
- 7. Environmental Exemption
- 8. Community Planning Group Recommendation
- 9. Ownership Form
- 10. Photosimulations
- 11. Photographic Survey
- 12. Project Plans



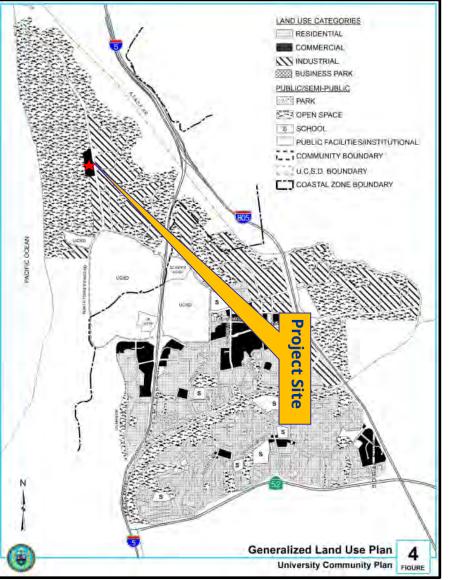


### **Aerial Photograph**

AT&T Hilton Project No. 683863 10950 North Torrey Pines Road



Site



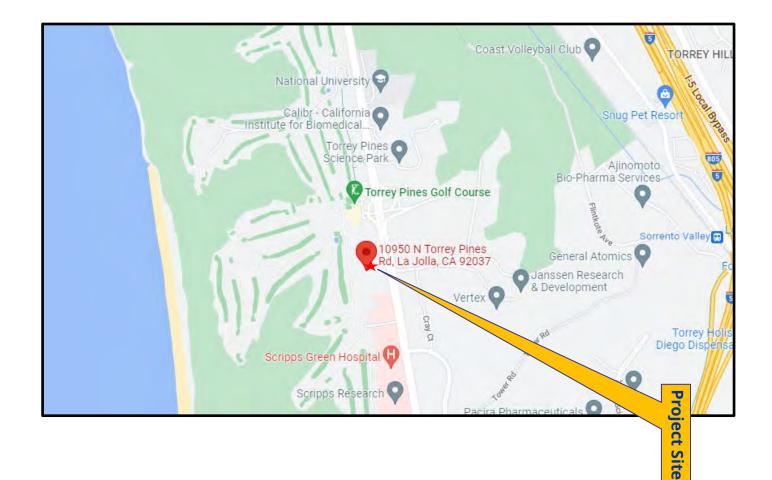


## **University Land Use Map**

AT&T Hilton Project No. 683863 10950 North Torrey Pines Road



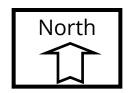
**ATTACHMENT 2** 





## **Project Location Map**

AT&T Hilton Project No. 683863 10950 North Torrey Pines Road



#### **ATTACHMENT 5**

#### HEARING OFFICER RESOLUTION NO. \_\_\_\_\_ COASTAL DEVELOPMENT PERMIT NO. 2585174 AT&T HILTON PROJECT NO. 683863

WHEREAS, THE CITY OF SAN DIEGO, Owner, and AT&T MOBILITY and CHH TORREY PINES HOTEL PARTNERS LP, Co-Permittees, filed an application with the City of San Diego for a permit for a Wireless Communication Facility described as an existing faux pine tree (monopine) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2585174);

WHEREAS, the project site is located at 10950 North Torrey Pines Road, San Diego, CA 92037 in the CV-1-1 Zone of the University Community Plan Area;

WHEREAS, the project site is legally described as: Lot 1 of Sheraton Hotel at Torrey Pines Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof, filed as Map No. 12164, in the Office of the Recorder of Said County;

WHEREAS, on February 7, 2022, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on April 6, 2022, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2585174 pursuant to the Land Development Code of the City of San Diego; BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following

findings with respect to Coastal Development Permit No. 2585174:

#### A. <u>COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]</u>

#### 1. <u>Findings for all Coastal Development Permits:</u>

a. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan;

The Wireless Communication Facility (WCF), which includes the existing monopine, the associated supplemental equipment, the proposed added antenna sector and its equivalent equipment enclosure will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan. The WCF will not be visible to the public nor will it affect public views to and along the ocean and other scenic coastal areas. The existing 30-foot monopine will conceal 16 antennas within the faux branches and foliage consistent with the City adopted WCF Design Guidelines. The new added façade mounted antennas will be covered with antenna skirts and chinstraps, paint matched to the existing building. The two facade mounted antennas and the existing monopine will not affect public views along the ocean and other scenic coastal areas. The existing mature trees will continue to integrate the existing monopine which as design blends in with the surrounding landscaping. The proposed WCF modifications will enhance the wireless coverage and capacity in the area while preserving the public views identified in the Local Coastal Program. The WCF will not impact views to and along the ocean or other scenic coastal areas, but because of the design and the existing mature landscaping, it will continue to complement the landscape setting in which it is located.

## b. The proposed coastal development will not adversely affect environmentally sensitive lands;

The project is proposed in a previously disturbed and developed area which does not contain environmentally sensitive lands. Therefore, the project will not adversely affect environmentally sensitive lands.

c. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program. The University Community Plan and the North City Local Coastal Program do not specifically identify regulations for Wireless Communication Facilities. The existing monopine and equipment enclosure are situated on property previously developed as a hotel. Both equipment enclosures are not visible to the public, nor does it obstruct views. The existing monopine and the proposed add sector are situated among existing and proposed trees or mounted on the façade of the building. Views of the ocean are not visible from this portion of public right-of-way along North Torrey Pines Road. Therefore, the proposed project is in conformance with the Local Coastal Program.

d. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The proposed WCF project is located between a public road and the Pacific Ocean, within an existing hotel development, and does not impact the public access and recreation policies of the California Coastal Act.

The above findings are supported by the minutes, maps and exhibits, all of which are

incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing

Officer, Coastal Development Permit No. 2585174 is hereby GRANTED by the Hearing Officer to the

referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No.

2585174, a copy of which is attached hereto and made a part hereof.

San Heacox

lan Heacox Development Project Manager Development Services

Adopted on: April 6, 2022 IO#: 11004545 RECORDING REQUESTED BY CITY OF SAN DIEGO DEVELOPMENT SERVICES PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO PROJECT MANAGEMENT PERMIT CLERK MAIL STATION 501

INTERNAL ORDER NUMBER: 11004545

SPACE ABOVE THIS LINE FOR RECORDER'S USE

#### COASTAL DEVELOPMENT PERMIT NO. 2585174 AT&T HILTON PROJECT NO. 683863 HEARING OFFICER

This Coastal Development Permit No. 2585174 is granted by the Hearing Officer of the City of San Diego to THE CITY OF SAN DIEGO, Owner, and AT&T MOBILITY and CHH TORREY PINES HOTEL PARTNERS LP, Co-Permittees, pursuant to San Diego Municipal Code [SDMC] San Diego Municipal Code [SDMC] section 126.0302 and 141.0420. The site is located at 10950 North Torrey Pines Road, San Diego, CA 92037 in the CV-1-1 Zone of the University Community Plan area. The project site is legally described as: Lot 1 of Sheraton Hotel at Torrey Pines Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof, filed as Map No. 12164, in the Office of the Recorder of Said County;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 6, 2022, on file in the Development Services Department. The project shall include:

- a. A 30-foot-tall re-branched faux pine tree (monopine) supporting 16 panel antennas with 24 Remote Radio Units. Additionally, two (2) panel antennas with four (4) RRUs are proposed to be mounted on an existing structure located 1,300 feet to the south of the monopine;
- b. An existing 98-square foot equipment enclosure and a new 45-square foot equipment enclosure;
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

#### STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **April 6, 2025**.

2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action or following all appeals.

3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.

4. This Coastal Development Permit and corresponding use of this site shall expire on **April 20**, **2032**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.

5. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.

6. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder.

7. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

8. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

9. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

10. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

11. The Permittee shall secure all necessary building permits. The Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

12. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

13. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

14. The Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Permittee.

#### ENGINEERING REQUIREMENTS:

15. Prior to the issuance of any building permit, the Permittee shall assure by permit and bond the reconstruction of the existing damaged sidewalk panels per current city standards, maintaining the existing sidewalk scoring pattern, adjacent to the site on Torrey Pines Road, satisfactory to the City Engineer.

16. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

17. Prior to the issuance of any construction permit, the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

#### LANDSCAPE REQUIREMENTS:

18. The Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

19. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

#### WCF-TELECOM REQUIREMENTS:

20. Every aspect of this project is considered an element of concealment including but not limited to the dimensions, bulk and scale, color, materials and texture. Any future modifications to this permit must not defeat concealment.

- 21. No overhead cabling is permitted.
- 22. The WCF shall conform to the approved construction plans.
- 23. Photo simulations shall be printed in color on the construction plans.

24. The City may require the Permittee to provide a topographical survey conforming to the provisions of the SDMC may be required if the City determines during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Permittee.

25. The Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.

26. Antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall not exceed the height of any existing or proposed screen walls.

27. Use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces.

28. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.

29. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

30. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

31. The Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition is required.

32. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

#### Façade Mounted Antennas:

33. Antennas shall be painted and textured to match the building to the satisfaction of the Development Services Department.

34. All conduits related to this project shall be concealed inside the proposed side and bottom skirts painted to match the surface to which they are attached to the satisfaction of the Development Services Department.

35. No exposed pipes or mounting apparatus absent antennas shall be present at any time. Mounting pipes shall not be longer than the antennas.

36. Bottom chin covers shall be installed to current and future antennas. Chin covers shall be molded fiberglass to match the exact antenna dimensions and profile to the satisfaction of the Development Services Department. The chin covers shall be painted to match the antennas.

37. All bottom-fed conduits from the antennas and any other equipment shall be routed directly into the port-holes at the same height level to avoid any excessive looping. All conduits must be organized and grouped within reason to the satisfaction of the Development Services Department.

#### Faux Trees:

38. All proposed hand-holes shall be covered with bark material to match the monopine trunk to the satisfaction of the Development Services Department.

39. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.

40. All branches at the antenna level shall extend a minimum of 24-inches beyond the entire vertical face of the proposed antennas to the satisfaction of the Development Services Department.

41. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.

42. RF socks fully covering the front and back of the antennas (and any other components) shall be used.

#### **INFORMATION ONLY:**

 Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Development Services Department Wireless Communication Facilities staff listed on City webpage, https://www.sandiego.gov/development-services/codes-regulations/wireless-communication-

<u>facilities</u>, to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.

- The issuance of this development permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this permit, may protest the imposition within ninety days of the

approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

• This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on April 6, 2022.

#### **ATTACHMENT 5**

Coastal Development Permit No.: 2585174 Date of Approval: April 6, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

lan Heacox Development Project Manager

NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.

**The undersigned Owner/Permittee**, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

**THE CITY OF SAN DIEGO** Owner AT&T MOBILITY Co-Permittee

By \_\_\_\_\_\_ NAME TITLE By \_\_\_\_\_\_ NAME TITLE

CHH TORREY PINES HOTEL PARTNERS LP Co-Permittee

By \_\_\_\_\_ NAME TITLE

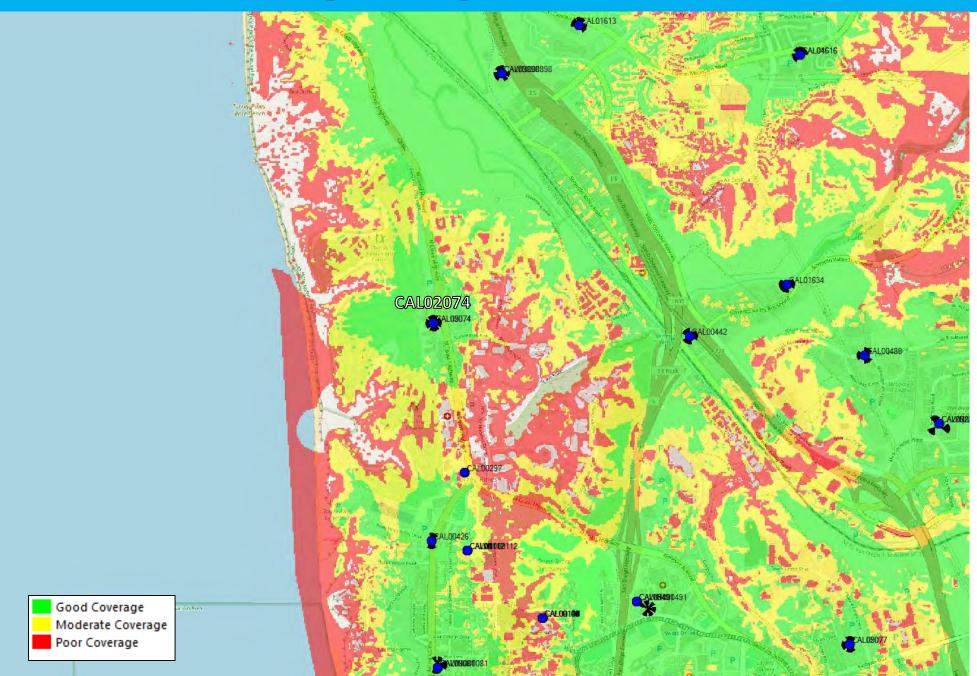
NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq. AT&T Mobility CAL02074 Coverage Maps 01/12/2021



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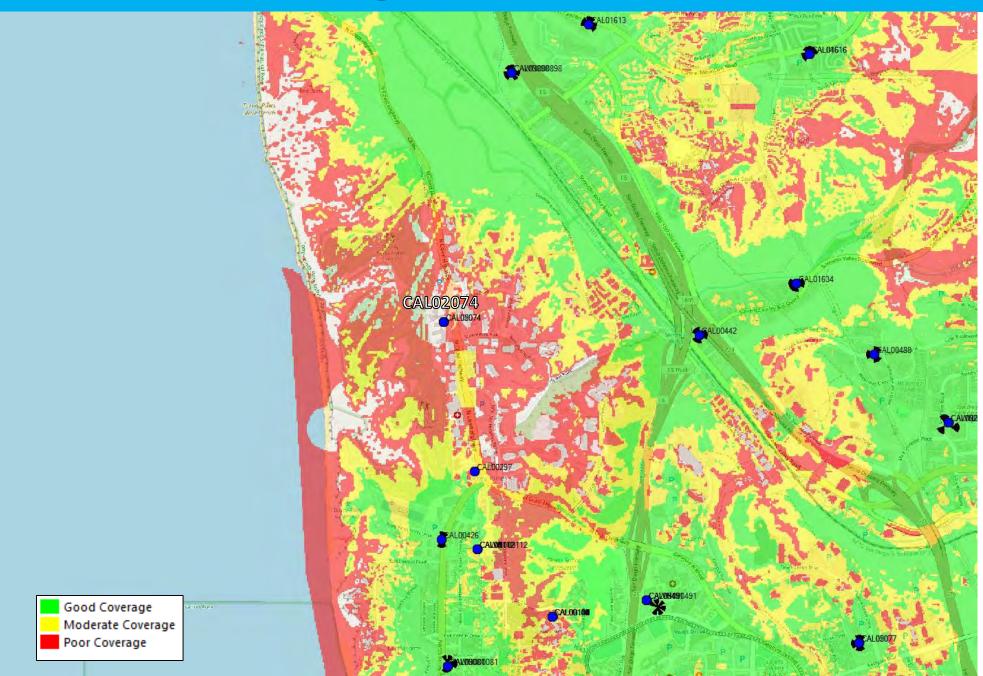
## **Existing Coverage with CAL02074**



## **Proposed Coverage with CAL02074**



## **Coverage without CAL02074**



NOTICE OF EXEMPTION

(Check one or both)

TO:

X RECORDER/COUNTY CLERK P.O. BOX 1750, MS A-33 1600 PACIFIC HWY, ROOM 260 SAN DIEGO, CA 92101-2422

Office of Planning and Research 1400 Tenth Street, Room 121 Sacramento, CA 95814 FROM: CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT 1222 FIRST AVENUE, MS 501 SAN DIEGO, CA 92101

Project No.: 683863

Project Title: AT&T Hilton Torrey Pines

PROJECT LOCATION-SPECIFIC: 10950 North Torrey Pines Road, San Diego, CA.

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Coastal Development permit (CDP) for the continued operation of a Wireless Communication Facility (WCF) consisting of a 30-foot tall re-branched faux pine tree (monopine) supporting 16 panel antennas with 24 Remote Radio Units (RRus). Additionally, the WCF proposes two (2) panel antennas with four (4) RRUs mounted on an existing structure located 1,300 feet to the south of the monopine. The project is located at 10950 North Torrey Pines RD in the CV-1-1 zone, within the University Community Plan.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Justin Causey, 10590 West Ocean Air Drive Suite 300, San Diego CA 92130. (858) 291-1869

EXEMPT STATUS: (CHECK ONE)

- () MINISTERIAL (SEC. 21080(b)(1); 15268);
- () DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- () EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c)..
- (X) CATEGORICAL EXEMPTION: 15301 (Existing Facilities)
- () STATUTORY EXEMPTION:

<u>REASONS WHY PROJECT IS EXEMPT</u>: The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities). Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. Since the project would only permit the continual operation of an existing WCF with some improvements the exemption was deemed appropriate. The project is located on a developed site and no environmental impacts would occur and none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

#### LEAD AGENCY CONTACT PERSON: Jeffrey Szymanski

TELEPHONE: 619 446-5324

#### IF FILED BY APPLICANT:

- 1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
- 2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
  - () YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

/SENIOR PLANNER TITLE SIC RE

2/15/2022 DATE

CHECK ONE: (X) SIGNED BY LEAD AGENCY CLERK OR OPR:

DATE RECEIVED FOR FILING WITH COUNTY



City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101

THE CITY OF SAN DIEGO

### Community Planning Committee Distribution Form Part 1

Project Name:		Proj	ect Number:	Distribution Date:	
Project Scope/Location:					
Applicant Name:			Applicant Phone	• Number:	
Project Manager:	Phone Number	r:	Fax Number:	E-mail Address:	
			(619) 321-3200		
Project Issues (To be completed by Communit	ty Planning Com	mittee	e for initial review	):	
Attach Additional Pages If Necessary.		e return	ı to: agement Division		
	City o	f San E		nt	
	1222 I	First Av	venue, MS 302 A 92101	m.	
Printed on recycled paper.	Visit our web site at	t <u>www.</u> s	sandiego.gov/develor		
Upon request, this information is available in alternative formats for persons with disabilities.					



City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101

THE CITY OF SAN DIEGO

Project Name:			Proj	ect N	Number:	Distribution Date:
Project Scope/Location:						
Applicant Name:					Applicant I	Phone Number:
Project Manager:	Pho	ne Number		Fax	Number:	E-mail Address:
				(619	9) 321-3200	
Committee Recommendations (To be completed for	· Initi	al Review):				
				Τ		
□ Vote to Approve		Members	Yes	M	lembers No	Members Abstain
<b>Vote to Approve</b> With Conditions Listed Below		Members	Yes	Μ	Iembers No	Members Abstain
<b>Vote to Approve</b> With Non-Binding Recommendations Listed Bel	ow	Members	Yes	Μ	lembers No	Members Abstain
<b>Vote to Deny</b>		Members	Yes	Μ	Iembers No	Members Abstain
<b>No Action (Please specify, e.g., Need further info</b> quorum, etc.)	ormat	ion, Split v	ote, I	Lack	x of	Continued
CONDITIONS:						
NAME:					TITLE:	
SIGNATURE:					DATE:	
Attach Additional Pages If Necessary.       Please return         Project Ma       City of San         Development       1222 First A         San Diego,       San			agem Diego t Serv venue	vices e, MS	Department S 302	
Printed on recycled paper. Visit of Upon request, this information is available.						



BV

**City of San Diego Development Services** 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000

### Ownership Disclosure Statement

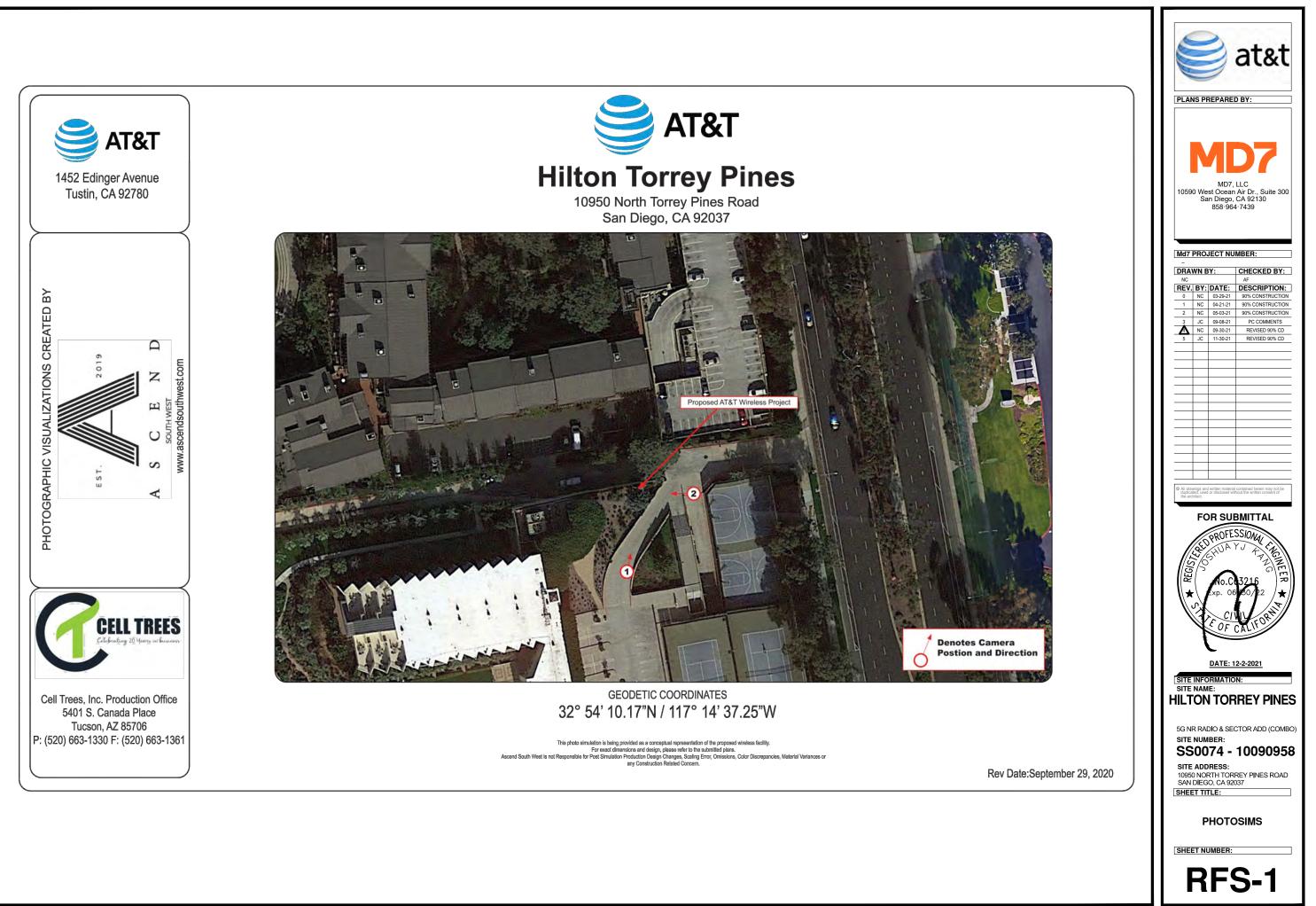
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FORM

October 2017

Approval Type: Check appropriate box for type of approval(s) requested:       □ Neighborhood         □ Neighborhood Development Permit       □ Site Development Permit       □ Planned Development         □ Tentative Map       □ Vesting Tentative Map       □ Map Waiver       □ Land Use Plan Amendment	ment Permit	Conditional Use Pe	ent Permit ermit 🗇 Variance
Project Title: SS0074 - Hilton Torrey Pines	Project No	. For City Use Only	
Project Address: 10950 North Torrey Pines Road, La Jolla, CA 92037			
Specify Form of Ownership/Legal Status (please check):			
Corporation 🛛 Limited Liability -or- 🖵 General – What State?Corporat	e Identification	No	
🗅 Partnership 🗅 Individual			
By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an app with the City of San Diego on the subject property with the intent to record an encu owner(s), applicant(s), and other financially interested persons of the above referenced individual, firm, co-partnership, joint venture, association, social club, fraternal organiz with a financial interest in the application. If the applicant includes a corporation or p individuals owning more than 10% of the shares. If a publicly-owned corporation, inclu officers. (A separate page may be attached if necessary.) If any person is a nonprofit of <b>ANY</b> person serving as an officer or director of the nonprofit organization or as tri A signature is required of at least one of the property owners. Attach additional page notifying the Project Manager of any changes in ownership during the time the applic ownership are to be given to the Project Manager at least thirty days prior to any publ accurate and current ownership information could result in a delay in the hearing proce	mbrance again l property. A fation, corpora partnership, include the names rganization or ustee or bene ges if needed. cation is being ic hearing on t	nst the property. P financially interested tion, estate, trust, r clude the names, tit s, titles, and address a trust, list the nam ficiary of the nonp Note: The applicar s processed or cons	lease list below the d party includes any eceiver or syndicate les, addresses of all ses of the corporate es and addresses of profit organization. tt is responsible for idered. Changes in
Property Owner			
Name of Individual:	Owner	Tenant/Lessee	Successor Agency
Street Address: 14RS ballay barranay Suiter 100			
City: DM/AY		State: +X	zip: 75254
Phone No.: Fax No.: Deric S. Eubanks	Email:		
Signature: Deric S. Eubanks	Date:		
Signature: President Additional pages Attached:  Yes  No			
Applicant			
Name of Individual: AT&T Wireless	Owner	Tenant/Lessee	Successor Agency
Street Address: 7337 Trade Street			
		State: CA	7: 92121
City: San Diego		State: CA	Zip:
Phone No.: Fax No.:		isey@md7.com	
Signature: Justin Causey	Date:03/3	0/21	
Additional pages Attached: 🖸 Yes 🛛 No			
Other Financially Interested Persons			
Name of Individual:	Owner	Tenant/Lessee	Successor Agency
Street Address:			
City:		State:	Zip:
Phone No.: Fax No.:	Email:		
Signature:	Date:		
Additional pages Attached: 🛛 Yes 🖓 No			

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E ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.





Existing Conditions

View: 4 Revision Date: 09/29/20 Client provided photographs





Proposed Site Build

PLAN	PLANS PREPARED BY:					
1059	MD7, LLC 10590 West Ocean Air Dr., Suite 300 San Diego, CA 92130 858-964-7439					
Md7	PRO	JECT NU	MBER:			
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SITE NAME: HILTON TORREY PINES						
SITE SS SITE 10950 SAN	5G NR RADIO & SECTOR ADD (COMBO) SITE NUMBER: SSO074 - 10090958 SITE ADDRESS: 10950 NORTH TORREY PINES ROAD SAN DIEGO, CA 92037 SHEET TITLE:					
	PHOTOSIMS					
SHEE	SHEET NUMBER:					
	RFS-2					





**Existing Conditions** 

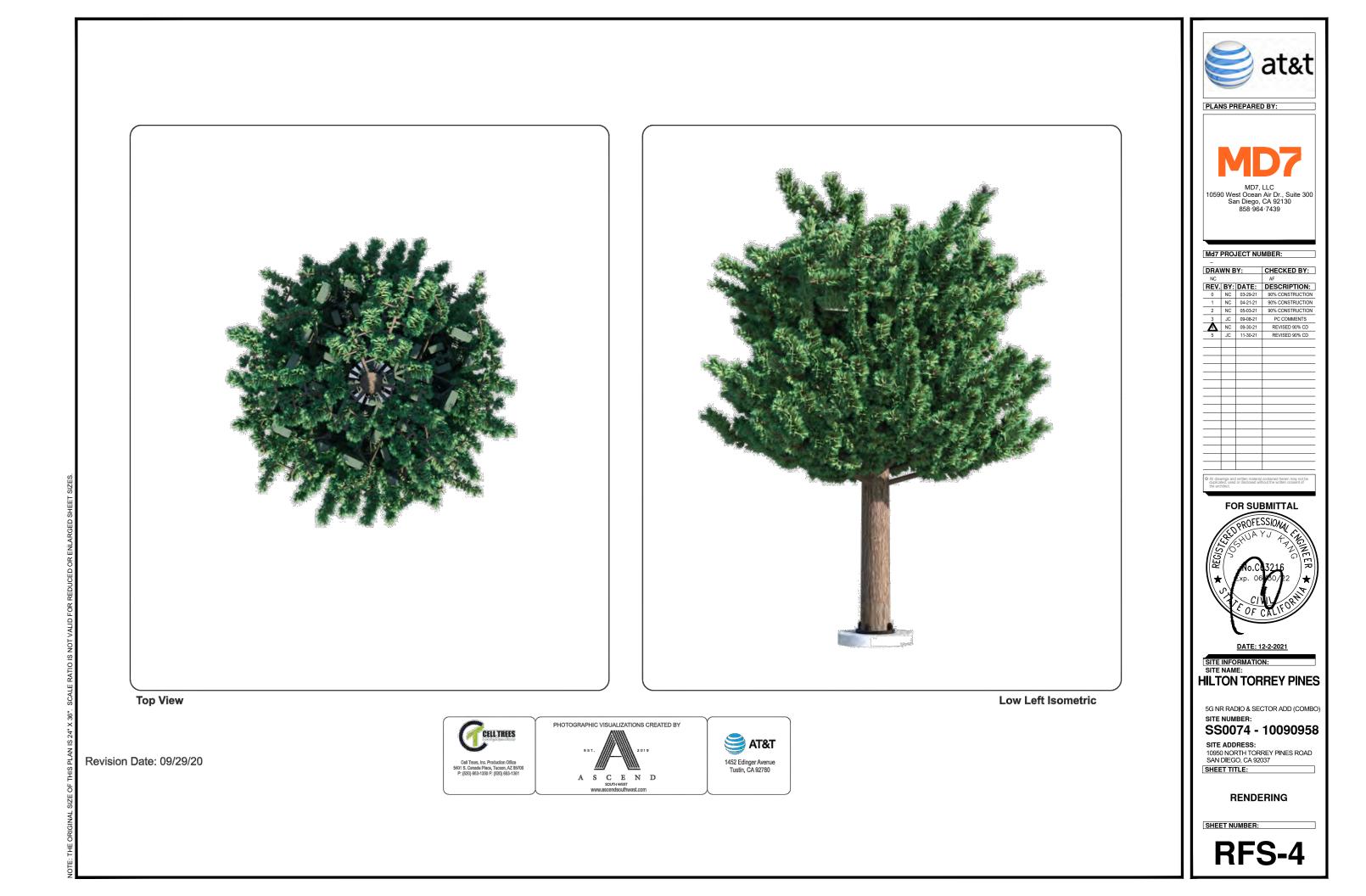
View: 4 Revision Date: 09/29/20 **Client provided photographs** 



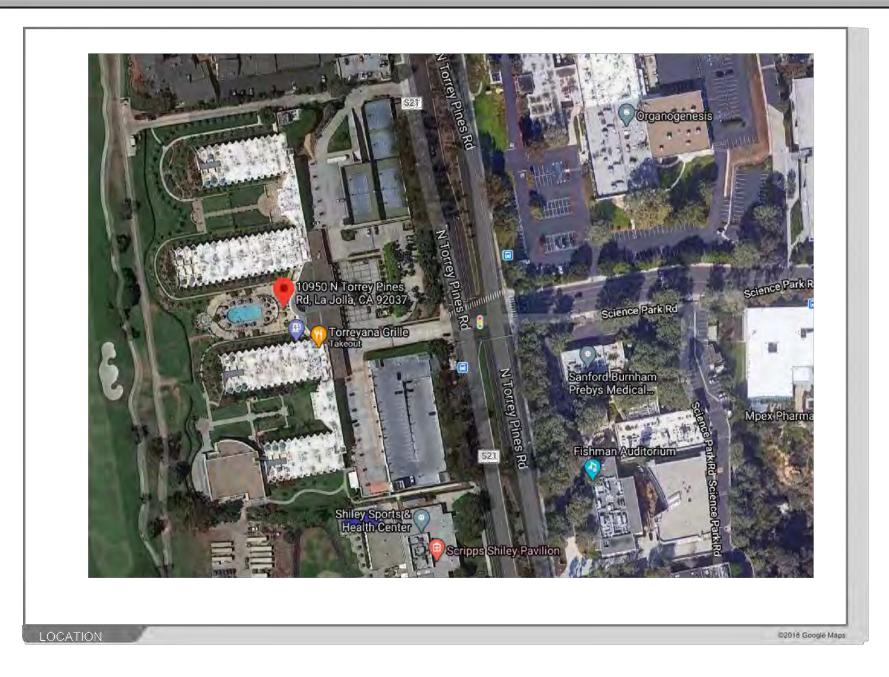


Proposed Site Build

PLA	PLANS PREPARED BY:					
1059	MD7, LLC 10590 West Ocean Air Dr., Suite 300 San Diego, CA 92130 858-964-7439					
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	PHOTOSIMS					
SHE	SHEET NUMBER:					
	RFS-3					



10950 North Torrey Pines Rd, La Jolla, CA 92037





ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

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PLA	NS PI	REPARE	D BY:			
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	58	in Diego, 858-964	4·7439			
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SS	SS0074 - 10090958					
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	SAN DIEGO, CA 92037 SHEET TITLE:					
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10950 North Torrey Pines Rd, La Jolla, CA 92037



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10950 North Torrey Pines Rd, La Jolla, CA 92037



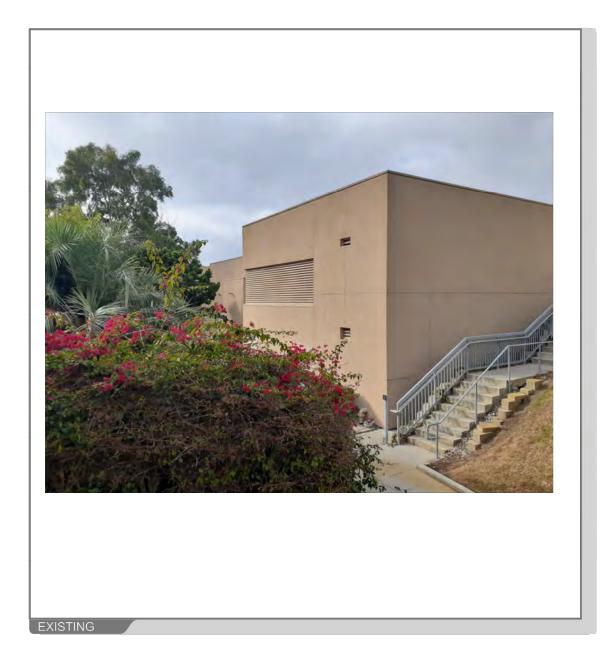
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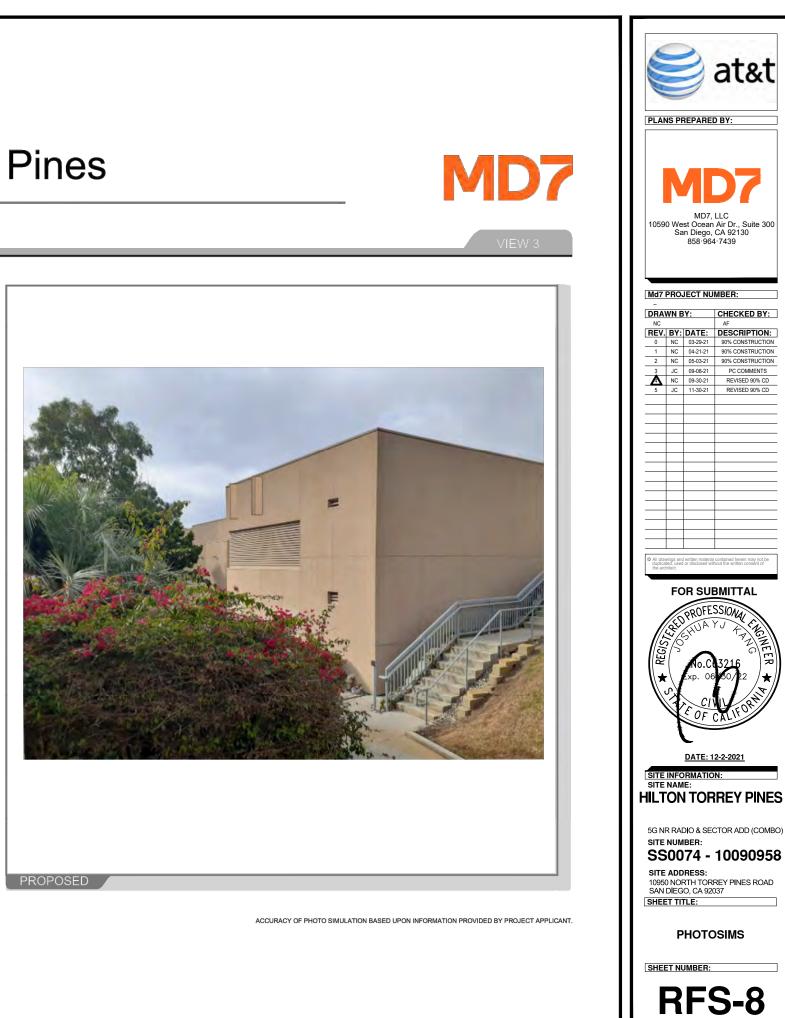


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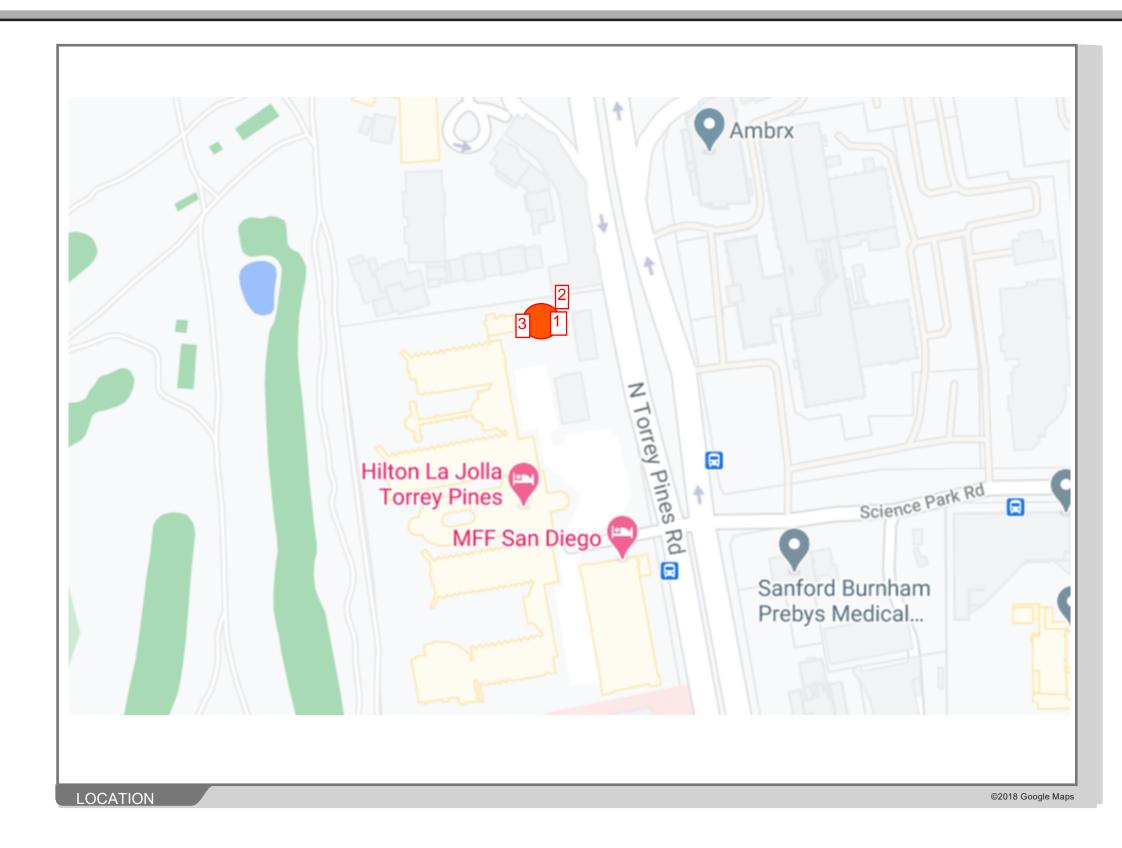
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10950 North Torrey Pines Rd, La Jolla, CA 92037





10950 North Torrey Pines Road, La Jolla, CA 92037





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10950 North Torrey Pines Road, La Jolla, CA 92037





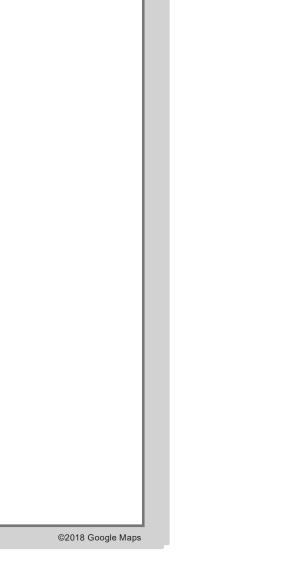
## VIEW 2

10950 North Torrey Pines Road, La Jolla, CA 92037





## VIEW 3





## **HILTON TORREY PINES**

**SS0074 5G NR RADIO & SECTOR ADD (COMBO)** FA:10090958 **10950 NORTH TORREY PINES ROAD** SAN DIEGO, CA 92037 MRSDL032355 **MRSDL034484** 

T-1:	TITLE SHEET
GN-1:	GENERAL NOTES
GN-2:	GENERAL NOTES (CONT.)
GN-3:	SITE SIGNAGE
RFS-1:	PHOTOSIMS
RFS-2:	PHOTOSIMS
RFS-3:	PHOTOSIMS
RFS-4:	RENDERING
RFS-5:	PHOTOSIMS (SECTOR ADD)
RFS-6:	PHOTOSIMS (SECTOT ADD)
RFS-7:	PHOTOSIMS (SECTOR ADD)
RFS-8:	PHOTOSIMS (SECTOR ADD)
A-1:	SITE PLAN
A-1.1:	LANDSCAPE PLAN
	ENLARGED SITE PLAN
A-2.1:	ENLARGED SITE PAN (SEC. ADD
A-3:	EQUIPMENT PLAN
A-3.1:	EQUIPMENT PLANS (SEC. ADD)
	ANTENNA PLANS
	ANTENNA PLAN (SECTOR ADD)
	ELEVATIONS
	ELEVATIONS
A-6.1:	ELEVATIONS (SECTOR ADD)
VICI	NITY MAP

SITE

С Ш							
	CT TEAM			SITE INFORMATION		PROJECT SUMMARY	DRIVING DIRE
APPLICAI NAME: ADDRESS: ONTACT: PHONE: EMAIL: SITE ACC ADDRESS:	NT AGENT: AT&T WIRELESS 5738 PACIFIC CENTER BLVD. SAN DIEGO, CA 92121 ROBERT POLITO (858) 291-1915 RPOLITO@MD7.COM	ARCHITECT: NAME: MD7 ARCHI SERVICES, ADDRESS: 10590 WES3 DRIVE, SUIT SAN DIEGO ARCHITECT: MARIO MAR CONTACT: NICHOLAS E PHONE: (558) 997-10 EMAIL: NBRITT@mo	INC T OCEAN AIR TE 300 , CA 92130 RTINEZ BRITT 011	PROPERTY OWNER: LANDLORD: STRUCTURE HEIGHT:	CITY OF SAN DIEGO 2020 C STREET SAN DIEGO, CA 92121 CHH TORREY PINES TENANT CORP. HILTON LA JOLLA TORREY PINES 14185 N. DALLAS PARKWAY, SUITE 1100 DALLAS, TX 75254 30'-0"	FOLLOWING ITEMS: ALL NEW EQUIPMENT INDICATED IN DRAWINGS IS AN UNMANNED TRANSMISSION FACILITY FOR TELECOMMUNICATION CELLULAR SERVICES. <u>5G NR RADIO:</u> • REMOVE (4) EXISTING AT&T PANEL ANTENNAS	FROM AT&T OFFICE: 1. HEAD SOUTHWEST OT 2. TURN LEFT ONTO LUS 3. TURN RIGHT ONTO VI 4. TURN LEFT ONTO SOF 5. TURN RIGHT ONTO RC 6. TURN LEFT TO MERGE 7. TAKE EXIT 29 FOR GE 8. TURN RIGHT ONTO GE
SITE ACC NAME: ADDRESS: CONTACT: PHONE: EMAIL: NAME: ADDRESS: CONTACT: EMAIL:	MD7, LLC. 10590 WEST OCEAN AIR DRIVE, SUITE 300 SAN DIEGO, CA 92130 ROBERT POLITO (858) 291-1915 RPOLITO@MD7.COM	ZONING: NAME: MD7, LLC. ADDRESS: 10590 WEST DRIVE, SUI SAN DIEGO CONTACT: ROBERT PC PHONE: (858) 291-19 EMAIL: RPOLITO@I ENGINEER: NAME: PNP ENGINEEF ADDRESS: 17671 IRVINE B TUSTIN, CA 927 CONTACT: JOSHUA KANG PHONE: (949) 351-5020 EMAIL: pnpenq123@an	, CA 92130 DLITO 1/15 MD7.COM RING LVD., STE 113 780	PARCEL NUMBER: LATITUDE (NAD 83): LONGITUDE (NAD 83): ZONING JURISDICTION: ZONING DISTRICT: OCCUPANCY GROUP: CONSTRUCTION TYPE: OTHER WIRELESS FACILITIES: POWER COMPANY:	340-011-08-00 32° 54' 10.17" 117° 14' 37.25" CITY OF SAN DIEGO CV-1-1 R-1, S-2 TYPE I-B AT HOTEL - SPRINKLERED N/A SDG&E	INSTALL (4) NEW AT&T PANEL ANTENNAS     INSTALL (4) NEW AT&T RRUS     INSTALL (4) NEW BBU 6630 IN PURCELL CABINET     INSTALL (1) NEW BBU 6630 IN PURCELL CABINET     INSTALL (2) NEW EMERSON -48V RECTIFIERS     SECTOR ADD:     INSTALL (2) NEW AT&T PANEL ANTENNAS WITH SIDE SKIRTS & CHINSTRAPS     INSTALL (2) NEW AT&T PANEL ANTENNAS ON PARAPET     INSTALL (2) NEW AT&T COUIPMENT CABINETS AT BUILDING EXTERIOR WALL     WITH BOLLARDS     INSTALL (2) NEW ADDITIONAL AT&T PANEL ANTENNAS ON (E) SOUTH BLDG.	9. CONTINUE ONTO N TO 10. 10950 NORTH TORREY APPROVALS THE FOLLOWING PARTIES I AND AUTHORIZE THE CONT DESCRIBED HEREIN. ALL DI BUILDING DEPARTMENT AN AT&T COMPLIANCE:
	RAL NOTES			TELEPHONE COMPANY:	AT&T	INSTALL (1) NEW SURGE SUPPRESSOR DC-12     INSTALL 1,300 FEET FIBER CABLE RUN     INSTALL REBRANCHING OF EXISTING MONOEUCALYPTUS AS PER ATTACHMENT	AT&T RF ENGINEER:
WILL VISIT T WILL NOT RE NO SANITAR REQUIRED A	Y IS UNMANNED AND NOT FO HE SITE AS REQUIRED FOR I ISULT IN ANY SIGNIFICANT D Y SEWER SERVICE, POTABLI ND NO COMMERCIAL SIGNA	ROUTINE MAINTENANCE. TH DISTURBANCE OR EFFECT O E WATER, OR TRASH DISPO GE IS PROPOSED.	E PROJECT N DRAINAGE;	CODE COMPLIANCE 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA RESIDENTIAL CODE 2019 CALIFORNIA TITLE 24 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA PLUMBING CODE	2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA ELECTRICAL CODE TIA-222 CODE IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL	THE SIZE, HEIGHT AND DIRECTION OF ANTENNAS SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS.	AT&T PM: CONSTRUCTION: SITE ACQUISITION:
	ELEVATION NUMBER SHEET NUMBER FOR ELEVATION DETAIL NUMBER SHEET NUMBER FOR DETA	REVISION REFER: ELECTRICAL FC ADDITIONAL SYMBOLS		811, NOTE: 48 HOUR CONTRA COMPAN	REDITION OF CODE OF ALL FIRE VALE REPRIOR TO DIGGING, CTOR TO NOTIFY ALL UTILITY WES TO LOCATE ALL SROUND UTILITIES.		NOT FOR DISCLOSURE OU WRITTEN PERMISSION.

# DRAWING INDEX

A-7:	EQUIPMENT DETAILS
A-8:	EQUIPMENT DETAILS
A-9:	EQUIPMENT DETAILS
A-10:	EQUIPMENT DETAILS
A-11:	CONSTRUCTION DETAIL
E-1:	SINGLE LINE DIAGRAM
	& PANEL 'A' SCHEDULE
E-1.1:	SINGLE LINE DIAGRAM
	& PANEL 'F' SCHEDULE
	(SECTOR ADD)
G-1:	GROUNDING PLAN
G-1.1:	GROUNDING PLAN
	(SECTOR ADD}
G-2:	GROUNDING DETAILS



## **ECTIONS**

ON PACIFIC CENTER BLVD TOWARD MCKELLAR CT LUSK BLVD D VISTA SORRENTO PKWY SORRENTO VALLEY BLVD ROSELLE ST RGE ONTO I-5 S GENESEE AVE GENESEE AVE N TORREY PINES RD REY PINES RD ON THE LEFT SIDE

ES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS DNTRACTOR TO PROCEED WITH THE CONSTRUCTION L DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL AND MAY IMPOSE CHANGES OR SITE MODIFICATIONS. 

DATE:

## IAL AND PROPRIETARY

OUTSIDE TELECOMMUNICATION CLIENT WITHOUT

PLANS PREPARED BY:						
MD7, LLC MD7, LLC 10590 West Ocean Air Dr., Suite 300 San Diego, CA 92130 858-964-7439						
Md7 PROJECT NUMBER:						
DRAWN BY: CHECKED BY:						
NC         AF           0         NC         AF           REV. BY: DATE:         DESCRIPTION:           0         NC         03-29-21         90% CONSTRUCTION           1         NC         04-21-21         90% CONSTRUCTION           2         NC         05-03-21         90% CONSTRUCTION           3         JC         09-08-21         PC COMMENTS           MC         09-30-21         REVISED 90% CD         5           5         JC         11-30-21         REVISED 90% CD						
All drawings and written material contained herein may not be     deglicated, used or disadosed without the written consent of     the architest						
FOR SUBMITTAL						
DATE: 12-2-2021 SITE INFORMATION: SITE NAME: HILTON TORREY PINES						
5G NR RADIO & SECTOR ADD (COMBO) SITE NUMBER: SS0074 - 10090958 SITE ADDRESS: 10950 NORTH TORREY PINES ROAD SAN DIEGO, CA 92037 SHEET TITLE:						
TITLE SHEET						
SHEET NUMBER:						
T-1						

### GENERAL NOTES

- DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE. THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT AND LABOR DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PROJECT THROUGH INSPECTION OF THE JOB SITE, DRAWINGS AND SPECIFICATIONS, SO AS TO THOROUGHLY UNDERSTAND THE WORK. ANY AND ALL DISCREPANCIES AND OMISSIONS SHALL BE REPORTED AND CLARIFICATION SHALL BE OBTAINED FROM THE ARCHITECT PRIOR TO WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED WITH THE COST FOR SAME BEING BORNE BY THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS IN FIELD. IF DIMENSIONAL ERROR OCCURS OR CONDITIONS NOT COVERED IN THE DRAWINGS ARE ENCOUNTERED, CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE COMMENCING THAT PORTION OF THE WORK
- CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION С PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
- CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT
- CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES, CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK
- THE STRUCTURAL COMPONENTS OF THIS PROJECT ARE NOT TO BE ALTERED BY THIS G. CONSTRUCTION PROJECT UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE STRUCTURAL FNGINFFR
- DRAWINGS ASSUME THE EXISTING BUILDING TO BE IN COMPLIANCE WITH CODE REQUIREMENTS. ANY VIOLATIONS OF CODES IN EXISTING BUILDING DISCOVERED DURING THE COURSE OF CONSTRUCTION WILL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE BUILDING OWNER OR THEIR REPRESENTATIVES.
- CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
- DETAILS ARE USUALLY KEYED ONCE ON THE DRAWINGS AND ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS INCLUDED HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK
- DIMENSIONS ARE FROM FINISH FACE TO FACE. (UNLESS NOTED OTHERWISE) Κ.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION AND UPON COMPLETION OF WORK. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY. IN ADDITION THE CONTRACTOR SHALL FOLLOW ALL SAFETY REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION OVER HIS WORK
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE IN A CLEAN AND SAFE Μ. CONDITION, INCLUDING PROPER REMOVAL OF WASTE MATERIAL. WASTE MATERIAL SHALL NOT BE STORED WITHIN OR NEAR THE BUILDING. DUMPSTERS PROVIDED FOR THE DISPOSAL OF WASTE MATERIAL SHALL BE REMOVED AWAY FROM THE BUILDING BUT MAY BE STORED ON SITE DAILY. PROTECT EXISTING ASPHALT PARKING SURFACE AND REPAIR AT NO EXPENSE TO THE BUILDING OWNER ANY DAMAGE CAUSE BY THE USE OF THE DUMPSTERS.
- THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE THE CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
- О. SPECIAL INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT SPECIAL INSPECTOR, AS REQUIRED, PER SECTION 1704 OF THE INTERNATIONAL BUILDING CODE (IBC).
- CONTRACTOR SHALL GUARANTEE IN WRITING ALL LABOR, MATERIALS, AND WORKMANSHIP INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR AFTER DATE OF ACCEPTANCE OF THE WORK BY THE OWNER EXCEPT AS MODIFIED HEREIN OR ON OTHER DRAWINGS. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL COMBUSTIBLE FLUIDS, INCLUDING Q. PAINTS, PRIMERS, SEALERS, SOLVENTS AND ADHESIVES, COMPLY AND ARE BEING USED IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S WRITTEN INSTRUCTIONS. CONTRACTOR SHALL PROVIDE STORAGE FOR SUCH MATERIALS AWAY FROM THE BUILDING. USE OF THE BUILDING FOR SUCH STORAGE IS PROHIBITED.
- CONTRACTOR TO HAVE ALL EASEMENTS AND UNDER GROUND UTILITIES LOCATED AND MARKED PRIOR TO COMMENCING SITE WORK
- ELECTRICAL, MECHANICAL AND PLUMBING PERMITS SHALL BE THE RESPONSIBILITY OF THEIR RELATIVE SUB-CONTRACTORS
- OWNER SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS PER LOCAL FIRE MARSHALL. CONTRACTOR TO INSTALL.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH PROPERTY OWNER REPRESENTATIVE INCLUDING BUT NOT LIMITED TO SCHEDULE, PROCEDURES, SECURITY, AND CONSTRUCTING LOADING AND UNLOADING.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE JURISDICTION'S CURRENT ADOPTED VERSION OF INTERNATIONAL BUILDING CODE (IBC), (IPC), (IMC) AND NEC.
- SEAL ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLY WITH U.L. LISTED OR F.M. APPROVED W. MATERIALS TO MAINTAIN RATING INTEGRITY OF ASSEMBLY.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REDUINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS-BUILT CONDITION OF THE SITE. THIS WILL BE DONE AFTER THE SITE HAS BEEN AWARDED THE FINAL INSPECTION. TWO COPIES OF REDLINED DRAWINGS WILL BE PROVIDED TO CLIENT / PROJECT MANAGER.

### ELECTRICAL (UNLESS NOTED OTHERWISE):

- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING, FILING, AND FEES IN CONJUNCTION WITH THE PROJECT
- ALL LABOR AND MATERIAL SHALL CONFORM TO ALL LOCAL, STATE, AND NATIONAL CODES RULES, REGULATIONS AND STANDARDS.
- ALL EQUIPMENT, WIRING, AND MATERIALS MUST HAVE A UL LABEL.
- ALL WORK SHALL BE DONE BY QUALIFIED AND EXPERIENCED JOURNEYMEN AND PERFORMED IN A WORKMANLIKE MANNER AND SHALL PROCEED IN AN ORDERLY MANNER SO AS NOT TO HOLD UP THE PROGRESS OF THE PROJECT
- THOROUGHLY TEST ALL LINES, FEEDERS, EQUIPMENT, AND DEVICES WITH MAXIMUM LOADS TO ASSURE PROPER OPERATION.
- CONDUITS AND FITTINGS FOR OUTSIDE APPLICATIONS SHALL BE RIGID OR NON-METALLIC UNLESS OTHERWISE NOTED.
- ALL WIRES SHALL BE COPPER; USE OF ALUMINUM CONDUCTORS WILL NOT BE PERMITTED. SEE ELECTRICAL PLANS FOR SIZING AND LOCATIONS. USE PROPER SIZE CONNECTORS PER LOCAL, STATE, AND NATIONAL CODES.
- CONDUCTOR LENGTHS SHALL BE CONTINUOUS FROM TERMINATION TO TERMINATION WITHOUT SPI ICES
- PROVIDE PULL BOXES WHERE SHOWN AND WHERE REQUIRED BY CODES AND UTILITY COMPANIES
- ALL WIRES SHALL BE TAGGED AT ALL PULL BOXES, J-BOXES, EQUIPMENT BOXES, AND CABINETS WITH APPROVED PLASTIC TAGS.
- ALL UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC. ALL SWEEPS OR BENDS AND ABOVE-GROUND CONDUITS SHALL BE RIGID GALVANIZED STEEL OR PVC SCHEDULE 80. ALL CONDUITS NOT TERMINATING INTO A CLOSED AREA MUST BE SEALED TO PREVENT ENTRY OF ANY MOISTURE OR FOREIGN OBJECTS. ALL CONDUIT RISERS TO INCLUDE SLIP TYPE EXPANSION

### GROUNDING (UNLESS NOTED OTHERWISE):

- THE GROUNDING SYSTEM CONNECTIONS SHALL BE MADE WITH EXOTHERMIC WELDS AND/OR MECHANICAL TWO-LUG COMPRESSION CONNECTORS AS INDICATED ON PLANS. USE ONLY STAINLESS STEEL SCREWS, BOLTS WASHERS, AND NUTS FOR FASTENING
- CLEAN SURFACES THOROUGHLY BEFORE APPLYING GROUND LUGS OR CLAMPS. IF SURFACE IS COATED, THE COATING MUST BE REMOVED DOWN TO THE BARE METAL. AFTER THE COATING HAS BEEN REMOVED, APPLY A NON-CORROSIVE APPROVED COMPOUND TO THE CLEANED SURFACE AND INSTALL LUGS OR CLAMPS. WHERE GALVANIZING IS REMOVED FROM METAL, IT SHALL BE PAINTED OR TOUCHED UP WITH COLD GALVANIZING PAINT SUCH AS GLAVMOX OR
- ALL CLAMPS, SLEEVES, AND SUPPORTS USED TO SUPPORT OR CHANNEL THE GROUNDING 3. SYSTEM CONDUCTORS AND PVC CONDUITS SHALL BE PVC TYPE NON-CONDUCTIVE. DO NOT USE METAL BRACKETS OR SUPPORTS THAT WOULD FORM A COMPLETE RING AROUND ANY GROUNDING CONDUCTOR.
- ALL GROUNDING CONNECTIONS SHALL BE COATED WITH T&B KOPR SHIELD ANTI-CORROSIVE AGENT. NO SUBSTITUTIONS ARE PERMITTED. VERIFY THE PRODUCT WITH TELECOMMUNICATION CLIENT PRIOR TO USAGE.

### PRODUCTS (UNLESS NOTED OTHERWISE):

- GENERAL REQUIREMENTS: ALL MATERIALS AND EQUIPMENT SHALL BE IN ACCORDANCE WITH CONTRACT DOCUMENTS AND STANDARD PRODUCTS OF THE VARIOUS MANUFACTURERS, WITH ALL MATERIALS AND EQUIPMENT TO BE NEW, CLEAN, UNDAMAGED, AND FREE OF DEFECTS AND CORROSION
- 2. ACCEPTABLE PRODUCTS: THE PRODUCT OF A SPECIFIED OR APPROVED MANUFACTURER WILL BE ACCEPTABLE ONLY WHEN THE PRODUCT COMPLIES WITH OR IS MODIFIED AS NECESSARY TO COMPLY WITH ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- COMMON ITEMS: WHERE MORE THAN ONE OF ANY SPECIFIC ITEM IS REQUIRED, ALL SHALL BE OF 3. THE SAME TYPE AND MANUFACTURER.
- UL LISTING: ALL MATERIALS AND EQUIPMENT SHALL BE UNDERWRITERS LABORATORIES (UL) LISTED AND LABELED, WHERE UL STANDARDS AND LISTINGS EXIST FOR SUCH MATERIALS OR EQUIPMENT

### EPOXY AND EXPANSION ANCHORS

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- EPOXY OR EXPANSION ANCHORS SHALL NOT BE USED EXCEPT WHERE SPECIFICALLY SHOWN ON THE PLANS OR WHEN APPROVED IN ADVANCE BY THE STRUCTURAL ENGINEER.
- DRILLED HOLES SHALL BE PREPARED AND ANCHORS SHALL BE INSTALLED IN ACCORDANCE 2. WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE CURRENT ICC REPORT
- SPECIAL INSPECTION SHALL BE DONE IN ACCORDANCE WITH BUILDING CODE AND THE 3. SPECIFIC INSPECTION REQUIREMENTS SET FORTH IN THE CURRENT ICC REPORT.
- ANCHOR RODS USED FOR EPOXY ANCHORS SHALL BE THE TYPE SPECIFIED IN THE REFERENCED ICC REPORT
- THE ANCHOR SIZE AND EMBEDMENT SHALL BE AS INDICATED ON THE PLANS.
- WHERE PERMITTED, EPOXY ANCHORING SHALL BE COMPLETED WITH THE FOLLOWING ALLOWED PRODUCT(S) HILTI RE-500 SD (ICC# ESR-2322, LARR-25700) - CONCRETE ONLY HILTI HIT-HY 150 (ICC# ER-5193, LARR-25652M) - MASONRY WALL ONLY. HILTI HIT-HY 20 (ICC# ER-4815, LARR-24564) - BRICK WALL ONLY.
- WHERE PERMITTED. THE FOLLOWING EXPANSION ANCHORS MAY BE USED. HILTI KWIK BOLT TZ (ICC# ESR-1917, LARR-25701) - CONCRETE ONLY. SIMPSON STONG-BOLT (ICC# ESR-1917, LARR-25705) - CONCRETE ONLY. HILTI KWIK BOLT 3 (ICC#ESR-1385. LARR-25577)GROUTFILLED MASONRY ONLY SIMPSON WEDGE-ALL (ICC# ESR-1396, LARR-24682) - GROUT FILLED MASONRY ONLY

### FLASHING AND SHEET METAI

- 1. ALL FLASHING, COUNTER FLASHING, COPING AND ALL OTHER SHEET METAL SHALL BE OF NOT LESS THAN NO. 20 U.S. GAUGE CORROSION-RESISTANT METAL U.N.O. ALL METAL MUST BE GALVANIZED AFTER FABRICATION.
- 2. FLASH AND COUNTER FLASH AT ALL ROOF TO WALL CONDITIONS. G.I. 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 THE STANDARDS OF LOCAL AND STATE CODES.
- 4. ALL CONNECTIONS TO BUILDING WALLS OR ROOFS MUST BE FLASHED AND MADE WATERTIGHT USING LIKE MATERIALS IN ACCORDANCE WITH NRCA ROOFING STANDARDS AND DETAILS. CONTRACTOR SHALL OBTAIN DETAILING CLARIFICATION FOR SITE-SPECIFIC CONDITIONS FROM ARCHITECT/ENGINEER, IF NECESSARY, BEFORE PROCEEDING, PLANS ARE NOT TO BE SCALED

### STRUCTURAL STEEL

- 1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST REVISED EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION, 16th EDITION, WHICH INCLUDES SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, CODE OF STANDARD PRACTICE AND AWS STRUCTURAL WELDING CODE. IDENTIFY AND MARK STEEL PER CBC 2203.
- TO FABRICATION
- 3. GROUTING OF COLUMN BASE PLATES: BASE PLATES SHALL BE DRYPACKED OR GROUTED WITH NON-SHRINK, NON-FERROUS GROUT. MINIMUM COMPRESSIVE STRENGTH SHALL BE 4,000 PSI AT 28 DAYS. ALL SURFACES SHALL BE PROPERLY CLEANED OF FOREIGN MATERIAL PRIOR TO GROUTING
- 4. ALL EXPOSED WELDS SHALL BE FILLED AND GROUND SMOOTH WHERE METAL COULD COME IN CONTACT WITH THE PUBLIC.
- STEEL MEMBERS. BOLT HOLES SHALL CONFORM TO AISC SPECIFICATION, AND SHALL BE STANDARD HOLES UNLESS OTHERWISE NOTED. NO CUTTING OR BURNING OF STRUCTURAL STEEL WILL BE PERMITTED WITHOUT PRIOR CONSENT OF THIS ENGINEER. HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE IS NOT PERMITTED.
- 6. WELDING: CONFORM TO AWS D1.1. WELDERS SHALL BE CERTIFIED
- BOLTING: ASTM A307 BOLTS SHALL BE INSTALLED "SNUG TIGHT" PER AISC SECTION RCSC 8(C), ASTM A325 BOLTS SHALL CONFORM TO RCSC SECTION 8 (D).
- 8. FABRICATION: CONFORM TO AISC SPECIFICATION SEC M2 "FABRICATION" AND AISC CODE SEC 6 "FABRICATION AND DELIVERY" PERFORM WORK ON PREMISES OF A FABRICATOR APPROVED BY THE BUILDING OFFICIAL
- GALVANIZED. APPLY FIELD TOUCH-UPS PER ASTM A153.
- 10. ALL FRAMING CONNECTORS SUCH AS CONCRETE ANCHORS, HOLD-DOWNS, POST BASES, FRAMING CAPS, HANGER AND OTHER MISCELLANEOUS STRUCTURAL METALS SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE CO. OR APPROVED EQUAL

11. ALL STRUCTURAL STEEL EXPOSED TO EARTH SHALL HAVE 3" CONCRETE COVER.

12

•	MATERIALS SHALL CONFORM TO TH ANCHOR BOLTS/ RODS:	E FOLLOWING SPECIFICATIONS: ASTM F1554, GRADE 36
	BARS & PLATES:	ASTM A36
	BOLTS IN WOOD: BOLTS - HIGH STRENGTH:	ASTM A307 ASTM A325SC OR A325N
	C-, M-, AND ANGLE SHAPES:	ASTM A36
	DEFORMED WELDED WIRE FABRIC:	ASTM A497
	GROUT:	EMBECO OR EQUIVALENT
	OTHER STRUCTURAL SHAPES:	ASTM A36
	REINFORCING BARS (WELDED): REINFORCING BARS (REGULAR):	ASTM A706. GRADE 60, DEFORM ASTM A615, GRADE 60, DEFORM
	SMOOTH WELDED WIRE FABRIC:	ASTM A185
	STEEL GRATING:	ANSI/NAAMM MBG 531-00
	STEEL PIPE:	ASTM A53, GRADE B
	TIE WIRE:	16.5 GAGE OR HEAVIER, BLACK
	TUBE STEEL & PIPE COLUMNS:	ASTM A500, GRADE B
	W - SHAPES:	ASTM A992, GRADE 50
	WELDING ELECTRODES:	E70XX FOR STRUCTURAL STEEL E80XX FOR REINFORCING BARS E60XX FOR LIGHT GAUGE AND N

AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE

2. STRUCTURAL STEEL SHOP DRAWINGS SHALL BE REVIEWED BY THE ENGINEER/ ARCHITECT PRIOR

5. NO HOLES OTHER THAN THOSE SPECIFICALLY DETAILED SHALL BE ALLOWED THRU STRUCTURAL

9. GALVANIZING: ALL EXPOSED STEEL OUTSIDE THE BUILDING ENVELOPE SHALL BE HOT-DIPPED

06. GRADE 60, DEFORMED BARS 15. GRADE 60. DEFORMED BARS

OR HEAVIER, BLACK ANNEALED

R STRUCTURAL STEEL REINFORCING BARS R LIGHT GAUGE AND METAL DECK



							NOTEO
	<u>FRA</u> 1.	MING ALL LUMBER SHALL BE GRADE MARKED DOUGLAS FIR-LARCH AND SHALL HAVE THE FOLLOWING MINIMUM GRADES: JOISTS AND RAFTERS #1 DEAMO AND STRUCEDC #4	1.	1.	<u>'ERNING CODE: 2019 CALIFORNIA BUILDING CODE</u> NEW DEAD LOADS (EQUIPMENT) CABINETS = VARIES, SEE "REVISED 90% CD" SET, "REV. 4,	," DATED 09/30/2021 BY MD7.	NOTES: - CONTRACTOR SHALL ASSESS & REPAI SLEEPERS, AND/ OR COVER CLAMI - CONTRACTOR SHALL ASSESS AND RE - CONTRACTOR SHALL ASSESS AND RE
		BEAMS AND STRINGERS         #1           PLATES         #2           STUDS (2X4, 3X4, 2X6)         #1           POSTS, COLUMNS AND TIMBER         #1	2.		MINIMUM LIVE LOADS NOT APPLICABLE = SNOW LOADS	NO LIVE LOAD	CONTINUOUS, PHOTO-LUMINESCE - CONTRACTOR SHALL ASSESS AND RE LABELS & ENSURE MARKING ARE A
	2.	ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE-TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION SPECIFICATIONS. WHERE POSSIBLE, ALL CUTS AND HOLES SHOULD BE COMPLETED BEFORE TREATMENT. CUTS AND HOLES DUE TO ON-SITE FABRICATION SHALL BE BRUSHED WITH 2 COATS OF COPPER NAPHTHEMATE SOLUTION CONTAINING A MINIMUM OF 2% METALLIC COPPER IN SOLUTION (PER AWPA STD. M4).	0.		NOT APPLICABLE = WIND LOADS A. BASIC WIND SPEED = B. WIND LOAD IMPORTANCE FACTOR, IW = C. WIND EXPOSURE CATEGORY 'C' FOR MAIN WINDFORCE-F D. WIND EXPOSURE CATEGORY 'C' FOR COMPONENTS AND	CLADDING	THE HOTEL DOE WILL PROVIDE TO GC     THE PROPOSED MODIFICATIONS WILL     EXISTING STRUCTURE.     THE PROPOSED MODIFICATION WILL     DECIBELS OR MORE OR TWO LEVE     THE PROPOSED MODIFICATIONS WILL     THE PROPOSED MODIFICATIONS WILL
	3.	CUTTING OR NOTCHING OF WOOD STUDS OR PLATES SHALL NOT EXCEED 25% OF THE STUD/PLATE WIDTH AT EXTERIOR OR BEARING WALLS AND SHALL NOT EXCEED 40% OF THE STUD/PLATE WIDTH IN NONBEARING PARTITIONS. BORED HOLE DIAMETERS ARE LIMITED TO 40% OF THE STUD WIDTH IN ANY STUD AND MAY BE 60% IN NONBEARING PARTITIONS OR WHEN THE BORED STUD IS DOUBLED.			E. ENCLOSURE WIND DESIGN PRESSURES (ASCE 7-16 CHAF GUST-EFFECT FACTOR, G = FORCE COEFFICIENT, Cf = F. EQUIPMENT / CABINETS WIND DESIGN PRESSURES (ASCI GUST-EFFECT FACTOR, G = FORCE COEFFICIENT, Cf = G. PARAPET WIND DESIGN PRESSURES (ASCE 7-16 CHAPTE	0.85 ´ VARIES E 7-16 CHAPTER 30) 0.85 1.4	FACILITY TO A LEVEL AT OF ABOVE - THE PROPOSED MODIFICATION WILL M ENVIRONMENTAL CHARACTERISTI - A COPY OF THE PERMIT(S), AS APPLIC. ENGINEERING (DOE). - A COPY OF THE CLOSED-OUT PERMIT DOE.
	4.	DO NOT NOTCH JOISTS, RAFTERS, OR BEAMS EXCEPT WHERE SHOWN ON THE DETAILS. BORED HOLES THROUGH JOISTS SHALL NOT EXCEED 1/3 OF MEMBER DEPTH AND BE LOCATED AT LEAST 2" FROM THE TOP AND BOTTOM OF THE MEMBER.	5.	5.	COMBINED NET PRESSURE COEFFICIENT, GCpn = EARTHQUAKE DESIGN DATA (NONSTRUCTURAL COMPONENTS	+1.5/-1.0	- A DIGITAL COPY (PDF FORMAT) OF THE - THE HOTEL DOE WILL PROVIDE TO GC
	5.	ALL BLOCKING AND BRIDGING SHALL BE PROVIDED AS REQUIRED PER GOVERNING CODE OR STANDARD OF PRACTICE.			A. SEISMIC IMPORTANCE FACTOR, Ie = B. OCCUPANCY CATEGORY = C. MAPPED SPECTRAL RESPONSE ACCELERATIONS Ss =	1.0 II 1.256g	
	6.	ALL JOIST, RAFTER & MISC. FRAMING SHALL HAVE FULL-DEPTH (OR METAL) BRIDGING AT ALL SUPPORTS, MIDSPAN AND AT A MAXIMUM SPACING OF 8'-0" O/C IN BETWEEN UNLESS NOTED OTHERWISE.			S1 = D. SITE CLASS = E. CUMULATED SPECTRAL RESPONSE COEFFICIENTS	0.442g D	
	7.	PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS THAT ARE PARALLEL TO JOISTS. USE 2-16D NAILS AT 16" O.C. TO NAIL DOUBLE JOISTS TOGETHER.			SDS = F. SEISMIC DESIGN CATEGORY = G. EQUIPMENT CABINETS	1.075g D	
	8.	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.		6	BATTERIES & COMMUNICATION EQUIPMENT (ASCE AMPLIFICATION COEFFICIENT, ap = RESPONSE COEFFICIENT, Rp = DESIGN ACCELERATION, Fp =	7-16 TABLE 13.6-1) 1.0 2.5 0.48 x SDS x le x W	
	9.	BOLT HOLES SHALL BE CAREFULLY CENTERED AND DRILLED NOT MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. PROVIDE WASHERS BETWEEN BOLT HEADS OR NUTS AND WOOD. BOLTED CONNECTIONS SHALL BE SNUGGED TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS.	6.	6.	DESIGN LOAD COMBINATIONS A. D B. D + Lr C. D + (0.6W OR 0.7E) D. D + 0.75(0.6W OR 0.7E) + 0.75(Lr OR S OR R) E. 0.6D + 0.6W		
	10.	ALL BOLTS SHALL BE RE-TIGHTENED PRIOR TO APPLICATION OF PLASTER, PLYWOOD, ETC. AND BEFORE CLOSING IN COMPLETION OF THE JOB.			F. 0.6D + 0.7E		
	11.	PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE AS MANUFACTURED BY "SIMPSON STRONG-TIE COMPANY" OR APPROVED EQUAL. INSTALL ALL ACCESSORIES PER THE MANUFACTURER'S REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF 0.04 INCHES (PER ASTM A446, GRADE A) AND BE GALVANIZED (COATING G60).					
	12.	STRUCTURAL STEEL PLATE CONNECTORS SHALL CONFORM TO ASTM A-36 SPECIFICATIONS AND BE 1/4" THICK UNLESS OTHERWISE INDICATED.					
ES.	13.	ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS, AND OTHER MISCELLANEOUS HARDWARE THAT ARE EXPOSED OR IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIP GALVANIZED.					
EET SIZ	14.	BOLTS IN WOOD SHALL BE A MINIMUM OF 7 BOLT DIAMETERS FROM THE ENDS AND 4 BOLT DIAMETERS FROM THE EDGES.					
GED SH	15.	ALL SILL BOLTS SHALL BE PLACED STARTING 9" FROM THE ENDS OF A BOARD OR FROM A NOTCH AND SPACED AT INTERVALS AS NOTED ON THE PLANS.					
REDUCED OR ENLAR(	16.	ALL SILL PLATE ANCHOR BOLTS AND HOLD-DOWN CONNECTOR BOLTS AT ALL PLYWOOD SHEAR           PANELS SHALL HAVE THE FOLLOWING PLATE WASHERS.           BOLT SIZE         PLATE WASHER SIZE (ASTM A-36)           5/8"         0.229" X 3"           3/4"         5/16" X 3"           7/8"         5/16" X 3"           1"         3/8" X 3-1/2" X 3-1/2"					
FOR REDI	17.	TOP PLATES FOR ALL STUD WALLS SHALL BE 2-2X. MINIMUM TOP PLATE LAP SHALL BE 48" WITH 16d NAILS AT 4" O.C. EACH SIDE OF SPLICE U.N.O. SPLICES IN UPPER AND LOWER PLATES SHALL BE STAGGERED 10' MINIMUM.					
NOT VALID F	18.	ALL WOOD STUD WALLS SHALL HAVE 2X4 STUDS AT 16" O.C. WHEN HEIGHT BETWEEN LATERAL SUPPORTS IS LESS THAN 10'-0". WHEN HEIGHT BETWEEN LATERAL SUPPORTS MORE THAN 10'-0", USE 2X6 STUDS AT 16" O.C. WITH FULL DEPTH BLOCKING AT NOT MORE THAN 8' VERTICAL INTERVAL.					
RATIO IS N	19.	ALL NAILS SHALL BE COMMON WIRE NAILS U.N.O. SEE FRAMING PLANS OR DETAILS FOR NAIL SIZES AND SPACING. NAILS THAT ARE NOT DETAILED OR NOTED SHALL BE IN ACCORDANCE WITH IBC TABLE 2304.9.1. FASTENING SCHEDULE. HOLES FOR NAILS SHALL BE PREDRILLED AT A SMALLER DIAMETER THAN THE NAIL WHERE NECESSARY TO PREVENT SPLITTING.					
X 36". SCALE	20.	LAG BOLTS SHALL HAVE LEAD HOLES BORED AS FOLLOWS: SHANK PORTION SAME DIAMETER AND LENGTH AS SHANK THREADED PORTION 0.6-0.75 OF DIAMETER OF THREAD					
PLAN IS 24"							
THIS							
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R ANY DAMAGED/ OR MISSING CABLE TRAY COVERS,

IPS. PPLACE ANY MISSING OR DAMAGED COLOR CODED, INT/REFLECTIVE MARKING ON ALL EXISTING CABLE TRAY. PPLACE ANY MISSING OR DAMAGED ANTENNA "TRANSMITTER" AFFIXED TO ANY EXISTING & NEW ANTENNA.

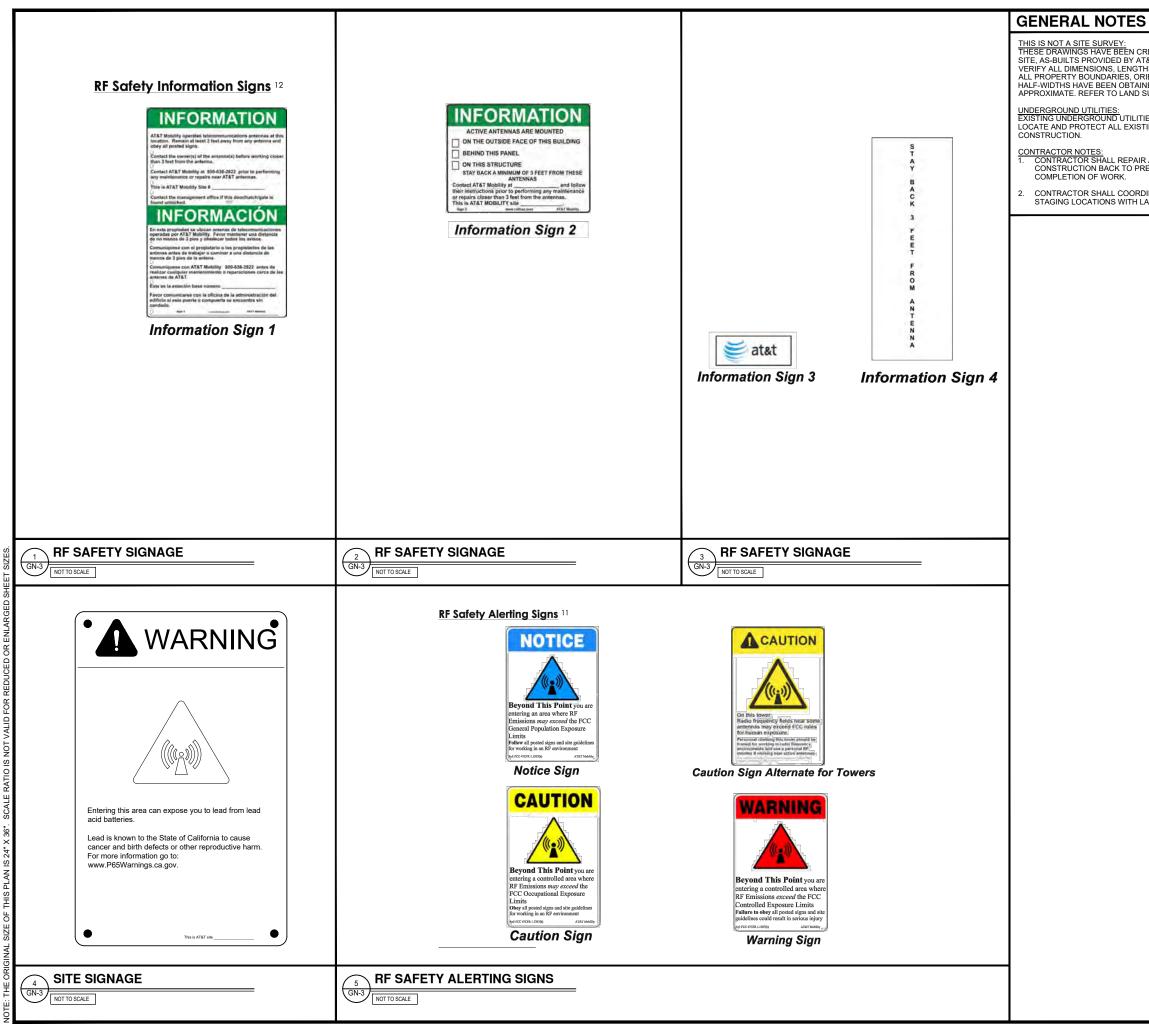
A COPY OF THE HOTEL HOUSE RULES FOR CONTRACTORS. NOT RESULT IN AN INCREASE IN THE HEIGHT OF THE

NOT REQUIRE THE EXTENSION OF THE SITE BOUNDARY. NOT INCREASE NOISE LEVELS AT THE FACILITY BY SIX ELS THAT EXCEED STATE AND LOCAL CRITERIA. NOT INCREASE NOISE RADIO FREQUENCY EMISSIONS AT THE E THE FEDERAL COMMUNICATION SAFETY STANDARD. IOT CAUSE A CHANGE OR ALTERATION IN THE PHYSICAL OR ABLE, WILL BE GIVEN TO THE HOTEL DIRECTOR OF

DOCUMENT(S), AS APPLICABLE, WILL BE GIVEN TO THE HOTEL

E "AS-BUILT" PLANS WILL BE GIVEN TO THE HOTEL DOE.





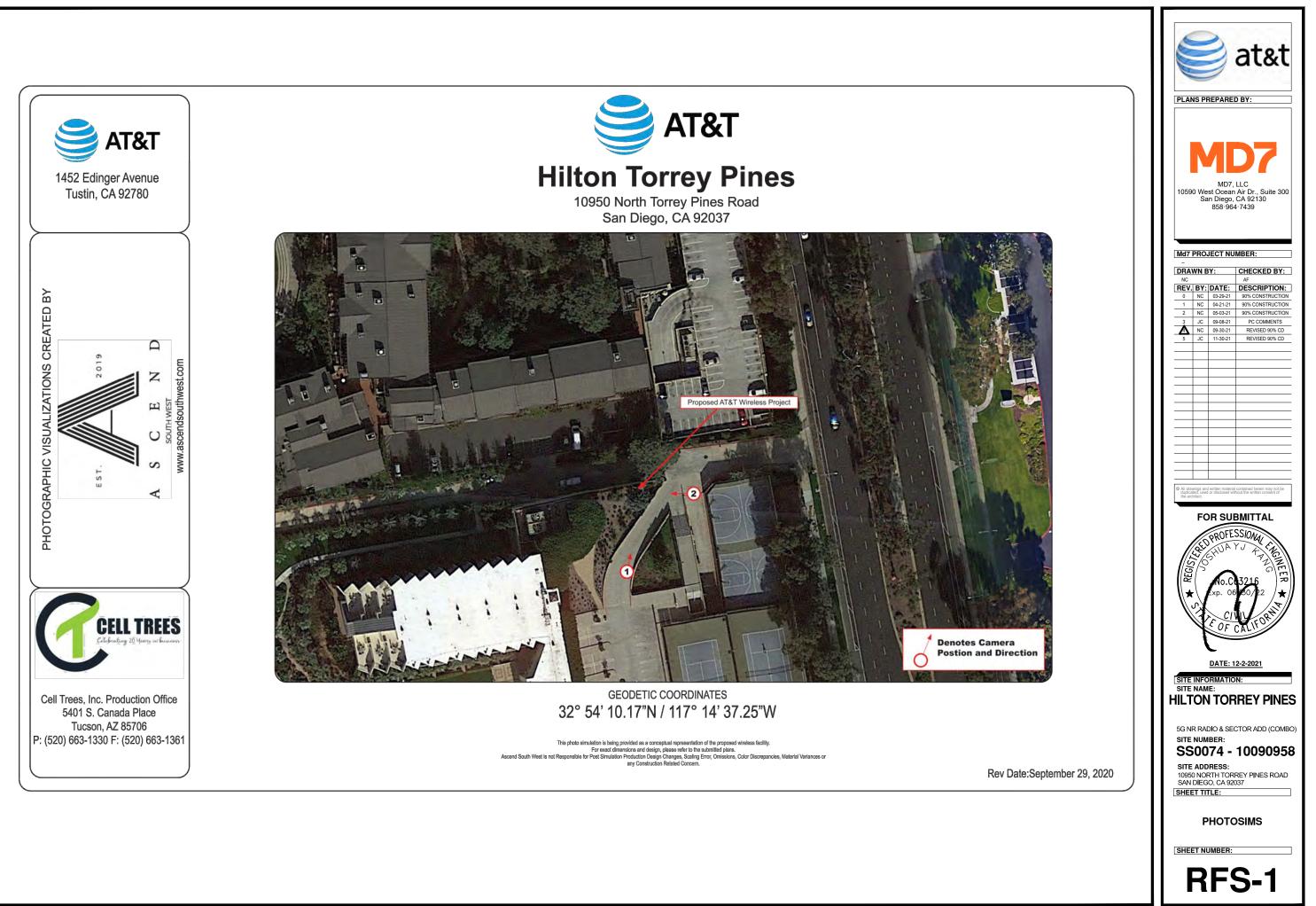
THIS IS NOT A SITE SURVEY: THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED AT T SITE, AS-BUILTS PROVIDED BY AT&T AND WITHOUT A SURVEY. PLEASE VERIFY ALL DIMENSIONS, LENGTHS, PROPERTY LINES AND CONDUIT RUNS. ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALE-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND ARE APPROXIMATE. REFER TO LAND SURVEY FOR COMPLETE SITE INFORMATION

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2. CONTRACTOR SHALL COORDINATE SITE ACCESS TIMES AND EQUIPMEN STAGING LOCATIONS WITH LANDLORD.





E ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.





Existing Conditions

View: 4 Revision Date: 09/29/20 Client provided photographs





Proposed Site Build

PLA	NS PF	<b>BEPARE</b>	at&t			
1059	MD7, LLC MD7, LLC 10590 West Ocean Air Dr., Suite 300 San Diego, CA 92130 858-964-7439					
Md7	PRO	JECT NU	MBER:			
DRA	WN B	BY:	CHECKED BY:			
NC REV.		DATE:	AF DESCRIPTION:			
0	NC NC	03-29-21 04-21-21	90% CONSTRUCTION 90% CONSTRUCTION			
2	NC JC	05-03-21 09-08-21	90% CONSTRUCTION PC COMMENTS			
Å	NC JC	09-30-21 11-30-21	REVISED 90% CD REVISED 90% CD			
★ UCCICE		OR SU	Contained herein may rol be			
OITE	DATE: 12-2-2021					
SITE	SITE INFORMATION: SITE NAME: HILTON TORREY PINES					
SITE SS SITE 1095 SAN	5G NR RADIO & SECTOR ADD (COMBO) SITE NUMBER: SS0074 - 10090958 SITE ADDRESS: 10950 NORTH TORREY PINES ROAD SAN DIEGO, CA 92037 SHEET TITLE:					
	Ρ	нотс	DSIMS			
SHE	ET NI	JMBER:				
	R	F	S-2			





**Existing Conditions** 

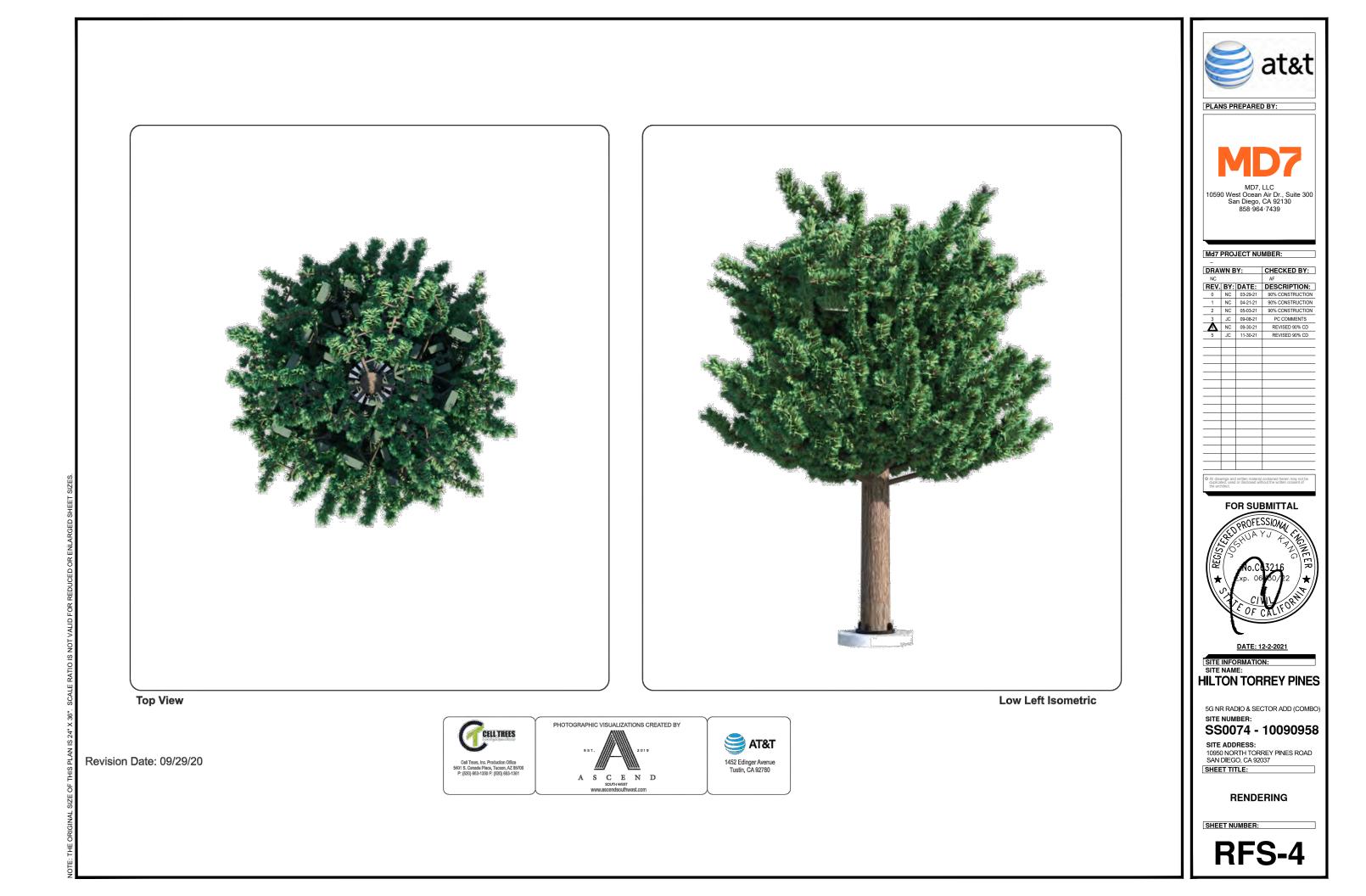
View: 4 Revision Date: 09/29/20 **Client provided photographs** 



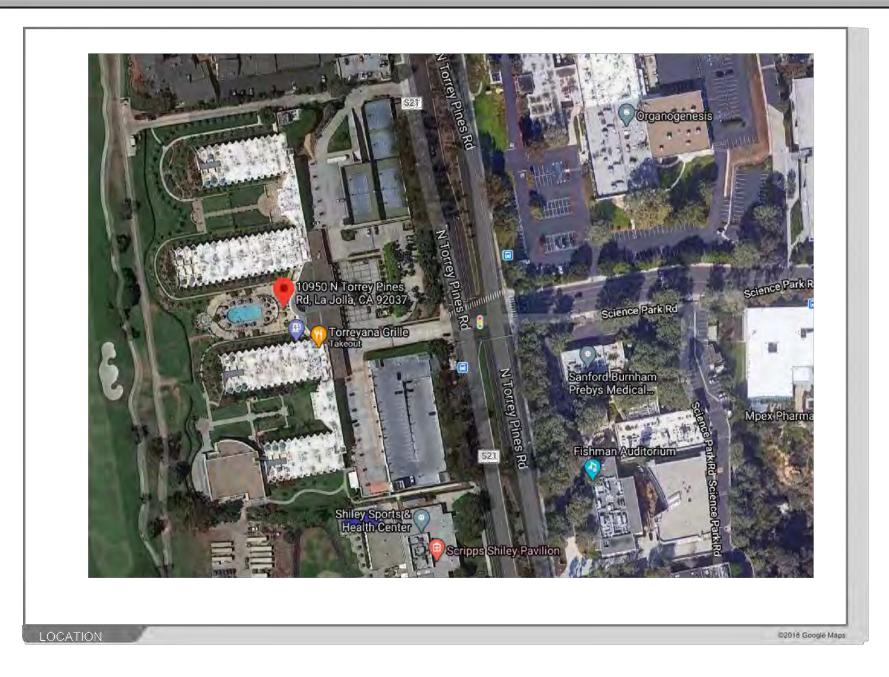


Proposed Site Build

PLA		<b>PEPARE</b>	at&t		
1059	0 We Sa	MD7, st Ocean in Diego, 858-964	Air Dr., Suite 300 CA 92130		
Md7	PRO	JECT NU	MBER:		
DRA			CHECKED BY:		
NC			AF		
0 REV.	BY: NC	DATE: 03-29-21	90% CONSTRUCTION		
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3	JC	09-08-21	PC COMMENTS		
	NC JC	09-30-21 11-30-21	REVISED 90% CD REVISED 90% CD		
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SITE SS SITE 1095 SAN	5G NR RADIO & SECTOR ADD (COMBO) SITE NUMBER: SS0074 - 10090958 SITE ADDRESS: 10950 NORTH TORREY PINES ROAD SAN DIEGO, CA 92037 SHEET TITLE:				
	P	нотс	DSIMS		
SHE	ET NU	JMBER:			
	R	F	S-3		



10950 North Torrey Pines Rd, La Jolla, CA 92037





ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

	😂 at&t				
PLA	NS PI	REPARE	D BY:		
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0	NC NC	03-29-21 04-21-21	90% CONSTRUCTION 90% CONSTRUCTION		
2	NC JC	05-03-21	90% CONSTRUCTION PC COMMENTS		
<b>A</b> 5	NC JC	09-30-21	REVISED 90% CD REVISED 90% CD		
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		DATE: 1	2-2-2021		
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SITE	SITE NAME: <b>ILTON TORREY PINES</b>				
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	SS0074 - 10090958 SITE ADDRESS:				
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SAN Shee		iO, CA 92 <b>TLE:</b>	J3/		
	P	нотс	DSIMS		
SHE	ET NI	UMBER:			
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10950 North Torrey Pines Rd, La Jolla, CA 92037



MD7	
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10950 North Torrey Pines Rd, La Jolla, CA 92037



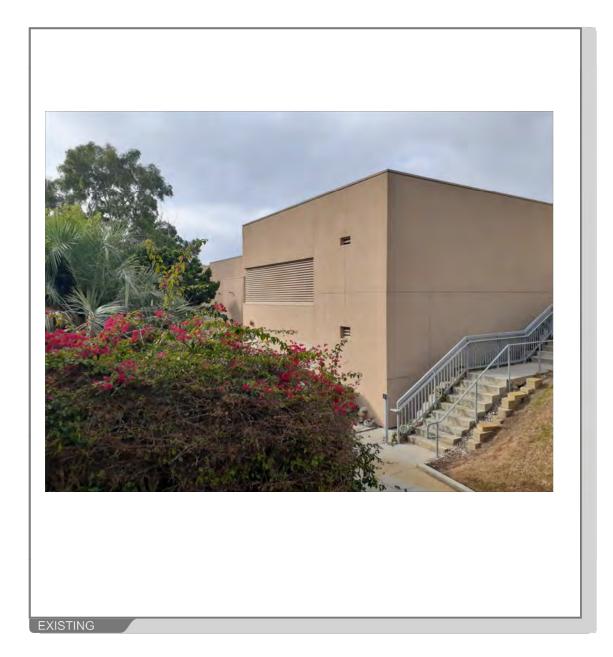
TE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

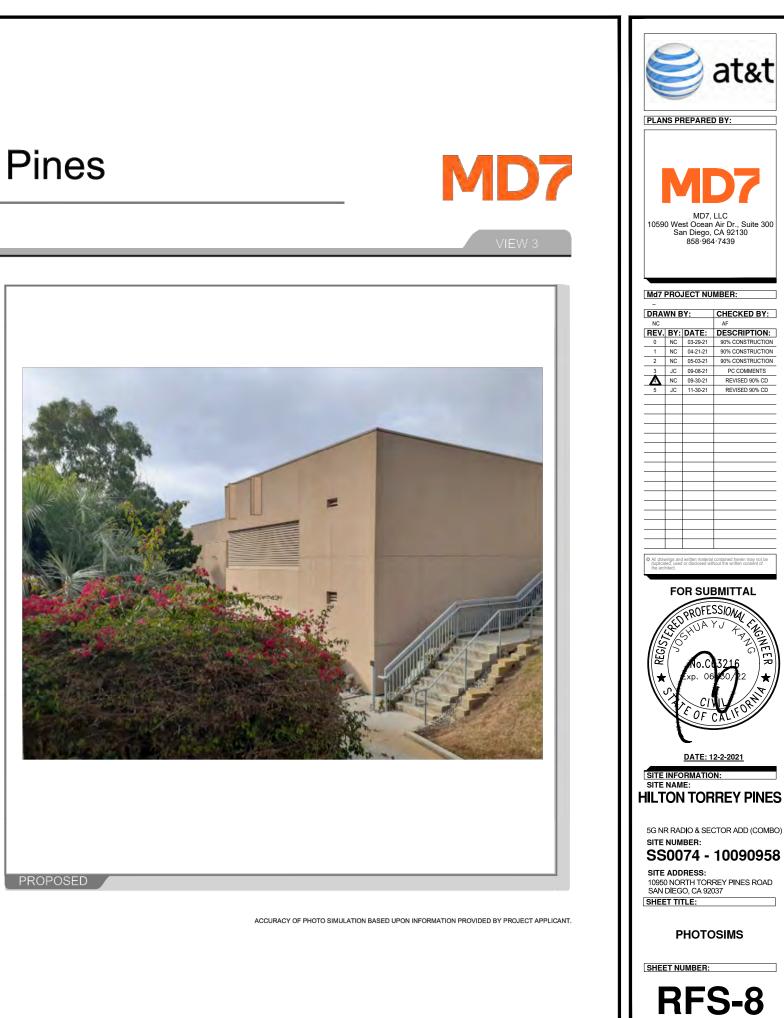


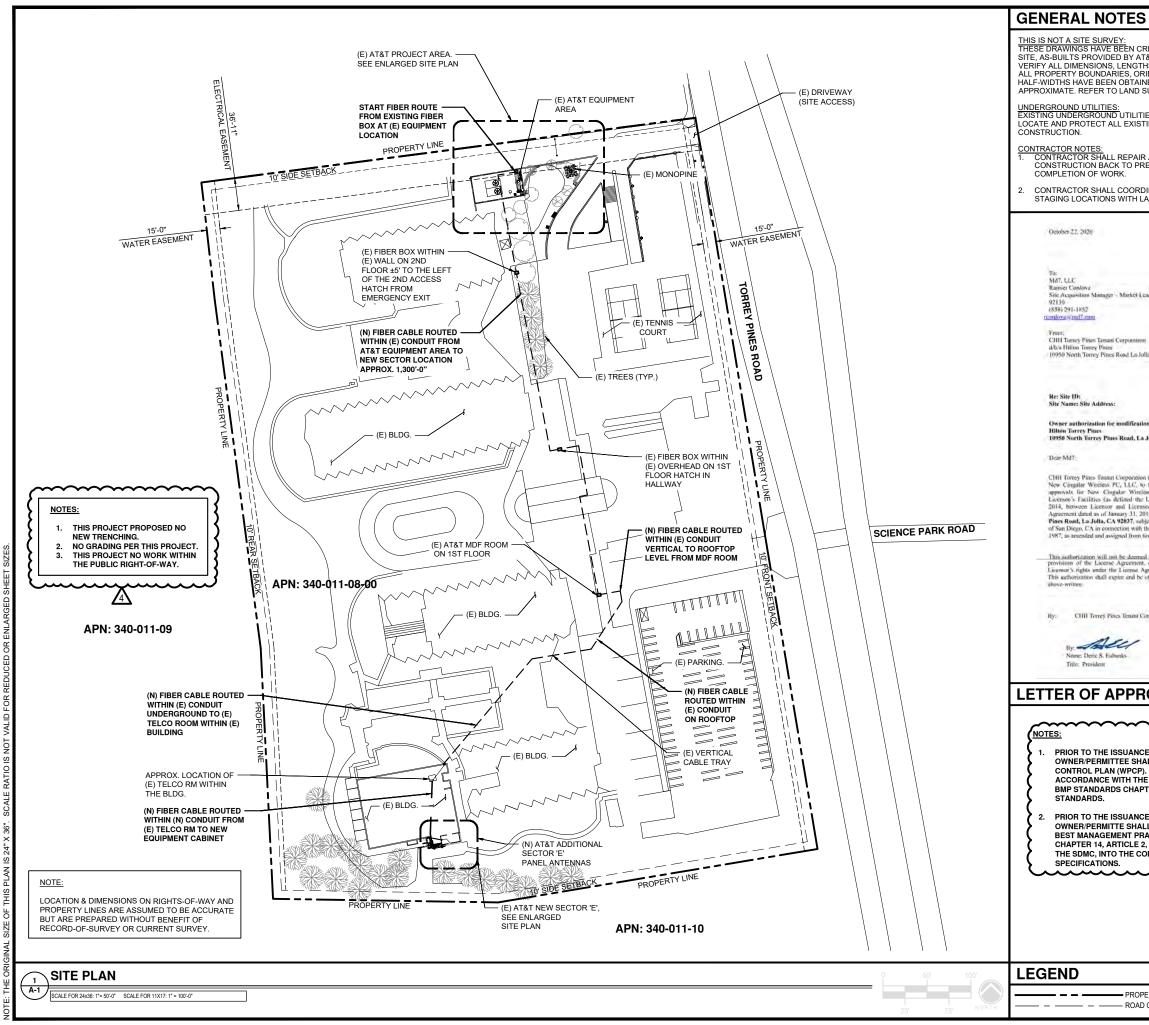
ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

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		MD7,	LLC				
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	5G NR RADIO & SECTOR ADD (COMBO)						
	SITE NUMBER: SS0074 - 10090958						
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10950 North Torrey Pines Rd, La Jolla, CA 92037



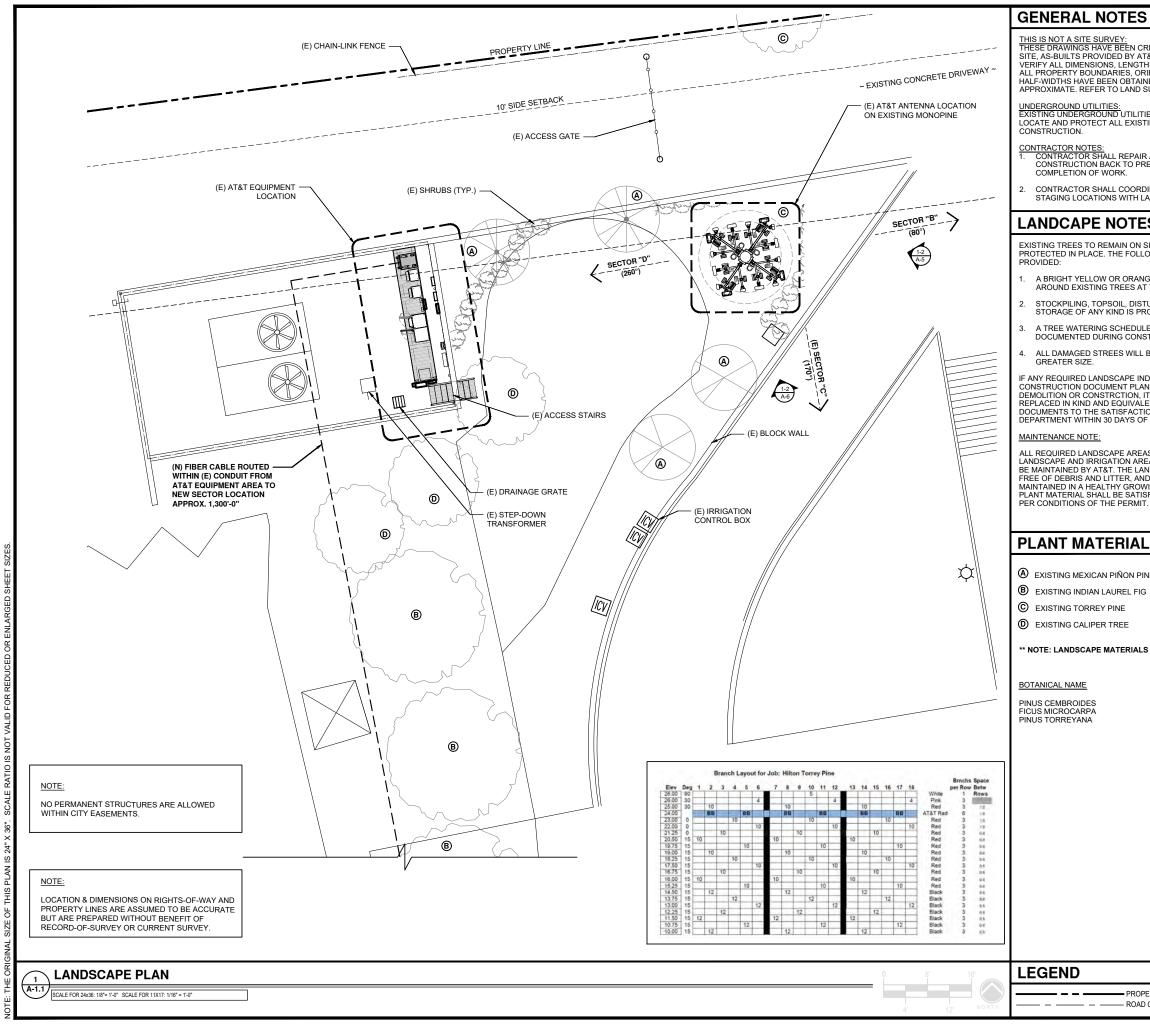




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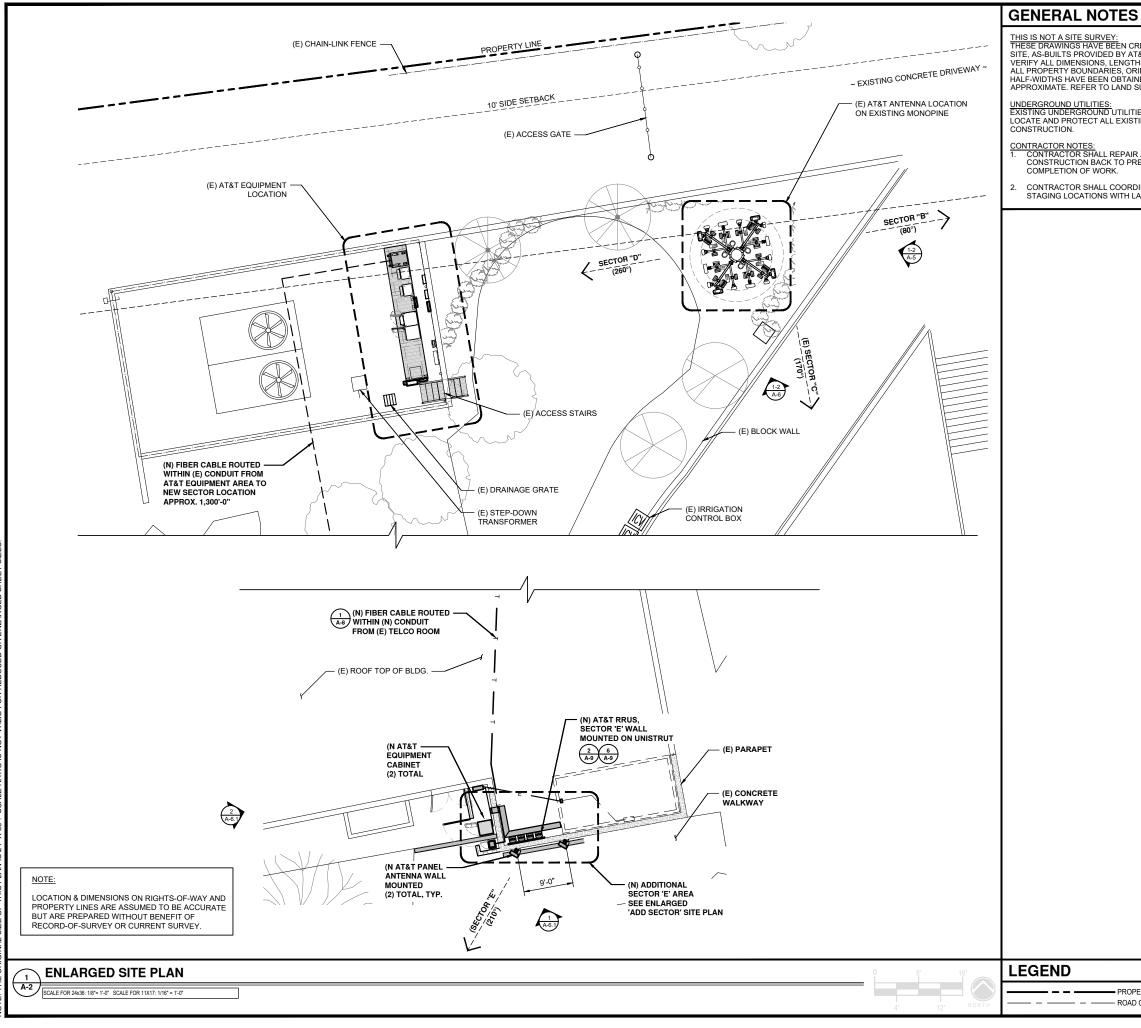
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NOTES		
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<u>ITIES:</u> DUND UTILITIES ARE NOT	SHOWN. CONTRACTOR TO GROUND UTILITIES DURING	PLA
<u>S:</u> HALL REPAIR ALL DAMAG BACK TO PRE-CONSTRU WORK.		
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W OR ORANGE TEMPOR	ARY FENCE WILL BE PLACED INE.	Md7
OPSOIL, DISTURBANCE, V IY KIND IS PROHIBITED W	/EHICLE USE, AND MATERIAL /ITHIN THE DRIP LINE.	DR/
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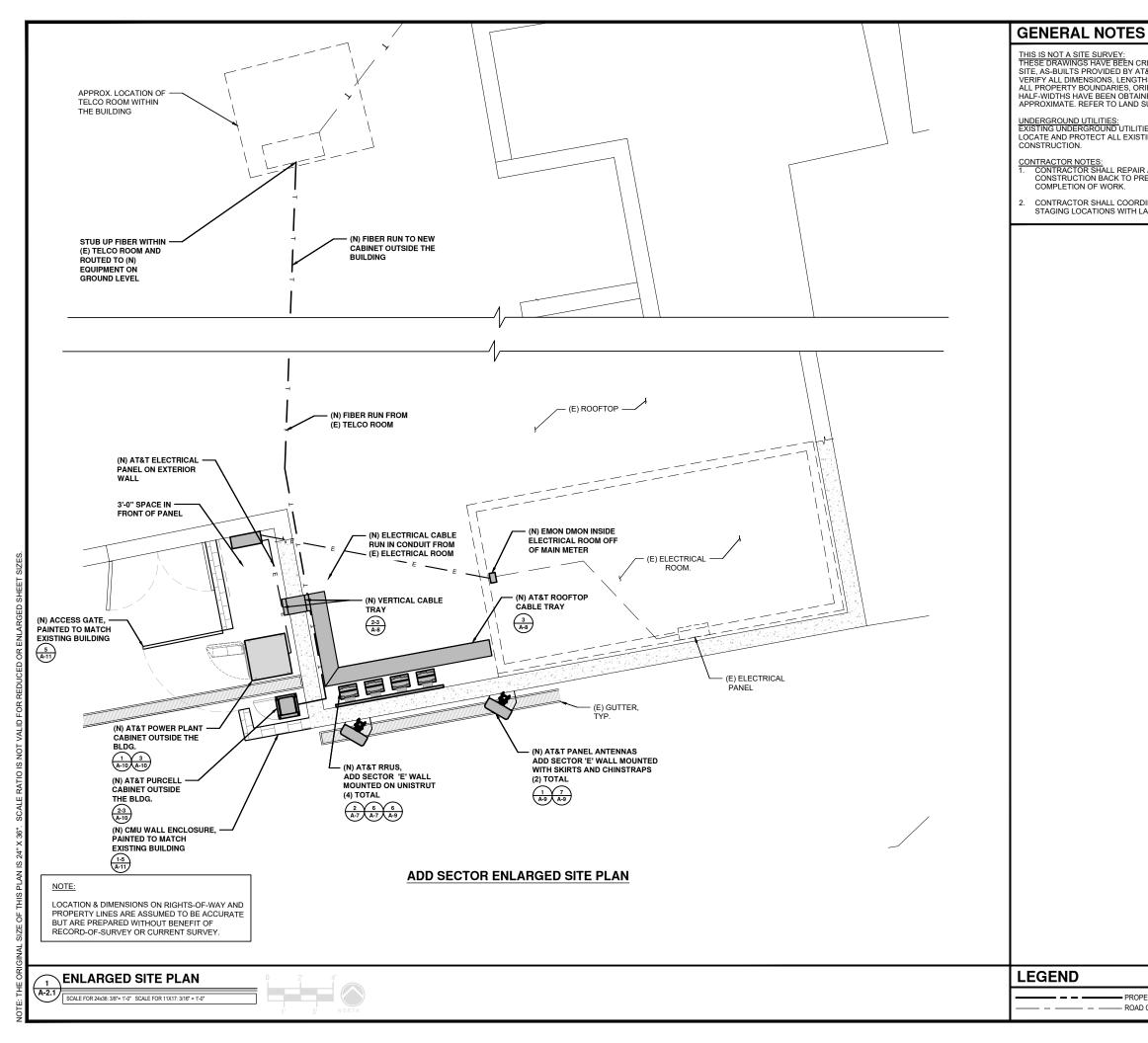
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PROPERTY LINE - ROAD CENTERLINE



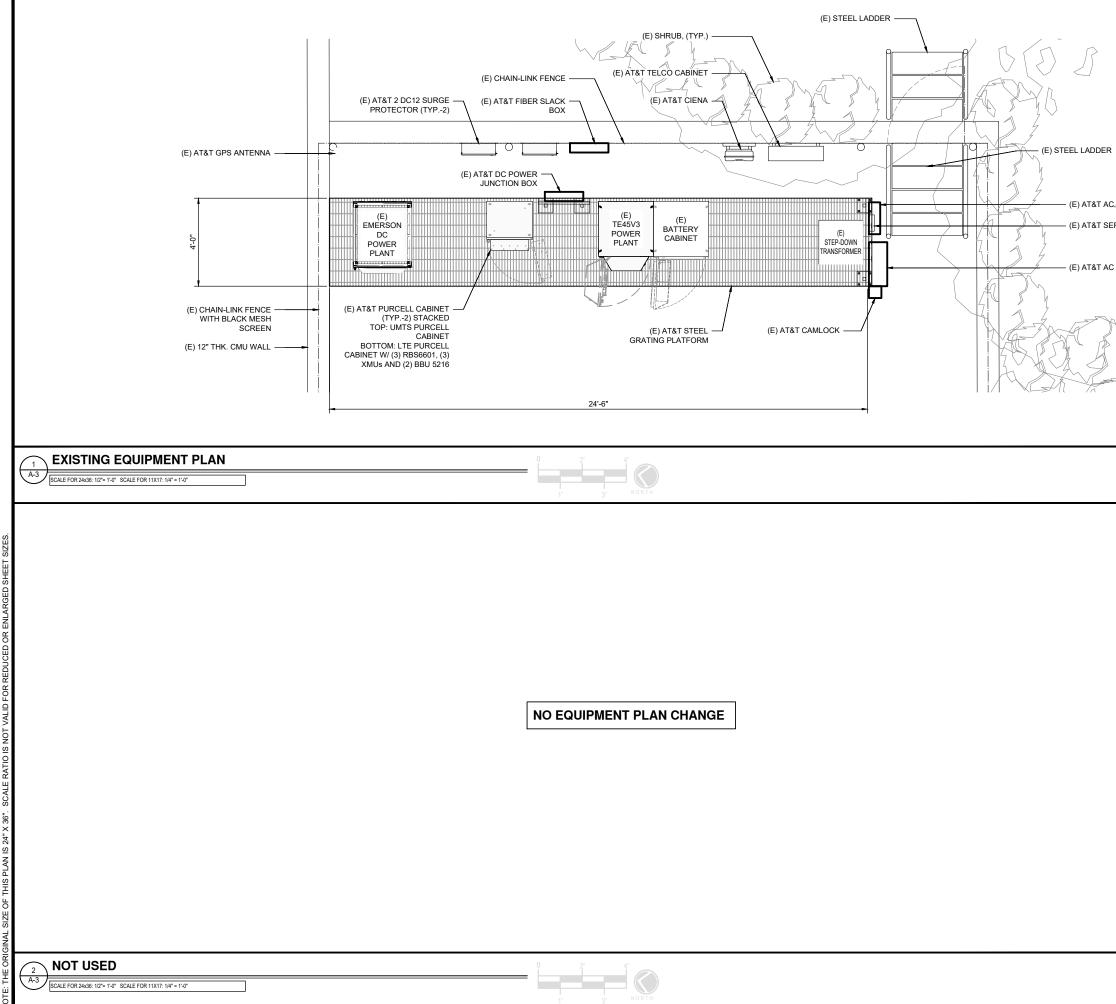
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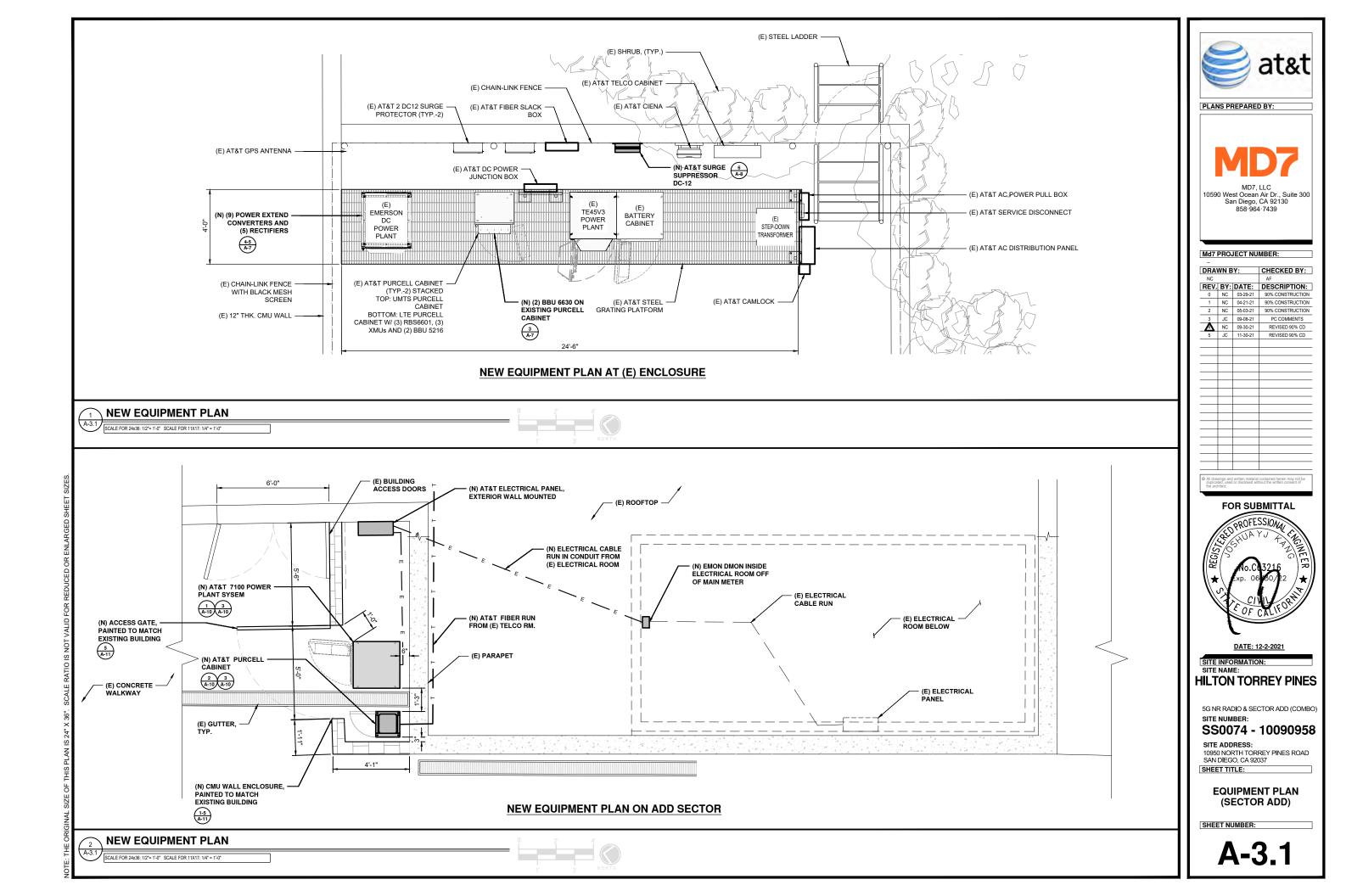


(E) AT&T AC\_POWER PULL BOX

(E) AT&T SERVICE DISCONNECT

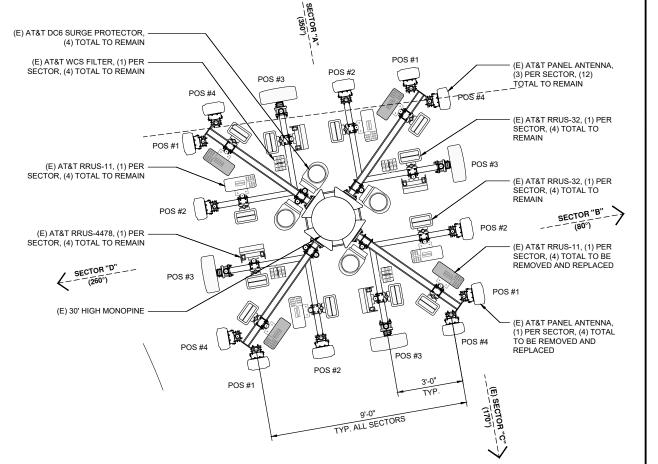
(E) AT&T AC DISTRIBUTION PANEL

PLANS	PLANS PREPARED BY:							
10590	MD7, LLC MD7, LLC 10590 West Ocean Air Dr., Suite 300 San Diego, CA 92130 858-964-7439							
Md7 P	ROJECT NU	MBER:						
DRAW	N BY:	CHECKED BY:						
REV. E	BY: DATE:	DESCRIPTION: 90% CONSTRUCTION						
1 2 3 <b>A</b>	NC         03-29-21           NC         04-21-21           NC         05-03-21           JC         09-08-21           NC         09-30-21           JC         11-30-21	90% CONSTRUCTION 90% CONSTRUCTION 90% CONSTRUCTION PC COMMENTS REVISED 90% CD REVISED 90% CD						
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SITE N SSC SITE A 10950 I SAN D	5G NR RADIO & SECTOR ADD (COMBO) SITE NUMBER: SSO074 - 10090958 SITE ADDRESS: 10950 NORTH TOREY PINES ROAD SAN DIEGO, CA 92037 SHEET TITLE:							
	(5G NR	NT PLAN RADIO)						
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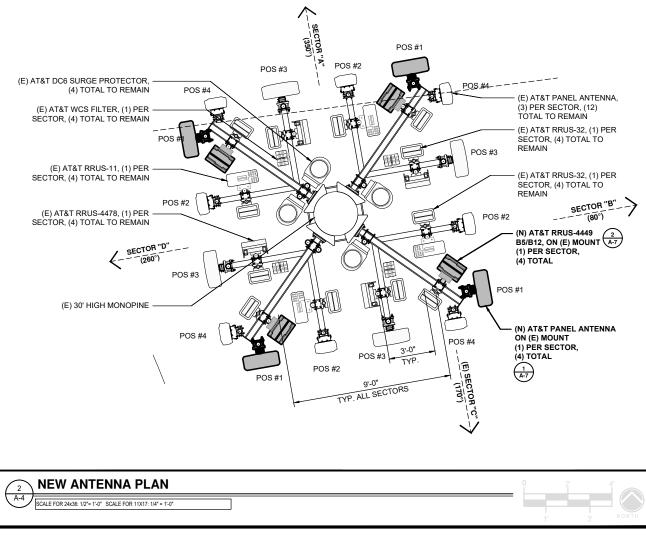


		TEOLINIC: 001/	ANTE	INNA			TMA / FILTER	TRANSMISSION LINES
SEC	TOR	TECHNOLOGY	MAKE / MODEL	MAKE / MODEL AZIMUTH R		RRU MODEL / QTY.	MODEL / QTY.	(SIZE / LENGTH FT +/- 5')
£	A1	LTE 700/1900	KMW ET-X-UW-68-14-65-18-iR-AT-RA	350°	24'-0"	RRUS-11 B12 (1) RRUS-32 B2 (1)	-	FIBER
SECTOR	A2	UMTS LTE AWS	KMW ET-X-UW-68-14-65-18-iR-AT-RA	350°	24'-0"	RRUS-32 B66A (1) RRUS-11 (1)	-	FIBER
ALPHA S	A3	FIRSTNET/LTE WCS	KATHREIN 800-10965K	350°	24'-0"	RRUS-32 B30 (1) RRUS-4478 B14 (1)	WCS-IMFQ-AMT-43 (1)	FIBER
AL	A4	OTHER	KATHREIN 800-10765K	350°	24'-0"	-	-	FIBER
SECTOR	B1	LTE 700/1900	KMW ET-X-UW-68-14-65-18-iR-AT-RA	80°	24'-0"	RRUS-11 B12 (1) RRUS-32 B2 (1)	-	FIBER
	B2	UMTS LTE AWS	KMW ET-X-UW-68-14-65-18-iR-AT-RA	80°	24'-0"	RRUS-32 B66A (1) RRUS-11 (1)	-	FIBER
ETA	В3	FIRSTNET/LTE WCS	KATHREIN 800-10965K	80°	24'-0"	RRUS-32 B30 (1) RRUS-4478 B14 (1)	WCS-IMFQ-AMT-43 (1)	FIBER
B	В4	OTHER	KATHREIN 800-10765K	80°	24'-0"	-	-	FIBER
JR	C1	LTE 700/1900	KMW ET-X-UW-68-14-65-18-iR-AT-RA	170°	24'-0"	RRUS-11 B12 (1) RRUS-32 B2 (1)	-	FIBER
SECTOR	C2	UMTS LTE AWS	KMW ET-X-UW-68-14-65-18-iR-AT-RA	170°	24'-0"	RRUS-32 B66A (1) RRUS-11 (1)	-	FIBER
GAMMA	C3	FIRSTNET/LTE WCS	KATHREIN 800-10965K	170°	24'-0"	RRUS-32 B30 (1) RRUS-4478 B14 (1)	WCS-IMFQ-AMT-43 (1)	FIBER
G₽	C4	OTHER	KATHREIN 800-10765K	170°	24'-0"	-	-	FIBER
щ	D1	LTE 700/1900	KMW ET-X-UW-68-14-65-18-iR-AT-RA	260°	24'-0"	RRUS-11 B12 (1) RRUS-32 B2 (1)	-	FIBER
SECTOR	D2	UMTS LTE AWS	KMW ET-X-UW-68-14-65-18-iR-AT-RA	260°	24'-0"	RRUS-32 B66A (1) RRUS-11 (1)	-	FIBER
DELTA S	D3	FIRSTNET/LTE WCS	KATHREIN 800-10965K	260°	24'-0"	RRUS-32 B30 (1) RRUS-4478 B14 (1)	WCS-IMFQ-AMT-43 (1)	FIBER
DE	D4	OTHER	KATHREIN 800-10765K	260°	24'-0"	-	-	FIBER

	NEW ANTENNA AND TRANSMISSION CABLE SCHEDULE									
SECTOR		TECHNOLOGY	ANTE	ENNA		RRU MODEL / QTY.	TMA / FILTER MODEL / QTY.	TRANSMISSION LINES		
			MAKE / MODEL	AZIMUTH	RAD CENTER		MODEL/QTY.	(SIZE / LENGTH FT +/- 5')		
R	A1	LTE 700/850/1900	COMMSCOPE NNHH-65B-R4	350°	24'-0"	RRUS-32 B2 (1) RRUS-4449 B5/B12 (1)	-	FIBER		
ALPHA SECTOR	A2	UMTS LTE AWS	KMW ET-X-UW-68-14-65-18-IR-AT-RA	350°	24'-0"	RRUS-32 B66A (1) RRUS-11 (1)	-	FIBER		
PHA	A3	FIRSTNET/LTE WCS	KATHREIN 800-10965K	350°	24'-0"	RRUS-32 B30 (1) RRUS-4478 B14 (1)	WCS-IMFQ-AMT-43 (1)	FIBER		
AI	A4	OTHER	KATHREIN 800-10765K	350°	24'-0"	-	-	FIBER		
~	B1	LTE 700/850/1900	COMMSCOPE NNHH-65B-R4	80°	24'-0"	RRUS-32 B2 (1) RRUS-4449 B5/B12 (1)	-	FIBER		
SECTOR	B2	UMTS LTE AWS	KMW ET-X-UW-68-14-65-18-iR-AT-RA	80°	24'-0"	RRUS-32 B66A (1) RRUS-11 (1)	-	FIBER		
BETA S	В3	FIRSTNET/LTE WCS	KATHREIN 800-10965K	80°	24'-0"	RRUS-32 B30 (1) RRUS-4478 B14 (1)	WCS-IMFQ-AMT-43 (1)	FIBER		
В	B4	OTHER	KATHREIN 800-10765K	80°	24'-0"	-	-	FIBER		
Я	C1	LTE 700/850/1900	COMMSCOPE NNHH-65B-R4	170°	24'-0"	RRUS-32 B2 (1) RRUS-4449 B5/B12 (1)	-	FIBER		
GAMMA SECTOR	C2	UMTS LTE AWS	KMW ET-X-UW-68-14-65-18-iR-AT-RA	170°	24'-0"	RRUS-32 B66A (1) RRUS-11 (1)	-	FIBER		
MMA	C3	FIRSTNET/LTE WCS	KATHREIN 800-10965K	170°	24'-0"	RRUS-32 B30 (1) RRUS-4478 B14 (1)	WCS-IMFQ-AMT-43 (1)	FIBER		
GA	C4	OTHER	KATHREIN 800-10765K	170°	24'-0"	-	-	FIBER		
Я	D1	LTE 700/850/1900	COMMSCOPE NNHH-65B-R4	260°	24'-0"	RRUS-32 B2 (1) RRUS-4449 B5/B12 (1)	-	FIBER		
DELTA SECTOR	D2	UMTS LTE AWS	KMW ET-X-UW-68-14-65-18-iR-AT-RA	260°	24'-0"	RRUS-32 B66A (1) RRUS-11 (1)	-	FIBER		
ELTA S	D3	FIRSTNET/LTE WCS	KATHREIN 800-10965K	260°	24'-0"	RRUS-32 B30 (1) RRUS-4478 B14 (1)	WCS-IMFQ-AMT-43 (1)	FIBER		
DE	D4	OTHER	KATHREIN 800-10765K	260°	24'-0"	-	-	FIBER		



\*24'-0" RAD CENTER IS A 6' ANT @ 27'-0" TIP



: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEE

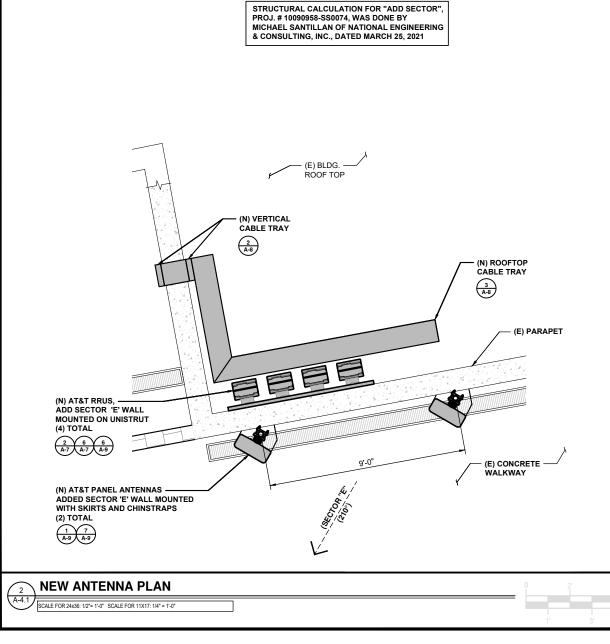
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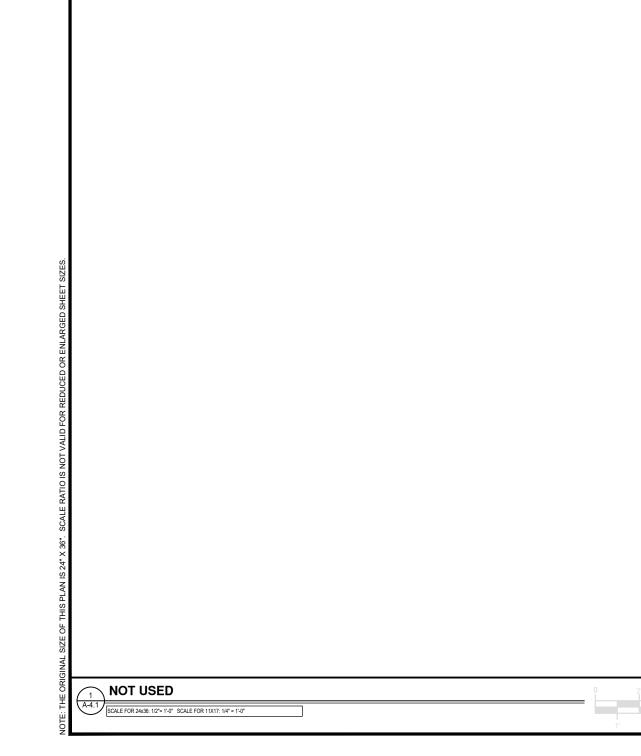
**EXISTING ANTENNA PLAN** 

SCALE FOR 24x36: 1/2"= 1'-0" SCALE FOR 11X17: 1/4" = 1'-0"

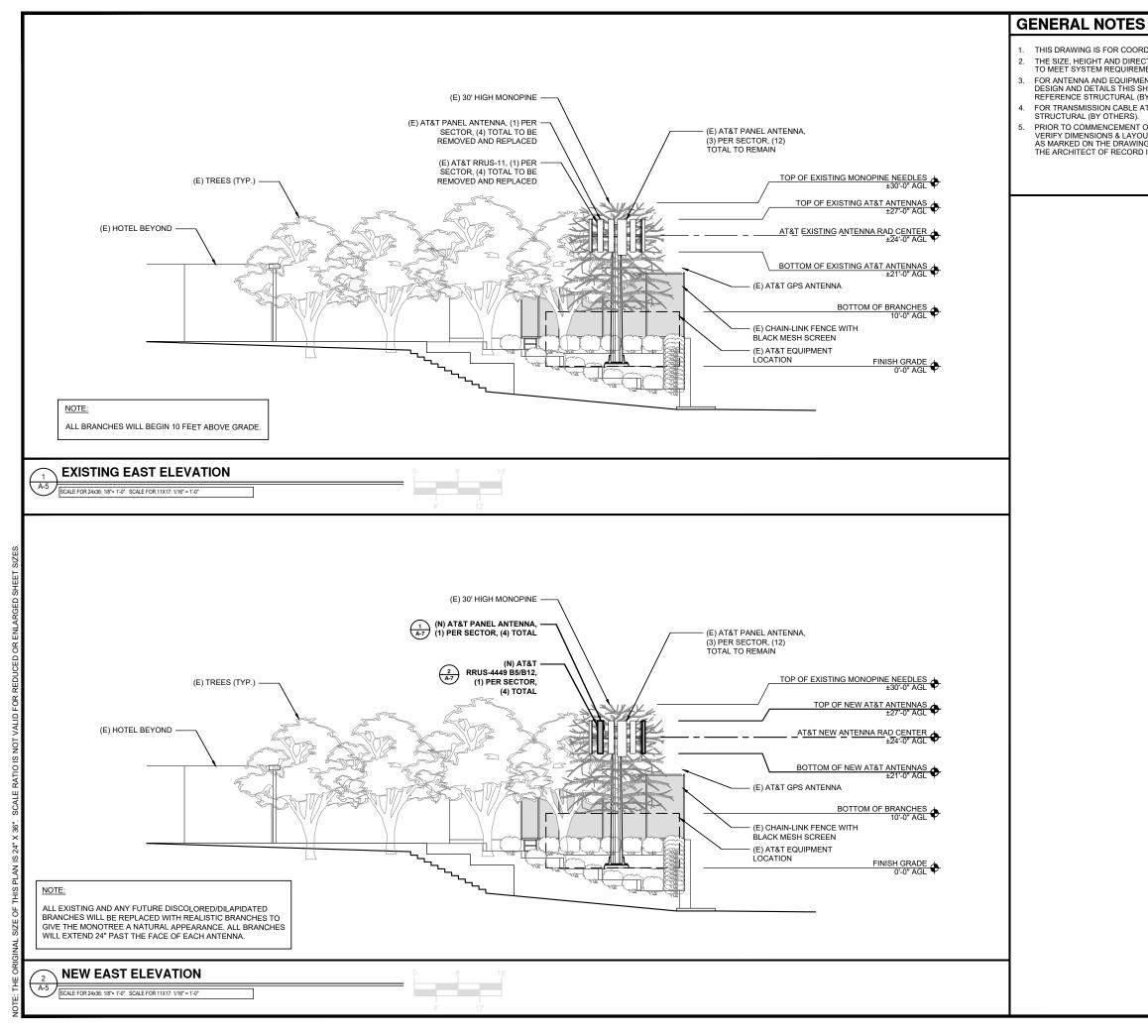


			ANT	ENNA			TMA / FILTER	TRANSMISSION LINES
SEC	TOR	TECHNOLOGY	MAKE / MODEL	AZIMUTH	RAD CENTER	RRU MODEL / QTY.	MODEL / QTY.	(SIZE / LENGTH FT +/- 5')
	E1	LTE 700/850/1900	CCI HBSA33R-KU6A	210°	25'-0"	RRUS-4449 B5/B12 (1) RRUS-8843 B2/B66 (1)	-	FIBER ±1,300'
SECTOR	E2	LTE 700/850/1900	CCI HBSA33R-KU6A	210°	25'-0"	RRUS-4449 B5/B12 (1) RRUS-8843 B2/B66 (1)	-	FIBER ±1,300'
E SEO								









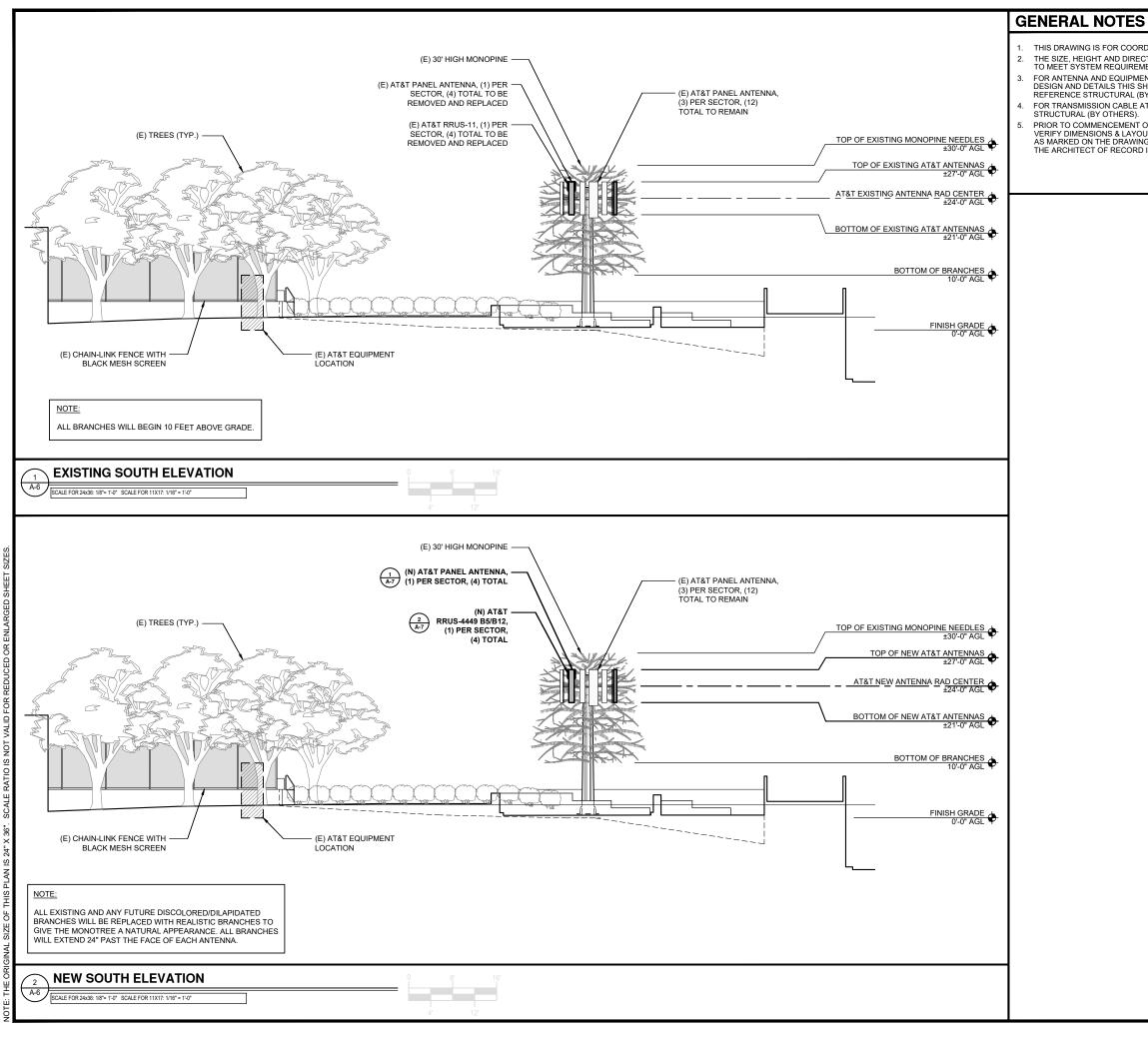
THIS DRAWING IS FOR COORDINATION PURPOSES ONLY.

THE SIZE, HEIGHT AND DIRECTION OF ANTENNAS SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS, RE: CURRENT/FINAL NCR. FOR ANTENNA AND EQUIPMENT DETAILS, REFERENCE CURRENT RF DESIGN AND DETAILS THIS SHEET. FOR MORE INFORMATION REFERENCE STRUCTURAL (BY OTHERS).

4. FOR TRANSMISSION CABLE ATTACHMENT AND ROUTING REFERENCE

PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR TO CHECK & VERIFY DIMENSIONS & LAYOUT OF EXISTING EQUIPMENT/ANTENNAS AS MARKED ON THE DRAWINGS, REPORT ANY DISCREPANCIES TO THE ARCHITECT OF RECORD IMMEDIATELY.





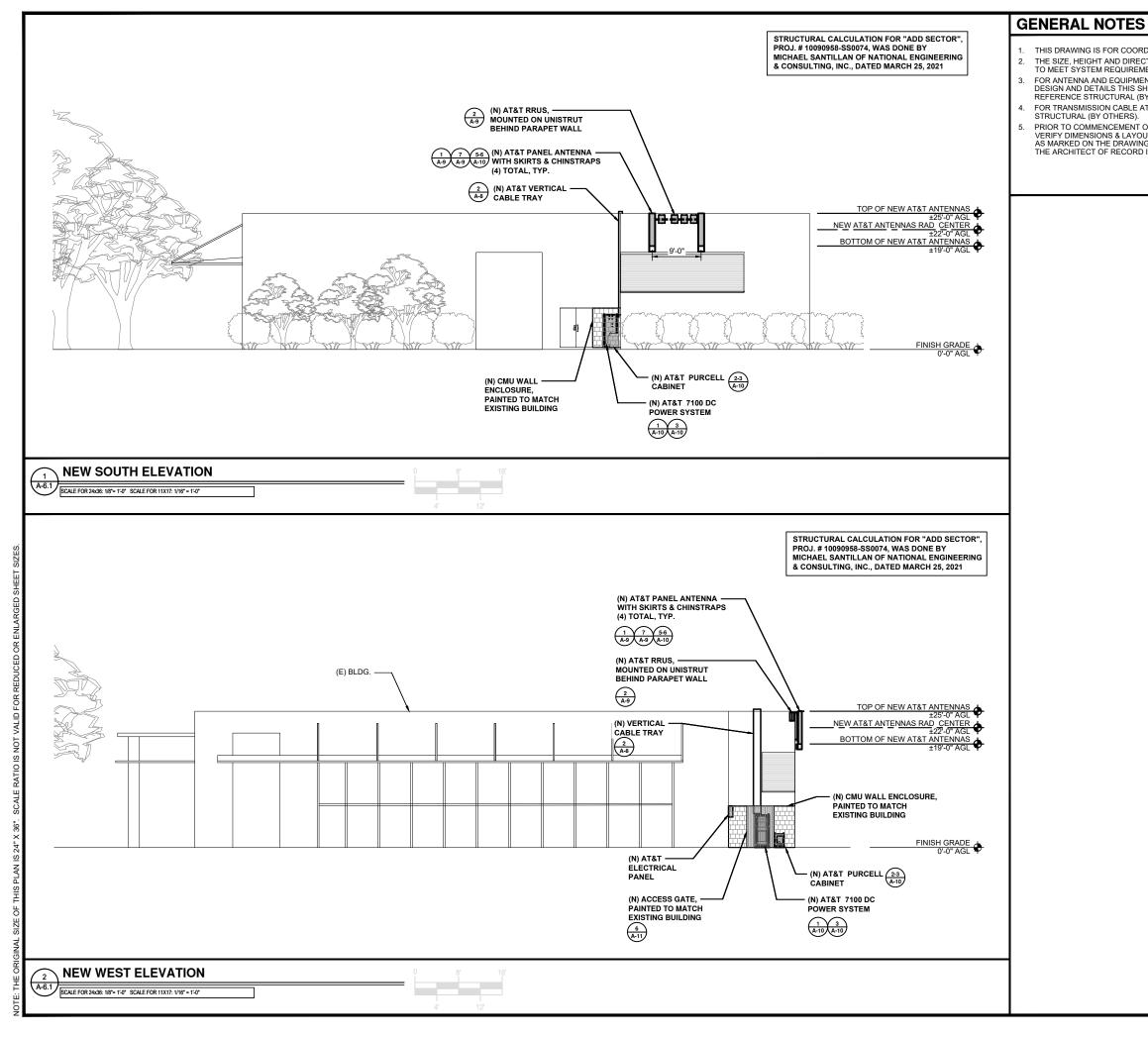
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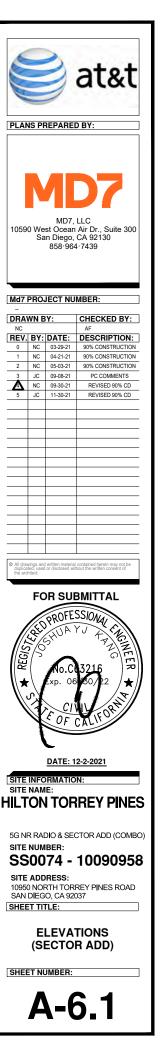


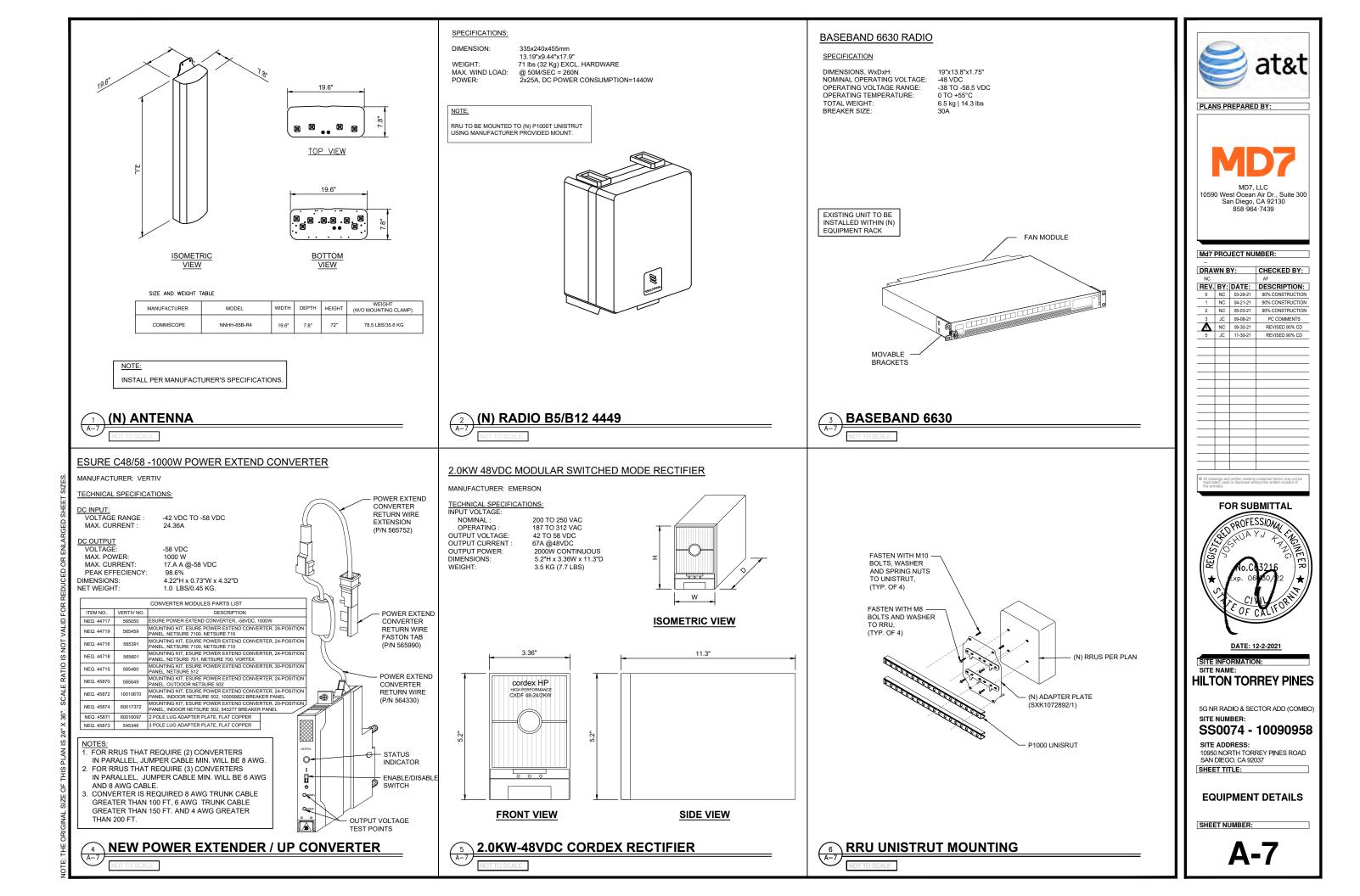
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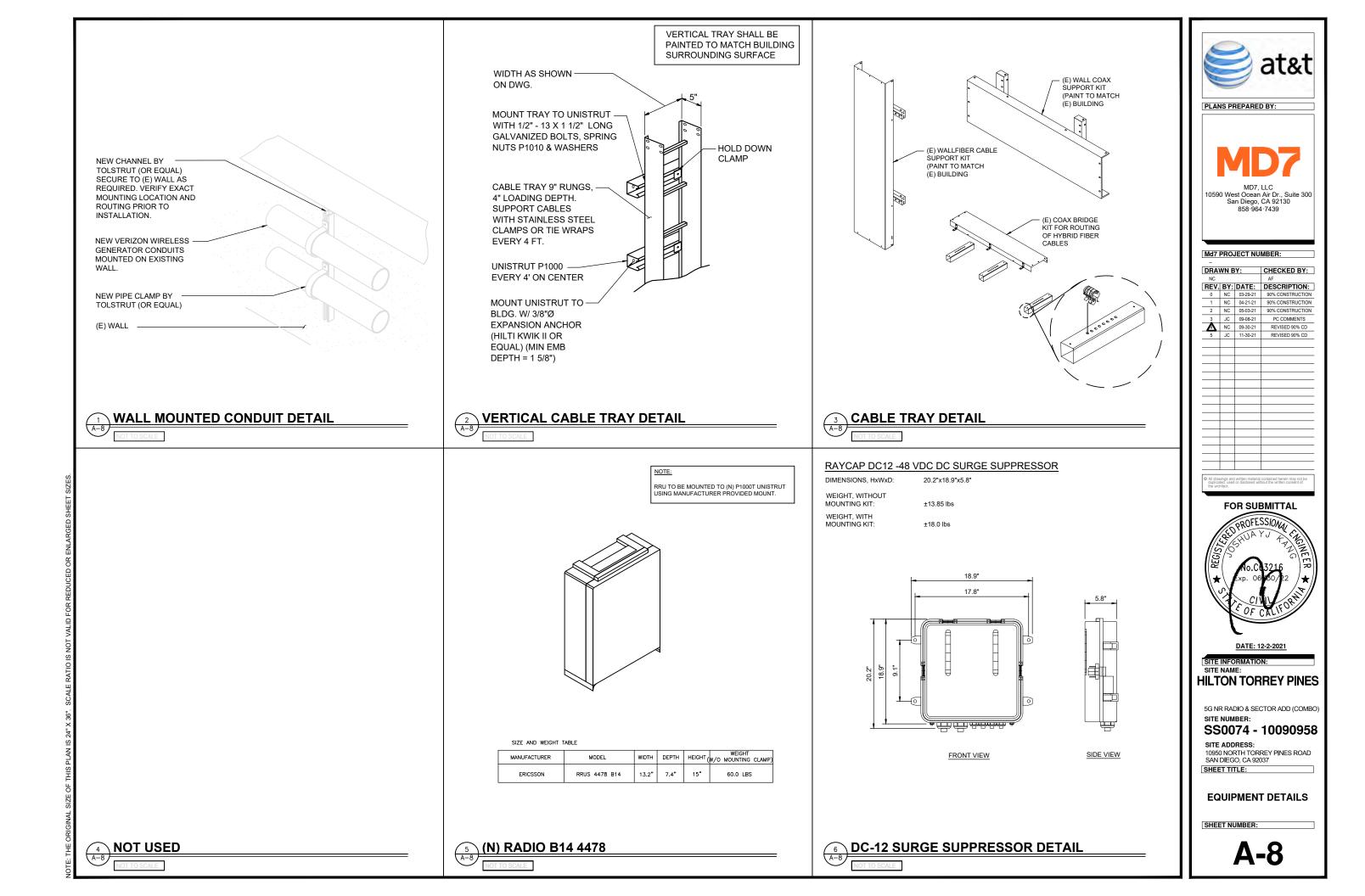
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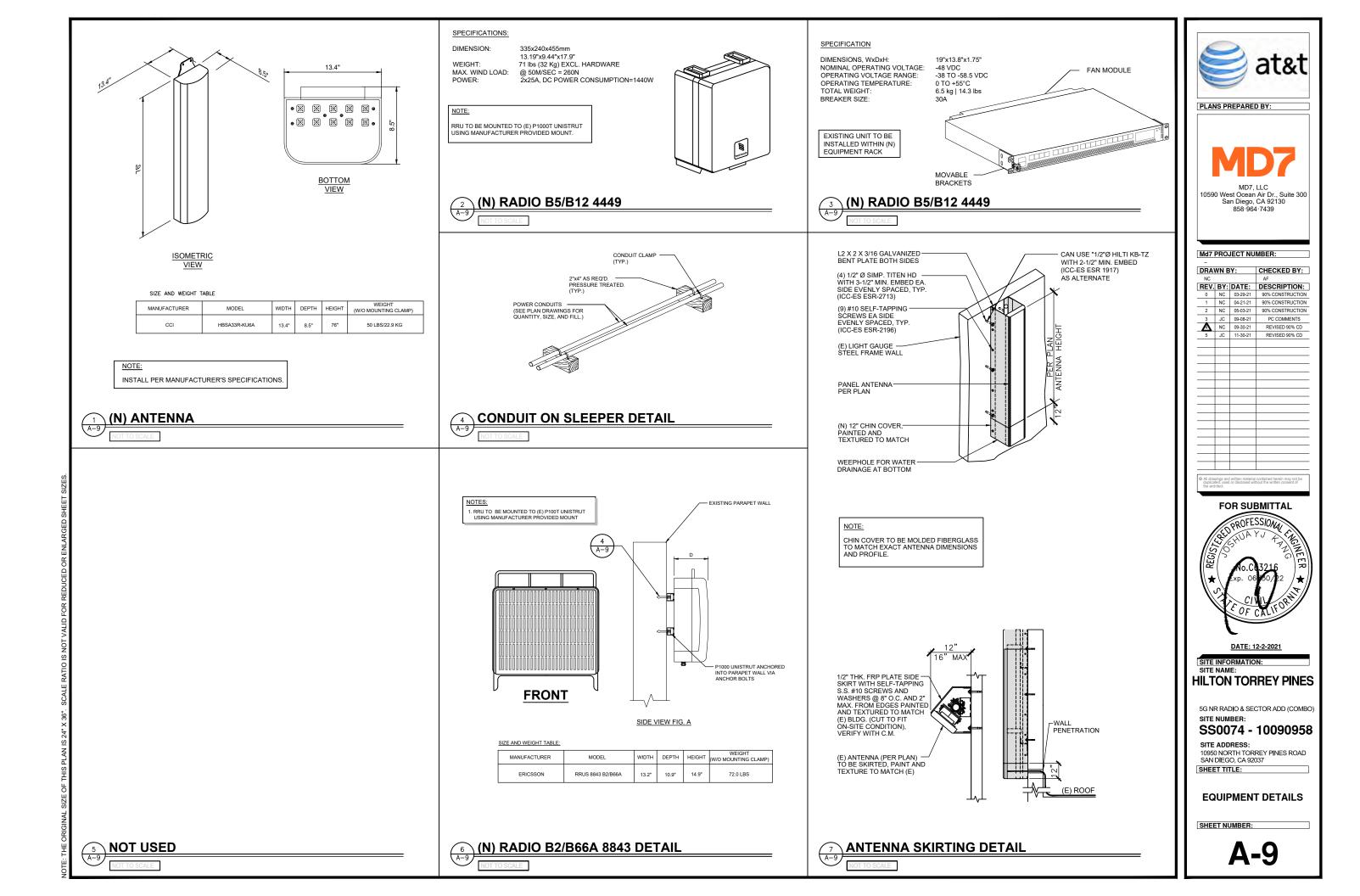
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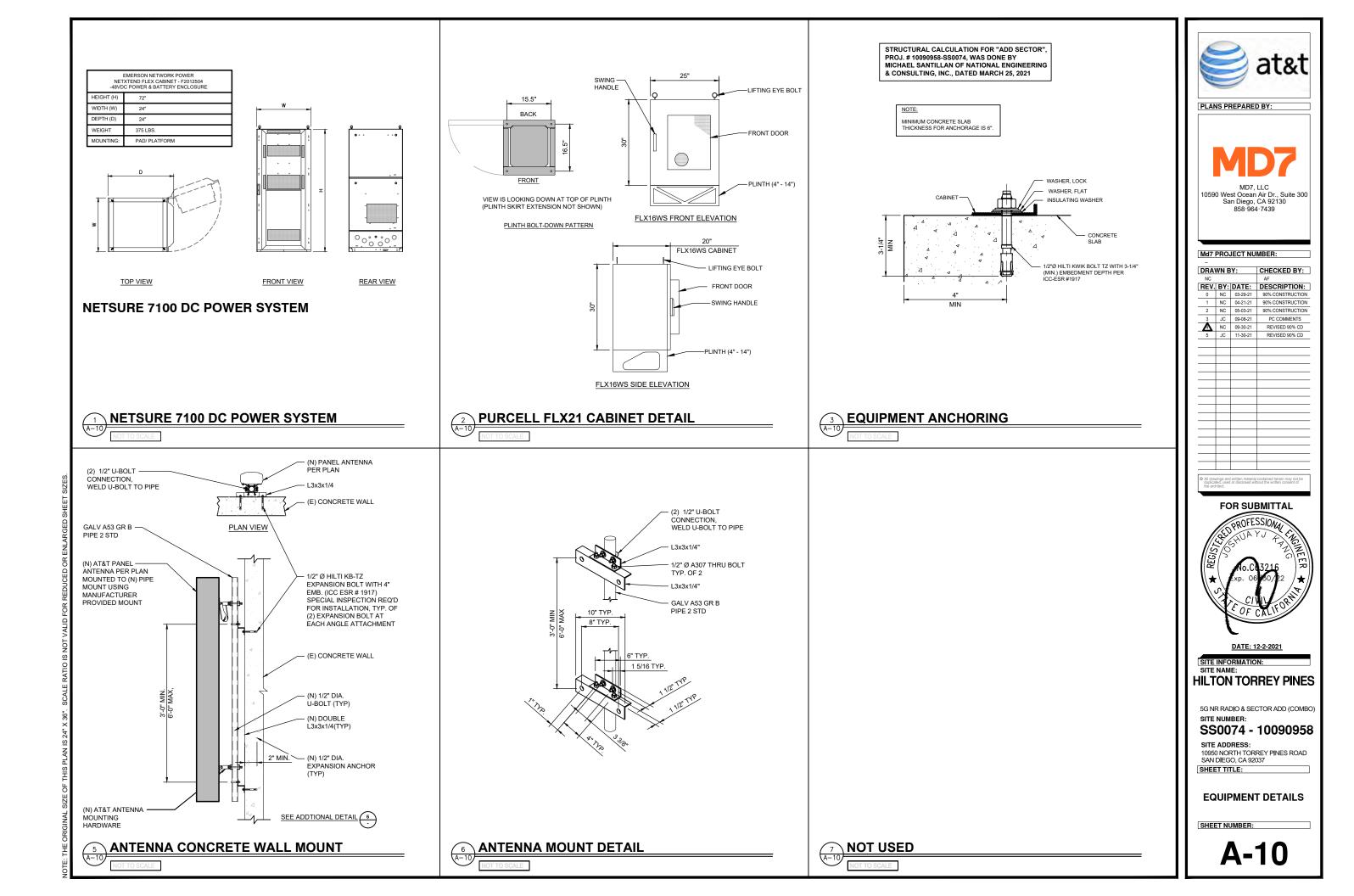
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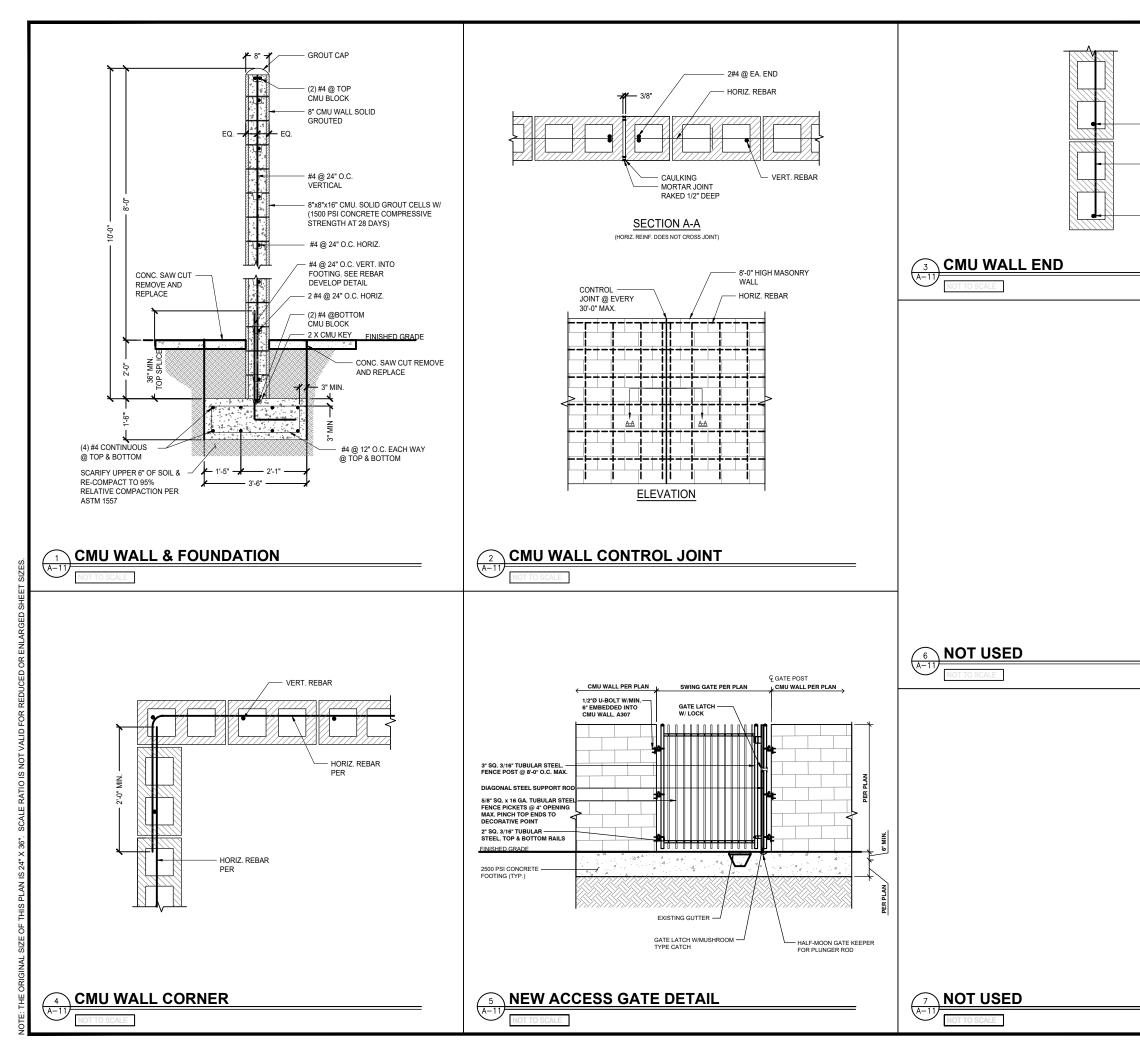










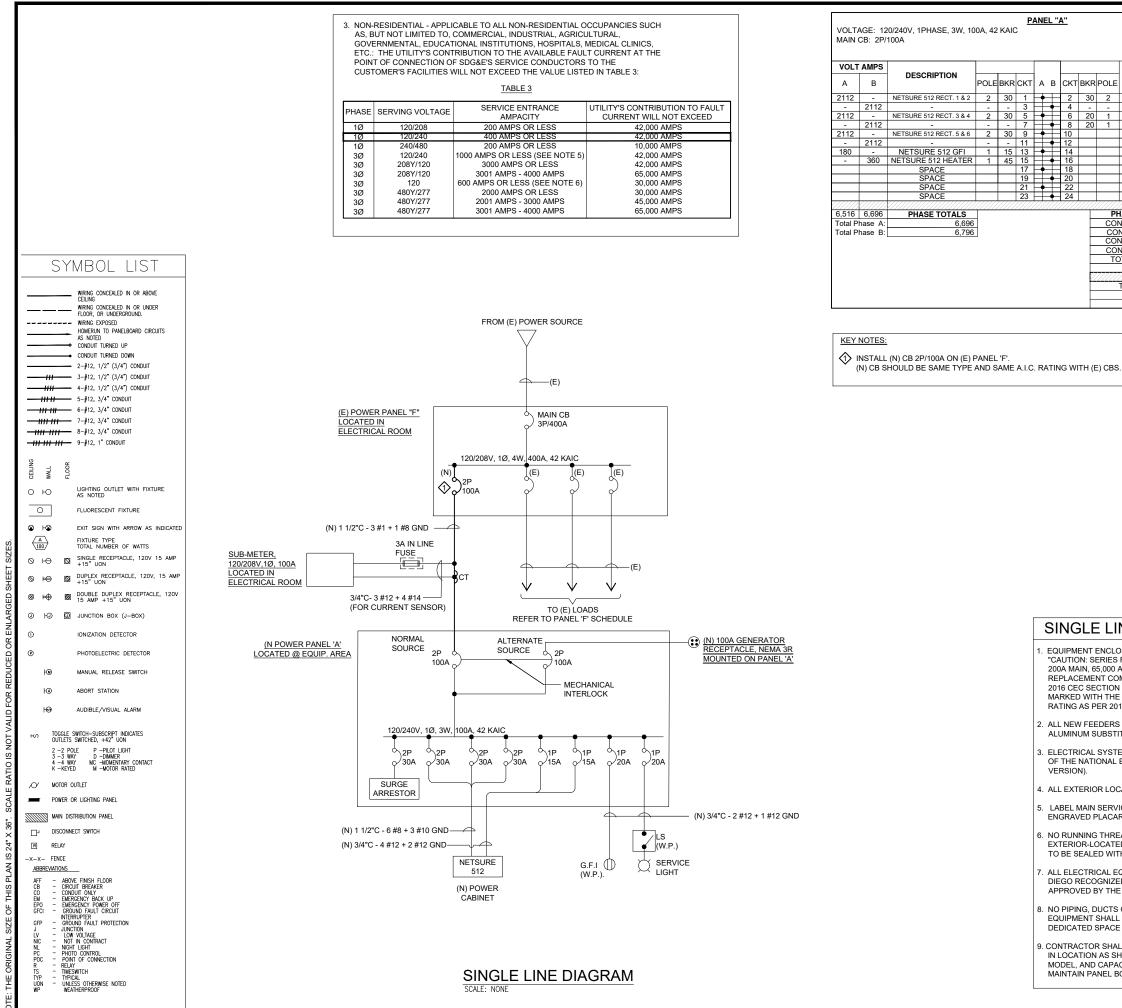


VERT. REBAR

- HORIZ. REBAR PER

— (1) #4 VERT.





MOUNTING: SURFACE NEMA : 3R LOCATION : AT EQUIPMENT AREA							
		VOLT	AMPS				
OLE	DESCRIPTION	А	в				
2	SURGE ARRESTOR	-	-				
-	-	-	-				
1	G.F.I.	180	-				
1	SERVICE LIGHT		100				
	SPACE						
	SPACE						
	SPACE						
	SPACE						
	SPACE						
	SPACE						
	SPACE						
	SPACE						
////							
PH	ASE TOTALS	180	100				
CON	NNECTED VA (CODE N):		13,492				
	NNECTED VA (CODE L):		0				
CON	NNECTED VA (CODE R):		0				
00	NNECTED VA (CODE K):		0				
TC	TAL CONNECTED KVA:		13.492				
	DEMAND KVA:						
	TOTAL ADJUSTED KVA:		13.492				
	TOTAL PANEL AMPS:		56.2				
	AMPS W/LCL:		56.2				

## SINGLE LINE NOTES

EQUIPMENT ENCLOSURES SHALL BE CLEARLY MARKED "CAUTION: SERIES RATED SYSTEM - 120/240 IP, 3W, 225A BUS, 200A MAIN, 65,000 AC RATING AVAILABLE. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED.", IN COMPLIANCE WITH 2016 CEC SECTION 110-22. END-USE EQUIPMENT SHALL ALSO BE MARKED WITH THE HIGHER SERIES COMBINATION INTERRUPTING RATING AS PER 2016 CEC SECTION 240-83(c).

ALL NEW FEEDERS INDICATED ARE COPPER 75°C "THWN", NO ALUMINUM SUBSTITUTION ALLOWED.

ELECTRICAL SYSTEMS SHALL BE GROUNDED PER ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE (LATEST ADOPTED

4. ALL EXTERIOR LOCATED EQUIPMENT TO BE WEATHERPROOF.

LABEL MAIN SERVICE DISCONNECT WITH RED TAG OR ENGRAVED PLACARD, WHITE LETTERS ON RED BACKGROUND

NO RUNNING THREADS ARE PERMITTED. ALL EXTERIOR-LOCATED CONDUIT JUNCTIONS AND TERMINATIONS TO BE SEALED WITH RAINTIGHT FITTINGS.

ALL ELECTRICAL EQUIPMENT SHALL BE LISTED BY A CITY OF SAN DIEGO RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE PLAN REVIEW DEPARTMENT.

. NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENT.

CONTRACTOR SHALL PROVIDE NEW BRANCH CIRCUIT BREAKER IN LOCATION AS SHOWN ON PANEL "A" OF SAME MANUFACTURE, MODEL, AND CAPACITY AS EXISTING CIRCUIT BREAKERS TO MAINTAIN PANEL BOARD SERIES RATING.



3. NON-RESIDENTIAL - APPLICABLE TO ALL NON-RESIDENTIAL OCCUPANCIES SUCH
AS, BUT NOT LIMITED TO, COMMERCIAL, INDUSTRIAL, AGRICULTURAL, GOVERNMENTAL. EDUCATIONAL INSTITUTIONS. HOSPITALS, MEDICAL CLINICS.
ETC.: THE UTILITY'S CONTRIBUTION TO THE AVAILABLE FAULT CURRENT AT THE
POINT OF CONNECTION OF SDG&E'S SERVICE CONDUCTORS TO THE CUSTOMER'S FACILITIES WILL NOT EXCEED THE VALUE LISTED IN TABLE 3:

TABLE 3

	SERVING VOLTAGE	SERVICE ENTRANCE	UTILITY'S CONTRIBUTION TO FAULT		
FRASE	SERVING VOLTAGE	AMPACITY	CURRENT WILL NOT EXCEED		
1Ø	120/208	200 AMPS OR LESS	42,000 AMPS		
1Ø	120/240	400 AMPS OR LESS	42,000 AMPS		
1Ø	240/480	200 AMPS OR LESS	10,000 AMPS		
3Ø	120/240	1000 AMPS OR LESS (SEE NOTE 5)	42,000 AMPS		
3Ø	208Y/120	3000 AMPS OR LESS	42,000 AMPS		
3Ø	208Y/120	3001 AMPS - 4000 AMPS	65,000 AMPS		
3Ø	120	600 AMPS OR LESS (SEE NOTE 6)	30,000 AMPS		
3Ø	480Y/277	2000 AMPS OR LESS	30,000 AMPS		
3Ø	480Y/277	2001 AMPS - 3000 AMPS	45,000 AMPS		
3Ø	480Y/277	3001 AMPS - 4000 AMPS	65,000 AMPS		

		AGE: 12 CB: 3P/4	0/208V, 3PHASE, 3W, 40 400A	0A, 42	KAI	_	ANE	<u>L "</u>	<u>F"</u>			Mounting: Surface Nema : 1			
												LOCATION : IN ELECT	-		
	VOLT	AMPS	DESCRIPTION							DESCRIPTION	VOLT AM		PS		
L1	L2	L3		POLE	BKR	скт	A	В	скт	BKR	POLE	DESCRIPTION	L1	L2	L3
8000	-	-	RECEPTACLE BALL RM	3	100	1	+	_	2	100	3	RECEPTACLE BALL RM	8000	-	
-	8000	-	-	-	-	3		٠	4	-	-	-	-	8000	
-	-	8000	-	-	-	5	•	-	6	-	-	-	-	-	8000
8000	-	-	RECEPTACLE BALL RM	3	100	7		٠	8	100	3	RECEPTACLE BALL RM	8000	-	-
-	8000	-	-	-	-	9	•	-	10	-	-	-	-	8000	
-	-	8000	-	-	-	11		٠	12	-	-	-	-	-	8000
			SPACE			13	-+	_	- 14			SPACE			
			SPACE			15		٠	16			SPACE			
			SPACE			17	•	_	18			SPACE			
			SPACE			19		٠	20			SPACE			
			SPACE			21	-+	_	22			SPACE			
			SPACE			23	$\square$	٠	24			SPACE			
			SPACE			25	+	_	26			SPACE			
			SPACE			27		٠	28			SPACE			
			SPACE			29	+	-	30			SPACE			
			SPACE			31		٠	32			SPARE			
			SPACE			33	+	-	- 34			SPACE			
			SPACE			35		٠	36			SPACE			
			SPACE			37	+	-	- 38			SPACE			
			SPACE			39		٠	40	100	2	AT&T PANEL 'A'	-	6696	-
			SPACE			41	H		42	-	-		-	-	6796
16.000	16 000	16 000	PHASE TOTALS		/////	/////	////		/////		Pł	ASE TOTALS	16 000	22.696	22 796
10,000	Total Phase L1 Total Phase L2			1								NNECTED VA (CODE N):	1.0,000	22,000	109.49
												NNECTED VA (CODE L):			
Total Phase L3												NNECTED VA (CODE R):			
			00,100	_								NNECTED VA (CODE K):			
											TAL CONNECTED KVA:			109.49	
												DEMAND KVA:			100.40
										Ľ.					V/////
										-		TOTAL ADJUSTED KVA:			00.
												TOTAL PANEL AMPS:			303.
												AMPS W/LCL:			303.

NOTES:

1. (N) LOAD (AT&T PANEL 'A') TO BE ADDED TO THIS PANEL. 2. INSTALL (N) CB 2P/100A @ SPACE # 40-42 TO PROVIDE POWER

TO AT&T PANEL 'A'. REFER TO PANEL 'A' SCHEDULE. 3. (N) CB SHOULD BE SAME TYPE AND SAME A.I.C. RATING WITH (E) CBS.

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VERSION).

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<u> </u>	MBOL LIST
	WRING CONCEALED IN OR ABOVE CELING LICOR, OR UNDERGROUND. WRING CONCEALED IN OR UNDER FLOOR, OR UNDERGROUND. WRING EXPOSED HOMERUN TO PANELBOARD CIRCUITS AS NOTED CONDUT TURNED DOWN 2-#12, 1/2" (3/4") CONDUIT 3-#12, 1/2" (3/4") CONDUIT 3-#12, 3/4" CONDUIT 5-#12, 3/4" CONDUIT 6-#12, 3/4" CONDUIT 8-#12, 3/4" CONDUIT 9-#12, 3/4" CONDUIT
O CEILING Å WALL FLOOR	LIGHTING OUTLET WITH FIXTURE AS NOTED
	AS NOTED
	EXIT SIGN WITH ARROW AS INDICATED FIXTURE TYPE TOTAL NUMBER OF WATTS
⊗ +⊖ ⊠	SINGLE RECEPTACLE, 120V 15 AMP +15" UON
◎ \ ⊠	DUPLEX RECEPTACLE, 120V, 15 AMP +15" UON
⊗ ⊨ ⊗	DOUBLE DUPLEX RECEPTACLE, 120V 15 AMP +15" UON
ою Ø	JUNCTION BOX (J-BOX)
0	IONIZATION DETECTOR
ø	PHOTOELECTRIC DETECTOR
ŀ®	MANUAL RELEASE SWITCH
ю	ABORT STATION
ŀ@	AUDIBLE/VISUAL ALARM
HO TOGGLE S OUTLETS 2 −2 PO 3 −3 WA 4 −4 WA K −KEYEL	Y DDIMMER Y MCMOMENTARY CONTACT
,CY MOTOR O	UTLET
	R LIGHTING PANEL
	TRIBUTION PANEL
-x-x- FENCE ABBREVIATIONS	
AFF - ABOV	E FINISH FLOOR JIT BREAKER DUIT ONLY
EM - EMER	JUIT ONLY GENCY PACK UP GENCY PACK UP GENCY FACK UP RUPTER RUPTER COLOT NO VOLFACE IN CONTRACT I LIGHT O CONTRACT I GF CONNECTION
R – RELAY TS – TIMES TYP – TYPIC UON – UNIT	TOFCONNECTION Y SWITCH SAL SS OTHERWISE NOTED

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R

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В

/ALID F

S

36"

Ъ

UON - UNLESS OTHERWISE NOTED WP WEATHERPROOF

## SINGLE LINE NOTES

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- CONCEALED.

- RECOMMENDATIONS.
- APPROVED FOR THEIR PURPOSE.

10

## LEGEND

- EXOTHERMIC
- MECHANICAL CO (TWO HOLE LUG
- UNDERGROUND
- UNDERGROUND
- OVERHEAD POW
- TELCO/POWER
- CHEMICAL ELEC GROUND ROD W
- GROUNDING CON GROUNDING BAF
- TEST GROUND R SLEEVE EXOTHERMIC WI

- TELCO/POWER UNDERGROUND
  - ABOVE GROUND ABOVE GROUND

- **GROUNDING PLAN**
- G-1 NOT TO SCALE

KEY NOTES:

(E) ANTENNA GROUND BAR, (V.I.F.)  $\begin{pmatrix} 4 \\ G-2 \end{pmatrix}$ 

(N) #6 AWG INSULATED COPPER WIRE FROM NEW ANTENNA GROUND KIT

(5) (E) MASTER GROUND BAR (MGB), V.I.F

(N) #2 AWG INSULATED COPPER GROUND FROM (4-5) NEW RRU

(N) #2 AWG INSULATED COPPER GROUND FROM MGB, (V.I.F.)

NOTE:

 $\left(\frac{5}{G-2}\right)$ 

- EXISTING GROUND WIRES ARE NOT SHOWN FOR CLARITY (N) (E)  $\odot$ 4 (E) (E) (E) (E) (E) (E) -4> (E) (E) (E) (E) (E) EQUIPMENT AREA

**TYPICAL PER SECTOR** 



GROUNDING IS SHOWN DIAGRAMMATICALLY ONLY.

THE SUBCONTRACTOR SHALL SUPPLY 'AT&T' WITH THE RESULTS FROM PRE-CONSTRUCTION AND POST- CONSTRUCTION OHM TESTING (GROUNDING) RESULTS ON ALL MODIFIED CELL SITES AND AS REQUIRED BY 'AT&T' STANDARD TP-76416.

THE SUBCONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A "FALL OF POTENTIAL" TEST ON THE PROPOSED SUPPLEMENTAL GROUNDING FIELD PRIOR TO FINAL CONNECTION OF THE GROUNDING SYSTEM TO EQUIPMENT. THE TEST SHALL BE PERFORMED BY A QUALIFIED AND CERTIFIED TESTING AGENT. PROVIDE INDEPENDENT TEST RESULTS TO THE PROJECT MANAGER FOR REVIEW THE GROUNDING SYSTEM RESISTANCE TO FARTH GROUNDING SHALL NOT EXCEED FIVE (5) OHMS. IF THE GROUNDING TEST EXCEEDS THE MAXIMUM OF (5) OHMS, THE SUBCONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL GROUNDING RODS AND CONNECTIONS AS REQUIRED TO MEET THE (5) OHMS' MAXIMUM.

THE INSPECTOR HAVING JURISDICTION SHALL INSPECT ALL GROUNDING CONNECTIONS FOR TIGHTNESS. EXOTHERMIC WELDED CONNECTIONS SHALL BE APPROVED BEFORE BEING PERMANENTLY

SUBCONTRACTOR SHALL GROUND ALL EQUIPMENT. INCLUDING ANTENNAS, RET MOTORS, TMA'S, COAX CABLES, AND RET CONTROL CABLES AS A COMPLETE SYSTEM, GROUNDING SHALL BE EXECUTED BY QUALIFIED WIREMEN IN COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

THE CONDUIT ROUTING ARE DIAGRAMMATICALLY SHOWN ON THE PLANS AND ARE ONLY APPROXIMATIONS. THE EXACT LOCATION AND ROUTING SHALL BE FIELD VERIFIED.

ALL ELECTRICAL EQUIPMENT AND CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED LAMICOID NAMEPLATES, INDICATING THE CIRCUITS ORIGINATION AND ALL EQUIPMENT TERMINATIONS.

SUBCONTRACTOR SHALL PROVIDE STRAIN-RELIEF AND CABLE SUPPORTS FOR ALL CABLE ASSEMBLIES, COAX CABLES, AND RET CONTROL CABLES. CABLE STRAIN-RELIEFS, CABLE SUPPORTS SHALL BE APPROVED FOR THE PURPOSE. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND

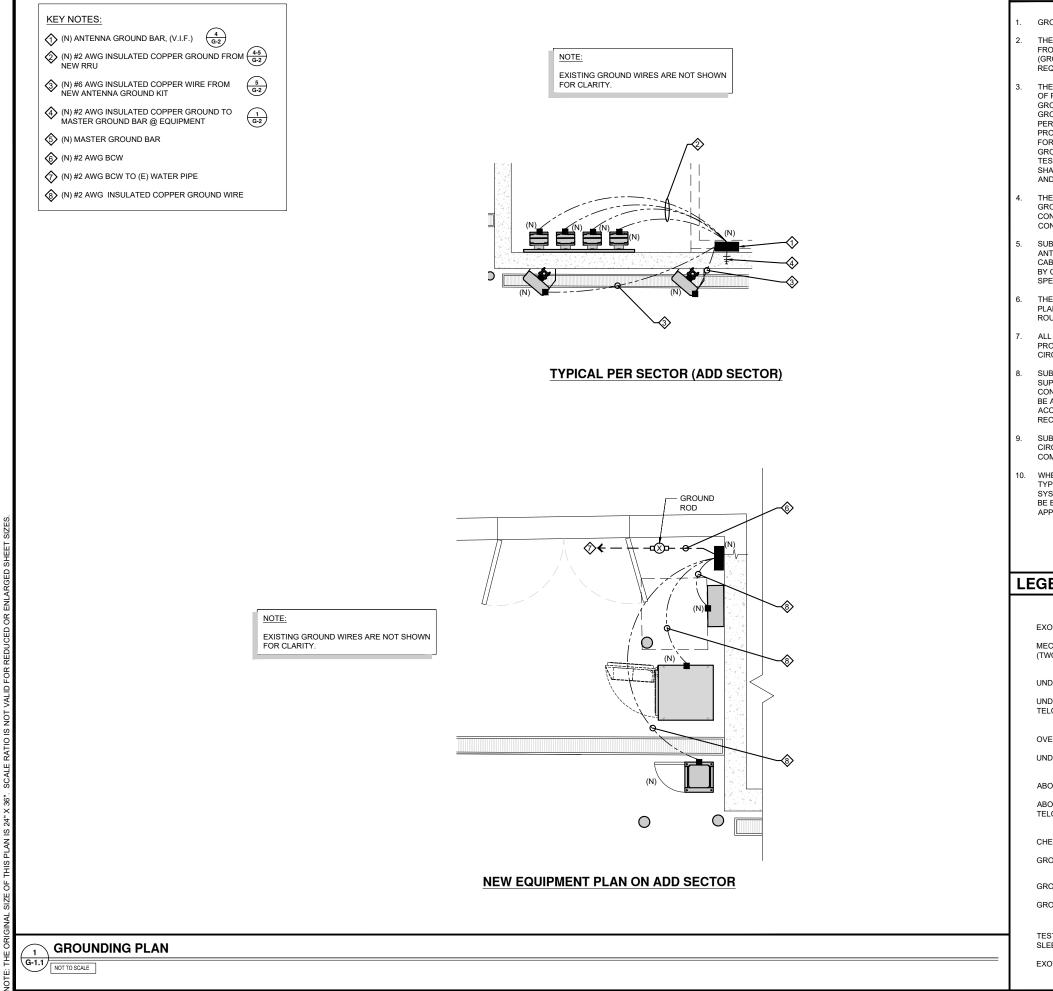
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WHEN TYPE "TC-ER" CABLE IS UTILIZED IN THE ELECTRICAL SYSTEM, TYPE "TC-ER" CABLE SHALL BE INSTALLED WITHIN A CABLE TRAY SYSTEM, CONDUIT SYSTEMS OR A COMBINATION OF BOTH AND SHALL BE ELECTRICALLY CONTINUOUS. ALL RACEWAYS SHALL BE

		•						
NNECTION OR EQUIVALENT)								
TELCO	— UGT — UGT — — UGT/P — UGT/							
ER	— OHP — OHP —	ОНР —						
POWER	— UGP — UGP —	UGP —						
TELCO	— AGT — AGT —	AGT —						
	AGT/P AGT/	P						
TROLYTIC	GROUNDING SYSTEM	•						
ITH INSPEC	CTION SLEEVE							
NDUCTOR								
••								
OD WITH INSPECTION 11⊣ T								
TH INSPEC	TH INSPECTION SLEEVE							



**G-**1



- CONCEALED.

- RECOMMENDATIONS.
- APPROVED FOR THEIR PURPOSE.

## LEGEND

- EXOTHERMIC
- MECHANICAL CO (TWO HOLE LUG
- UNDERGROUND
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- OVERHEAD POW UNDERGROUND
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- EXOTHERMIC WI

## **GENERAL NOTES**

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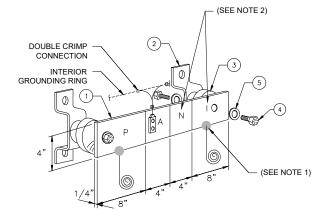
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		•					
NNECTION		•					
TELCO	— UGT — UGT — — UGT/P — UGT/I						
ER	— OHP — OHP —	ОНР —					
POWER	— UGP — UGP —	UGP —					
TELCO	— AGT — AGT — .	AGT —					
	AGT/P AGT/F	D					
TROLYTIC	GROUNDING SYSTEM	۲					
ITH INSPEC	CTION SLEEVE	-I <b></b>					
NDUCTOR							
••							
TH INSPEC	HINSPECTION SLEEVE						



### NEWTON INSTRUMENT COMPANY, INC. DUTNED NO

BO	INER, N	.C.	
NO	REQUIRED	PART NUMBER	DESCRIPTION
1	1	1/4"x2"x24"	SOLID GROUNDING BAR
2	2	A-6056	WALL MOUNTING BRACKET
3	2	3061-4	INSULATORS
4	4	3012-1	5/8"-11x1" H.H.C.S.
5	4	3015-8	5/8" LOCKWASHER



## EACH GROUNDING CONDUCTOR TERMINATING ON ANY **GROUNDING BAR SHALL HAVE AN IDENTIFICATION TAG** ATTACHED AT EACH END THAT WILL IDENTIFY ITS ORIGIN AND DESTINATION

## SECTION "P" - SURGE PROTECTORS

(EC) CELL REFERENCE GROUNDING BAR (IF COLLOCATED) (EC) GENERATOR FRAMEWORK (IF AVAILABLE) (#2 AWG) (EC) TELCO GROUNDING BAR (#2 AWG) (EC) COMMERCIAL POWER COMMON NEUTRAL/GROUNDING BOND (3/0) (EC) FIBER GROUNDING BAR (#2 AWG) (EC) POWER ROOM REFERENCE GROUNDING BAR (#2 AWG) ('AT&T') RECTIFIER FRAMES

## **SECTION "A" - SURGE ABSORBERS**

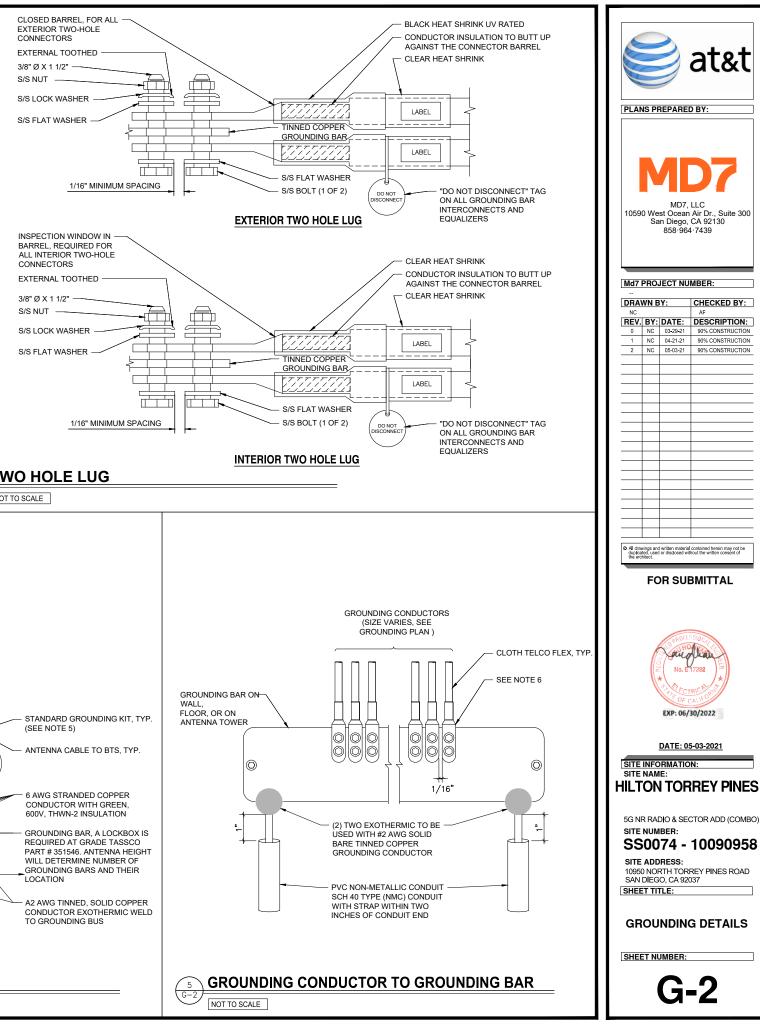
(EC) INTERIOR GROUNDING RING (#2 AWG) (EC) EXTERNAL EARTH GROUNDING FIELD (BURIED GROUNDING RING) (#2 AWG) (EC) METALLIC COLD WATER PIPE (IF AVAILABLE) (1/0 AWG) (EC) BUILDING STEEL (IF AVAILABLE) (1/0 AWG)

### SECTION "N" - NON-ISOLATED GROUNDING ZONE EQUIPMENT

(EC) MISC NON-ISOLATED GROUNDING ZONE EQUIPMENT ('AT&T')-48V POWER SUPPLY RETURN BARE

## SECTION "I" - ISOLATED GROUNDING ZONE

('AT&T') ALL ISOLATED GROUNDING REFERENCE ('AT&T') GROUNDING WINDOW BAR



(MGB) REFERENCE GROUNDING BAR

EXOTHERMIC WELD (2) TWO, #2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO

SECTION AND LABEL EACH SECTION ("P", "A", "N", "I") WITH 1" HIGH LETTERS.

2. ALL GROUNDING BARS SHALL BE STAMPED IN TO THE METAL "IF STOLEN DO NOT RECYCLE." THE CONTRACTOR SHALL USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH

3. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8 INCH DIAMETER OR LARGER, ALL HARDWARE

FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND

NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUNDING BAR AND BOLTED ON THE BACK SIDE, INSTALL BLACK HEAT-SHRINKING TUBE, 600 VOLT INSULATION, ON ALL

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADDITIONAL GROUNDING BAR AS

18-8 STAINLESS STEEL INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN

STEEL, COAT ALL SURFACES WITH AN ANTIOXIDANT COMPOUND BEFORE MATING

5. DO NOT INSTALL CABLE GROUNDING KIT AT A BEND AND ALWAYS DIRECT GROUNDING

GROUNDING TERMINATIONS. THE INTENT IS TO WEATHERPROOF THE COMPRESSION

GROUNDING BAR. ROUTE CONDUCTORS TO BURIED GROUNDING RING AND PROVIDE PARALLEL



NOTES:

EXOTHERMIC WELD.

CONNECTION

NOT TO SCALE

ANTIOXIDANT COMPOUND BEFORE MATING.

CONDUCTOR DOWN TO GROUNDING BUS.

7. SUPPLIED AND INSTALLED BY CONTRACTOR.

**GROUNDING NOTES** 

REQUIRED, PROVIDING 50% SPARE CONNECTION POINTS

NOT TO SCALE

