



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: November 11, 2021 REPORT NO. PC-21-053

HEARING DATE: November 18, 2021

SUBJECT: T-MOBILE CASS STREET. Process Four Decision

PROJECT NUMBER: [595080](#)

OWNER/APPLICANT: Pacific Tower HOA / T-Mobile

SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) located at 4944 Cass Street in the Pacific Beach Community Plan?

Staff Recommendations:

APPROVE Planned Development Permit No. 2535895 and Conditional Use Permit No. 2535894.

Community Planning Group Recommendation: On March 11, 2021, the Pacific Beach Community Planning Group voted 12-0-0 to recommend approval of the project without conditions (Attachment 10).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction) 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 April 30, 2021 and the opportunity to appeal that determination ended May 14, 2021.

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

Code Enforcement Impact: None.

Housing Impact Statement: This project application is for a wireless communication facility and is not associated with residential development.

BACKGROUND

The T-Mobile Cass Street Project (Project) proposes the continued use and upgrade of an T-Mobile Wireless Communication Facility (WCF) mounted on the outside of and stairwell and west wall of on existing high rise condominium complex (The Pacific Towers building) located at 4944 Cass Street within the RM-1-1 Zone of the Cass Street Planned District within the Pacific Beach Community Plan. Land uses surrounding the Project site include a mix of residential and commercial to the to the south, east and north and residential to the west (Attachments 1, 2, and 3). T-Mobile obtained Hearing Officer approval for Conditional Use Permit (CUP) No. 380289 on January 9, 2008 with a 10-year term. The WCF consisted six panel antennas screened by antenna skirts with the associated equipment cabinets located on the rooftop within an existing penthouse. Additionally, AT&T utilizes the condominium complex to establish a WCF for their communication network and currently has 12 antennas mounted on the rooftop penthouse and stairwell. AT&T was issued a Conditional Use Permit and Site Development Permit on November 18, 2010. The elevation at the top of the building's elevator penthouse is 131.50 feet tall. The locations of the new antennas are at varying heights, from approximately 104 feet to 115 feet.

The Project site is located in the Coastal Height Limit Overlay Zone. According to T-Mobile, if the antennas were located under the 30 foot height limit, a nearby seven (7) block area would not be provided with adequate coverage. This is viewed as a "significant gap in coverage." Locating the antennas higher on the building allows for a greater area of service to be provided by T-Mobile. A March 6, 2006 Memorandum of Law permits telecommunications antennas above the Coastal Height Limit in certain circumstances such as this one, where a significant gap in coverage would exist without the additional height (Attachment 11).

[Council Policy 600-43](#) 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 residential uses in residential zones and are Preference 4, requiring a Conditional Use Permit, Process Four. Various land uses and zones between those Preference levels dictate decision levels and permits between a Neighborhood Use Permit, Process Two and a CUP, Process Three. This project is located in a residential zone, on a residential development which is a Preference 4, CUP, Process 4. This WCF was originally approved in 2008 and the location was selected because T-Mobile was trying to provide coverage in the Pacific Beach area.

The current site location is the tallest existing structure in the surrounding area. The surrounding properties in all directions are mostly residential. There are some non-residential properties to the north and south, but they are smaller structures. In order to make up for the loss in height, a wireless facility at one of these locations would require a new standalone tower, whose height would far exceed the height of any existing structures in the area. This would result in a facility that is less integrated in the overall aesthetics of the community. In addition, the relocation of an existing wireless facility, could have negative impacts on the overall performance of the network in the area, resulting in possible coverage gaps between sites. For these reasons, the existing site is preferred and no other properties are suitable candidates.

This WCF has been in T-Mobile's network for over 10 years with a 10-year expiration term. The purpose and intent of an expiration date is to allow the City to analyze the WCF design with the current surrounding development in addition to upgrading the WCFs to address any advancements in designs and innovations. To continue use of the WCF, this new permit was created on January 19, 2018. Due to changes in the design, the application review process had been lengthened. In reviewing the aerial maps provided with the application, it is evident that the area is a mix of residential and commercial uses at low elevations and this Preference 4 location is still a viable option (Attachment 1). San Diego Municipal Code (SDMC) Section [143.0402](#) requires a Process 4, Planned Development Permit (PDP) when a project includes deviations from the applicable zoning regulations. In this case, the WCF is encroaching into the front yard setback. Additionally, pursuant to SDMC Section [141.0420\(c\)\(1\)\(A\)\(i\)](#), the project as designed requires a Conditional Use Permit, Process 4, Planning Commission decision as the project is in in a residential zone on a premises that contains a residential development.

DISCUSSION

Project Description:

The Project proposes the continued operation of a WCF utilized by T-Mobile. The WCF will consist of six (6) panel antennas in two sectors mounted on the outside of the stairwell each covered Radio Frequency Plastic (FRP) screen boxes and a sector of three panel antennas located on the west face of the building covered with FRP screen boxes. All FRP screen boxes will be painted and textured to match the existing building. The equipment area will continue to be located on the building roof within a penthouse (Figures 1 and 2). The Project complies with the [Wireless Communication Facility](#)



[Guidelines](#) as a façade mounted WCF.

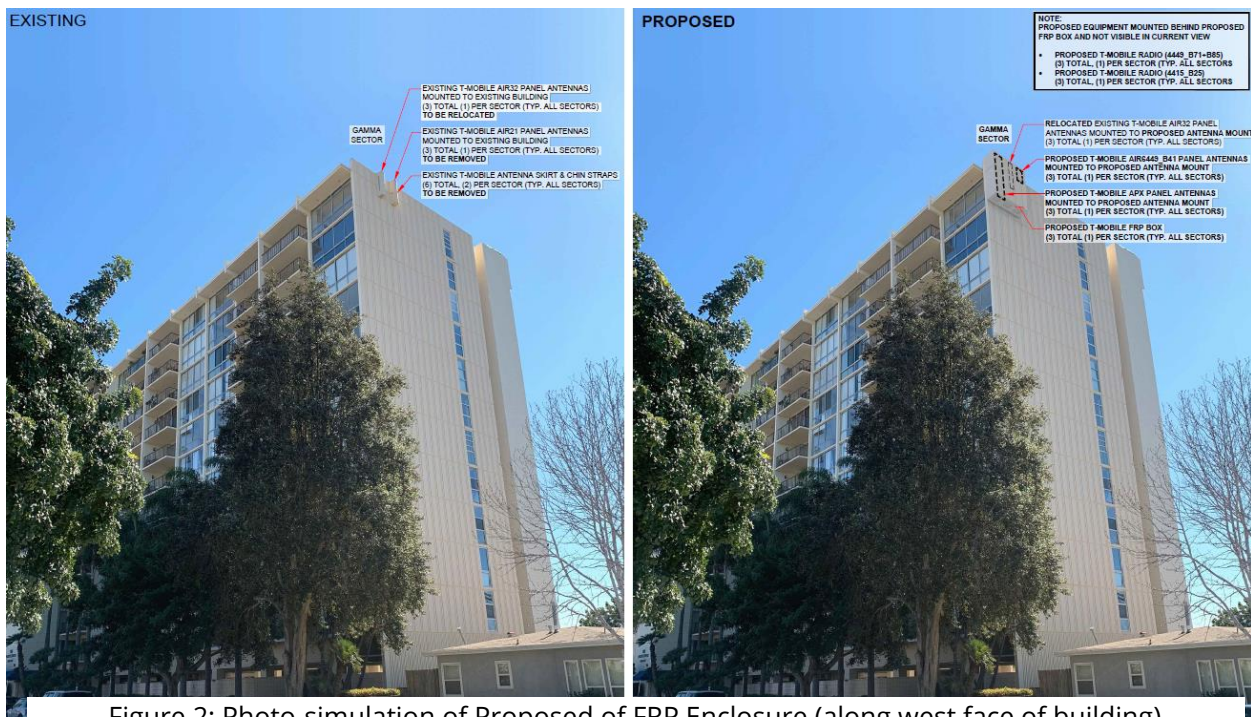


Figure 2: Photo-simulation of Proposed of FRP Enclosure (along west face of building)

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 RFE-EME Compliance Report dated September 9, 2020 from Environmental Assessment

Specialist Inc., was submitted to the City verifying that the proposed project meets or exceeds the requirements of the FCC. The report will be stamped as Exhibit "A" and provided within the project file.

Community Plan Analysis:

The Pacific Beach Community Plan does not address communication antennas as a specific land use. However, the City of San Diego's General Plan (UD-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. Pursuant to the San Diego Land Development Code, communication antennas are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. In this

case, the nine (9) panel antennas and RRUs will be screened behind three FRP screen boxes painted and textured to match existing condominium complex façade they are attached to. The associated equipment cabinets are to be located on the rooftop within an existing penthouse. As designed, the project complies with the WCF regulations, by integrating the project into the condominium complex, thereby reducing any potential visual impacts.

Project-Related Issues:

Deviation- The Project requests a deviation from the applicable development regulations as allowed with the approval of a PDP, provided that the findings in [SDMC Section 126.0605](#) can be supported. The following Table 1 is a matrix of the proposed deviation, which is followed by the justifications for the deviations:

DEVIATIONS SUMMARY			
Table 1			
Deviation Description	Deviation from SDMC	Allowed/Required	Proposed
Building Setback	SDMC Section 131.0431 and Table 131.04G	15 feet	3-inches and 24-inches
WCF Projection from Building Wall	SDMC Section 141.0420(e)(8)(B)	Maximum Projection of 18-inches	24-inch projection

Justification for setback- The exiting stairwell adjacent to Wilber Avenue currently encroaches into the front yard setback up to approximately 12 feet. The two antenna sectors facing Wilbur Avenue will be mounted on the outside of the stairwell. One sector will be three inches from the property line and the other sector 24-inches from the property line and both approximately 106 feet above ground level. Each sector will be screened by FRP screen boxes painted and textured to match the existing building design. The WCF was previously approved on January 9, 2008 with a 10-year term and contained six panel antennas screened by antenna skirts facing Wilbur Avenue. In order to continue providing service to the surrounding area, the antennas need to remain at the height and azimuth they were originally installed as the network was developed using those metrics for coverage. Because the screen boxes are 106 feet above ground level this will not interfere with existing walkways or landscape at this location.

Justification to WCF Projection - A second deviation is being requested to increase the projection of the antenna concealment to 24-inches from the face of the building. Currently, SDMC Section [141.0420\(8\)\(B\)](#) allows a maximum 18-inch projection. The proposed concealment (FRP screen boxes) require an extended offset for proper operation of equipment. The size of the antenna coupled with the mounting hardware and the necessary antenna azimuth make an 18-inch offset impossible. The proposed 24-inch offset is the minimum T-Mobile can achieve, while still allowing enough room for the antenna, mounting hardware and necessary azimuth and concealing the antennas to comply with City of San Diego Development Services WCF guidelines. The requirement of a maximum offset of 18-inches was required in the WCF ordinance (Chapter 14, Article 4, Division 20) at a time when antennas were smaller and wireless device requirements were limited. Because of the high demand of wireless communication, larger antennas are required to accommodate for increased capacity and demand. Because the screen boxes will be located 106 feet above ground level, the added six

inches will be unnoticeable at ground level and will integrate with the existing architecture of the building it is attached to.

The existing WCF provides critical voice and data service throughout the surrounding area. Continued operation of this site is necessary to maintain the existing levels of service to the area for T-Mobile. The site is an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided on the property and the predicted loss of coverage without the increased antenna size. Although the underlying zone requires a 15-foot setback and an 18-inch maximum projection, without these two deviations could result in significant impacts to those within the surrounding area. A degradation of the existing service could have a significant impact on customers and essential emergency communication services. The proposed WCF will include FRP screen boxes painted and textured to match the existing building design to include rectangular and brick patterns along the stairwell implementing the intent of the WCF ordinance which is basically to integrate and camouflage WCFs within the existing environment. Based on these considerations, this Project complies with the permit and design requirements for WCF's as identified in the SDMC.

The above deviation has been analyzed by City staff and determined to be consistent with the goals and recommendations of the General Plan, the Pacific Beach Community Plan, and the purpose and intent of the Wireless Communication Ordinance. The Project has been designed to address the physical environment and would not adversely impact the public's health or safety. Apart from the setback and projection deviation, the proposed Project will continue to provide wireless communication service to the surrounding area and essential emergency communications services.

Conclusion:

The proposed design effectively integrates with the architecture of the existing condominium complex meeting the purpose and intent of the Wireless Communication Ordinance ([SDMC 141.0420](#)), the [Wireless Design Guidelines](#) and [Council Policy 600-43](#). Staff has prepared draft findings in the affirmative to approve the Project and recommends approval of Conditional Use Permit No. 2573938 (Attachment6).

ALTERNATIVES

1. Approve Planned Development Permit No. 2535895 and Conditional Use Permit No. 2535894 with modifications.
2. Deny Planned Development Permit No. 2535895 and Conditional Use Permit No. 2535894 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,

A handwritten signature in black ink, appearing to read "Tim Daly", written over a horizontal line.

Tim Daly
Assistant Deputy Director
Development Services Department

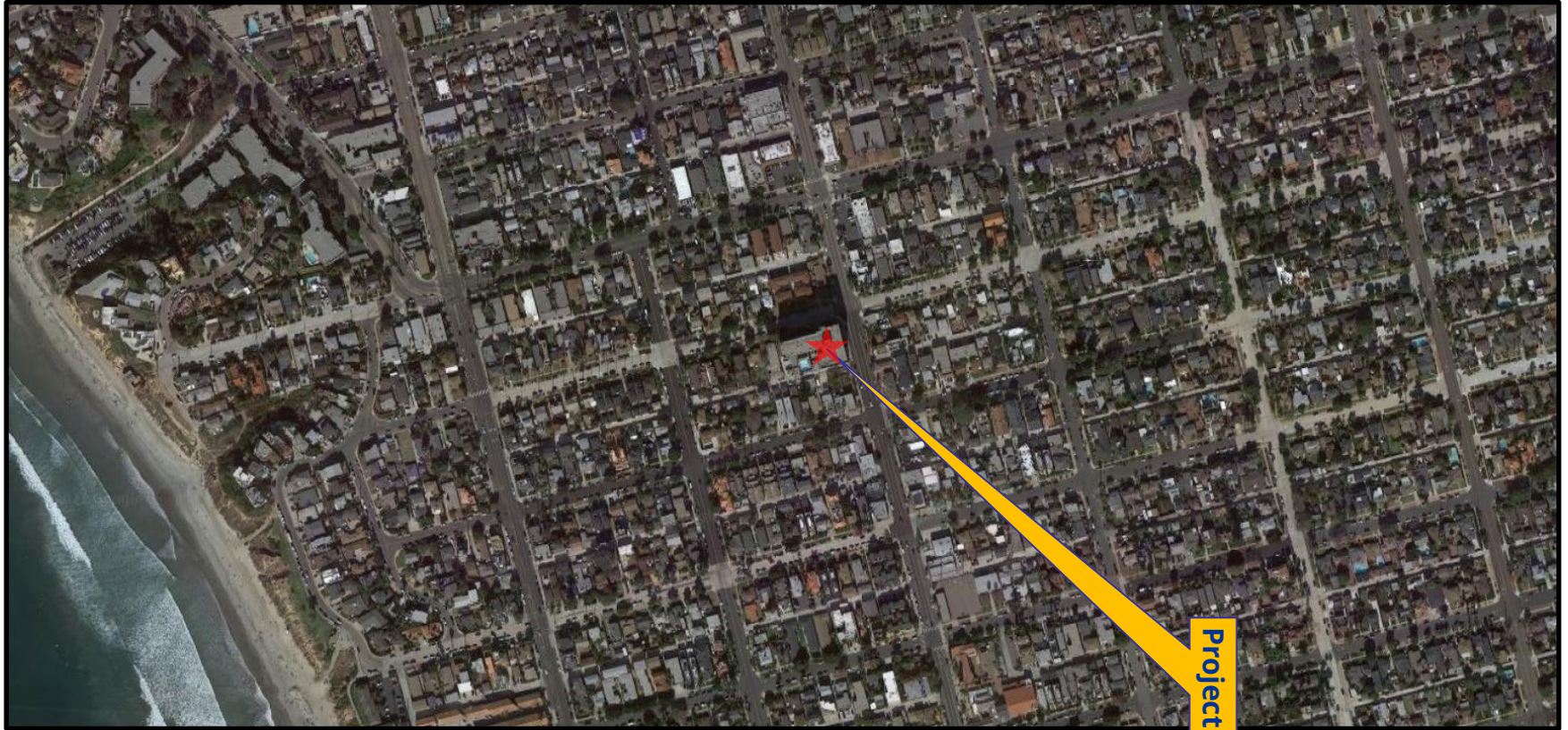
A handwritten signature in black ink, appearing to read "Ian Heacox", written over a horizontal line.

Ian Heacox
Development Project Manager II
Development Services Department

TD/IH

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Coverage Maps
8. Environmental Exemption
9. Ownership Disclosure Form
10. Community Planning Group Recommendation
11. Memorandum of Law Telecom Height Limit, March 6, 2006
12. Photo Survey
13. Photo Simulations
14. Project Plans

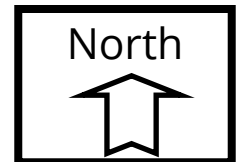


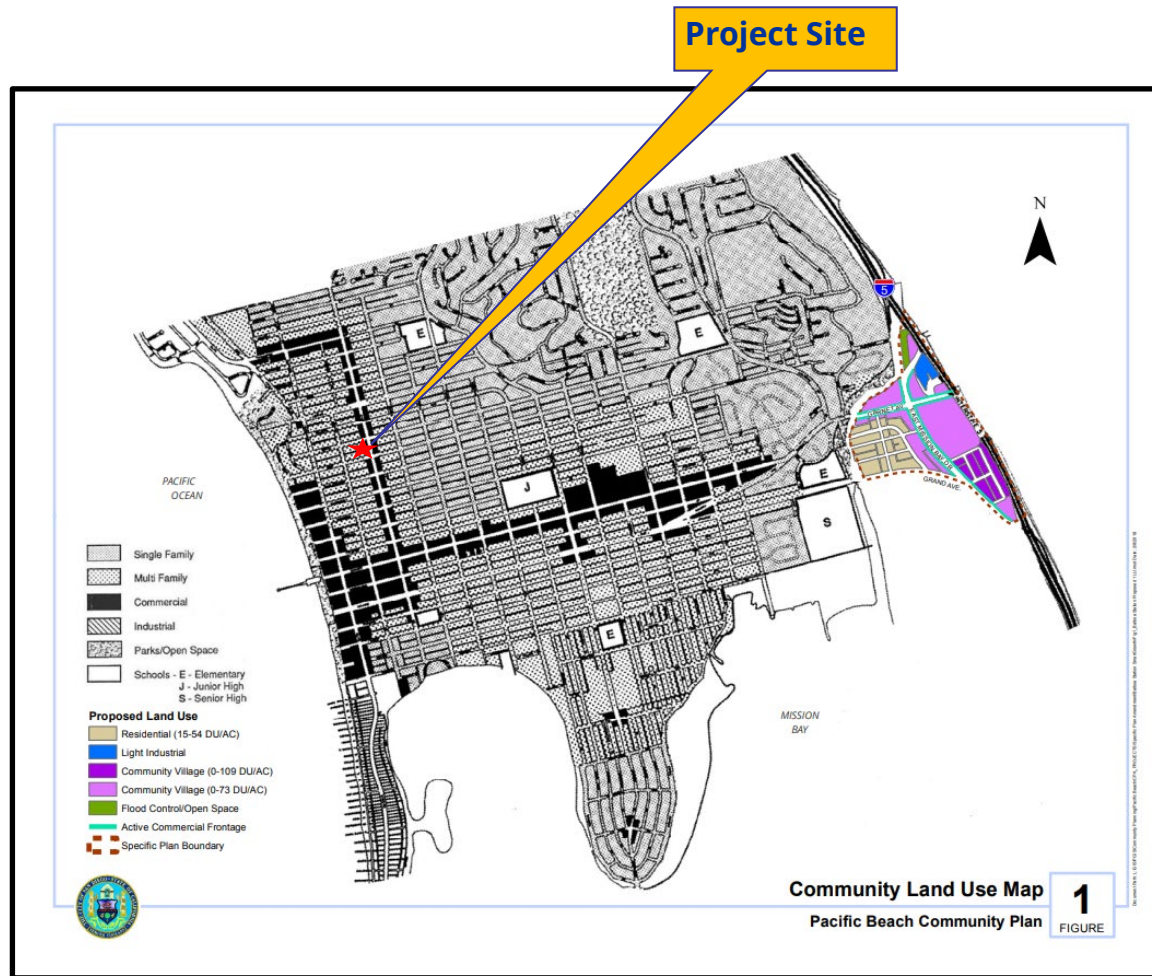
Project Site



Aerial Photograph

T-Mobile Cass Street Project No. 595080
4944 Cass Street

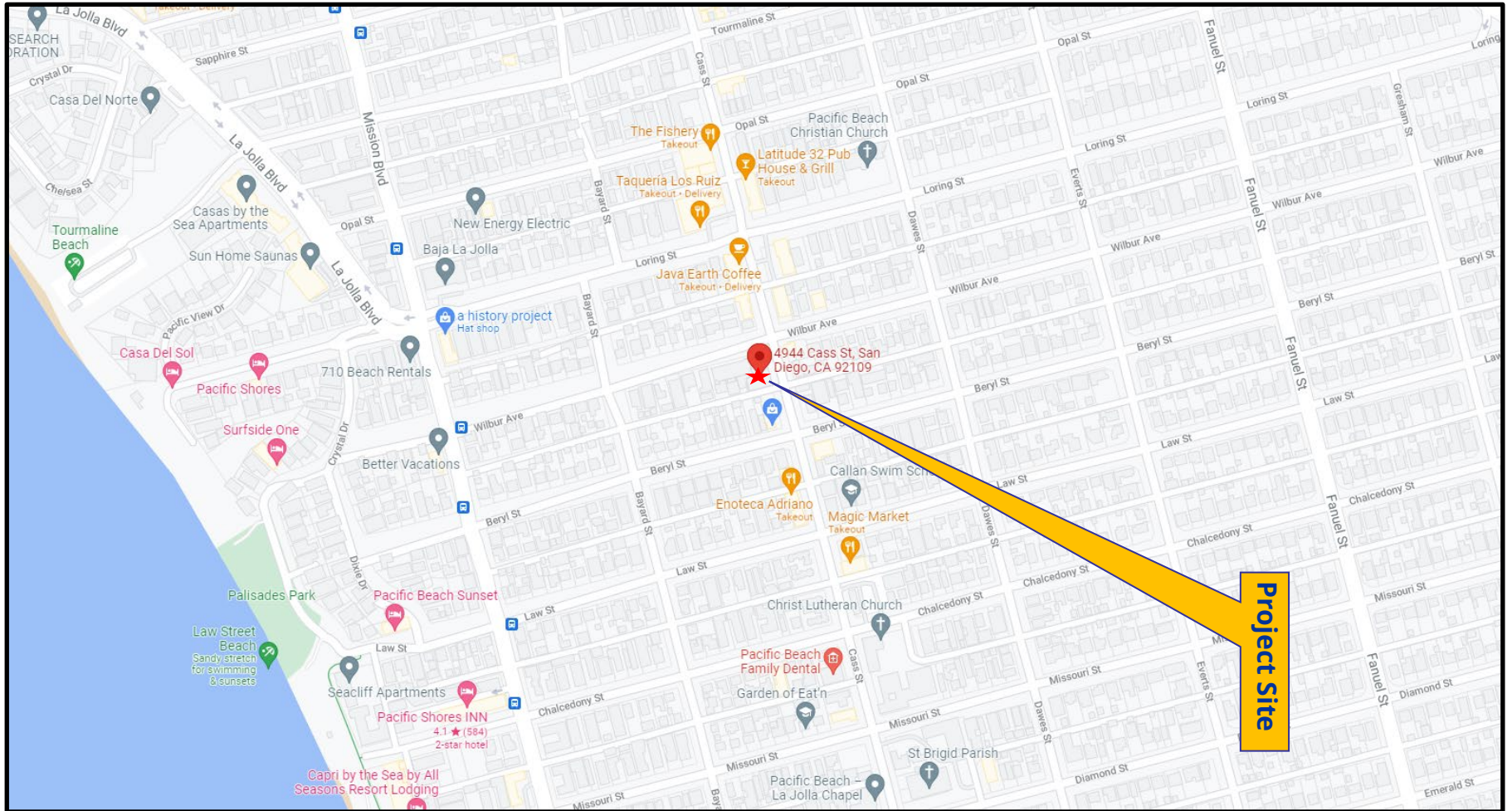




Pacific Beach Land Use Map

T-Mobile Cass Street Project No. 595080
4944 Cass Street

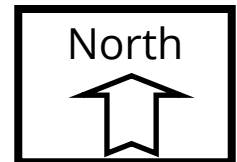




Project Location Map

T-Mobile Cass Street Project No. 595080

4944 Cass Street



PROJECT DATA SHEET		
PROJECT NAME:	T-Mobile Cass Street	
PROJECT DESCRIPTION:	The continued operation of a WCF utilized by T-Mobile consisting of 9 panel antennas and 6 Remote Radio Units (RRUs) installed in Fiberglass Reinforced Panel (FRP) screen enclosures designed and painted to match the existing building.	
COMMUNITY PLAN AREA:	Pacific Beach	
DISCRETIONARY ACTIONS:	Planned Development Permit Conditional Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Institutional	
<p align="center"><u>ZONING INFORMATION:</u></p> <p>ZONE: RM-1-1/Cass Street Planned District</p> <p>HEIGHT LIMIT: 30 feet</p> <p>LOT SIZE: N/A</p> <p>FLOOR AREA RATIO: 1.0 (varies)</p> <p>FRONT SETBACK: 10 feet</p> <p>SIDE SETBACK: 0 feet</p> <p>STREETSIDE SETBACK: 5 feet</p> <p>REAR SETBACK: 0 feet</p> <p>PARKING: N/A</p>		
	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Commercial: CSPD	Commercial
SOUTH:	Commercial: CSPD	Commercial
EAST:	Commercial: CSPD	Commercial
WEST:	Residential; RM-1-1	Residential
DEVIATIONS OR VARIANCES REQUESTED (INCENTIVES):	Front Yard Setback Deviation: Zone contains a 10-foot setback, one sector will be three inches from the property line, while another sector is 24-inches from the property line. Antenna Projection Deviation: SDMC allows for 18-inch projection, proposed FRP screen enclosure to be offset by 24-inches	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On March 11, 2021, the Pacific Beach Community Planning Group voted 12-0-0 to recommend approval of the project without conditions	

PLANNING COMMISSION RESOLUTION NO. [REDACTED]

PLANNED DEVELOPMENT PERMIT NO. 2535895

CONDITIONAL USE PERMIT NO. 2535894

T-MOBILE CASS STREET - PROJECT NO. 595080

WHEREAS, PACIFIC TOWER HOA, Owner, and T-MOBILE, Permittee, filed an application with the City of San Diego for a permit to Wireless Communication Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2535895 and 2535894);

WHEREAS, the project site is located at 4944 Cass Street in the RM-1-1 Zone and Cass Street Planned District Ordinance of the Pacific Beach Community Plan;

WHEREAS, the project site is legally described as Lots 13 to 20, inclusive, in Block 76, of Pacific Beach, according to map thereof No. 932, filed in the Office of the County Recorder of San Diego County November 7, 1904.;

WHEREAS, on April 30, 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 15303 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 November 18, 2021, the Planning Commission of the City of San Diego considered Planned Development Permit No. 2535895 and Conditional Use Permit No. 2535894 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 Planned Development Permit No. 2535895 and Conditional Use Permit No. 2535894:

A. Planned development PERMIT [SDMC Section 126.0305]

1. Findings for all Planned Development Permits:

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

The T-Mobile Cass Street Project (Project) proposes the continued use of a Wireless Communication Facility (WCF) by T-Mobile. The proposed wireless facility will consists of nine (9) panel antennas and six (6) Remote Radio Units (RRUs) separated in three sectors and each sector screened by Fiberglass Reinforced Plastic (FRP) screen boxes painted and textured to match the existing building. The WCF was previously approved in January 9, 2008 with a 10-year term.

The Pacific Beach Community Plan does not address communication antennas as a specific land use. However, the City of San Diego's General Plan (UD-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. Pursuant to the San Diego Land Development Code, communication antennas are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. In this case, the nine (9) panel antennas and RRUs will be screened behind three FRP screen boxes painted and textured to match existing condominium complex façade they are attached to. The associated equipment cabinets are to be located on the rooftop within an existing penthouse.

As designed, the Project complies with the WCF regulations, by integrating the Project into the condominium complex, thereby reducing any potential visual impacts. The Project is located on a residential structure and requires a Conditional Use Permit based in its location in a residential zone with residential uses on the site.

Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The Project proposes the continued use of a WCF by T-Mobile. The proposed wireless facility will consist of nine (9) panel antennas and six (6) RRUs separated in three sectors and each sector screened by FRP screen boxes painted and textured to match the existing building. The WCF was previously approved in January 9, 2008 with a 10-year term.

The Project is determined to be exempt from CEQA pursuant to Section 15303 (New Construction). 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 to include, but not limited to setback limitation, concealment requirements, and electromagnetic fields controls. 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) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions. An RFE-EME Compliance Report (Report) dated September 9, 2020 from Environmental Assessment Specialist Inc., was submitted to the City verifying that the proposed Project meets or exceeds the requirements of the FCC. The Report will be stamped as Exhibit "A" and provided within the Project file. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

c. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The Project proposes the continued use of a WCF by T-Mobile. The proposed wireless facility will consist of nine (9) panel antennas and six (6) RRUs separated in three sectors and each sector screened by FRP screen boxes painted and textured to match the existing building. The WCF was previously approved in January 9, 2008 with a 10-year term.

Deviations to the San Diego Municipal Code (SDMC) may be processed through a Planned Development Permit (PDP) in accordance with SDMC Sections 126.0601 and 143.0401. The purpose of the PDP is to establish a review process for development that allows an applicant to request greater flexibility from the strict application of the regulations than would be allowed through a deviation process. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations. Expiration dates are imposed on WCFs to review and modify these facilities to comply with current design standards.

A deviation to front yard setback and WCF projections is being requested with this application. The Project will consist of nine (9) panel antennas and six (6) RRUs separated in three sectors. The two sectors facing Wilbur Avenue will be mounted on the outside of a stairwell currently located within the 15-foot front yard setback. One sector will be three inches from the property line and the other sector 24-inches from the property line and both approximately 106 feet above ground level. Each sector will be screened by FRP screen boxes painted and textured to match the existing building design. The WCF was previously approved on January 9, 2008 with a 10-year term and contained six (6) panel antennas screened by antenna skirts facing Wilbur Avenue. In order to continue providing service to the surrounding area, the antennas need to remain at the height and azimuth they were originally installed as the network was developed using those metrics for coverage. Because the screen boxes are 106 feet above ground level this will not interfere with existing walkways or landscape at this location.

A second deviation is being requested to increase the projection of the antenna concealment to 24-inches from the face of the building. Currently, SDMC Section 141.0420(8)(B) allows a maximum 18-inch projection. The proposed concealment (FRP screen boxes) require an extended offset for proper operation of equipment. The size of the antenna coupled with the mounting hardware and the necessary antenna azimuth make an 18-inch offset impossible. The proposed 24-inch offset is the minimum T-Mobile can achieve, while still allowing enough room for the antenna, mounting hardware and necessary azimuth and concealing the antennas to comply with City of San Diego Development Services WCF guidelines. The

requirement of a maximum offset of 18-inches was required in the WCF ordinance (Chapter 14, Article 4, Division 20) at a time when antennas were smaller and wireless device requirements were limited. Because of the high demand of wireless communication, larger antennas are required to accommodate for increased capacity and demand. Because the screen boxes will be located 106 feet above ground level, the added six inches will be unnoticeable at ground level and will integrate with the existing architecture of the building it is attached to.

The existing WCF provides critical voice and data service throughout the surrounding area. Continued operation of this site is necessary to maintain the existing levels of service to the area for T-Mobile. The site is an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided on the property and the predicted loss of coverage without the increased antenna size. Although the underlying zone requires a 15-foot setback and an 18-inch maximum projection, without these two deviations could result in significant impacts to those within the surrounding area. A degradation of the existing service could have a significant impact on customers and essential emergency communication services.

The City's Wireless Communication Facility regulations, SDMC section 141.0420, allow these facilities in a residential zone with residential use as a Process 4, Conditional Use Permit when the antennas are located on a premise that contains residential development. The proposed WCF will include FRP screen boxes painted and textured to match the existing building design to include rectangular and brick patterns along the stairwell implementing the intent of the WCF ordinance which is basically to integrate and camouflage WCFs within the existing environment. Based on these considerations, this Project complies with the permit and design requirements for WCF's as identified in the SDMC. Therefore, the proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to SDMC Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

B. Conditional use Permit [SDMC Section 126.0305]

1. Findings for all Conditional Use Permits:

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

As outlined in Planned Development Permit Finding No. A.1.a. listed above, the proposed development will not adversely affect the applicable land use plan.

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

As outlined in Planned Development Permit Finding No. A.1.b. listed above, the proposed development will not be detrimental to the public health, safety, and welfare.

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

As outlined in Planned Development Permit Finding No. A.1.c. listed above, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

The T-Mobile WCF was previously approved on January 9, 2008 with a 10-year term and contained a total of eight panel antennas screened by antenna skirts. The City of San Diego encourages wireless carriers to locate on non-residential properties. In this case, the height of the existing condominium complex meets T-Mobile's coverage objective. No other sites within the search ring, with a non-residential use, were available at the required height.

The current site location is the tallest existing structure in the surrounding area. The surrounding properties in all directions are mostly residential. There are some non-residential properties to the north and south, but they are smaller structures. In order to make up for the loss in height, a wireless facility at one of these locations would require a new standalone tower, whose height would far exceed the height of any existing structures in the area. This would result in a facility that is less integrated in the overall aesthetics of the community. In addition, the relocation of an existing wireless facility, could have negative impacts on the overall performance of the network in the area, resulting in possible coverage gaps between sites. For these reasons, the existing site is preferred and no other properties are suitable candidates.

The condominium houses other communication antennas and is viewed as a "collocation site." The proposed antennas will be concealed with screen boxes and painted and textured to match the existing building. This will allow the communication antennas to blend in with the building and be more visually appealing. Therefore, the proposed use is appropriate at the proposed 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, Planned Development Permit No. 2535895 and Conditional Use Permit No. 2535894 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 2535895 and 2535894 a copy of which is attached hereto and made a part hereof.

Ian Heacox
Development Project Manager
Development Services

Adopted on: November 18, 2021

IO#: 11004545

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 11004545 SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 2535895
CONDITIONAL USE PERMIT NO. 2535894
T-MOBILE CASS STREET PROJECT NO. 595080
PLANNING COMMISSION

This Planned Development Permit No. 2535895 and Conditional Use Permit No. 2535894 is granted by the Planning Commission of the City of San Diego to, PACIFIC TOWER HOA, Owner, and T-Mobile, Permittee, pursuant to San Diego Municipal Code [SDMC] section 142.0420, 126.0303 and 126.0602. The site is located at 4944 Cass Street in the RM-1-1 multi-unit zone and Cass Street Planned District of the Pacific Beach Community Plan. The project site is legally described as Lots 13 to 20, inclusive, in Block 76, of Pacific Beach, according to map thereof No. 932, filed in the Office of the County Recorder of San Diego County November 7, 1904.

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 November 18, 2021, on file in the Development Services Department.
The project shall include:

- a. A wireless communication facility consisting of three sectors of three (3) antennas each (nine antennas total) and six (6) Remote Radio Units (RRUs), to be mounted on the outside wall of an existing condominium complex and enclose behind Fiberglass Reinforced Plastic (FRP) screen boxes painted and texture to match the existing building.
- b. Associated equipment will be located within an existing penthouse enclosure;
- c. Deviations: A deviation from SDMC Section 131.0431, Table 131.04G allowing a three-inch front yard setback along Wilbur Avenue where a 15-foot setback is required and a deviation pursuant to San Diego Municipal Code (SDMC) Section 142.0420(e)(8)(B) allowing the antenna concealment to protrude 24-inches from the building face where 18-inches is allowed; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in

accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 2, 2024.
2. The above utilization date notwithstanding, the granting of this discretionary permit does not entitle the continued operation of the existing, expired facility. Within 60 days of permit approval, applications must be made for all required construction permits. Within 90 days of application, all required construction permits must be issued. Within 90 days of permit issuance, final inspection must be obtained.
3. This permit and corresponding use of this site shall expire on December 2, 2031. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
4. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
5. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
6. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.

7. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
8. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
9. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
10. Issuance of this Permit by the City of San Diego does not authorize the 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.).
11. The Owner/Permittee shall secure all necessary building permits. 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.
12. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
13. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the 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" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

14. Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify 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.

ENGINEERING REQUIREMENTS:

15. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix G of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

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

PLANNING/DESIGN REQUIREMENTS:

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

18. No overhead cabling is permitted.

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

20. Photo simulations shall be printed in color on the construction plans.

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

22. 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.

23. Antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall not exceed the height of any existing or proposed screen walls.
24. Use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces.
25. 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.
26. All equipment, including 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.
27. 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.
28. 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.

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Development Services Department Wireless Communication Facilities staff listed on City webpage, <https://www.sandiego.gov/development-services/codes-regulations/wireless-communication-facilities>, 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 November 18, 2021.

Planned Development Permit NO. 2535895/Conditional Use Permit No. 2535894
November 18, 2021

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Ian Heacox
Development Project Manager

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

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

T-Mobile
Permittee

By _____
NAME
TITLE

PACIFIC TOWER, HOA
Owner

By _____
NAME
TITLE

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

SD06535A

Coverage Map

San Diego Market - RF Team
09/16/2021

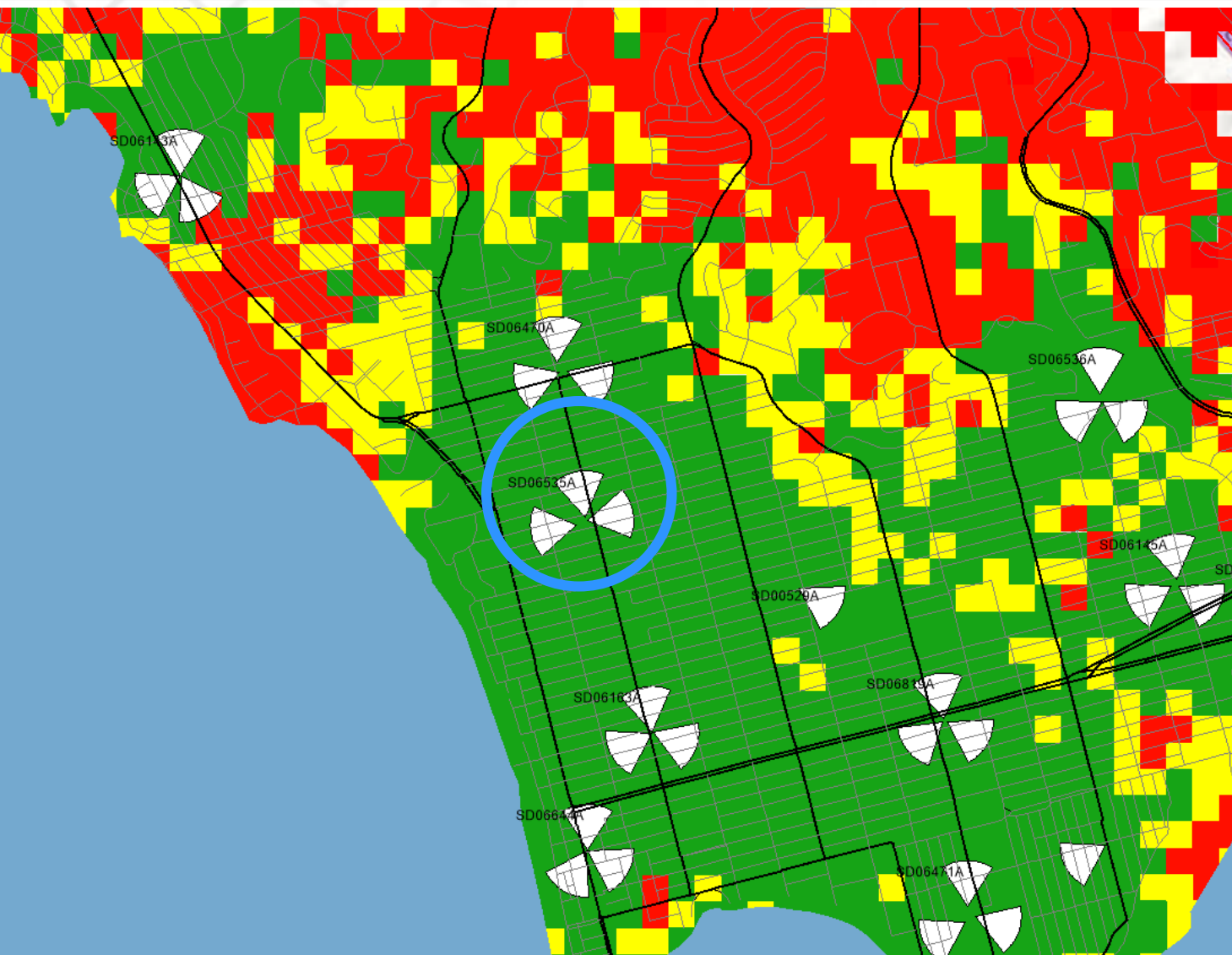


Contents:

Plots:

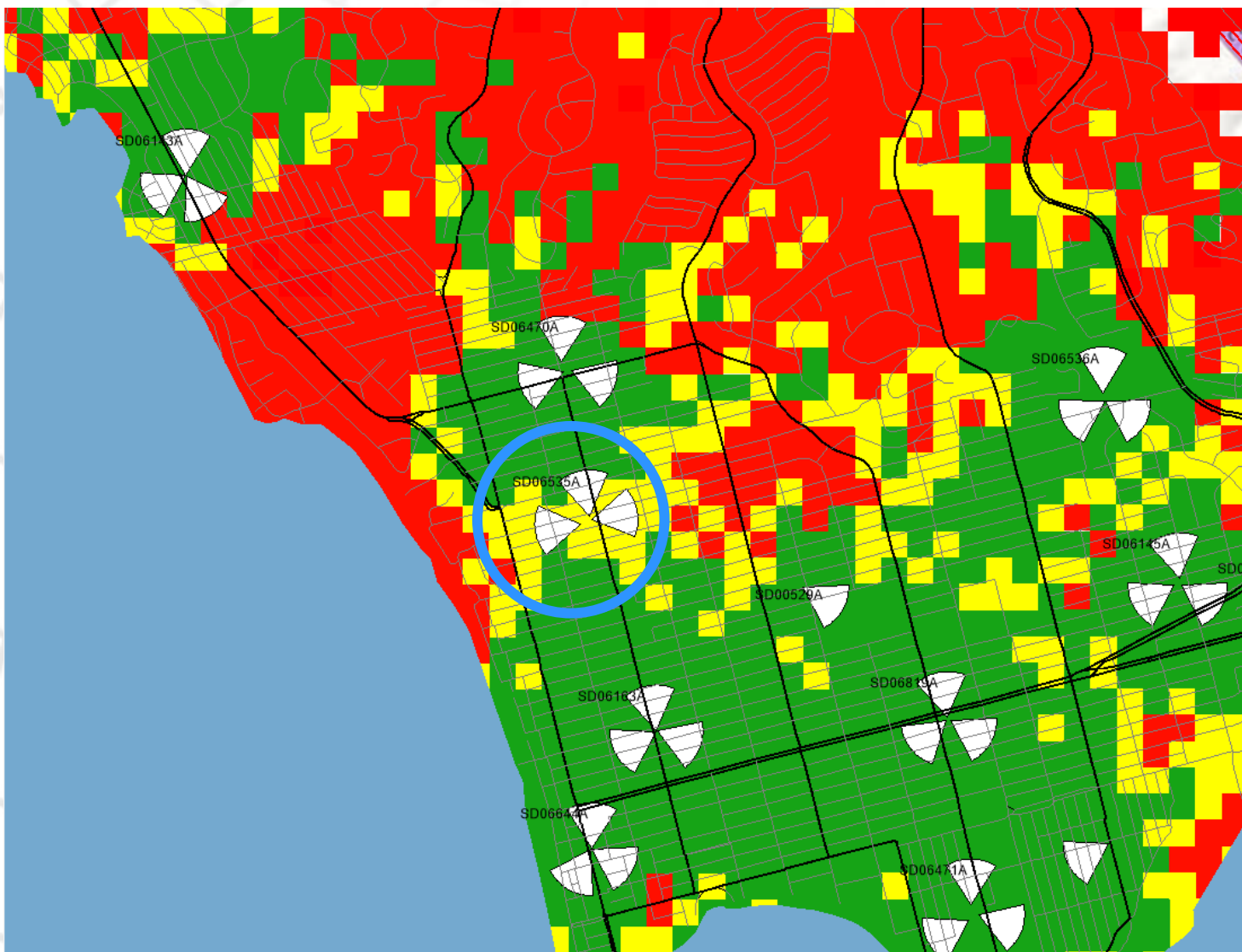
- Projected coverage of SD06535A and neighbors
- Projected coverage of area excluding SD06535A
- Projected coverage of just the sites SD06535A





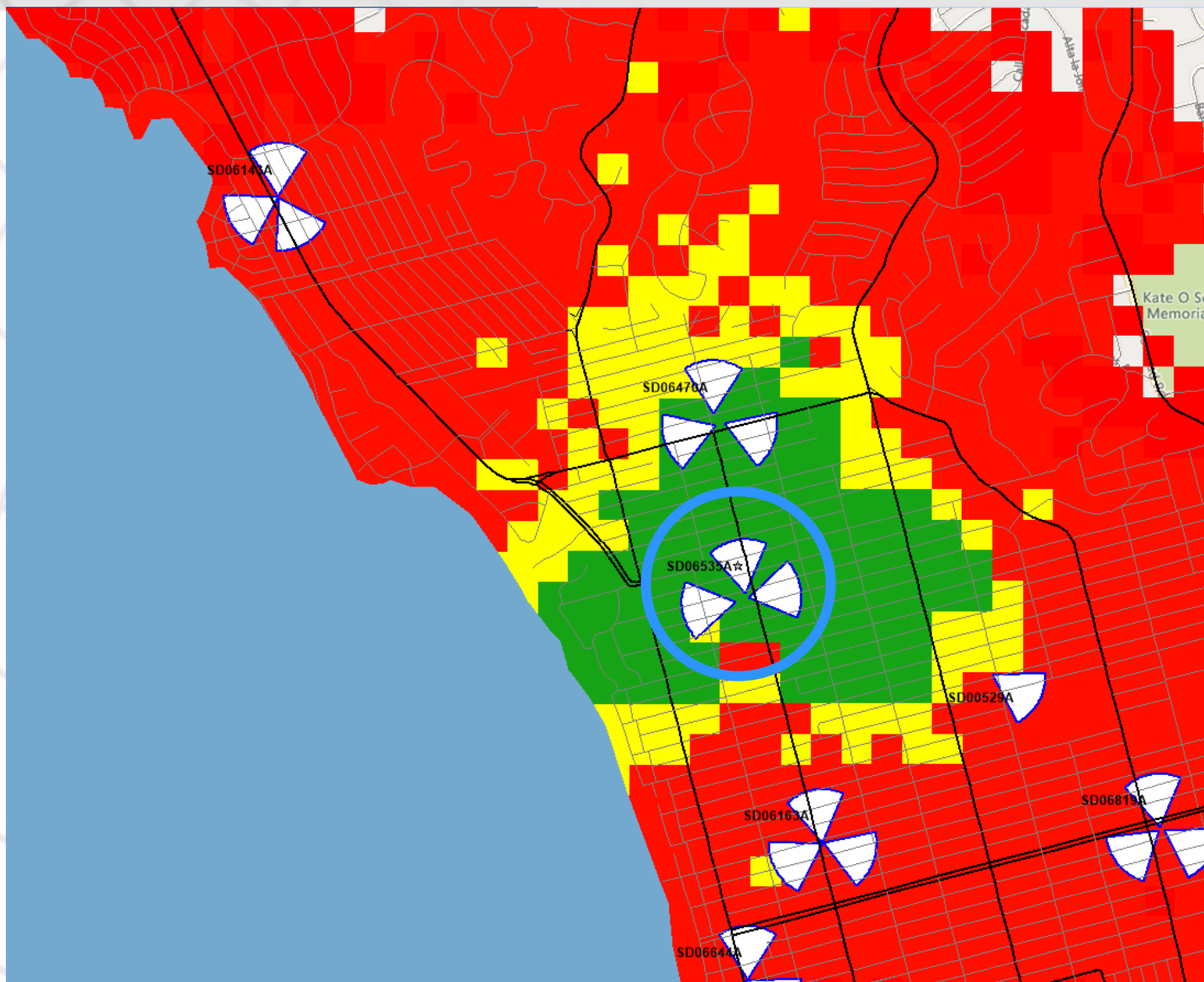
Label	Colour
Poor	Red
Fair	Yellow
Good	Green





Label	Colour
Poor	Red
Fair	Yellow
Good	Green





Label	Colour
Poor	Red
Fair	Yellow
Good	Green



Thank you



NOTICE OF EXEMPTION

(Check one or both)

TO: ☒ X REORDER/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.: 595080

Project Title: T-Mobile Cass Street

PROJECT LOCATION-SPECIFIC: The project is located at 4944 Cass Street, San Diego, CA.

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Planned Development Permit (PDP) and Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) to relocate three (3) existing panel antennas and remove three existing (3) antennas for the installation of six (6) new antennas mounted behind three (3) screen walls painted and textured to match the existing building. The property is located at 4944 Cass Street in the CSPD-Cass-Street zone of the Cass Street Planned District and the RM-1-1 Zone within the Pacific Beach Community Plan Area, CD 2.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: T-Mobile, Brandon Costa, 10509 Vista Sorrento Parkway, Suite 206, San Diego, CA 92121. (619) 957-1009

EXEMPT STATUS: (CHECK ONE)

- ☐ MINISTERIAL (SEC. 21080(b)(1); 15268);
- ☐ DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- ☐ EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c)..
- ☒ CATEGORICAL EXEMPTION: 15303 (New Construction)
- ☐ STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (New Construction). The exemption allows for the construction and location of limited numbers of new, small facilities or structures where only minor modifications are made. Since the project would relocate three new panel antennas and would also construct six new antennas within an existing developed site without substantially altering the facility it was determined that the exemption was appropriate, and the exceptions listed in CEQA Section 15300.2 would not apply.


LEAD AGENCY CONTACT PERSON: Jeffrey Szymanski

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

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

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

 SENIOR PLANNER
SIGNATURE/TITLE

10/19/2021
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY
CLERK OR OPR:

DATE RECEIVED FOR FILING WITH COUNTY



LETTER OF AUTHORIZATION
APPLICATION FOR ZONING/LAND USE ENTITLEMENTS


T-Mobile Site No.: SD06535A

T-Mobile Site Name: Pacific Tower

Property Address: 4944 Cass Street, San Diego, CA 92109

Assessor's Parcel No: 415-412-23 & 415-412-24

Pacific Tower HOA ("Property Owner"), owns the real property described above ("Property") and hereby authorizes T-Mobile West LLC and its representatives, to take all such actions necessary for the sole purpose of applying for and obtaining any building or land use applications, permits and approvals related to T-Mobile's wireless communications facilities on the Property consistent with the lease between the parties for the Site.

Page 3		City of San Diego · Information Bulletin 620		May 2020
		City of San Diego Development Services		Community Planning Committee Distribution Form
Project Name: 4944 Cass St			Project Number: 595080	
Community: Pacific Beach				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<input checked="" type="radio"/> Vote to Approve <input type="radio"/> Vote to Approve with Conditions Listed Below <input type="radio"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="radio"/> Vote to Deny				
# of Members Yes	# of Members No	# of Members Abstain		
12	0	0		
Conditions or Recommendations: None				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Marcella Bothwell, MD, MBA				
TITLE: Development Chair, Pacific Beach Planning Group			DATE: March 11, 2021	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				

SHANNON THOMAS
Deputy City Attorney

OFFICE OF
THE CITY ATTORNEY
CITY OF SAN DIEGO

1200 THIRD AVENUE, SUITE 1620
SAN DIEGO, CALIFORNIA 92101-4178
TELEPHONE (619) 236-6220
FAX (619) 236-7215

Michael J. Aguirre
CITY ATTORNEY

MEMORANDUM OF LAW

DATE: March 6, 2006

TO: Kelly Broughton, Deputy Director, Development Services Department

FROM: City Attorney

SUBJECT: Wireless Antenna Placement within the Coastal Height Limit Overlay Zone

INTRODUCTION

On November 7, 1971, the voters approved Proposition D. This proposition limits the height of buildings within the Coastal Zone to no more than 30 feet, except in the downtown area. The Coastal Zone is essentially the area from the US-Mexico border to the northern border of the City of San Diego, and from the Pacific Ocean to Interstate 5. The Proposition became effective on December 7, 1972. The Proposition is codified at section 132.0505 of the San Diego Municipal Code, and has been amended three times by the voters to allow for the historic restoration of the chimney and rooftop of the Mission Brewery building, as well as development at Sea World and at the International Gateway of the Americas. The passage of the federal Telecommunications Act of 1996 [Act], which limits the City's ability to regulate placement of wireless antennas, and the development of wireless technology since the passage of Proposition D, has created the need to further define what height limits are applicable for wireless antennas within the Coastal Zone.

QUESTIONS PRESENTED

May wireless communication antennas be installed within the Coastal Zone to the façade of existing buildings above 30 feet and may equipment associated with the antennas be installed on the roof tops of those buildings when neither exceeds the height of the existing structure, without violating Proposition D?

SHORT ANSWERS

Yes. Wireless antennas that fit within the structural envelope of a pre-existing building may be installed without violating Proposition D. However, compliance with the federal Telecommunications Act of 1996 may require the placement of antenna or equipment that exceeds the 30-foot limit in some circumstances.

BACKGROUND

To provide coverage within the coastal area, providers of wireless communications desire to install antennas on existing buildings over 30 feet high in the Coastal Zone. Over the years, City approvals for antenna installation in the Coastal Zone have been given for both flush mounted antennas and recessed antennas. The antennas that were approved as flush mounted have, in some cases, not been installed flush with the building, and may extend as much as 18-24" from the building. The antennas transmit on a line of sight basis between the communication facilities and the mobile users. Antenna height becomes a critical issue in areas with hills or other physical obstructions.

ANALYSIS

The City must find a way to comply with the voters' directive as set forth in Proposition D, and still permit wireless antennas to the extent required by federal law. As recently characterized by one court that was attempting to reconcile the Act with local zoning, this type of conflict is indicative of "the ongoing struggle between federal regulatory power and local administrative prerogatives--the kind of political collision that our federal system seems to invite with inescapable regularity." *MetroPCS v. City and County of San Francisco*, 400 F.3d 715, 718 (9th Cir. 2005).

I

Local Regulation

Proposition D, with three excepted areas, prohibits the construction of a building or an addition to a building in excess of 30 feet within the Coastal Zone. The ballot argument in favor of Proposition D stated that the measure "preserves the unique and beautiful character of the coastal zone of San Diego." The proper method of measurement, per Proposition D, is in accordance with the Uniform Building Code of 1970. This office has previously opined that for the purposes of complying with Proposition D, measurements should be from the finished grade of a site, rather than the pre-existing grade. City Att'y MOL No. 2004-13 (August 12, 2004). The height of the building is then measured vertically to the uppermost point of the structure. SDMC § 113.0270(a)(3).

The Coastal Zone contains some structures that are over 30 feet in height and were built before the passage of Proposition D. These are "previously conforming" structures. "Previously conforming" is defined as meaning:

the circumstances where a use, *structure*, or *premises* complied with all applicable state and local laws when it was first built or came into existence, but because of a subsequent change in zone or development regulations, is not in conformance with the current zone or all development regulations applicable to that zone.

SDMC § 113.0103. (Italics in original)

Any proposed development on a previously conforming structure is reviewed pursuant to regulations set forth at Chapter 12, Article 7, Division 1 of the San Diego Municipal Code. states

Regulations regarding previously conforming structures do not allow the granting of any deviation from the height limit regulations in the Coastal Zone, meaning no new development can exceed the 30-foot limit. SDMC § 127.0102(f). Section 127.0103 and the corresponding tables, 127-01A through 127-01C, set forth what type of permit must be obtained for various development proposals. For example, maintenance, repair or alteration that is less than 50% of the market value of the entire structure or improvement, which does not expand the structural envelope, is permitted with the issuance of a construction permit and a Process 1 review. "Structural envelope" means the three-dimensional space enclosed by the exterior surfaces of a building or structure. SDMC § 113.0103.

In addition to the above regulations limiting structure height in the Coastal Zone, the City regulates communication antennas City-wide as a separately regulated use in Chapter 14, Article 1, Division 4 of the San Diego Municipal Code. The City of San Diego's stated purpose for separately regulating land uses is to provide "regulations for specific uses that may be desirable and appropriate in a particular zone if limitations or conditions are placed on the development of those uses to minimize detrimental effects to neighboring properties or incompatibility with the permitted uses of the base zone." SDMC § 141.0101.

A wireless antenna used for telephone, paging or similar services that complies with all development regulations and overlays, and that meets the criteria in section 141.0405(e)(1) or (2) is considered a minor communication facility. SDMC § 141.0405(a). Section 141.0405(e) allows minor communication facilities as a limited use or through the issuance of a Neighborhood Use Permit in certain zones, if the facility is concealed from public view or integrated into the architecture or environment through architectural enhancement, unique design solutions, or accessory use structures.

In an effort to encourage collocation and in recognition of the fact that some telecommunication facilities are minimally visible, the Municipal Code also recognizes as minor telecommunication facilities the following:

- (A) Additions or modifications that do not increase the area occupied by the antennas or the antenna enclosure by more than 100% of the originally approved facility and do not increase the area occupied by an outdoor equipment unit more than 150 feet beyond the originally approved facility, if the additions and modifications are designed to minimize visibility;
- (B) Panel-shaped antennas that are flush-mounted to an existing building façade on at least one edge, extend a maximum of 18 inches from the building façade at any edge, do not exceed the height of the building, and are designed to blend with the color and texture of the existing building; or
- (C) Whip antennas if the number of antennas that are visible from the public right of way does not exceed six, if the antennas measure 4 inches or less in diameter, and if they have a mounting apparatus that is concealed from public view.

SDMC § 141.0405(e)(2)(A)-(C).

The City's regulations regarding height limits in the Coastal Zone, as well as those regulating the placement of wireless antenna are clearly designed to limit visual and aesthetic

impacts. Zoning regulations to preserve aesthetics are valid, and in fact the preservation of aesthetics is a traditional basis for zoning regulations. *MetroPCS*, 400 F.3d at 727.

II

Federal Regulation

The purpose of the Federal Telecommunication Act of 1996 is “to promote competition and higher quality in American telecommunications services and to ‘encourage the rapid deployment of new telecommunications technologies.’” *City of Rancho Palos Verdes v. Abrams*, 544 US 113, ___, 125 S.Ct. 1453, 1455, 161 L.Ed. 2d 316 (2005) (quoting the Act). A general overview of the Act was previously provided by this office. 2001 City Att’y MOL 307. The Act reserves for the states and local governments the right to make decisions regarding the placement, construction, and modification of personal wireless service facilities. 47 USC § 332(c)(7)(A). However, the regulations may not unreasonably discriminate among providers of functionally equivalent services and shall not prohibit or have the effect of prohibiting the provision of personal wireless services. 47 USC § 332(c)(7)(B).

The Ninth Circuit recently ruled for the first time on several of the standards set forth in the Act, most of which are the subject of split rulings by other circuit courts. In *MetroPCS*, the Board of Supervisors for the City and County of San Francisco denied an application by MetroPCS for a conditional use permit [CUP], allowing the installation of a wireless telecommunications antenna atop a public parking garage. The CUP was denied based on findings that: 1) the facility was not necessary to MetroPCS’s ability to service that area; 2) the facility was not necessary for the community, because there was already adequate wireless service in the neighborhood; 3) the proposed facility would constitute a visual and industrial blight and would be detrimental to the character of the neighborhood; and 4) the proposed antenna facility was not in conformance with and would not further the policies of the City’s General Plan. The Board stated that the CUP denial did not constitute unreasonable discrimination against MetroPCS, did not limit or prohibit access to wireless services, and did not limit or prohibit the filling of a significant gap in MetroPCS’s coverage. The Board also stated that the proposed facility was not the least intrusive means to provide wireless coverage in the area.

A provider making a claim of unreasonable discrimination must show that they have been treated differently than other providers with facilities that are similarly situated in terms of the structure, placement or cumulative impact of the proposed facilities. *MetroPCS*, 400 F.3d at 727. In concluding that local zoning regulations may properly discriminate between facilities that have different effects on aesthetics, the court considered the House Conference Report on the Act, which stated that the Act would “provide localities with the flexibility to treat facilities that create different visual, aesthetic, or safety concerns differently to the extent permitted under generally applicable zoning requirements even if those facilities provide functionally equivalent services.” HR Conf. Rep. No. 104-458, at 208 (1996). Ultimately, in *MetroPCS*, the court found that the record was insufficient to make a determination on this issue, because there was no systematic comparison of the proposed site with other approved facilities in that neighborhood.

Regulations that prohibit or have the effect of prohibiting the provision of personal wireless services are those that constitute either a complete prohibition against wireless service or those

regulations that have the effect of preventing a provider from closing a significant gap in its own service coverage, along with a showing that there are no feasible alternative facilities or sites. *MetroPCS*, 400 F.3d at 731. A significant gap in service coverage is extremely fact specific and an inquiry may include information such as the physical size of the gap and the number of users affected; however, the gap must be more than individual dead spots within a service area. *Id.*; *Second Generation Properties, LP v. Town of Pelham*, 313 F.3d 620 (1st Cir. 2002). In *MetroPCS*, the record contained numerous directly conflicting accounts as to whether the site was needed to prevent a significant gap in coverage, and so the court did not rule on the merits of that claim. The Act does not require 100% coverage, and federal regulations recognize the existence of “dead spots,” defined as “small areas within a service area where the field strength is lower than the minimum level for reliable service.” 47 CFR § 22.99; *360° Communications Company of Charlottesville v. Board of Supervisors of Albemare County*, 211 F.3d 79 (4th Cir. 2000). Cellular geographic service areas licensed to providers of cellular service by the Federal Communications Commission include “dead spots.” 47 CFR § 22.911(b).

Once the provider has demonstrated a significant gap in coverage, it must then show that the manner in which it proposes to fill the gap in service is the least intrusive on the values that the denial sought to serve. *MetroPCS*, 400 F.3d at 734. In *APT Pittsburgh Limited Partnership v. Penn Township Butler County of Pennsylvania*, 196 F.3d 469 (3rd Cir.1999), the court found that APT only submitted evidence that it had been unable to install the system it desired in the locations it desired at a price it desired. The evidence in the record demonstrated that ample other opportunities existed for the plaintiff to install the towers. Some alternatives that the court suggested were choosing a less sensitive site, reducing the tower height, using a preexisting structure or camouflaging the tower and/or antenna. *Id.* at 479, (citing *Sprint Spectrum, LP v. Willoth*, 176 F.3d 630, 643 (2nd Cir. 1999)).

The Act requires that any decision to deny a request to place, construct or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record. 47 USC § 332(c)(7)(B)(iii). These standards were also addressed by the court in *MetroPCS*. The requirement that the decision be in writing means that the written denial, issued separately from the written record, must contain “a sufficient explanation of the reasons for the . . . denial to allow a reviewing court to evaluate the evidence in the record supporting those reasons.” *MetroPCS*, 400 F.3d at 722 (quoting *Southwestern Bell Mobile Systems, Inc. v. Todd*, 244 F.3d 51, 60 (1st Cir. 2001)).

In *MetroPCS*, the court found sufficient a five page decision by the Board of Supervisors which contained a summary of the facts and the proceedings, articulated the reasons for the denial, and included the evidence that supported the ruling. “Substantial evidence” in the context of the Act has been held to mean such relevant evidence as a reasonable mind might accept as adequate to support a conclusion. *MetroPCS*, 400 F.3d at 725. It is a reasonable amount of evidence; more than a scintilla, but not necessarily a preponderance. *Id.* In finding that the Board’s decision to deny the application by *MetroPCS* was supported by substantial evidence, the court first noted that San Francisco’s zoning ordinances allowed for the consideration of whether the antenna was necessary or desirable for, and compatible with, the neighborhood or community. The court went on to hold that the record clearly established that the neighborhood was already served by at least five other providers, and therefore did not need the proposed facility. Although *MetroPCS* challenged the ability of the City and County of San Francisco to base a decision on need, arguing that the Act preempted the local regulations on this issue, the

court noted that the Act was "agnostic" on the issue of the substantive content of local zoning regulations and that a decision on aesthetics could prevent the addition of more antennas, which would have the same result of disadvantaging new entrants to the market. Id. at 730 n. 6. The City of San Diego regulations do not allow for an analysis of the needs of the community, only the aesthetics.

Therefore, a provider applying to install an antenna or equipment that violates the City's regulations must show that the installation is necessary to prevent a significant gap in service, of a nature greater than "dead spots" in coverage. Once the provider sufficiently demonstrates that the installation is needed, it must then show that its proposed installation is the least obtrusive method available, in light of the City's concerns regarding height and aesthetics. Any decision by the City to deny a permit must be accompanied by a written decision, supported by substantial evidence in the record.

CONCLUSION

The City of San Diego is prohibited by Proposition D from approving wireless antenna or equipment that exceeds 30 feet in the Coastal Zone, unless the placement of antenna or equipment is on previously conforming structures that exceed 30 feet, and the installation is within the structural envelope of that existing structure. However, compliance with the Federal Telecommunication Act of 1996 may require the placement of antenna or equipment that exceeds the 30 foot height limit. In that case, any placement of antenna or equipment that exceeds the structural envelope of a preexisting structure in excess of 30 feet in height should only be permitted when the applicant has demonstrated that the installation is necessary to prevent a significant gap in service and there is no less obtrusive alternative available. Any denial of an application to install wireless facilities must be accompanied by a written record of the decision, supported by substantial evidence in the record.

MICHAEL J. AGUIRRE, City Attorney

By

Shannon Thomas
Deputy City Attorney

SMT:als
ML-2006-5

SAC Wireless Photo Survey

T-Mobile CUP + FRP boxes add

SD06535A – Pacific Tower

4944 3/4 Cass St., San Diego, CA 92109

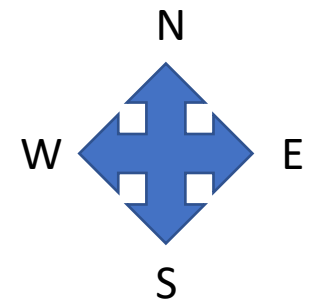
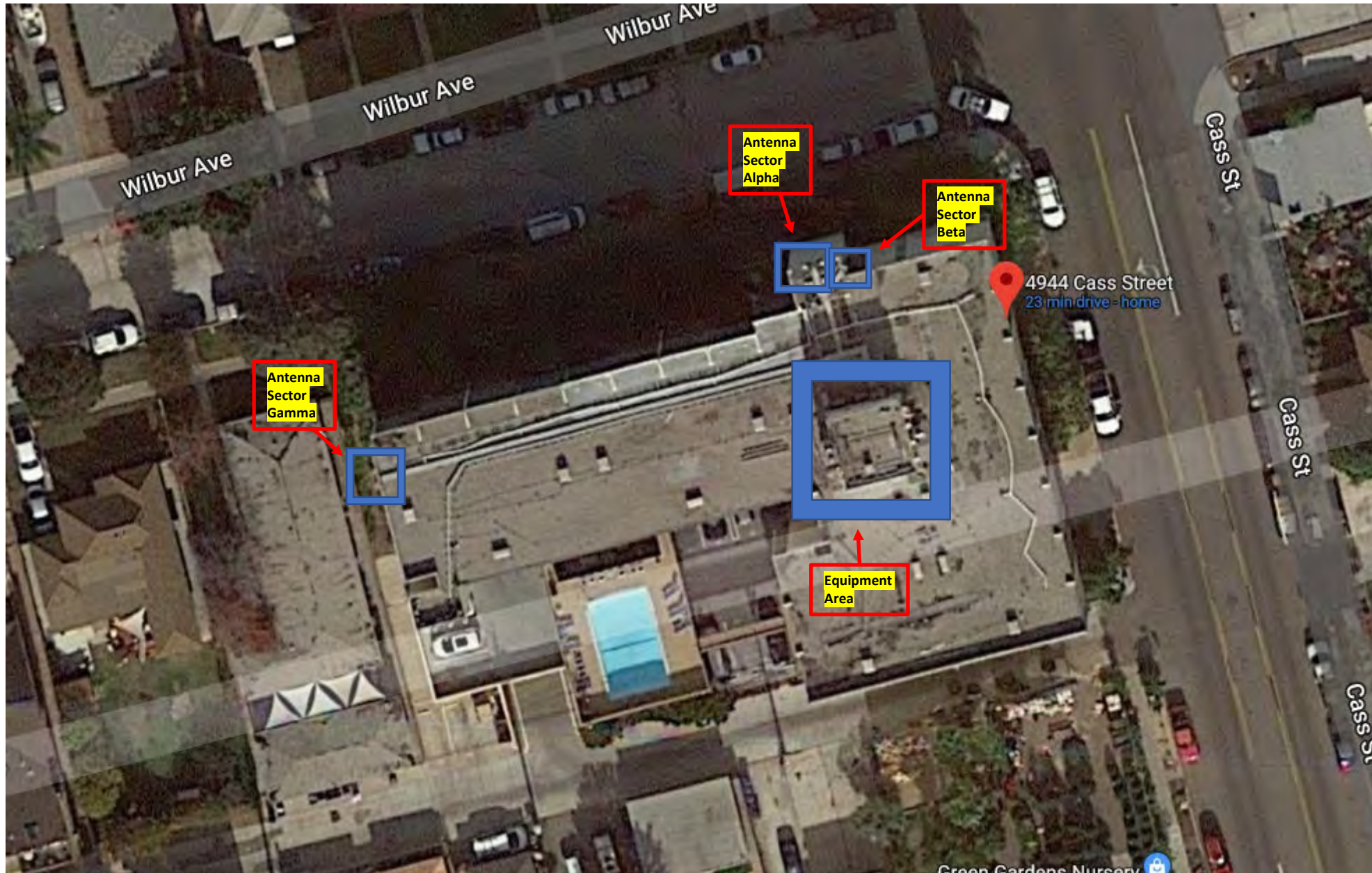
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AERIAL VIEW OF SITE





2 HOUR
PARKING
8AM - 6PM

STREET
SWEEPING
1st
WEDNESDAY
EVERY MONTH
7AM - 10AM

View from
Site to South
(from Alpha
& Beta
Sector



View from
Site to West
(from Alpha
& Beta
Sector



View from
Site to North
(from Alpha
& Beta
Sector



View from
Site to East
(from Alpha
& Beta
Sector



Alpha &
Beta
Sector not
visible
from
South

View of Site
from South
(Alpha &
Beta Sector)

Alpha
Sector



Beta
Sector not
visible
from West



View of Site
from West
(Alpha &
Beta Sector)

Beta
Sector



Alpha
Sector



View of Site
from North
(Alpha &
Beta Sector)

Beta
Sector



Alpha
Sector



View of
Site from
East (Alpha
& Beta
Sector)



View from
Site to South
(from
Gamma
Sector)



View from
Site to West
(from
Gamma
Sector



View from
Site to North
(from
Gamma
Sector)



View from
Site to
East (from
Gamma
Sector)

Gamma
Sector



AT&T
antennas



View of
Site from
South
(Gamma
Sector)





View of
Site from
West
(Gamma
Sector)



← Gamma
Sector

View of
Site from
North
(Gamma
Sector)



Gamma
Sector
(not
visible
from East)



THE
PACIFIC TOWER
4944 CAS

View of
Site from
East
(Gamma
Sector)

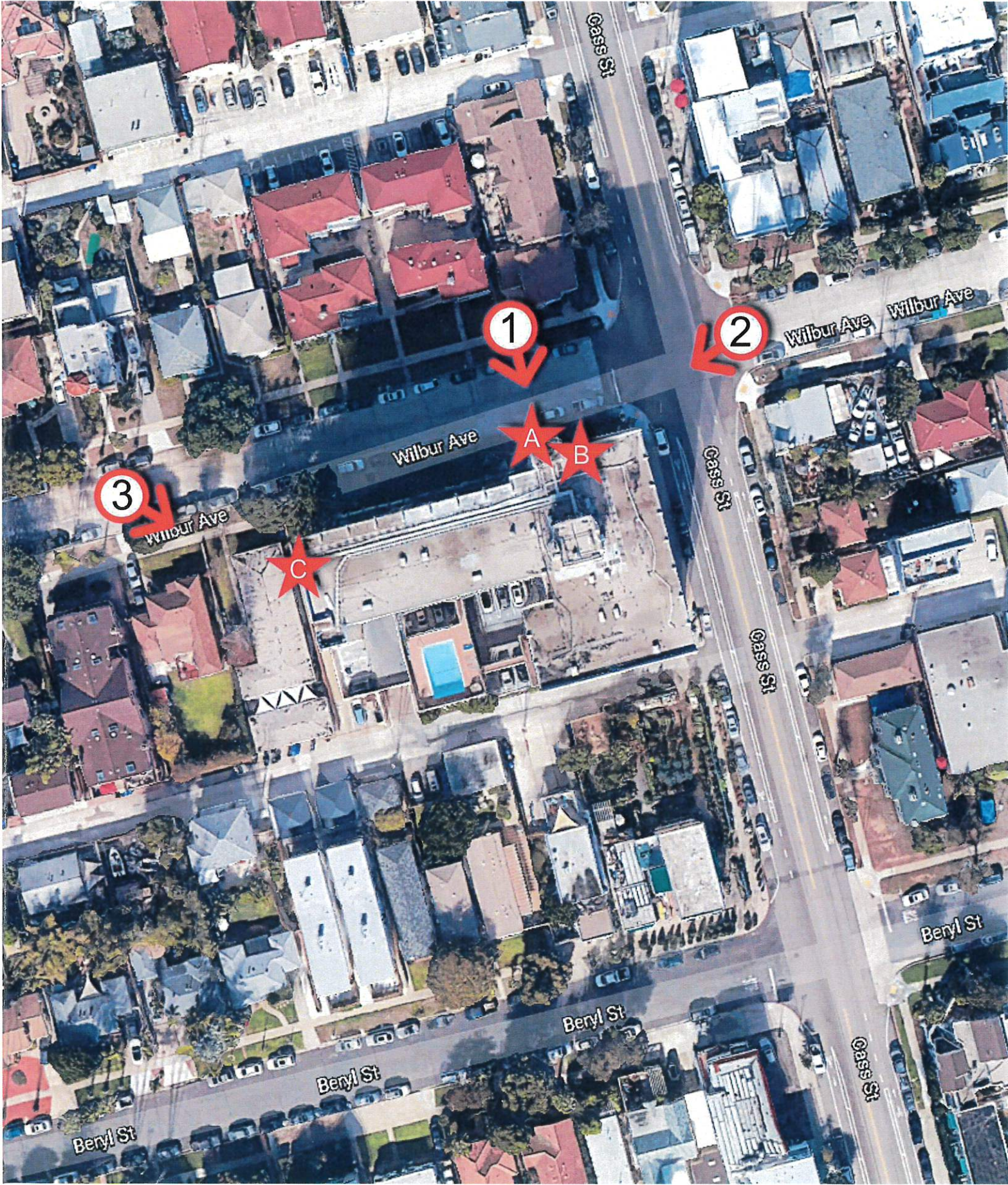
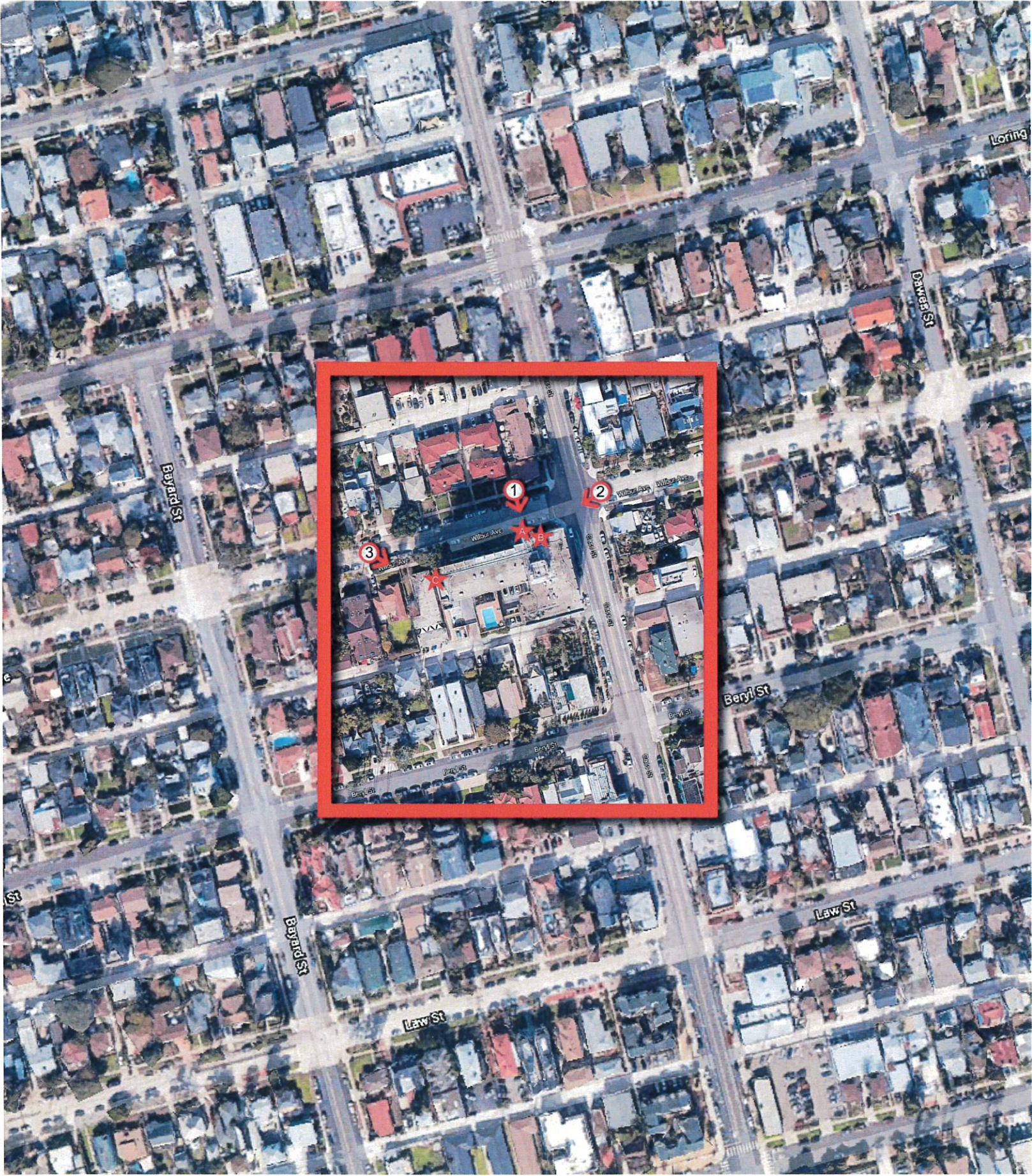


Rooftop
Equipment
Area

VICINITY MAP
PHOTOSIMULATION VIEWPOINTS



CUP - L600 - ANCHOR
SD06535A
PACIFIC TOWER
4944 CASS STREET
SAN DIEGO, CA 92109
CITY OF SAN DIEGO

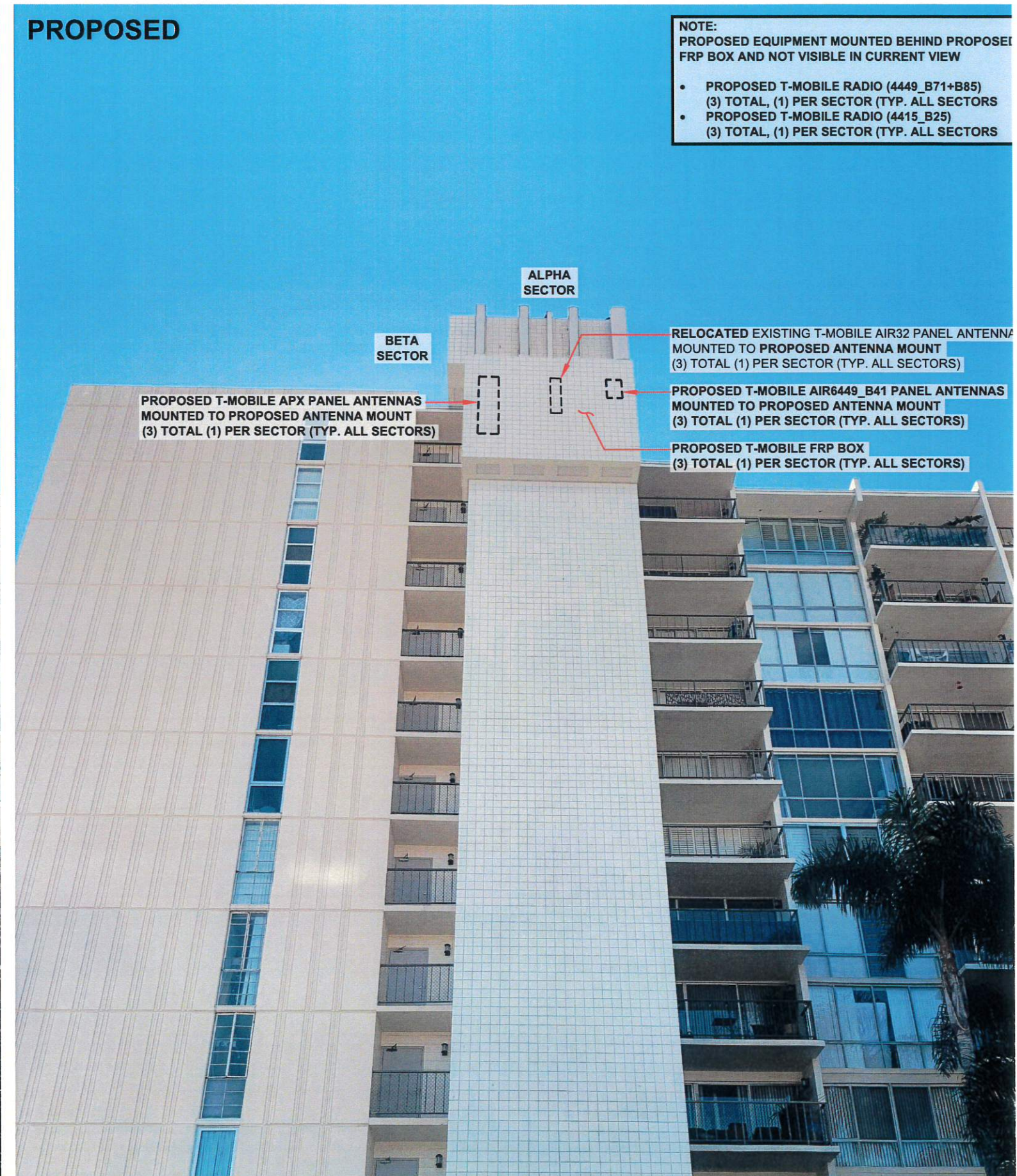


PHOTOSIMULATION VIEWPOINT 1

EXISTING



PROPOSED



PHOTOSIMULATION VIEWPOINT 2

EXISTING



PROPOSED



PHOTOSIMULATION VIEWPOINT 3



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

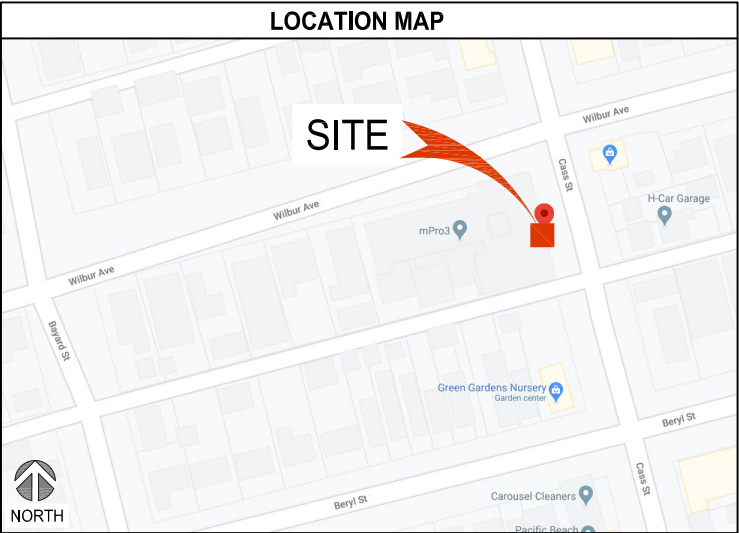


SITE NUMBER: SD06535A
SITE NAME: PACIFIC TOWER
ADDRESS: 4944 CASS STREET
SAN DIEGO, CA 92109
JURISDICTION: CITY OF SAN DIEGO
PROJECT: CUP-L600-ANCHOR

SPECIAL INSPECTIONS - 2019 CBC CHAP. 17					
ITEM	MATERIAL	REQUIRED	2019 CBC	STANDARDS	REFERENCE
ANTENNA MOUNT & FRP BOXES	THREADED ROD W/ HILTI HIT-HY-70 ADHESIVE	PERIODIC BASIS	1705.3 ITEM 4	ICC ESR-2682 SECTION 4.4 ACI 318: 17.8.2.4, 17.8.2	1/A-3.1 1/A-3.2 2/A-3.2 S-1.0

PROJECT INFORMATION	
SITE NAME:	PACIFIC TOWER
SITE NUMBER:	SD06535A
SITE ADDRESS:	4944 CASS STREET SAN DIEGO, CA 92109 CITY OF SAN DIEGO COUNTY OF SAN DIEGO
JURISDICTION:	
COUNTY:	
LATITUDE:	32.80450500°
LONGITUDE:	-117.25414400°
CONSTRUCTION TYPE:	V-N
A.P.N.:	415-412-23 & 415-412-24
ZONING CLASSIFICATION:	RM-1-1, COASTAL HEIGHT OVERLAY, CSDP-CASS-STREET
PROPOSED USE:	UNMANNED TELECOMMUNICATION FACILITY
LEGAL DESCRIPTION:	REFER TO SHEET 2/T-3.0
ROOFTOP MANAGER:	AMERICAN TOWER, LLC 10 PRESIDENTIAL WAY WOBURN, MA 18010
PROPERTY MANAGER:	PACIFIC TOWER COMMUNITY ASSOCIATION 4944 3/4 CASS ST SAN DIEGO, CA 92109
T-MOBILE PROJECT MANAGER:	JOSEPH ROSE (858) 334-6112 joseph.rose41@T-Mobile.com
APPLICANT:	T-MOBILE JOSEPH ROSE (858)334-6112 joseph.rose41@T-Mobile.com

PROJECT TEAM	
ARCHITECT: SAC AE DESIGN GROUP, INC. NESTOR POPOWYCH, A.I.A. 5015 SHOREHAM PLACE, STE 150 SAN DIEGO, CA 92122 CONTACT: DENNIS YOSHII PHONE: (619) 736-3766 X105 EMAIL: dennis.yoshii@sacw.com	CONSTRUCTION MANAGER: T-MOBILE USA KIRT BABCOCK 10509 VISTA SORRENTO PKWY STE 206 SAN DIEGO, CA 92121 PHONE: (858) 334-6139 EMAIL: kirt.babcock@T-Mobile.com
ENGINEER: LETS INC. MADHAN KUMARK MS, P.E. 112 SOUTH KYRENE ROAD, STE 1 CHANDLER, AZ 85226 PHONE: (480) 406-5087 EMAIL: madhank@letsinc.com	RF ENGINEER: T-MOBILE USA MUSTAFA AJMAL 10509 VISTA SORRENTO PKWY STE 206 SAN DIEGO, CA 92121 PHONE: - EMAIL: mustafa.ajmal@T-Mobile.com
PLANNING/ZONING CONSULTANT: SAC AE DESIGN GROUP, INC. COURTNEY STANDRIDGE 5015 SHOREHAM PLACE, STE 150 SAN DIEGO, CA 92122 PHONE: (602) 885-3676 EMAIL: courtney.standridge@sacw.com	





Know what's below.
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS
UNDERGROUND FACILITIES BEFORE YOU DIG IN
CALIFORNIA (SOUTH), CALL DIG ALERT

TOLL FREE: 1-800-227-2600 OR
www.digalert.org

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

SCOPE OF WORK
T-MOBILE PROPOSES TO: <ul style="list-style-type: none">REMOVE (6) EXISTING T-MOBILE FRP SKIRT & CHIN STRAPRELOCATE (3) EXISTING T-MOBILE AIR32 PANEL ANTENNASREMOVE (3) EXISTING T-MOBILE AIR21 PANEL ANTENNASINSTALL (3) NEW T-MOBILE AIR6449_B41 PANEL ANTENNASINSTALL (3) NEW T-MOBILE APX PANEL ANTENNASINSTALL (3) NEW T-MOBILE RADIOS (4449_B71+B85)INSTALL (3) NEW T-MOBILE RADIOS (4415_B25)INSTALL (9) NEW T-MOBILE ANTENNA MOUNTS W/ MOUNTING PIPESINSTALL (6) NEW RET CABLESINSTALL (5) NEW 6X12 HCS 6AWGINSTALL (1) NEW 6X12 HCS 4AWGUPGRADE AC DISTRIBUTION BREAKER TO 200AMPINSTALL (1) NEW 19" EQUIPMENT RACKINSTALL (1) NEW POWER 6230 INSIDE NEW EQUIPMENT CABINETINSTALL (2) NEW BB6630 INSIDE NEW EQUIPMENT RACKINSTALL (1) NEW BB6648 INSIDE NEW EQUIPMENT RACKINSTALL(1) NEW VOLTAGE BOOSTER PSU 4813 INSIDE NEW EQUIPMENT RACKINSTALL (1) NEW IXRE ROUTER INSIDE NEW EQUIPMENT RACKNO NEW BATTERIES TO BE ADDEDPROJECT VALUATION: \$99,000

DRIVING DIRECTIONS
DIRECTIONS FROM 10509 VISTA SORRENTO PARKWAY SAN DIEGO, CA 92121: <ol style="list-style-type: none">HEAD SOUTHEAST TOWARD VISTA SORRENTO PKWYTURN RIGHT TOWARD VISTA SORRENTO PKWYUSE THE LEFT 2 LANES TO TURN LEFT ONTO SORRENTO VALLEY BLVDUSE THE MIDDLE LANE TO TURN RIGHT ONTO ROSELLE STUSE THE LEFT 2 LANES TO TURN LEFT MERGE WITH I-5 STAKE EXIT 23 TOWARD BALBOA AVE/GARNET AVETURN RIGHT ONTO BLUFFSIDE AVETURN LEFT ONTO PICO STTURN RIGHT ONTO FELSPAR STTURN RIGHT AT THE 1ST CROSS STREET ONTO SOLEDAD MOUNTAIN RDTURN LEFT ONTO BERYL STTURN RIGHT ONTO FOOTHILL BLVDTURN LEFT ONTO LORING STTURN LEFT ONTO CASS STDESTINATION WILL BE ON THE RIGHT: 4944 CASS STREET SAN DIEGO, CA 92109

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

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER OF RECORD IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

SPECIAL NOTES
<div><div><ol style="list-style-type: none">ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT T-MOBILE CONSTRUCTION INSTALLATION GUIDE.EXISTING CONDITIONS WILL BE VERIFIED IN FIELD. IF SIGNIFICANT DEVIATIONS OR DETERIORATION ARE ENCOUNTERED AT THE TIME OF CONSTRUCTION, A REPAIR PERMIT WILL BE OBTAINED & CONTRACTOR SHALL NOTIFY ARCHITECT OR ENGINEER OF RECORD IMMEDIATELY.CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER OF</div><div><p>RECORD IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.</p><ol style="list-style-type: none">THESE DRAWINGS ARE FULL SIZE & SCALEABLE ON 22"X34" SHEET SIZE & ARE NOT REDUCED IN SIZE.STATEMENT THAT COMPLIANCE WITH THE ENERGY CODE IS NOT REQUIRED. -SCOPE OF WORK DOES NOT INVOLVE MODIFICATIONS TO EXTERIOR ENVELOPE OF BUILDING, HVAC SYSTEMS OR ELECTRICAL LIGHTING.</div></div>

DRAWING INDEX	
SHEET	DESCRIPTION
T-1.0	TITLE SHEET
T-2.0	GENERAL NOTES
T-3.0	ABBREVIATIONS, LEGAL DESCRIPTION, REFERENCED DOCUMENTS, LEGEND & SIGNAGE
T-3.0	PHOTO SIMULATIONS & LETTER OF AUTHORIZATION
A-1.0	OVERALL SITE PLAN
A-2.0	ENLARGED SITE PLAN
A-3.0	EXISTING & PROPOSED ANTENNA PLANS
A-3.1	ANTENNA MOUNTING DETAIL & EXISTING & PROPOSED ANTENNA SCHEDULES
A-3.2	ANTENNA & RADIO MOUNTING DETAILS
A-3.3	EXISTING & PROPOSED EQUIPMENT PLANS & EXISTING BATTERY CALCULATIONS
A-4.0	EXISTING & PROPOSED NORTH ELEVATIONS
A-4.1	EXISTING & PROPOSED EAST ELEVATIONS
A-4.2	EXISTING & PROPOSED SOUTH ELEVATIONS
A-4.3	EXISTING & PROPOSED WEST ELEVATIONS
A-5.0	EQUIPMENT DETAILS & SPECIFICATIONS
A-5.1	EQUIPMENT DETAILS & SPECIFICATIONS
S-1.0	STRUCTURAL DETAILS (SECTORS BETA & GAMMA)
S-1.1	STRUCTURAL DETAILS (SECTOR ALPHA)
G-1.0	SCHEMATIC GROUNDING PLAN, NOTES & DETAILS
RF-1.0	EQUIPMENT CONFIGURATION
NOT FOR CONSTRUCTION UNLESS APPROVED BY JURISDICTION	

CODE COMPLIANCE
<ul style="list-style-type: none">2019 CALIFORNIA ENERGY CODE2019 CALIFORNIA BUILDING CODE2019 CALIFORNIA ELECTRICAL CODE2019 CALIFORNIA FIRE CODE2019 CALIFORNIA MECHANICAL CODE2019 CALIFORNIA PLUMBING CODE

APPROVALS
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.
T-MOBILE PROJECT MANAGER: _____ DATE: _____
T-MOBILE CONSTRUCTION MANAGER: _____ DATE: _____
T-MOBILE RF ENGINEER: _____ DATE: _____
T-MOBILE FOPS: _____ DATE: _____
SITE ACQUISITION: _____ DATE: _____
PROPERTY OWNER: _____ DATE: _____
ZONING: _____ DATE: _____



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



A Nokia company
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
www.sacw.com



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	08/21/2020	90% CD's	GB
1	09/11/2020	100% CD's	BM
△	10/01/2020	CITY COMMENTS	AS



NESTOR T. POPOWYCH
C-27496
RENEWAL 04-30-21

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

CUP-L600-ANCHOR
PACIFIC TOWER
SD06535A
4944 CASS STREET
SAN DIEGO, CA 92109

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1.0

GENERAL NOTES:

1.

THIS FACILITY IS EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER CALIFORNIA/INTERNATIONAL BUILDING CODE SECTION 11B-203.5. THIS FACILITY IS NON-OCCUPIABLE SPACE AND ENTERED ONLY BY SERVICE PERSONNEL.
2.

ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE, THE LATEST EDITION AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
3.

CONTRACTOR SHALL CONSTRUCT SITE IN ACCORDANCE WITH THESE DRAWINGS AND CONSTRUCTION SPECIFICATIONS. THE SPECIFICATION IS THE RULING DOCUMENT AND ANY DISCREPANCIES BETWEEN THE SPECIFICATION AND THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO PROCEEDING WITH CONSTRUCTION.
4.

CONTRACTOR SHALL VISIT THE JOB SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PREVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFORMING THAT THE WORK MAY BE ACCOMPLISH AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO THE COMMENCEMENT OF WORK. NO COMPENSATION WILL BE AWARDED BASED ON CLAIM OF LACK OF KNOWLEDGE OF FIELD CONDITIONS.
5.

PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT AND APPURTENANCES, AND LABOR NECESSARY TO EFFECT ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS. OWNER PROVIDED MATERIALS WILL INCLUDE THE FOLLOWING, UNLESS NOTED OTHERWISE:

A.

TRANSMITTER

B.

RF FILTER

C.

MFTS RACKS

D.

AUXILIARY EQUIPMENT IN MFTS RACK

E.

PUMP ASSEMBLY

F.

HEAT EXCHANGE

G.

HOSE AND HOSE MANIFOLD (ANY COPPER OR STEEL SECTION PROVIDED BY CONTRACTOR)

H.

UHF ANTENNA AND MOUNTING BRACKET, GPS ANTENNA AND KU ANTENNAS

I.

UHF COAX AND HANGERS

J.

480-208 & 208-400 ELECTRICAL TRANSFORMER

K.

AUTOMATIC TRANSFER SWITCH AND GENERATOR

L.

EQUIPMENT SHELTER (SHELTER FURNISH IN FACTORY W/HVAC EQUIPMENT AND ELECTRICAL DISTRIBUTION PANEL)

M.

INTEGRATED LOAD CENTER

N.

ANTENNAS, RADIOS & CABLES
6.

DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS. SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE WORK.
7.

DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
8.

CONTRACTOR SHALL RECEIVE CLARIFICATION IN WRITING, AND SHALL RECEIVE IN WRITING AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEMS NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENT.
9.

CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST CONSTRUCTION SKILLS AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT, UNLESS OTHERWISE NOTED.
10.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS.
11.

CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF THE BUILDING & GROUNDS & SCHEDULE HIS ACTIVITIES AND WORKING HOURS IN ACCORDANCE WITH THE REQUIREMENTS.
12.

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE WORK OF OTHERS AS IT MAY RELATE TO RADIO EQUIPMENT, ANTENNAS AND ANY OTHER PORTIONS OF THE WORK.
13.

INSTALL ALL EQUIPMENT AND MATERIAL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
14.

MAKE NECESSARY PROVISIONS TO PROTECT EXISTING SURFACE, EQUIPMENT, IMPROVEMENTS, PIPING, ETC. AND IMMEDIATELY REPAIR ANY DAMAGE THAT OCCURS DURING CONSTRUCTION.
15.

IN DRILLING HOLES INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., IT MUST BE CLEARLY UNDERSTOOD THAT REINFORCING STEEL SHALL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES (UNLESS NOTED OTHERWISE). LOCATIONS OF REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT.
16.

REPAIR ALL EXISTING WALL SURFACE DAMAGED DURING CONSTRUCTION SUCH THAT THEY MATCH AND BLEND IN WITH ADJACENT SURFACE.
17.

SEAL PENETRATION THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.
18.

KEEP CONTRACT AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OF THE OWNER SHALL BE REMOVED. LEAVE PREMISES IN CLEAN CONDITIONS AND FREE FROM PAINT SPOT, DUST, OR SMUDGES OF ANY NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ITEMS UNTIL COMPLETION OF CONSTRUCTION.
19.

MINIMUM BEND RADIUS OF ANTENNA CABLE SHALL BE IN ACCORDANCE WITH CABLE MANUFACTURER'S RECOMMENDATIONS.
20.

DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES RESULTING FROM CONTRACTORS NEGLIGENCE SHALL BE REPAIRED AND/OR REPLACED TO THE OWNERS SATISFACTION AT NO ADDITIONAL COST TO THE CONTRACT.
21.

ALL CONSTRUCTION IS TO ADHERE TO T-MOBILE'S INTEGRATED CONSTRUCTION STANDARDS UNLESS CALIFORNIA CODE IS MORE STRINGENT.
22.

THE INTENT OF THE PLANS AND SPECIFICATIONS IS TO PERFORM THE CONSTRUCTION IN ACCORDANCE WITH THE CALIFORNIA BUILDING STANDARDS CODE (IF APPLICABLE, TITLE 19 AND 24 CALIFORNIA CODE REGULATIONS). SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE APPROVED PLANS AND SPECIFICATIONS WHEREIN THE FINISH WORK WILL NOT COMPLY WITH THE REFERENCED CODE ON SHEET T-1.0, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE JURISDICTION BEFORE PROCEEDING WITH THE WORK.
23.

GENERAL CONTRACTOR TO ENSURE THAT ALL BUILDING PENETRATIONS ARE SEALED AND WEATHERPROOFED

SITE WORK NOTES:

1.

DO NOT SCALE BUILDING DIMENSIONS FROM DRAWINGS.
2.

SIZE, LOCATION, AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS-BUILT DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO ARCHITECT OR ENGINEER OF RECORD AT COMPLETION OF PROJECT.

3.

ALL EXISTING UTILITIES, FACILITIES, CONDITIONS AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT OR ENGINEER OF RECORD AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORK SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
4.

CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES BOTH HORIZONTAL AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT OR ENGINEER OF RECORD FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT OR ENGINEER OF RECORD. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE. CONTRACTOR SHALL CALL LOCAL DIGGER HOT LINE FOR UTILITY LOCATIONS 48 HOURS PRIOR TO START OF CONSTRUCTION.
5.

CONTRACTOR SHALL CLEAN ENTIRE SITE AFTER CONSTRUCTION SUCH THAT NO PAPER, TRASH, WEEDS, BRUSH OR ANY OTHER DEPOSITS WILL REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE DISPOSED OF OFF-SITE BY THE GENERAL CONTRACTOR.
6.

ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY THE GENERAL CONTRACTOR WITH LOCAL UTILITY COMPANY, TELEPHONE COMPANY, AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.

PAINTING NOTES & SPECIFICATIONS:

- A.

GENERAL

1.

ALL PAINT PRODUCT LINES SHALL BE SHERWIN WILLIAMS UNLESS SPECIFICALLY NOTED OTHERWISE.

2.

CONTRACTOR SHALL PREPARE ALL SURFACES AND APPLY ALL FINISHES PER LATEST EDITION OF MANUFACTURER'S SPECIFICATIONS.

3.

COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS REGARDING SUFFICIENT DRYING TIME BETWEEN COATS WITH PROVISIONS AS RECOMMENDED BY MANUFACTURER FOR EXISTING WEATHER CONDITIONS.

4.

FINISH COLOR AND TEXTURE OF ALL PAINTED SURFACES SHALL MATCH EXISTING ADJACENT SURFACES UNLESS OTHERWISE NOTED.

5.

ALL PAINT MATERIAL DATA SHEETS SHALL BE PROVIDED TO THE T-MOBILE CONSTRUCTION MANAGER.

6.

PREPARE PREVIOUSLY PAINTED SURFACE BY LIGHT SANDING WITH 400 GRIT SANDPAPER AND NON-HYDROCARBON WASH. PREPARE GALVANIZED SURFACES BY ACID ETCH OR SOLVENT CLEANING IN ACCORDANCE WITH SSPC-SP1.

7.

FURNISH DROP CLOTHES, SHIELDS, MASKING AND PROTECTIVE METHODS TO PREVENT SPRAY OR DROPPINGS FROM DAMAGING ADJACENT SURFACES AND FACILITIES.

8.

APPLY PAINT BY AIRLESS SPRAY, SANDING LIGHTLY BETWEEN EACH SUCCEEDING ENAMEL COAT ON FLAT SURFACES. APPLY MATERIAL TO ACHIEVE A COATING NO THINNER THAN THE DRY FILM THICKNESS INDICATED.

9.

APPLY BLOCK FILTER TO CONCRETE BLOCK CONSTRUCTION AT A RATE TO ENSURE COMPLETE COVERAGE WITH PORES COMPLETELY FILLED.

10.

CONTRACTOR SHALL CORRECT RUNS, SAGS, MISSES AND OTHER DEFECTS INCLUDING INADEQUATE COVERAGE AS DIRECTED BY THE T-MOBILE CONSTRUCTION MANAGER. REPAINT AS NECESSARY TO ACHIEVE SURFACES WHICH ARE SMOOTH, EVENLY COATED WITH UNIFORM SHEEN AND FREE FROM BLEMISHES.
- B.

COATING SYSTEM SPECIFICATIONS

1.

DTM ACRYLIC COATING (SERIES B66) BY SHERWIN WILLIAMS CO. 1MIL DFT PER COAT APPLIED IN TWO COATS OVER DTM BONDING PRIMER (B66A50).

2.

100% ACRYLIC, LATEX COATING EQUIVALENT TO A-100 (SERIES A-82) BY SHERWIN WILLIAMS CO. 1 DFT PER COAT APPLIED IN TWO COATS OVER SPECIFIED PRIMER.

ANTENNAS

PRIMER - KEM AQUA E61-W525

TOPCOAT - COROTHANE II B65W200/B60V22

BTS CABINET

PRIMER - KEM AQUA E61-W525

TOPCOAT - COROTHANE II B65W200/B60V22

COAXIAL JUMPER CABLES

PRIMER - AS REQUIRED FOR ADHESION. APPLY ONE COAT OF KEM AQUA WATER REDUCIBLE

PRIMER E61W25 REDUCED 25%

TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2

RAW STEEL

PRIMER - KEM BOND HS B50WZ4, DMT ACRYLIC PRIMER

TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2

GALVANIZED METAL

ACID ETCH WITH COMMERCIAL ETCH OR VINEGAR PRIMER COAT AND FINISH COAT

(GALVITE HIGH SOLIDS OR DTM PRIMER/FINISH)

STAINLESS STEEL

PRIMER - OTM WASH PRIMER, B71Y1

TOPCOATS - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2

PRE-PRIMED STEEL

TOUCH UP ANY RUST OR UN-PRIMED STEEL WITH KEM BOND HS, SS0WZ4

ALUMINUM & COPPER

PRIMER - DTM WASH PRIMER, B71Y1

TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2

CONCRETE MASONRY

PRIMER - PRO MAR EXTERIOR BLOCK FILLER

TOPCOAT - 2 COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH

CONCRETE STUCCO (EXISTING)

2 COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH

STUCCO

PRIMER - PRO MAR MASONRY CONDITIONED B-46 W21000

TOPCOAT - SUPERPAINT A-80 SERIES A-89 SATIN A-84 GLOSS

WOOD

PRIMER - A-100 EXTERIOR ALKYD W009D PRIMER Y-24W20

TOPCOAT - 2 COATS A-100 LATEX HOUSE & TRIM SHEEN TO MATCH ADJACENT SURFACES

FIELD CUTS/ DAMAGE (PRIOR TO PRIME & PAINT)
FIRST & SECOND COAT - CUPRINOL CLEAR WOOD PRESERVATIVE #158-0356 ALL PENETRATIONS INTO FINISHED GLU-LAMS SHALL BE CAULKED WITH "SIKAFLEX" SEALANT
STEEL TOUCH UP
STEEL THAT HAS BEEN WELDED, CUT OR SCRATCHED IN THE FIELD SHALL BE TOUCHED UP WITH COLD GALVANIZED PAINT.

GROUNDING NOTES:

1.

COMPRESSION CONNECTIONS (2), 2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUNDING BAR. ROUTE CONDUCTORS TO BURIED GROUNDING RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
2.

EC 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 18-8 STAINLESS STEEL, INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8 INCH DIAMETER OR LARGER.
4.

FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
5.

NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUNDING BAR AND BOLTED ON THE BACK SIDE.
6.

NUMBER OF GROUNDING BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATION, AND CONNECTION ORIENTATION. PROVIDE AS REQUIRED.
7.

WHEN THE SCOPE OF WORK REQUIRES THE ADDITION OF A GROUNDING BAR TO AN EXISTING TOWER, THE SUBCONTRACTOR SHALL OBTAIN APPROVAL FROM THE TOWER OWNER PRIOR TO MOUNTING THE GROUNDING BAR TO THE TOWER.
8.

ALL ELECTRICAL AND GROUNDING AT THE CELL SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780 (LATEST EDITION), CALIFORNIA BUILDING STANDARDS AND MANUFACTURER.

BATTERY NOTES:

1.

ANY CHANGES OR ADDITIONS TO BACK-UP BATTERIES SHALL NOT CONTAIN ELECTROLYTE QUANTITIES IN EXCESS OF 50 GALLONS AND NEED NOT COMPLY WITH THE REQUIREMENTS OF CALIFORNIA/INTERNATIONAL FIRE CODE (REFERRED TO IN T-1.0) SECTION 608 AS INDICATED IN SECTION 608.1

FIRE DEPARTMENT NOTES:

1.

IF FIRE DEPARTMENT FINAL INSPECTION IS REQUIRED, SCHEDULE INSPECTION 2 DAYS IN ADVANCE.
2.

A CALIFORNIA/INTERNATIONAL FIRE CODE PERMIT TO OPERATE BATTERY SYSTEMS WITH STATIONARY LEAD-ACID BATTERIES IS NOT REQUIRED FOR THE QUANTITIES ON SITE.
3.

A CALIFORNIA/INTERNATIONAL FIRE CODE PERMIT MAY BE REQUIRED FOR THE HAZARDOUS MATERIALS ON SITE.
4.

REQUIRED SIGNAGE SHALL INCLUDE LETTERING HEIGHT OF AT LEAST ONE INCH, IN A COLOR THAT CONTRASTS TO THE SIGN BACKGROUND, AND SHALL BE PROMINENTLY DISPLAYED.
5.

AN APPROVED METHOD TO NEUTRALIZE SPILLED ELECTROLYTE SHALL BE PROVIDED IN THE BATTERY ROOM.
6.

BATTERIES SHALL BE PROVIDED WITH SAFETY VENTING CAPS.
7.

CONTRACTOR SHALL VERIFY IN FIELD THE EXISTENCE OR INSTALLATION OF A FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2A-10BC, WITH A CHARGE STATUS ACCEPTABLE TO THE LOCAL FIRE AUTHORITY HAVING JURISDICTION.
8.

LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE UNIFORM FIRE CODE STANDARD 10-1 AND PLACEMENT IS SUBJECT TO APPROVAL OF THE FIRE INSPECTOR.
9.

STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES, AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS.
10.

EXIT DOORS SHALL BE ABLE TO OPEN FROM THE INSIDE WITHOUT THE USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
11.

ADDRESS NUMBERS SHALL BE A MINIMUM 6 INCHES HIGH AND PLAINLY VISIBLE FROM ROADWAY BUILDING IS ADDRESSED ON.
12.

REQUIRED SIGNAGE SHALL INCLUDE, BUT MAY NOT BE LIMITED TO, APPLICABLE TYPES FROM EXAMPLES SHOWN HEREIN (SEE SIGNAGE IN T-3.0).
13.

ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN EQUAL OR GREATER FIRE RATING.
14.

DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION.
- [CALIFORNIA/INTERNATIONAL FIRE CODE 807.3]



A Nokia company
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
www.sacw.com

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
0	08/21/2020	90% CD's	GB
1	09/11/2020	100% CD's	BM
△	10/01/2020	CITY COMMENTS	AS



CUP-L600-ANCHOR
PACIFIC TOWER
SD06535A
4944 CASS STREET
SAN DIEGO, CA 92109

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

T-2.0

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NOTICE



Radio frequency fields beyond this point may exceed the FCC general public exposure limit. Obey all posted signs and site guidelines for working in radio frequency environments.

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

AVISO




Los campos de frecuencias de radio a partir de este punto podrán exceder el límite del cual el FCC permite que el público en general podrá estar expuesto.

Obedezca todas las señales indicadas y las guías del sitio para trabajar en los ambientes de frecuencia de radio.

De acuerdo a las reglas de la Comisión Federal de Comunicaciones (FCC) sobre las emisiones de frecuencias de radio 47 CFR 1.1307(b)

NOTICE



All personnel should have electromagnetic energy (EME) awareness training.

All personnel entering this site must be authorized.

Obey all posted signs.

Assume all antennas are active.

Before working on antennas, notify owners and disable appropriate transmitter.

Maintain minimum 3 feet clearance from all antennas.

Do not stop in front of antennas.

Use personal RF monitors while working near antennas.

Never operate transmitters without shields during normal operation.

Do not operate base station antennas in equipment room.

DANGER



HAZARDOUS MATERIAL STORAGE AREA

WARNING

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

IN CASE OF EMERGENCY CALL

1-888-662-4662

SITE NUMBER: SD06535A

SITE NAME: PACIFIC TOWER

WARNING



Beyond this point: Radio frequency fields at this site may exceed FCC rules for human exposure. Failure to obey all posted signs and site guidelines for working in radio frequency environments could result in serious injury.

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

ADVERTENCIA



A partir de este lugar: Los campos de frecuencias de radio en este sitio exceden el límite del cual las reglas del FCC permiten que estén expuestos los humanos.

El no obedezca todas las señales indicadas y las guías del sitio para trabajar en los ambientes de frecuencia de radio, podría resultar en graves lesiones.

De acuerdo a las reglas de la Comisión Federal de Comunicaciones (FCC) sobre las emisiones de frecuencias de radio 47 CFR 1.1307(b)

ALERTING SIGNS


0

3


2

W


INFORMATION SIGN



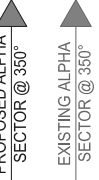
DETAIL REFERENCE




ELEVATION REFERENCE




SECTION REFERENCE




AZIMUTH ARROW




ELEVATION BUBBLE




MECHANICAL GRND. CONN.




CADWELD




GROUND BUS BAR



EXISTING T-MOBILE PANEL ANTENNAS

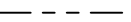


PROPOSED T-MOBILE PANEL ANTENNAS




PROPOSED T-MOBILE RADIOS

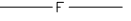
LINE TYPES



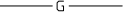
PROPERTY LINE



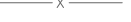
CENTER LINE




FIBER CABLE




GROUNDING CABLE




CHAIN LINK FENCE



WOOD FENCE



FRP MATERIAL



STEEL MATERIAL

LEGEND

SCALE

N.T.S.

4

- CONSTRUCTION DRAWINGS: TMO_CUP_SD06535A_CITY COMMENTS_12-11-2019_REV4_S; BY: SAC AE DESIGN GROUP, INC.
- SCOPE OF WORK: SD06535A_ANCHOR_6_SIGNED_2020-06-11
- SITE SURVEY: N/A
- SITE WALK: 2/22/2019
- BATTERY INFORMATION: SITE WALK PHOTOS 02-22-2019

REFERENCED DOCUMENTS

SCALE

N.T.S.

3

ALL THAT PORTION OF BLOCKS 76 OF SAID PACIFIC BEACH IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 932 FIELD IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 7, 1904, SHOWN AND DEFINED AS "COMMON AREA" ON THE CONDOMINIUM PLAN RECORDED SEPTEMBER 2, 1972 AS FILE 258057 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION

SCALE

N.T.S.

2

ABBREVIATION

DEFINITION

A.B.

ANCHOR BOLT

GLB.

GLOBAL POSITIONING SYSTEM

ABV.

ABOVE

GRC.

GROWTH RADIO CABINET

AC

AIR CONDITIONING

GRND.

GROUND

ACU

AIR CONDITIONING UNIT

HDR.

HEADER

ACCA

ANTENNA CABLE COVER ASSY.

HGR.

HEIGHT

ADD'L

ADDITIONAL

HSS.

HOLLOW STRUCTURAL SECTION

A.F.F.

ABOVE FINISHED FLOOR

ICGB.

ISOLATED COPPER GROUND BUS

A.F.G.

ABOVE FINISHED GRADE

IGR

INTERIOR GROUND RING

A.G.L.

ABOVE GRADE LEVEL

IN. (")

INCH(ES)

ALUM.

ALUMINUM

INT.

INTERIOR

ALT.

ALTERNATE

LB. (#)

POUND(S)

ANT.

ANTENNA

L.B.

LAG BOLTS

APPRX.

APPROXIMATE(LY)

L.F.

LINEAR FEET (FOOT)

APX

APEX

L.

LONG(ITUDINAL)

ARCH.

ARCHITECT(URAL)

MGB

MASTER GROUND BUS

ASSY.

ASSEMBLY

MAS.

MASONRY

AWG.

AMERICAN WIRE GAUGE

MAX.

MAXIMUM

BCN

BEACON

M.B.

MACHINE BOLT

BD.

BOLLARD

MECH.

MECHANICAL

BDK

BRASS DISK

MFR.

MANUFACTURER

BLDG.

BUILDING

MIN.

MINIMUM

BLK.

BLOCK

MISC.

MISCELLANEOUS

BLKG.

BLOCKING

MTL.

METAL

BM

BEAM / BENCH MARK

MW

MICROWAVE

B.N.

BOUNDARY NAILING

(N)

NEW

BTCW.

BARE TINNED COPPER WIRE

NO. (#)

NUMBER

B.O.F.

BOTTOM OF FOOTING

N.T.S.

NOT TO SCALE

BTM.

BOTTOM

O.C.

ON CENTER

BRC.

BRACE

OH.

OVERHEAD

BTS

BASE TRANSCEIVER STATION

OHP

OVERHEAD POWER LINE

B.W.F.

BARBED WIRE FENCE

OPNG.

OPENING

B/U

BACK-UP CABINET

P/C

PRECAST CONCRETE

CAB.

CABINET

PLY.

PLYWOOD

CANT.

CANTILEVER(ED)

PPC

POWER PROTECTION CABINET

C.I.P.

CAST IN PLACE

P.S.F.

POUNDS PER SQUARE FOOT

C.L.F.

CHAIN LINK FENCE

P.S.I.

POUNDS PER SQUARE INCH

CLG.

CEILING

P.T.

PRESSURE TREATED

CLR.

CLEAR

PWR.

POWER (CABINET)

COL.

COLUMN

QTY.

QUANTITY

CONC.

CONCRETE

R.

RADIUS

CONN.

CONNECTION(OR)

RAD. CTR.

RADIATION CENTER

CONST.

CONSTRUCTION

RBS

RADIO BASE STATION

CONT.

CONTINUOUS

REF.

REFERENCE

CPD

CONCRETE PAD

REINF.

REINFORCEMENT(ING)

C.T.

CABLE TRAY

REQD.

REQUIRED

d

PENNY (NAILS)

RF

RADIO FREQUENCY

DBL.

DOUBLE

RGS

RIGID GALVANIZED STEEL

DEF.

DEFINITION

RRU

REMOTE RADIO UNIT

DEPT.

DEPARTMENT

RRH

REMOTE RADIO HEAD

D.F.

DOUGLAS FIR

SCH.

SCHEDULE

DIA. (Ø)

DIAMETER

SHT.

SHEET

DIAG.

DIAGONAL

SIM.

SIMILAR

DIM.

DIMENSION

SPEC.

SPECIFICATION(S)

DR.

DOOR

SP

STEEL PLATE

DWG.

DRAWING(S)

SQ.

SQUARE

DWL.

DOWEL(S)

S.S.

STAINLESS STEEL

EA.

EACH

STD.

STANDARD

EBX

ELECTRICAL BOX

STL.

STEEL

EG

EQUIPMENT GROUND

STRUC.

STRUCTURAL

EGR

EQUIPMENT GROUND RING

T.B.D.

TO BE DETERMINED

EL.

ELEVATION

T.B.R.

TO BE RESOLVED

ELEC.

ELECTRICAL

TEMP.

TEMPORARY

ELEV.

ELEVATOR

THK.

THICK(NESS)

EM

ELECTRICAL METER

TMA

TOWER MOUNTED AMPLIFIER

E.M.T.

ELECTRICAL METALLIC TUBING

T.N.

TOE NAIL

E.O.P.

EDGE OF PAVEMENT

T.O.A.

TOP OF ANTENNA

EQ. (=)

EQUAL

T.O.C.

TOP OF CURB

EVLT

ELECTRICAL VAULT

T.O.F

TOP OF FOUNDATION

ENG.

EXPANSION

T.O.P.

TOP OF PLATE (PARAPET)

EXST.

EXISTING

T.O.S.

TOP OF STEEL

EXT.

EXTERIOR

T.O.W.

TOP OF WALL

FAB.

FABRICATION(OR)

TWR.

TOWER

F.N.

FINISH FLOOR

TYP.

TYPICAL

F.O.

FINISH GRADE

U.G.

UNDER GROUND

FIN.

FINISH(ED)

U.L.

UTILITY POLE

FLR.

FLOOR

U.N.O.

UNLESS NOTED OTHERWISE

FDN.

FOUNDATION

V.I.N.

VERIFY IN FIELD

FRP.

FIBER REINFORCED PLASTIC/ FIBER REINFORCED POLYMER

W.

WIDE(WIDTH)

F..C.

FACE OF CONCRETE

WD.

WOOD

F..M.

FACE OF MASONRY

W.P.

WEATHERPROOF

F..S.

FACE OF STUD

WT.

WEIGHT

F..W.

FACE OF WALL

F.S.

FINISHED SURFACE

FT. (')

FOOT(FEET)

FTG.

FOOTING

GA.

GAUGE

GI.

GALVANIZE(D)

G.F.I.

GROUND FAULT INTERRUPTER

GEN

GENERATOR

T-Mobile

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

SAC

A Nokia company
5015 SHOREHAM PLACE, SUITE 150
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WWW.SACW.COM

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	08/21/2020	90% CD's	GB
1	09/11/2020	100% CD's	BM
△	10/01/2020	CITY COMMENTS	AS

LICENSED ARCHITECT

NESTOR T. POPOWYCH
C-27496
RENEWAL 04-30-21

STATE OF CALIFORNIA

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

CUP-L600-ANCHOR
PACIFIC TOWER
SD06535A
4944 CASS STREET
SAN DIEGO, CA 92109

SHEET TITLE

ABBREVIATIONS, LEGAL DESCRIPTION, REFERENCED DOCUMENTS, LEGEND & SIGNAGE

SHEET NUMBER

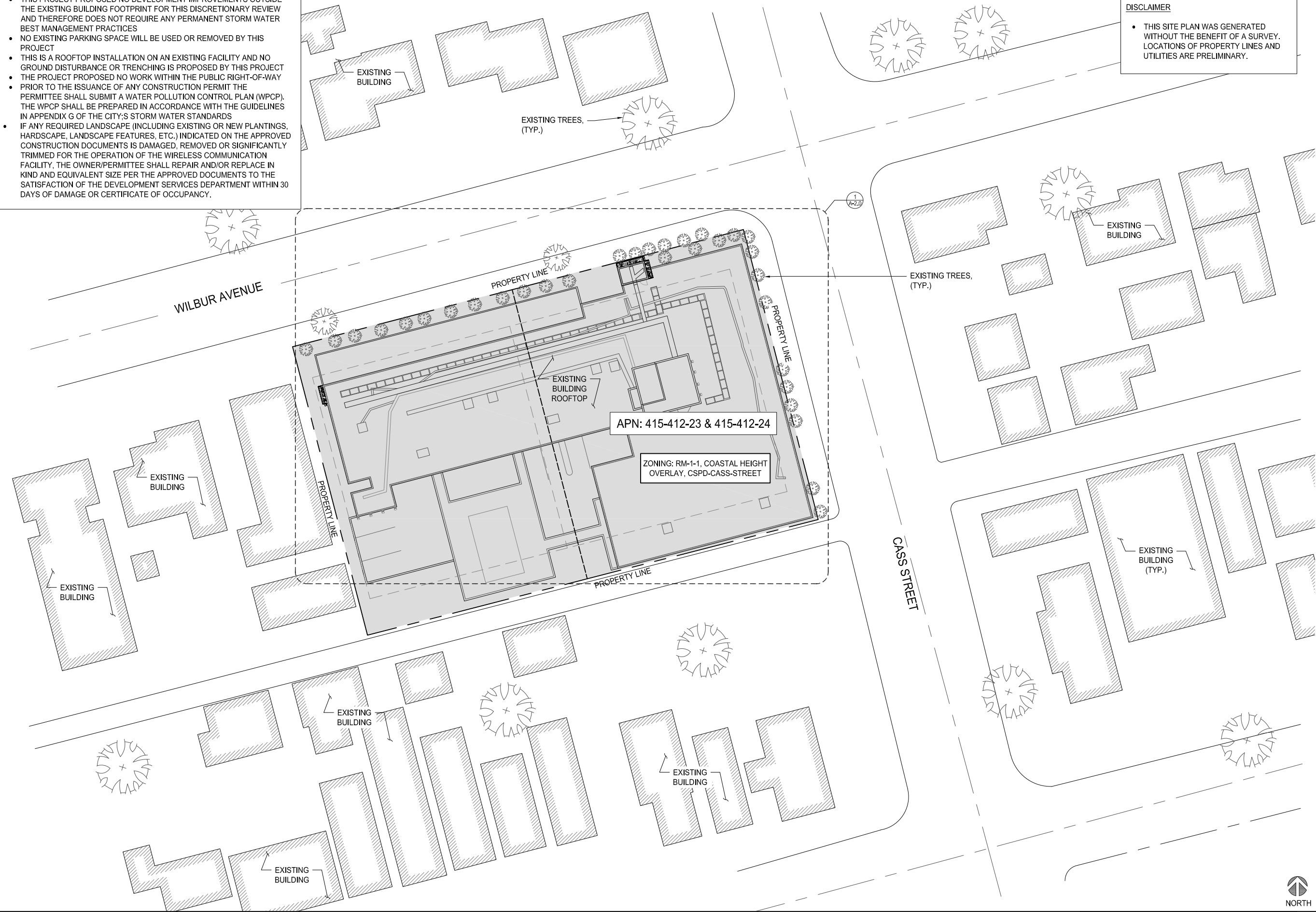
T-3.0

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

- NOTES:
- THIS PROJECT PROPOSED NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES
 - NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT
 - THIS IS A ROOFTOP INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT
 - THE PROJECT PROPOSED NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX G OF THE CITY'S STORM WATER STANDARDS
 - IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENTS IS DAMAGED, REMOVED OR SIGNIFICANTLY TRIMMED FOR THE OPERATION OF THE WIRELESS COMMUNICATION FACILITY, THE OWNER/PERMITTEE SHALL REPAIR AND/OR REPLACE IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR CERTIFICATE OF OCCUPANCY.

DISCLAIMER

- THIS SITE PLAN WAS GENERATED WITHOUT THE BENEFIT OF A SURVEY. LOCATIONS OF PROPERTY LINES AND UTILITIES ARE PRELIMINARY.

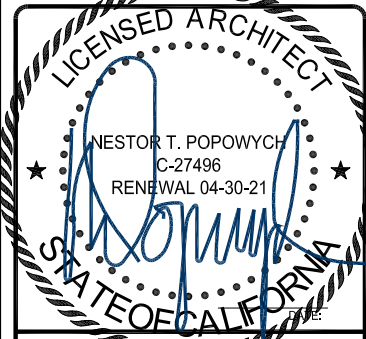


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SAN DIEGO, CA 92121
T-MOBILE.COM



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WWW.SACW.COM

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	08/21/2020	90% CD's	GB
1	09/11/2020	100% CD's	BM
△	10/01/2020	CITY COMMENTS	AS



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

CUP-L600-ANCHOR
PACIFIC TOWER
SD06535A
4944 CASS STREET
SAN DIEGO, CA 92109

SHEET TITLE

OVERALL SITE PLAN

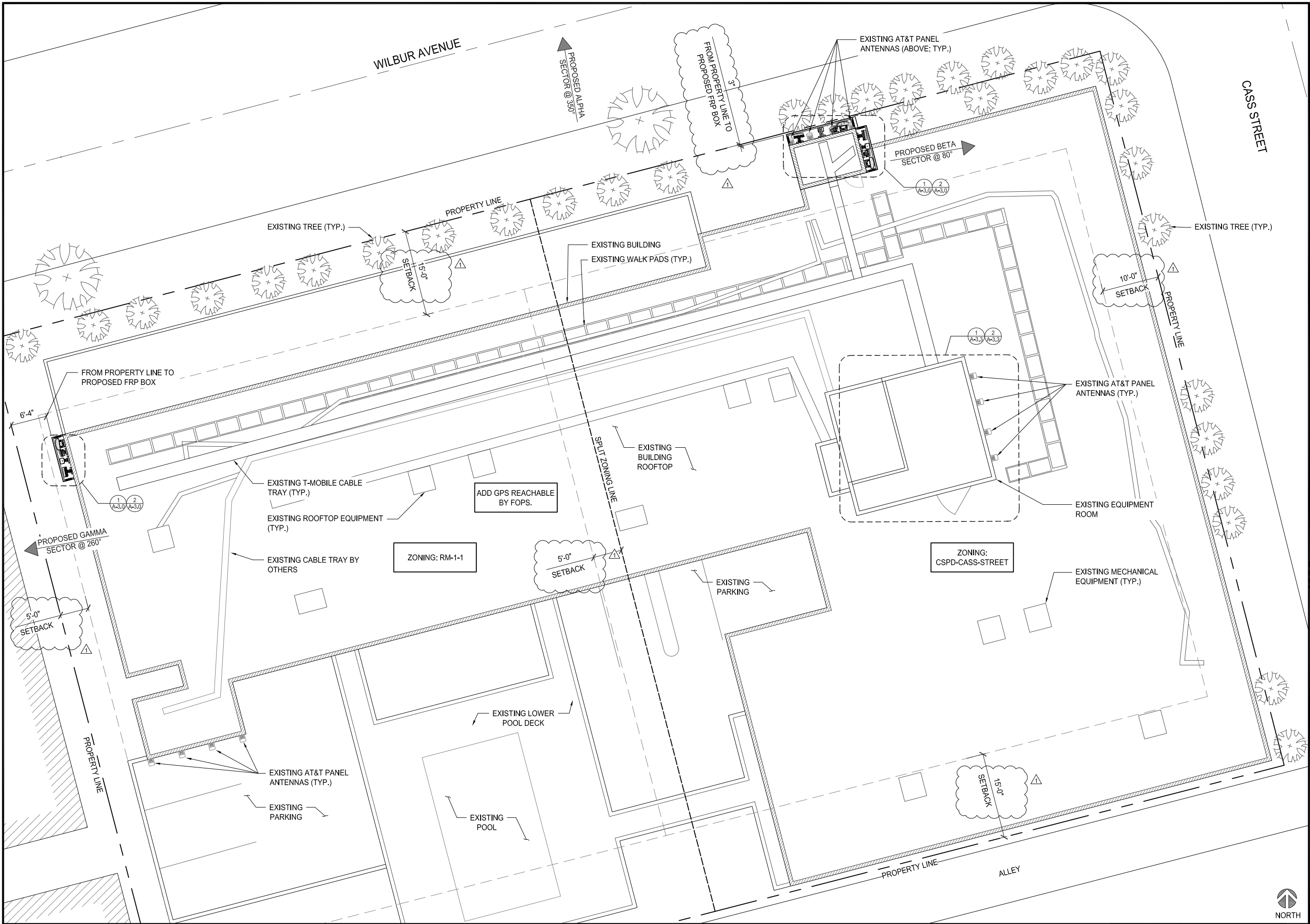
SHEET NUMBER

A-1.0



20' 0 10' 20' SCALE: 1"=20'-0" (22x34)
(OR) 1"=40'-0" (11x17)

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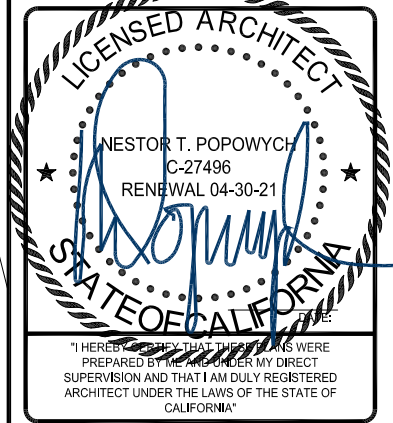
ENLARGED SITE PLAN



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T-MOBILE.COM

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PACIFIC TOWER
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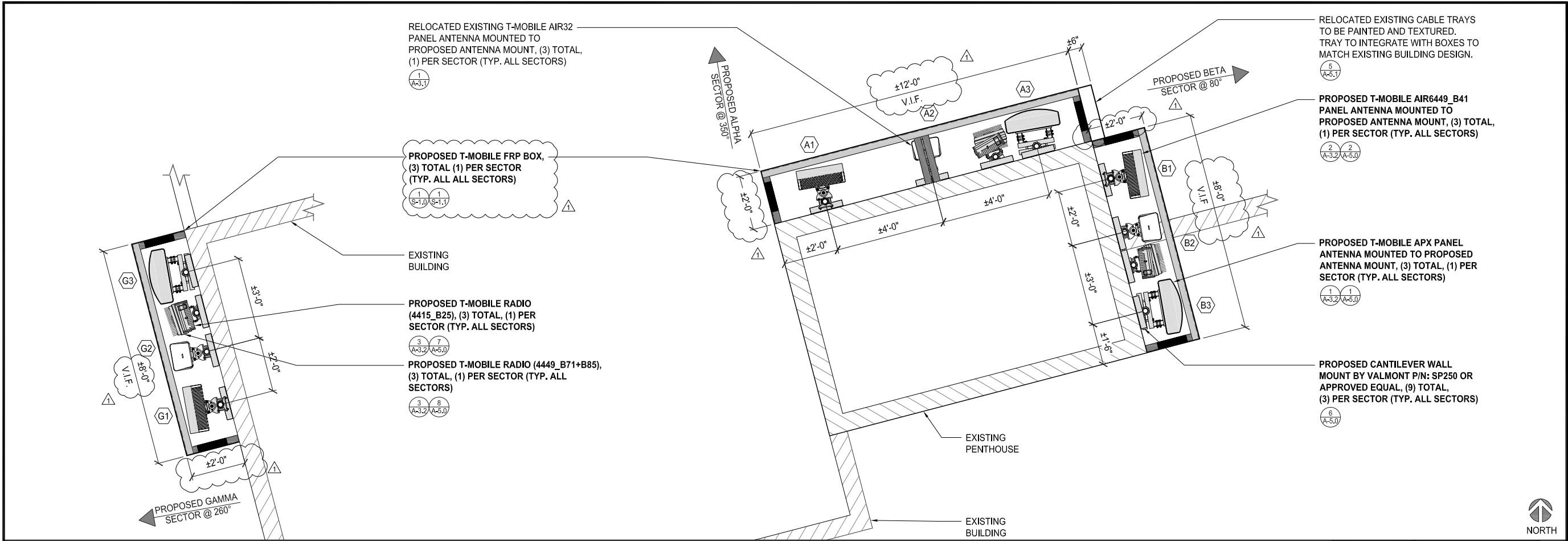
SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

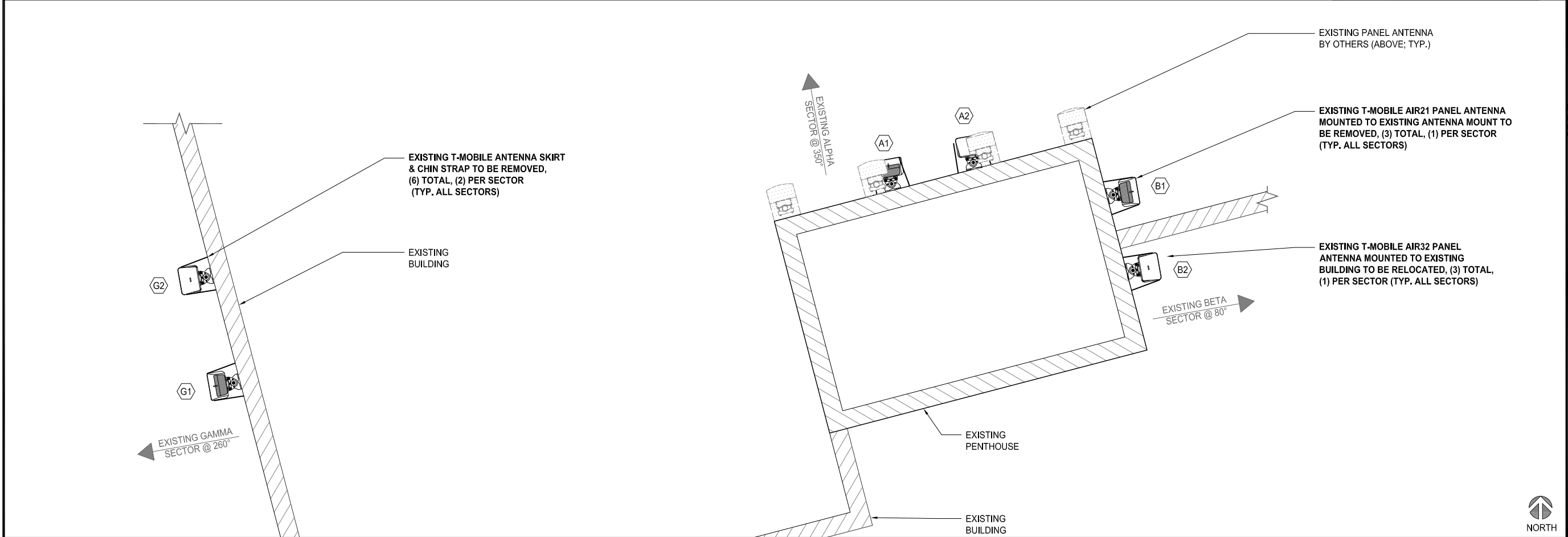
A-2.0

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PROPOSED ANTENNA PLAN

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



EXISTING ANTENNA PLAN

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



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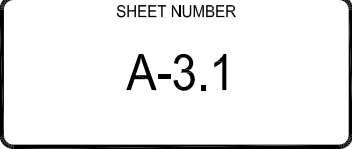
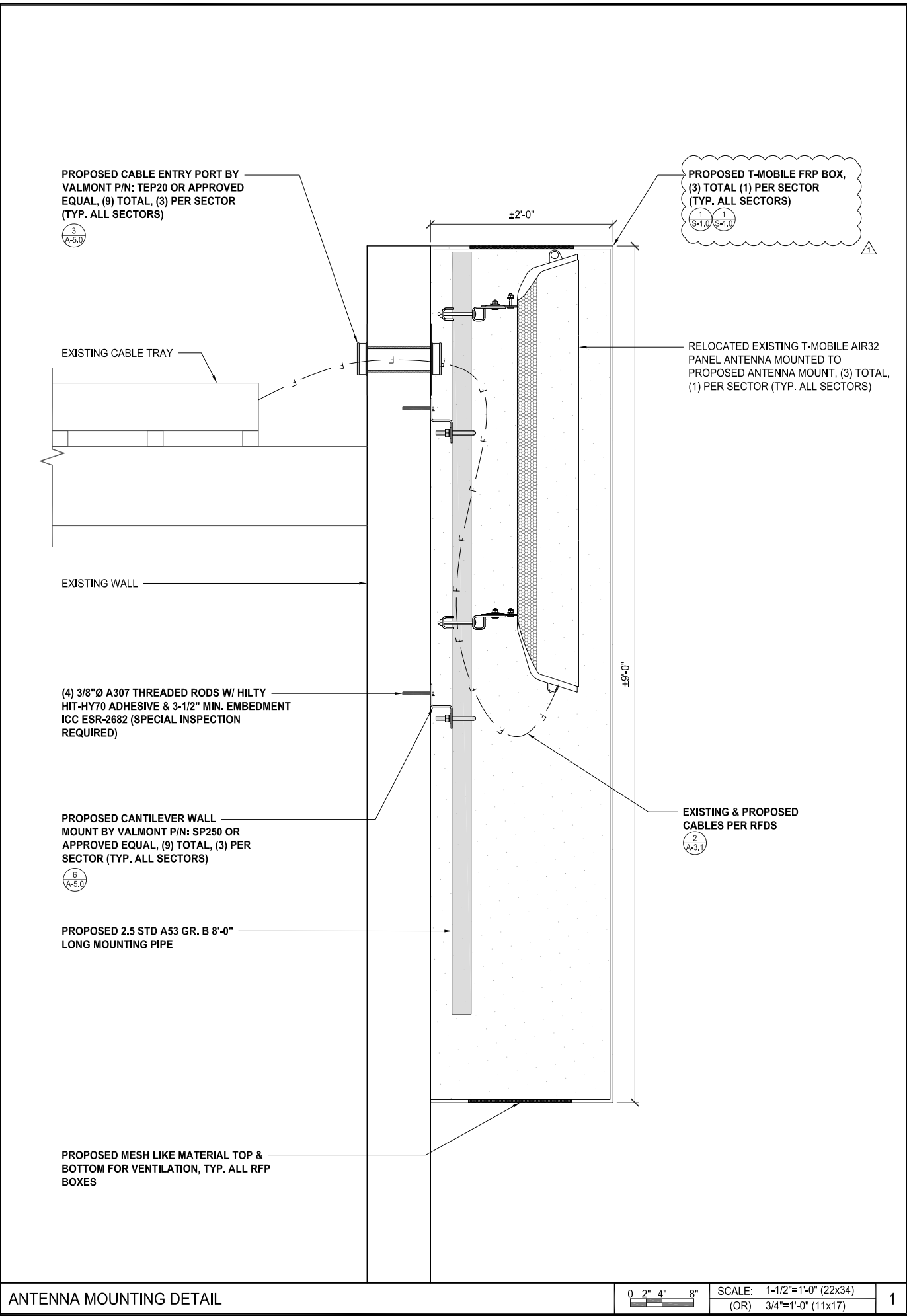


CUP-L600-ANCHOR
PACIFIC TOWER
SD06535A
4944 CASS STREET
SAN DIEGO, CA 92109

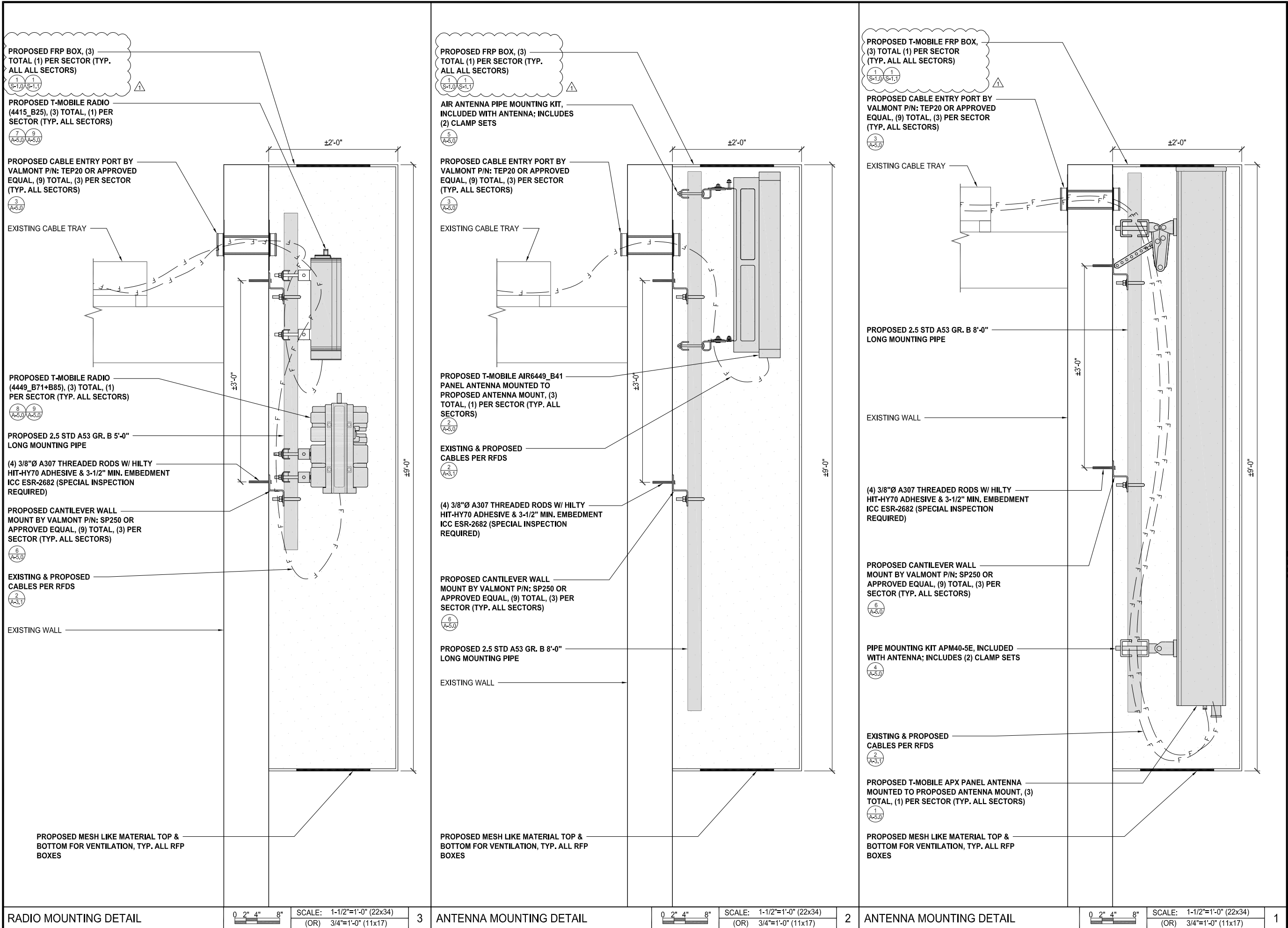
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**EXISTING & PROPOSED
ANTENNA PLANS**

SHEET NUMBER
A-3.0

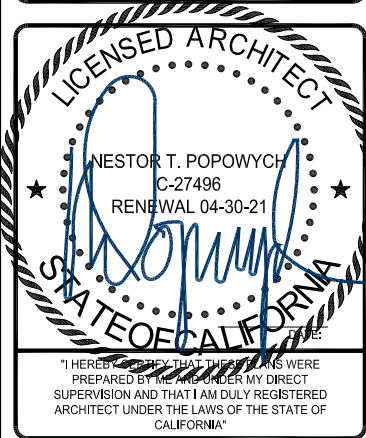
PROPOSED ANTENNA SCHEDULE	SECTOR	AZIMUTH	RAD CENTER	TOP OF ANTENNA	GENERAL ANTENNA SIZE	POSITION	EXISTING OR PROPOSED	ANTENNA MODEL	TMA/RADIO	CABLE	CABLE LENGTH AS PER RFDS	
	ALPHA	350°	102'-6"	104'-0"	3'-0"	1	PROPOSED	AIR6449_B41	N/A	(4) FIBER JUMPERS (1) 6X12 HCS 6AWG	16'-0" 30M	
			102'-0"		4'-0"	2	RELOCATED EXISTING	AIR 32 KRD901146-1_B66A_B2A	N/A	(4) FIBER JUMPERS (1) 3x6 HCS	16'-0" 30M	
			100'-0"		8'-0"	3	PROPOSED	APXVAARR24_43-U-NA20	(1) RADIO 4449_B71+B85 (1) RADIO 4415_B25	(8) SURELEX JUMPERS (4) FIBER JUMPERS (1) 6X12 HCS 6AWG	8'-0" 16'-0" 30M	
			N/A		N/A	N/A	N/A	N/A	N/A	N/A		
	BETA	80°	114'-6"	116'-0"	3'-0"	1	PROPOSED	AIR6449_B41	N/A	(4) FIBER JUMPERS (1) 6X12 HCS 6AWG	16'-0" 30M	
			114'-0"		4'-0"	2	RELOCATED EXISTING	AIR 32 KRD901146-1_B66A_B2A	N/A	(4) FIBER JUMPERS (1) 3x6 HCS	16'-0" 30M	
			112'-0"		8'-0"	3	PROPOSED	APXVAARR24_43-U-NA20	(1) RADIO 4449_B71+B85 (1) RADIO 4415_B25	(8) SURELEX JUMPERS (4) FIBER JUMPERS (1) 6X12 HCS 6AWG	8'-0" 16'-0" 30M	
			N/A		N/A	N/A	N/A	N/A	N/A	N/A		
	GAMMA	260°	108'-6"	110'-0"	3'-0"	1	PROPOSED	AIR6449_B41	N/A	(4) FIBER JUMPERS (1) 6X12 HCS 6AWG	16'-0" 60M	
108'-0"			4'-0"		2	RELOCATED EXISTING	AIR 32 KRD901146-1_B66A_B2A	N/A	(4) LOOSE FIBER (2) LOOSE DC 6AWG	50M 40-80M		
106'-0"			8'-0"		3	PROPOSED	APXVAARR24_43-U-NA20	(1) RADIO 4449_B71+B85 (1) RADIO 4415_B25	(8) SURELEX JUMPERS (4) FIBER JUMPERS (1) 6X12 HCS 4AWG	8'-0" 16'-0" 70M		
N/A			N/A		N/A	N/A	N/A	N/A	N/A			
DELTA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
CONTRACTOR TO REFERENCE FINAL RFDS PRIOR TO CONSTRUCTION												
EXISTING ANTENNA SCHEDULE	SECTOR	AZIMUTH	RAD CENTER	TOP OF ANTENNA	GENERAL ANTENNA SIZE	POSITION	EXISTING OR PROPOSED	ANTENNA MODEL	TMA/RADIO	CABLE	CABLE LENGTH AS PER RFDS	
	ALPHA	350°	102'-0"	104'-0"	4'-0"	1	EXISTING TO BE REMOVED	AIR 21 KRC118023-1_B2A_B4P	N/A	(2) 7/8" COAX (2) FIBER JUMPERS (1) 3x6 HCS	71'-0" 16'-0" 30M	
						2	EXISTING TO BE RELOCATED	AIR 32 KRD901146-1_B66A_B2A	N/A	(4) FIBER JUMPERS (1) 3x6 HCS	16'-0" 30M	
					N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
					N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	BETA	80°	114'-0"	116'-0"	4'-0"	1	EXISTING TO BE REMOVED	AIR 21 KRC118023-1_B2A_B4P	N/A	(2) 7/8" COAX (2) FIBER JUMPERS (1) 3x6 HCS	69'-0" 16'-0" 30M	
						2	EXISTING TO BE RELOCATED	AIR 32 KRD901146-1_B66A_B2A	N/A	(4) FIBER JUMPERS (1) 3x6 HCS	16'-0" 30M	
					N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
					N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	GAMMA	260°	108'-0"	110'-0"	4'-0"	1	EXISTING TO BE REMOVED	AIR 21 KRC118023-1_B2A_B4P	N/A	(2) 1-5/8" COAX (2) FIBER JUMPERS (1) 3x6 HCS	173'-0" 16'-0" 60M	
						2	EXISTING TO BE RELOCATED	AIR 32 KRD901146-1_B66A_B2A	N/A	(2) LOOSE FIBER (2) LOOSE DC 6AWG	50M 40-80M	
					N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
					N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	DELTA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
					N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
					N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A					N/A	N/A	N/A	N/A	N/A	N/A	N/A	
PROPOSED & EXISTING ANTENNA SCHEDULES											SCALE N.T.S.	2



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CUP-L600-ANCHOR
PACIFIC TOWER
SD06535A
4944 CASS STREET
SAN DIEGO, CA 92109

SHEET TITLE

ANTENNA & RADIO
MOUNTING DETAILS

SHEET NUMBER

A-3.2

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NOTE: NO NEW BATTERIES
TO BE ADDED

EXISTING BATTERY SPECIFICATIONS	
CABINET #1 TYPE	PBC 6500
BATTERY #1 MANUFACTURER	NORTHSTAR
BATTERY #1 MODEL NUMER	NSB 100FT SILVER
MAX CAPACITY IN AMPHOUR FOR BATTERY #1	101
NUMBER OF BATTERY #1 INSTALLED	8
TOTAL CAPACITY IN KWH FOR BATTERY #1	9.696
BATTERY #2 MANUFACTURER	NORTHSTAR
BATTERY #2 MODEL NUMER	NSB 100FT RED
MAX CAPACITY IN AMPHOUR FOR BATTERY #2	100
NUMBER OF BATTERY #2 INSTALLED	4
TOTAL CAPACITY IN KWH FOR BATTERY #2	4.800
MAXIMUM NUMBER OF BATTERIES PER CABINET	20
TOTAL NUMBER OF BATTERIES PER CABINET	12
TOTAL CAPACITY IN KWH IN CABINET	14.496

EXISTING BATTERY CALCULATIONS

SCALE
N.T.S.

4

PROPOSED EQUIPMENT PLAN

0 1' 2' 3'

SCALE: 3/8"=1'-0" (22x34)
(OR) 3/16"=1'-0" (11x17)

2

NOT USED

SCALE
N.T.S.

3

EXISTING EQUIPMENT PLAN

0 1' 2' 3'

SCALE: 3/8"=1'-0" (22x34)
(OR) 3/16"=1'-0" (11x17)

1

PROPOSED VOLTAGE BOOSTER PSU 4813
INSIDE PROPOSED EQUIPMENT RACK, (1) TOTAL

EXISTING T-MOBILE CIENNA CABINET

PROPOSED IXRE ROUTER INSIDE
PROPOSED EQUIPMENT RACK, (1) TOTAL

EXISTING PBC 6200 BATTERY CABINET

EXISTING T-MOBILE EQUIPMENT RACK

EXISTING T-MOBILE TELCO BOARD

EXISTING T-MOBILE AC PANEL

UPGRADE AC DISTRIBUTION BREAKER
TO 200AMP

EXISTING T-MOBILE SPD UNIT
CABINETS, (2) TOTAL

EXISTING HVAC UNIT, (2) TOTAL

EXISTING ELECTRICAL
PANEL BY OTHERS

EXISTING EQUIPMENT
BY OTHERS, (TYP.)

EXISTING ELECTRICAL
PANEL BY OTHERS

EXISTING CABINET BY OTHERS, (TYP.)

PROPOSED T-MOBILE 19"
EQUIPMENT RACK, (1) TOTAL

PROPOSED T-MOBILE BB6630
INSIDE PROPOSED
EQUIPMENT RACK, (2) TOTAL

PROPOSED T-MOBILE BB6648
INSIDE PORPOSED
EQUIPMENT RACK, (1) TOTAL

PROPOSED POWER 6230
INSIDE PROPOSED
EQUIPMENT RACK, (1) TOTAL

EXISTING BATTERY CABINET
BY OTHERS, (TYP.)

EXISTING RADIOS BY
OTHERS, (TYP.)

EXISTING T-MOBILE 3206
EQUIPMENT CABINET

EXISTING PENTHOUSE

EXISTING EQUIPMENT
BY OTHERS, (TYP.)

EXISTING ACCESS
DOOR



EXISTING T-MOBILE CIENNA CABINET

EXISTING PBC 6200 BATTERY CABINET

EXISTING T-MOBILE RBS 3206 CABINET TO BE REMOVED

EXISTING T-MOBILE PBC 6500 CABINET TO BE REMOVED

EXISTING T-MOBILE EQUIPMENT RACK

EXISTING T-MOBILE TELCO BOARD

EXISTING T-MOBILE 100 AMP AC PANEL TO
BE REPLACED.

EXISTING T-MOBILE 3206 EQUIPMENT CABINET

EXISTING T-MOBILE SPD UNIT
CABINETS, (2) TOTAL

EXISTING HVAC UNIT, (2) TOTAL

EXISTING ELECTRICAL
PANEL BY OTHERS

EXISTING EQUIPMENT
BY OTHERS, (TYP.)

EXISTING ELECTRICAL
PANEL BY OTHERS

EXISTING CABINET BY OTHERS, (TYP.)

EXISTING EQUIPMENT
BY OTHERS, (TYP.)

EXISTING RADIOS BY
OTHERS, (TYP.)

EXISTING PENTHOUSE

EXISTING ACCESS
DOOR



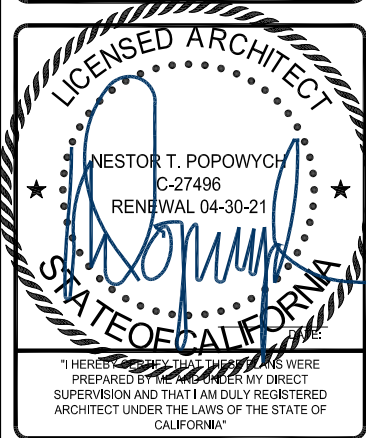
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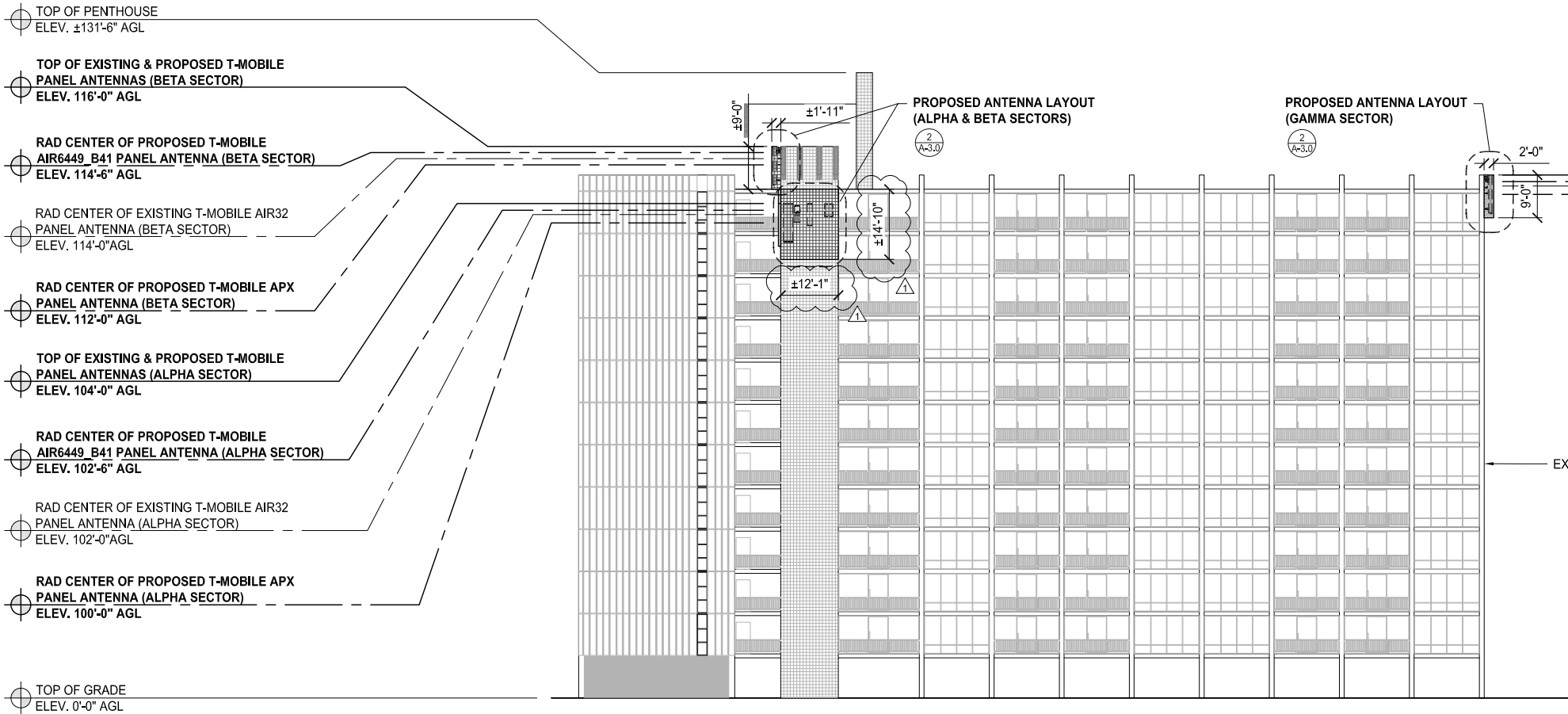
CUP-L600-ANCHOR
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4944 CASS STREET
SAN DIEGO, CA 92109

SHEET TITLE
EXISTING & PROPOSED
EQUIPMENT PLANS &
EXISTING BATTERY
CALCULATIONS

SHEET NUMBER

A-3.3

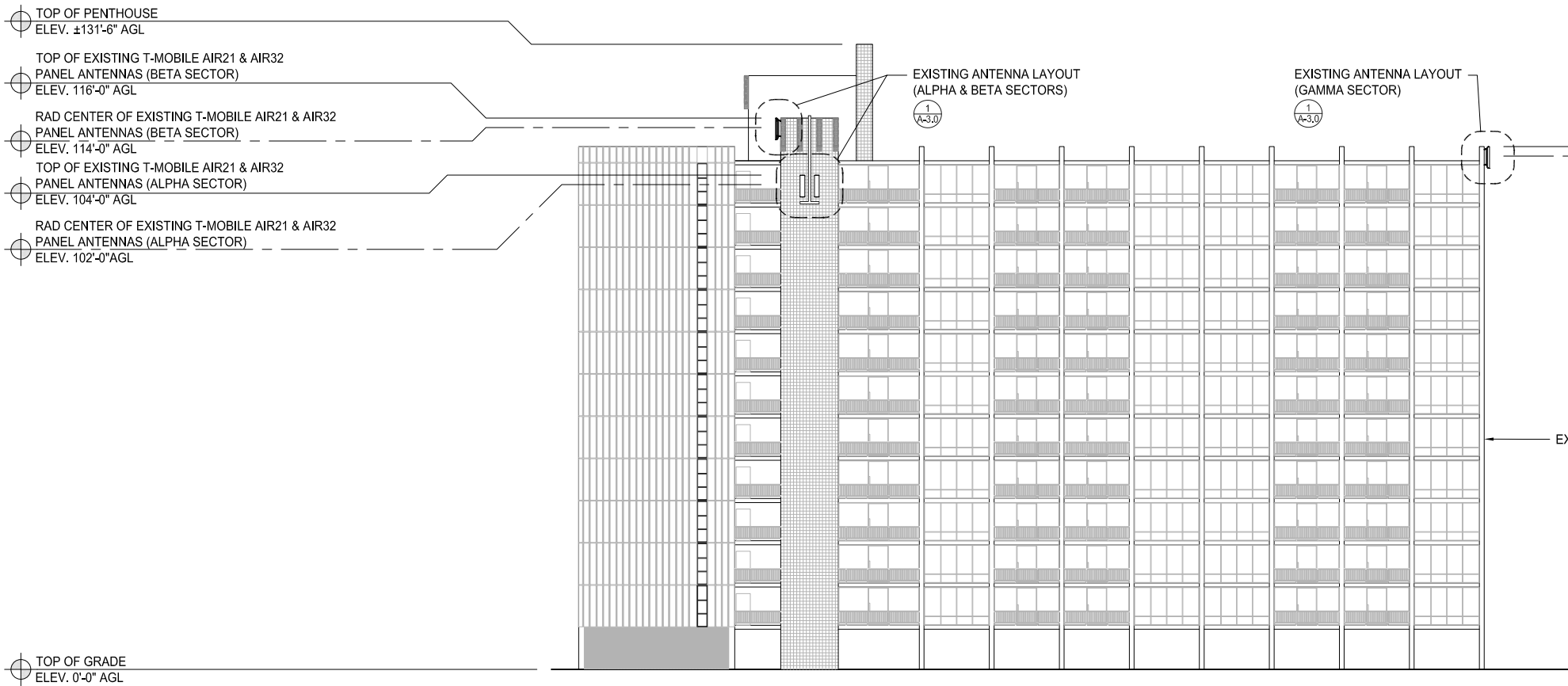
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PROPOSED NORTH ELEVATION

0 4' 8' 16' SCALE: $1/16"=1'-0"$ (22x34)
(OR) $1/32"=1'-0"$ (11x17)

2



EXISTING NORTH ELEVATION

0 4' 8' 16' SCALE: $1/16"=1'-0"$ (22x34)
(OR) $1/32"=1'-0"$ (11x17)

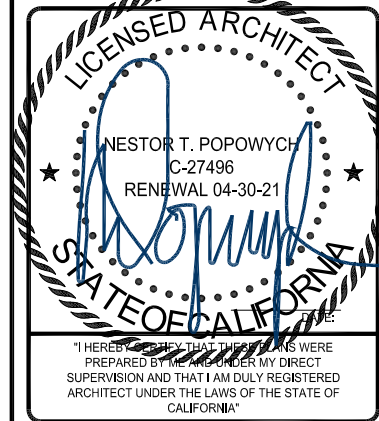
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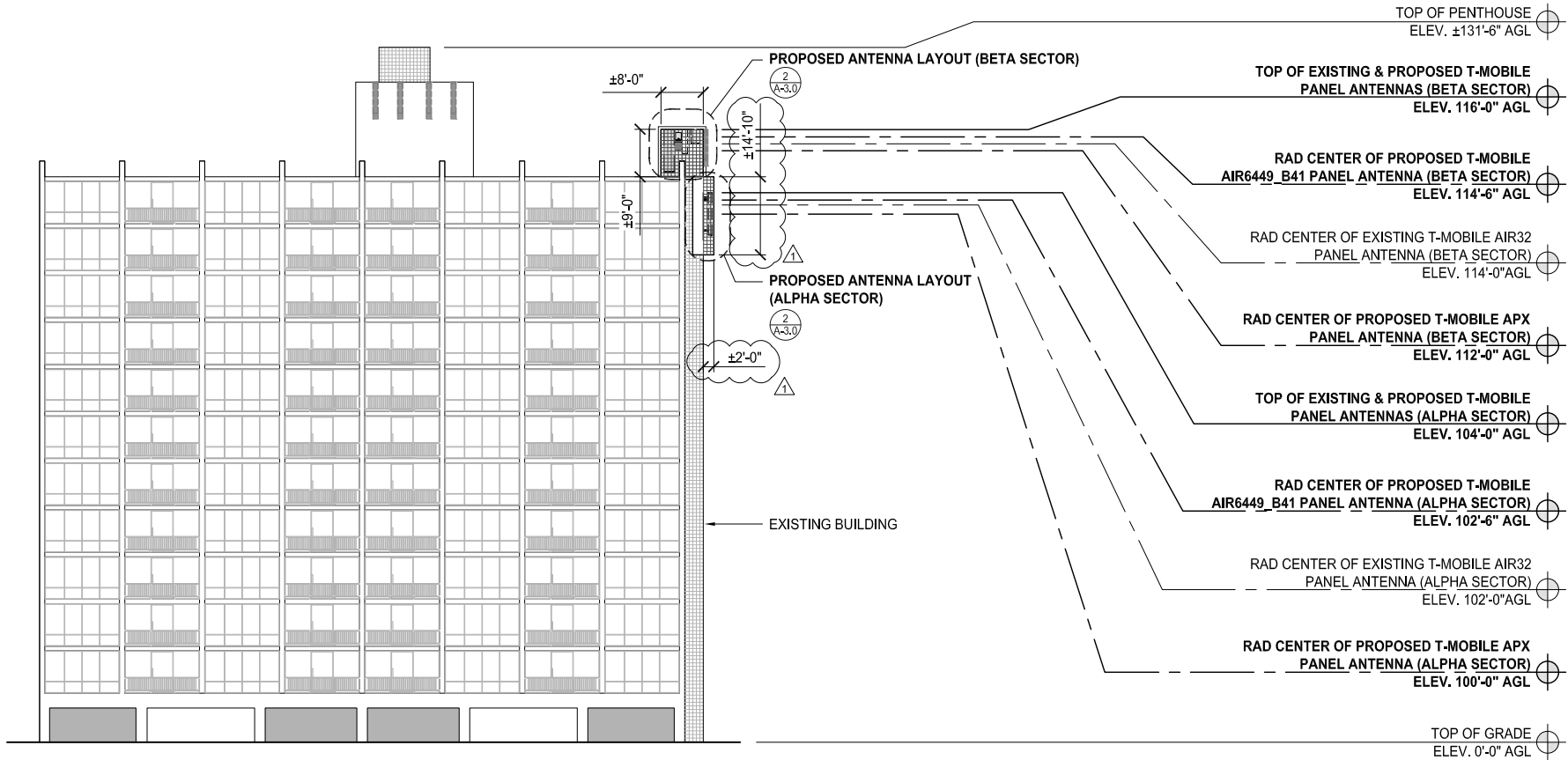
CUP-L600-ANCHOR
PACIFIC TOWER
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4944 CASS STREET
SAN DIEGO, CA 92109

SHEET TITLE
EXISTING & PROPOSED
NORTH ELEVATIONS

SHEET NUMBER

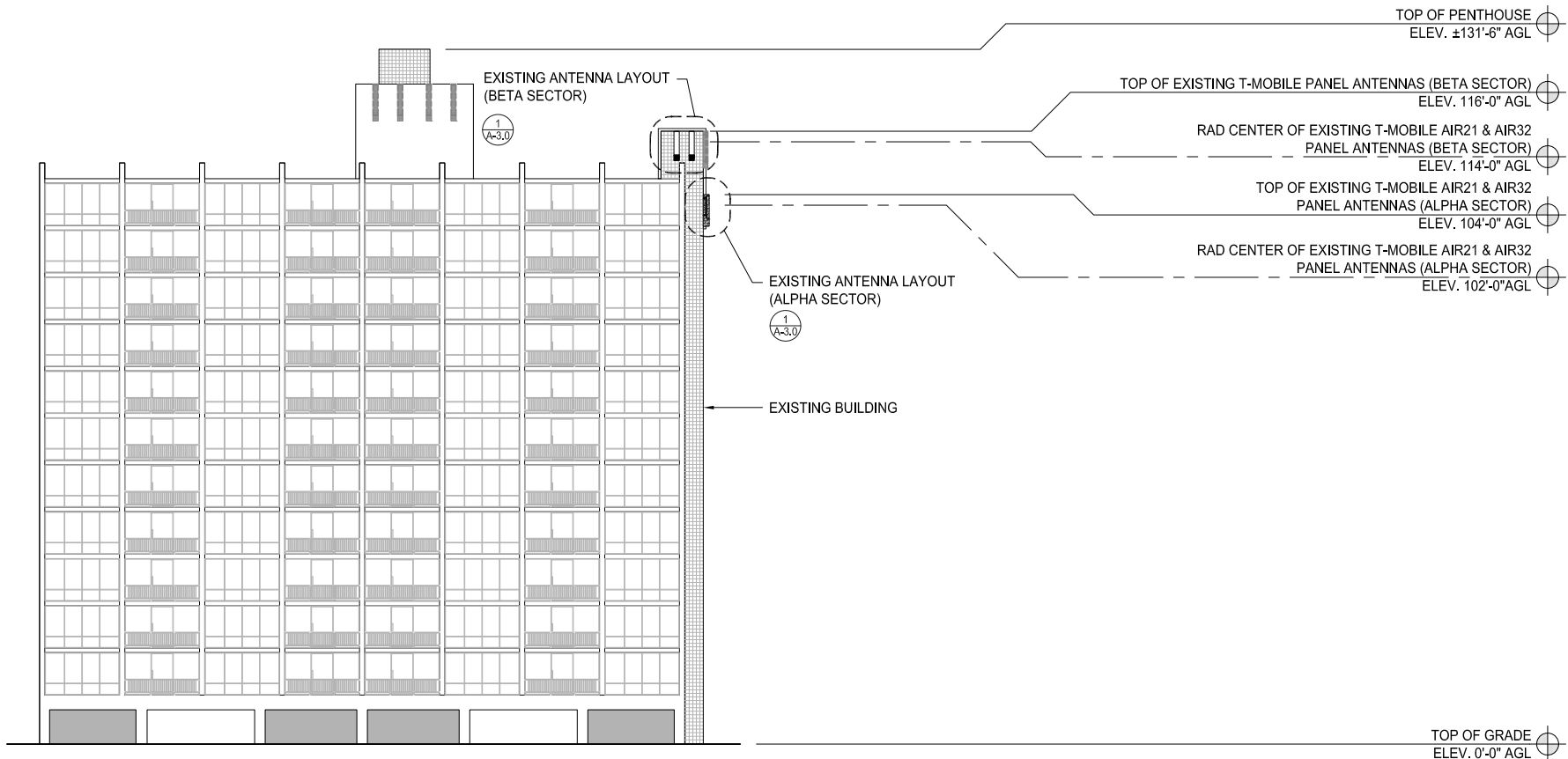
A-4.0

- NOTE:
- EXISTING RELOCATED CABLE TRAYS TO BE PAINTED AND TO MATCH EXISTING BUILDING DESIGN.
 - PROPOSED FRP BOXES TO BE PAINTED AND TEXTURED TO MATCH EXISTING BUILDING DESIGN TO CONTINUE BLOCK PATTERN.



PROPOSED EAST ELEVATION

0	4'	8'	16'	SCALE: 1/16"=1'-0" (22x34)	2
				(OR) 1/32"=1'-0" (11x17)	



EXISTING EAST ELEVATION

0	4'	8'	16'	SCALE: 1/16"=1'-0" (22x34)	1
				(OR) 1/32"=1'-0" (11x17)	

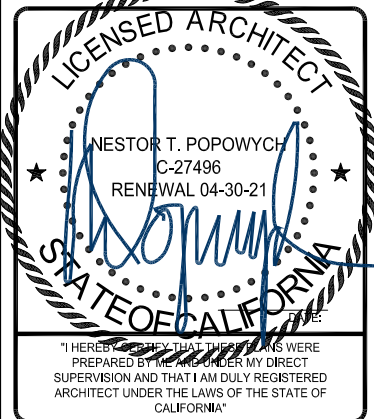
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CUP-L600-ANCHOR
PACIFIC TOWER
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SHEET TITLE

EXISTING & PROPOSED
EAST ELEVATIONS

SHEET NUMBER

A-4.1

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TOP OF PENTHOUSE
ELEV. ±131'-6" AGL

TOP OF EXISTING & PROPOSED T-MOBILE
PANEL ANTENNAS (GAMMA SECTOR)
ELEV. 110'-0" AGL

RAD CENTER OF PROPOSED T-MOBILE
AIR6449_B41 PANEL ANTENNA (GAMMA SECTOR)
ELEV. 108'-6" AGL

RAD CENTER OF EXISTING T-MOBILE AIR32
PANEL ANTENNA (GAMMA SECTOR)
ELEV. 108'-0" AGL

RAD CENTER OF PROPOSED T-MOBILE APX
PANEL ANTENNA (GAMMA SECTOR)
ELEV. 106'-0" AGL

TOP OF GRADE
ELEV. 0'-0" AGL

PROPOSED ANTENNA LAYOUT
(GAMMA SECTOR)

±2'-0"
±9'-0"
2
A-3.0

NOTE:

- EXISTING RELOCATED CABLE TRAYS TO BE PAINTED AND TO MATCH EXISTING BUILDING DESIGN.
- PROPOSED FRP BOXES TO BE PAINTED AND TEXTURED TO MATCH EXISTING BUILDING DESIGN TO CONTINUE BLOCK PATTERN.

EXISTING BUILDING

PROPOSED SOUTH ELEVATION

0 4' 8' 16'

SCALE: 1/16"=1'-0" (22x34)
(OR) 1/32"=1'-0" (11x17)

2

TOP OF PENTHOUSE
ELEV. ±131'-6" AGL

TOP OF EXISTING T-MOBILE AIR21 & AIR32
PANEL ANTENNAS (GAMMA SECTOR)
ELEV. 110'-0" AGL

RAD CENTER OF EXISTING T-MOBILE AIR21 & AIR32
PANEL ANTENNAS (GAMMA SECTOR)
ELEV. 108'-0" AGL

TOP OF GRADE
ELEV. 0'-0" AGL

EXISTING ANTENNA LAYOUT
(GAMMA SECTOR)

1
A-3.0

EXISTING BUILDING

EXISTING SOUTH ELEVATION

0 4' 8' 16'

SCALE: 1/16"=1'-0" (22x34)
(OR) 1/32"=1'-0" (11x17)

1

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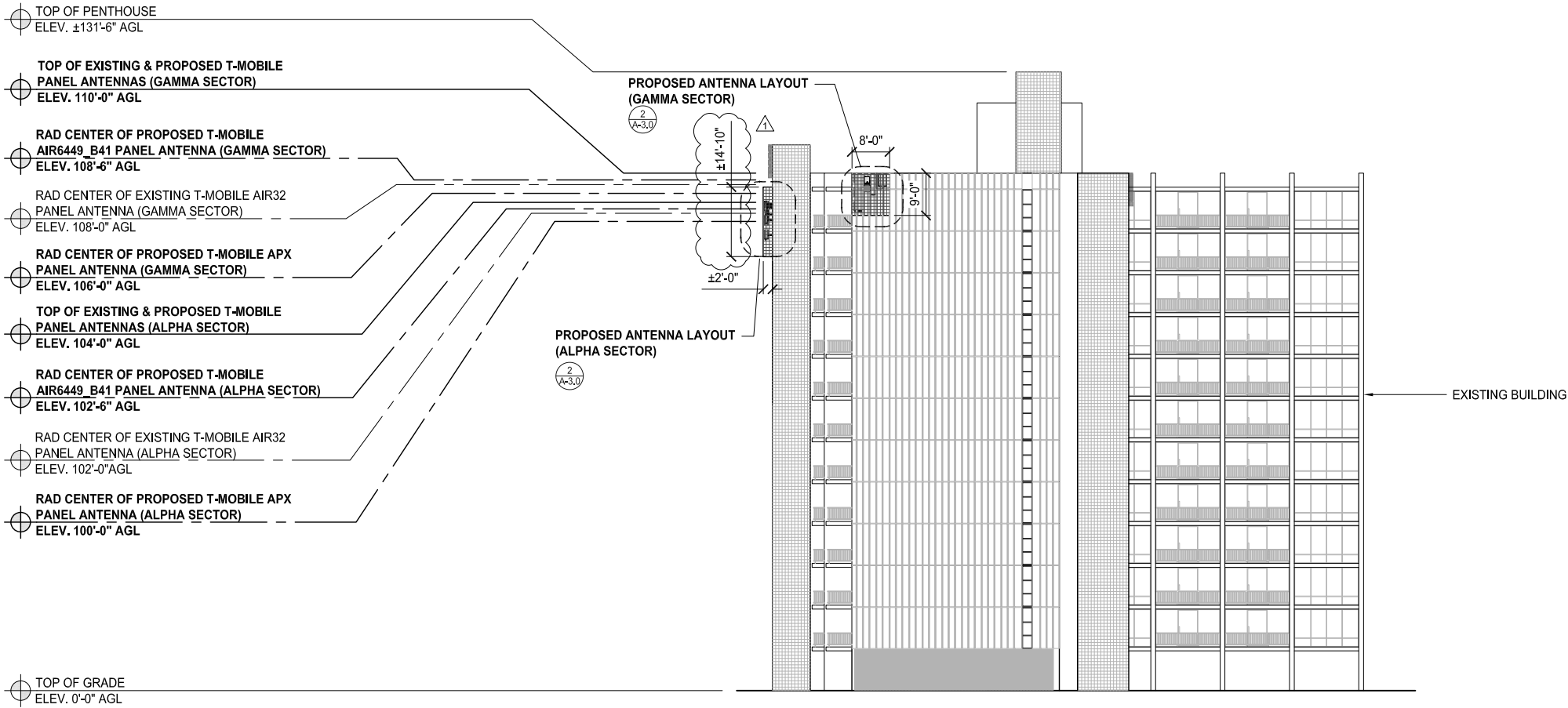
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EXISTING & PROPOSED
SOUTH ELEVATIONS

SHEET NUMBER

A-4.2

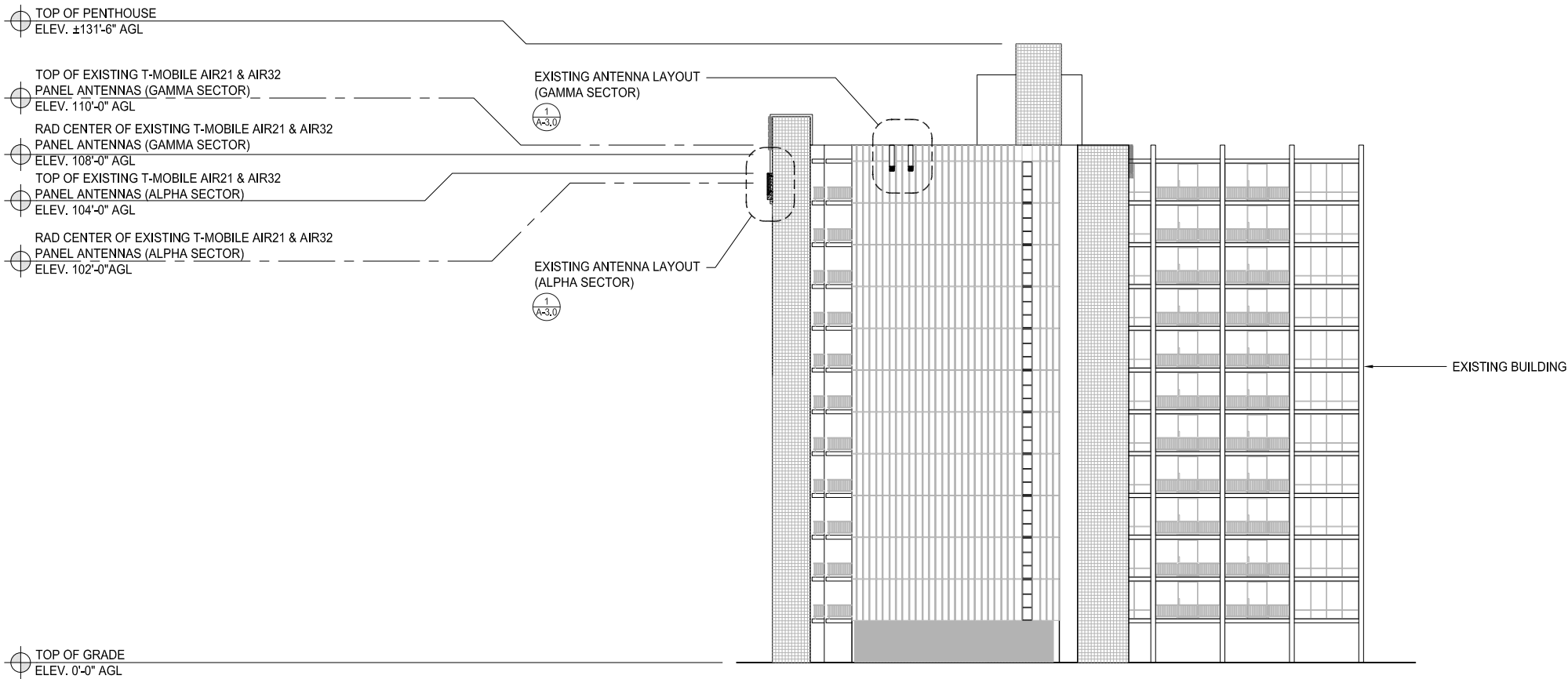
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PROPOSED WEST ELEVATION

0 4' 8' 16' SCALE: 1/16"=1'-0" (22x34)
(OR) 1/32"=1'-0" (11x17)

2



EXISTING WEST ELEVATION

0 4' 8' 16' SCALE: 1/16"=1'-0" (22x34)
(OR) 1/32"=1'-0" (11x17)

1

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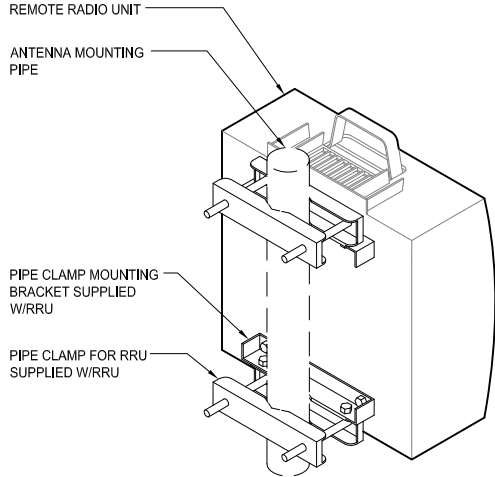
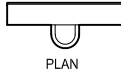

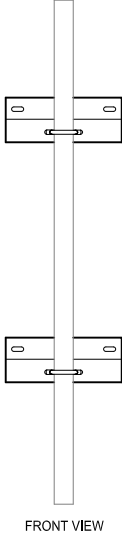
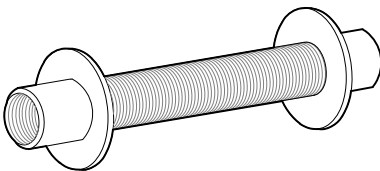
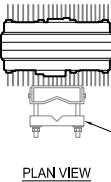
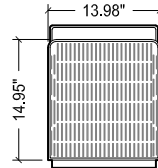
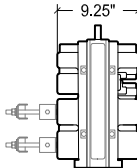

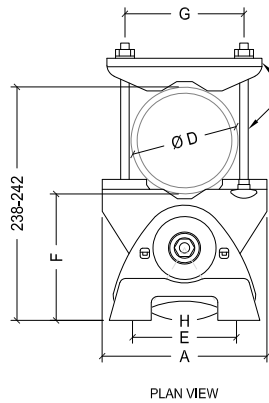
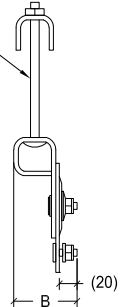
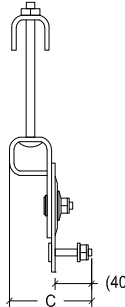
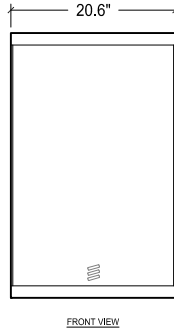
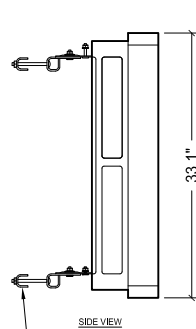
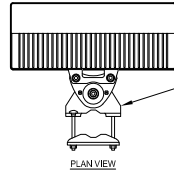

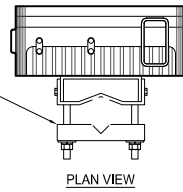
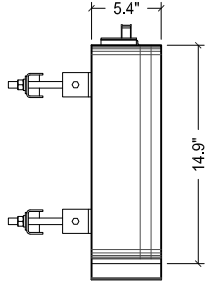
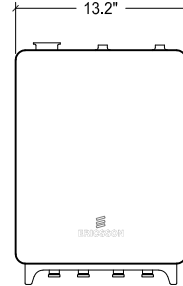

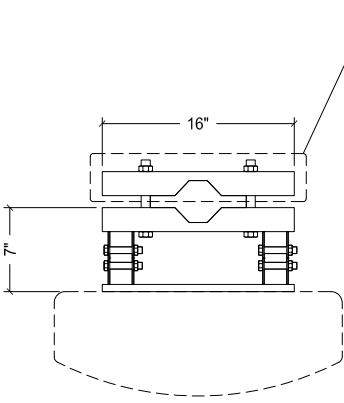
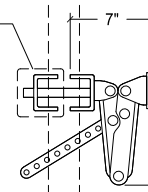
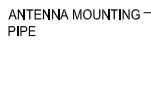
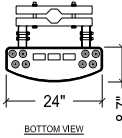

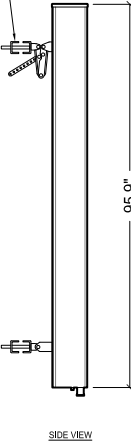

SHEET TITLE


EXISTING & PROPOSED
WEST ELEVATIONS

SHEET NUMBER


A-4.3

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<div></div>			<div><div>MANUFACTURER: VALMONT MODEL: SP250 WEIGHT: 3.7 LBS.</div><div>STAND OFF: 2-3/4" MOUNTING PIPE: 2-3/8"-3", ORDER SEPARATELY</div><div><ul style="list-style-type: none">THE BRACKETS ARE 14-1/2" WIDE AND STAND 2-3/4" OFF WALLACCEPTS 2-3/8" OR 3" MOUNTING PIPES (ORDER SEPARATELY)INCLUDES U-BOLTS FOR 2-3/8" PIPES (ORDER U-BOLTS FOR 3" PIPE SEPARATELY)ORDER HARDWARE TO MOUNT TO HOLLOW OR SOLID WALLS9/16" MOUNTING HOLES FOR 1/2" HARDWARE ON 12" CENTERS</div><div> PLAN</div><div> SIDE VIEW</div><div> FRONT VIEW</div></div>			<div><div>MANUFACTURER: VALMONT MODEL: TEP20 WEIGHT: 3.7 LBS.</div><div>-THREADED PVC CONDUIT (3-3/8" OR, 2-3/4" ID) -9" OD ALUMINUM RETAINER RINGS, ALUMINUM NUTS</div><div>-PROVIDES A SINGLE ENTRY PORT FOR RUNNING FEEDLINES THROUGH A WALL OR ROOF -INCLUDES TWO SEALANT RETAINER RINGS FOR WEATHERPROOFING</div><div>DESIGN CRITERIA -FOR A MORE FINISHED APPEARANCE A BOOT CAN BE USED ON THE INTERIOR AS WELL -CAN BE USED FOR MULTIPLE FEEDLINES WHEN USED WITH BOOTS WITH MULT-HOLE INSERTS -FOR USE ON WALLS UP TO 20" THICK; PVC TUBE CAN BE CUT TO LENGTH FOR THINNER APPLICATIONS</div><div></div></div>																																	
PIPE CLAMP MOUNTING BRACKET			1-1/2"=1'-0" (22x34) 3/4"=1'-0" (11x17)	9	CANTILEVER WALL MOUNT			1"=1'-0" (22x34) 1/2"=1'-0" (11x17)	6	TUBE ENTRY WITH 4" PORT			NTS	3																									
<div><div>MANUFACTURER: ERICSSON MODEL: RADIO 4449</div><div>MECHANICAL NET WEIGHT: 74 LBS DIMENSION (LxWxD): 14.95"x13.98"x9.25" COLOR: WHITE MOUNTING: STANDARD MOUNTING BRACKET HARDWARE MATERIAL: HOT DIP GALVANIZED</div><div> PLAN VIEW</div><div> FRONT VIEW</div><div> SIDE VIEW</div><div>RADIO MOUNTING KIT (INCLUDED W/ RADIO) </div></div>			<div><div>BOLT TORQUE: M_A=40Nm</div><div> PLAN VIEW</div><div>POLE MOUNTING HARDWARE MAY BE REMOVED FOR DIRECT MOUNTING</div><div> LOWER CLAMP SIDE VIEW</div><div> UPPER CLAMP SIDE VIEW</div><table><tr><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td><td>F(0°)</td><td>G</td><td>H</td></tr><tr><td>174MM</td><td>68MM</td><td>88MM</td><td>55-115MM</td><td>110MM</td><td>128-132MM</td><td>126MM</td><td>±30°</td></tr></table></div>			A	B	C	D	E	F(0°)	G	H	174MM	68MM	88MM	55-115MM	110MM	128-132MM	126MM	±30°	<div><div>MANUFACTURER: ERICSSON MODEL: AIR 6449 FREQUENCY RANGE: B41E 2575-2635 MHZ B42 3400-3600 MHZ B41 2496-2690 MHZ</div><div>BROADCAST BEAMS (TYP.): HORIZONTAL BEAMWIDTH: 65±5° 65±5° 20±2° VERTICAL BEAMWIDTH: 10±1° 30±3° 30±3° DOWNTILT: -8-8° FRONT-TO-BACK RATIO: 25DB</div><div>TRAFFIC BEAMS (TYP.): HORIZONTAL BEAMWIDTH: 12° 22° 12° VERTICAL BEAMWIDTH: 9.5° 10° 9.5° HORIZONTAL TILT: 0° 56° 0° VERTICAL TILT: 3° 3° 18°</div><div>MECHANICAL LIGHTNING PROTECTION: DC GROUND RADOME MATERIAL: FIBERGLASS, UV RESISTANT RF CONNECTOR INTERFACE: 4.X-10 FEMALE RF CONNECTOR LOCATION: BOTTOM RF CONNECTOR QUANTITY: 8 WIND LOADING MAX.: 753 N DIMENSIONS (HxWxD): 33.1"x20.6"x8.3" NET WEIGHT: 96 LBS</div><div> FRONT VIEW</div><div> SIDE VIEW</div><div> PLAN VIEW</div><div>POLE MOUNTING HARDWARE MAY BE REMOVED FOR DIRECT MOUNTING </div></div>			RADIO 4449			1"=1'-0" (22x34) 1/2"=1'-0" (11x17)	8	AIR ANTENNA MOUNTING BRACKET			3"=1'-0" (22x34) 1-1/2"=1'-0" (11x17)	5	AIR 6449 ANTENNA			1"=1'-0" (22x34) 1/2"=1'-0" (11x17)	2
A	B	C	D	E	F(0°)	G	H																																
174MM	68MM	88MM	55-115MM	110MM	128-132MM	126MM	±30°																																
<div><div>MANUFACTURER: ERICSSON MODEL: RADIO 4415</div><div>NOMINAL VOLTAGE: -48 VDC @ 25A OPERATING TEMPERATURE: -40°C TO +55°C NET WEIGHT: 20.0 KG/ 44.0LBS DIMENSION (LxWxD): 14.96"x13.19"x5.39" MOUNTING: POLE, WALL MOUNT COOLING: CONVECTION (OPTIONAL FAN TRAY- FORCED AIR)</div><div> PLAN VIEW</div><div> SIDE VIEW</div><div> FRONT VIEW</div><div>RADIO MOUNTING KIT (INCLUDED W/ RADIO) </div></div>			<div><div>BOLT TORQUE: M_A=40Nm BOLT TENSION: 15.9kN</div><div> PLAN VIEW</div><div>POLE MOUNTING HARDWARE MAY BE REMOVED FOR DIRECT MOUNTING</div><div> ANTENNA MOUNTING BRACKET</div><div> ANTENNA MOUNTING PIPE</div></div>			<div><div>MANUFACTURER: RFS MODEL: APXVAARR24_43-U-A20 FREQUENCY RANGE: LOW BAND 617-746 MHZ HIGH BAND 1695-220 MHZ</div><div>HORIZONTAL BEAMWIDTH: 59°, 62°, 65°, 66°, 10.3°, 10.4°, 11.4°, 17.1°, 17.3°, 17.8°, 18.5°, 0° - 12° BEAM TILT: <1.5:1 VSWR, RETURN LOSS: 250 WATTS INPUT POWER PER PORT: DUAL ±45° POLARIZATION: 50 OHM ANTENNA TYPE: CROSS POLARIZED BAND: QUAD BAND</div><div>MECHANICAL LIGHTNING PROTECTION: DC GROUND RADOME MATERIAL: FIBERGLASS, UV RESISTANT RF CONNECTOR INTERFACE: 4.X-10 FEMALE RF CONNECTOR LOCATION: BOTTOM RF CONNECTOR QUANTITY: 8 WIND LOADING MAX.: 326 N @ 240KM/H WIND SPEED MAX.: 150 MPH DIMENSIONS (DxLxW): 8.7"x95.9"x24" NET WEIGHT: 128 LBS MOUNTING HARDWARE: APM40-5E</div><div> BOTTOM VIEW</div><div> FRONT VIEW</div><div> SIDE VIEW</div><div>ANTENNA MOUNTING KIT APM40-5E (INCLUDED W/ANTENNA) </div></div>			RADIO 4415			NTS	7	APM40-5E ANTENNA MOUNTING BRACKET			1-12"=1'-0" (22x34) 3/4"=1'-0" (11x17)	4	APXVAARR24_43-U-A20			1/2"=1'-0" (22x34) 1/4"=1'-0" (11x17)	1																




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NESTOR T. POPOWYCH
C-27496
RENEWAL 04-30-21

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CUP-L600-ANCHOR
PACIFIC TOWER
SD06535A
4944 CASS STREET
SAN DIEGO, CA 92109

SHEET TITLE

EQUIPMENT DETAILS & SPECIFICATIONS

SHEET NUMBER

A-5.0

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NOT USED

9

NOT USED

6

BB 6630

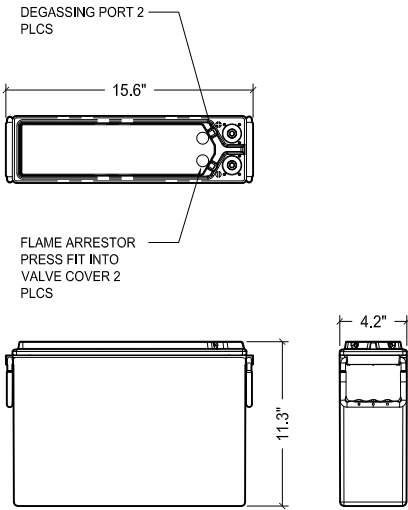
NTS

3

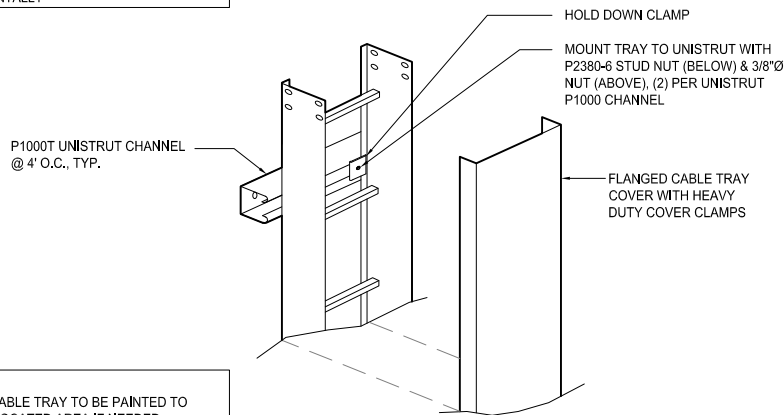
MANUFACTURER: NORTHSTAR
MODEL: NSB 100FT RED

10 HOUR CAPACITY TO 1.80VPC @ 25°C (77F): 100Ah
8 HOUR CAPACITY TO 1.75VPC @ 25°C (77F): 100Ah
10 HOUR CAPACITY TO 1.80VPC @ 20°C (68F): 99Ah
FLOAT VOLTAGE: 2.29 +/- 0.02 VOLTS/CELL
NOMINAL VOLTAGE: 12V
IMPEDANCE (1kHz): 3.9
CONDUCTANCE: 1,298 S
SHORT CIRCUIT CURRENT: 3,500 A
MAXIMUM CHARGE CURRENT: NO LIMIT

WEIGHT: 72Lbs. (33Kg)
HEIGHT: 11.3 in.
WIDTH: 4.2 in.
DEPTH: 15.6 in.
TERMINAL: FEMALE M8x1.25
TERMINAL TORQUE: 8.0 Nm. (71 in-lbs)

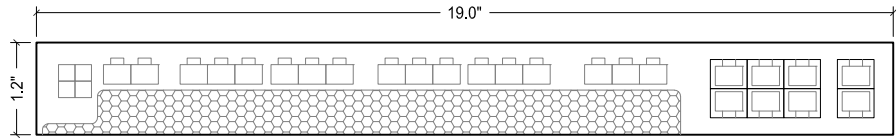


NOTE:
• CABLE TRAYS SHALL BE FREE OF SHARP OBJECTS AND BURRS WHICH COULD INJURE CABLES. COVERS SHALL BE FASTENED USING HOLD DOWN CLIPS. SHEET METAL SCREWS ARE NOT ACCEPTABLE
• CAN BE MOUNTED VERTICALLY OR HORIZONTALLY



NOTE:
EXISTING CABLE TRAY TO BE PAINTED TO MATCH RELOCATED AREA IF NEEDED

MANUFACTURER: ERICSSON
MODEL: BB 6648
DIMENSIONS: 19.0\"/>



BATTERY (EXISTING)

2\"/>

8

CABLE TRAY

NTS

5

BB 6648

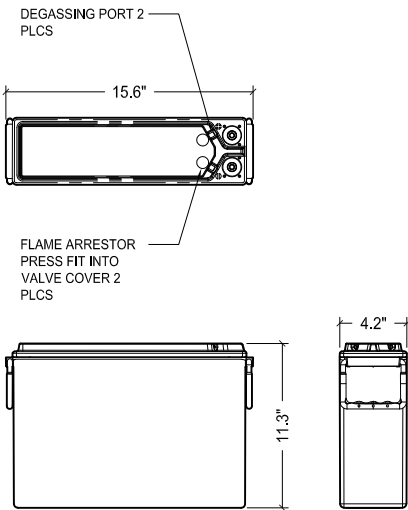
NTS

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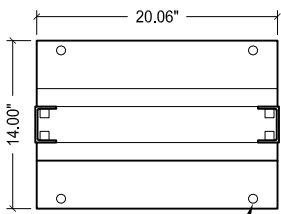
MANUFACTURER: NORTHSTAR
MODEL: NSB 100FT SILVER

10 HOUR CAPACITY TO 1.80VPC @ 25°C (77F): 101Ah
8 HOUR CAPACITY TO 1.75VPC @ 25°C (77F): 101Ah
10 HOUR CAPACITY TO 1.80VPC @ 20°C (68F): 99Ah
FLOAT VOLTAGE: 2.29 +/- 0.02 VOLTS/CELL
NOMINAL VOLTAGE: 12V
IMPEDANCE (1kHz): 3.4
CONDUCTANCE: 1,452 S
SHORT CIRCUIT CURRENT: 3,500 A
MAXIMUM CHARGE CURRENT: NO LIMIT

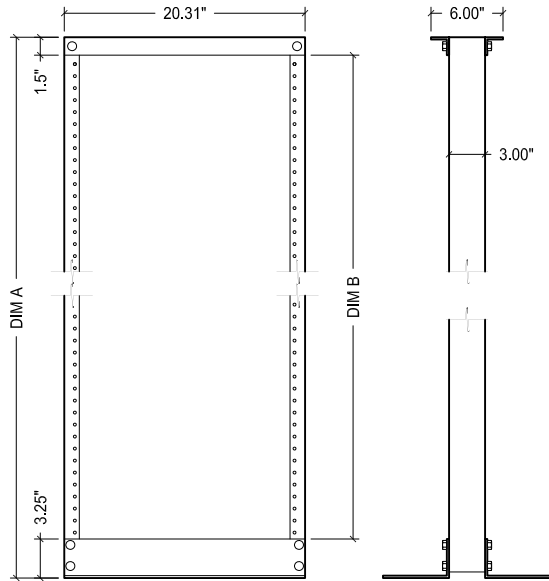
WEIGHT: 74Lbs. (34Kg)
HEIGHT: 11.3 in.
WIDTH: 4.2 in.
DEPTH: 15.6 in.
TERMINAL: FEMALE M8x1.25
TERMINAL TORQUE: 8.0 Nm. (71 in-lbs)



U HEIGHT	DIM A	DIM B
24 U	47.28"	42.00"
45 U	84.03"	78.75"

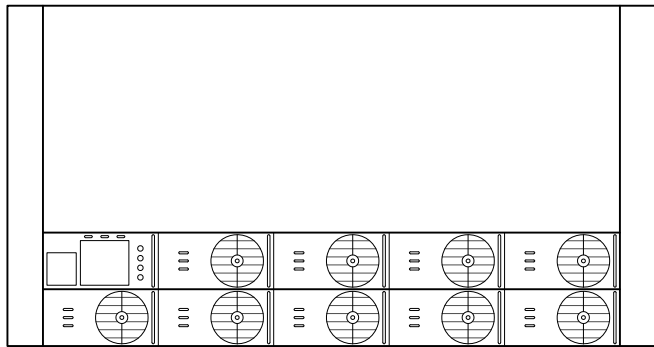


1/4" Ø HILTI KWIK TZ STAINLESS STEEL ANCHOR W/ 2" MIN. EMBEDMENT (SPECIAL INSPECTION REQ.) ICC ESR-1917



MANUFACTURER: ERICSSON
MODEL: POWER 6230
DIMENSIONS (HxWxD): TBD
WEIGHT: TBD

• FLEXIBLE DC POWER EXPANSION AS NEEDED UP TO 28KW (N+1, 3.5KW X 9 RECTIFIERS)
• REQUIRES ADDITIONAL 19" RACK SPACE FOR BATTERIES
• SUPPORT FOR SPD BOXES FOR REMOTE RADIOS
• SUPPORT FOR 3PP EQUIPMENT



BATTERY (EXISTING)

2\"/>

7

19" EQUIPMENT RACK

1\"/>

4

POWER 6230

NTS

1

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△	10/01/2020	CITY COMMENTS	AS



CUP-L600-ANCHOR
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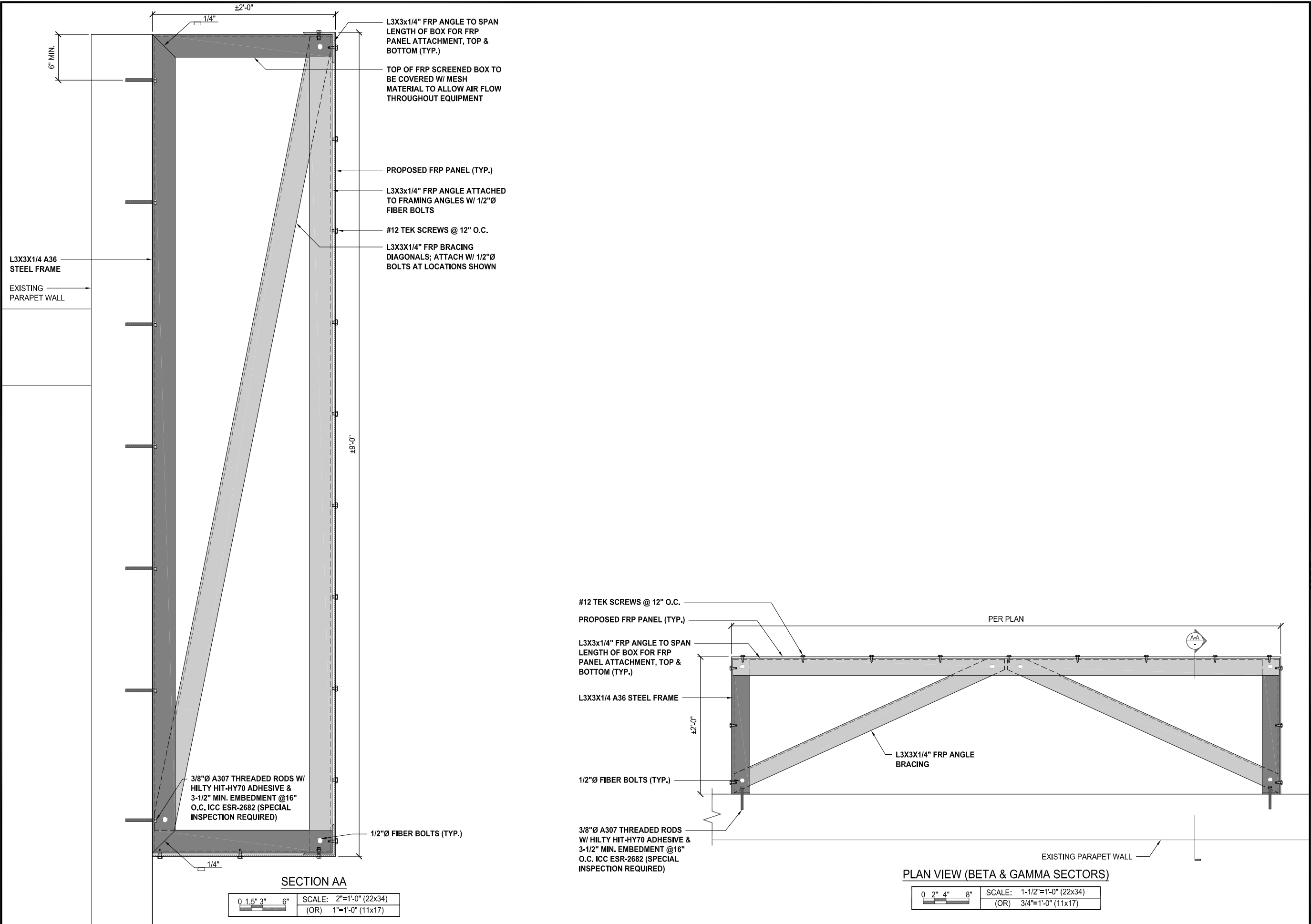
SHEET TITLE

EQUIPMENT DETAILS &
SPECIFICATIONS

SHEET NUMBER

A-5.1

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LICENSED ARCHITECT

NESTOR T. POPOWYCH
C-27496
RENEWAL 04-30-21

STATE OF CALIFORNIA

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PACIFIC TOWER
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4944 CASS STREET
SAN DIEGO, CA 92109

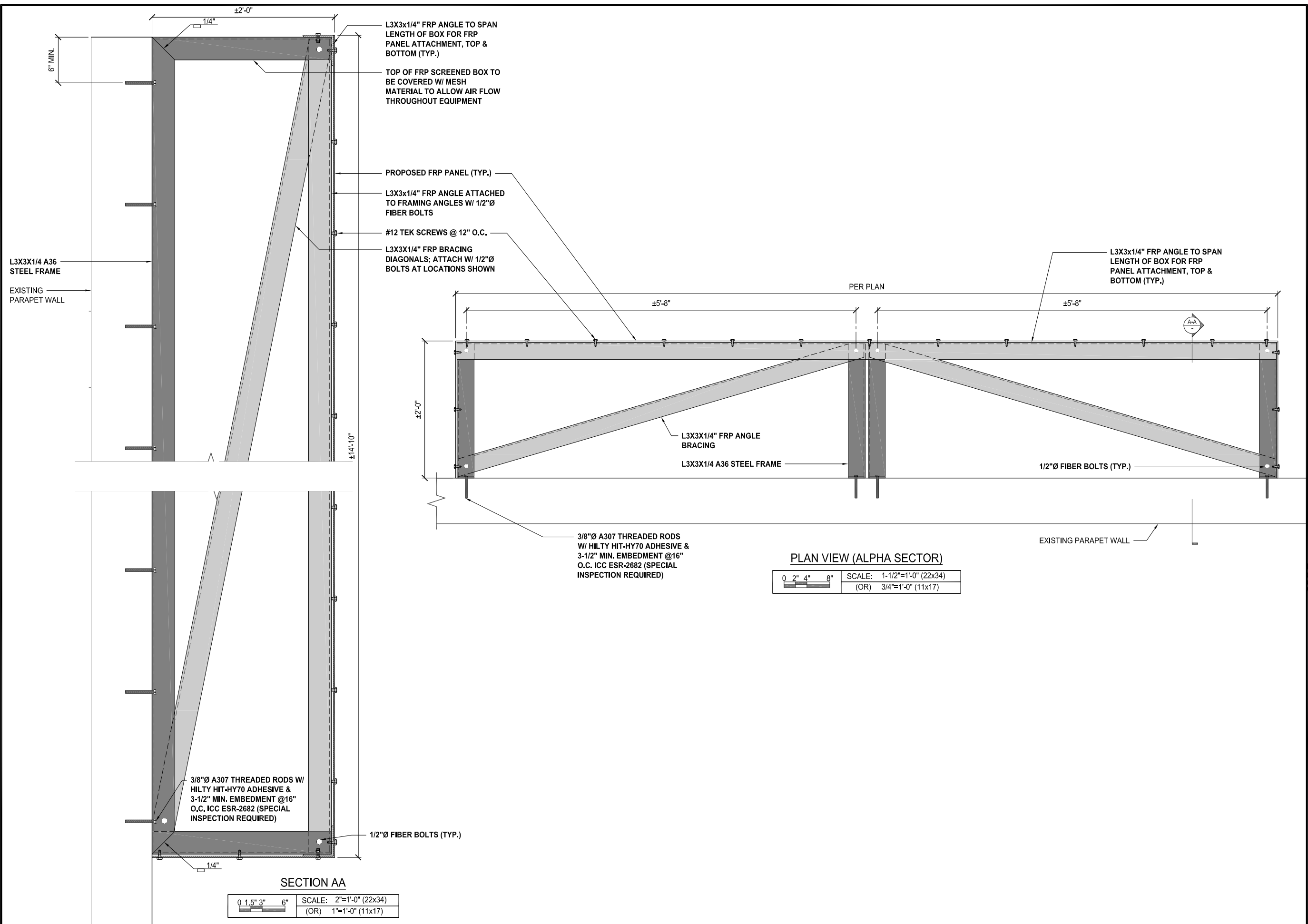
SHEET TITLE

STRUCTURAL DETAILS
(SECTORS BETA & GAMMA)

SHEET NUMBER

S-1.0

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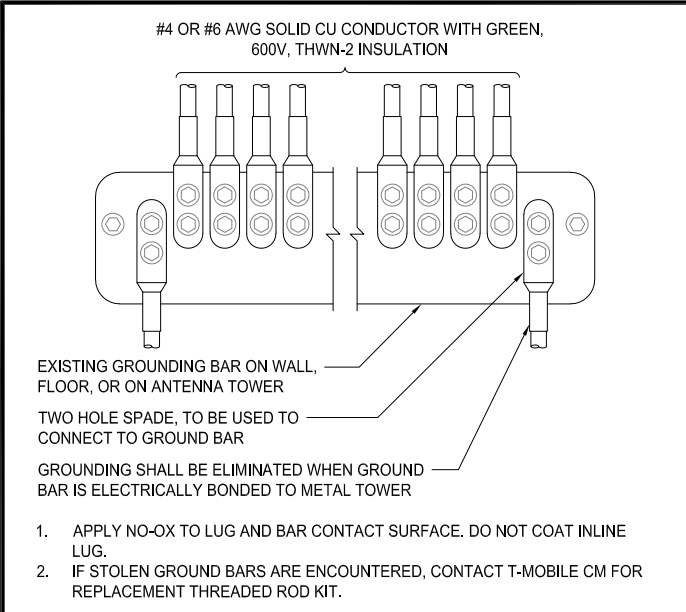
LICENSED ARCHITECT
NESTOR T. POPOWYCH
C-27496
RENEWAL 04-30-21
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PACIFIC TOWER
SD06535A
4944 CASS STREET
SAN DIEGO, CA 92109

SHEET TITLE
**STRUCTURAL DETAILS
(SECTOR ALPHA)**

SHEET NUMBER
S-1.1

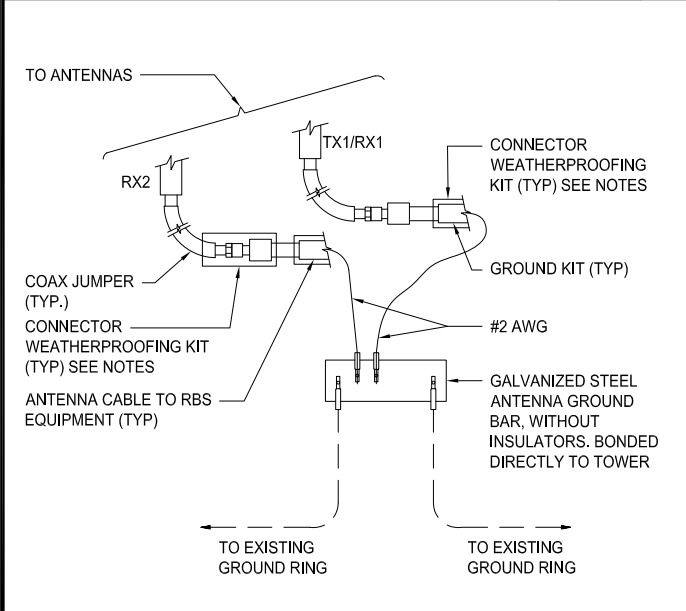
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WIRE INSTALLATION

SCALE
N.T.S.

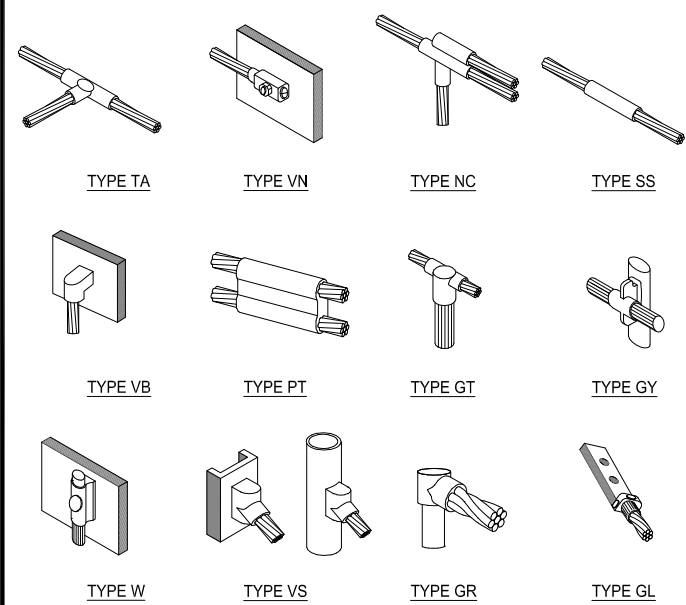
7



GROUND CABLE CONNECTION

SCALE
N.T.S.

6



EXOTHERMIC WELD CONNECTIONS

SCALE
N.T.S.

5

1. EXISTING ANTENNA GROUND BUS BAR NEAR ANTENNA MOUNTS WITH COAX GROUND KIT. SEE DETAIL 6/G-1.0.
2. EXISTING #6 AWG GROUND FROM ANTENNA GROUND BUS BAR TO TIE INTO EXISTING GROUNDING SYSTEM (TYP OF (2) PLACES). SEE DETAIL 7/G-1.0.
3. PROPOSED #6 AWG GROUND FROM EQUIPMENT MOUNT TO ANTENNA GROUND BUS BAR. SEE DETAIL 5/G-1.0.
4. PROPOSED #6 AWG GROUND FROM ANTENNAS TO ANTENNA GROUND BUS BAR. SEE DETAIL 6/G-1.0.
5. PROPOSED #6 AWG GROUND FROM RADIOS TO ANTENNA GROUND BUS BAR. SEE DETAIL 6/G-1.0.
6. N/A: EXISTING EQUIPMENT GROUND BUS BAR NEAR EQUIPMENT WITH COAX GROUND KIT. SEE DETAIL 7/G-1.0.
7. N/A: #6 AWG GROUND BATTERY CABINET TO EQUIPMENT GROUND BUSS BAR. SEE DETAIL 7/G-1.0.
8. N/A: EXISTING #6 AWG GROUND FROM EXISTING EQUIPMENT GROUND BUS BAR TO TIE INTO EXISTING GROUNDING SYSTEM (TYP OF (2) PLACES). SEE DETAIL 7/G-1.0.

GROUNDING KEY

SCALE
N.T.S.

4

- ⊗ COPPER GROUND ROD
- MECHANICAL CONNECTION
- CADWELD CONNECTION
- ⚡ FIELD VERIFY & TIE INTO EXISTING GROUNDING SYSTEM
- ⊠ TEST WELL
- ⬢ GROUND BAR
- G — GROUNDING WIRE

GROUNDING LEGEND

SCALE
N.T.S.

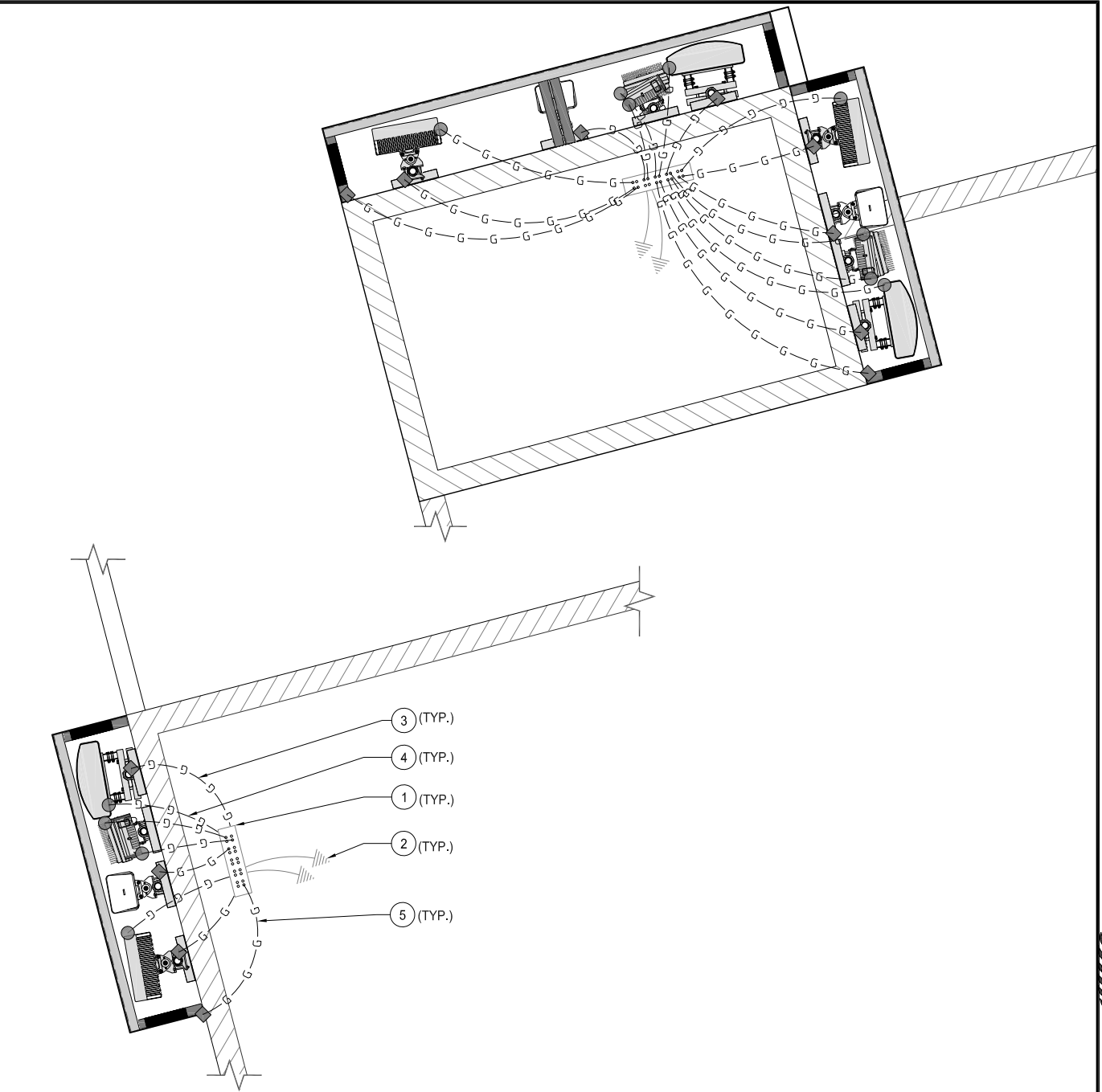
3

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
2. GROUND ALL ANTENNA BASES, FRAMES, CABLE RUNS, AND OTHER METALLIC COMPONENTS USING GROUND WIRES AND CONNECT TO SURFACE MOUNTED BUS BARS, FOLLOW ANTENNA AND BTS MANUFACTURES PRACTICES FOR GROUNDING REQUIREMENTS. GROUND COAX SHIELDS AT BOTH ENDS AND EXIT FROM TOWER OR POLE USING MFR'S PRACTICES.
3. ALL GROUND WIRE SHALL BE GREEN INSULATED WIRE ABOVE GROUND.
4. CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE. GROUNDING AND OTHER OPERATIONAL TESTING WILL BE WITNESSED BY A T-MOBILE REPRESENTATIVE.
5. REFER TO DIVISION 16 GENERAL ELECTRIC; GENERAL ELECTRICAL PROVISION AND COMPLY WITH ALL REQUIREMENTS OF GROUNDING STANDARDS.
6. CONTRACTOR TO ABIDE BY ALL T-MOBILE SAFETY STANDARDS DURING SITE CONSTRUCTION.
7. CONTRACTOR SHALL REFER TO T-MOBILE STANDARDS FOR GROUNDING CONNECTIONS & INSTALLATION METHODS.
8. ELECTRICAL CONTRACTOR TO PROVIDE DETAILED DESIGN OF GROUNDING SYSTEM, AND RECEIVE APPROVAL OF DESIGN BY AUTHORIZED T-MOBILE REPRESENTATIVE, PRIOR TO INSTALLATION OF GROUNDING SYSTEM. PHOTO DOCUMENT ALL CADWELDS AND GROUND RING.
9. NOTIFY CONSTRUCTION MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
10. GROUNDING ROD NOTES (WHERE APPLICABLE)
11. ELECTRICAL CONTRACTOR SHALL ORDER GROUND RESISTANCE TESTING ONCE THE GROUND SYSTEM HAS BEEN INSTALLED; A QUALIFIED INDIVIDUAL, UTILIZING THE FALL OF POTENTIAL METHOD, SHOULD PERFORM THE TEST. THE REPORT WILL SHOW THE LOCATION OF THE TEST AND CONTAIN NO LESS THAN 9 TEST POINTS ALONG THE TESTING LINE, GRAPHED OUT TO SHOW THE PLATEAU.
12. POINT GROUND TEST OR 3 POINT 62% TESTS WILL NOT BE ACCEPTED AS ALTERNATIVES TO THE AFORE MENTIONED GROUND TESTS. TEST SHALL BE PERFORMED WHILE THE COUNTERPOISE IS ISOLATED. TEST SHALL BE PERFORMED WHILE THE COUNTERPOISE IS ISOLATED FROM THE A/C SYSTEM GRIDS AND EXISTING COMMUNICATIONS FACILITY.

GENERAL GROUNDING NOTES

SCALE
N.T.S.

2



SCHEMATIC ANTENNA GROUNDING PLAN

0 1.5' 3' 5'

SCALE: 3/16"=1'-0" (22x34)
(OR) 3/32"=1'-0" (11x17)

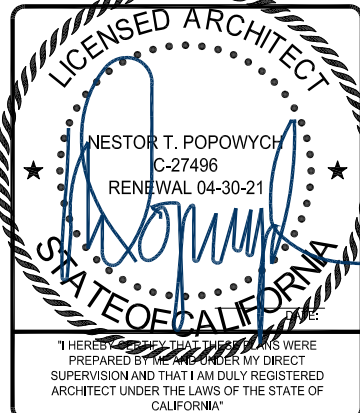
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REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
0	08/21/2020	90% CD's	GB
1	09/11/2020	100% CD's	BM
Δ	10/01/2020	CITY COMMENTS	AS



CUP-L600-ANCHOR
PACIFIC TOWER
SD06535A
4944 CASS STREET
SAN DIEGO, CA 92109

SHEET TITLE

SCHEMATIC GROUNDING
PLAN, NOTES & DETAILS

SHEET NUMBER

G-1.0