



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: October 6, 2016 REPORT NO. PC-16-083
HEARING DATE: October 13, 2016
SUBJECT: T-MOBILE REDWOOD STANDPIPE. Process Four Decision
PROJECT NUMBER: [425488](#)
OWNER/APPLICANT: City of San Diego/T-Mobile

SUMMARY:

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) on a City water tank located at 6046 Hughes Street within the Eastern Area Community of the Mid-City Communities Plan area?

Staff Recommendation: APPROVE Conditional Use Permit No. 1776036.

Community Planning Group Recommendation: On March 8, 2016, the Eastern Area Communities Planning Committee voted 7-1-1 to recommend approval of the T-Mobile Redwood Village Standpipe project with conditions (Attachment 11). See Discussion section of the report.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15301 (Existing Facilities) and is not pending an appeal of the environmental determination. The Environmental Exemption determination for this project was made on February 24, 2016, and the opportunity to appeal that determination ended March 9, 2016.

Fiscal Impact Statement: T-Mobile is responsible for all costs associated with processing this project.

Code Enforcement Impact: None.

BACKGROUND

T-Mobile Redwood Standpipe is an application for a Conditional Use Permit (CUP) for an existing Wireless Communication Facility (WCF) on a City water tank located at 6046 Hughes Street in the Open Space OR-1-1 zone in the Eastern Area Community of the Mid-City Communities Plan area. The

project site is landlocked and surrounded by multi-unit residential development to the west and north, single-unit residential development to the south and east. Access to the site is through Darnall Charter School to the south (Attachments 1, 2 and 3). Pursuant to Land Development Code Section 141.0420(f)(3), WCFs are permitted in open space zones with a CUP, Process Four. The Eastern Area Community Plan map identifies the site as School – Elementary.

The original permit, 40-0232-32, was approved under previous WCF regulations as a ministerial action and permitted up to four façade mounted antennas (one per sector) and a 120-square-foot equipment shelter. The current WCF consists of three antennas (one per sector) and proposes to conceal the antennas and associated conduit within a Fiberglass Reinforced Panel (FRP) box to improve the existing appearance. No modifications are proposed to the associated equipment.

Verizon also has four façade mounted antennas concealed within a single FRP box on the tank and eight panel antennas and a microwave dish on the roof top of their equipment enclosure located east of the tank. AT&T has a 60-foot tall faux eucalyptus tree and a 329-square-foot equipment enclosure on the north side of the tank.

DISCUSSION

Wireless Regulations (LDC 141.0420) – The site is located within the OR-1-1 zone and as designed, complies with the WCF regulations. The antennas currently are façade mounted to the water tank and will remain in their current locations. T-Mobile is proposing to improve the existing appearance by concealing the antennas and conduit inside new FRP boxes, painted to match the City water tank.

General Plan – The General Plan, Section UD-A.15 states that WCFs should be concealed within existing structures when possible or otherwise use camouflage and screening techniques to hide or blend the facilities in to the surrounding area. The design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. The 125-foot tall water tank is a landmark in the community and can be seen from all directions. The property where the tank is located is well landscaped and contains many mature eucalyptus trees which helps to obscure views of the lower portion of the tank. The antennas are situated approximately halfway down the tank and the proposal to enclose the conduit and antennas within FRP boxes painted to blend with the tank will minimize views of the antennas to the immediate surrounding community.

Community Plan Analysis – The project site is designated as School – Elementary in the Mid-City Communities: Eastern Area Community Plan. There are no specific policies related to WCF in the plan.

Community Planning Group – The Eastern Area Communities Planning Committee voted to recommend approval of the T-Mobile Redwood Standpipe project on the condition that 25 percent of the revenue be allocated to Redwood Village and 25 percent be allocated to Darnall Elementary School. Revenue generated from WCF leases on assets owned by the City Public Utility is used to offset any potential citywide ratepayer cost increases. Therefore, the City will not agree to the community planning group's request to reallocate funding to the school district or to the targeted neighborhood.

Council Policy 600-43 – These guidelines establish a hierarchy from the most preferred locations (Preference 1) to the least preferred locations (Preference 4) for WCF. The project is proposed within a Preference 4 location according to Council Policy 600-43. The water tank was constructed in 1954 and much of the residential development surrounding the site was built later. The project site is the only feasible non-residential site identified within the search ring provided by T-Mobile. A search ring is an area identified by the carrier's RF engineer which has been analyzed and determined to be the vicinity in which a WCF should be located in order to provide coverage to an area. Low scale commercial properties are located approximately 100 feet below the site along University Avenue and would not be able to provide the coverage the Redwood Standpipe site provides. Darnall Charter School was also considered, but because it too, is low scale, the best candidate was the existing water tank surrounded by mature trees. The trend to eliminate land line phones and the resulting demand for wireless coverage in residential areas was recognized in the development of the WCF regulations by encouraging use of non-residential properties. Since the project site is a non-residential use surrounded by residential uses, maintaining the site on the existing water tank is more preferable than erecting a new structure elsewhere in this primarily residential area.

Conclusion:

The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations for the OR-1-1 zone and the Wireless Communication Facilities regulations Section 141.0420. Staff recommends approval of CUP No. 1776036.

ALTERNATIVES

1. Approve CUP No. 1776036, with modifications.
2. Deny CUP No. 1776036, if the Planning Commission makes written Findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Elyse W. Lowe
Deputy Director
Development Services Department



Karen Lynch
Development Project Manager
Development Services Department

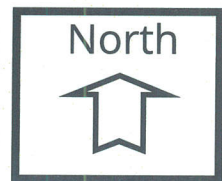
VACCHI/KL

Attachments:

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



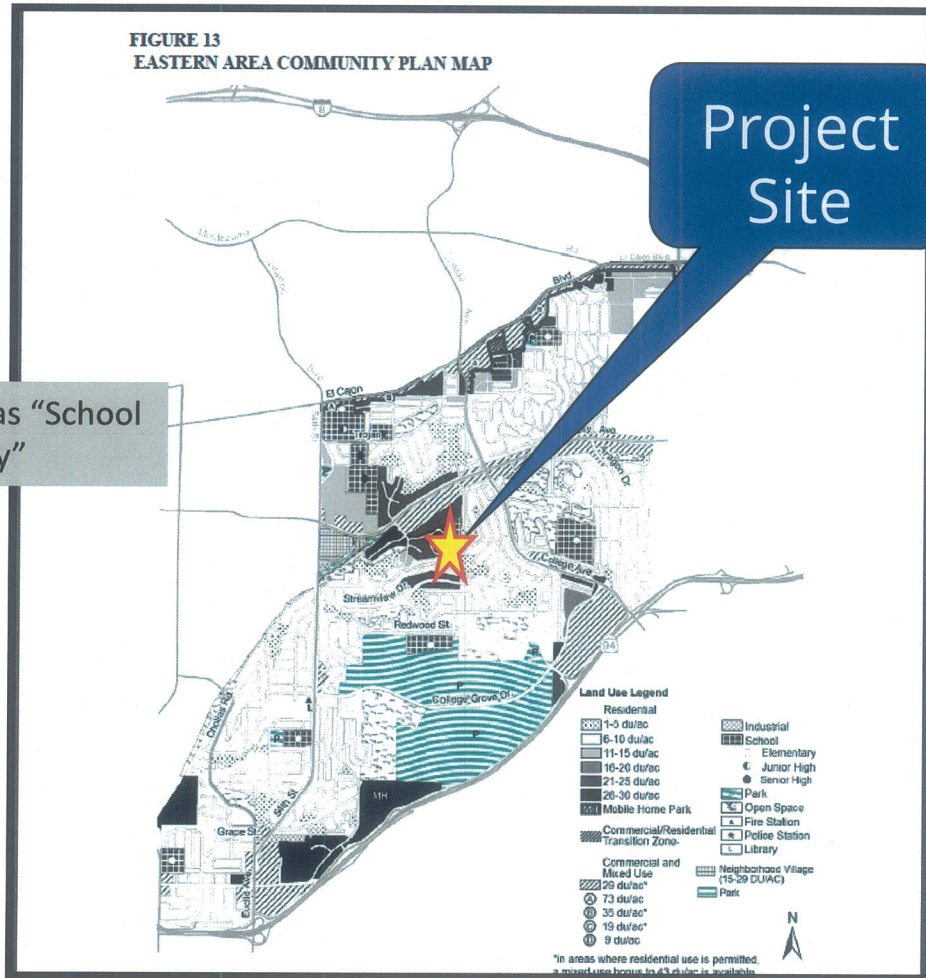
Aerial Photo



ATTACHMENT 1

T-Mobile Redwood Standpipe (Eastern Area Community)
6046 Hughes Street

Community Plan



ATTACHMENT 2

**T-Mobile Redwood Standpipe (Eastern Area Community)
6046 Hughes Street**



Project Location Map



Project Site



ATTACHMENT 3

T-Mobile Redwood Standpipe (Eastern Area Community)
6046 Hughes Street

PROJECT DATA SHEET

PROJECT NAME:	T-Mobile Redwood Standpipe	
PROJECT DESCRIPTION:	An existing Wireless Communication Facility consisting of three façade mounted panel antennas to a City water tank and an existing 120-square foot equipment enclosure.	
COMMUNITY PLAN AREA:	Mid-Cities Community: Eastern Area	
DISCRETIONARY ACTIONS:	Conditional Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	School-Elementary	
ZONING INFORMATION:		
ZONE:	OR-1-1 (Open Space-Residential)	
HEIGHT LIMIT:	30-feet	
FRONT SETBACK:	15-feet	
SIDE SETBACK:	8-feet	
REAR SETBACK:	20-feet	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Single Family 21-25 du/acre; RS-1-7	Residential: Multi-Unit
SOUTH:	School-Elementary; RS-1-7	Elementary School
EAST:	Residential 6-10 du/acre; RS-1-7	Residential: Single-Unit
WEST:	Residential 26-30 du/acre; RS-1-7	Residential: Multi-Unit
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On March 8, 2016, the Eastern Area Communities Planning Committee voted 7-1-1 to recommend approval of the project.	

PLANNING COMMISSION RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 1776036
T-MOBILE REDWOOD STANDPIPE PROJECT NO. 425488

WHEREAS, T-Mobile, Permittee, filed an application with the City of San Diego for a permit for a Wireless Communication Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1776036), on portions of a 1.20-acre site;

WHEREAS, the project site is located at 6046 Hughes Street in the OR-1-1 zone of the Eastern Area Community of the Mid-City Communities Plan area;

WHEREAS, the project site is legally described as: Lots 24 and 25 of Waterville Heights, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 748, filed April 22, 1893 in the Office of the County Recorder of San Diego, California, lying within the boundaries of land conveyed to the San Diego Unified School District by Deed recorded February 7, 1952 in Book 4365, Page 428;

WHEREAS, on October 13, 2016, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 1776036 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on February 24, 2016 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;

NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated October 13, 2016.

FINDINGS:

Conditional Use Permit Findings §126.0305

1. The proposed development will not adversely affect the applicable land use plan;

The Mid-City Communities Plan does not address Wireless Communication Facilities (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.

This project consists of three sectors of one panel antenna each, façade mounted to the Redwood Standpipe and a 120-square-foot equipment enclosure located just to the north of the standpipe. The original project was approved ministerially in 2000 and has since expired. T-Mobile is seeking a new permit to maintain its facility on site while upgrading the installation of its antennas. The proposal is to conceal the antennas and associated conduit in a Fiberglass Reinforced Panel (FRP) box that will be painted to blend in with the color of the tank. The 125-foot-tall water tank was constructed in 1954 and many of the surrounding residential units were developed afterward. The water tank serves as a landmark for the community and can be seen from all around the community. Mature trees are located around most of the perimeter of the property which helps to screen the lower portion of the tank. This project consists of a total of three panel antennas façade mounted to the tank and concealed within FRP boxes painted to match the tank and results in minimal visual impacts. The associated 120-square-foot equipment shelter is located to the north of the water tank within the secured fenced area and is painted a neutral color to blend with the surroundings.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan or the City's General Plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare;

The project is located on the Redwood Standpipe located at 6046 Hughes Street, in the Eastern Area Community of the Mid-City Communities Community Plan area. The project consists of three existing panel antennas mounted on to the water tank. The project also proposes that equipment associated with the antennas be located in a 120-square-foot enclosure, to the north of the water tank.

The project was determined to be exempt from the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The Telecommunications 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) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An Electromagnetic Energy Exposure Report was prepared by Hammett & Edison, Inc., which concluded that the project is in compliance with FCC standards for RF emissions. Therefore, the project would not result in any significant health or safety risks to the surrounding area related to matters within the City's jurisdiction.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code; and

Land Development Code Section 141.0420 permits Wireless Communication Facilities (WCFs) on sites zoned OR-1-1 with a Conditional Use Permit. The project is existing and consists of three panel antennas façade mounted on the Redwood Standpipe. The associated 120-square-foot equipment enclosure is located to the north of the tank and is painted a neutral color to blend in with the surroundings. T-Mobile is proposing to conceal the antennas and associated conduit within a Fiberglass Reinforced Panel (FRP) box and paint them to blend in with the water tank. The project complies with the development regulations of the OR-1-1 zone and no deviations are proposed. The WCF regulations require that facilities be minimally visible through the use of architecture, landscape, and siting solutions. T-Mobile is using an existing vertical element to provide the necessary height for their antennas to provide coverage to areas to the north, east and west of the water tank. Mature trees are located along the perimeter of the property providing screening for the lower portion of the water tank and results in minimal visual impacts.

The project has been designed to comply with the regulations of the Land Development Code and there are no deviations proposed.

4. The proposed use is appropriate at the proposed location.

This Wireless Communication Facility (WCF) is located in a Preference Four location as outlined in Council Policy 600-43. The Policy sets forth locational categories that correspond to the process levels contained within Land Development Code Section 141.0420, WCF regulations. These guidelines establish a hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4). Applications for sites either in Preference 2, 3 or 4 locations should include additional information from the applicant substantiating why a lower preference location was not used.

The project site is a non-residential use within an open space zone that is surrounded by residential uses with the exception of the elementary school to the south. WCFs in open space zones require a CUP, Process Four, which corresponds with a Preference 4 location. The overall objective of the WCF regulations is to identify process levels and provide design requirements. The trend to eliminate land line phones and the resulting demand for wireless coverage in residential areas was recognized in the development of the WCF regulations by encouraging use of non-residential properties. This is an existing WCF on a non-residential use surrounded by residential uses, so maintaining the site on the existing water tank is more preferable than erecting a new structure elsewhere in this primarily residential area.

The antennas and conduits will be concealed within a Fiberglass Reinforced Panel (FRP) box painted to match the water tank minimizing any potential visual impacts. The equipment enclosure is located within the fenced water tank compound and is painted a neutral color to blend in to the setting. The proposed use is appropriate based on the site justification analysis and the project design and siting solution.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CUP No. 1776036 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1776036, a copy of which is attached hereto and made a part hereof.

Karen Lynch
Development Project Manager
Development Services

Adopted on: October 13, 2016

IO#: 24005901

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: 24005901

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 1776036

T-MOBILE REDWOOD STANDPIPE

PROJECT NO. 425488

PLANNING COMMISSION

This Conditional Use Permit No. 1776036 is granted by the Planning Commission of the City of San Diego to City of San Diego, Owner, and T-Mobile, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420. The 1.20-acre site is located at 6046 Hughes Street in the OR-1-1 zone of the Eastern Area Community of the Mid-City Communities Plan Area. The project site is legally described as: Lots 24 and 25 of Waterville Heights in the City of San Diego, County of San Diego, State of California, according to the Map thereof No. 748, filed April 22, 1893 in the Office of the County Recorder of San Diego, California, lying within the boundaries of land conveyed to the San Diego Unified School District by deed recorded February 7, 1952 in Book 4365, Page 428.

Subject to the terms and conditions set forth in this Permit, permission is granted to Permittee for a wireless communication facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 13, 2016, on file in the Development Services Department.

The project shall include:

- a. A total of three panel antennas measuring 59" x 11.9" x 6.3" with three tower mounted amplifiers below the antennas concealed within FRP boxes and façade mounted to the Redwood Standpipe;
- b. A 120-square-foot equipment shelter;
- c. Every aspect of this project is considered an element of concealment including (but not limited to) the dimensions, build and scale, color, materials and texture. Any future modifications to this permit/project must not defeat concealment;
- d. 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 October 27, 2019.
2. This Conditional Use Permit (CUP) and corresponding use of this site shall expire on October 27, 2026. 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.
3. No later than ninety (90) days prior to the expiration of this permit, the Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time.
4. Under no circumstances does approval of this permit authorize 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.
5. 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 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.
6. 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.
7. 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 Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

9. 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.).

10. 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.

11. 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.

12. 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" condition(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.

13. 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.

PLANNING/DESIGN REQUIREMENTS:

14. Antennas shall be painted to match the standpipe to the satisfaction of the Development Services Department and the Public Utilities Department.
15. All conduits related to this project shall be concealed inside the proposed FRP painted to match the surface to which they are attached to the satisfaction of the Development Services Department.
16. No exposed pipes or mounting apparatus absent antennas shall be present at any time. Mounting pipes shall not be longer than the antennas.
17. Antenna FRP boxes shall line up with the cable tray and shall appear as an integral unit with no exposed cables.
18. 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.
19. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, and graffiti. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
20. 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 requiring the removal and the restoration of this site to its original condition.
21. The photo simulation(s) for the proposed project shall be printed on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."
22. The Permittee shall not cause or allow the antennas located on the water tank to be different sizes (length, width, or height) than as shown on the stamped approved plans.
23. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured at all times while the WCF is in operation.
24. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.
25. 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

26. The Permittee shall be responsible for any damage caused to City of San Diego facilities in the vicinity of the project site, due to the construction activities associated with this project, in accordance with Municipal Code section 142.0607. In the event that any such facility loses integrity as a result of this project, the Permittee shall repair damages in a manner satisfactory to the Director of Public Utilities and the City Engineer.
27. A pre-construction meeting with the Public Utility Department's Tank Manager is required to be scheduled prior to commencement of any work on site.
28. A final inspection must be scheduled with the Public Utility Department for approval of the WCF work prior to scheduling a Building or Telecom Final Inspection.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use 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.
- A "Telecom Planning Inspection" will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5351 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested 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 Planning Commission of the City of San Diego on October 13, 2016 by Resolution No. _____.

ATTACHMENT 6

Permit Type/PTS Approval No.: CUP No. 1776036
Date of Approval: October 13, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Lynch
Development Project Manager

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

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

City of San Diego, Real Estate Assets
Owner

By _____
Cybele Thompson
Director

T-Mobile
Permittee

By _____
NAME:
TITLE:

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

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 92101-2400

FROM: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project Name: T-Mobile Redwood Standpipe

Project No. / SCH No.: 425488

Project Location-Specific: 6046 Hughes Street, San Diego, California 92115

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: Conditional Use Permit (CUP) for an existing wireless communication facility (WCF) consisting of three panel antennas mounted on to the face of a City water tank; the project also includes new antenna skirts and chinstrap concealment elements for the antennas. The project site is located at 6046 Hughes St. in the Oak Park neighborhood of the Eastern Area community; it is zoned OR-1-1. Additionally, associated equipment is located within a 120 square-foot equipment shelter on the northwest side of the water tank.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Richard Dail
 SAC Wireless
 5015 Schoreham Place, Suite 150
 San Diego, CA 92122
 (858) 200-6541

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))
- Categorical Exemption: CEQA Section 15301 (Existing Facilities)

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project, a CUP for an existing WCF, meets the criteria set forth in CEQA Section 15301 which 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. The project, as detailed in the Project Description section of this notice, would result in a negligible expansion of use. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Anna L. McPherson, AICP

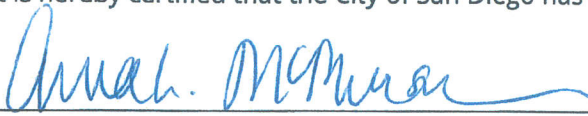
Telephone: (619) 446-5276

ATTACHMENT 7

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
Signature/Title

February 24, 2016

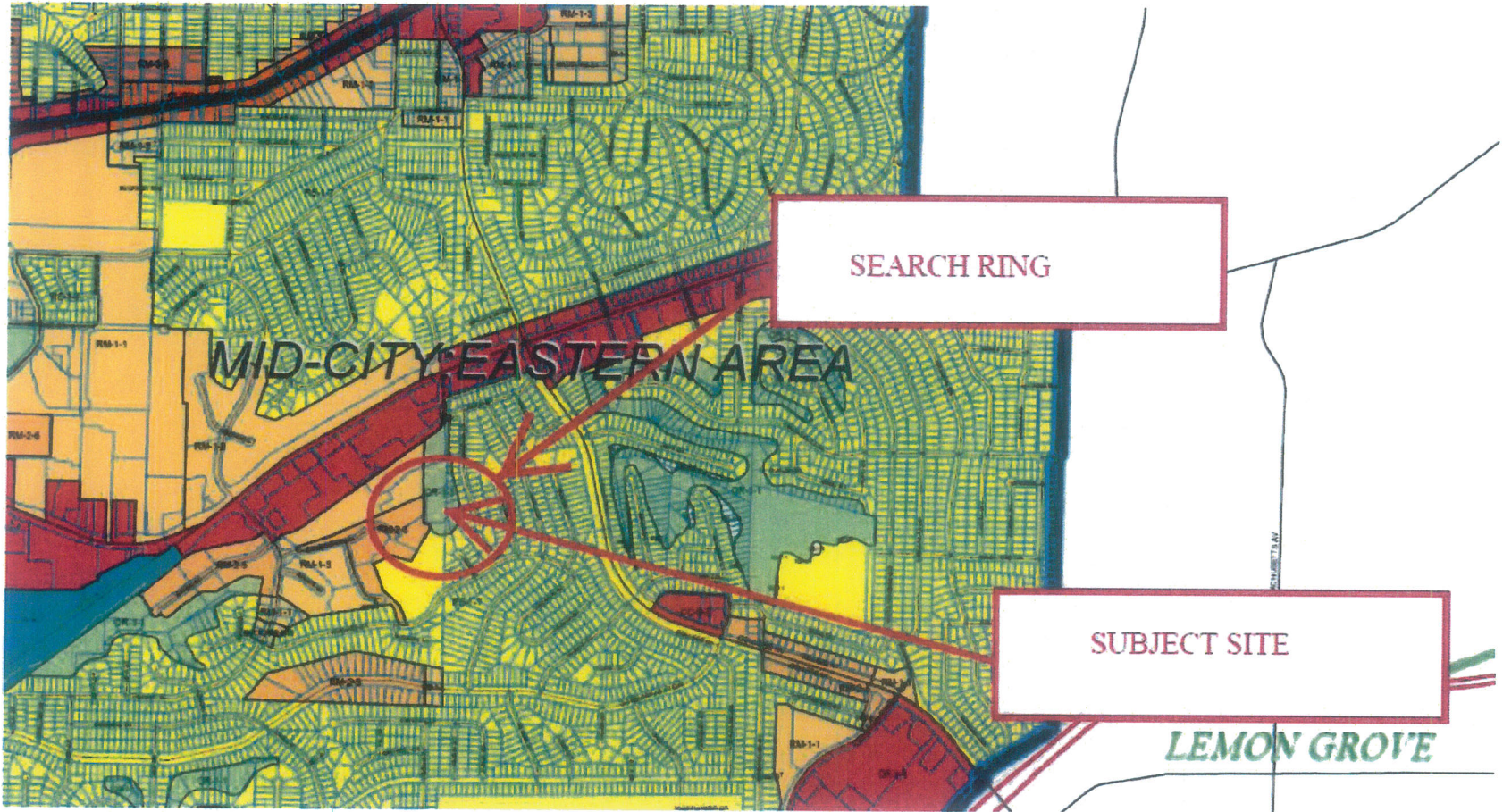
Date

Check One:

- (X) Signed By Lead Agency
() Signed by Applicant

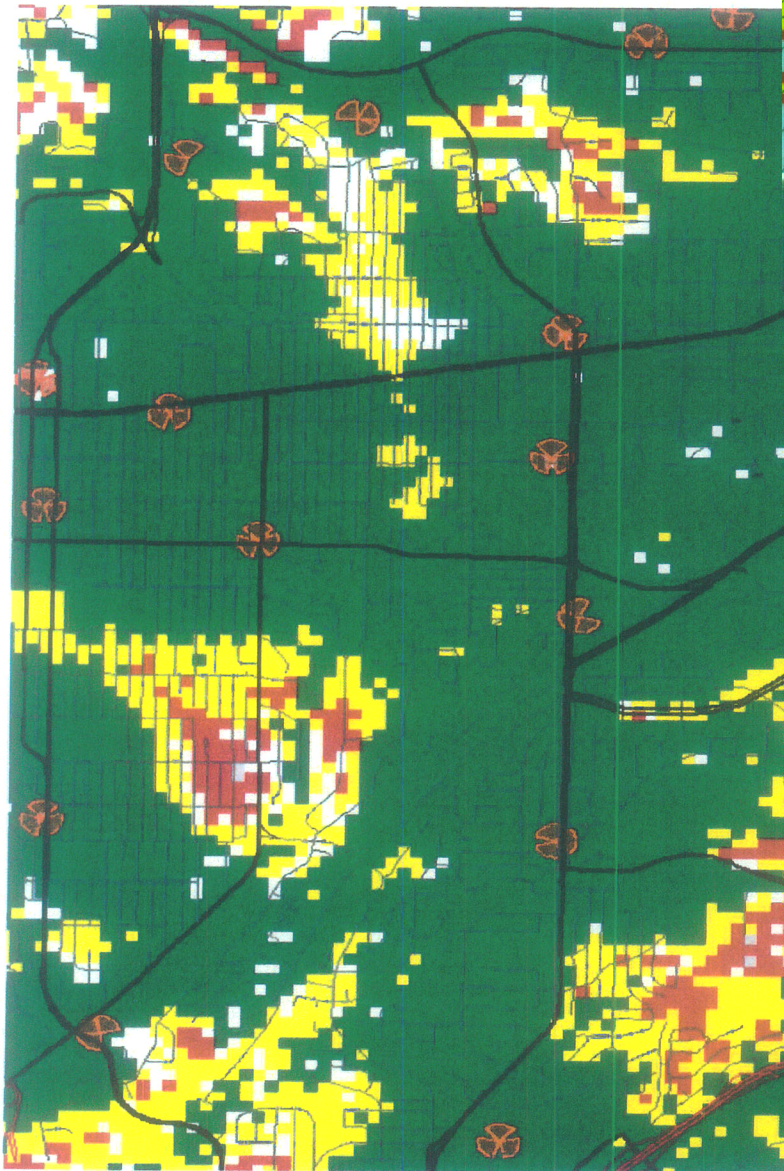
Date Received for Filing with County Clerk or OPR:

SD06872A TELECOM JUSTIFICATION MAP



1

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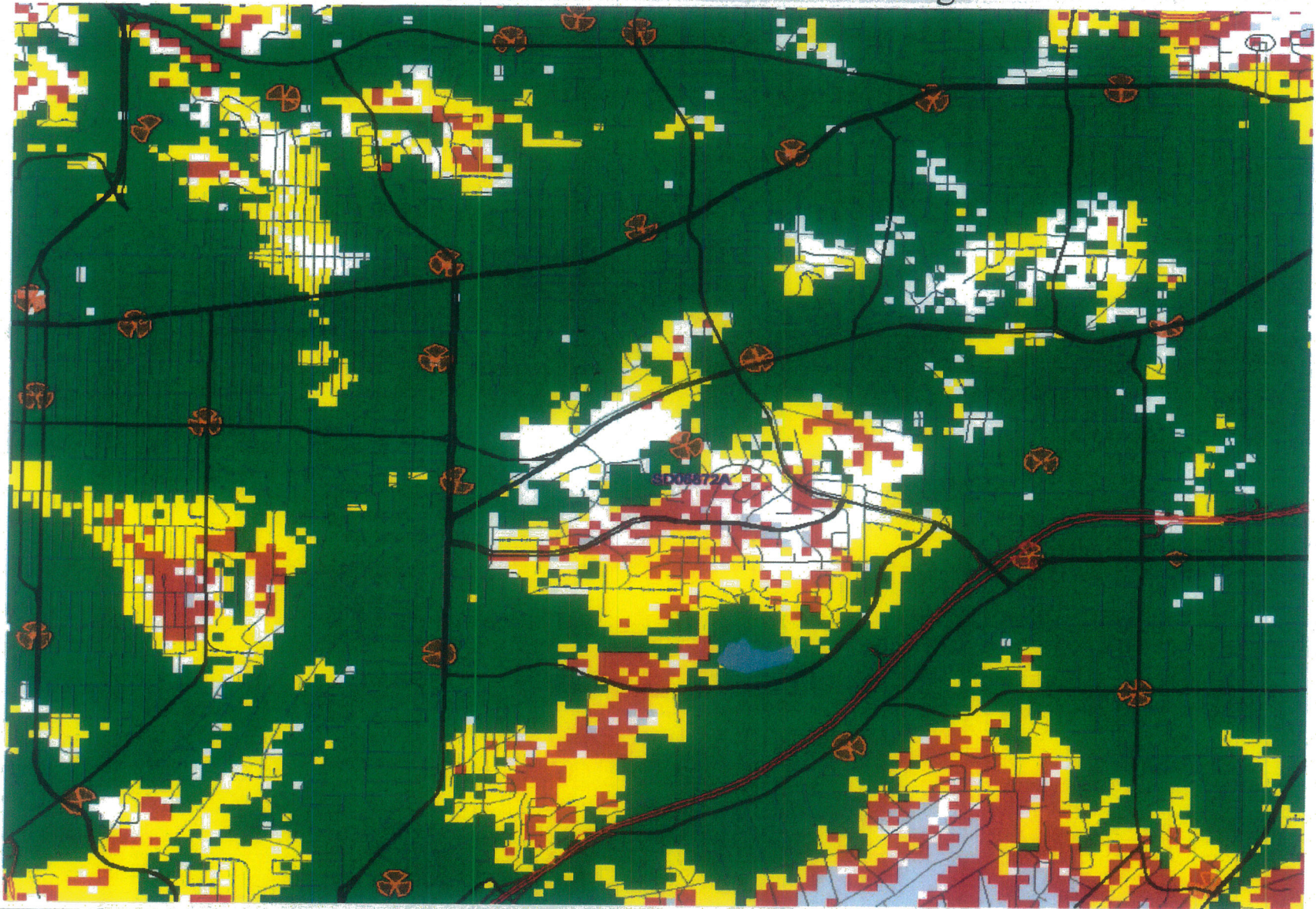


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● Excellent ● Good ● Poor

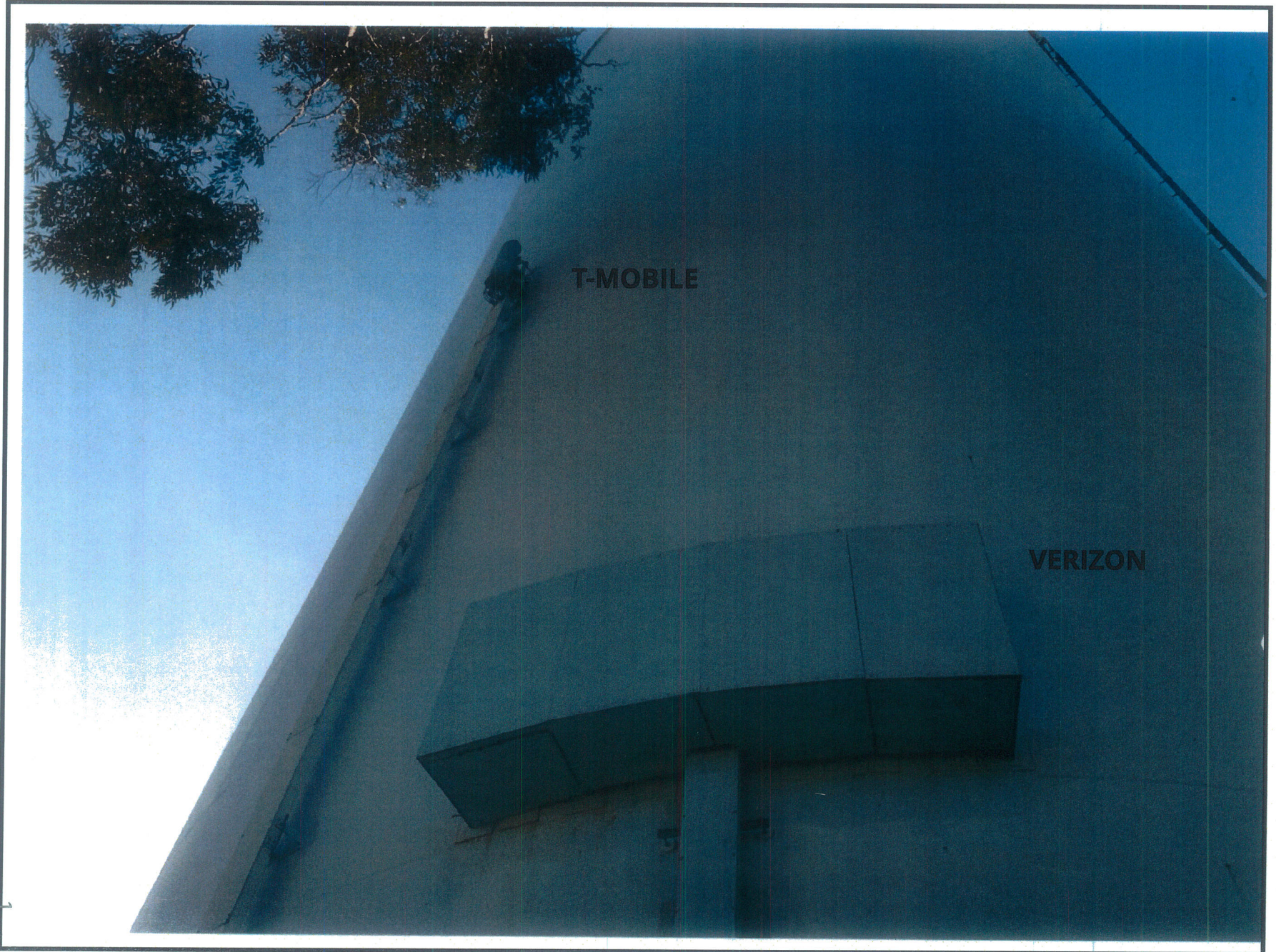
SD06872 Only Nbrs Coverage
Without Coverage

3



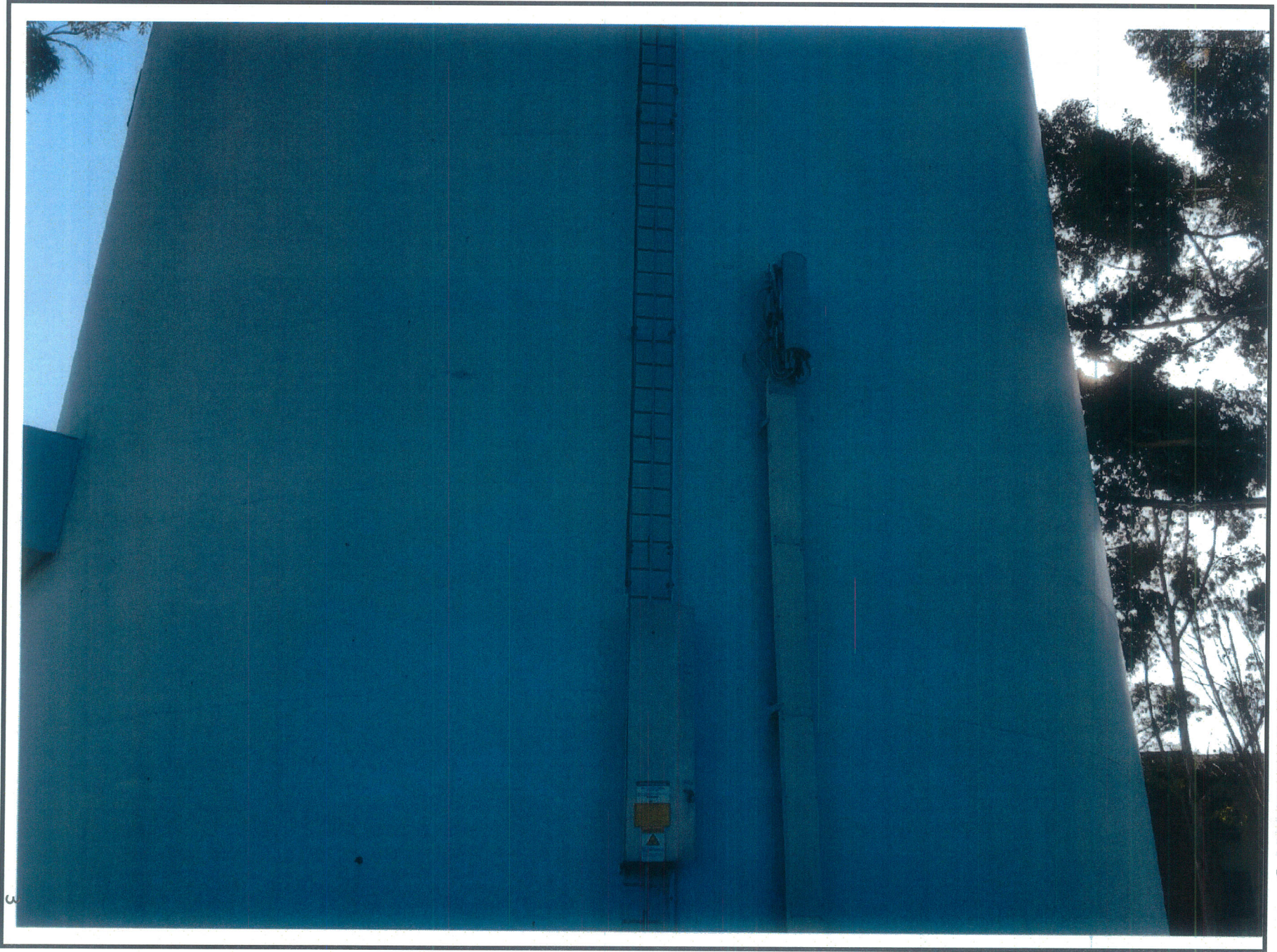
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ATTACHMENT 9



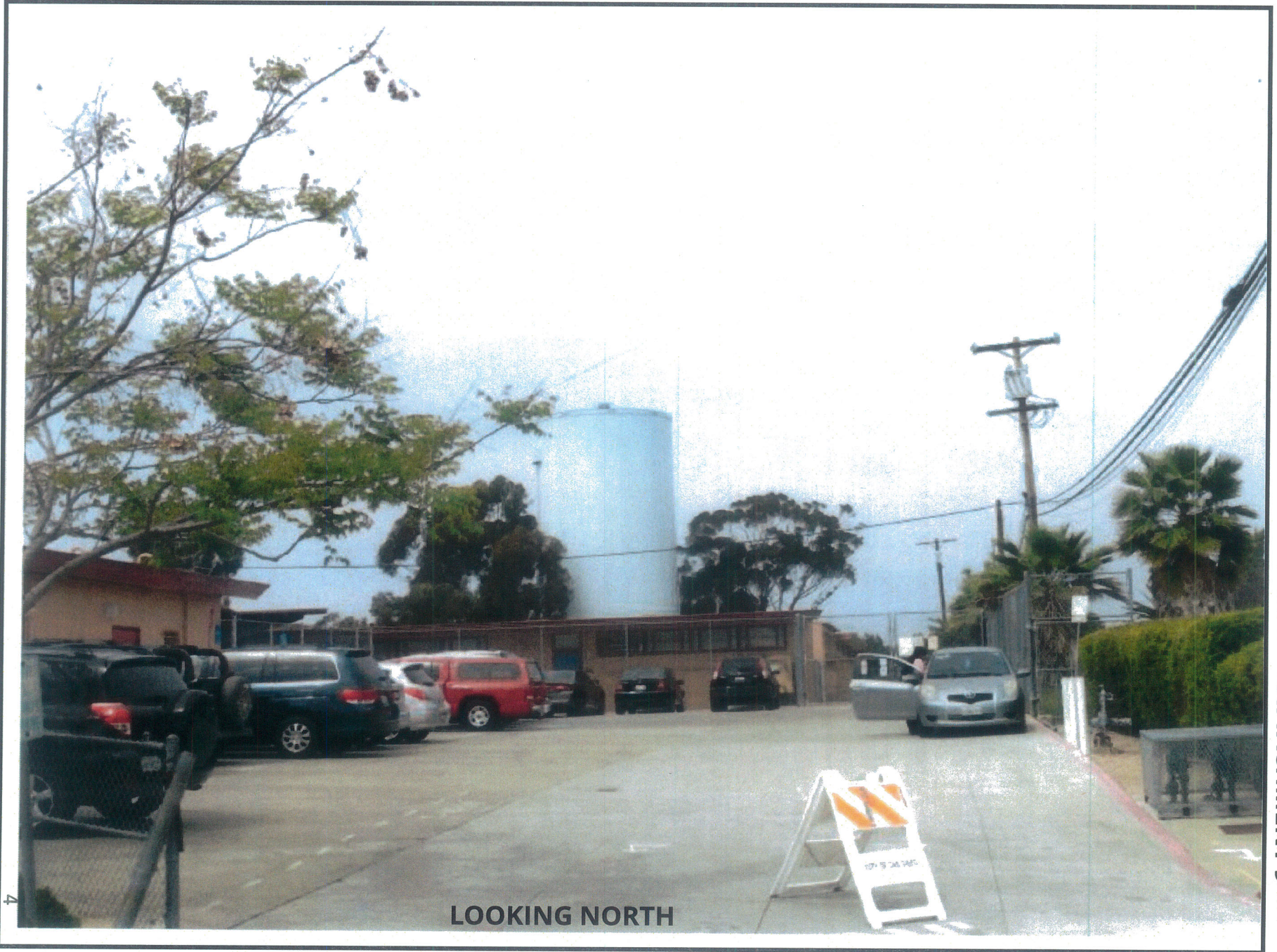


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ATTACHMENT 9

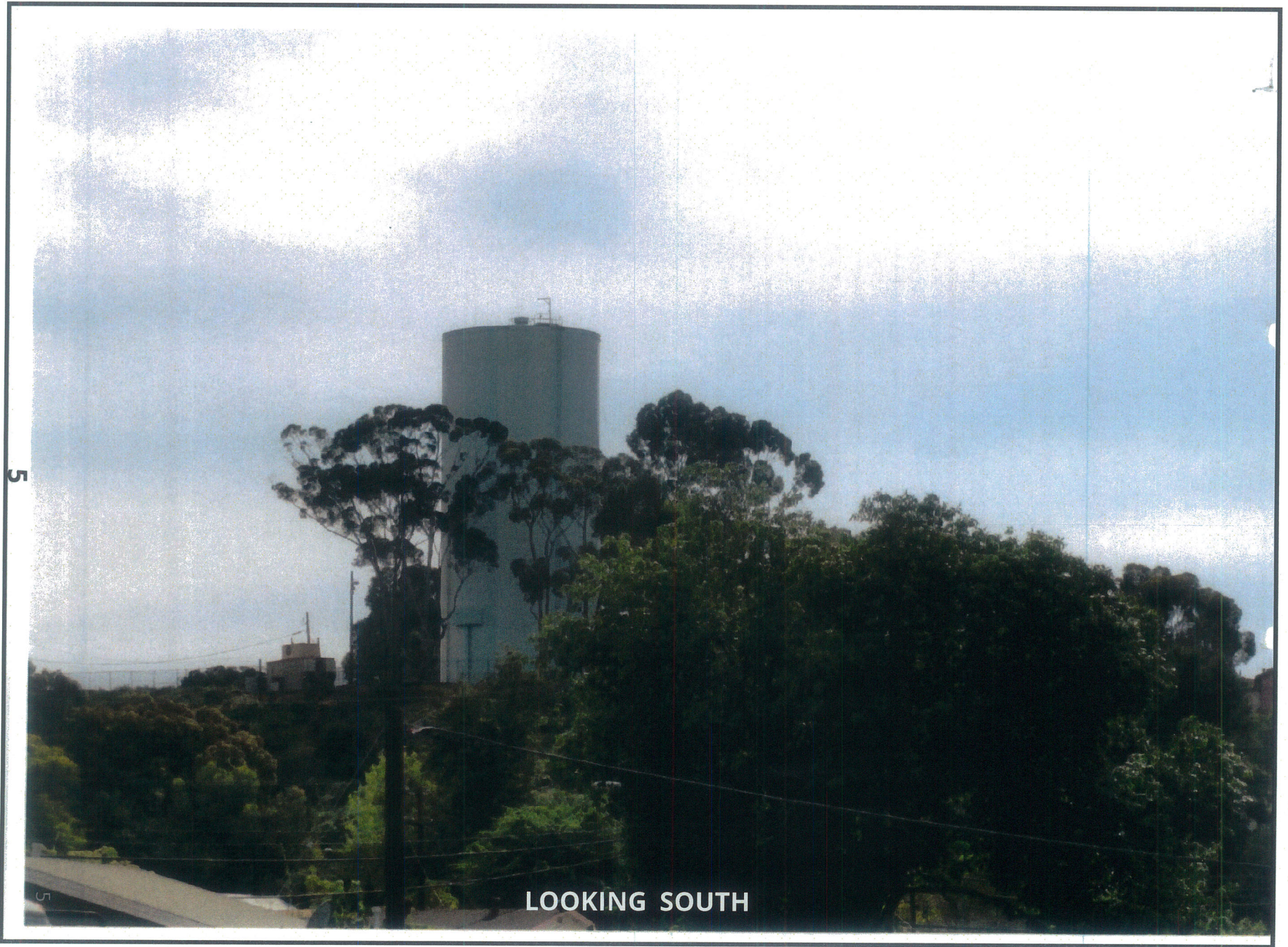
4



4

LOOKING NORTH

ATTACHMENT 9



5

5

LOOKING SOUTH

ATTACHMENT 9

**VICINITY MAP
PHOTOSIMULATION VIEWPOINTS**



**HANDOFF PROJECT
SD06872A
REDWOOD STANDPIPE WATER TANK
6046 HUGHES ST
SAN DIEGO, CA 92115**



**WIRELESS
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
OFFICE: (619) 730-3766**



DISCLAIMER:
THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY



ATTACHMENT 10

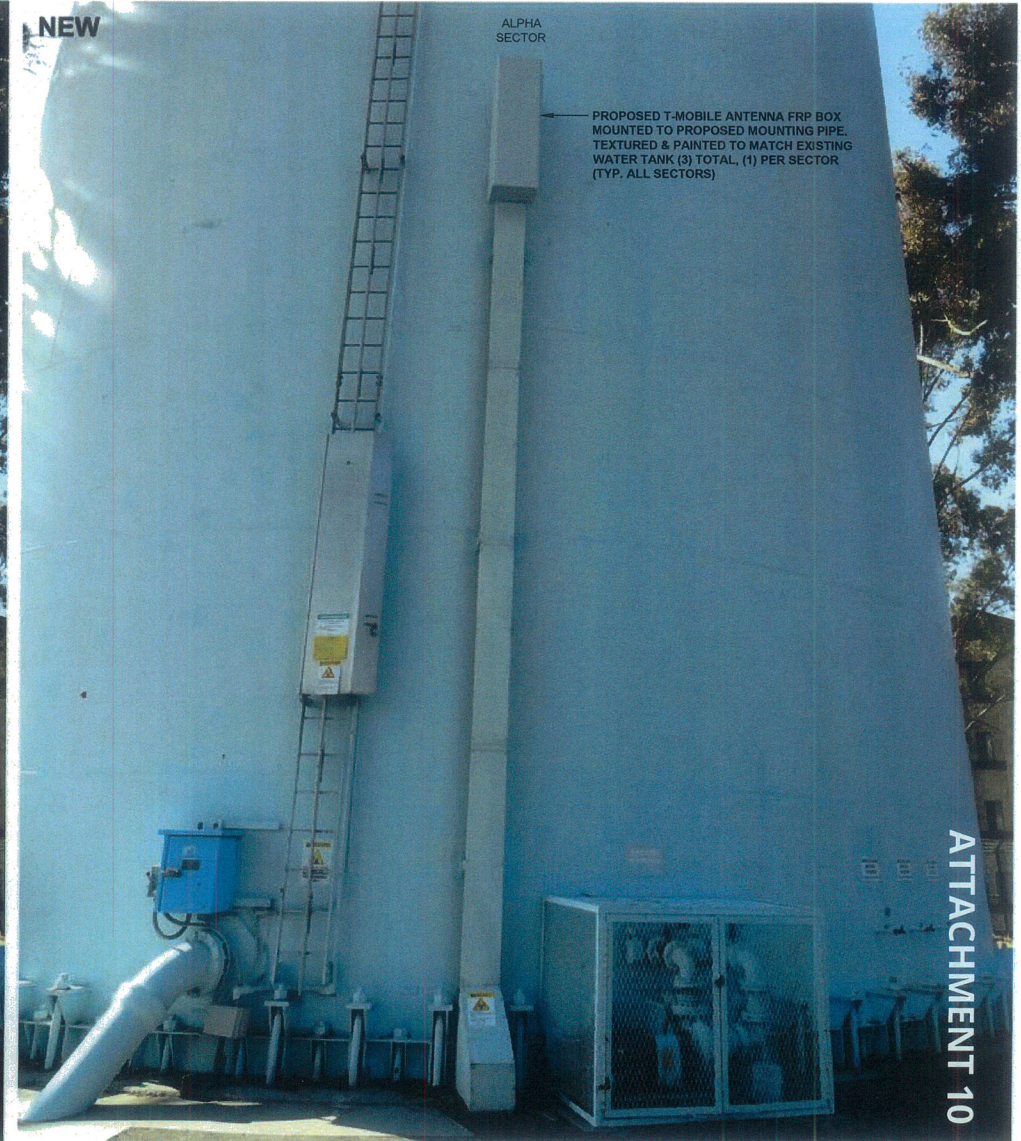
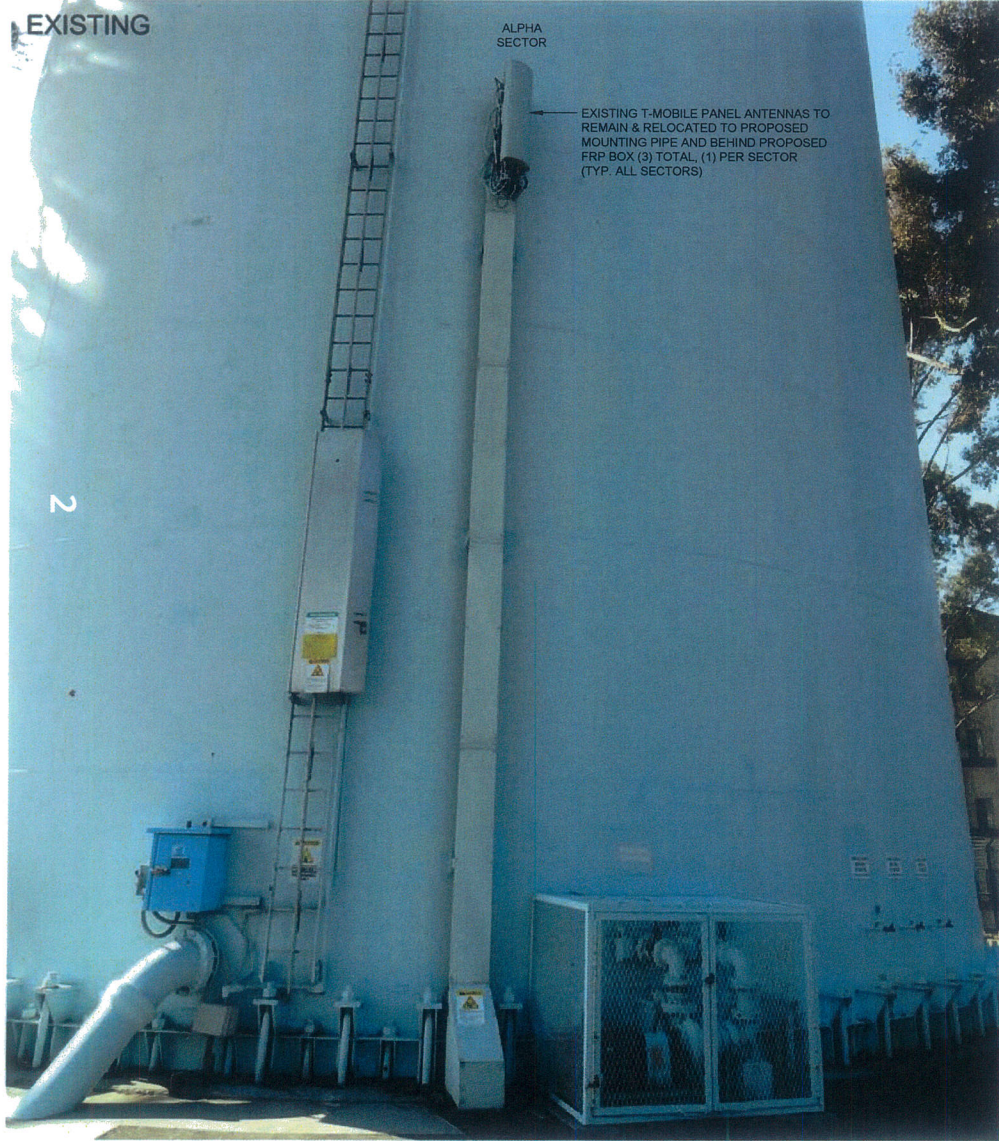


HANDOFF PROJECT
SD06872A
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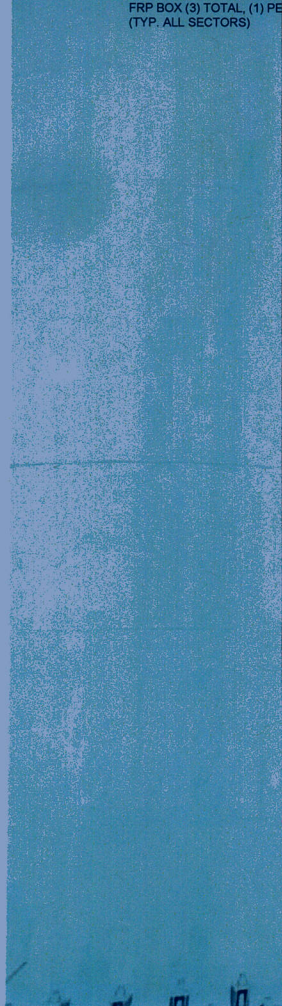
PHOTOSIMULATION VIEWPOINT 1



PHOTOSIMULATION V

EXISTING

EXISTING T-MOBILE PANELS
REMAIN & RELOCATED TO
MOUNTING PIPE AND BEHIND
FRP BOX (3) TOTAL, (1) PER
SECTOR (TYP. ALL SECTORS)



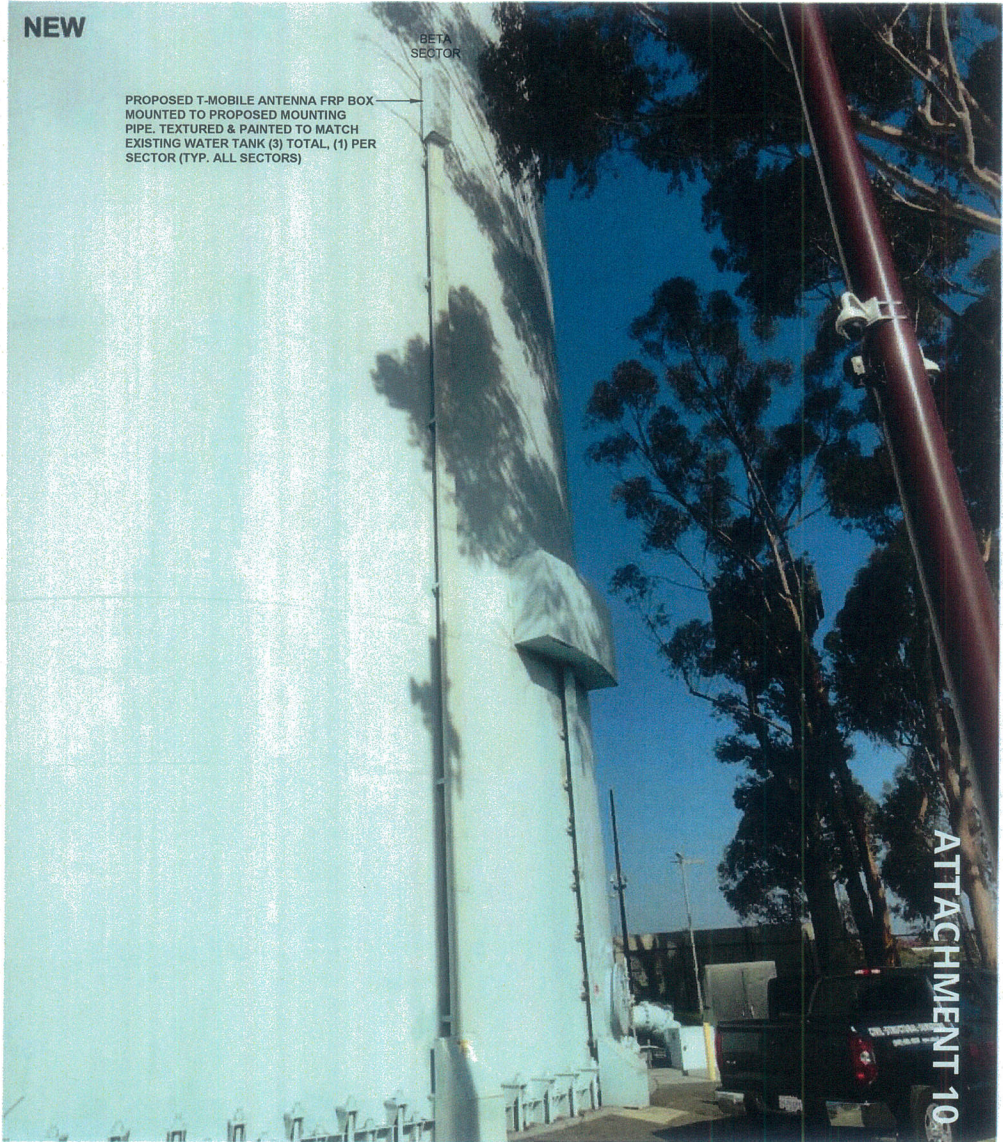
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5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
OFFICE: (619) 730-3766

NEW

PROPOSED T-MOBILE ANTENNA FRP BOX
MOUNTED TO PROPOSED MOUNTING
PIPE. TEXTURED & PAINTED TO MATCH
EXISTING WATER TANK (3) TOTAL, (1) PER
SECTOR (TYP. ALL SECTORS)



ATTACHMENT 10

EASTERN AREA COMMUNITIES PLANNING COMMITTEE
Holy Spirit Catholic Church, Parish Hall – 2725 55th Street, San Diego, CA 92105
March 8, 2016 Final Minutes

Meeting called to order by Chair Pro-Tem Anne Schoeller, noting a quorum consisting of Denise Armijo, Gawain Tomlinson, Mario Ingrasci, Andy Huelskamp, Marie Grace, Taina Olason, Sidney Michaels, Daniele Laman.

Public Comment:

Jeff Marston with the Citizens Plan for San Diego requested he be added to the April agenda.

Adoption of Agenda:

The agenda was unanimously adopted.

Council and Representative Reports:

Janelle Jackson, with State Assemblywoman Shirley Weber's office, announced a Youth Advisory Meeting March 13, 1pm, at Malcolm X Library. Also, there will be a Senior Scam Stoppers presentation at the La Mesa Senior Center on April 13.

Daniele asked that the minutes show that there was no representative from District 4.

Review of Renewal of T-Mobile Wireless Telecommunications at Calvary Lutheran Church at 3060 54th Street:

Christopher Ford, Authorized Agent for T-Mobile, presented material about the two locations requesting renewal of the NUPs. Mario moved and Andy seconded that we renew the permit. The vote was 8, 0, 1.

Review of Renewal of T-Mobile Wireless Telecommunications at Redwood Standpipe Water Tank:

Mario moved and Taina seconded that we recommend 25% of monies received go to Redwood Village and 25% go to Darnall School. The vote was 7, 1, with 1 abstention.

Review Plans for Creative Child Care at 6064 University Avenue:

Marie moved and Denise seconded that we request plans for fencing, landscaping & shade trees. The vote was unanimous.

Treasurers Report:

Andy Huelskamp reported there was no change to the account balance.

Correction and Approval of Minutes:

Andy moved and Daniele seconded approval of the February minutes with the following changes: Add that Janelle Jackson was at the meeting to announce Woman of the Year nominations; Daniele noted that Sidney's last name be changed to Michaels; Betty resigned from Eastern Area; Earl has missed three meetings in a row. Five voted to approve.

Election Committee:

Daniele was included on ballot upon receipt of letter stating she is on Chollas Lake Little League. Daniele was unanimously voted in which fulfilled the 2/3 requirement. All were unanimously voted in except for Earl, who received 5 Yes, 4 No.

Parks:

Denise received an email from Brian Anthony regarding a cost estimate for Clay Park. Chollas Lake and Colina Parks will hold an Easter Egg Hunt at Colina on March 19. Andy emailed a proposed ordinance to the board to have the lake restriction on fishing for youth 15 and below. After signatures, it will be forwarded to the mayor. Daniele announced that Little League opening day is Saturday, March 12.

Bike Path:

Mario announced that the transportation meeting re bike lanes is tomorrow evening.

Misc:

Denise announced that a gentleman from the S.D. Police Museum was at the Rolando Community Council meeting to discuss a plan for a memorial for the PSA flight that went down in San Diego. April 2 & 3 there will be native garden tours in San Diego. Go to gardennative.org for more information.

Mario asked about the Care Facility. Daniele said we recommended denial.

Reverend Richard, of Calvary Lutheran Church, said that the Lutheran Church next door to the College-Rolando Library is empty. His synod is recommending selling the property and giving the city first right of refusal. The Verizon antenna installation will be starting soon.

For the Good of the Order and Adjournment:

The Chair asked for the meeting to adjourn at 8:20pm. Approved unanimously.

Respectfully submitted — Marie Grace, March 8, 2016

T-Mobile

SITE NUMBER: SD06872A
SITE NAME: REDWOOD STANDPIPE WATER TANK
ADDRESS: 6046 HUGHES ST
 SAN DIEGO, CA 92115
COUNTY: SAN DIEGO
PROJECT: HANDOFF

T-Mobile

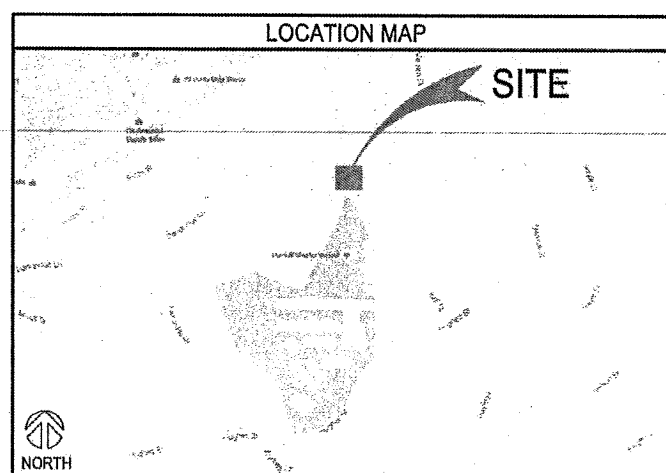
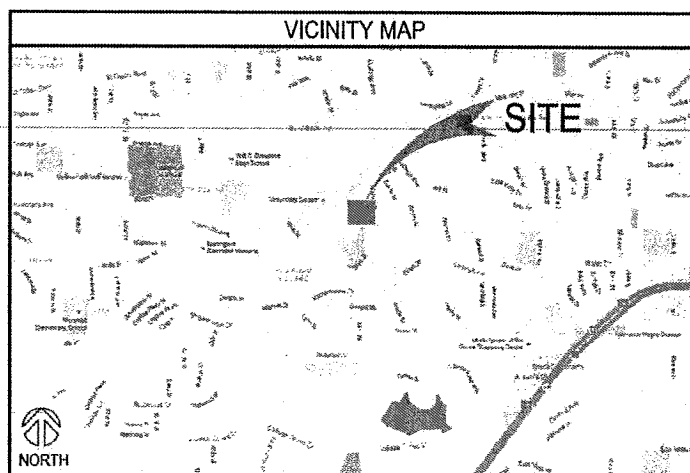
10909 VISTA SORRENTO PKWY #206
 SAN DIEGO, CA 92121
 T-MOBILE.COM



5015 SHOREHAM PL.
 SUITE 150
 SAN DIEGO, CA 92122
 WWW.SACW.COM
 619.738.3766

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

PROJECT INFORMATION	
SITE NAME:	REDWOOD STANDPIPE WATER TANK
SITE NUMBER:	SD06872A
SITE ADDRESS:	6046 HUGHES ST SAN DIEGO, CA 92115
JURISDICTION:	CITY OF SAN DIEGO
COUNTY:	SAN DIEGO
LATITUDE:	32.748592°
LONGITUDE:	-117.067061°
CONSTRUCTION TYPE:	N/A
A.P.N.:	472-470-08-00
ZONING CLASSIFICATION:	OR-1-1
PROPOSED USE:	UNMANNED TELECOMMUNICATION FACILITY
LANDLORD CONTACT:	CITY OF SAN DIEGO 1200 THIRD AVE., SUITE 1700, MS 51A SAN DIEGO, CA 92101 CONTACT: JIM ANTHONY PHONE: (619) 533-6509
T-MOBILE PROJECT MANAGER:	JOSEPH ROSE (858) 334-6112 JOSEPH.ROSE41@T-MOBILE.COM
APPLICANT:	SAC WIRELESS ON BEHALF OF T-MOBILE DAIL RICHARD PHONE: (858) 200-6541 EMAIL: dail.richard@sacw.com



DRAWING INDEX	
SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	GENERAL NOTES
T-3	GENERAL NOTES
T-4	REFERENCED DOCUMENTS, SIGNAGE, & ABBREVIATIONS
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	EXISTING & PROPOSED ANTENNA PLANS, MOUNTING DETAIL & SCHEDULES
A-4	EXISTING EQUIPMENT PLAN
A-5	EXISTING & PROPOSED NORTH ELEVATIONS
A-6	EXISTING & PROPOSED EAST ELEVATIONS
A-7	EXISTING & PROPOSED SOUTH ELEVATIONS
A-8	EXISTING & PROPOSED WEST ELEVATIONS
A-9	EQUIPMENT DETAILS & SPECIFICATIONS

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	03/27/16	90% CD's	FR
1	04/01/16	100% CD's	DY
2	04/01/16	100% CD's	DY
3	06/29/16	100% CD's	AS
4	08/04/16	CITY COMMENTS	JE

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SCOPE OF WORK
T-MOBILE PROPOSES TO:
INSTALL (3) NEW ANTENNA FRP BOX COVERS TO EXISTING T-MOBILE ANTENNAS

LEGAL DESCRIPTION

ALL THOSE POSITIONS OF LOT 24 AND 25 OF WATERVILLE HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 748, FILED APRIL 22, 1893 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, CALIFORNIA, LYING WITHIN THE BOUNDARIES OF LAND CONVEYED TO THE SAN DIEGO UNIFIED SCHOOL DISTRICT BY DEED RECORDED FEBRUARY 7, 1962 IN BOOK 4365, PAGE 428.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER OF RECORD IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SPECIAL NOTES

- ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT T-MOBILE CONSTRUCTION INSTALLATION GUIDE.
- EXISTING CONDITIONS WILL BE VERIFIED IN FIELD. IF SIGNIFICANT DEVIATIONS OR DETERIORATION ARE ENCOUNTERED AT THE TIME OF CONSTRUCTION, A REPAIR PERMIT WILL BE OBTAINED & CONTRACTOR SHALL NOTIFY ARCHITECT OR ENGINEER OF RECORD IMMEDIATELY.
- CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER OF RECORD IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
- THESE DRAWINGS ARE FULL SIZE & SCALEABLE ON 22"x34" SHEET SIZE & ARE NOT REDUCED IN SIZE.
- STATEMENT THAT COMPLIANCE WITH THE ENERGY CODE IS NOT REQUIRED. SCOPE OF WORK DOES NOT INVOLVE MODIFICATIONS TO EXTERIOR ENVELOPE OF BUILDING, HVAC SYSTEMS OR ELECTRICAL LIGHTING.

CODE COMPLIANCE

- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE

APPROVALS

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

T-MOBILE PROJECT MANAGER: _____ DATE: _____
 T-MOBILE CONSTRUCTION MANAGER: _____ DATE: _____
 T-MOBILE RF ENGINEER: _____ DATE: _____
 SITE ACQUISITION: _____ DATE: _____
 PROPERTY OWNER: _____ DATE: _____
 ZONING: _____ DATE: _____

PROJECT TEAM	
ARCHITECT: SAC WIRELESS NESTOR POPOWYCH, A.I.A. 5015 SHOREHAM PLACE, STE 150 SAN DIEGO, CA 92122 CONTACT: DENNIS YOSHII PHONE: (619) 736-3766 X105 EMAIL: dennis.yoshii@sacw.com	RF ENGINEER: T-MOBILE USA MUSTAFA AJMAL 10509 VISTA SORRENTO PKWY STE 206 SAN DIEGO, CA 92121 PHONE: - EMAIL: -
ENGINEER: SAC WIRELESS TAHZAY RAMIREZ, P.E. 5015 SHOREHAM PLACE, STE 150 SAN DIEGO, CA 92122 PHONE: (619) 736-3766 X114 EMAIL: tahzay.ramirez@sacw.com	CONSTRUCTION MANAGER: T-MOBILE USA KIRT BABCOCK 10509 VISTA SORRENTO PKWY STE 206 SAN DIEGO, CA 92121 PHONE: (858) 334-6139 EMAIL: kirt.babcock@T-Mobile.com
PLANNING/ZONING CONSULTANT: SAC WIRELESS DAIL RICHARD 5015 SHOREHAM PLACE, STE 150 SAN DIEGO, CA 92122 PHONE: (858) 200-6541 EMAIL: dail.richard@sacw.com	

DRIVING DIRECTIONS

DIRECTIONS FROM: 10509 VISTA SORRENTO PKWY, SAN DIEGO CA 92121

- HEAD SOUTHEAST ON VISTA SORRENTO PKWY
- USE THE RIGHT 2 LANES TO TURN RIGHT ONTO SORRENTO VALLEY RD
- SLIGHT RIGHT ONTO INTERSTATE 805 S RAMP
- MERGE ONTO THE I-805 S
- USE THE RIGHT 2 LANES TO TAKE EXIT 17B TO MERGE ONTO I-8 E TOWARD EL CENTRO, USE THE RIGHT 2 LANES TO TAKE EXIT 8 FOR FAIRMOUNT AVE
- USE THE RIGHT 2 LANES TO KEEP RIGHT
- AT THE FORK, FOLLOW SIGNS FOR FAIRMOUNT AVE S AND MERGE ONTO FAIRMOUNT AVE
- USE THE RIGHT 2 LANES TO MERGE ONTO FAIRMOUNT AVE
- SLIGHT RIGHT ONTO MONTEZUMA ROAD
- TURN RIGHT ONTO COLLWOOD BLVD
- CONTINUE ONTO 64TH ST
- USE THE LEFT 2 LANES TO TURN LEFT ONTO UNIVERSITY AVE
- TURN TIGHT ONTO 58TH ST
- TURN LEFT ONTO HUGHES ST
- DESTINATION WILL BE ON THE LEFT

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT TOLL FREE: 1-800-227-2600 OR www.digalert.org

CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

Know what's below.
Call before you dig.

DATE: _____

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA

REDWOOD STANDPIPE WATER TANK
 SD06872A
 6046 HUGHES ST
 SAN DIEGO, CA 92115

SHEET TITLE
 TITLE SHEET

SHEET NUMBER
 T-1

GENERAL NOTES:

- THIS FACILITY IS EXEMPT FROM HANDICAP REQUIREMENTS PER CBC SECTION 11058.3.4 EXCEPTION #1. THIS FACILITY IS NON-OCCUPIABLE SPACE AND ENTERED ONLY BY SERVICE PERSONNEL.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE, THE LATEST EDITION AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
- CONTRACTOR SHALL CONSTRUCT SITE IN ACCORDANCE WITH THESE DRAWINGS AND CONSTRUCTION SPECIFICATIONS 80-T1196-1 REV H. THE SPECIFICATION IS THE RULING DOCUMENT AND ANY DISCREPANCIES BETWEEN THE SPECIFICATION AND THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- CONTRACTOR SHALL VISIT THE JOB SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFORMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK. NO COMPENSATION WILL BE AWARDED BASED ON CLAIM OF LACK OF KNOWLEDGE OF FIELD CONDITIONS.
- PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT AND APPURTENANCES, AND LABOR NECESSARY TO EFFECT ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS. OWNER PROVIDED MATERIALS WILL INCLUDE THE FOLLOWING, UNLESS NOTED OTHERWISE:
 - TRANSMITTER
 - RF FILTER
 - MFTS RACKS
 - AUXILIARY EQUIPMENT IN MFTS RACK
 - PUMP ASSEMBLY
 - HEAT EXCHANGE
 - HOSE AND HOSE MANIFOLD (ANY COPPER OR STEEL SECTION PROVIDED BY CONTRACTOR)
 - UHF ANTENNA AND MOUNTING BRACKET, GPS ANTENNA AND KU ANTENNAS
 - UHF COAX AND HANGERS
 - 480-208 & 208-400 ELECTRICAL TRANSFORMER (RE: E-2 FOR SPECIALIZED TRANSFORMER PROVIDED BY CONTRACTOR)
 - AUTOMATIC TRANSFER SWITCH AND GENERATOR
 - EQUIPMENT SHELTER (SHELTER FURNISH IN FACTORY WH/ VAC EQUIPMENT AND ELECTRICAL DISTRIBUTION PANEL)
 - INTEGRATED LOAD CENTER
- DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE WORK.
- DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK. CONTRACTOR SHALL RECEIVE CLARIFICATION IN WRITING, AND SHALL RECEIVE IN WRITING AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEMS NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENT.
- CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST CONSTRUCTION SKILLS AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF THE BUILDING & GROUNDS & SCHEDULE HIS ACTIVITIES AND WORKING HOURS IN ACCORDANCE WITH THE REQUIREMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE WORK OF OTHERS AS IT MAY RELATE TO RADIO EQUIPMENT, ANTENNAS AND ANY OTHER PORTIONS OF THE WORK.
- INSTALL ALL EQUIPMENT AND MATERIAL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- MAKE NECESSARY PROVISIONS TO PROTECT EXISTING SURFACE, EQUIPMENT, IMPROVEMENTS, PIPING, ETC. AND IMMEDIATELY REPAIR ANY DAMAGE THAT OCCURS DURING CONSTRUCTION.
- IN DRILLING HOLES INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., IT MUST BE CLEARLY UNDERSTOOD THAT REINFORCING STEEL SHALL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES (UNLESS NOTED OTHERWISE). LOCATIONS OF REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT.
- REPAIR ALL EXISTING WALL SURFACE DAMAGED DURING CONSTRUCTION SUCH THAT THEY MATCH AND BLEND IN WITH ADJACENT SURFACE.
- SEAL PENETRATION THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.
- KEEP CONTRACT AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OF THE OWNER SHALL BE REMOVED. LEAVE PREMISES IN CLEAN CONDITIONS AND FREE FROM PAINT SPOT, DUST, OR SMUDGES OF ANY NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ITEMS UNTIL COMPLETION OF CONSTRUCTION.
- MINIMUM BEND RADIUS OF ANTENNA CABLE SHALL BE IN ACCORDANCE WITH CABLE MANUFACTURER'S RECOMMENDATIONS.
- DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES RESULTING FROM CONTRACTORS NEGLIGENCE SHALL BE REPAIRED AND/OR REPLACED TO THE OWNERS SATISFACTION AT NO ADDITIONAL COST TO THE CONTRACT.
- ALL CONSTRUCTION IS TO ADHERE TO T-MOBILE'S INTEGRATED CONSTRUCTION STANDARDS UNLESS CALIFORNIA CODE IS MORE STRINGENT.
- THE INTENT OF THE PLANS AND SPECIFICATIONS IS TO PERFORM THE CONSTRUCTION IN ACCORDANCE WITH THE CALIFORNIA BUILDING STANDARDS CODE, TITLE 19 AND 24, CALIFORNIA CODE REGULATIONS. SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE APPROVED PLANS AND SPECIFICATIONS WHEREIN THE FINISH WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE JURISDICTION BEFORE PROCEEDING WITH THE WORK.

SITE WORK NOTES:

- DO NOT SCALE BUILDING DIMENSIONS FROM DRAWINGS.
- SIZE, LOCATION, AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS-BUILT DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO ARCHITECT/ENGINEER AT COMPLETION OF PROJECT.
- ALL EXISTING UTILITIES, FACILITIES, CONDITIONS AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN

- PLOTTED FROM AVAILABLE RECORDS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORK SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER FOR RESOLUTION AND INSTRUCTION. AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT/ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE. CONTRACTOR SHALL CALL LOCAL DIGGER HOT LINE FOR UTILITY LOCATIONS 48 HOURS PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL CLEAN ENTIRE SITE AFTER CONSTRUCTION SUCH THAT NO PAPER, TRASH, WEEDS, BRUSH OR ANY OTHER DEPOSITS WILL REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE DISPOSED OF OFF-SITE BY THE GENERAL CONTRACTOR.
- ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY THE GENERAL CONTRACTOR WITH LOCAL UTILITY COMPANY, TELEPHONE COMPANY, AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.

FIRE DEPARTMENT NOTES:

- ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN EQUAL OR GREATER FIRE RATING.
- DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. [CFC 807.1.2]
- CONTRACTOR SHALL VERIFY IN FIELD THE EXISTENCE OR INSTALLATION OF A FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2A-10BC, WITH A CHARGE STATUS ACCEPTABLE TO THE LOCAL FIRE AUTHORITY HAVING JURISDICTION

ELECTRICAL NOTES:

- ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, CONTRACTOR SHALL NOTIFY 'CONSTRUCTION MANAGER' AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE 'CONSTRUCTION MANAGER' HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.
- ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. ALL EXISTING CONDITIONS OF ELECTRICAL EQUIP., LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE CONTRACTOR. PRIOR TO THE SUBMITTING OF HIS BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE CEC AND ALL CODES AND LOCAL ORDINANCES OF THE LOCAL POWER & TELEPHONE COMPANIES HAVING JURISDICTION. DO NOT SCALE ELECTRICAL DRAWINGS, REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, AND CONFIRM WITH 'CONSTRUCTION MANAGER' ANY SIZES AND LOCATIONS WHEN NEEDED.
- EXISTING SERVICES: CONTRACTOR SHALL NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.
- CONTRACTOR SHALL PAY FOR ANY/ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO THE WORK BEGINNING OR ORDERING EQUIPMENT. THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL.
- CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS' CONFIRMATION, ETC... ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER. PRIOR TO BEGINNING ANY WORK.
- MINIMUM WIRE SIZE SHALL BE #12 AWG, NOT INCLUDING CONTROL WIRING, UNLESS NOTED OTHERWISE. ALL CONDUCTORS SHALL BE COPPER WITH THWN INSULATION.
- OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- ELECTRICAL SYSTEM SHALL BE AS COMPLETELY AND EFFECTIVELY GROUNDED, AS REQUIRED BY SPECIFICATIONS, SET FORTH BY T-MOBILE AND CEC ARTICLE 250.
- ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND SUBJECT TO REGULATORY INSPECTION AND APPROVAL BY CONSTRUCTION MANAGER.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
- THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THEREIN.
- ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.
- PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES, AND DEVICES FOR ALL OUTLETS AS INDICATED.
- DITCHING AND BACKFILL: CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION.
- MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA AND IEC.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURER'S CATALOG INFORMATION OF ANY/ALL LIGHTING FIXTURES, SWITCHES AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
- ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE 'CONSTRUCTION MANAGER' UPON FINAL ACCEPTANCE.
- THE ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES. ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- DISCONNECT SWITCHES SHALL BE H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS

- REQUIRED BY EXPOSURE TYPE.
- ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF ANTI-OXIDE COMPOUND SUCH AS 'NO-OXIDE A' BY DEARBORNE CHEMICAL CO. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED - NO SUBSTITUTIONS.
- RACEWAYS: CONDUIT SHALL BE SCHEDULE 40 PVC MEETING OR EXCEEDING NEMA TC2-1990. CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS- 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 2FT RADIUS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH 'BRITE ZING' OR 'GOLD GALV'.
- SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY CEC.
- CONDUCTORS: CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER WITH TYPE THWN INSULATION, 800 VOLT, COLOR CODED. USE SOLID CONDUCTORS FOR WIRE UP TO AND INCLUDING NO. 8 AWG. USE STRANDED CONDUCTORS FOR WIRE ABOVE NO. 8 AWG.
- CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
- SERVICE: 240/120V, SINGLE PHASE, 3 WIRE CONNECTION AVAILABLE FROM UTILITY COMPANY. OWNER OR OWNERS AGENT WILL APPLY FOR POWER.
- TELEPHONE SERVICE: CONTRACTOR SHALL PROVIDE EMPTY CONDUITS WITH PULL STRINGS AS INDICATED ON DRAWINGS.
- ELECTRICAL AND TELCO RACEWAYS TO BE BURIED A MINIMUM OF 2' DEPTH.
- CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL AND TELCO SERVICE CONDUITS. CAUTION TAPE TO READ 'CAUTION BURIED ELECTRIC' OR 'BURIED TELECOM'.

GROUNDING NOTES:

- COMPRESSION CONNECTIONS (2), 2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUNDING BAR. ROUTE CONDUCTORS TO BURIED GROUNDING RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
- EC SHALL USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION ("P", "A", "N", "I") WITH 1" HIGH LETTERS.
- ALL HARDWARE 18-8 STAINLESS STEEL, INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8 INCH DIAMETER OR LARGER.
- FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
- NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUNDING BAR AND BOLTED ON THE BACK SIDE.
- NUMBER OF GROUNDING BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATION, AND CONNECTION ORIENTATION. PROVIDE AS REQUIRED.
- WHEN THE SCOPE OF WORK REQUIRES THE ADDITION OF A GROUNDING BAR TO AN EXISTING TOWER, THE SUBCONTRACTOR SHALL OBTAIN APPROVAL FROM THE TOWER OWNER PRIOR TO MOUNTING THE GROUNDING BAR TO THE TOWER.
- ALL ELECTRICAL AND GROUNDING AT THE CELL SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780 (LATEST EDITION), CALIFORNIA BUILDING STANDARDS AND MANUFACTURER.

STRUCTURAL SPECIFICATIONS:

- GENERAL
 - GENERAL DETAILS AND NOTES ON THESE SHEETS SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. CONSTRUCTION DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS.
 - SHORING: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL TEMPORARY BRACING AND SHORING TO INSURE THE SAFETY OF THE WORK UNTIL IT IS IN ITS COMPLETED FORM. THIS INCLUDES UNDERPINNING EXISTING FOOTINGS WHERE APPLICABLE.
 - SAFETY: THESE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE INDICATED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
- STEEL
 - ALL STRUCTURAL STEEL SECTIONS AND WELDED PLATE MEMBERS SHALL CONFORM TO ASTM A-36 AND BE FABRICATED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE AISC.
 - ALL BOLTS SHALL CONFORM TO ASTM A-307 UNLESS OTHERWISE NOTED ON PLANS.
 - STEEL PIPE COLUMNS SHALL BE GRADE "B" CONFORMING TO ASTM A53.
 - STEEL TUBING SHALL BE GRADE "B" CONFORMING TO ASTM A500.
 - ALL WELDING SHOULD BE DONE IN CERTIFIED WELDER'S SHOP UNLESS NOTED OTHERWISE.
 - ALL STRUCTURAL STEEL SHALL HAVE MILL CERTIFICATION. MILL CERTIFICATION SHALL BE KEPT ON THE JOB SITE FOR EXAMINATION BY THE DESIGN ENGINEER AND THE CITY INSPECTOR.
 - ALL HIGH STRENGTH BOLTS SHALL HAVE MILL CERTIFICATION. MILL CERTIFICATION SHALL BE KEPT ON THE JOB SITE FOR EXAMINATION BY THE INSPECTOR.
- CONCRETE
 - STRENGTH: CONCRETE FOR THE PROJECT SHALL HAVE THE FOLLOWING ULTIMATE COMPRESSIVE STRENGTH AT AGE OF 28 DAYS:

LOCATION	STRENGTH	WT.	SLUMP	ADMIXTURE
A. SLAB & FOOTING	2500 PSI	150 PCF	4"	NONE
 - REBAR GRADES: REINFORCING STEEL SHALL BE CLEAN PREFORMED BARS CONFORMING TO ASTM A615 AS FOLLOWS:
 - #4 & SMALLER BARS.....GRADE 40
 - #5 & LARGER BARS.....GRADE 60
 - CEMENT: FOUNDATIONS & SLABS: TYPE V, LOW ALKALI, CONFORMING TO ASTM C-150. PIER/CAISSON FOOTINGS: TYPE V, LOW ALKALI, CONFORMING TO ASTM C-150.
 - AGGREGATE: USED IN THE CONCRETE SHALL CONFORM TO ASTM C-33. USE ONLY AGGREGATES KNOWN NOT TO CAUSE EXCESSIVE SHRINKAGE. THE MAXIMUM SIZE AGGREGATE IN CONCRETE WORK SHALL BE THE FOLLOWING:
 - A. FOUNDATIONS & SLABS 9" OR LESS: 3/4" GRAVEL
 - B. PIER/CAISSON FOOTING: 1" GRAVEL
 - WATER: SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNT OF ACIDS, ALKALIS, ORGANIC MATERIALS AND SHALL BE SUITABLE FOR HUMAN CONSUMPTION.
 - MIXING: PREPARATION OF CONCRETE SHALL CONFORM TO ASTM C-94. NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT UNLESS APPROVED BY A TESTING AGENCY.
 - SPLICES OF REINFORCING STEEL SHALL BE LAPPED A MINIMUM OF 40 DIAMETERS AND SECURELY WIRED TOGETHER. SPLICES OF ADJACENT REINFORCING BARS SHALL BE STAGGERED WHEREVER POSSIBLE.



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	03/27/16	90% CD's	FR
1	04/01/16	100% CD's	DY
△	04/01/16	100% CD's	DY
△	06/29/16	100% CD's	AS
△	08/04/16	CITY COMMENTS	JE

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

DATE: _____

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA

REDWOOD STANDPIPE WATER TANK
SD06872A
6048 HUGHES ST
SAN DIEGO, CA 92115

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
T-2

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

- D. TIMBER**
- ALL LUMBER SHALL BE NO. 2 GRADE DOUGLAS FIR, S4S, UNLESS NOTED OTHERWISE
 - ROOF PLYWOOD SHALL MATCH EXISTING PLYWOOD SHEATHING WITH A PANEL SPAN RATING 32/16, EDGE NAIL WITH 8d AT 6" O.C. UNLESS NOTED OTHERWISE ON PLANS. NAIL WITH 8d AT 12" O.C. AT INTERMEDIATE SUPPORTS.
 - THE MAXIMUM MOISTURE CONTENT OF ALL LUMBER SHALL NOT EXCEED 19% AT THE TIME OF INSTALLATION.
 - MINIMUM NAILING SHALL COMPLY WITH TABLE 2304.9.1 OF CALIFORNIA BUILDING CODE. ALL NAILS SHALL BE COMMON WIRE NAILS.
 - ALL BOLTS SHALL HAVE STANDARD CUT WASHERS UNDER HEADS AND/OR NUTS WHERE IN CONTACT WITH WOOD.
 - LAG BOLTS SHALL BE SCREWED INTO PLACE, NOT DRIVEN. LAG BOLTS SHALL BE INSTALLED IN PRE-DRILLED HOLES WITH A DIAMETER EQUAL TO 75% DIAMETER OF BOLTS.
 - CONNECTORS: ALL SHEET METAL FRAMING CONNECTORS SHOWN IN THE PLANS SHALL BE SIMPSON STRONG-TIE CONNECTORS. SUBSTITUTIONS MAY BE MADE WHEN APPROVED BY THE STRUCTURAL ENGINEER.
 - ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE WOLMANIZED PRESSURE TREATED LUMBER OR A NATURALLY DECAY RESISTANT LUMBER SUCH AS REDWOOD OR CEDAR.

PAINTING NOTES & SPECIFICATIONS:

- A. GENERAL**
- ALL PAINT PRODUCT LINES SHALL BE SHERWIN WILLIAMS UNLESS SPECIFICALLY NOTED OTHERWISE.
 - CONTRACTOR SHALL PREPARE ALL SURFACES AND APPLY ALL FINISHES PER LATEST EDITION OF MANUFACTURER'S SPECIFICATIONS.
 - COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS REGARDING SUFFICIENT DRYING TIME BETWEEN COATS WITH PROVISIONS AS RECOMMENDED BY MANUFACTURER FOR EXISTING WEATHER CONDITIONS.
 - FINISH COLOR AND TEXTURE OF ALL PAINTED SURFACES SHALL MATCH EXISTING ADJACENT SURFACES UNLESS OTHERWISE NOTED.
 - ALL PAINT MATERIAL DATA SHEETS SHALL BE PROVIDED TO THE T-MOBILE CONSTRUCTION MANAGER.
 - PREPARE PREVIOUSLY PAINTED SURFACE BY LIGHT SANDING WITH 400 GRIT SANDPAPER AND NON-HYDROCARBON WASH. PREPARE GALVANIZED SURFACES BY ACID ETCH OR SOLVENT CLEANING IN ACCORDANCE WITH SSPC-SP1.
 - FURNISH DROP CLOTHES, SHIELDS, MASKING AND PROTECTIVE METHODS TO PREVENT SPRAY OR DROPPINGS FROM DAMAGING ADJACENT SURFACES AND FACILITIES.
 - APPLY PAINT BY AIRLESS SPRAY, SANDING LIGHTLY BETWEEN EACH SUCCEEDING ENAMEL COAT ON FLAT SURFACES. APPLY MATERIAL TO ACHIEVE A COATING NO THINNER THAN THE DRY FILM THICKNESS INDICATED.
 - APPLY BLOCK FILTER TO CONCRETE BLOCK CONSTRUCTION AT A RATE TO ENSURE COMPLETE COVERAGE WITH PORES COMPLETELY FILLED.
 - CONTRACTOR SHALL CORRECT RUNS, SAGS, MISSES AND OTHER DEFECTS INCLUDING INADEQUATE COVERAGE AS DIRECTED BY THE T-MOBILE CONSTRUCTION MANAGER. REPAINT AS NECESSARY TO ACHIEVE SURFACES WHICH ARE SMOOTH, EVENLY COATED WITH UNIFORM SHEEN AND FREE FROM BLEMISHES.
- B. COATING SYSTEM SPECIFICATIONS**
- DTM ACRYLIC COATING (SERIES B66) BY SHERWIN WILLIAMS CO. 1MIL DFT PER COAT APPLIED IN TWO COATS OVER DTM BONDING PRIMER (B66A50).
 - 100% ACRYLIC, LATEX COATING EQUIVALENT TO A-100 (SERIES A-82) BY SHERWIN WILLIAMS CO. 1 DFT PER COAT APPLIED IN TWO COATS OVER SPECIFIED PRIMER.
- C. ANTENNAS**
- PRIMER - KEM AQUA E61-W525
TOPCOAT - COROTHANE II B65W200/B60V22
- BTS CABINET**
- PRIMER - KEM AQUA E61-W525
TOPCOAT - COROTHANE II B65W200/B60V22
- COAXIAL JUMPER CABLES**
- PRIMER - AS REQUIRED FOR ADHESION. APPLY ONE COAT OF KEM AQUA WATER REDUCIBLE PRIMER E61W25 REDUCED 25%
TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2
- RAW STEEL**
- PRIMER - KEM BOND HS B50WZ4, DMT ACRYLIC PRIMER
TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2
- GALVANIZED METAL**
- ACID ETCH WITH COMMERCIAL ETCH OR VINEGAR PRIMER COAT AND FINISH COAT (GALVITE HIGH SOLIDS OR DTM PRIMER/FINISH)
- STAINLESS STEEL**
- PRIMER - OTM WASH PRIMER, B71Y1
TOPCOATS - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2
- PRE-PRIMED STEEL**
- TOUCH UP ANY RUST OR UN-PRIMED STEEL WITH KEM BOND HS, SS0WZ4
- ALUMINUM & COPPER**
- PRIMER - DTM WASH PRIMER, B71Y1
TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2
- CONCRETE MASONRY**
- PRIMER - PRO MAR EXTERIOR BLOCK FILLER
TOPCOAT - 2 COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH
- CONCRETE STUCCO (EXISTING)**
- 2 COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH
- STUCCO**
- PRIMER - PRO MAR MASONRY CONDITIONED B-46 W21000
TOPCOAT - SUPERPAINT A-80 SERIES A-89 SATIN A-84 GLOSS
- WOOD**
- PRIMER - A-100 EXTERIOR ALKYD W009D PRIMER Y-24W20
TOPCOAT - 2 COATS A-100 LATEX HOUSE & TRIM SHEEN TO MATCH ADJACENT SURFACES

FIELD CUTS/ DAMAGE (PRIOR TO PRIME & PAINT)
FIRST & SECOND COAT - CUPRINOL CLEAR WOOD PRESERVATIVE #158-0356 ALL PENETRATIONS INTO FINISHED CLU-LAMS SHALL BE CAULKED WITH "SIKAFLEX" SEALANT

STEEL TOUCH UP
STEEL THAT HAS BEEN WELDED, CUT OR SCRATCHED IN THE FIELD SHALL BE TOUCHED UP WITH COLD GALVANIZED PAINT.

CONCRETE MASONRY NOTES:

- CONCRETE MASONRY UNITS SHALL BE MEDIUM WEIGHT UNITS CONFORMING TO ASTM C90, (FM=1,500 PSI), MEDIUM WEIGHT (115 PCF).
- MORTAR SHALL BE TYPE "S" (MINIMUM 1,800 PSI AT 2 DAYS).
- GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS.
- ALL CELLS CONTAINING REINFORCING STEEL OR EMBEDDED ITEMS AND ALL CELLS IN RETAINING WALLS AND WALLS BELOW GRADE SHALL BE SOLID GROUTED.
- WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE GROUT POUR 1-1/2" BELOW TOP OF THE UPPERMOST UNIT.
- ALL MASONRY CONSTRUCTION TO BE PERFORMED AS PER TMS 402-11/ACI 530-11/ASCE 5-1, CBC 2013 CHAPTER 21 AND LOCAL BUILDING ORDINANCES.
- REINFORCING BARS- SEE NOTES UNDER "REINFORCING STEEL" FOR REQUIREMENTS.
- ALL CELLS IN CONCRETE BLOCKS SHALL BE FILLED SOLID WITH GROUT EXCEPT AS NOTED IN THE DRAWINGS AND SPECIFICATIONS.
- BRICKS SHALL CONFORM TO ASTM C-62 AND SHALL BE GRADE MW OR BETTER.

STRUCTURAL CONCRETE NOTES:

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301-10, ACI 318-11 AND THE SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
- ALL CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH $f'_c=2500$ PSI AT 28 DAYS UNLESS NOTED OTHERWISE.
- REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES CLASS "B" AND ALL HOOKS SHALL BE STANDARD UNLESS NOTED OTHERWISE.
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

CONCRETE CASTS AGAINST EARTH..... 3 IN.

CONCRETE EXPOSED TO EARTH OR WEATHER:
#6 AND LARGER..... 2 IN.
#5 AND SMALLER & WWF..... 1-1/2 IN.

CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:
SLAB AND WALL 3/4 IN.
BEAMS AND COLUMNS..... 1-1/2 IN.

- A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE U.N.O. IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
- HOLES TO RECEIVE EXPANSION/WEDGE ANCHORS SHALL BE 1/8" LARGER IN DIAMETER THAN THE ANCHOR BOLT, DOWEL OR ROD AND SHALL CONFORM TO MANUFACTURERS RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. LOCATE AND AVOID CUTTING EXISTING REBAR WHEN DRILLING HOLES IN CONCRETE SLABS.
- USE AND INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR SHALL BE PER ICC ER# & MANUFACTURERS WRITTEN RECOMMENDED PROCEDURES.



10509 VISTA SORRENTO PKWY #206
SAN DIEGO, CA 92121
T-MOBILE.COM



5015 SHOREHAM PL.,
SUITE 150
SAN DIEGO, CA 92122
WWW.SDCW.COM
619.736.3766

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	03/27/16	90% CD's	FR
1	04/01/16	100% CD's	DY
2	04/01/16	100% CD's	DY
3	06/29/16	100% CD's	AS
4	08/04/16	CITY COMMENTS	JE

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REDWOOD STANDPIPE WATER TANK
SD06872A
6046 HUGHES ST
SAN DIEGO, CA 92115

SHEET TITLE

GENERAL NOTES


SHEET NUMBER

T-3

SYMBOLS & LINE SCHEDULE		SCALE	4
N.T.S.			
	DETAIL REFERENCE		
	ELEVATION REFERENCE		
	SECTION REFERENCE		
	AZIMUTH ARROW		
	PROPERTY LINE		
	SETBACK LINE		
	CENTER LINE		
	ELEVATION BUBBLE		
	FIBER CABLE		
	MECHANICAL GRND. CONN.		
	GROUNDING CABLE		
	CADWELD		
	GROUND BUS BAR		
	EXISTING T-MOBILE ANTENNAS		
	EXISTING T-MOBILE AWS TMA		

- CONSTRUCTION DRAWINGS: SD06872A_CUPRENEWAL_ZD100_REV2_CYC-ISS-1_09142015
- SCOPE OF WORK: NO CURRENT RFDS AVAILABLE
- SITE WALK: NO CURRENT SITE WALK AVAILABLE
- SITE SURVEY: NO CURRENT SURVEY AVAILABLE

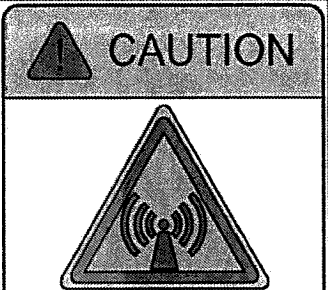
REFERENCED DOCUMENTS	SCALE	3
N.T.S.		



Radio frequency fields beyond this point may exceed the FCC general public exposure limit.

Obey all posted signs and site guidelines for working in radio frequency environments.


In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307 (b)



Beyond this point: Radio frequency fields at this site may exceed FCC rules for human exposure.

For your safety, obey all posted signs and site guidelines for working in radio frequency environments.


In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307 (b)



Beyond this point: Radio frequency fields at this site exceed the FCC rules for human exposure.

Failure to obey all posted signs and site guidelines for working in radio frequency environments could result in serious injury.

In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307 (b)



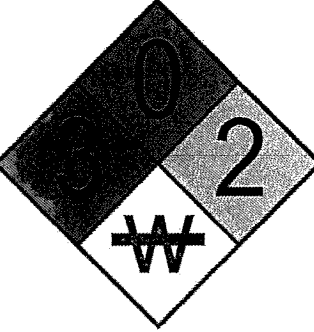
HAZARDOUS MATERIAL STORAGE AREA

WARNING

THIS FACILITY CONTAINS
CORROSIVE LIQUID
TOXIC LIQUID CLASS 1
WATER REACTIVE LIQUID

IN CASE OF
EMERGENCY
CALL
1-866-400-6040

SITE NUMBER: SD06872A
SITE NAME: REDWOOD STANDPIPE WATER TANK



INFORMATION SIGN

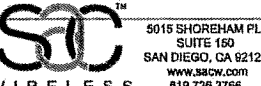
SIGNAGE	SCALE	2
N.T.S.		

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
A.B.	ANCHOR BOLT	GRND.	GROUND
ABV.	ABOVE	HDR.	HEADER
AC	AIR CONDITIONING	HGR.	HEIGHT
ACU	AIR CONDITIONING UNIT	ICGB.	ISOLATED COPPER GROUND BUS
ACCA	ANTENNA CABLE COVER ASSY.	IGR	INTERIOR GROUND RING
ADDL.	ADDITIONAL	IN. (")	INCH(ES)
A.F.F.	ABOVE FINISHED FLOOR	INT.	INTERIOR
A.F.G.	ABOVE FINISHED GRADE	LB. (#)	POUND(S)
A.G.L.	ABOVE GRADE LEVEL	L.B.	LAG BOLTS
ALUM.	ALUMINUM	L.F.	LINEAR FEET (FOOT)
ALT.	ALTERNATE	L.	LONG (TUDINAL)
ANT.	ANTENNA	MGB	MASTER GROUND BUS
APPRX.	APPROXIMATE (LY)	MAS.	MASONRY
APX	APEX	MAX.	MAXIMUM
ARCH.	ARCHITECT (URAL)	M.B.	MACHINE BOLT
ASSY.	ASSEMBLY	MECH.	MECHANICAL
AWG.	AMERICAN WIRE GAUGE	MFR.	MANUFACTURER
BCN	BEACON	MIN.	MINIMUM
BD.	BOLLARD	MISC.	MISCELLANEOUS
BDK	BRASS DISK	MTL.	METAL
BLDG.	BUILDING	MW	MICROWAVE
BLK.	BLOCK	(N)	NEW
BLKG.	BLOCKING	NO. (#)	NUMBER
BM	BEAM / BENCH MARK	N.T.S.	NOT TO SCALE
B.N.	BOUNDARY NAILING	O.C.	ON CENTER
BTCW.	BARE TINNED COPPER WIRE	OH.	OVERHEAD
B.O.F.	BOTTOM OF FOOTING	OHP.	OVERHEAD POWER LINE
BTM.	BOTTOM	OPNG.	OPENING
BRC.	BRACE	P/C	PRECAST CONCRETE
BTS	BASE TRANSCEIVER STATION	PLY.	PLYWOOD
B.W.F.	BARBED WIRE FENCE	PPC	POWER PROTECTION CABINET
BU	BACK-UP CABINET	P.S.F.	POUNDS PER SQUARE FOOT
CAB.	CABINET	P.S.I.	POUNDS PER SQUARE INCH
CANT.	CANTILEVER (ED)	P.T.	PRESSURE TREATED
C.I.P.	CAST IN PLACE	PWR.	POWER (CABINET)
C.L.F.	CHAIN LINK FENCE	QTY.	QUANTITY
CLG.	CEILING	R.	RADIUS
CLR.	CLEAR	RAD. CTR.	RADIATION CENTER
COL.	COLUMN	RBS	RADIO BASE STATION
CONC.	CONCRETE	REF.	REFERENCE
CONN.	CONNECTION (OR)	REINF.	REINFORCEMENT (ING)
CONST.	CONSTRUCTION	REQD.	REQUIRED
CONT.	CONTINUOUS	RF	RADIO FREQUENCY
CPD	CONCRETE PAD	RGS	RIGID GALVANIZED STEEL
C.T.	CABLE TRAY	RRU	REMOTE RADIO UNIT
d	PENNY (NAILS)	RRH	REMOTE RADIO HEAD
DBL.	DOUBLE	SCH.	SCHEDULE
DEF.	DEFINITION	SHT.	SHEET
DEPT.	DEPARTMENT	SIM.	SIMILAR
D.F.	DOUGLAS FIR	SPEC.	SPECIFICATION(S)
DIA. (Ø)	DIAMETER	SP	STEEL PLATE
DIAG.	DIAGONAL	SQ.	SQUARE
DIM.	DIMENSION	S.S.	STAINLESS STEEL
DR.	DOOR	STD.	STANDARD
DWG.	DRAWING(S)	STL.	STEEL
DWL.	DOWEL(S)	STRUC.	STRUCTURAL
EA.	EACH	T.B.D.	TO BE DETERMINED
EBX	ELECTRICAL BOX	T.B.R.	TO BE RESOLVED
EG	EQUIPMENT GROUND	TEMP.	TEMPORARY
EGR	EQUIPMENT GROUND RING	THK.	THICK (NESS)
EL.	ELEVATION	TMA	TOWER MOUNTED AMPLIFIER
ELEC.	ELECTRICAL	T.N.	TOE NAIL
ELEV.	ELEVATOR	T.O.A.	TOP OF ANTENNA
EM	ELECTRICAL METER	T.O.C.	TOP OF CURB
E.M.T.	ELECTRICAL METALLIC TUBING	T.O.F.	TOP OF FOUNDATION
E.O.P.	EDGE OF PAVEMENT	T.O.P.	TOP OF PLATE (PARAPET)
EQ. (+)	EQUAL	T.O.S.	TOP OF STEEL
EVLT	ELECTRICAL VAULT	T.O.W.	TOP OF WALL
ENG.	EXPANSION	TWR.	TOWER
EXST.	EXISTING	TYP.	TYPICAL
EXT.	EXTERIOR	U.G.	UNDER GROUND
FAB.	FABRICATION (OR)	U.L.	UTILITY POLE
F.N.	FINISH FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
F.O.	FINISH GRADE	V.I.N.	VERIFY IN FIELD
FIN.	FINISH (ED)	W.	WIDE (WIDTH)
FLR.	FLOOR	WD.	WOOD
FDN.	FOUNDATION	W.P.	WEATHERPROOF
F.C.	FACE OF CONCRETE	WT.	WEIGHT
F.M.	FACE OF MASONRY		
F.S.	FACE OF STUD		
F.W.	FACE OF WALL		
F.S.	FINISHED SURFACE		
FT. (')	FOOT (FEET)		
FTG.	FOOTING		
GA.	GAUGE		
GI.	GALVANIZE (D)		
G.F.I.	GROUND FAULT INTERRUPTER		
GEN	GENERATOR		
GLB.	GLOBAL POSITIONING SYSTEM		
GRC.	GROWTH RADIO CABINET		

ABBREVIATIONS	SCALE	1
N.T.S.		



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4	08/04/16	CITY COMMENTS	JE

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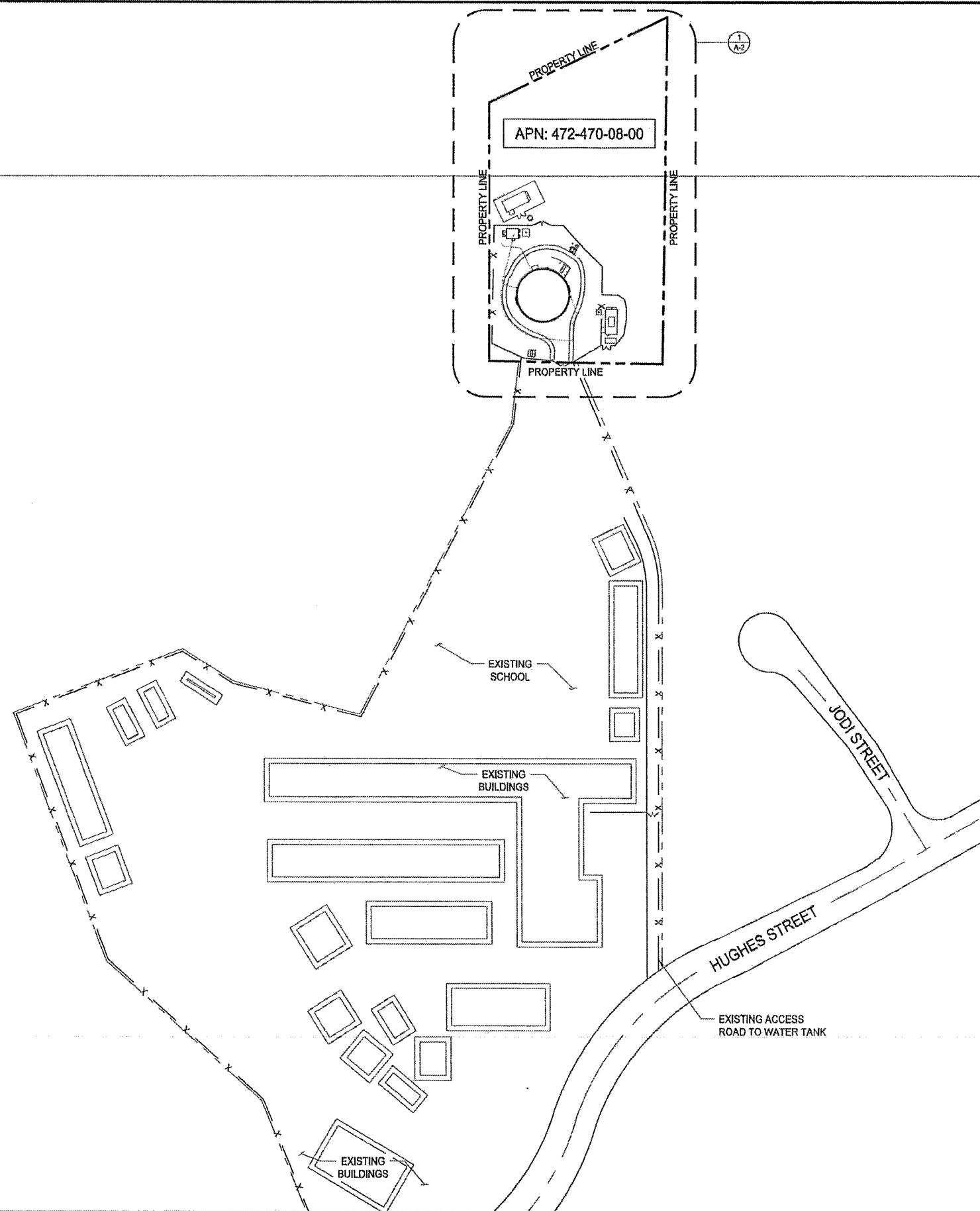
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SD06872A
6046 HUGHES ST
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SHEET TITLE
REFERENCED DOCUMENTS,
SIGNAGE, &
ABBREVIATIONS

SHEET NUMBER
T-4

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- THE PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- ANTENNA CONCEALMENT SCREENING (ANTENNA SKIRTS AND CHINSTRAPS) SHALL BE FINISHED, PAINTED, TEXTURED, AND MAINTAINED IN ACCORDANCE WITH CITY OF SAN DIEGO PLANNING DEPARTMENT'S CUP FINDINGS AND CONDITIONS OF APPROVAL.

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SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1





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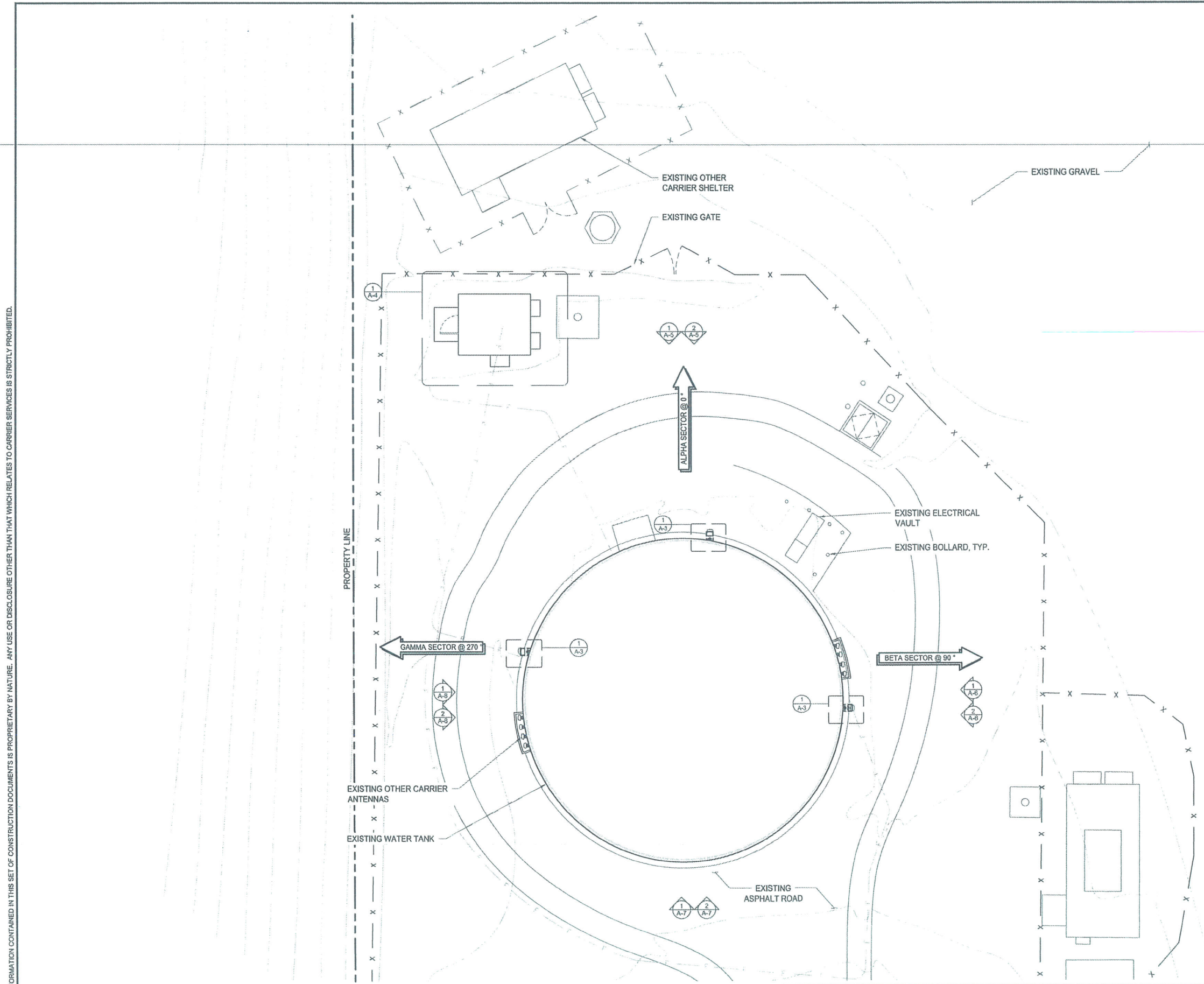
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SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-2



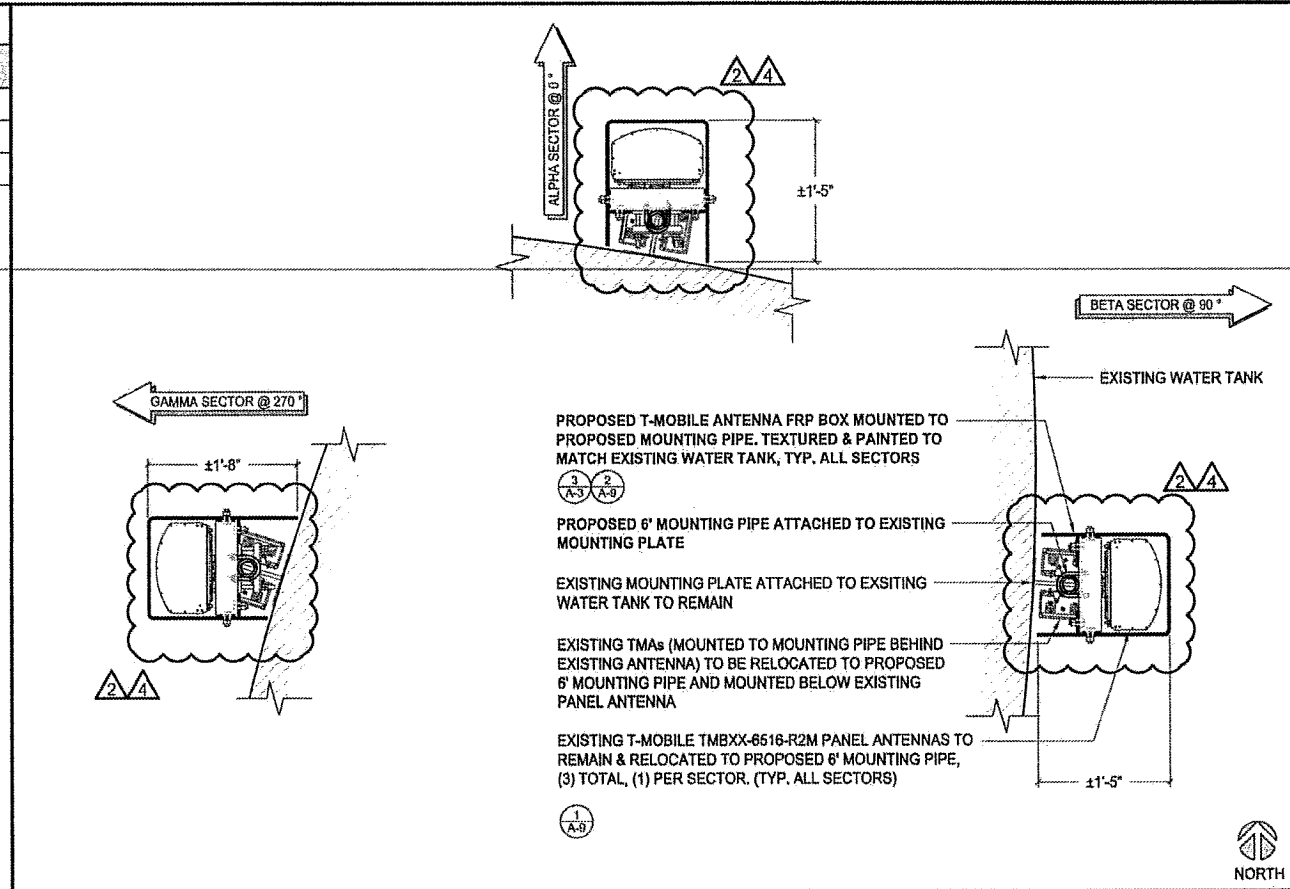
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ENLARGED SITE PLAN

0 2' 4' 8' SCALE: 1/8"=1'-0" (22x34)
(OR) 1/16"=1'-0" (11x17) 1

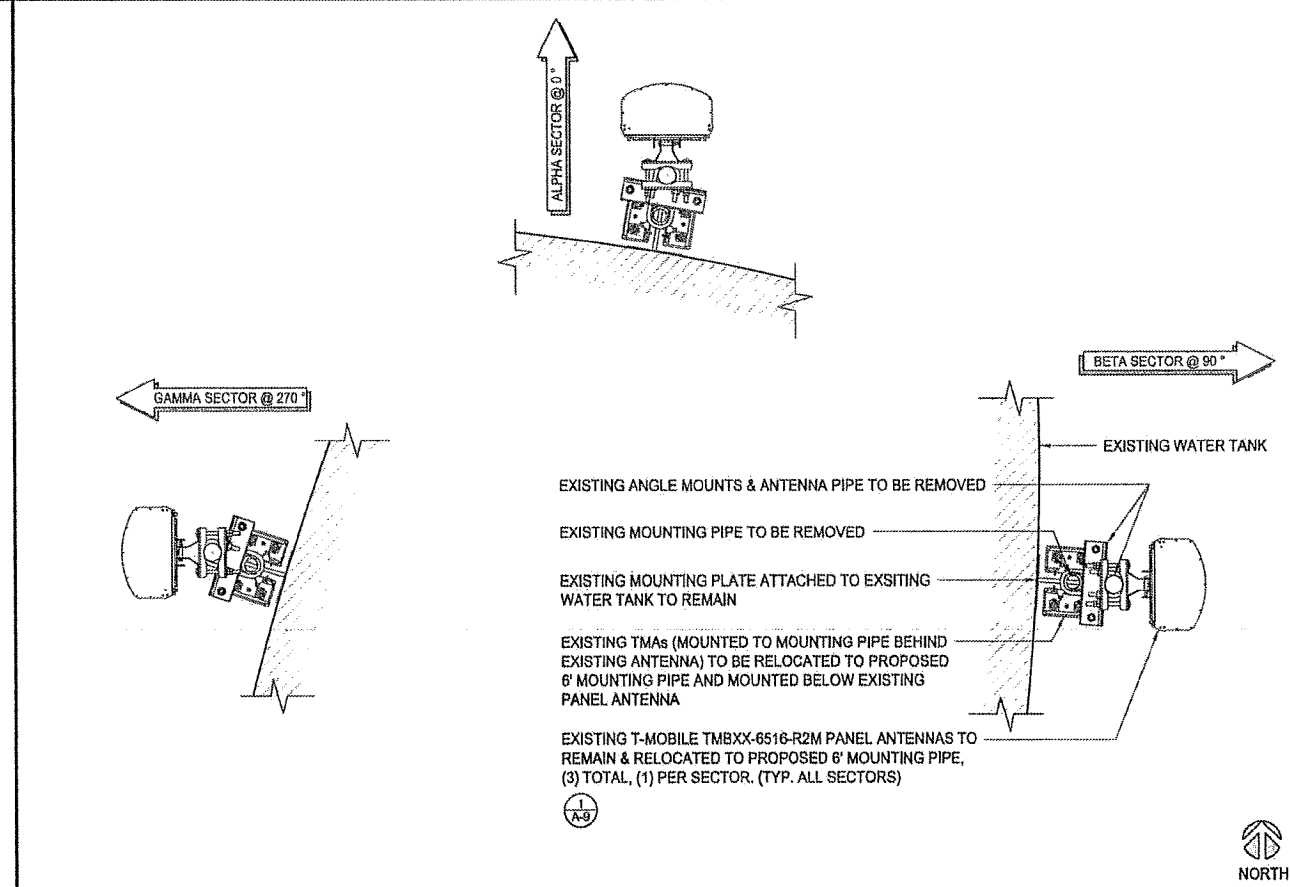
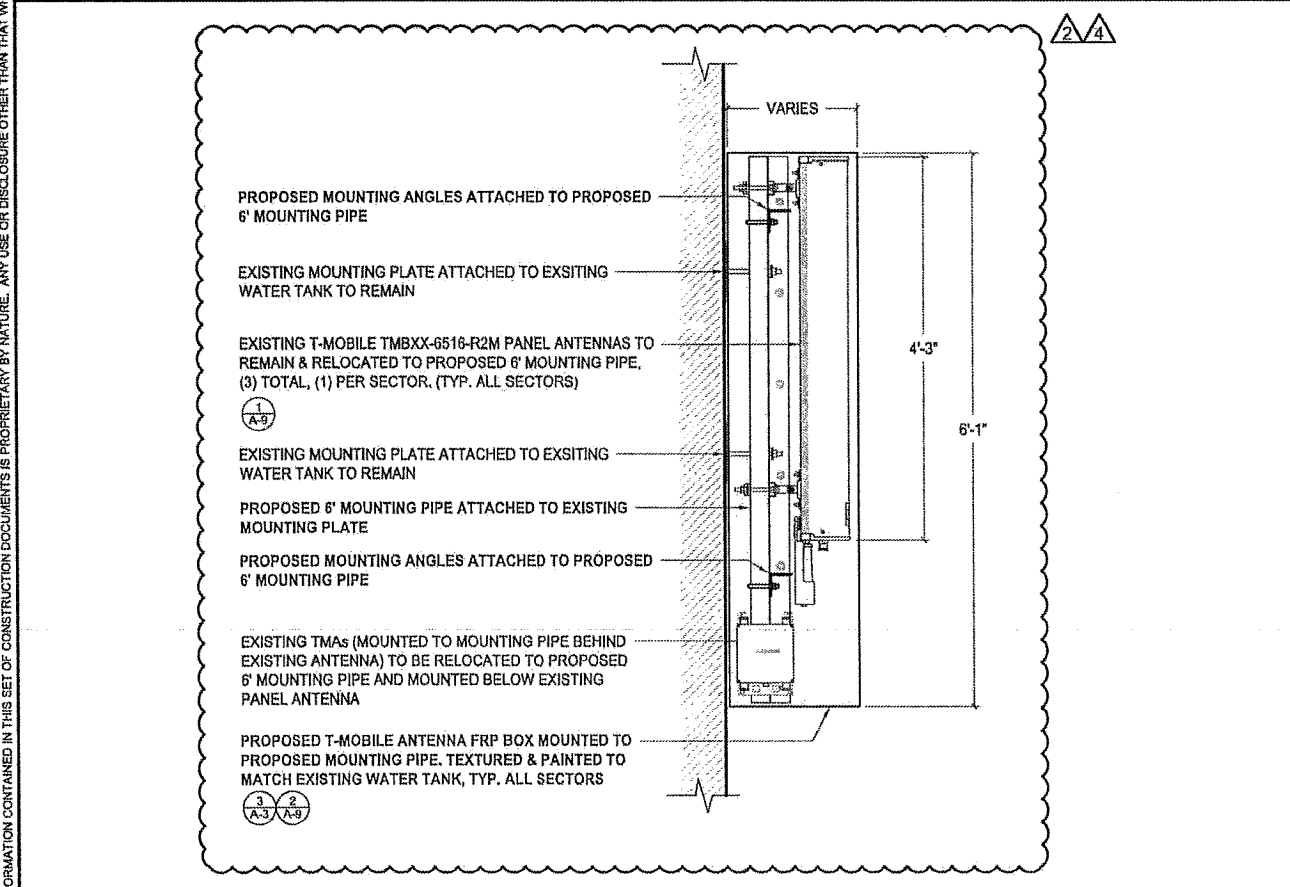


EXISTING ANTENNA SCHEDULE								
SECTOR	AZIMUTH	RAD CENTER	POSITION	EXISTING OR PROPOSED	ANTENNA MODEL	TMA	CABLE	CABLE LENGTH AS PER RFDS
ALPHA	0°	30'-0"	1	EXISTING	TMBXX-6516-R2M	-	(2) 7/8" COAX	60'
BETA	90°	60'-0"	1	EXISTING	TMBXX-6516-R2M	-	(2) 7/8" COAX	80'
GAMMA	270°		1	EXISTING	TMBXX-6516-R2M	-	(2) 7/8" COAX	80'



EXISTING ANTENNA SCHEDULE SCALE: N.T.S. 4

PROPOSED ANTENNA PLAN SCALE: 1"=1'-0" (22x34) (OR) 1/2"=1'-0" (11x17) 2



ANTENNA MOUNTING DETAIL SCALE: 1-1/2"=1'-0" (22x34) (OR) 3/4"=1'-0" (11x17) 3

EXISTING ANTENNA PLAN SCALE: 1"=1'-0" (22x34) (OR) 1/2"=1'-0" (11x17) 1

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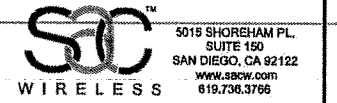
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EXISTING & PROPOSED
ANTENNA PLANS,
MOUNTING DETAIL &
SCHEDULES

SHEET NUMBER
A-3

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SHEET TITLE
EXISTING EQUIPMENT PLAN

SHEET NUMBER
A-4

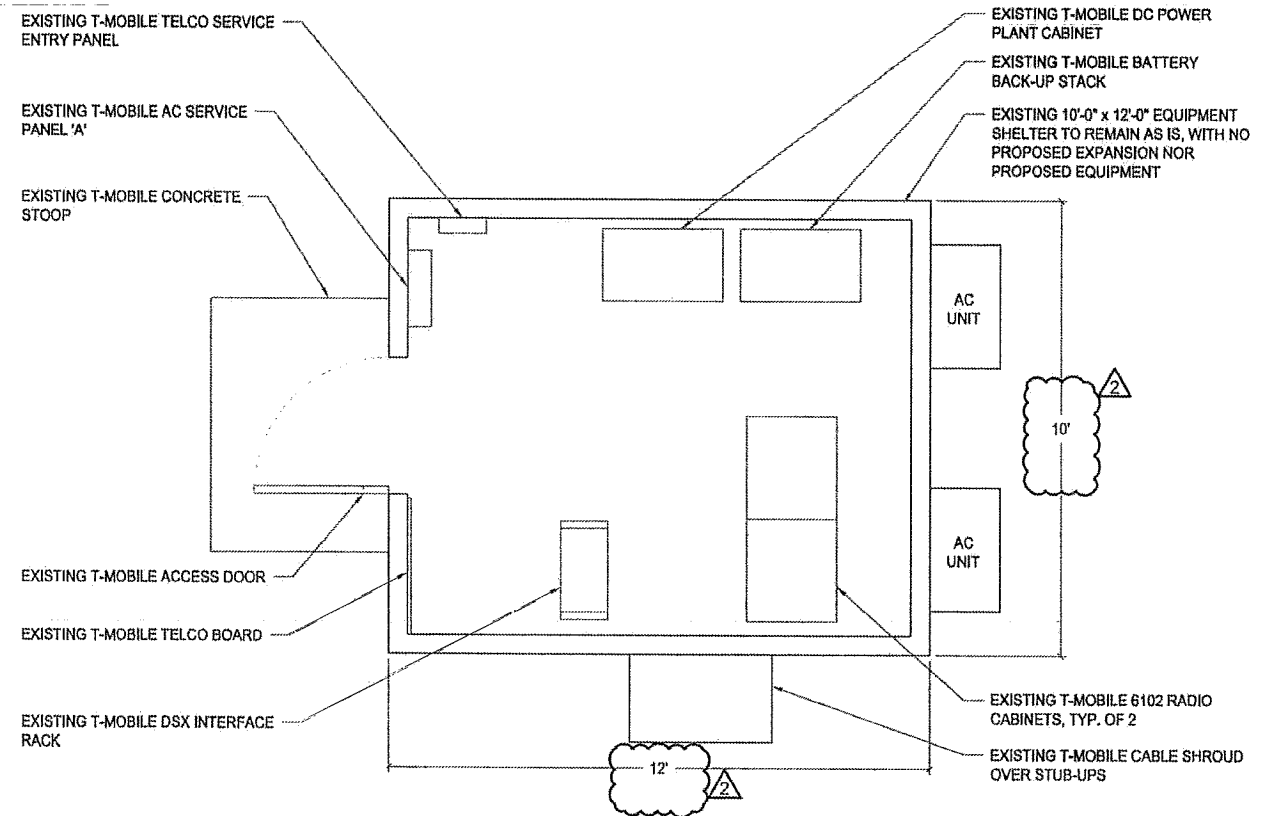
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NOT USED

SCALE
N.T.S. 4

NOT USED

SCALE
N.T.S. 2



NOT USED

SCALE
N.T.S. 3

EXISTING EQUIPMENT PLAN

0 6" 1" 2" SCALE: 1/2"=1'-0" (22x34)
 (OR) 1/4"=1'-0" (11x17)



1



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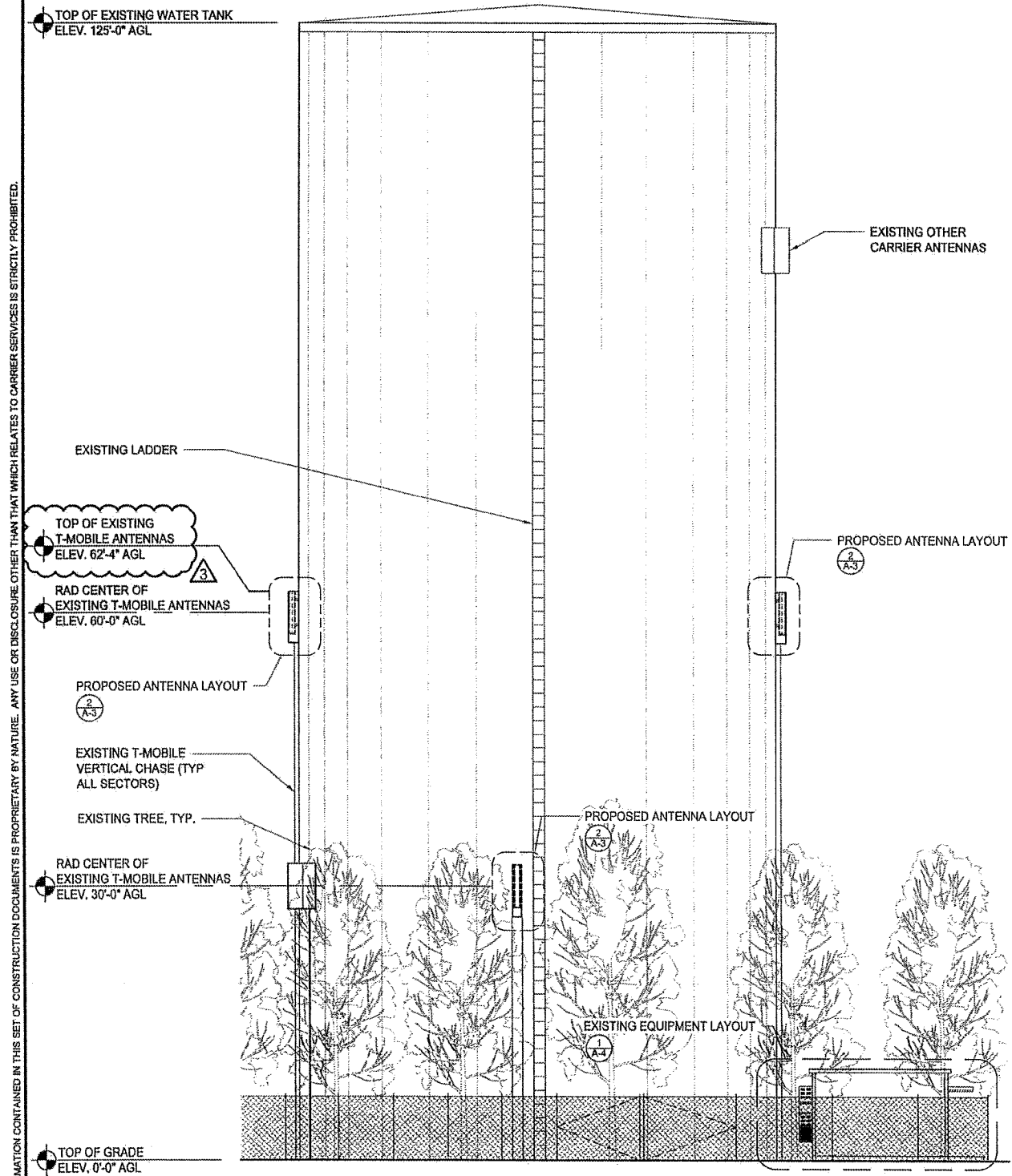
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SHEET TITLE

EXISTING & PROPOSED
NORTH ELEVATIONS

SHEET NUMBER

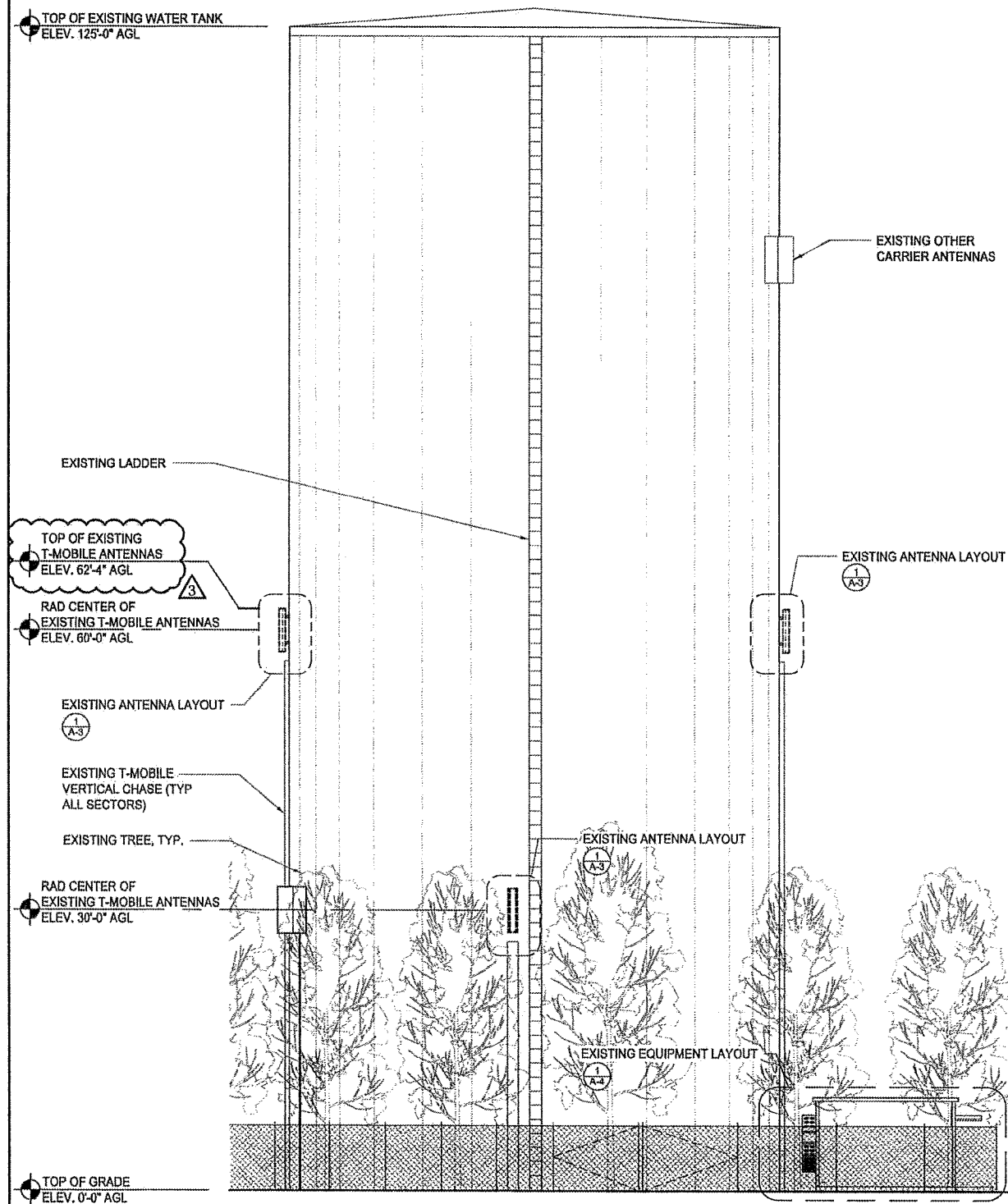
A-5



PROPOSED NORTH ELEVATION

0 2' 4' 8' SCALE: 1/8"=1'-0" (22x34)
(OR) 1/16"=1'-0" (11x17)

2



EXISTING NORTH ELEVATION

0 2' 4' 8' SCALE: 1/8"=1'-0" (22x34)
(OR) 1/16"=1'-0" (11x17)

1

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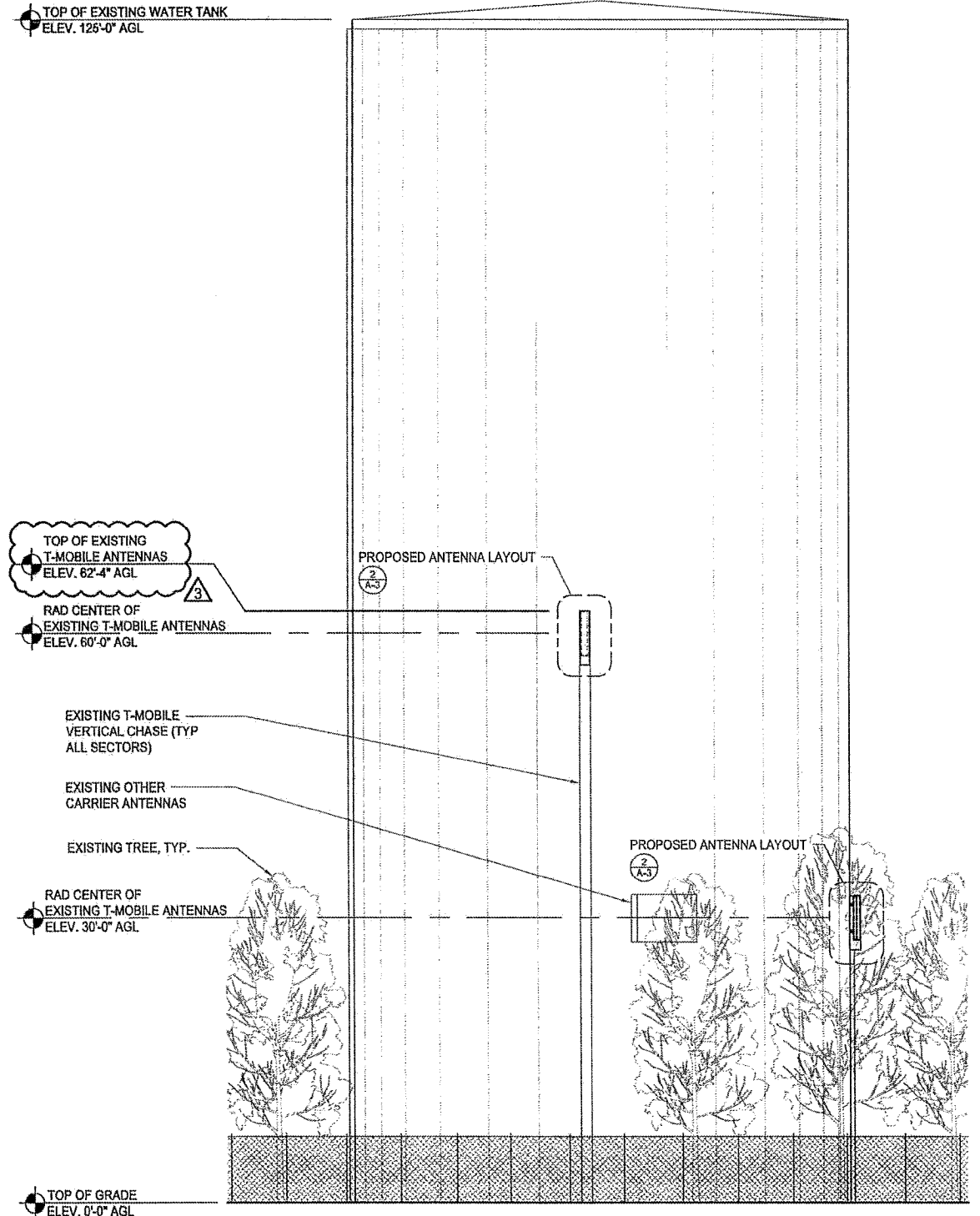
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SHEET TITLE
 EXISTING & PROPOSED
 EAST ELEVATIONS

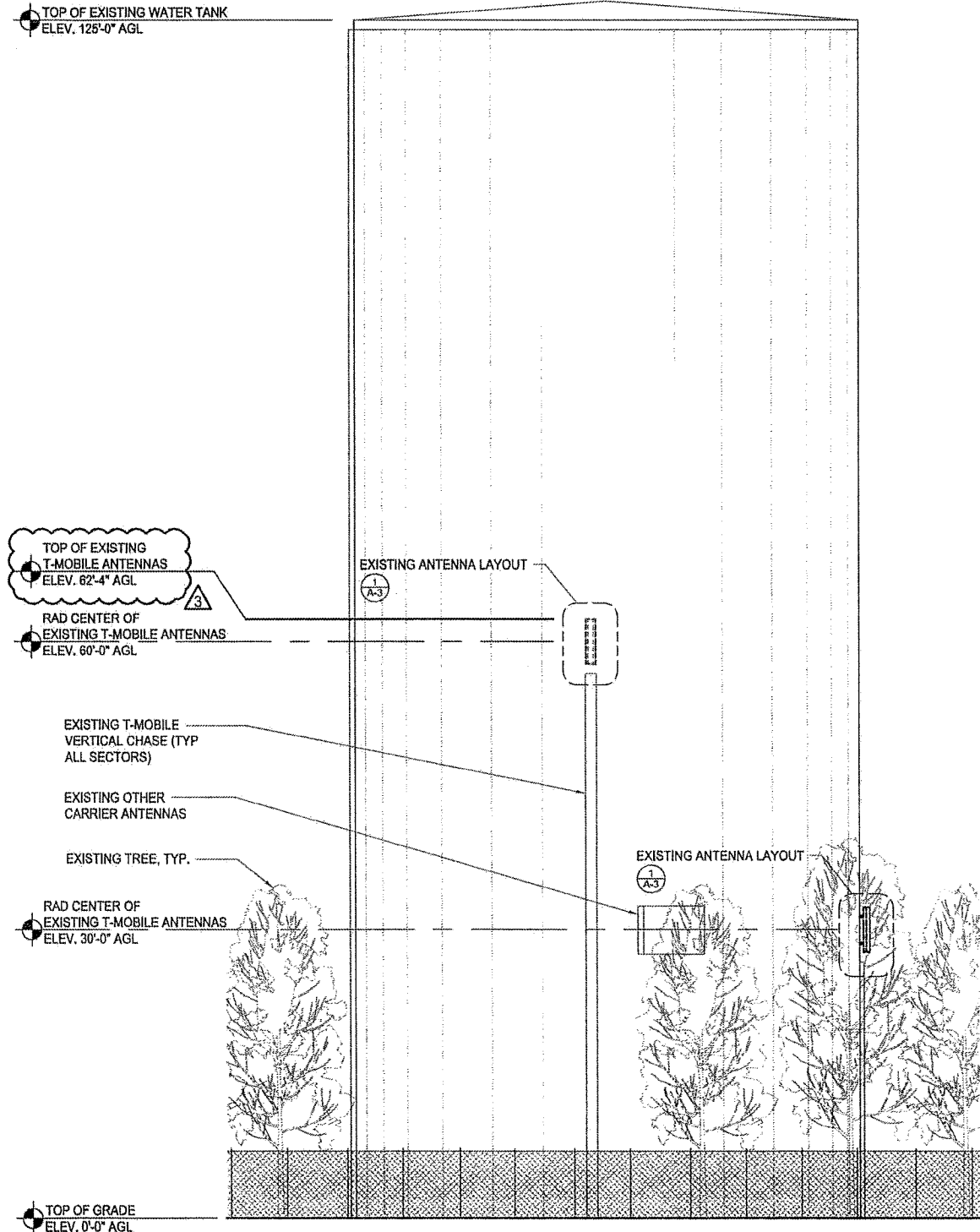
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PROPOSED EAST ELEVATION

SCALE: 1/8"=1'-0" (22x34)
 (OR) 1/16"=1'-0" (11x17)



EXISTING EAST ELEVATION

SCALE: 1/8"=1'-0" (22x34)
 (OR) 1/16"=1'-0" (11x17)



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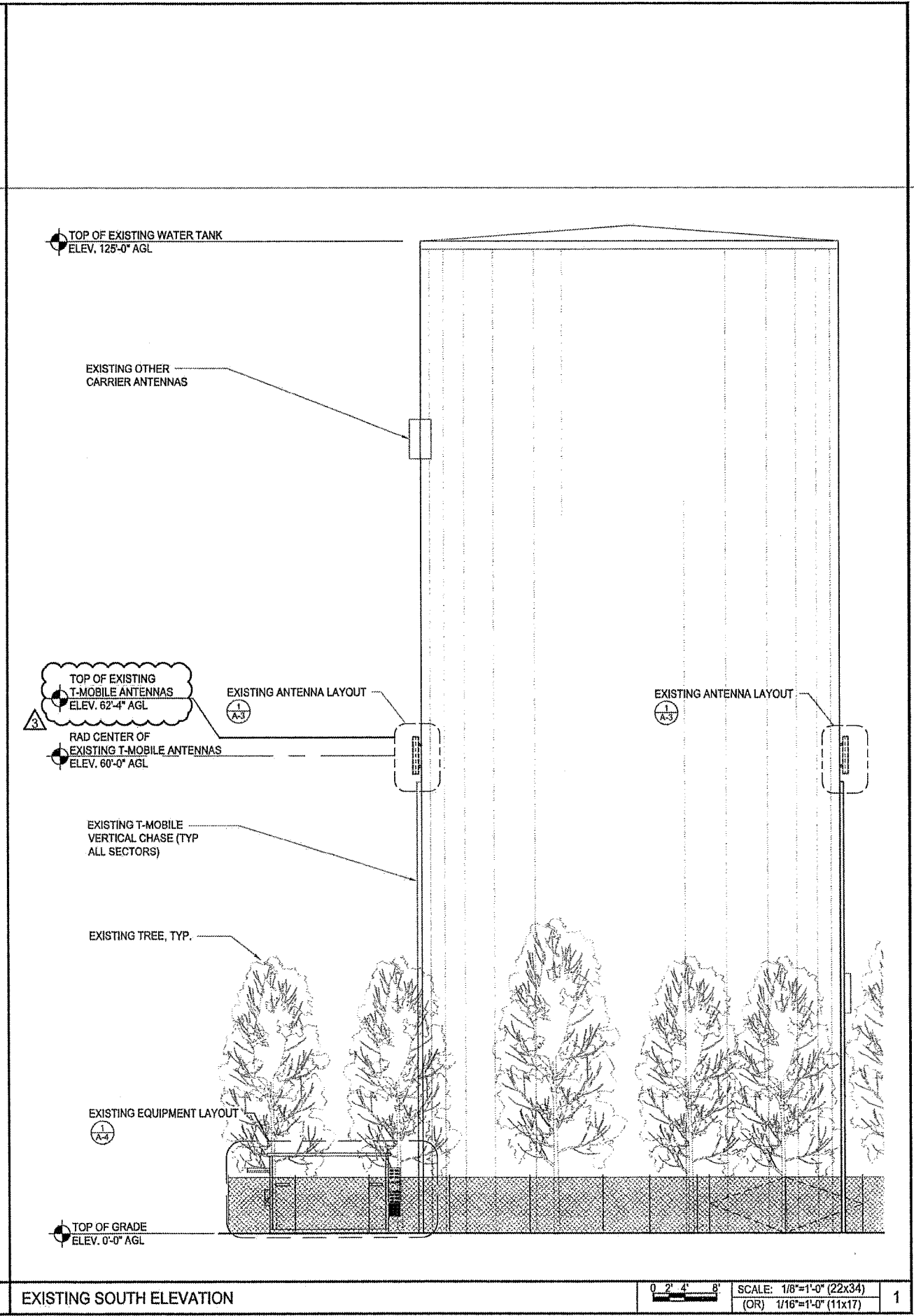
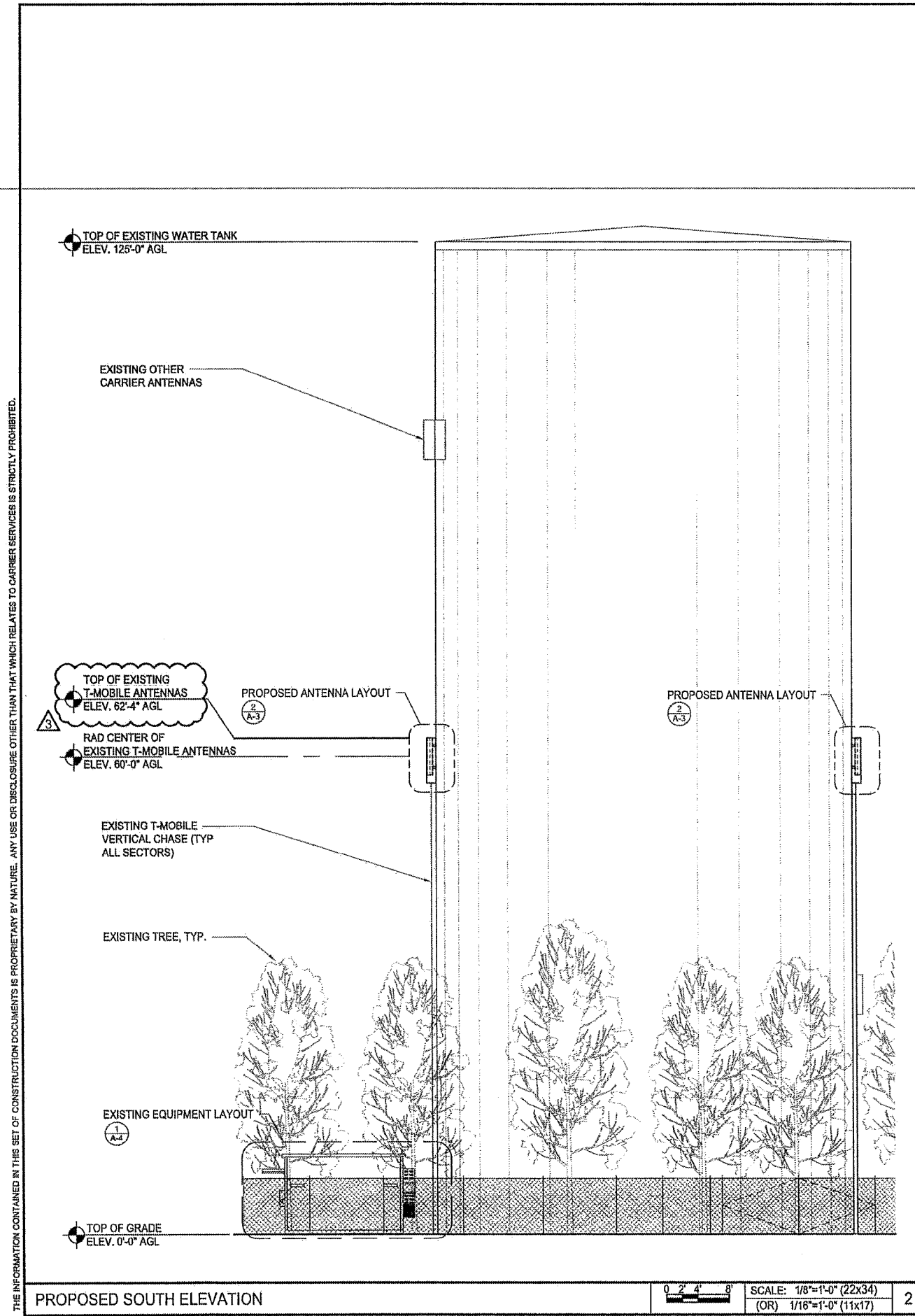
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SHEET TITLE
EXISTING & PROPOSED SOUTH ELEVATIONS

SHEET NUMBER
A-7



PROPOSED SOUTH ELEVATION

EXISTING SOUTH ELEVATION

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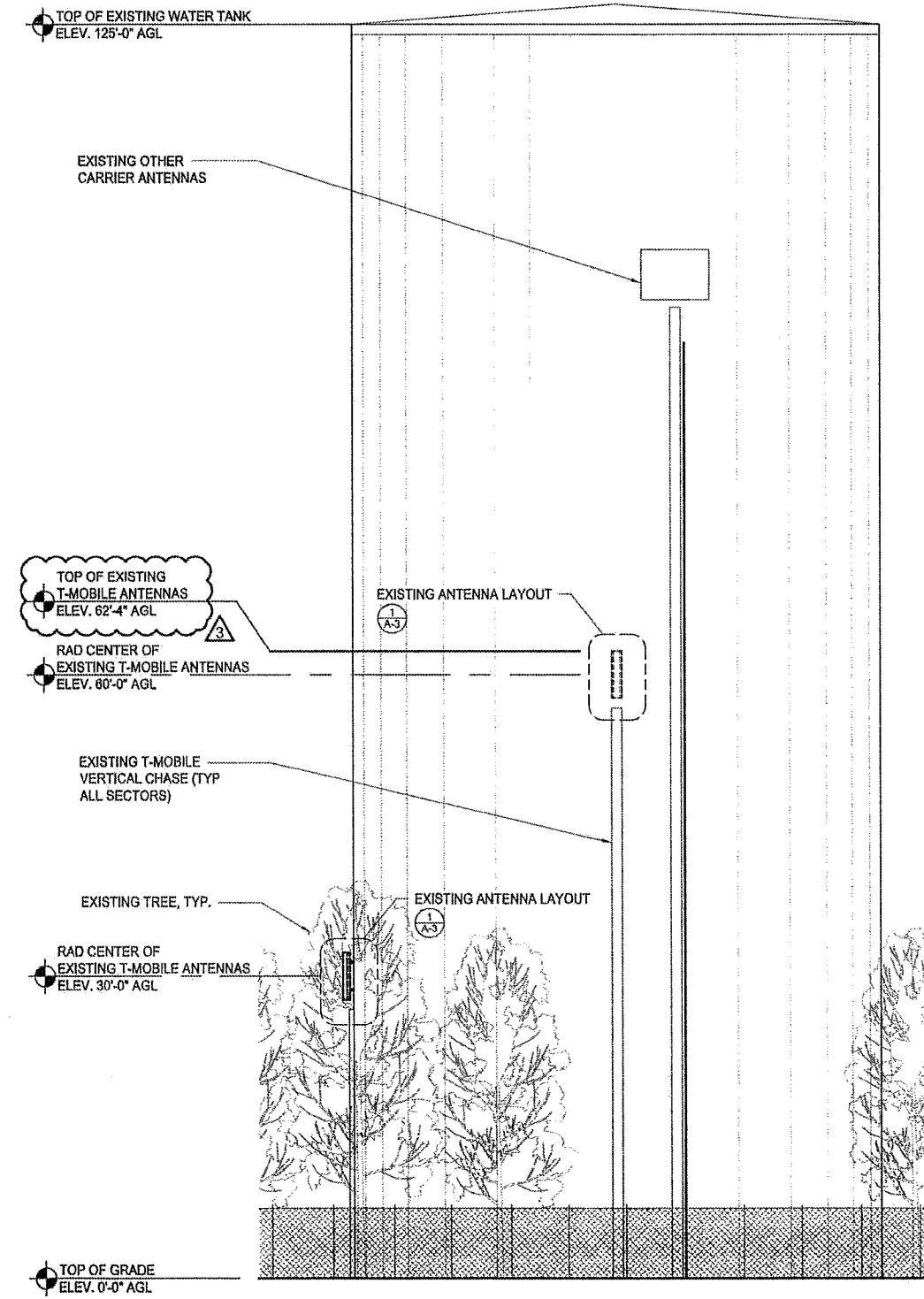
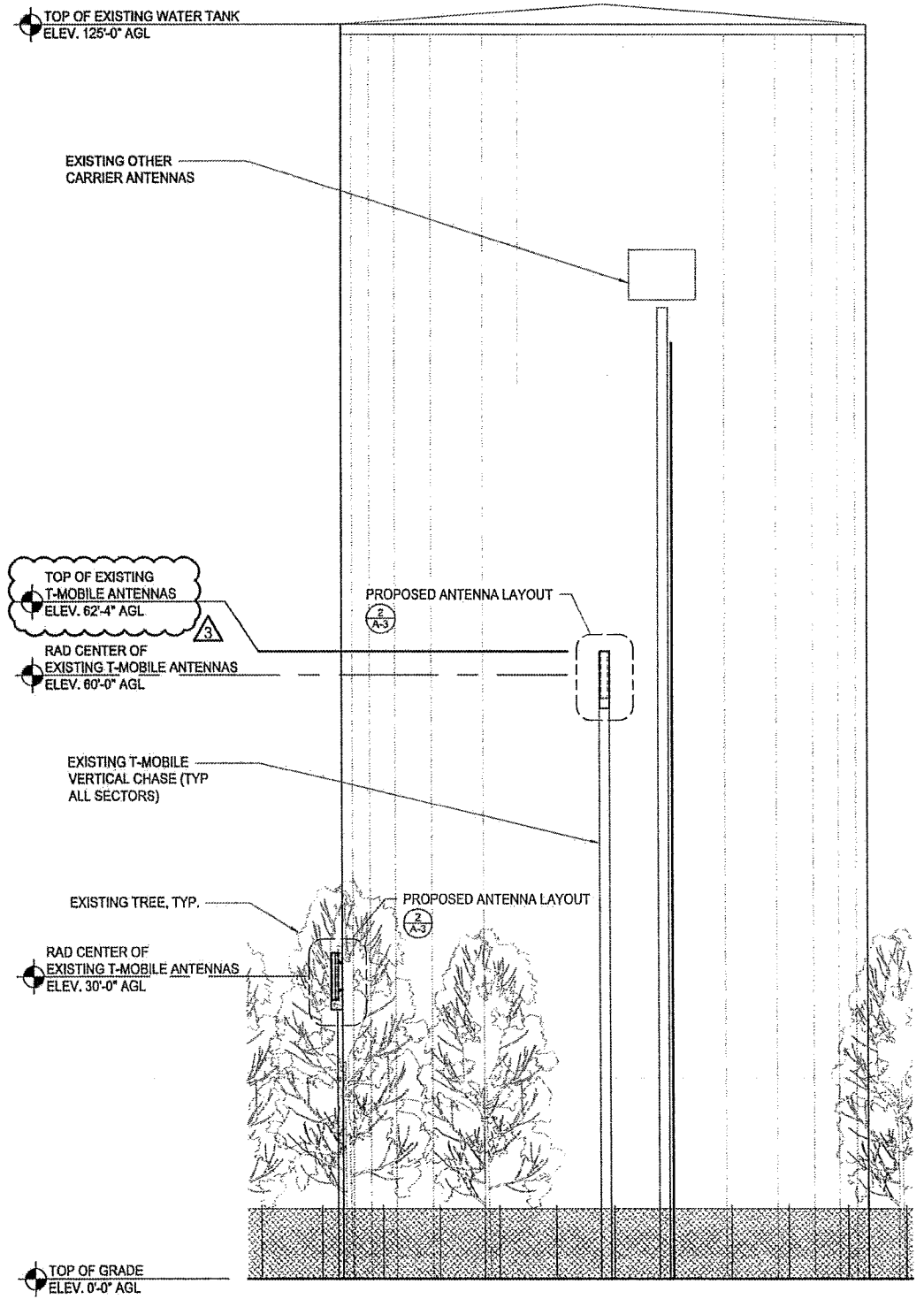
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SHEET TITLE
EXISTING & PROPOSED WEST ELEVATIONS

SHEET NUMBER
A-8

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PROPOSED WEST ELEVATION

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2 EXISTING WEST ELEVATION

0 2' 4' 8' SCALE: 1/8"=1'-0" (22x34)
 (OR) 1/16"=1'-0" (11x17)

1



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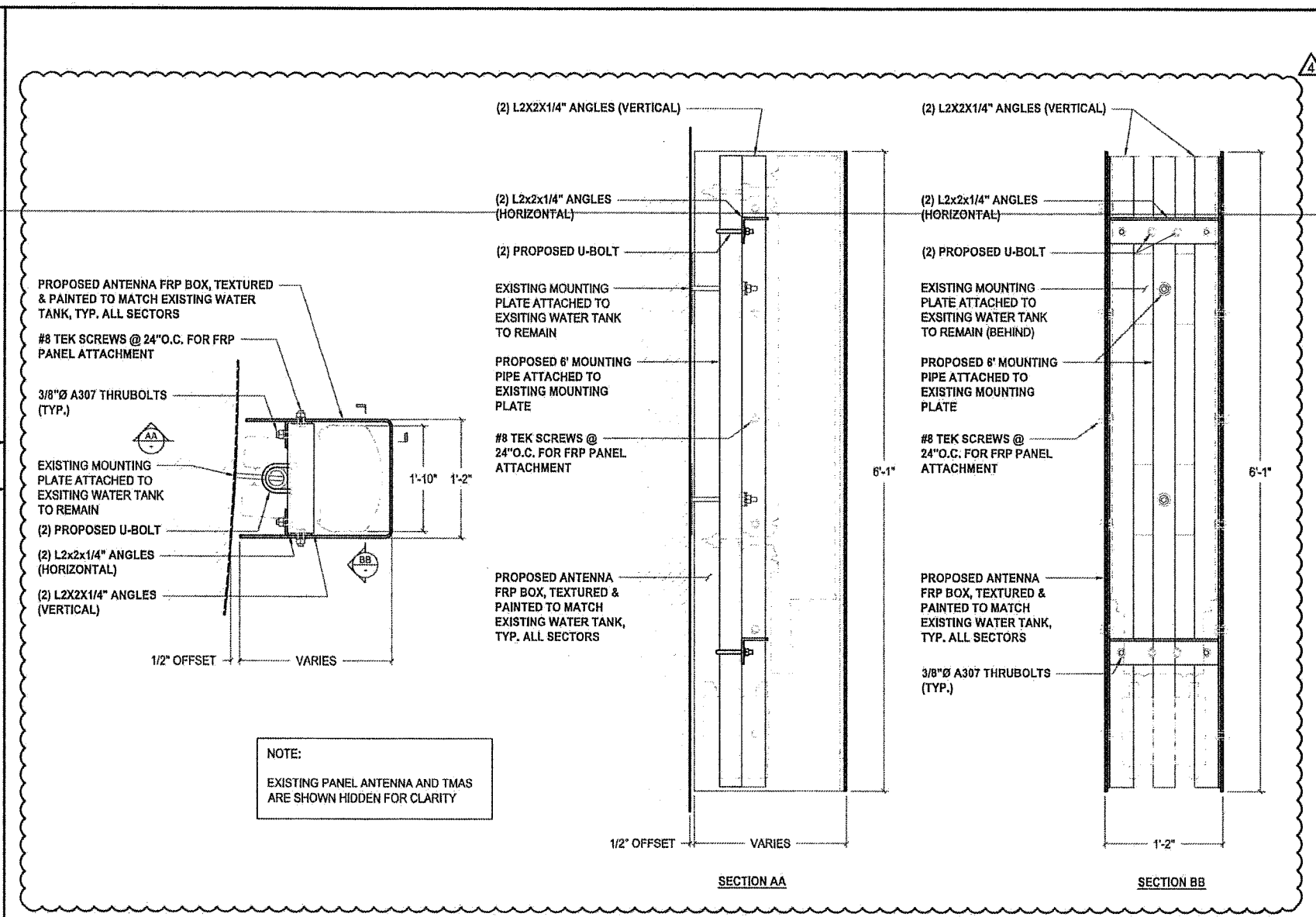
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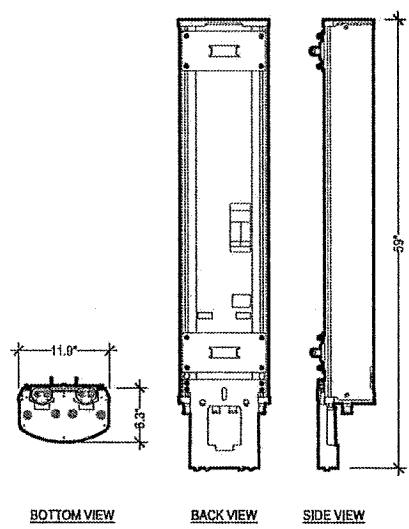
SHEET TITLE
 EQUIPMENT DETAILS & SPECIFICATIONS

SHEET NUMBER
 A-9



NOTE:
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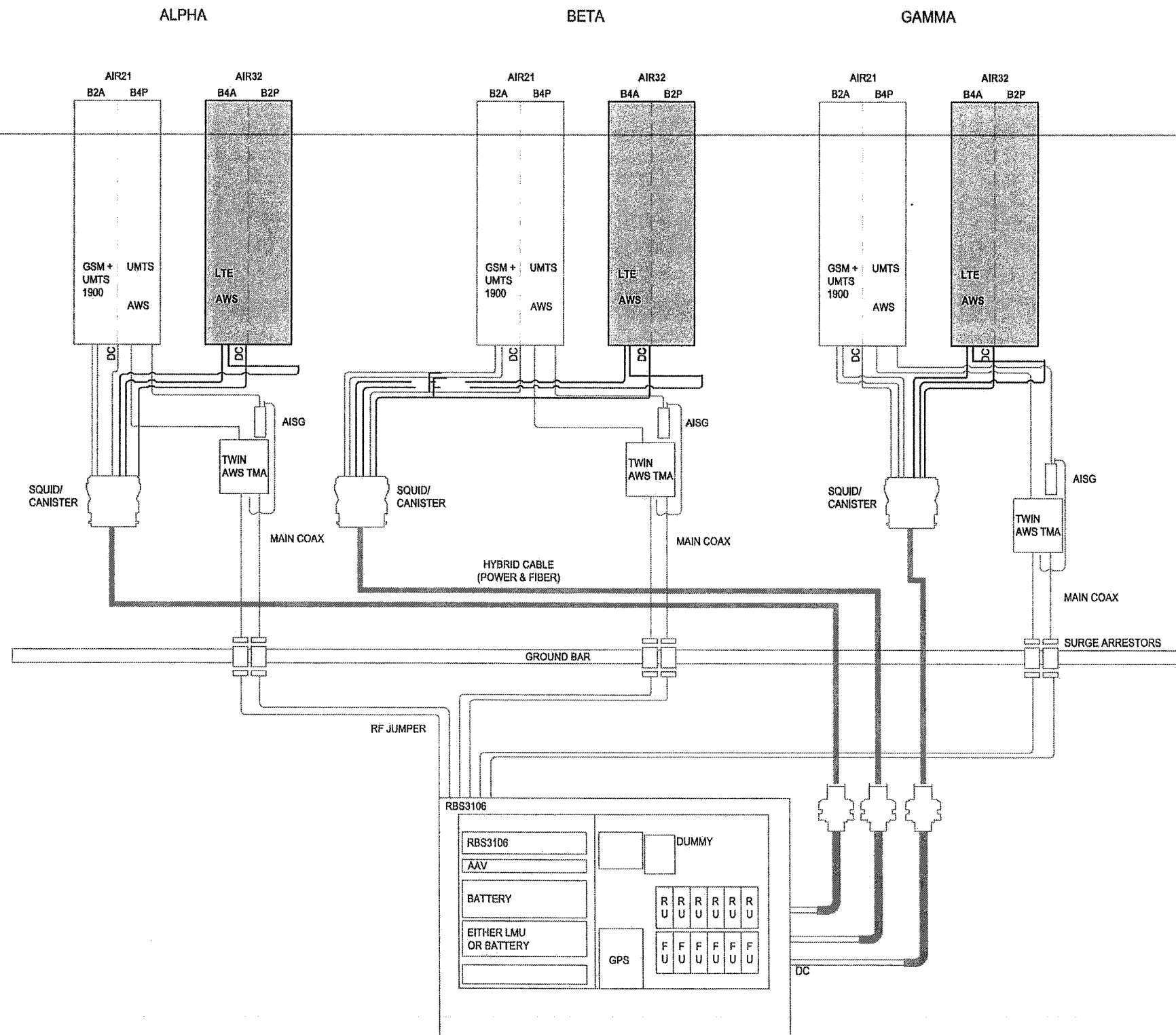
MANUFACTURER:	ANDREW
MODEL:	TMBXX-6516-R2M QUAD
FREQUENCY RANGE:	1710 - 2155 MHZ
IMPEDANCE:	50 OHMS
AZIMUTH BW:	64.5° ± 6°
ELEVATION BW:	7.2° ± 1.2°
GAIN, dBi:	17.5 ± 0.8
POLARIZATION:	+45°
VSWR:	1.35:1 / 16.5
PORT-TO-PORT ISOLATION:	>30 dB
ELECTRICAL TILT RANGE:	2° - 10°
ELECTRICAL DOWNTILT:	± 0.9°
MAX. INPUT POWER:	250 WATTS
LIGHTNING PROTECTION:	DC GROUND
GAIN VARIATION:	1.3 dB
ELECTRICAL TILT ACC.:	<0.55°
AZIMUTH HPBW:	11.5°
MECHANICAL	
NET WEIGHT:	34.6 LBS
DIMENSION (LxWxD):	59"x11.9"x0.3"
MAX. WIND AREA:	2.9 FT²
MAX. WIND LOAD:	164 LBF
MAX. WIND SPEED:	150 MPH
HARDWARE MATERIAL:	HOT DIP GALVANIZED
CONNECTOR TYPE:	7 - 16 DIN, FEMALE (4)
COLOR:	OFF WHITE
STANDARD MOUNTING:	TM600699A-2



NOT USED	8	
NOT USED	7	FRP BOX
NOT USED	6	NOT USED

3	EXISTING TMBXX-6516-R2M QUAD ANTENNA	1"=1'-0" (22x34)	1
		1/2"=1'-0" (11x17)	

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REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	03/27/16	90% CD's	FR
1	04/01/16	100% CD's	DY
2	04/01/16	100% CD's	DY
3	06/29/16	100% CD's	AS
4	08/04/16	CITY COMMENTS	JE

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

DATE: _____

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA.

REDWOOD STANDPIPE WATER TANK
SD08872A
6046 HUGHES ST
SAN DIEGO, CA 92115

SHEET TITLE
EQUIPMENT CONFIGURATION

SHEET NUMBER
A-10