

THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: June 2, 2022

REPORT NO. PC-22-029

HEARING DATE: June 23, 2022

SUBJECT: AT&T Limberg Residence, Process Four Decision

PROJECT NUMBER: <u>669300</u>

OWNER/APPLICANT: Laird Limberg/ Md7 LLC for AT&T Wireless

<u>Issue:</u> Should the Planning Commission approve a Wireless Communication Facility (WCF) located at 5441 Lodi Street within the Clairemont Mesa Community Planning area?

Staff Recommendations:

1. **Approve** Conditional Use Permit No. 2598494;

<u>Community Planning Group Recommendation</u>: On November 23, 2021 the Clairemont Mesa Community Planning Group voted 8-0-0 to recommend approval of the project with conditions to add ice-plant removal as part of brush management plan (Attachment 9).

<u>Environmental Review</u>: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Replacement or Reconstruction) of the State CEQA Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 27, 2021 and the opportunity to appeal that determination ended January 11, 2022. (Attachment 8)

<u>Fiscal Impact Statement</u>: All costs associated with the processing of this project are paid by the applicant.

BACKGROUND

The project proposes the continued use and modification of a Wireless Communication Facility (WCF) that will consist of 6 panel antennas in a 19-foot faux chimney measuring 4-foot, 6-inch by 4-foot, 6-inch. The previous permit for this WCF permitted the construction of an 18-foot, 4-inch tall faux chimney measured 2-foot, 9-inch by 3-foot, 5-inch to conceal 8 antennas for AT&T Mobility, and a 144-square foot equipment room adjacent to the chimney. The project was approved on February 9, 2012 by the Planning Commission. The site was first permitted in 1997. There is another carrier,

T-Mobile, on the site, which was approved by the Planning Commission on April 6, 2022. T-Mobile's facility consists of two monopoles that are designed with a decorative screen. This T-Mobile facility was previously approved with two monopoles on March 11, 2009.

The project site contains an existing single-family residence on the south canyon rim above Highway-52 at 5441 Lodi Street in the RS-1-7 zone. The property is designated for low density residential in the Clairemont Mesa Community Plan and is immediately adjacent to and within 100 feet of the Multi-Habitat Planning Area (MHPA). Surrounding uses include open space and Marion Bear Park to the north and single unit residential uses to the east, west and south. (Attachments 1, 2, 3)

WCFs are permitted in all zones citywide with the appropriate permit process. <u>Council Policy 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, Process Four, as presented in this project. The purpose and intent of this is to encourage WCFs in more preferred locations by allowing a lower processing level. This project is located in a residential zone, on a premises with residential development which is a Preference 4. There are no other locations in Preference 1 or 2 categories that can maintain current service levels based on submittal justification by the applicant. The WCF regulations require a CUP Process 4 approval for a WCF proposed on a residentially zoned property on a premises with residential development.

DISCUSSION

Project Description:

AT&T is proposing to modify the existing faux chimney by extending the footprint to 4-feet 6-inches in order to accommodate the replacement of 5 antennas currently concealed within the chimney, and to add one antenna. Equipment inside the existing 115-square foot enclosure room will be upgraded and there will be an increase of 5-square feet for a total of 120-square feet. The proposed modifications will take place at the rear of the house and there is no proposed encroachment into environmentally sensitive lands or the MHPA with this project.

Although the Clairemont Mesa Community Plan does not specifically address WCFs, it does outline development standards for residential development in hillside conditions, requiring new development to "occur in a manner that protects the environmental resources and aesthetic qualities of the area. Development should be clustered on the flatter portions of sites and grading should be minimal in order to preserve natural landforms and vegetation." The proposed project meets these standards. The City's General Plan requires that wireless facilities be minimally visible and be visually respectful and compatible with the community. The existing faux chimney will be expanded slightly to accommodate the additional antennas. The chimney is located at the back of the house and is similar in style, materials and height to the original chimney on the east side of the house. Based on the project's design, it is compatible with the City's General Plan.



Figure 1: Photosimulation of proposed modified faux chimney

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." An RF-EME Compliance Report dated February 19, 2020 from EBI Consulting was submitted to the City, verifying that the proposed project meets or exceeds the requirements of the FCC.

Community Plan Analysis:

The Clairemont Mesa Community Plan does not specifically address wireless facilities. However, the Plan does outline development standards for residential development in hillside conditions, requiring new development to "occur in a manner that protects the environmental resources and aesthetic qualities of the area. Development should be clustered on the flatter portions of sites and grading should be minimal in order to preserve natural landforms and vegetation." The proposed project, modifying an existing facility within the existing developed footprint of the lot, meets these standards. Additionally, the City of San Diego's General Plan (UD-A.15) requires that the visual impact of wireless facilities be minimized by concealing them inside 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 shall be concealed from view.

As an existing facility, this site is critical to the maintenance of AT&T's network. The use of an existing facility is generally preferable to locating a new one. The applicant's desired coverage area is

the adjacent segment of SR-52 (Attachment 6). Due to the topography of the area, a facility that serves the freeway and must be located close-by. A review of the submitted "Site Justification Map" (Attachment 7) shows that there are no viable lower preference alternatives in the area because of the topography (higher than the freeway) and zoning (all nearby properties are residential). AT&T has limited radio frequency coverage in the immediate area, thus the proposed project which will aid in achieving the capacity offloading necessary to provide network requirements.

The above project has been analyzed by staff and determined to be consistent with the goals and recommendations of the City of San Diego's General Plan (UD-A.15), Mid-City Community Plan, and the purpose and intent of the Wireless Communication Facility Ordinance. The Project has been designed to address the physical environment and would not adversely impact the public's health or safety.

Environmentally Sensitive Lands (ESL):

ESL in the form of Steep Hillsides and Sensitive Vegetation are mapped on the property. However, the project is exempt from the ESL regulations per SDMC 143.0110(c)(2) because the project site is entirely within the existing developed footprint of the lot. The project will comply with the MHPA Adjacency Guidelines as applicable.

Conclusion:

Based on its design, the project complies with the WCF Regulations (<u>SDMC 141.0420</u>). Staff has prepared draft findings in the affirmative to approve the project and recommends approval of Conditional Use Permit (Attachment 6).

ALTERNATIVES

- 1. Approve Conditional Use Permit No. 2598494 with modifications.
- 2. Deny Conditional Use Permit No. 2598494, 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,

Simon Tse

Sup. Development Project Manager Development Services Department

Jan Heacox

lan Heacox Development Project Manager Development Services Department

ST/IH 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. Site Justification
- 8. Environmental Exemption
- 9. Ownership Disclosure Form
- 10. Community Planning Group Recommendation
- 11. Photo Survey
- 12. Photosimulations
- 13. Project Plans





Aerial Photograph

AT&T Limberg Residence Project No. 669300 5441 Lodi Street



ATTACHMENT 2





Clairemont Mesa Land Use Plan

AT&T Limberg Residence Project No. 669300 5441 Lodi Street







Project Location Map

AT&T Limberg Residence Project No. 669300 5441 Lodi Street



ATTACHMENT 4

PLANNING COMMISSION RESOLUTION NO. CONDITIONAL USE PERMIT NO. 2598494 AT&T LIMBERG RESIDENCE PROJECT NO. 669300

WHEREAS, LAIRD LIMBERG, Owner and AT&T WIRELESS, Permittee, filed an application with the City of San Diego for a permit for a Wireless Communication Facility (WCF) as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2598494;

WHEREAS, the project site is located at 5441 Lodi Street in the RS-1-7 zone of the Clairemont Mesa Community Plan area;

WHEREAS, the project site is legally described as Lot 617 of Heritage Addition Unit No. 7, in the City of San Diego, County of San Diego, State of California, as shown on said map, recorded as Map No. 3944, in the Office of the Recorder of said County;

WHEREAS, on December 27, 2021, 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 15302 (Replacement or Reconstruction) 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 June 9, 2022, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 2598494, pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 2598494:

A. <u>CONDITIONAL USE PERMIT [SDMC Section 126.0305]</u>

1. <u>Findings for all Conditional Use Permits</u>:

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

The proposed development is located at 5441 Lodi Street in the RS-1-7 zone of the Clairemont Mesa Community Plan, which designates the property as Single-Family (5-10 units/acre). It consists of a new permit for a previously approved Wireless Communication Facility (WCF). The existing WCF was last approved on February 9, 2012 (Project No. 235214) for an 18-foot, 4-inch tall faux chimney measured 2-foot, 9-inch by 3-foot, 5-inch to conceal 8 antennas for AT&T Mobility, and a 144-square foot equipment room adjacent to the chimney. The permit does not expire as this facility complies with the Complete Concealment Facility (CCF) requirements. The antenna level equipment, cable tray and conduits, and the equipment room need to be fully concealed in order to receive a CCF designation. The site was first permitted in 1997.

The previously approved faux chimney design had to be enlarged due to the larger required antennas. The faux chimney will house 6 panel antennas and the equipment room will house 10 Remote Radio Units (RRUs). The chimney design integrates with the property as the chimney will be designed to look identical to the existing chimney. The faux chimney can only be visible when in the rear backyard and it appears as a typical chimney structure when viewed from further away, thus the faux chimney meets the intent of the WCF Guidelines. Existing equipment will continue to be located in a separate room in the house, out of view of adjacent properties, and cables run within the structure from the equipment to the antennas.

The Clairemont Mesa Community Plan does not specifically address wireless facilities. However, the Plan does outline development standards for residential development in hillside conditions, requiring new development to "occur in a manner that protects the environmental resources and aesthetic qualities of the area. Development should be clustered on the flatter portions of sites and grading should be minimal in order to preserve natural landforms and vegetation." The proposed project, modifying an existing facility within the existing developed footprint of the lot, meets these standards.

In addition, the City's General Plan Urban Design Element <u>UD-A.15</u> states that the visual impact of WCFs should be minimized by concealing them in existing structures or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures. The proposed project proposes an enlarged faux chimney that is located at the back of the house and is similar in style, materials and height to the original chimney on the east side of the

house and conceals equipment inside of the house, away from public view. Therefore, this project meets the intent of UD-A.15.

A Conditional Use Permit (CUP) is required to allow a WCF in a residential zone, on a premises with residential development. Due to its design and specific location, the proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, the Clairemont Mesa Community Plan, as well as the design and location requirements of the City's General Plan. Therefore, the proposed WCF will not adversely affect the applicable land use plan or the City's General Plan.

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

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Replacement or Reconstruction). 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 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) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An RFE-EME Compliance Report dated February 19, 2020 from EBI Consulting was submitted to the City, verifying that the proposed project meets or exceeds the requirements of the FCC. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

The project requires a Conditional Use Permit (CUP) pursuant to San Diego Municipal Code (SDMC) 141.0420(c)(2)(B) due to its location in a residential zone, on a premises that has residential developments. The purpose of the CUP, as stated in SDMC 126.0301, is to establish a review process for the development of uses that may be desirable under appropriate circumstances but are not permitted by right in the applicable zone. The intent is to review these uses on a case-by-case basis to determine whether and under what conditions the use may be approved at a given site. Due to the project's specific location on the site, and the proposed concealment method, impacts to the surrounding area would be minimal.

In addition to the CUP Regulations, the WCF Regulations (SDMC 141.0420) contain design requirements for WCFs, including the requirement to utilize the smallest, least visually intrusive antennas, components and other necessary equipment and to 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 project, in proposing an enlarged faux chimney, will aid in integrating the WCF into the context of the site. The project meets the design requirements of SDMC 141.0420 and does not conflict with the development regulations of the RS-1-7 zone; therefore, the project will comply with the applicable regulations of the SDMC.

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

The City of San Diego encourages wireless carriers to locate on non-residential properties. In this case, the WCF is located on a site zoned residential and the premises contain residential development.

The project site contains other on-site buildings and structures, including a singlefamily home, outbuildings, fences, and walls. The WCF already exists at this location and is an integral part of AT&T network, covering the adjacent State Route 52 corridor and surrounding residential area. The project site is adjacent to, but does not contain, the Multi-Habitat Planning Area (MHPA) to the north. By maintaining the project in this canyon-side location, overlooking Highway-52, AT&T is able to continue providing service to the desired coverage area.

City Council Policy 600-43 outlines levels of preference for locating WCFs. As a residential property, the project site is a Preference 4 location, which is the lowest preference. Applicants for Preference 4 locations must explain why nearby Preference 1, 2, and 3 locations were not suitable. As an existing facility, this site is critical to the maintenance of AT&T's network at this location. AT&T's goal is to maintain their existing coverage, which is the surrounding residential area and the all-important transportation corridor, Highway-52. A review of the submitted "Site Justification Map" shows that there are no viable lower preference alternatives because the entire area on both sides of Highway-52 is residential and any coverage of Highway-52 would have to be located along one of the canyon rim properties. Maintaining the existing location and upgrading the design to comply with current WCF guidelines is the least impactful solution.

The WCF is appropriately designed at the location and will integrate appropriately into the existing setting. The design is consistent with the City's General Plan for wireless facilities. As a CCF, this facility will not receive an expiration date, as the project conforms to the CCF requirements. As demonstrated by the justification analysis and the design, the existing WCF is appropriate at the existing location.

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 Planning Commission, Conditional Use Permit No. 2598494 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. 2598494 a copy of which is attached hereto and made a part hereof.

San Heacox

Ian Heacox Development Project Manager Development Services

Adopted on: June 9, 2022

IO#: 11004545

RECORDING REQUESTED BY CITY OF SAN DIEGO DEVELOPMENT SERVICES PERMIT INTAKE, MAIL STATION 501



INTERNAL ORDER NUMBER: 11003679

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2598494 AT&T LIMBERG RESIDENCE PROJECT NO. 669300 PLANNING COMMISSION

This Conditional Use Permit No. 2598494 is granted by the Planning Commission of the City of San Diego to LAIRD LIMBERG, Owner, and AT&T WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] Section 141.0420(c)(2)(B). The site is located at 5441 Lodi Street in the RS-1-7 zone of the Clairemont Mesa Community Plan.

The project site is legally described as Lot 617 of Heritage Addition Unit No. 7, in the City of San Diego, County of San Diego, State of California, as shown on said map, recorded as Map No. 3944, 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 June 9, 2022, on file in the Development Services Department.

The project shall include:

- a. Six (6) antennas measuring 52" x 12" x 10.8" mounted within a faux chimney 4'-6" by 4'-6", minimizing all visual impacts of the WCF which includes the antennas, poles, and cabling; and
- b. Associated equipment cabinets located within an existing 120-square-foot equipment room inside the house; and
- 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.

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.

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 **June 23, 2025**.

2. The project complies with the Wireless Communication Facility Guidelines as a Complete Concealment Facility and as a result, the permit does not contain an expiration date. The Owner/Permittee shall maintain the appearance of the approved facility to the condition set forth in this permit unless the WCF that is the subject of this Permit is removed and restored to its original condition.

3. 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.

4. 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.

5. 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.

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

7. Issuance of this Permit by the City of San Diego does not authorize the Owner/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.).

8. The Owner/Permittee shall secure all necessary construction permits. At a minimum, a building permit will be required to construct the new project. The Owner/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.

9. 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.

10. 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 Owner/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 Owner/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.

The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, 11. 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 Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/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, Owner/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 Owner/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 Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

MHPA LAND USE ADJACENCY:

12. The Development Services Department (DSD) Director's Environmental Designee (ED) and the Planning Department (MSCP Staff) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the Permit Conditions requirements are incorporated into the design.

In addition, the ED and Planning Department shall verify that <u>the Permit Conditions/Notes that apply</u> <u>ONLY to the construction phases of this project are included VERBATIM</u>, under the heading, **"ENVIRONMENTAL/PLANNING DEPARTMENT REQUIREMENTS**."

Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

13. **<u>Construction Protection Monitoring</u>**: Construction Protection Monitoring shall be implemented in conjunction with the Land Use – Multiple Species Conservation Plan (MSCP) Land Use Adjacency Guidelines (LUAG) permit conditions. The Construction Protection Monitoring shall be implemented throughout construction of the project.

- I. Prior to Construction
 - A. Biologist Verification: The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
 - B. **Preconstruction Meeting:** The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
 - C. **Biological Documents:** The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.
 - D. BCME: The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the

project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.

E. Avian Protection Requirements:

<u>General Avian</u>: To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a preconstruction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.

- F. **Resource Delineation:** Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. **Education:** Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

A. **Monitoring:** All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously

disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.

B. **Subsequent Resource Identification:** The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc.). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction Measures

A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD.

14. Land Use – Multiple Specific Conservation Plan (MSCP) Land Use Adjacency Guidelines (LUAG): The Land Use – MSCP LUAG shall be implemented in conjunction with the Construction Protection Monitoring Construction permit conditions. The Land Use – MSCP LUAG shall be implemented throughout construction of the project.

I. Prior to Permit Issuance

Prior to issuance of any construction permit or notice to proceed, MSCP staff shall verify the Applicant has accurately represented the project's design in or on the Construction Documents (CD's/CD's consist of Construction Plan Sets for Private Projects and Contract Specifications for Public Projects) are in conformance with the associated discretionary permit conditions and Exhibit "A", and also the City's Multi-Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines. The applicant shall provide an implementing plan and include references on/in CD's of the following:

A. **Grading/Land Development/MHPA Boundaries** – No grading will occur within or directly adjacent to the MHPA. MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. DSD Planning and/or MSCP staff shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.

- B. **Drainage** All new and proposed parking lots and developed areas in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
- C. Toxics/Project Staging Areas/Equipment Storage Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Where applicable, this requirement shall be incorporated into leases on publicly-owned property when applications for renewal occur. Provide a note in/on the CD's that states: "All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."
- D. Lighting Lighting within or adjacent to the MHPA shall be directed away/shielded from the MHPA and be subject to City Outdoor Lighting Regulations per LDC Section 142.0740.
- E. **Barriers** New development within or adjacent to the MHPA shall be required to provide barriers (e.g., non-invasive vegetation; rocks/boulders; 6-foot high, vinyl-coated chain link or equivalent fences/walls; and/or signage) along the MHPA boundaries to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- F. **Invasives** No invasive non-native plant species shall be introduced into areas within or adjacent to the MHPA.
- G. **Brush Management** New development adjacent to the MHPA shall be set back from the MHPA to provide required Brush Management Zone 1 area on the building pad outside of the MHPA. Zone 2 may be located within the MHPA provided the Zone 2 management will be the responsibility of an HOA or other private entity except where narrow wildlife corridors require it to be located outside of the MHPA. Brush management zones will not be greater in size than currently required by the City's regulations, the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done and vegetation clearing shall be prohibited within native coastal sage scrub and chaparral habitats from March 1-August 15 except where the City ADD/MMC has documented the thinning would be

consist with the City's MSCP Subarea Plan. Existing and approved projects are subject to current requirements of Municipal Code Section 142.0412.

 Noise - Due to the site's location adjacent to or within the MHPA where the Qualified Biologist has identified potential nesting habitat for listed avian species, construction noise that exceeds the maximum levels allowed shall be avoided during the breeding seasons for the following: Least Bell's vireo (March 15 through September 15) and Southwestern Willow Flycatcher (May 1 through August 30). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring. When applicable (i.e., habitat is occupied or if presence of the covered species is assumed), adequate noise reduction measures shall be incorporated as follows:

BRUSH MANAGEMENT REQUIREMENTS:

15. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" on file in the Development Services Department.

16. The Brush Management Program shall be based on a standard Zone One of 35-ft. in width and a Zone Two of 65-ft. in width, extending out from the structure towards the native/naturalized vegetation, consistent with SDMC Section 142.0412. Zone One shall range from 33-ft. to 40-ft. in width with a corresponding Zone Two of 57.5-ft to 65-ft in width, exercising Zone Two reduction options under SDMC Section 142.0412(f).

17. Prior to issuance of any grading permit, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."

18. Prior to issuance of any Building Permits, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.

19. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

20. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

COMMUNITY PLANNING GROUP REQUIREMENTS:

21. Iceplant removal must be included as part of the Brush Management Plan.

ENGINEERING REQUIREMENTS:

22. Prior to issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP).

TELECOM DESIGN REQUIREMENTS:

23. The WCF shall conform to the approved construction plans.

24. Photo simulations shall be printed on the construction plans.

25. The Owner/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 limits of any existing or proposed screening.

27. 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, Owner/Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.

28. All equipment, including present and future transformers, emergency generators and air conditioners belonging to the Owner/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.

29. 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.

30. The Owner/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.

31. A Building Permit shall be required for the improvements installed with this project. Prior to Building Permit issuance, the applicant shall provide color samples of the gazebo. Staff will preapprove the color sample prior to Building Permit issuance. The exact samples shall be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built facility. 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.

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 Project Manager listed below at (619) 687-5915 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 Planning Commission of the City of San Diego on June 9, 2022 by Resolution No. xxxx.

ATTACHMENT 5

Conditional Use Permit No. 2598494 Date of Approval: June 9, 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 and 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.

By _____ LAIRD LIMBERG Owner

Ву _____

NAME: AT&T Wireless Permittee

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

San Diego CAL02082 Coverage Maps July 8th, 2020



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1

Coverage Without CAL02082



Coverage With CAL02082



Coverage with CAL02082 only





SITE JUSTIFICATION REPORT FOR AT&T MODIFICATION 5441 LODI STREET SAN DIEGO, CA 92117 SS0082 LIMBERG RESIDENCE LTE

AT&T proposes to expand an existing faux chimney, and install (1) one new panel antennas (including the replacement of five existing antennas). Also, the project will include the modification of existing equipment cabinets located within in an existing equipment room located at ground level.

The project is located at a property zoned RS-1-7, Residential—Single Unit), and is used as a residential dwelling. There is currently an existing AT&T wireless telecommunications facility located at the site, as well as facilities belonging to another carrier.

Per the City of San Diego Municipal Code, section 13.1.4(10); within this zone, a wireless communication facility located at a residential use may be permitted with a Conditional Use Permit.

The project will also meet the permitting requirements described in the City of San Diego Municipal Code, section 141.0420; including the provisions described within subsection (f) Conditional Use Permit Regulations.

As AT&T is proposing to modify their existing facility at the described location, an amendment to current Conditional Use Permit #945081 will be required. Since the existing site with modification will meet the coverage needs of AT&T's LTE Overlay project (see provided coverage maps), no alternate sites were considered (see provided justification map for additional site analysis).

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

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 No.: 669300

Project Title: AT&T Limberg Residence

PROJECT LOCATION-SPECIFIC: The project is located at 5441Lodi Street, San Diego, CA

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

<u>DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT</u>: Planned Development Permit (PDP) to modify an existing Wireless Communication Facility (WCF). The scope of work includes the removal of (5) existing antennas, installation of (6) new antennas, installation of (10) new Remote Radio Units (RRUs) inside a new faux chimney. The project is located at 5441 Lodi Street in the RS-1-7 zone within the Clairemont Mesa Community Plan area. The WCF is unmanned and technicians would visit the site only as required for routine maintenance and repairs.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Caire Flores- 10590 West Ocean Air Drive Suite 300, San Diego CA, 92130. (858) 799-0575

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: 15302 (Replacement or Reconstruction)
- () STATUTORY EXEMPTION:

<u>REASONS WHY PROJECT IS EXEMPT</u>: The City of San Diego conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15302. CEQA Section 15302 allows for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced. The proposed project is modifying the existing facility and would replace old equipment with new without expanding the use of the WCF. No environmental impacts were identified for the proposed project 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

C ĨE/TJ₽

/SENIOR PLANNER

<u>5/10/2022</u> 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 (619) 446-5000

Ownership Disclosure Statement

FORM	
)5-31	8

October 2017

Approval Type: Check appropriate Neighborhood Development Per Tentative Map Vesting Tentative 	box for type of a mit □ Site Dev ive Map □ Map	pproval(s) requested:	Use Permit nent Permit t •	Coastal Developm Conditional Use Po	ent Permit ermit 🛛 Variance
Project Title:			_ Project No	. For City Use Only	:
Project Address:					
Specify Form of Ownership/Lega	l Status (please	e check):			
Corporation Limited Liability	-or- 🛛 General	– What State?Corporate	e Identificatio	n No	
🗖 Partnership 🗖 Individual					
By signing the Ownership Disclosu with the City of San Diego on the owner(s), applicant(s), and other fi individual, firm, co-partnership, jo with a financial interest in the app individuals owning more than 10% officers. (A separate page may be <u>ANY</u> person serving as an officer A signature is required of at least notifying the Project Manager of a ownership are to be given to the F accurate and current ownership in	re Statement, th subject proper nancially interes int venture, asso- lication. If the of the shares. attached if nece or director of one of the pro- any changes in Project Manager formation could	ne owner(s) acknowledge that an appl ty with the intent to record an encur sted persons of the above referenced ociation, social club, fraternal organiza applicant includes a corporation or pa If a publicly-owned corporation, inclu essary.) If any person is a nonprofit or the nonprofit organization or as tru operty owners. Attach additional page ownership during the time the applic the least thirty days prior to any public result in a delay in the hearing process	ication for a p nbrance agai property. A ation, corpora artnership, in ide the name ganization or istee or bene es if needed. ation is being c hearing on f ss.	permit, map or othen nst the property. P financially interested tion, estate, trust, r clude the names, tit s, titles, and address a trust, list the nam eficiary of the nonp Note: The applicar g processed or cons the subject property	r matter will be filed 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. It is responsible for idered. Changes in A Failure to provide
Property Owner					
Name of Individual:			Owner 🛛	Tenant/Lessee	Successor Agency
Street Address:					·····
City:				State:	Zip:
Phone No.:		Fax No.:	Email:		
Signature: See letter of a	uthorization		Date:		
Additional pages Attached:	Yes	□ No			
Applicant					
Name of Individual:			🗕 🛛 Owner	Tenant/Lessee	Successor Agency
Street Address:					
City:				State:	Zip:
Phone No.:		Fax No.:	Email:		
Signature: Carie Thao			Date:		
Additional pages Attached:	Yes	□ No			
Other Financially Interested Per	sons				
Name of Individual:			Owner 🛛	Tenant/Lessee	Successor Agency
Street Address:					
City:				State:	Zip:
Phone No.:		Fax No.:	Email:		
Signature:			Date:		<u>-</u>
Additional pages Attached:	Yes	🗅 No			

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Page 3	City of S	an Diego · In	formation Bulletin	August 2018					
SD	City of San I Developme 1222 First Av San Diego, C	Diego nt Services re., MS-302 A 92101	Comn Commit	nun tee	ity Planning Distribution Form				
Project Name:			Project Numbe	er:					
Community: Claire	mont Mesa		003300						
For pro Select "Search f	For project scope and contact information (project manager and applicant), log into OpenDSD at <u>https://aca.accela.com/SANDIEGO</u> . Select "Search for Project Status" and input the Project Number to access project information.								
 Vote to Approv Vote to Approv Vote to Approv Vote to Approv Vote to Deny 	ve ve with Conditi ve with Non-Bi	ons Listed Bel nding Recomr	ow nendations Listed E	Below	Date of Vote: November 23, 2021				
# of Members Yes		# of Member	s No	# of Me	embers Abstain				
8			0		0				
Conditions or Recommendations: Motion to allow AT&T to proceed was approved with that caveat that iceplant removal would be included as part of the brush management plan. No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.) 									
NAME: Nicholas W	illiam Reed								
TITLE: Clairemont	Community Pla	anning Group (Chair	DATE:	May 09, 2022				
Attach additional pages if necessary (maximum 3 attachments).									

Visit our web site at <u>www.sandiego.gov/development-services</u>. Upon request, this information is available in alternative formats for persons with disabilities. DS-5620 (08-18) ONLINE FORM

5441 Lodi Street, San Diego CA 92117



LOCATION



©2018 Google Maps

5441 Lodi Street, San Diego CA 92117





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5441 Lodi Street, San Diego CA 92117





VIEW 2



5441 Lodi Street, San Diego CA 92117





5441 Lodi Street, San Diego CA 92117



LOCATION



©2018 Google Maps

5441 Lodi Street, San Diego CA 92117







VIEW

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. ©2018 Google Maps

5441 Lodi Street, San Diego CA 92117





PROPOSED No visible RF barriers off property



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

5441 Lodi Street, San Diego CA 92117



On Site - Antenna array enclosed inside faux chimney





LIMBERG RESIDENCE

SS0082 5C FNET (MRSDL018632) FA:10090962 5441-3/4 LODI ST. SAN DIEGO, CA 92117

PROJECT TEAM	SITE INFORMATION	PROJECT SUMMARY	DRIVING DIREC
APPLICANT AGENT: ARCHITECT: NAME: AT&T WIRELESS ADDRESS: 5738 PACIFIC CENTER BLVD. SAN DIEGO, CA 92121 CONTACT: ROBERT POLITO PHONE: (858) 291-1915 EMAIL: RPOLITO@MD7.COM	PROPERTY OWNER: LAIRD "SKIP" LIMBERG 5441 LODI ST. SAN DIEGO, CA 92117 STRUCTURE HEIGHT: 18'-6" PARCEL NUMBER: 671-053-15 LAITITUDE (NAD 83): 32° 50' 39.70" N LONGITUDE (NAD 83): 9 -117° 12' 05.04" W 12,180 SQ. FT ZONING, ULEISDICTIONE OUTY OF DAIL/DECO	CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, TOOLS, TRANSPORTATION, ETC. TO FULLY EXECUTE WORK. WORK REQUIREMENTS DETAILED ON THE DRAWINGS AND SPECIFICATIONS AND SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING ITEMS: ALL NEW EQUIPMENT INDICATED IN DRAWINGS IS AN UNMANNED TRANSMISSION FACILITY FOR TELECOMMUNICATION CELLULAR SERVICES. • REMOVE (5) EXISTING AT&T PANEL ANTENNAS • REMOVE (6) EXISTING RUS • REMOVE (1) EXISTING ALPHA 24V 143A POWER PLANT • REMOVE (1) EXISTING ALPHA 24V 143A POWER PLANT • REMOVE (1) EXISTING ALPHA 24V CHIMNEY	FROM AT&T OFFICE: 1. HEAD SOUTHWEST ON F 2. TURN LEFT ONTO LUSK 3. TURN RIGHT ONTO MIR/ 4. CONTINUE ONTO SORRI 5. SLIGHT RIGHT ONTO ST 7. TAKE EXIT 18 FROM I-80 8. MERGE ONTO I-805 S 9. KEEP LEFT TO STAY ON 10. TAKE THE CA-52 EXIT, K
SITE ACQUISITION: ZONING: NAME: MD7, LLC. NAME: MD7, LLC. ADDRESS: 10590 WEST OCEAN AIR ADDRESS: 10590 WEST OCEAN AIR DRIVE, SUITE 300 SAN DIEGO, CA 92130 SAN DIEGO, CA 92130 CONTACT: ROBERT POLITO CONTACT: ROBERT POLITO	ZONING DISTRICT: CITY OF SAN DIEGO, RS-1-7 OCCUPANCY GROUP: EQUIPMENT SHELTER, S-2 CONSTRUCTION TYPE: SHELTER, V-N CURRENT USE: SINGLE FAMILY RESIDENCE R-3	INSTALL (1) NEW FAUX CHIMNEY INSTALL (6) NEW AT&T PANEL ANTENNAS; (2) PER SECTOR INSTALL (10) NEW AT&T RRUS; (3) PER SECTOR; (3) SECTORS, PLUS ONE INSTALL (1) VERTIVE 48VDC NETSURE 721 POWER PLANT WITH (7) RECTIFIERS, (2) CONVERTERS AND (2) STEPHO'S OF 490AU BATTERIES	 FOLLOW SIGN FOR CA-5 TAKE GENESEE AVE. EX TURN RIGHT ONTO APPI TURN RIGHT ON 3RD CF TURN RIGHT ONTO LOD
PHONE: (858) 291-1915 PHONE: (858) 291-1915 EMAIL: RPOLITO@MD7.COM EMAIL: RPOLITO@MD7.COM RF ENGINEER: ENGINEER: ENGINEER: NAME: AT&T MAGARAM ENGINEERING, LLC ADDRESS: 5738 PACIFIC CANTER 4491 HOLLY AVE. BLVD. FAIRFAX, VA 22030 CONTACT: SAN DIEGO, CA 92121 CONTACT: ROB SCHNEIDER CONTACT: ROB SCHNEIDER PHONE: (914) 450-8416 EMAIL: rs0011@ATT.COM FMAILTAX, VA 20030	OTHER WIRELESS FACILITIES: POWER COMPANY: TELEPHONE COMPANY: FIRE DEPT. RATING: CITY OF SAN DIEGO CLASS A 9	(I) STALL (I) NEW SPILL CONTROL AND NEURALIZATION KIT WITHIN (E) EQUIPMENT ROOM THE SIZE, HEIGHT AND DIRECTION OF ANTENNAS SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS.	APPROVALS THE FOLLOWING PARTIES HE AND AUTHORIZE THE CONTR. DESCRIBED HEREIN, ALL DOC BUILDING DEPARTMENT AND AT&T COMPLIANCE:
GENERAL NOTES	PREVIOUSLY CONFORMING, LEGAL STRUCTURES (SUCH AS WOODEN FENCES, GAZEBOS, DECKS) WITHIN ZONE ONE SHALL BE ALLOWED TO REMAIN. HOWEVER, THEY MUST MEET THE FIRE-RATING CRITERIA PER SDMC 142.0412(g)(2) UPON REPAIR AND/OR REPLACEMENT.	SEE SPECIAL INSPECTION NOTES ON GN-2	AT&T RF ENGINEER:
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, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.	CODE COMPLIANCE 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA RESIDENTIAL CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA TITLE 24 TIA 222 CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA ALECTRICAL CODE		AT&T PM:
DRAWING SYMBOLS	2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA PLUMBING CODE NOTE: 10 THE EVENT OF CONFLICT, THE MOST		
Ax Sheel NUMBER FOR ELEVATION X DETAIL NUMBER SHEET NUMBER FOR DETAIL	All UNDERGROUND UTILITIES. Know what's below. Call before you dig.		NOT FOR DISCLOSURE OUTS WRITTEN PERMISSION.

DRAWING INDEX

TITLE SHEET

ELEVATIONS

ELEVATIONS

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A-1.2:

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A-4: A-5:

A-6: A-7:

A-7.1:

E-1:

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SG-1

SG-2 SG-3:

S-1:

SD-1

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SD-3

GENERAL NOTES GENERAL NOTES (CONT.) GN-3: STORM WATER CONSTRUCTION BMP NOTES GN-4: BRUSH MANAGEMENT A-1: SITE PLAN FLOOR PLAN & ELEVATIONS (PDF)

ENLARGED SITE PLAN EQUIPMENT PLANS ANTENNA PLANS

EQUIPMENT DETAILS EQUIPMENT DETAILS ELEVATIONS & SECTIONS (PDF) SINGLE-LINE DIAGRAM & PANEL SCHEDULE GRONDING PLAN GROUNDING DETAILS STRUCTURAL SHEETS (PDF) FLOOR PLANS & ELEVATIONS FLOOR PLANS & ELEVATIONS FLOOR PLANS

FLOOR PLANS & ELEVATIONS TYPICAL DETAILS FOUNDATION DETAILS FRP SCREEN DETAILS

VICINITY MAP



CTIONS

PACIFIC CENTER BLVD TOWARD MCKELLAR CT PACIFIC CENTER BLVD TOW, (BLVD A MESA BLVD ENTO VALLEY RD FE INTERSTATE 805 S RAMP RRAY RIDGE RD/PHYLLIS PL

5 S

1 I-805 S

EEP RIGHT AT THE FORK 52 W

KIT, FOLLOW SIGN GENESSE AVE. S

LETON ST. ROSS ST. ONTO DUBOIS DR.

I ST., DESTINATION IS ON THE RIGHT SIDE.

REBY APPROVE AND ACCEPT THESE DOCUMENTS ACTOR TO PROCEED WITH THE CONSTRUCTION CUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL MAY IMPOSE CHANGES OR SITE MODIFICATIONS.

DATE DATE: DATE DATE: DATE: DATE:

. AND PROPRIETARY

SIDE TELECOMMUNICATION CLIENT WITHOUT



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 HIMSELE 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 BUILD INFORMED AND A START AND
- 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 WORKMANSHIF 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 2 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 2 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

2.

2.1 GENERAL (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
- 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 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

- 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 WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE CURRENT ICC REPORT.
- SPECIAL INSPECTION SHALL BE DONE IN ACCORDANCE WITH BUILDING CODE AND THE 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
- 6. 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 270 (ICC# ER-4143) - MASONRY & BRICK WALL
- 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-1771, 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 METAL

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

STRUCTURAL STEEL

- 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.
- 2. STRUCTURAL STEEL SHOP DRAWINGS SHALL BE REVIEWED BY THE ENGINEER/ ARCHITECT PRIOR TO FABRICATION
- 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
- 7. BOLTING: ASTM A307 BOLTS SHALL BE INSTALLED "SNUG TIGHT" PER AISC SECTION RCSC 8(C), STM A325 BOLTS SHALL CONFORM TO RCSC SECTION 8 (D)
- 8 FABRICATION: CONFORM TO AISC SPECIFICATION SEC M2 "FABRICATION" AND AISC CODE SEC 6 THE BUILDING OFFICIAL
- 9. GALVANIZING: ALL EXPOSED STEEL OUTSIDE THE BUILDING ENVELOPE SHALL BE HOT-DIPPED GALVANIZED. APPLY FIELD TOUCH-UPS PER ASTM A153.
- FRAMING CAPS. HANGER AND OTHER MISCELLANEOUS STRUCTURAL METALS SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE CO. OR APPROVED EQUAL

12. MATERIALS SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS

ANCHOR BOLTS/ RODS:	ASTM F15
BARS & PLATES:	ASTM A36
BOLTS IN WOOD: BOLTS - HIGH STRENGTH:	ASTM A30 ASTM A32
C-, M-, AND ANGLE SHAPES:	ASTM A36
DEFORMED WELDED WIRE FABRIC:	ASTM A49
GROUT:	EMBECO
OTHER STRUCTURAL SHAPES:	ASTM A36
REINFORCING BARS (WELDED): REINFORCING BARS (REGULAR):	ASTM A70 ASTM A61
SMOOTH WELDED WIRE FABRIC:	ASTM A18
STEEL GRATING:	ANSI/NAA
STEEL PIPE:	ASTM A53
TIE WIRE:	16.5 GAGE
TUBE STEEL & PIPE COLUMNS:	ASTM A50
W - SHAPES:	ASTM A99
WELDING ELECTRODES:	E70XX FO E80XX FO E60XX FO

1 ALL FLASHING COUNTER FLASHING COPING AND ALL OTHER SHEET METAL SHALL BE OF NOT

4. ALL CONNECTIONS TO BUILDING WALLS OR ROOFS MUST BE FLASHED AND MADE WATERTIGHT

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST REVISED

3. GROUTING OF COLUMN BASE PLATES: BASE PLATES SHALL BE DRYPACKED OR GROUTED WITH

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

FABRICATION AND DELIVERY" PERFORM WORK ON PREMISES OF A FABRICATOR APPROVED BY

10. ALL FRAMING CONNECTORS SUCH AS CONCRETE ANCHORS, HOLD-DOWNS, POST BASES

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

554, GRADE 36

25SC OR A325N

OR EQUIVALENT

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

AMM MBG 531-00

. GRADE B

E OR HEAVIER, BLACK ANNEALED

00, GRADE B

92. GRADE 50

R STRUCTURAL STEEL R REINFORCING BARS R LIGHT GAUGE AND METAL DECK



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FOR SUBMITTAL



DATE: 03-14-2022

SITE INFORMATION: SITE NAME: LIMBERG RESIDENCE

5C FNET (MRSDL018632) SITE NUMBER:

SS0082 - 10090962

SITE ADDRESS: 5441-3/4 LODI ST SAN DIEGO, CA 92117 SHEET TITLE:

GENERAL NOTES

GN-1

SHEET NUMBER:

ſ	FRAMING: 1. ALL LUMBER SHALL BE GRADE MARKED DOUGLAS FIR-LARCH AND SHALL HAVE THE FOLLOWING MINIMUM GRADES:	GOVERNING CODE: 2018 IBC: 1. NEW DEAD LOADS (EQUIPMENT) CABINETS = VARIES, SEE "REVISED 90% CD" SET. "REV. 7." DATED 10/26/2021 BY MD7	SPECIAL INSPECTIONS FOR POST INSTALLED AN OFFSITE FABRICATION CONCRETE FC=3000
	JOISTS AND RAFTERS #1 BEAMS AND STRINGERS #1 PLATES #2 STUDS (2X4, 3X4, 2X6) #1	2. MINIMUM LIVE LOADS NOT APPLICABLE = NO LIVE LOAD	NOTICE TO THE APPLICANT/OWNER'S AGENT BY USING THIS PERMITTED CONSTRUCTION CONSTRUCTION/INSTALLATION OF THE WOR WITH THE REQUIREMENTS OF CITY OF SAN I
		3. SNOW LOADS NOT APPLICABLE = NO SNOW LOAD	STRUCTURAL OBSERVATIONS, CONSTRUCTI FABRICATION OF BUILDING COMPONENTS, C
	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 NAPHTHENATE SOLUTION CONTAINING A MINIMUM OF 2% METALLIC COPPER IN SOLUTION (PER AWPA STD. M4).	 4. WIND LOADS A. BASIC WIND SPEED = 98 MPH B. WIND LOAD IMPORTANCE FACTOR, Iw = 1.0 C. WIND EXPOSURE CATEGORY 'C' FOR MAIN WINDFORCE-RESISTING SYSTEM D. WIND EXPOSURE CATEGORY 'C' FOR COMPONENTS AND CLADDING E. ENCLOSURE WIND DESIGN PRESSURES (ASCE 7-16 CHAPTER 30) 	INSPECTIONS AND, AS REQUIRED BY THE CA INSPECTIONS AND, AS REQUIRED BY THE CA INOTICE TO THE CONTRACTOR/BUILDER/INST. BY USING THIS PERMITTED CONSTRUCTION CONSTRUCTION/INSTALLATION OF THE WOF AND ARE AWARE OF, THE REQUIREMENTS C INSPECTIONS. YOU AGREE TO COMPLY WITH CONSTRUCTION/INSTALLATION OF THE MAD
	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.	GUST-EFFECT FACTOR, G = 0.85 FORCE COEFFICIENT, Cf = VARIES F. EQUIPMENT / CABINETS WIND DESIGN PRESSURES (ASCE 7-16 CHAPTER 30) GUST-EFFECT FACTOR, G = 0.85 FORCE COEFFICIENT, Cf = 1.4 G. PARAPET WIND DESIGN PRESSURES (ASCE 7-16 CHAPTER 30)	FOR SPECIAL INSPECTIONS, STRUCTORAL O TESTING AND OFF-SITE FABRICATION OF BU STATEMENT OF SPECIAL INSPECTION AND A CONSTRUCTION CODES. THE SPECIAL INSPECTOR MUST BE CERTIFIEL DEVELOPMENT SERVICES, IN THE CATEGOR INSPECTION
	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.	COMBINED NET PRESSURE COÈFFICIENT, GCpn = +1.5 / -1.0 5. EARTHQUAKE DESIGN DATA (NONSTRUCTURAL COMPONENTS ASCE 7-16 CHAPTER 13) A SEISMIC IMPORTANCE FACTOR IP = 1.0	4. THE CONSTRUCTION MATERIALS TESTING LA OF SAN DIEGO, DEVELOPMENT SERVICES, F COMPONENTS AND EQUIPMENT. COFFORT ADDICATOR MULTIC A OPDOCUED B
	 ALL BLOCKING AND BRIDGING SHALL BE PROVIDED AS REQUIRED PER GOVERNING CODE OR STANDARD OF PRACTICE. 	B. OCCUPANCY CATEGORY = II C. MAPPED SPECTRAL RESPONSE ACCELERATIONS	5. OFFSTIE FABRICATOR MUST BE APPROVED B SERVICES FOR THE FABRICATION OF MEMBE THE FABRICATOR'S SHOP.
	 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. 	Ss = 1.248g S1 = 0.436g Fa = 1.2 Fv = N/A	6. FABRICATOR SHALL SUBMIT AN "APPLICATION INSPECTION SERVICES DIVISION FOR APPRO FABRICATION.
	 PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS THAT ARE PARALLEL TO JOISTS. USE 2-16D NAILS AT 16" O.C. TO NAIL DOUBLE JOISTS TOGETHER. 	$S_{MS} = 1.498$ $S_{M1} = N/A$	
	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.	D. SITE CLASS = D E. CUMULATED SPECTRAL RESPONSE COEFFICIENTS SDS = 0.999g F. SEISMIC DESIGN CATEGORY = D C. EQUIDMENT CARINETS	
	 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. 	BATTERIES & COMMUNICATION EQUIPMENT (ASCE 7-16 TABLE 13.6-1) AMPLIFICATION COEFFICIENT, ap =1.0 RESPONSE COEFFICIENT, Rp = 2.5 $0.4a_p S_{DS} W_p$ (1, 3.2)	
	10. ALL BOLTS SHALL BE RE-TIGHTENED PRIOR TO APPLICATION OF PLASTER, PLYWOOD, ETC. AND BEFORE CLOSING IN COMPLETION OF THE JOB.	6. DESIGN LOAD COMBINATIONS $\frac{(172 \text{ f})}{904}$	
	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).	SN# 1. 1.4DL 2. 1.2DL+1.6LL 3. 1.2DL+1.6LL+0.5WL 4. 1.2DL+1.0EQ 5. 0.9DL+1.6WL	
Ś	12. STRUCTURAL STEEL PLATE CONNECTORS SHALL CONFORM TO ASTM A-36 SPECIFICATIONS AND BE 1/4" THICK UNLESS OTHERWISE INDICATED.	6. 0.9DL+1.0EQ	
HEET SIZI	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.		
RGED S	14.BOLTS IN WOOD SHALL BE A MINIMUM OF 7 BOLT DIAMETERS FROM THE ENDS AND 4 BOLT DIAMETERS FROM THE EDGES.		
R ENLA	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.		
FOR REDUCED O	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" X 3" 3/4" 5/16" X 3" X 3" 7/8" 5/16" X 3" X 3"		
NOT VALID	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.		
ALE RATIO IS	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.		
24" X 36". SC,	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.		
HIS PLAN IS	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		
SIZE OF TH			
RIGINAL			
: THE OI			
NOTE			

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CHORS						
ARCHITECT OR ENGINEER OF RECORD: RAWINGS FOR (SPECIFIED HEREIN, YOU AGREE TO COMPLY IEGO FOR SPECIAL INSPECTIONS, ISOMATERIAL TESTING AND OFF-SITE DNTAINED IN THE STATEMENT OF SPECIAL IFORNIA CONSTRUCTION CODES. LIER/SUB-CONTRACTOR/OWNER-BUILDER: RAWINGS FOR (SPECIFIED HEREIN, YOU ACKNOWLEDGE DNTAINED IN THE STATEMENT OF SPECIAL THE REQUIREMENTS OF CITY OF SAN DIEGO ISERVATIONS, CONSTRUCTION MATERIAL DING COMPONENTS, CONTAINED IN THE SREQUIRED BY THE CALIFORNIA (REGISTERED BY THE CITY OF SAN DIEGO OF WORK REQUIRED TO HAVE SPECIAL						
OR TESTING N	IATERIALS,	SYSTEMS,				
THE CITY O	F SAN DIEG EMBLIES ON	O, DEVELOPMEN I THE PREMISES	OF			
TO PERFORI VAL PRIOR TO	M OFF-SITE O COMMEN	FABRICATION" 1 CEMENT OF	TO THE			
	FREQUENCY	REFERENCED				
ORS INSTALLED	CONTINUOUS	PRODUCT ICC-ES REPORT				
<u> </u>						



Storm Water Construction BMP Notes

- 1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPS AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMP.
- 2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION. INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST SE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.
- 3. ALL CONSTRUCTION BMPS SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
- 4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMPS AND IMPLEMENT SUCH MEASURES, FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES.
- 6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORKDAY.
- 7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPS THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP.
- 8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.
- 9. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES, THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.

- 10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPSWHEN RAIN IS IMMINENT.
- 11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALLEROSION AND SEDIMENT CONTROL BMPS WORKING ORDER YEAR-ROUND.
- 12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION
- 14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.
- 15. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL Contractor, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
- 16. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMPS DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPS SHALL BE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT, THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPS AS SOON AS POSSIBLE AS SAFETY ALLOWS.
- 17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-10 R CAL TRANS FACT SHEETTC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE, (a) NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL".



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San Diego Municipal Code §142.0412 - Brush Management	San Diego Landscape Standards Section III - Brush Management
<section-header><section-header><section-header><image/><image/><list-item></list-item></section-header></section-header></section-header>	<text><section-header><section-header><section-header><section-header><section-header><list-item><list-item><list-item></list-item></list-item></list-item></section-header></section-header></section-header></section-header></section-header></text>
<ul> <li>(3) Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.</li> <li>(4) Trees within Zone One shall be located away from <i>structures</i> to a minimum distance of 10 feet as measured from the <i>structures</i> to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.</li> <li>(5) Permanent irrigation is required for all planting areas within Zone One except as follows: <ul> <li>(A) When planting areas contain only species that do not grow taller than 24 inches in height, or</li> <li>(B) When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.</li> </ul> </li> </ul>	<ul> <li>3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).</li> <li>3.2-2 Zone 1 Requirements - All Structures</li> </ul>
<ul> <li>(6) Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.</li> <li>(7) Zone One hall be an integrated and a set and be have a set and a set and</li></ul>	<ul> <li>3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see Appendix "B").</li> <li>3.2-2.02 Trees should not be located any closer to a structure than a distance equal to</li> </ul>
<ul> <li>(1) Zone One snar be manualized on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.</li> <li>(h) Zone Two Requirements <ul> <li>(1) The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of maintaining in Zone Two.</li> <li>(2) No structures shall be constructed in Zone Two.</li> <li>(3) Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.</li> <li>(4) Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.</li> <li>(5) The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new halt material instead of clearing</li> </ul> </li> </ul>	<ul> <li>the tree's mature spread.</li> <li>3.2-2.03 Maintain all plantings in a succulent condition.</li> <li>3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.</li> <li>3.2-3 Zone 2 Requirements – All Structures</li> <li>3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.</li> <li>Brush Management Maintenance Notes</li> <li>1. General Maintenance ~ Regular inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures. Because each property is unique establishing a precise maintenance schedule is not feasible. For effective fire and watershed management, however, property owners should expect to provide maintenance according to each brush management zone: Zone 1: Year-round maintenance, Zone 2: Seasonal maintenance. Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1</li> </ul>
<ul> <li>existing native or naturalized vegetation:</li> <li>(A) All new plant material for Zone Two shall be native, low-fuel, and fire-resistive. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.</li> <li>(B) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistive native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.</li> <li>(C) All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallonge spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall hot drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.</li> </ul>	<ul> <li>through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.</li> <li>Brush Management Zone 1 ~ This is the most critical area for fire and watershed safety. All omamental plantings should be kept well watered and any irrigation run-off should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plants and structures.</li> <li>Brush Management Zone 2 ~ Seasonal maintenance in this zone should include removal of dead woody plants, eradication of weedy species and periodic pruning and thinning of trees and shrubs. Removal of weeds should not be done with hand tools such as hoes, as this disturbs valuable soil. The use of weed trimmers or other tools which retain short stubble that protects the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occurs. Well pruned healthy shrubs should be pruned from trees. Re-rispect after each major storms since minor soil slips can block drains. Various groundcovers should be periodically sheared and thatch removed. Diseased and dead wood should be pruned from trees. Fertilizing trees and shrubs is not typically recommended as this may stimulate excessive growth.</li> <li>Long-term Maintenance Responsibility ~ All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of</li></ul>



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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 INFORMATIO

UNDERGROUND UTILITIES: EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR TO LOCATE AND PROTECT ALL EXISTING UNDERGROUND UTILITIES DURING

CONTRACTOR NOTES: 1. CONTRACTOR SHALL REPAIR ALL DAMAGE RESULTING FROM CONSTRUCTION BACK TO PRE-CONSTRUCTION CONDITION AT

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

# LETTER OF AUTHORIZATION

Laird Limberg 5441 Lodi Stree San Diego, CA

Owner autho SS0082

Limberg Residence 5441 Lodi St, San Diego, CA 92117

LAIRD LIACELS bereby certifies that it is the legal owner of record, and hereby authorizes Mo7. LLC, as agent for AT&T; to file for land use and building permit approvals for AT&T to make modifications to its existing cell site located at 5441 Lodi St, San Diego, CA 92117.

While Limbble ouver

(858) 922.5943

PREVIOUSLY CONFORMING, LEGAL STRUCTURES (SUCH AS WOODEN FENCES, GAZEBOS, DECKS) WITHIN ZONE ONE SHALL BE ALLOWED TO REMAIN. HOWEVER, THEY MUST MEET TIHE FIRE-RATING CRITERIA PER SDMC 142.0412(g)(2) UPON REPAIR AND/OR REPLACEMENT

BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT SHRUB, AND CHAPARRAL HABITAT DURING THE BREEDING SEASON OF FEDERALLY PROTECTED SPECIES, FROM MARCH 1 TO AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY OF SAN DIEGO THAT THE THINNING WOULD BE CONSISTENT WITH THE CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREA PLAN.

ALL LANDSCAPING / BRUSH MANAGEMENT PLAN WITHIN THE BRUSH MANAGEMENT ZONE(S) AS SHOWN ON THESE PLANS SHALL BE RESPONSIBLE OF AT&T. THE BRUSH MANAGEMENT ZONE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION.

THIS PROJECT PROPOSES NO EXTENSION ONTO OPEN SPACE ZONE 2.

REFER TO BRUSH MANAGEMENT PLAN FOR MORE INFORMATION.



- PROPERTY LINE - ROAD CENTERLINE



# (NOT ALL KEYNOTES ARE APPLICABLE TO THIS DWG, APPLICABLE KEYNOTE ARE TAGGED ON THE PLANS)

- EXISTING ROOF EDGE. ADJUST ROOF EDGE AS NEEDED TO ALIGN WITH CHIMNEY STRUCTURE. REFER TO SECTIONS FOR ADDITIONAL INFORMATION.
- EXISTING ROOF FASCIA, EXTEND FASCIA AS REQUIRED AND MAINTAIN 2-INCH GAP BETWEEN CHIMNEY AND FASCIA EDGE, PAINT FASCIA TO MATCH EXISTING FINISHES.
- . STRUCTURAL STEEL FRAME; ALL EXPOSED STRUCTURAL MEMBERS SHALL BE PAINTED W/ ANTI-CORROSIVE EPOXY PAINT. REFER TO STRUCTURAL DRAWINGS.
- EXTERIOR FACE PROVIDE MIN, 5/8-INCH THK, CEMENT BOARD SUBSTRATE ON EXTERIOR FACE FOR VENEER
- INTERIOR FACE PROVIDE 5/8-INCH THK, GYPSUM BOARD ON ALL INTERIOR FACES, APPLY LEVEL 4 OR LEVEL 5 PAINT ON THE GYPSUM BOARD, GENERAL CONTRACTOR SHALL CONFIRM REGUIREMENTS WITH OWNER AND END-USER.
- . WOOD STUD FRAMING WITH R-19 BATT INSULATION INFILL, WOOD FRAMING SIZES AND SPACING SHALL MATCH EXISTING BUILDING FRAMING.
- EXTERIOR FACE PROVIDE SUBSTRATE ON EXTERIOR FACE TO MATCH EXISTING. APPLY FINISHES TO MATCH EXISTING PER OWNER AND END-USER REQUIREMENTS.
- INTERIOR FACE PROVIDE GYPSUM BOARD ON INTERIOR FACE TO MATCH EXISTING. APPLY LEVEL 5 PAINT ON THE GYPSUM BOARD. CENERAL CONTRACTOR SHALL CONFIRM FINISHES, COLOR, AND SHEEN WITH OWNER AND END-USER.
- . STRUCTURAL STEEL BEAM; ALL EXPOSED STRUCTURAL MEMBERS SHALL BE PAINTED W/ ANTI-CORROSIVE EPOXY PAINT. REFER TO STRUCTURAL DRAWINGS.
- BRICK VENEER CLADDING. BRICK VENEER SHALL BE ADHERED TO THE SUBSTRATE PER MANUFACTURERS RECOMMENDATION. MANUFACTURED BY "BRICK IT," MODEL "OLD RED BLEND"; (OR APPROVED EQUAL). THE GENERAL CONTRACTOR SHALL OBTAIN OWNER APPROVAL PRIOR TO PROCUREMENT AND INSTALLATION.
- 20. PAINTED FIBRE-REINFORCED PLASTIC (FRP) SCREEN WALL FRP FINISHES, TEXTURE, COLOR, AND SHEEN SHALL MATCH BRCK VENEER BELOW, FINISHES SHALL BE EXTERIOR GRADE / UV RESISTANT, REFER TO STRUCTURAL DRAWINGS FOR FRAMING AND FIXATION REQUIREMENTS.
- 21. EXPOSED CONCRETE EDGES SHALL BE PAINTED W/ ELASTOMERIC EXTERIOR GRADE PAINT, RAL COLOR: 7043 -TRAFFIC GRAY (OR SIMILAR), THE GENERAL CONTRACTOR SHALL OBTAIN THE GENERAL CONTRACTOR'S APPROVAL ON COLOR SELECTION PROR TO EXECUTION AND APPLICATION.
- GALVANIZED METAL EXPANSION JOINT TRIM / COVER. PAINT WITH ANTI-CORROSIVE PROTECTIVE PAINT. COLOI TO MATCH EXTERIOR FACADE COLOR.
- 24. PROVIDE WEATHER-TIGHT / SEALED ACCESS PANEL PER OPERATIONAL AND MAINTENANCE REQUIR INSTRUCTED BY END USER. THE ACCESS PANEL FINISH AND COLOR SHALL MATCH ADJACENT WALL
- 25. GALVANIZED METAL FLASHING, PAINT WITH ANTI-CORROSIVE PROTECTIVE PAINT, COLOR TO MATCH EXTERIOR FACADE COLOR.
- 26. EXISTING ROOFING MEMBRANE, REPAIR AND PATCH DAMAGED AREAS AROUND THE NEW CONTRACTION AND AROUND DEMOLITION AREAS, APPLY ROOFING MEMBRANE TO MATCH EXISTING TO ENSURE A WEATHER-TIGHT / WATERPROOF ROOF.
- 32. EXTEND EXISTING SLAB-ON-GRADE ABOVE FOOTING, REFER TO STRUCTURAL DRAWINGS
- * TYPICAL NOTE FOR COLORS AND FINISHES: COLORS NOTED ARE APPROXIMATE; THE GENERAL CONTRACTOR SHALL COORDINATE THE COLOR REQUIREMENTS WITH THE OWNER AND OBTAIN THE OWNER'S APPROVAL PRIOR TO PROCUREMENT AND EXECUTION.









	EXISTING ANTENNA SCHEDULE											
SECTOR			ANTENNA			TNA	SURGE SUPPRESSOR	RRU	TRANSM	IISS	ION LINE	
SECTOR	POS.	STATUS	ANTENNA	AZMUTH	RAD CTR	TIMA	(IN SHELTER)	(IN SHELTER)	FIBER & POWER	0	COAX	LENGTH (±)
	1	EXISTING	KATHREIN 80010864	0°	16.21'	(2)		RRUS-11 B12 700 (1) RRUS-32 B2 (1)	FIBER/POWER JUMPERS	6	1/2"	20'
А	2	EXISTING	KMW ET-X-UW-70-13-70-17-iR-AT	0°	16.21'	(2)		RRUS-32 B30 (1)	FIBER/POWER JUMPERS	4	1/2"	20'
<b>D</b>	1	EXISTING	KATHREIN 80010864	120°	16.21'	(2)		RRUS-11 B12 700 (1) RRUS-32 B2 (1)	FIBER/POWER JUMPERS	6	1/2"	20'
в	2	EXISTING	KMW ET-X-UW-70-13-70-17-iR-AT	120°	16.21'	(2)		RRUS-32 B30 (1)	FIBER/POWER JUMPERS	4	1/2"	20'
	1	EXISTING	KATHREIN 80010864	240°	16.21'	(2)		RRUS-11 B12 700 (1) RRUS-32 B2 (1)	FIBER/POWER JUMPERS	6	1/2"	20'
C	2	2								$\mathbb{Z}$		
TOTALS	TALS 5 ANTENNAS				6 TMA'S	0 SURGE SUPPRESSORS	8 RRUS		0	COAX		

	NEW ANTENNA SCHEDULE											
			ANTENNA				RRU	RRU	TRANSI	ISS	ON LINE	
SECTOR	POS.	STATUS	ANTENNA	AZMUTH	RAD CTR	IMA	(IN SHELTER)	ANOTHER BAND)	FIBER & POWER	0	COAX	LENGTH (±)
A	1	PROPOSED	QUINTEL QS46512-2	0°	16.21'	(2)	4478 B14 (1) 8843 B2/B66A (1)	850 & 1900 RRH IS SHARED WITH ANOHER BAND	FIBER/POWER JUMPERS	6	1/2"	20'
	2	PROPOSED	QUINTEL QS46512-2	0°	16.21'	(2)	4449 B5/B12 (1)	-	FIBER/POWER JUMPERS	4	1/2"	20'
_	1	PROPOSED	QUINTEL QS46512-2	120°	16.21'	(2)	4478 B14 (1) 8843 B2/B66A (1)	-	FIBER/POWER JUMPERS	6	1/2"	20'
	2	PROPOSED	QUINTEL QS46512-2	120°	16.21'	(2)	4449 B5/B12 (1)	850 & 1900 RRH IS SHARED WITH ANOHER BAND	FIBER/POWER JUMPERS	4	1/2"	20'
	1	PROPOSED	QUINTEL QS46512-2	240°	16.21'	(2)	4478 B14 (1) 8843 B2/B66A (1)	850 & 1900 RRH IS SHARED WITH ANOHER BAND	FIBER/POWER JUMPERS	6	1/2"	20'
	2	PROPOSED	QUINTEL QS46512-2	240°	16.21'	(2)	4449 B5/B12 (2)	-	FIBER/POWER JUMPERS	4	1/2"	20'
TOTALS 6 ANTENNAS					12 TMA'S	10 RRUS	-	-	0	COAX	-	





**EXISTING ANTENNA PLAN** 

SCALE FOR 24x36: 1-1/2"= 1'-0" SCALE FOR 11X17: 3/4" = 1'-0"

A-3



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.

4. FOR ANTENNA AND EQUIPMENT DETAILS, REFERENCE CURRENT RF DESIGN AND DETAILS THIS SHEET. FOR MORE INFORMATION DETAILS THIS SHEET. FOR MORE INFORMATION

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.





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.

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FOR TRANSMISSION CABLE ATTACHMENT AND ROUTING REFERENCE STRUCTURAL (BY OTHERS).

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.









WIDTH	DEPTH	HEIGHT	WEIGHT (W/O MOUNTING CLAMP)
13.19"	9.44"	17.9"	71 LBS







INTEGRAL TO SERVICE ENTRANCE RATED POWER CENTER, NEMA 1, 42 KAIC									
emand Load	POLES	AMPS	DESCRIPTION	CIR #	NOTES				
0.01 0.01	2	15	PWR FAIL ALARM	2 4	(3)				
0.40	1	15	INTERIOR LIGTHS	6	(3)				
1.08	1	15	RECEPTACLES	8	(3)				
0.03	1	15	SMOKE DETECTOR	10	(3)				
1.08	1	15	TELCO RECEPTACLE	12	(3)				
0.30	1	15	EMERGENCY LIGHT	14	(1)				
0.70				16	(3)				
0.70	2	- 50	AINTANDLER I	18	(3)				
0.70	2	20		20	(3)				
0.70	2	30	AIL HANDLER 2	22	(3)				
0.00	2	20	SDADE	24	(3)				
0.00	2 30		SPARE	26	(3)				
0.00	1		SPACE	28	(3)				
0.00	1		SPACE	30	(3)				
ΤΩΤΑΙ					•				

# SINGLE LINE NOTES

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

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

4. ALL EXTERIOR LOCATED EQUIPMENT TO BE WEATHERPROOF.

5. LABEL AS INDICATED MAIN SERVICE DISCONNECT WITH RED TAG OR ENGRAVED PLACARD, WHITE LETTERS ON RED

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

. ALL ELECTRICAL EQUIPMENT SHALL BE LISTED AND SUITABLE

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





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

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

SUBCONTRACTOR SHALL PROVIDE ALL BREAKERS, CONDUITS AND CIRCUITS AS REQUIRED FOR A COMPLETED SYSTEM AND SHALL BE IN COMPLIANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

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 EQUIV	ALENT)
TELCO	— UGT — UGT — UGT — — UGT/P — UGT/P —
ER	— OHP — OHP — OHP —
POWER	— UGP — UGP — UGP —
TELCO	— AGT — AGT — AGT — — AGT/P — AGT/P —
ROLYTIC	GROUNDING SYSTEM
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#### NEWTON INSTRUMENT COMPANY, INC. BUTNER NC

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

G-2 NOT TO SCALE

EXOTHERMIC WELD.

NOTES:

- EXOTHERMIC WELD (2) TWO, #2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUNDING BAR. ROUTE CONDUCTORS TO BURIED GROUNDING RING AND PROVIDE PARALLEL
- 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 SECTION AND LABEL EACH SECTION ("P", "A", "N", "I") WITH 1" HIGH LETTERS.
- 3. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8 INCH DIAMETER OR LARGER, ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTIOXIDANT COMPOUND BEFORE MATING.
- FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTIOXIDANT COMPOUND BEFORE MATING
- DO NOT INSTALL CABLE GROUNDING KIT AT A BEND AND ALWAYS DIRECT GROUNDING CONDUCTOR DOWN TO GROUNDING BUS
- 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 GROUNDING TERMINATIONS. THE INTENT IS TO WEATHERPROOF THE COMPRESSION CONNECTION
- 7. SUPPLIED AND INSTALLED BY CONTRACTOR.

**GROUNDING NOTES** 

NOT TO SCALE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADDITIONAL GROUNDING BAR AS REQUIRED, PROVIDING 50% SPARE CONNECTION POINTS



#### ABBREVIATIONS

AB AC/C AC/C AC/C AC- AC- AC- AC- AC- AC- AC- BLC BB- BB- BB- BB- BB- BB- BB- BB- BB- BB	ANCHOR BOLT ASPHALTIC CONCRETE AIR CONDITIONING ADJUSTABLE ABOVE FINISH FLOOR ARCCHTICCTURAL ABOVE MINSH FLOOR ARCCHTICCTURAL BOARD BUTCING BUTCING BUTCING BASE TRANSCEIVER STATION COURSE(S) CEMENT CHAIN LINK CELEAR COLUMNTE COLUMNTE CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CONTRUCTON CON CON CON CON CON CON CON C	JT LAM LEGS LLA LA MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH MATXH	JOINT LAMINATED POUNDS LIGHT LIGHTINIG ARRESTOR LOW NOISE AMPLIFER MATERIAL MAXIMUM MECHANICAL MINMUM MECHANICAL MINMUM METAL ATH MASONRY OPENING MASONRY OPENING MASONRY OPENING MASONRY OPENING MASONRY OPENING MASONRY OPENING MOUNTED NOT IN CONTRACT NUMBER NOT IN CONTRACT NUMBER NOT IN CONTRACT NUMBER NOT IN CONTRACT NUMBER NOT OF SCALE OPENING OPPOSITE PARTITION PLASTER PLASTER PLASTER REQUIRED ROOM ROOMS ROOMS ROUGH OPENING SOLID CORE
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#### GENERAL

ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE BUILDING CODE AND ALL OTHER GOVERNING CODES. THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATIONS.

2. THE CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS, & NOTES PRIOR TO STARTING CONSTRUCTION, INCLUDING BUT NOT UNITED BY DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERROR, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATENTION OF THE ARCHITECT/ENGINEER AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE ARCHITECT/ENGINEER.

3. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK, WHERE REQUED FOR THE PROPER EXECUTION OF THE WORK, UTILITIES SHALL BE RELOCATED AS DIRECTED BY EXONCRESS. EXTERME CAUTION SHOLD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY RAINING FOR THE WORKING CREW.

4. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFER WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND SHALL BE CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE ENDINEER.

5. A COPY OF THE APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. IT IS THE AGENCI, RAD DE LAND ADALE DE AVAILADE EN INSPECTION AL AREL INICS. CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL CONSTRUCTOR SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDUMS, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT/HIRED DRAWINGS TO THE ARCHITECT/ENGINEER AT THE CONCLUSION OF THE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE WORK IS IN PROGRESS UNTIL THE JOB IS COMPLETE.

7. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, AND TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER OR GOVERNING AGENCY.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE ENGINEER WILL NOT ADVISE ON, NOR PROVIDE DIRECTION, AS TO SAFETY PRECAUTIONS AND PROCRAMS.

9. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNOLES, PROCEDURES AND SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK UNDER THE PROJECT. FURTHERMORE, THE STRUCTURE IS DESIGNED AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS. THE INVESTIGATION, DESIGN, SAFETY, ADEQUACY AND INSPECTION OF BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

10. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR HIS REPRESENTATIVE. CONTRACTOR SHALL OBTAIN THE PERMIT AND MAKE FINAL PAYMENT OF SAID DOCUMENT(S).

11. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF LOAD IMPOSED ON THE STRUCTURAL FRAMING AND STRUCTURE DURING CONSTRUCTION. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMMING AT THE TIME THE LOADS ARE IMPOSED. TEMPORARY SHORING ON BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STREAMONT FOR THE CONTINUES PRESENT. THE CONTRACTOR SHALL ALSO RECOGNIZE AND CONSTRUCTION FROM THE CONTINUES THE STRUCTURAL CAST DURING THE CONSTRUCTION FROM THE CONTINUES THE STRUCTURAL LASO

12. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE UNLESS OTHERWISE NOTED.

13. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY FRAMING, BACKING, HANGERS, BLOCKING OR SUPPORTS FOR INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS.

14. THE CONTRACTOR SHALL PROVIDE FIRE MARSHALL APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.

15. NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL AND PAINT COLOR EXCEPT AS NOTED IN THE PLANS.

16. WHERE SPECIFIED, MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR RECORDING THE RESULTS.

17. ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.

18. ALL DEBRIS AND REFUGE IS TO BE REMOVED FROM THE PROJECT. PREMISES SHALL BE LEFT IN A CLEAN BROOM FINISHED CONDITION AT ALL TIMES.

19. ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A OUESTION RECARDING THEIR EXACT MEANING, THE ARCHITECT/ENGINEER SHALL BE NOTIFIED FOR CLARIFICATIONS.

20. CONTRACTORS SHALL VISIT THE SITE PRIOR TO BID TO ASCERTAIN CONDITIONS WHICH MAY ADVERSELY AFFECT THE WORK OR COST THEREOF.

21. THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSIONS, ELEVATIONS, ETC. NECESSARY FOR THE PROPER CONSTRUCTION AND ALICMMENT OF THE NEW PORTION OF THE WORK TO THE VENTIME WORK. THE CONTRACTOR SHALL MASK BLL MEASUREMENTS NECESSARY FOR FARICATION AND ERECTION OF STRUCTURAL MEMBERS. ANY DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.

22. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWING (SHEET LST), SHALL NOT BE USED TO IDENTIFY OR ESTABLISH THE BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLLY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHIKITI OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT/ ENGINEER PROFIL THE ESTABLISHIKITI OF TRUE NORTH, AND DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEVENTS OF THE WORK, IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEVENTS OF THE WORK ING DRAWINGS AND THE TRUE NORTH ORENTATION AS DEPICTED ON THE CVIL SURVEY, THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT/ENGINEER.

23. NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN ENT OF THE ARCHITECT/ ENGINEER. UNAUTHORIZED CHANGES RENDER THESE DRAWINGS THIS INCLUDES THAT THE CONTRACTOR SHALL NOT BE RELIEVED OF ANY DEVIATION FROM CONS THE PLANS BY THE PROFESSIONAL'S OF RECORD REVIEW OF SHOP DRAWINGS, PRODUCT DATA, EC, UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE PROFESSIONAL OF RECORD OF SUCH DEVIATION IN WRITING AT THE TIME OF SUBMISSION, AND THE PROFESSIONAL OF RECORD HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.

24. ANY REFERENCE TO THE WORDS "APPROVED" OR "APPROVAL" IN THESE DOCUMENTS SHALL BE HERE DEFINED TO MEAN GENERAL ACCEPTANCE OR REVIEW AND SHALL NOT RELIEVE THE CONTRACTOR AND/OR HIS SUB-CONTRACTORS OF ANY LIABILITY IN FURNISHING THE REQUIRED MATERIALS OR LABOR SPECIFIED.

25. STAIR TREADS SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2-INCHES WIDE AND PLACED PARALLEL TO AND NOT MORE THAN I INCH FROM THE NOSE OF THE STEP. ALL IREAD SURFACES SHALL BE SUIP RESISTANCE. NOSING SHALL NOT IFAULCT MORE THAN 1-1/2 INCHES PAST THE FACE OF THE RISER BELOW.

#### SITE PREPARATION NOTES:

SUBMITTALS

SHOP DRAWING REVIEW

SPECIALTY STRUCTURAL ENGINEER (SSE)

FIRE DEPARTMENT NOTES

THE PREPARATION OF THE SITE FOR CONSTRUCTION SHALL INCLUDE THE REMOVAL OF ALL BROKEN CONCRETE. TREE TRUNKS AND ANY OTHER DEBRIS THAT WOULD BE DAMAGING TO THE FOOTINGS OF THE NEW STRUCTURE.

2. ALL FOUNDATION FOOTINGS SHALL EXTEND INTO AND BEAR AGAINST NATURAL UNDISTURBED SOIL OR APPROVED COMPACTED FILL. FOOTINGS SHALL EXTEND INTO SOIL DEPTH INDICATED ON DETAILS.

3. SHOULD ANY LODGE FILL EXPANSIVE SOIL, GROUND WATER OF ANY OTHER DANGEROUS CONDITIONS BE ENCOUNTERED DURING THE EXCAVATION FOR THE NEW FOUNDATION, THE ARCHITECT/FORMERS SHALL BE NOTIFIED AND ALL FOUNDATION WORK SHALL CEASE IMMEDIATELY.

4. THE SURFACE OF THE EXPOSED SUBGRADE SHALL BE INSPECTED BY PROBING OR TESTING TO CHECK FOR POCKETS OF SOFT OR UNSUITABLE MATERIAL. EXCAVATE UNSUITABLE SOIL AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.

5. PROOFROLL THE SURFACE OF THE EXPOSED SUBGRADE WITH A LOADED TANDEM AXLE DUMP TRUCK. REMOVE ALL SOILS WHICH PUMP OR DO NOT COMPACT PROPERLY AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.

6. FILL ALL EXCAVATED AREAS WITH APPROVED CONTROLLED FILL. PLACE IN 8° LOOSE LIFTS AND THE MAXIMUM ORY DENSITY IN ACCORDANCE WITH ASTM D-698. COMPACT TO A MINIMUM OF 90% RELATIVE COMPACTION. ADEQUATE DRAINAGE SHALL BE PROVIDED SUCH THAT IN O PONDING OCCURS AFTER THESE RECOMMENDATIONS ARE APPROVED BY THE ARCHITECT/ENGIENEER.

7. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING SURFACES, STRUCTURES OR EQUIPAENT SHALL BE IMMEDIATELY REPARED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS

8. BEFORE PROCEEDING WITH ANY WORK WITHIN THE EXISTING FACILITY, THE CONTRACTOR SHALL FAMILIARZE HIMSELF WITH EXISTING STRUCTURAL AND OTHER CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBULT TO PROVIDE ALL NECESSARY PACANOS, SHORMOR AND OTHER SAFEGUARDS TO MAINTAIN ALL PARTS OF THE EXISTING WORK IN A SAFE CONDITION DURING THE PROCESS. OF DEMOLITION AND CONSTRUCTION AND TO PROTECT FROM DAMAGE THOSE PORTIONS OF THE EXISTING WORK WHICH ARE TO REMAIN.

SUBMITTALS: SUBMITTALS FOR SHOP DRAWINGS, MILL TESTS, PRODUCT DATA, ETC. FOR ITEMS

SUBMITIALS: SUBMITIALS: FOR SHOP DRAWINGS, MILL TESTS, PHOLOCI DUAL, ELC, FOR TEMS DESIGNED BY THE ARCHIECT / ENDINEER OF RECORD SHALL BE MADE TO THE ARCHIECT/ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW THE SUBMITTAL BEFORE FORWARDING TO THE ARCHIECT. SUBMITTALS SHALL BE MADE IN TIME TO PROVDE A TWO-WEEK REVIEW PERIOD FOR THE ARCHIECT/ ENGINEER. SUBMITTALS REQUIRED FOR EACH SECTION OF THESE NOTES ARE SPECIFIED IN THAT SECTION.

REVEW BY THE ARCHITECT/ENGINEER IS FOR GENERAL COMPLIANCE WITH THE DESIGN CONCEPT AND THE CONTRACT DOCUMENTS. MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, NOR DEPARTURES THEREFROM. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, ELC. WHEN SHOP DRAWINGS DIFFER FROM OR ADD TO THE REQUIREMENTS OF THE STRUCTURAL DRAWINGS THEY SHALL BE DESIGNED AND STAMPED BY A DEPCOUNTS TEXTUTIONE AND INCOMENTS (STRUCTURE).

1. SCHEDULE REQUIRED FINAL FIRE DEPARTMENT INSPECTION 2 DAYS IN ADVANCE.

DOORS

3. AN APPROVED METHOD TO NEUTRALIZE SPILLED ELECTROLYTE SHALL BE PROVIDED IN THE BATTERY ROOM (IF APPLICABLE) 4. LOCATIONS AND CLASSIFICATIONS OF FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE UNIFORM FIRE CODE STANDARD 10-1 AND PLACEMENT IS SUBJECT TO THE APPROVAL OF THE FIRE INSPECTOR.

5. Contractor shall post permanent signage in a conspicuous location at the site identifying whom should be called in an emergency with phone numbers and site-identifying information (such as address, site #, etc.) for fire department emergency use.

6. A HAZARDOUS MATERIALS IDENTIFICATION SIGN IS REQUIRED FOR ALL ENTRANCES INTO BATTERY STORAGE AREAS. LETTERS MUST BE 1" IN HEIGHT AND IN A COLOR WHICH CONTRASTS WITH THE BACKGROUND OF THE SIGN AND LIST THE FOLLOWING: "BATTERY CABINET, LEAD ACID BATTERIES NUCLEY."

7. PROVIDE 2A:40BC FIRE EXTINGUISHER, OR OTHER EQUIVALENT, IN RECESSED OR STINUTE 24-000 THE ENHABILITY OF THE EXAMPLE IN THE EXCLUSED OF THE EXCLUSED OF THE EXAMPLE IN THE EXCLUSED OF THE CABINET, SITE CONSTRUCTION MATERIALS ARE NOT AMERABLE TO RECESSING THE CABINET, SURFACE MOUNTED CABINETS MAY BE APPROVED. CABINETS SHALL BE HUNG ON THEIR HOOKS IN THE CABINETS.

#### FLASHING AND SHEET METAL

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 GALVANZED ATLER 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 NICA 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 AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE.

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

2. ALL PAINTS TO BE APPLIED IN WORKMANLIKE MANNER. AT COMPLETION, REMOVE ALL MATERIALS AND DEBRIS CAUSED BY THIS CONTRACTOR. ALL FLOORS, GLASS, HARDWARE, FRAMES, FRIVERS, ETC SHALL BE THOROUGHLY CLEMED OF PAINT.

3. ALL STEEL COLUMNS AND MISC. METALS SHALL BE PRIMED AND PAINTED.

4. FIRE PREVENTION: TAKE EVERY PRECAUTION AT THE END OF THE DAY TO REMOVE OILY RAGS AND COMBUSTIBLE MATERIALS FROM THE SITE OR STORE IN METAL CONTAINER WITH TIGHT COVERS.

5. FINAL TEXTURE & COLOR PER OWNER'S INSTRUCTIONS.

6. SHOP PAINTING: CONFORM TO AISC SPECIFICATION SEC M2 AND AISC CODE SEC. 6.5. DO NOT PRIME SURFACES TO BE FIREPROPED, IN CONTACT WITH CONCRETE, OR FIELD WELDED. STEEL WORK TO BE CONCEALED BY UNTEROR BUILDING FINISHES ON IN CONTACT WITH CONCRETE DOES NOT REQUIRE PAINTING. ALL OTHER STEEL WORK SHALL BE GIVEN ONE COAT OF SHOP PAINT.

7. ALL VISIBLE ANTENNAS, ANTENNA SUPPORT STRUCTURES, CABLE TRAYS, EQUIPMENT MUST BE PAINTED TO BLEND WITH SURROUNDING ELEMENTS – U.N.O

THE TELECOMMUNICATIONS EQUIPMENT SPACE SHOWN ON THESE PLANS IS NOT CUSTOMARILY OCCUPIED. WORK TO BE PERFORMED IN THIS FACILITY CANNOT REASONABLY BE PERFORMED BY PERSONS WITH A SEVERE IMPAIRMENT: MOBILITY, SIGHT, AND/OF HEARING. THEREFORE, PER 2019 CALIFORNIA BULIDING CODE SECTION 118–203.5, EXCEPTION 1, THIS FACILITY SHALL BE EXEMPTED FROM ALL INTLE 24 ACCESS REQUERTMENTS.

PAINTING

# ACCESSIBILITY NOTE

2. A UNIFORM FIRE CODE PERMIT TO OPERATE BATTERY SYSTEMS WITH STATIONARY LEAD-ACID BATTERIES MAY BE REQUIRED AND ISSUED BY FIRE INSPECTOR.

FIBER REINFORCED PLASTIC (FRP) 1. FIBER REINFORCED PLASTIC (FRP) PULTRUDED FLAT SHEETS SHALL BE PROVIDED BY STEALTH CONCEALMENT SOLUTIONS, INC. (LARR # 25400), FIBERGATE COMPOSITE STRUCTURES (LARR# 25536), OR APPROVED EQUAL, SHALL CONFORM TO THE ASTM DESIGNATION D-638, D-790, D-792, AND SHALL COMPLY WITH THE FOLLOWING MECHANICAL PROPERTIES

(LENGTHWISE): 
 FLEXURAL STRENGTH
 35,000 PSI

 FLEXURAL MODULUS
 1.80 X 10⁻⁶ PSI

 TENSILE STRENGTH
 24,000 PSI

 COMPRESSIVE STRENGTH
 24,000 PSI

 DENSITY
 0.062 - 0.070 LBS/IN⁻³

2. ALL MATERIAL SHALL BE CLASS I FIRE RATED WITH FLAME SPREAD OF 25 MAXIMUM, TESTED IN ACCORDANCE WITH ASTM E84. THE USE OF ANTIMONY OXIDE IS NOT PERMITTED. 3. FRP BOLTS, THREADED RODS, AND RELATED NUTS AND WASHERS SHALL BE PROVIDED BY STEALTH OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.

4. SURFACES OF PANELS SHALL BE COATED WITH SUITABLE PAINT FOR U.V. PROTECTION. ALL FOAM EDGES OF PANELS MUST BE COVERED OR COATED FOR U.V. PROTECTION AND WATER. COAT ANY CUT OR PURILED EDGES OF FRP STRUCTURAL MEMBERS WITH HETROLAC OR EQUAL RESIN OR ACRYLIC SEALER.

6. WHEN FASTENER BOLT-HEAD OR NUT BEARS DIRECTLY ON SURFACE OF PANEL, TIGHTEN BOLTS 1/4 TURN PAST SNUG, USE A THIN BEAD OF EPOXY TO LOCK THREADS OF FRP BOLTS/NUTS. USE WASHER OF FLANGED HEAD BOLTS WITH LARGE BEARING SURFACE.

7. PANELS WILL EXPAND AND CONTRACT DUE TO TEMPERATURE. WHEN INSTALLING PANELS IN COLD TEMPERATURES, EVENLY SPACE PANELS TO ALLOW FOR EXPANSION DURING WARM TEMPERATURES.

#### GYP BOARD SHEATHING NOTES

1. 5/8" TYPE "X" FIRE RESISTANT TAPERED EDGE BOARDS SHALL BE USED WHERE REQUIRED FOR RATED FIRE PROTECTION.

2. CORNER BEADS: STANDARD WALLBOARD CORNER BEADS MANUFACTURED OF GALVANIZED STEEL WITH PRE FORMED FLANGES, ANSI-CB-PF.

3. EDGE TRIM OR CASTING: STANDARD WALLBOARD EDGE TRIM 126 MANUFACTURED OF GALVANIZED STEEL WITH PERFORATED FLANGES, ANSI-US, SQUARE NOSE, SIZE AS REQUIRED FOR THICKNESS

4. FASTENERS:  $1-1/4"\mbox{ USG OR EQUAL TYPE W BUGLE HEAD DRYWALL SCREWS, <math display="inline">1-1/4"\mbox{ GWB}-54$  ANNULAR RING NAILS, OR  $1-5/8"\mbox{ COOLER NAILS}.$ 

5. INSTALLATION SHALL CONFORM TO REQUIREMENTS OF CYPSUM ASSOCIATION "GA-216-78R", ELECTRICAL BOX AND OTHER ROUGH-IN OPENNICS MUST BE CLEANED OF EXCESS SPACKLE BEFORE PAIRTE STARTS. USE METAL CORFRE BEAD ON OUTSDE CORFRES, USE METAL EDGE BEAD ON UNEXPOSED EDGES. BENT OR RUSTY MATERIAL IS NOT ACCEPTABLE. SPACKLED AREAS SHALL BE SANDED SMOOTH AND VEVN.

6. DRYWALL TEXTURE SHALL BE SPRAY-ON SPATTER/KNOCKDOWN TYPE.

7. TAPING AND FINISHING: APPLY JOINT TAPE AND JOINT COMPOUND AT JOINTS (BOTH DIRECTIONS). APPLY COMPOUND AT INCESSARY FLANGES, PENETRATIONS, FASTENERS, HEADS AND SURFACE DEFECTS. INSTALL COMPOUND IN 3 COATS, SANDING AFTER EACH OF LAST 2 COATS.

8. WALLS AND CEILINGS SHALL BE PRIMED AND PAINTED WITH (2) COATS OF FRAZEE SEMI-GLOSS PRIOR TO WALL ATTACHMENT OF ANY EQUIPMENT OR ELECTRICAL CONDUITS. (U.N.O.)

1. PROVIDE SEAMLESS FLUSH TYPE DOORS, 18 GAUGE, WELDED CONSTRUCTION SHOP PRIMED, PREPARED FOR HARDWARE WITH TOP AND BOTTOM CLOSURES. WELD EXPOSED JOINTS CONTINUOUSLY, GRIND, DRESS AND MARE SWOOTH, FLUSH AND INVISIBLE. PREPARE FRAME TO RECEIVE MORTISED AND CONCEALED FINISH HARDWARE DOOR FRAME.

WHERE REQUIRED TO BE RATED, PROVIDE FIRE-RATED DOORS WITH UL LABEL ATTACHED IN AN INCONSPICUOUS LOCATION. WHERE DOORS ARE EXPOSED TO OUTSIDE WEATHER CONDITIONS. PROVIDE DOORS FABRICATED WITH GGG GALVANZING.

3. INTERIOR: 20 GAUGE THICK MATERIAL, COMMERCIAL SERIES "C", TO SUIT GRADE AND MODEL OF DOOR, LABELED FRAME WHERE REQUIRED.

4. IN GENERAL INSTALL DOORS AND FRAMES PER SDI 100 AND 105, RESPECTIVELY.

5. DOORS SHALL BE WEATHER-STRIPPED AGAINST AIR INFILTRATION IN COMPLIANCE WITH TITLE 24 OF THE STATE ADMINISTRATION CODE.

6. KEYING: ALL LOCKS ARE TO BE KEYED AS PER OWNER'S INSTRUCTIONS.

#### THERMAL & MOISTURE PROTECTION INSULATION

1. COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE STATE ENERGY REGULATIONS. 2. PROVIDE R=13 MINIMUM KRAFT-FACED BATT. INSULATION AT WALLS UNLESS NOTED OTHERWISE, AND R=19 MINIMUM AT CELINGS TO COMPLETELY ENCLOSE EQUIPMENT ROOM. PLACE VAPOR BARRERS ON WARM SIDE OF WALL.

3. INSULATE WALLS BETWEEN EQUIPMENT ROOM AND ADJACENT ROOMS. INSULATE BETWEEN JAMBS AND FRAMING, BEHIND HEADER JOISTS AND IN SOFFITS OVER EXTERIOR SPACE.

4. PENETRATIONS OF ROOF MEMBRANES SHALL BE PATCHED/FLASHED AND MADE WATERTIGHT USING LIKE MATERIALS IN ACCORDANCE WITH NRCA ROOFING STANDARDS AND DETAILS. CONTRACTOR SHALL OBTAIN DETAILING CLARRICATION FOR SITE-SPECIFIC CONDITIONS FROM ARCHITECT/ENGINEER, IF NECESSARY, BEFORE PROCEEDING, PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLING ONLY, UNLESS NOTED OTHERWISE.

5. PANEL FASTENERS TO BE SPACED PER BELOW AND LOCATED 6" HORIZONTALLY FROM EACH EDGE AT TOP AND BOTTOM OF PANEL. MAINTAIN  $1\!-\!1/2$ " MINIMUM CLEARANCE FROM ALL EDGES.

8. ADJACENT FLAT PANELS ARE JOINED BY A VERTICAL FOAM SPLINE THAT IS INSERTED IN THE THE GROOVES CUT INTO THE SIDE OF FACH PANEL. DO NOT LIFT PANELS BY GROOVES. PANELS MUST BE LIFTED WITH FORCE DIRECTED DUTO THE FANEL SURFACE.

9. AS NOTO IN THE LARR REPORT, PANELS SHALL BE BONDED TO THE SUPPORTING FRAME USING A QUICKSET URETHANKE CONTINUOUS BEAD ADHESINE AROUND THE ENTIRE PERMETER OF THE PANEL, AND ATTACHED TO THE PERMETER FAMEL VA #8 STELL SCREWS AT 12° OR LESS SPACING AROUND THE PERMETER OF THE PANEL (24 MIN SCREWS PER 4' X 8' PANEL). DO NOT LOCATED STELL SCREWS IN FRONT OF AN AWNERNA. ALTERNATIVELY THE PANELS SHALL SEE BONDED TO THE SUPPORTING FRAME USING A OUXCEST URETHANKE CONTINUOUS BEAD ADHESINE BONDED TO THE SUPPORTING FRAME USING A OUXCEST URETHANKE CONTINUOUS BEAD ADHESINE BONDED TO THE SUPPORTING FRAME USING A OUXCEST URETHANKE CONTINUOUS BEAD ADHESINE BONDED TO THE SUPPORTING FRAME USING A OUXCEST URETHANKE CONTINUOUS BEAD ADHESINE BONDED TO THE SUPPORTING FRAME USING A OUXCEST URETHANKE CONTINUOUS BEAD ADHESINE BONDED TO THE SUPPORTING FRAME USING A OUXCEST URETHANKE (12 MINIUMU PER 4' X 80 FANEL), THE FIRP ROUS SHALL HAVE AN FRP NUT PLACED ON EACH END. ALL PANEL EDGYS SHALL, THE FIRP ROUS SHALL HAVE AN FRP NUT PLACED ON EACH END. ALL PANEL EDGYS STALL BE BLOCKED.

10. ALL EXPOSED EXTERIOR PANEL SURFACES SHALL BE COVERED WITH A MINIMUM 1" THICK LAYER OF EIFS (DRYNT OR EQUAL) THAT SHALL BE TEXTURED, FINISHED, AND PAINTED TO MATCH THE EXISTING STRUCTURE. ALL OTHER EXPOSED SURFACES INCLUDING ANCILLARY FRAMING AND HARDWARE SHALL BE PAINTED TO MATCH.

11. PLACE WEATHER TIGHT FRP CAP AT ENDS OF ALL OPEN, EXPOSED FRP POSTS.



#### FRAMING

1. ALL LUMBER SHALL BE GRADE MARKED DOUGLAS FIR-LARCH AND SHALL HAVE THE FOLLOWING MINIMUM GRADES: JOISTS AND RAFTERS #2 BEAMS AND STRINGERS #2

PLATES STUDS (2X4, 3X4, 2X6) POSTS, COLUMNS AND TIMBER

2. ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE-TREATED IN ACCORDANCE WITH THE MARRICAN WOOD PRESERVERS ASSOCIATION SPECIFICATIONS. WHERE POSSIBLE, ALL CURS AND HOLES SHOULD BE COMPLETED BEROSHED TREATMENT, CUTS AND HOLES DUE TO ON-SITE FABRICATION SHALL BE BRUSHED WITH 2 COARS OF COPPER NAMPHIFENTE SOLUTION CONTAINING A MINIMUM OF 2% MELALUE COPPER IN DEPENDENT. SOLUTION (PER AWPA STD, M4), 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

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. ALL BLOCKING AND BRIDGING SHALL BE PROVIDED AS REQUIRED PER GOVERNING CODE OR STANDARD OF PRACTICE.

6. All joist, rafter & Misc. Framing shall have full-depth (or metal) bridging at all supports, muspan and at a maximum spacing of 8'-0" o/c in between unless noted otherwise.

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.

8. THE CONTRACTOR SHALL CAREFULLY SELECT LUMBER TO BE USED IN LOADBEARING APPLICATIONS. THE LENGTH OF SPIT ON THE WIDE FACE OF 2'NOMINAL LOADBEARING FRAMING SHALL BE LUMITED TO LESS THAN 1/2 OF THE WIDE FACE DIMENSION. THE LENGTH OF SPIT ON THE WIDE FACE OF 3" (NOMINAL) AND THICKER LUMBER SHALL BE LIMITED TO 1/2 OF THE NARROW FACE DIMENSION

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.

10. ALL BOLTS SHALL BE RE-TIGHTENED PRIOR TO APPLICATION OF PLASTER, PLYWOOD, ETC. AND BEFORE CLOSING IN COMPLETION OF THE JOB.

11. PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE AS MANUFACTURED BY "SIMPSON STRONG-TIE COMPANY" OR APPROVED EVAL. INSTALL ALL ACCESSORIES PRE THE MANUFACTURER'S REQUIREMENTS. ALL STREL 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  $1/4^{\prime\prime}$  THICK UNLESS OTHERWISE INDICATED.

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.

14. BOLTS IN WOOD SHALL BE A MINIMUM OF 7 BOLT DIAMETERS FROM THE ENDS AND 4 BOLT DIAMETERS FROM THE EDGES.

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.

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" X 3"
3/4"	5/16" X 3" X 3"
7/8"	5/16" X 3" X 3"
1	3/8" X 3-1/2" X 3-1/2"

17. TOP PLATES FOR ALL STUD WALLS SHALL BE 2–2X. MINIMUM TOP PLATE LAP SHALL BE 48" with 160 Nails at 4" O.C. EACH SIDE OF SPLICE U.N.O. SPLICES IN UPPER AND LOWER PLATES SHALL BE STAGGERED 10' MINIMUM.

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.

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 ISC TABLE 2304.9.1. FASTENING SCHEDULE HOLES FOR NAILS SHALL BE PREPRILED AT A SMALLER DIAMETER THAN THE NAIL WHERE NECESSARY TO PREVENT SPLITTING.

20.	LAG BOLTS	SHALL	HAVE	LEAD	HOLES	BORE	) AS	FOLL	.ows	:		
	SHANK P	ORTION				SAME	DIAM	eter	ANI	) LENGTH	AS	SHANK
	THREADE	D PORTI	ON				0.6-	0.75	OF	DIAMETER	OF	THREAD

#### PLYWOOD SHEATHING NOTES

1. ALL PLYWOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH (APA) AMERICAN PLYWOOD ASSOCIATION SPECIFICATIONS AND COMPLY WITH PS1-95 OR PS2-92.

2. ALL ROOF PANEL SHEATHING SHALL BE 5/8" (NOM.) TYPE CDX. EXP. 1 APA RATED SHEATHING. SUITABLE EDGE SUPPORT SHALL BE PROVIDED BY USE OF PANEL CLIPS OR BLOCKING BETWEEN FRAMING. CONNECT ROOF SHEATHING WITH 84 COMMON NAILS AT 6" O/C AT SUPPORTED PANEL EDGES AND 12" O/C AT INTERMEDIATE SUPPORTS U.N.O.

3. ALL WALL PANEL SHEATHING SHALL BE  $1/2^{\ast}$  (NOM.) TYPE CDX. EXP. 1 APA RATED SHEATHING ATTACHED WITH 10D COMMON NAILS SPACED 6° O/C AT SUPPORTED PANEL EDGES AND 12° O/C AT INTERNEDUES UNRO.

4. INSTALL ALL PLYWOOD SHEATHING WITH THE LONG DIMENSION OF THE PANEL ACROSS SUPPORTS AND WITH PANEL CONTINUOUS OVER TWO OR MORE SPANS, STAGGER PANEL END JOINTS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES UNLESS OTHERWISE RECOMMENDED BY THE SHEATING MANUFACIVER.

5. ALL NAILING SHALL BE CAREFULLY DRIVEN AND NOT OVERDRIVEN. THE USE OF STAPLES AND PNEUMATIC NAIL GUNS ARE PROHIBITED FROM USE.

6. ALL EXTERIOR EXPOSED PLYWOOD SHALL BE MARINE GRADE.

#### FIRE RESISTANCE REQUIREMENTS

1. CONTRACTOR TO PROVIDE FLAME STOP I-DS (OR OTHER APPROVED METHOD OF FIRE PREVENTION) TO TOWER, BRANCHES, AND/ OR OTHER COMBUSTIBLE MATERIALS AS OUTLINED IN SECTIONS 602 & 6630 F 2019 CBC.

#### MASONRY

1. ALL MASONRY SHALL HAVE MINIMUM COMPRESSIVE STRENGTH I'M OF 1,500 PSI.

2. MASONRY UNITS SHALL BE NORMAL WEIGHT BLOCK CONFORMING TO ASTM C90, GRADE N, TYPE 1, AND SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 PSI. CONCRETE MASONRY UNITS MUST BE TESTED IN ACCORDANCE WITH ASTM C140.

3. MORTAR SHALL BE MACHINE MIXED CONFORMING TO ASTM C270, TYPE S. MORTAR SHALL B FRESHLY PREPARED AND UNIFORMLY MIXED AND SHALL BE TO BUILDING CODE SECTION 2103.9.

4. GROUT SHALL CONFORM TO ASTM C476 AND BE PROPORTIONED PER BUILDING CODE TABLE 2103.13. MINIMUM GROUT COMPRESSIVE STRENGTH SHALL EQUAL OR EXCEED THE GREATER OF 2,000 PSI OR THE REQUIRED f'm.

5. REINF'G BARS SHALL CONFORM TO ASTM A706 OR ASTM A615, GRADE 60 U.N.O.

6. CONTINUOUS WIRE REINFORCING (JOINT REINFORCING) SHALL BE GALVANIZED TRUSS OR LADDER TYPE FORMED FROM 9 GAUGE COLD-DRAWN STEEL WIRE COMPLYING WITH ASTM A82.

7. ALL MASONRY BLOCKS SHALL CONFORM WITH EACH OTHER IN COLOR, TEXTURE AND SIZE WHERE APPLICABLE BLOCK SIZE, COLOR, TYPE AND TEXTURE SHALL BE AS INDICATED ON THE DRAWINGS. PROVIDE ACCESSORY BLOCKS AS INDICATED AND REQUIRED. WHERE CUTTING IS REQUIRED, BLOCKS SHALL BE SAWCUT.

8. COURSING SHALL BE COMMON RUNNING BOND (UNLESS NOTED OTHERWISE), WITH 3/8" GROUT JOINT, JOINTS SHALL BE TOOLED CONCAVE AND BE UNIFORM IN SIZE. USE CARE TO PREVENT WORTAR AND GROUT SPILLAGE ON THE FACE OF THE MASONRY. OLEAN SUCH SPILLAGE IMMEDIATELY. REPAIR ANY DAMAGE OR INTERSTICES BETWEEN BLOCKS AND REMOVE STAINS AT THE COMPETION OF WORK.

TE INTERSECTING WALLS BY OVERLAPPING UNITS IN ALTERNATE COURSES. ROUGHEN AND CLEAN CONCRETE BEARING SURFACES FOR THE PLACEMENT OF THE FIRST COURSE. VERTICAL HEAD JOINTS SHALL BE FILLED SOLD AND SHOVED TIGHTLY TO PROVIDE BOND TO BOTH BLOCKS.

10. AT VERTICAL REINFORCING LOCATIONS, PROVIDE DOWELS FROM FOOTING TO MATCH SIZE AND SPACING OF VERTICAL WALL REINFORCING. DOWELS SHALL BE EMBEDDED INTO THE FOOTING A MINIMUM OF 91 AND SHALL HAVE A 90 DECREH DOKC, DEVEN FOOTING WHERE REQUIRED FOR DOWEL. WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL BLOCK CORE, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN 6 VERTICAL.

11. SPLICED BARS (INCLUDING DOWELS) SHALL BE LAPPED 48 BAR DIAMETERS MINIMUM OR 24". WHICHEVER IS GREATER. SPLICED BARS SHALL BE WIRE-TIED.

12. VERTICAL REINFORCING BARS SHALL HAVE A MINIMUM CLEARANCE OF 3/4" FROM THE MASONRY AND NOT LESS THAN ONE DIAMETER BETWEEN BARS.

13. BOND BEAMS WITH A HORIZONTAL BAR OR BARS SHALL BE PROVIDED AT 48 INCHES ON CENTER AND AT ALL FLOOR AND ROOF LINES AND AT THE TOP OF THE WALL. PROVIDE A BOND BEAM WITH A HORIZONTAL BAR OR BARS OVER ALL OPENINGS, AND EXTEND THESE BARS 2'-O' PAST THE OPENING AT EACH SIDE. PROVIDE A BAR OR BARS VERTICALLY FOR THE FULL HEIGHT OF THE WALL TE ACH SIDE OF OPENINGS, WALL ENDS AND INTERSECTIONS. PROVIDE CORNER BARS TO MATCH THE HORIZONTAL WALL REINFORCING AT WALL INTERSECTIONS.

14. REINFORCING STEEL SHALL BE SECURED IN PLACE BEFORE GROUTING BEGINS. VERTICAL BARS SHALL BE HELD IN POSITION AT THE TOP. BOTTOM AND AT INTERVALS NOT EXCEEDING 200 DUANETERS OF THE REINFORCING BAR, NOR 10 FEET.

15. SEE DRAWINGS FOR LOCATION OF VERTICAL CONTROL JOINTS. HORIZONTAL BOND BEAM AND LINTEL REINFORCING SHALL BE CONTINUOUS ACROSS VERTICAL CONTROL JOINTS.

16. ALL CELLS SHALL BE GROUTED SOLID. GROUTING OF MASONRY BEAMS AND LINTELS SHALL BE DONE IN ONE CONTINUOUS OPERATION. GROUTING SHALL BE STOPPED  $1-1/2^{\circ}$  BELOW THE TOP OF A COURSE SO AS TO FORM A KEY AT THE POUR JOINT. FILL CELLS WITH GROUT WITH MAXIMUM 4'-0° LIFTS. VERICAL CELLS SHALL HAVE A VERTICAL ALIGNMENT TO MAINTAIN A CONTINUOUS UNOBSTRUCTED CELL AREA NOT LESS THAN 3"X4".

17. ALL ISOLATED BOLTS EMBEDDED IN MASONRY SHALL BE GROUTED SOLIDLY IN PLACE WITH NOT LESS THAN 2" OF GROUT SURROUNDING THE BOLT.

18. PROVIDE BOND BEAM LINTELS AND BRICK SHELF ANGLES ABOVE ALL WALL OPENINGS PER DETAILS. SEE THE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF ALL OPENINGS.

19. THE MASONRY CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY WALL BRACING DURING CONSTRUCTION

20. ALL RETAINING WALLS SHALL HAVE AT LEAST 12" OF FREE-DRAINING GRANULAR BACKFILL, FULL HEIGHT OF WALL. PROVIDE CONTROL JOINTS IN RETAINING WALLS AT APPROXIMATELY EQUAL INTERVALS NOT TO EXCEED 25 FEET NOR 3 TIMES THE WALL HEIGHT. PROVIDE EXPANSION JOINTS AT EVERY FOURTH CONTROL JOINT, UNLESS OTHERWISE INDICATED. SEAL RETAINING FACE OF WALL AND FOOTING WITH 2 COATS OF HENRY'S 502 ASPHALTIC MASTIC. PROVIDE CONTINUOUS INSPECTION

#### FOUNDATIONS - GENERAL

1. BOTTOM OF EXTERIOR FOOTINGS SHALL BEAR A MINIMUM OF  $\underline{18}^{*}$  below final grade and bear on firm native or properly compacted soils.

2. FOOTINGS MAY BE POURED INTO AN EARTH-FORMED TRENCH IF SOIL CONDITIONS PERMIT.

3. ALL BEARING MATERIAL SHALL BE INSPECTED BY THE INDEPENDENT TESTING AGENCY PRIOR TO CONCRETE PLACEMENT. THE INDEPENDENT TESTING AGENCY SHALL BE THE SOLE JUDGE AS TO THE SUITABILITY OF THE BEARING MATERIAL, FOOTING ELEVATIONS SHALL BE ADJUSTED AS REQUIRED.

4. FOUNDATION CONCRETE SHALL HAVE REACHED A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI BEFORE BEING LOADED. STRENGTHS SHALL BE VERIFIED BY TEST.

5. FOUNDATION WALLS THAT RETAIN EARTH SHALL BE BRACED AGAINST BACKFILLING PRESSURES UNTIL THE SLABS AT TOP AND BOTTOM ARE IN PLACE AND CURED AS REQUIRED.

6. WHERE WALLS ARE TO HAVE EARTH PLACED ON EACH SIDE, SIMULTANEOUSLY PLACE FILL SO AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF WALL.

7. CONTRACTOR SHALL PROVIDE ALL SHORING AS REQUIRED.

8. ALL RETAINING WALLS SHALL HAVE AT LEAST 12" OF FREE-DRAINING GRANULAR BACKFILL FULL HEIGHT OF WALL. SEAL RETAINING FACE OF WALL AND FOOTING WITH 2 COATS OF HENRY'S 502 ASPHAULTG WASTIC. PROVIDE CONTINUOUS INSPECTION.

9. CONTRACTOR SHALL PROVIDE TEMPORARY AND PERMANENT DEWATERING FOR SURFACE WATER, GROUND WATER AND SEEPAGE WATER AS REQUIRED.

10. CONTRACTOR SHALL PROTECT ALL UTILITY LINES, ETC ENCOUNTERED DURING EXCAVATIONS AND BACKFILLING. ALL BACKFILL SHALL BE PROPERLY COMPACTED. 11. ALL FOOTINGS HAVE BEEN DESIGNED BASED UPON AN ASSUMED SOIL BEARING PRESSURE OF  $\underline{1.000\ PSE}$  unless noted otherwise. STRUCTURAL STEEL

LI ALL MATERIAS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST REVISED EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION, WHICH INCLUDES SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, CODE OF STANDARD PRACTICE AND AWS STRUCTURAL WELDING CODE. IDENTIFY AND MARK STEEL PER CBC 2203.

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

3. GROUTING OF COLLIMN 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 GROUP STRENGT STRENGT OF STRENGT STR

4. ALL EXPOSED WELDS SHALL BE FILLED AND GROUND SMOOTH WHERE METAL COULD COME IN CONTACT WITH THE PUBLIC.

5. NO HOLES OTHER THAN THOSE SPECIFICALLY DETAILED SHALL BE ALLOWED THRU STRUCTURAL STEEL MEMBERS. BOLT HOLES SHALL CONFORM TO AISC SPECIFICATION, AND SHALL BE STANDARD HOLES UNESS OTHERWISE NOTED. NO CUITING OR BURNING OF STRUCTURAL STEEL WILL BE PERMITED WITHOUT PRIOR CONSENT OF THIS ENGINEER. HOLES IN STEEL SHALL BE ORILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROWDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUITING AT THE SITE IS NOT PERMITED.

6. WELDING: CONFORM TO AWS D1.1. WELDERS SHALL BE CERTIFIED

7. 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.

9. GALVANIZING: ALL EXPOSED STEEL OUTSIDE THE BUILDING ENVELOPE SHALL BE HOT-DIPPED 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 STRUNG THE CO. OR APPROVED EQUAL.

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

12. MATERIALS SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS

EPOXY AND EXPANSION ANCHORS

5. THE ANCHOR SIZE AND EMBEDMENT SHALL BE AS INDICATED ON THE PLANS.

HERE PERMITTED, THE FOLLOWING EXPANSION ANCHORS MAY BE USED: HILT KWK BOLT 72 (ICC]# ESR-1971, LARR-25701) - CONCRETE ONLY. SIMPSON STONG-BOLT (ICC]# ESR-1771, LARR-25705) - CONCRETE ONLY. HILTI KWK BOLT 3 (ICC]# ESR-1385, LARR-25577)GROUTFILLED MASONRY ONLY. SIMPSON WEDGE-ALL (ICC]# ESR-1396, LARR-24682) - GROUT FILLED MASONRY ONLY.

7 WHERE PERMITTED. THE FOLLOWING EXPANSION ANCHORS MAY BE USED:

6. WHERE PERMITTED, EPOXY ANCHORING SHALL BE COMPLETED WITH THE FOLLOWING ALLOWED

ANCHOR BOLTS/ RODS:	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, DEFORMED BARS ASTM A615, GRADE 60, DEFORMED BARS
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 ANNEALED
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 METAL DECK

1. EPOXY OR EXPANSION ANCHORS SHALL NOT BE USED EXCEPT WHERE SPECIFICALLY SHOWN ON THE PLANS OR WHEN APPROVED IN ADVANCE BY THE STRUCTURAL ENGINEER. 2. DRILLED HOLES SHALL BE PREPARED AND ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE CURRENT ICC REPORT.

**CONCRETE** 

7. FLOOR SLABS SHALL CONFORM TO ASTM C-38 STANDARDS AND SHALL BE AT LEAST 3 1/2 inches thick - see foundation plans for reinforcement, base, underlayment, vapor barrier or other specific requirements. 8. FLOOR SLABS SHALL BE LEVEL OR TRUE SLOPES AS SHOWN ON DRAWINGS. TOLERANCE: 1/8 INCH IN 10 FEET.

3. SPECIAL INSPECTION SHALL BE DONE IN ACCORDANCE WITH BUILDING CODE AND THE SPECIFIC INSPECTION REQUIREMENTS SET FORTH IN THE CURRENT ICC REPORT.

4. ANCHOR RODS USED FOR EPOXY ANCHORS SHALL BE THE TYPE SPECIFIED IN THE REFERENCED ICC REPORT.

13. PROVIDE CONCRETE SLABS OVER A 10 MIL POLYETHYLENE VAPOR BARRIER OVER 4" OF POROUS FILL UNLESS NOTED OTHERWISE.

14. ALL POROUS FILL MATERIAL SHALL BE A CLEAN GRANULAR MATERIAL. POROUS FILL SHALL BE COMPACTED TO 90% MAX. DRY DENSITY .

UNLESS OTHERWISE NOTED.

SLAB THICKNESS

6 AND LARGE

REINFORCING STEEL

1. ALL REINFORCING SHALL BE NEW DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60 OR ASTM A706, GRADE 60. ALL WELDED REINFORCING BARS SHALL CONFORM TO ASTM A706. 2. REINFORCING STEEL SPLICE/DEVELOPMENT LENGTHS SHALL CONFORM TO THE FOLLOWING MINIMUM LENGTHS UNLESS NOTED OTHERWISE: SPLICED BARS SHALL BE WIRED TOGETHER. SPLICE/DEVELOPMENT LENGTH (INCHES) BAR TOP OTHER SIZE BAR BAR OTHER BAR TO BAR LENGTIS APPLY TO HORIZONTAL REINFORCEMENT PLACED WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW THE SPLICE OR DEVELOP LENGTH. COMPRESSION DWREL EMBEDWEINT: 22 BAR DUMATERS. LAP WELDED WIRE FABRIC ONE SPACING OF CROSS WIRES PLUS 2". 1.5" #11 BARS AND SMALLER: 0.75 4. BARS SHALL BE CLEAN OF MUD, OIL, OR OTHER COATINGS LIKELY TO IMPAIR BONDING. 5. ALL REINFORCING SHALL BE SECURED IN PLACE PRIOR TO INSPECTIONS, PLACING CONCRETE, OR GROUTING MASONRY.

6. WELDING: BARS SHALL NOT BE WELDED UNLESS AUTHORIZED. WHEN AUTHORIZED, CONFORM TO ACI 301 SEC 3.2, 2.2, AND AWS D1.4 "WELDING" AND PROVIDE ASTM A706, GRADE 60 REINFORCEMENT.

7. FIELD BENDING: CONFORM TO ACI 301 SEC 3.3.2.8 "FIELD BENDING OR STRAIGHTENING", BAR SIZES  $\frac{1}{2}$  THROUGH  $\frac{1}{7}$  MAY BE FIELD BENT COLD THE FIRST TIME. OTHER BARS REQUIRE PREHEATING. DO NOT TWIST BARS

8. SPLICE ALL BARS IN MASONRY WITH A MINIMUM OF 48 BAR DIAMETER LAPS (2'-0" MINIMUM). 9. ALL VERTICAL WALL REINFORCEMENT SHALL BE CONTINUOUS BETWEEN SPLICE LOCATIONS SHOWN IN THE DETAILS.

1. MIX DESIGN REQUIREMENTS: (UNLESS NOTED OTHERWISE)

A. CEMENT SHALL CONFORM TO ASTM C-150, TYPE V. B. COMPRESSIVE STRENGTH = 2,500 PSI

C. CONCRETE SLUMP SHALL BE 3"+/-1" FOR SLABS AND FOR ALL OTHER WORK D. WATER CEMENT RATIO = 0.60 MAX

2. AGGREGATES FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C-33 (1" MAXIMUM SIZE), AND ASTM C-330 FOR STRUCTURAL LIGHT WEIGHT CONCRETE.

3. WHERE CONCRETE WILL BE IN CONTACT WITH NATIVE OR IMPORTED SOIL WHICH HAS A VERY SEVERE SULFATE CONTENT, POZZOLAN SHALL BE ADDED AS REQUIRED.

4. EXTERIOR CONCRETE EXPOSED TO FREEZING TEMPERATURES AND/OR SALT OR DEICING CHEMICALS SHALL HAVE AIR ENTRAINMENT AND THE CEMENT CONTENT APPROPRIATE FOR THE EXPECTED EXPOSURE.

5. WATER SHALL BE POTABLE OR CLEAN, FREE FROM DELETERIOUS AMOUNTS OF ACIDS, ALKALIS OR ORGANIC MATERIALS, OILS, AND SALTS.

6. READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C-94.

9. PROVIDE LIGHT BROOM FINISH ON ALL EXPOSED CONCRETE UNLESS NOTED OTHERWISE. 10. PRIOR TO COMMENCING ANY FOUNDATION WORK, COORDINATE WORK WITH ANY EXISTING UTILITIES. FOUNDATIONS SHALL BE LOWERED WHERE REQUIRED TO AVOID UTILITIES.

11. ALL EDGES OF PERMANENTLY EXPOSED CONCRETE SURFACES SHALL BE CHAMFERED 3/4" UNLESS NOTED OTHERWISE.

12. FORMWORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED AT LEAST 90% OF COMPRESSIVE STRENGTH. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND RESHORING.

15. WALKWAYS AND OTHER EXTERIOR SLABS ARE NOT INDICATED ON THE STRUCTURAL DRAWINGS. SEE THE SITE PLAN AND ARCHITECTURAL DRAWINGS FOR LOCATIONS, DIMENSIONS, ELEVATIONS, JOINTING DETAILS AND FINISH DETAILS. PROVIDE 4" WALKS REINFORCED WITH 6x6 - WI.4xWI.4 WWF

16. ALL CONCRETE MATERIALS AND WORKMANSHIP SHALL CONFORM TO CHAPTER 19 OF THE CBC AND TO ALL REQUIREMENTS OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING," EXCEPT AS SPECIFIC HEREIN.

17. ALL FOOTINGS SHALL REST ON FIRM NATURAL SOIL OR APPROVED COMPACTED FILL.

18. MONOPOLE CAISSONS ARE DESIGNED BY OTHERS. PROVIDE ADEQUATE SEPARATION AND/OR COMPRESSIBLE MATERIAL AROUND THE TOP OF THE CAISSON AS DIRECTED BY THE CAISSON REWRIERE TO PROTECT ADJACENT NEW AND EXISTING FOUNDATIONS AND OTHER ELEMENTS.

19. CONTROL JOINTS SHALL BE PLACED IN ALL CONCRETE SLABS PER THE SCHEDULE BELOW. SAWCUT WITHIN 4 HOURS AFTER THE POUR USING THE "SOFF-CUT" PROCEDURE. SLAB THICKNESS MAXIMUM SPACING

10'-0"



#### STATEMENT OF SPECIAL INSPECTIONS PER THE 2019 CBC

- 2
- ATEMENT OF SPECIAL INSPECTIONS PER THE 2019 CBC THE OWNER OR REGISTERED DESIGN PROFESSIONAL OF RECORD WILL EMPLOY THE SERVICES OF ONE OR MORE SPECIAL INSPECTORS TO PROVIDE SPECIAL INSPECTIONS DURING CONSTRUCTION FOR THE ITEMS IN THE SPECIAL INSPECTOR SHALL BE A OLIVIEID PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL AND THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPEENTION OF THE STRUCTURE, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPEENTION RESUMMING SPECIAL INSPECTOR. A THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESION DAMINGS AND SEPCIFICATIONS. THE DESION OF THE STRUCTURE, FOR INSPECTION: A THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESION DAMINGS AND SEPCIFICATIONS. B. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESION DAMINGS AND SEPCIFICATIONS. B. THE SPECIAL INSPECTOR SHALL FUNKING INSPECTOR: A. THE SPECIAL INSPECTOR SHALL FUNKING INSPECTION: B. THE SPECIAL INSPECTOR SHALL FUNKING INSPECTION: COMPLETE LIST OF ALL OUTSTANDING DISCREPANCIES ON A WEEKLY BASIS TO THE OWNER, THE BUILDING OFFICIAL, AND THE PROFESSIONAL OF RECORD UNTIL ALL CORRECTIONS HAVE BEEN COMPLETE LIST OF ALL OUTSTANDING DISCREPANCIES ON A WEEKLY BASIS TO THE OWNER, THE BUILDING OFFICIAL, MOT THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMASHIP PROMISIONS OF THE CODE. C. THE SPECIAL INSPECTON SHALL SUBJERT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTON WAS, TO THE BESTORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTON WAS, TO THE REST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMACE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMASHIP PROMISIONS OF THE CODE. C. THE SPECIAL INSPECTOR SHALL NOT BE REQUIRED. STATING CONSTINUES HORE CONFORMACE WITH THE APPROVED DIPLANS AND S
- 4
- ASSURANCE TESTING, DUPLICATE INSPECTIONS SHALL NOT BE REQUIRED. OBSERVATIONS OR SITE VISITS PERFORMED BY THE ENGINEER OR ARCHITECT DUE NOT CONSTITUTE SPECIAL
- 5.
- 6.
- Descriptions of site visits performed by the engineer of architect due not constitute special inspections. The contractor shall provide adequate notification of schedule of work requiring inspection or testing of the special inspection to allow coordination. The materials, systems, components and work required to have special inspection or testing are outline on these prawings allow work required to have special inspection or testing are outline on these prawings allow of the theory and bettert of each inspection and test and whether it is continuous or periodic in nature. If it is not indicated otherwise, inspection
- AND WHETHER IT IS CONTINUOUS OF PERIODS IN MOUNT IF IN ONE TO THE SECOND AND WHETHER IT IS CONTINUOUS. EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN WIND- OR SEISMIC-FORCE-RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM OR A WIND- OR SEISMIC-RESISTING COMPONENT SHALL PROVIDE A WRITTEN STATEMENT OF RESPONSIBILITY TO THE OWNER AND THE BUILDING OFFICIAL PRIOR TO COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT AS REQUIRED BY CBC SECTION 1709. 8.

#### ADDITIONAL SEISMIC RESISTANCE CASES:

SEISMIC DESIGN CATEGORIES REQUIRED IN	THE FOLLOWING IS A SUMMARY OF THE SEISMIC SYSTEMS, SEISMIC COMPONENTS AND SEISMIC-FORCE-RESISTING SYSTEMS
	SEISMIC FORCE RESISTING SYSTEMS
C, D, E, F	A. ALL MOMENT FRAMES, BRACED FRAMES, CANTILEVERED COLUMNS, SHEARWALLS, AND THEIR FOUNDATIONS, AND DRAGS, CHORDS, FLOOR AND ROOF DIAPHRAGMS
C, D, E, F	B. ALL DRAGS, CHORDS, FLOOR AND ROOF DIAPHRAGMS
D, E, F	C. ALL FREE STANDING MASONRY WALLS
	ADDITIONAL SYSTEMS AND COMPONENTS
C, D, E, F	A. ANCHORAGE OF ELECTRICAL EQUIPMENT USED FOR EMERGENCY OR STANDBY POWER SYSTEMS INCLUDING TELECOM CABINETS
D, E, F	B. EXTERIOR WALL PANELS AND THEIR ANCHORAGE
D. E. F	C. SUSPENDED CEILING SYSTEMS AND THEIR ANCHORAGE

SPECIAL INSPECTION	FREQUENCY	REFERENCED STANDARD			
	FREQUENCY	ACI 530/ ASCE 5/	ACI 530.1/ ASCE 5/		
MASONRY		IMS 402	IMS 602		
1. AS MASONRY CONSTRUCTION BEGINS, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:					
a. SITE PREPARED MORTAR PROPORTIONS	PERIODIC		ART. 2.6A		
b. CONSTRUCTION OF MORTAR JOINTS	PERIODIC		ART. 3.3B		
<ul> <li>LOCATION OF REINFORCEMENT AND CONNECTORS.</li> </ul>	PERIODIC		ART. 3.4		
2. THE INSPECTION PROGRAM SHALL VERIFY:					
<ul> <li>SIZE AND LOCATION OF STRUCTURAL ELEMENTS.</li> </ul>	PERIODIC		ART. 3.3G		
b. TYPE, SIZE AND LOCATION OF ANCHORS, INCLUDING DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION	PERIODIC	SEC. 1.15.4,2.1.2			
c. SPECIFIED SIZE, GRADE AND TYPE OF REINFORCEMENT.	PERIODIC	SEC. 1.12	ART. 2.4, 3.		
d. WELDING OF REINFORCING BARS.	CONTINUOUS	SEC. 8.5.7 & SEC. 8.5.7.2			
e. PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40'F) OR HOT WEATHER (TEMPERATURE ABOVE 90'F).	PERIODIC		ART. 1.8		
3. PRIOR TO GROUTING, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:					
a. GROUT SPACE IS CLEAN.	PERIODIC		ART. 3.2D		
b. PLACEMENT OF REINFORCEMENT AND CONNECTORS.	PERIODIC		ART. 3.4		
c. PROPORTIONS OF SITE-PREPARED GROUT	PERIODIC		ART. 2.6B		
d. CONSTRUCTION OF MORTAR JOINTS	PERIODIC		ART. 3.3B		
<ol> <li>GROUT PLACEMENT SHALL BE VERIFIED TO ENSURE COMPLIANCE WITH CODE AND CONSTRUCTION DOCUMENT PROVISIONS.</li> </ol>	CONTINUOUS		ART. 3.5		
5. PREPARATION OF ANY REQUIRED GROUT SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS SHALL BE OBSERVED.	CONTINUOUS		ART. 1.4		
6. COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND APPROVED SUBMITTALS SHALL BE VERIEID	PERIODIC		ART. 1.5		

SPECIAL INSPECTION	FREQUENCY	REFERENCED
CONCRETE (APPLICABLE TO STRUCTURAL CONCRETE OVER F'C = 2,500 PSI)		STANDARD
1. INSPECT BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED	CONTINUOUS	
<ol> <li>INSPECT EPOXY ANCHORS AND EXPANSION ANCHORS INSTALLED IN HARDENED CONCRETE.</li> </ol>	CONTINUOUS	PRODUCT ICC-ES REPORT

	FREQUENCY	STANDARD
EEL CONSTRUCTION 1. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS, AND WASHERS:	PERIODIC	APPLICABLE ASTM MATERIAL
<ul> <li>a. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.</li> </ul>		AISC ASD. SECTION A3.4: AISC LRFD.
<ul> <li>MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.</li> </ul>		SECTION AS.S
2. INSPECTION OF HIGH-STRENGTH BOLTING:		
o. BEARING TYPE CONNECTIONS	PERIODIC	AISC LRFD SECTION M2.5
b. SLIP-CRITICAL CONNECTIONS	CONTINUOUS	
3. MATERIAL VERIFICATION OF STRUCTURAL STEEL:		
<ul> <li>DENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.</li> </ul>		ASTM A 6 OR ASTM A 568
<ul> <li>MANUFACTURER'S CERTIFIED MILL TEST REPORTS. REQUIRED</li> </ul>		
4. MATERIAL VERIFICATION OF WELD FILLER MATERIALS:	-	AISC. ASD. SECTION A3.6 AISC LRFD.
<ul> <li>DENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS.</li> </ul>		SECTION A3.5
b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED		
5. INSPECTION OF WELDING:		
a. STRUCTURAL STEEL		
1) COMPLETE AND PARTIAL PENETRATION GROOVE WELDS	CONTINUOUS	AWS D1.1
2) MULTI-PASS FILLET WELDS	CONTINUOUS	
3) SINGLE-PASS FILLET WELDS GREATER THAN 5/16" (7.9mm)	CONTINUOUS	
4) SINGLE-PASS FILLET WELDS LESS THAN OR EQUAL TO 5/16" (7.9mm)	PERIODIC	
5) FLOOR AND DECK WELDS	PERIODIC	AWS D1.3
6. INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS:	PERIODIC	
o. DETAILS SUCH AS BRACING AND STIFFENING	1	
b. MEMBER LOCATIONS.	1	
c. APPLICATION OF JOINT DETAILS AT EACH CONNECTION.		
SPECTION OF FABRICATORS	PERIODIC	
1. APPLICABLE ELEMENT (FABRICATOR CERTIFICATION RE	QUIREMENTS)	
<ul> <li>STRUCTURAL STEEL (AISC CERTIFIED FOR CONVEN b. STEEL JOISTS/ JOIST GIRDERS (SJI MEMBER) c. STEEL ROOF DECK (SDI MEMBER) d. PRECAST CONCRETE WALLS PANELS (PCI GROUP CERTIFICATION) e. LOAD BEARING CONCRETE MASONRY (NCMA MEMBE</li> </ul>	ITIONAL STEEL C MANUFACTI BER)	. BUILDING) URER WITH C3
2. WHEN SPECIAL INSPECTIONS ARE REQUIRED BY BUILD	NG OFFICIAL	
o) FABRICATION AND IMPLEMENTATION PROCEDURES: VERIFY THAT THE FABRICATOR MAINTAINS DETAIL CONITOL PROCEDURES THAT PROVIDE A BASIS THE WORKMANSHIP, AND THE FABRICATOR'S ABI CONSTRUCTION DOCUMENTS AND REFERENCED ST INSPECTOR SHALL REVIEW THE PROCEDURES FOR RELATIVE TO THE CODE REQUREMENTS FOR THE	THE SPECIAL ED FABRICATI FOR INSPECTI LITY TO CONF ANDARDS. TH COMPLETENE FABRICATOR'S	INSPECTOR SHALL ON AND QUALITY ON, CONTROL OF ORM TO APPROVED HE SPECIAL SS AND ADEQUACY S SCOPE OF WORK.
3. WHEN SPECIAL INSPECTIONS ARE NOT REQUIRED BY T	HE BUILDING	OFFICIAL
o) UPON COMPLETION OF FABRICATION, THE APPRON SUBMIT A CERTIFICATE OF THE COMPLIANCE TO - STATING THAT THE WORK WAS PERFORMED IN AC APPROVED CONSTRUCTION DOCUMENTS.	/ED FABRICAT THE BUILDING CORDANCE W	OR SHALL OFFICIAL ITH THE
PECIAL INSPECTION	FREQUENC	CY REFERENCED
RILLED PIERS		STANDARD
1. OBSERVE DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH PIER.	CONTINUO	US GEOTECHNICAL ENGINEERING
2 VERIEV PLACEMENT LOCATIONS AND PLUMBNESS		REPORT

CONFIRM PIER DIAMETERS (IE APPLICABLE) LENGTHS

3. FOR CONCRETE PIERS, PERFORM ADDITIONAL INSPECTIONS IN ACCORDANCE WITH SECTION 1704.4.

SITE PREPARATION-VERIFY THAT THE SITE SUBGRADE SOILS ARE PROPERLY PREPARED

3. EVALUATION OF IN-PLACE DENSITY OF COMPACTED FILL

2. FILL PLACEMENT 12" THICK OR GREATER - VERIFY MATERIAL BEING USED AND LIFT THICKNESS

SUB-GRADE IMPROVEMENTS INVOLVING SOIL MIXING, COMPACTION GROUTING, DYNAMIC COMPACTION, OR PLACEMENT OF STONE COLUMNS

SEE SPECIAL INSPECTION NOTES FOR CONCRETE ALSO

FREQUENCY REFERENCED STANDARD

CONTINUO

CONTINUOUS

CONTINUOUS

PERIODIC

EOTECHNICA

GINEERING

EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END BEARING STRATA CAPACITY.

SPECIAL INSPECTION

12" THICK OR GREATER

SOILS:

#### STRUCTURAL OBSERVATION:

- STRUCTURAL OBSERVATION:

   STRUCTURAL OBSERVATIONS BY AN INDEPENDENT ENGINEER OR THE ENGINEER OF RECORD SHALL BE WADE IN ACCORDANCE WITH SECTION 1710 OF THE 2019 CALIFORNIA BUILDING CODE AT THE EXPENSE OF THE OWNER TO REVIEW THE CONSTRUCTION OF THE FLEWINS AND CONNECTIONS OF THE STRUCTURAL OSSERVATION IS THE VISUAL OBSERVATION OF THE ELEWINS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION NO THE ELEWINS AND CONNECTIONS STRUCTURE FOR CREMERAL CONFORMANCE TO THE APPROVE PLANS AND SPECIFICATIONS. STRUCTURE FOR CREMERAL CONFORMANCE TO THE APPROVE PLANS AND SPECIFICATIONS. STRUCTURE FOR CREMERAL CONFORMANCE TO THE APPROVE PLANS NO SPECIFICATIONS. STRUCTURE FOR CREMERAL CONFORMANCE TO THE APPROVE PLANS NO SPECIFICATIONS. STRUCTURE OF THE BUILDIN INSPECTORS OF THE DEVIDY INSPECTORS(S).

   THE OWNER SHALL BUPLOY THE CIVIL OR STRUCTURAL DESERVATION AND ADENT OF THE INSPECTORS BEFORE THE SIST.

   EVIDENCE OF EMELDYMENT BY THE OWNER SHALL BE PROVIDED TO THE BUILDING INSPECTOR BEFORE THE FIRST IS VISIT.

   WHEN A PRECONSTRUCTION MEETING IS REQUIRED, IT SHALL BE ATTENDED BY THE CREMAL CONTRACTOR, APPROPRIATE SUBCONTRACTORS, AND DEPUTY INSPECTORS. THE MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS WHICH REQUIRE STRUCTURAL OBSERVATION WILL BE IDENTIFIED. A RECORD OF THE MEETING SHALL BE INCLUDED IN THE RIST OBSERVATION REPORT.

   BEFORE THEFT, AND CONNECTIONS WHICH REQUIRE STRUCTURAL OBSERVATION WILL BE IDENTIFIED. A RECORD OF THE MEETING SHALL BE INCLUDED IN THE RIST OBSERVATION REPORT.

- REPORT. REQUIRED OBSERVATIONS ARE TO OCCUR AT THE FOLLOWING STAGES OF CONSTRUCTION AS A MINIMUM, FOR EACH BUILDING OR STRUCTURE AS APPLICABLE. NOTIFY THE ENGINEER 72 HOURS PRIOR TO EACH OBSERVATION.

REQUIRED	ITEMS
	A. PRECONSTRUCTION MEETING SHALL BE ATTENDED BY THE STRUCTURAL OBSERVER OF RECORD.
	B. PRIOR TO PLACEMENT OF CONCRETE FOR THE FIRST FOUNDATION POUR.
	C. PRIOR TO PLACEMENT OF CONCRETE IN WALL FORMS.
	D. UPON COMPLETION OF WELDING AT STEEL MOMENT FRAMES.
	E UPON COMPLETED ERECTION OF ALL STRUCTURAL STEEL.
	F. PRIOR TO PLACEMENT OF GROUT IN FIRST LIFT.
	G. PRIOR TO GROUTING THE TOP 48" OF MASONRY WALLS AT FLOOR AND ROOF LINE. (CHORD REINFORCING)
	H. AFTER NAILING OF ALL PLYWOOD SHEAR WALLS AND ALL HOLDOWNS, DRAGS, STRAPS ARE IN PLACE, AND PRIOR TO COVERING ANY OF THE SHEAR WALLS.
	K. AFTER NAILING OF FLOOR PLYWOOD DIAPHRAGM(S); PRIOR TO COVERING.
	J. AFTER NAILING OF ROOF PLYWOOD DIAPHRAGM(S); PRIOR TO COVERING.
	K. PRIOR TO ROOFING OR PLACEMENT OF CONCRETE FILL OVER METAL DECK ROOFS OR FLOORS.
	L. FINAL WALK THROUGH UPON COMPLETION OF ALL STRUCTURAL ASPECTS OF THE PROJECT PRIOR TO ARCHITECTURAL FINISHES.
۲	M. NO STRUCTURAL OBSERVATION REQUIRED

A REPORT PREPARED ON DEPARIMENT FORMS OR FORMS PREPARED BY THE ENGINEER OR ARCHITECT OF RECORD FOR EACH SIGNIFICANT STACE OF CONSTRUCTION OBSERVED, SHALL BE LEFT AT THE PROJECT SITE FOR THE CONTRACTOR TO FORWARD TO THE BUILDING INSPECTOR. THE FORMS SHALL BE WIT SIGNED AND SCALED BY THE RESPONSIBLE STRUCTURAL OBSERVER, ONE SIGNED ACOPY OF THE REPORT SHALL BE PROVIDED TO THE OWNER, CONTRACTOR, AND DEPUTY INSPECTOR, AS REQUESTED. A FINAL OBSERVERT, ONE SIGNED ACOUNT STATE ALL OBSERVED DEFICIENCIES WERE RESOLVED AND THE STRUCTURAL SYSTEM GENERALLY CONFORMS TO THE APPROVED PLANS AND SPECIFICATIONS. IF THE OWNER LECTS TO CHANCE THE STRUCTURAL OBSERVER OF RECORD, THE OWNER SHALL: A. NOTIFY BUILDING INSPECTOR IN WRITING BEFORE THE NEXT INSPECTION. B. CALL AN ADDITIONAL PRECONSTRUCTION MEETING, AND FURWISH THE REPLACEMENT STRUCTURAL OBSERVER WITH A COPY OF PREVIOUS OBSERVER'S REPORTS. THE POWNER OF ANGENVER SHALL BE RESPONSIBLE FOR APPROVAL OF THE CORRECTION OF ALL THE ORIGINAL OBSERVER INTLE DE RESPONSIBLE FOR APPROVAL OF THE CORRECTION OF ALL THE ORIGINAL OBSERVER INTLE DE RESPONSIBLE FOR APPROVAL OF THE CORRECTION OF ALL THE ORIGINAL OBSERVER INTLE DEFICIENCIES. STRUCTURAL OBSERVERT SHALL BE PERFORMED DEFICIENCIES. STRUCTURAL OBSERVENT SHALL BE PERFORMED BY NATIONAL ENGINEERING & CONSULTING, INC.

SPEC	IAL INSPECTION	FREQUENCY	REFERENCED STANDARD
COLD	-FORMED STEEL FRAMING		
1.	DURING WELDING OPERATIONS OF ELEMENTS OF THE SEISMIC-FORCE-RESISTING SYSTEM.	PERIODIC	CDC 1707 4
2.	SCREW ATTACHMENT, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC-FORCE RESISTING SYSTEM, INCLUDING STRUTS, BRACES & HOLD-DOWNS.	PERIODIC	CBC 1707.4

SPECIAL INSPECTION	FREQUENCY	REFERENCED STANDARD			
WOOD					
<ol> <li>DURING FIELD GLUING OPERATIONS OF ELEMENTS OF THE SEISMIC-FORCE-RESISTING SYSTEM.</li> </ol>	CONTINUOUS				
<ol> <li>NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN SEISMIC-FORCE-RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS &amp; HOLD-DOWNS.</li> </ol>	PERIODIC	CBC 1707.3			
EXCEPTION SPECIAL INSPECTION IS NOT REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS & DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING & OTHER FASTENING TO OTHER COMPONENTS OF THE SEISMIC-FORCE-RESISTING SYSTEM, WHERE THE FASTENER SPACING OF THE SHEATING IS MORE THAN 4 INCRES ON CENTER.					





🥞 at&t						
MD7, LLC 10590 West Ocean Air Dr., Suite 300 San Diego, CA 92130 858-964-7439						
Md7	PRO	JECT NU	MBER:			
NC REV	WN E	BY: DATE:	CHECKED BY: AF DESCRIPTION:			
0 1 2 3 4 5	NC NC NC JC NC	10-09-19 01-27-20 03-03-20 12-10-20 05-03-21 05-20-21	90% CONSTRUCTION 90% CONSTRUCTION 90% CONSTRUCTION 90% CONSTRUCTION 90% CONSTRUCTION PC COMMENTS REVISED 90% CD			
All drawings and written material contained herein may not be duplicated used or discharged without the university of the second s						
Betted used or disclosed without the within consider of the effect.						
DATE: 05-20-2021 SITE INFORMATION:						
SITE NAME: LIMBERG RESIDENCE SCFNET (MRSDL018632) SITE NUMBER: SS0082 - 10090962 SITE ADDRESS: 5441-3/4 LODI ST. SAN DIEGO, CA 92117 SHEET TITLE:						
FLOOR PLANS & ELEVATIONS						
<b>C_1</b>						
	٦	3	- 1			



N CONTACT WITH THE GROUND:	3"
POSED TO EARTH OR WEATHER:	
RGER: MALLER:	2" 1.5"
DT EXPOSED TO EARTH OR WEATHER:	
COLUMNS:	1.5"
ISTS:	
MALLER:	0.75"



