City of Costa Mesa
Inter Office Memorandum

TO: CITY COUNCIL AND PLANNING COMMISSION

CC: TOM HATCH, GARY ARMSTRONG, AND CLAIRE FLYNN

FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR

DATE: DECEMBER 23, 2015

SUBJECT: ZONING ADMINISTRATOR DECISION(S)

This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. Project descriptions have been kept brief for this notice. Please feel free to contact me by e-mail at willa.bouwens-killeen@costamesaca.gov if you have any questions or would like further details.

ZA-95-19 A1 **1786 ORANGE AVENUE**

Amendment to Minor Conditional Use Permit ZA-95-19 to reinstall new rooftop telecommunication antennas (3 antennas total) on an existing screen wall; relocate an existing freestanding antenna (Air 21 Panel antenna) to be mounted on the existing screen wall; and an expansion of the ground mounted equipment within the same general area.

Approved, subject to conditions of approval.

Comments received: None.

CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

December 23, 2015

Monica Spencer
Coastal Business Group
16460 Bake Parkway, Suite 100
Irvine, CA 92618

RE: ZONING APPLICATION ZA-95-19 A1
MINOR CONDITIONAL USE PERMIT TO MODIFY AN EXISTING ROOF TOP TELECOMMUNICATIONS FACILITY TO INSTALL ADDITIONAL ANTENNAS AND RELOCATE A FREE STANDING ANTENNA (T-MOBILE)
1786 ORANGE AVENUE, COSTA MESA

Dear Mr. Spencer:

City staff's review of your zoning application for the above-referenced project has been completed. The application, as described in the attached project description, has been approved based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5:00 p.m. on January 8, 2016, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee, or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Minoo Ashabi, at (714) 754-5610, or at minoo.ashabi@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments:
Project Description
Findings
Conditions of Approval, Code Requirements, and Special District Requirements
Applicant Letter
Conceptual Plans

cc: Engineering
Fire Protection Analyst
Building Safety Division

BACKGROUND

Site Location

The property is zoned Administrative and Professional District (AP) with a General Plan land use designation of General Commercial. The project site is surrounded by residential zoned properties on all sides. The property is developed with a two-story telecommunication facility (Pacific Bell Telephone Company) with extensive roof screens that increase the overall height of the building to 45 feet. The wireless facility site currently includes the following exterior mounted facilities and equipment area:

- T-Mobile panel antennas, 2 per sector (6 total) screen mounted on the west side and east side of the building
- Equipment lease area at ground level on the north side of the building

A backup generator with an enclosure was approved in 2001 for installation in the parking area.

Previous Entitlements

On June 24, 1991 (PA-91-58), a variance was approved that allowed construction of a 9 foot high screen wall atop of the existing 36-foot high building. The roof screen was installed on the north and east side of the building and increased the overall height of the building to 45 feet.

On January 9, 1996 (ZA-95-19), the Zoning Administrator approved a minor conditional use permit allowing the installation of wireless facility consisting of six roof-top antennas on the building located at 1786 Orange Avenue.

Since additional antennas and reinstallation of existing antennas are proposed, an amendment to the Minor Conditional Use Permit ZA-95-19 is required.

PROJECT DESCRIPTION

Proposed Use

Zoning Code Sections 13-141 and 13-142 require approval of a Minor Conditional Use Permit for this installation because:

1. The antennas cannot be concealed; and
2. The location of the antennas on the rooftop of the building at a height of 45 feet exceeds the maximum allowable height of 30 feet for communication antennas.

The project includes installation of new 8-foot high dual 700 MHZ antenna on the east and north (2 per sector- 6 total) in place of 6 existing antennas. The project also includes

replacement of an existing pole mounted 4-foot high antenna with a new screen mounted AIR21 panel antenna. All antennas and structures are proposed to be painted to match the adjacent screen color. The miscellaneous equipment inside the existing equipment will be replaced with equipment of the same footprint and within the same equipment closure area.

Analysis

This site has been owned and operated by Pacific Bell for over many years. The screen mounted antennas are proposed to be replaced with new antennas with advance technology to provide better service in the area. With the 45-foot height of the existing screen wall, no additional height is required and the new antennas will be replacing existing ones with slightly larger footprint and painted to match the adjacent wall. The screen walls are mounted on the north and eastside of the building. The easterly portion of the building where a dual antenna and RUSS equipment will be installed is setback more than 150 feet from Rogers Place. The northerly dual antennas are visible from 18th Street and the properties to the immediate north of the building; however, these antennas will be mounted on the building without extending beyond the screen wall and painted to match the screen wall to minimize any aesthetic impacts.

Conditions have been included to ensure antenna frequencies do not interfere with the frequency used for Public Safety communications. Additionally, the environmental radio frequency radiation generated by the antennas will comply with the ANSI/IEEE standards.

Per Policy No. B-06-06 of the Development Services Department, all new buildings over three stories in height are required to include specific in-building public safety radio facilities. A condition of approval is include addressing this requirement.

FINDINGS

A. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that:

1. The proposed use is compatible with developments in the same general area. The new replaced antennas will be mounted on the equipment screen wall and painted to match the building. The upgraded equipment will be located within the existing closures at the ground level and at rooftop locations. The existing and replacement antennas are proposed to be painted to match the building.

2. Granting the Minor Conditional Use Permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity since the antenna frequencies will comply with ANSI/IEEE standards. Conditions have also been added to certify that the antennas do not interfere with frequencies used by the City for public safety purposes. The antenna frequencies comply with all Federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and subsequent amendments,

as well as any other applicable requirements imposed by the State and Federal agencies.

3. Granting the Minor Conditional Use Permit will not allow a use, density or intensity that is not in accordance with the General Plan designation for the property. The new telecommunications antennas will be co-located on the rooftop and placed at the same height as the existing antennas which are mounted to the screen wall. The proposed cabinet will be placed within the existing equipment area. With the mounting of the antennas on the screen wall, painted to match the wall, the rooftop equipment will not be readily visible from the immediate surroundings; therefore, the new antennas and related equipment are not deemed visually obtrusive.

B. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15311, Class 11, Accessory Structures, of the CEQA Guidelines.

C. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

Plng.
1. The conditions of approval and Code requirements of Zoning Application (ZA-95-19 A1) shall be blueprinted on the face of the site plan of the plan check submittal package.
2. Any future modifications to the equipment or antennas shall be done only with the prior approval of Planning staff and may require filing and approval of a minor conditional use permit.
3. All existing, replacement and proposed and antennas mounted to the existing screen wall shall be painted to match the color of the building/screen wall upon which they are installed
4. The cabinet(s) shall be located in the existing equipment area and shall not be visible from off-site.
5. The applicant shall provide a 24-hour phone number to which interference problems may be reported.
6. The applicant shall provide a "single point of contact" in its Engineering and Maintenance Departments to ensure continuity on all interference issues. The name, telephone number, fax number, and email address of that person shall be provided to the City's designated representative.
7. The applicant shall contact the Planning Division to arrange for an inspection of the site prior to the final building inspection(s). This inspection is to confirm that the conditions of approval and Code requirements have been satisfied.
8. The applicant shall ensure that lessee or other user(s) shall comply with the terms and conditions of this permit and shall be responsible for the failure of any lessee or other users under the control of applicant to comply.

9. The wireless telecommunications facility and all associated equipment shall be completely removed upon discontinuance of use. The applicant shall notify the Planning Division when this occurs and obtain the necessary demolition permits to remove the wireless facility and associated equipment.

Police 10. The applicant recognizes that the frequencies used by the cellular facility located at the subject property are extremely close to the frequencies used by the City of Costa Mesa for Public Safety. This proximity will require extraordinary "comprehensive advanced planning and frequency coordination" engineering measures to prevent interference, especially in the choice of frequencies and radio ancillary hardware. This is encouraged in the "Best Practices Guide" published by the Association of Public Safety Communications Officials, International, Inc. (APCO), and as endorsed by the federal Communication Commission (FCC). Prior to the issuance of any permits to install the facility, applicant shall meet in good faith to coordinate the use of frequencies and equipment with the Communications Division of the Orange County Sheriff-Coroner Department to minimize, to the greatest extent possible, any interference with the Public Safety 800 MHz Countywide Coordinated Communications System (CCCS). Similar consideration shall be given to any other existing or proposed wireless communications facility that may be located on the subject property.

11. At all times, the applicant shall not prevent the City of Costa Mesa from having adequate spectrum capacity on the City's 800 MHz radio frequency.

CODE REQUIREMENTS

The following list of federal, state, and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

Plng. 1. Approval of the zoning application is valid for one (1) year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by obtaining building permits for the authorized construction and initiates construction. If the applicant is unable to obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the planning application.

2. All construction-related activity shall be limited to between the hours of 7 a.m. and 7 p.m., Monday through Friday, and 9 a.m. to 6 p.m. Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.

3. Antennas shall comply with the Antenna Development Standards in Section 13-142 of the Costa Mesa Zoning Code.

Bldg. 4. Comply with the requirements of the 2013 California Building Code, 2013 California Electrical Code, 2013 California Energy Code (or the applicable adopted California Building Code, California Electrical Code, and California

Energy Code at the time of plan submittal or permit issuance), and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
Provide a structural analysis and framing details designed by a licensed California Civil Engineer.

Bus. Lic. 5. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections will not be granted until all such licenses have been obtained.

Wireless Telecommunications Facility Application
Letter of Justification

Modifications to Existing T-Mobile Wireless Facility
Minor Conditional Use Permit ZA 95-19
LA02049A – CM049 LE103
1786 Orange Ave., Costa Mesa, CA 92626

T-Mobile is proposing to add (3) new 8-foot antennas and (3) RRUs on the existing rooftop. Replace miscellaneous equipment inside the existing equipment cabinet.

The proposed use of this existing wireless facility is to supply surrounding T-Mobile customer's greater wireless coverage through new wireless technologies. The proposed antennas will be mounted on the existing rooftop painted to match existing located at 1786 Orange Ave. These antennas will operate throughout the day to continually provide coverage to the surrounding area. There will be minimal visual impact to the surrounding area. The RF emissions from this facility will not pose any threats to the surrounding people or area.

The proposed project will not alter the current general use of this facility and the modifications will have minimal visual impact on the surrounding property. These modifications will not cause unusual noise, traffic, or conditions in the surrounding area.

The proposed wireless telecommunication facility modification will provide a service that is essential and beneficial to the community within the vicinity of the subject property. T-Mobile will enhance their wireless network with the proposed site, allowing it the surrounding community greater access to wireless services. The increase in cellular usage and the demand for cellular technology has increased the need for updated wireless facilities to handle the call load, data, and internet usage. Therefore, a wireless facility would not be detrimental to the public health, safety, or general welfare, it would instead increase the public safety and general welfare through increased coverage and upgraded technologies.

16460 Bake Parkway • Suite 100 • Irvine, CA 92618 • Phone: 949.336.1550 • Fax: 949.336.6665
E-Mail: info@coastalbusinessgroup.net • www.coastalbusinessgroup.net

Wireless Telecommunications Facility Application
Project Description

Modifications to Existing T-Mobile Wireless Facility
LA02049A – CM049 LE103
1786 Orange Ave., Costa Mesa, CA 92626

T-Mobile is proposing to relocate (1) existing pipe mounted 4-foot antenna and Twin TMA on Sector A the North side of the building to the existing screen wall on the rooftop. Add (3) new 8-foot antennas (painted to match) and (3) RRUs on the existing antenna structure on the rooftop on all Sectors. Replace miscellaneous equipment inside the existing equipment cabinet.

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E-Mail: info@coastalbusinessgroup.net • www.coastalbusinessgroup.net

T-Mobile®

SITE NUMBER: LA02049A
SITE NAME: CM049 LE103
SITE TYPE: ROOF TOP MOUNT

CITY: COSTA MESA
COUNTY: ORANGE COUNTY
JURISDICTION: COSTA MESA

PROJECT SUMMARY:

SITE ADDRESS:
1786 ORANGE AVE.,
COSTA MESA, CA 92626

PROPERTY OWNER:
AT&T NETWORK REAL ESTATE ADMINISTRATION
2600 CAMINO RAMON 3E400GG
SAN RAMON, CA 94583

APPLICANT:
T-MOBILE WEST CORPORATION
2008 MCGAW AVE
IRVINE, CA 92614

PROJECT DESCRIPTION (702Cu RFDS V.2):
THIS PROJECT INCLUDES THE MODIFICATIONS TO AN EXISTING T-MOBILE WIRELESS FACILITY, INCLUDING:

- RELOCATE (1) (E) AIR21 PANEL ANTENNA FROM SECTOR "A"
- ADD (3) NEW 8' TALL DUAL 700MHz ANTENNAS TO THE EXISTING ANTENNA STRUCTURE.
- ADD (3) NEW 700MHz RRUS11B12 TO THE EXISTING ANTENNA STRUCTURE.
- REPLACE (1) DUL20 WITH (1) DUS41 INSIDE THE EXISTING EQUIPMENT CABINET.
- USE SPARE FIBER JUMPERS
- INSTALL XMU INSIDE (E) CABINET

NO A/C ELECTRICAL WORK IS PROPOSED

BUILDING SUMMARY:

OCCUPANCY CLASSIFICATION:	B (TELEPHONE EXCHANGE)
TYPE OF CONSTRUCTION:	V-B
ZONING:	AP
ASSESSORS PARCEL NUMBER:	425-392-31
LATITUDE:	33.63754794
LONGITUDE:	-117.9°582000
LEASE AREA:	
EQUIPMENT AREA:	238 S.F.
SECTOR 'B':	216 S.F.
SECTOR 'C':	252 S.F.
TOTAL:	706 S.F.

CONSULTING TEAM:

SAC/ZONING/PERMITTING:
COASTAL BUSINESS GROUP, INC.
16150 SCIENTIFIC WAY
IRVINE, CA 92618
CONTACT: JORDON DIBIASE
PHONE: (949) 336-1550
EMAIL: jdibiase@coastalbusinessgroup.net

ARCHITECTURAL & ENGINEERING:
CDG-CONNELL DESIGN GROUP, L.L.C.
26455 RANCHO PKWY SOUTH
LAKE FOREST, CA 92630
CONTACT: DAN CONNELL
PHONE: (949) 306-4644

SHEET INDEX:

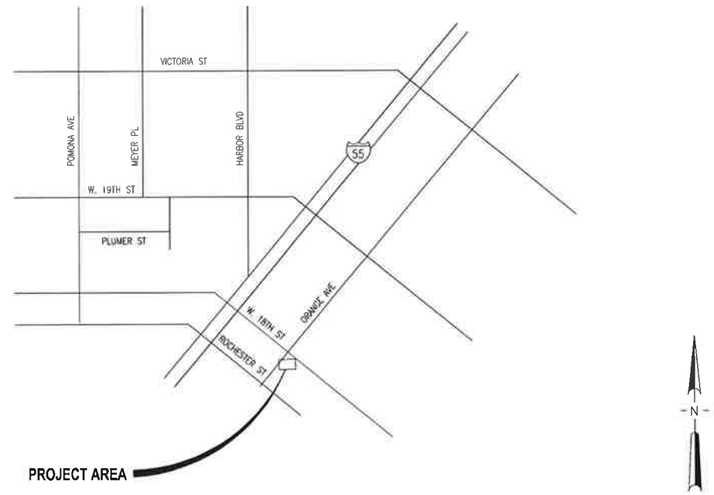
SHEET NUMBER:	DESCRIPTION:
T-1	TITLE SHEET
T-2	ABBREVIATIONS, SYMBOLS, GENERAL NOTES & SPECIFICATIONS
T-3	CONDITIONS OF APPROVAL
A-1	SITE PLAN, (E) EQUIPMENT LAYOUT & ANTENNA SCHEDULE
A-1.1	EXISTING ENLARGED SITE PLAN
A-1.2	PROPOSED ENLARGED SITE PLAN
A-2	(E) & (P) ANTENNA LAYOUTS
A-3	ARCHITECTURAL ELEVATIONS
A-3.1	ARCHITECTURAL ELEVATIONS
A-4	ARCHITECTURAL DETAILS
A-5	ARCHITECTURAL DETAILS
A-6	ROOF PROTECTION DETAIL
A-7	PLAN REVIEW COMMENTS

APPROVALS:

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

	PRINT NAME	SIGNATURE	DATE
LANDLORD			
DEVELOP. MGR			
CONST. MGR			
ZONING MGR			
RF ENGINEER			
OPERATIONS			
SAC REP.			
UTILITIES			

VICINITY MAP:



DRIVING DIRECTIONS:

DIRECTIONS FROM THE LOCAL T-MOBILE OFFICE:
1. START OUT GOING NORTH-WEST ON MCGAW AVE TOWARD ARMSTRONG AVE.
2. TAKE THE 3RD LEFT ONTO RED HILL AVE.
3. TURN RIGHT ONTO MACARTHUR BLVD.
4. MERGE ONTO CA-55 S TOWARD NEWPORT BEACH
5. TURN LEFT ONTO 19TH ST.
6. TURN RIGHT ONTO ORANGE AVE
7. 1786 ORANGE AVE IS ON THE LEFT

APPLICABLE CODES

BUILDING CODE: CALIFORNIA BUILDING CODE 2013
ALL WORK IS TO COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE (CBC)
TIA/EIA-222-1996-F LIFE SAFETY CODE NFPA-101, 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
AISC - CONSTRUCTION MANUAL, 9TH EDITION OR LATER.
CEC (CALIFORNIA ELECTRICAL CODE) 2013

T-Mobile

PLANS PREPARED BY:
CDG
CONNELL DESIGN GROUP, LLC
CONSULTING CIVIL ENGINEERS
26455 Rancho Pkwy South, Lake Forest, CA 92630
(949) 753-8807 OFFICE - (949) 753-8833 FAX

CONSULTING GROUP:
coastal business group, inc.
16150 Scientific Way
Irvine, CA 92618
Phone: (949) 336-1550
Fax: (949) 336-0665

NO.	DATE:	DESCRIPTION:	BY:
0	09/08/14	90% CD'S	HL
1	10/08/14	100% CD'S	HL
2	11/11/14	100% CD'S	DC
3	2/03/15	100% CD'S	GN
4	6/26/15	100% CD'S	FC
5	07/16/15	100% CD'S	JPC
6	08/19/15	100% CD'S	SA
7	09/16/15	100% CD'S	DC
8	09/28/15	100% CD'S	SA
9	10/30/15	100% CD'S	SA

SITE INFORMATION:
CM049 LE103
LA02049A
1786 ORANGE AVE.,
COSTA MESA, CA 92626

SEAL:

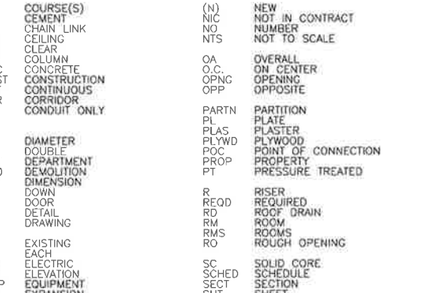
SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

ABBREVIATIONS

AB	ANCHOR BOLT	LAM	LAMINATED
AC	ASPHALTIC CONCRETE	LBS	POUNDS
A/C	AIR CONDITIONING	LT	LIGHT
ADJ	ADJUSTABLE	LA	LIGHTNING ARRESTOR
A.F.F.	ABOVE FINISH FLOOR	LNA	LOW NOISE AMPLIFIER
ARCH	ARCHITECTURAL		
APPROX	APPROXIMATELY	MFR	MANUFACTURER
A.G.L.	ABOVE GRADE LEVEL	MAT	MATERIAL
A.M.S.L.	ABOVE MEAN SEA LEVEL	MAX	MAXIMUM
		MECH	MECHANICAL
BD	BOARD	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BLKG	BLOCKING	ML	METAL LATH
BOT	BOTTOM	MO	MASONRY OPENING
BSMT	BASEMENT	MS	MACHINE SCREW
BTS	BASE TRANSCEIVER STATION	MTD	MOUNTED
		MTL	METAL
C	COURSE(S)	(N)	NEW
CEM	CEMENT	NIC	NOT IN CONTRACT
CL	CHAIN LINK	NO	NUMBER
CLG	CEILING	NTS	NOT TO SCALE
CLR	CLEAR		
COL	COLUMN	OA	OVERALL
CONC	CONCRETE	O.C.	ON CENTER
CONST	CONSTRUCTION	OPNG	OPENING
CONT	CONTINUOUS	OPP	OPPOSITE
CORR	CORRIDOR		
CO	CONDUIT ONLY	PARTN	PARTITION
		PL	PLATE
DIA	DIAMETER	PLAS	PLASTER
DBL	DOUBLE	PLYWD	PLYWOOD
DEPT	DEPARTMENT	POC	POINT OF CONNECTION
DEMO	DEMOLITION	PROP	PROPERTY
DIM	DIMENSION	PT	PRESSURE TREATED
DN	DOWN		
DR	DOOR	R	RISER
DTL	DETAIL	REQD	REQUIRED
DWG	DRAWING	RD	ROOF DRAIN
		RM	ROOM
(E)	EXISTING	RMS	ROOMS
EA	EACH	RO	ROUGH OPENING
ELEC	ELECTRIC		
ELEV	ELEVATION	SC	SOLID CORE
EQUIP	EQUIPMENT	SCHED	SCHEDULE
EXP	EXPANSION	SECT	SECTION
EXT	EXTERIOR	SHT	SHEET
		SIM	SIMILAR
FA	FIRE ALARM	SPECS	SPECIFICATIONS
FB	FLAT BAR	SS	STAINLESS STEEL
FF	FINISH FLOOR	STL	STEEL
FH	FLAT HEAD	STOR	STORAGE
FIN	FINISH(ED)	STRUCT	STRUCTURAL
FLR	FLOOR	SUSP	SUSPENDED
FOS	FACE OF STUDS	SW	SWITCH
FS	FINISH SURFACE	SWBD	SWITCHBOARD
FT	FOOT, FEET		
FTG	FOOTING	THK	THICK
FW	FINISH WALL	TI	TENANT IMPROVEMENT
F.G.	FINISH GRADE	TMA	TOWER MOUNTED AMPLIFIER
FUT	FUTURE	TOS	TOP OF SURFACE
		TS	TUBE STEEL
GA	GAUGE	TYP	TYPICAL
GALV	GALVANIZED		
GL	GLASS	UNO	UNLESS NOTED OTHERWISE
GR	GRADE		
GYP	GYPSUM	VCT	VINYL COMPOSITION TILE
GFCI	GROUND FAULT CIRCUIT INTERRUPT	VERT	VERTICAL
GND	GROUND	V.I.F.	VERIFY IN FIELD
		VG	VERTICAL GRAIN
HC	HOLLOW CORE		
HDW	HARDWARE	W/	WITH
HTR	HEATER	WD	WOOD
HM	HOLLOW METAL	WR	WATER RESISTANT
HORIZ	HORIZONTAL	WT	WEIGHT
HR	HOUR		
HT	HEIGHT	XFMR	TRANSFORMER
HV	HIGH VOLTAGE		
		@	AT
ID	INSIDE DIMENSION	[	CHANNEL
INS	INSULATION	℄	CENTERLINE
INT	INTERIOR	∠	ANGLE
		ℙ	PROPERTY LINE
JT	JOINT		

SYMBOLS:



GENERAL

1. THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATIONS.

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

3. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK.

4. A COPY OF THE APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDUM'S, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT DRAWINGS TO THE ARCHITECT/ENGINEER AT THE CONCLUSION OF THE PROJECT.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE FROM START OF PROJECT TO COMPLETION OF PROJECT.

6. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, AND TOILET FACILITIES.

7. ALL CONSTRUCTION THROUGH THE PROJECT SHALL CONFORM TO THE 2013 CBC AND ALL OTHER GOVERNING CODES.

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

9. THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK, USING HIS PROFESSIONAL KNOWLEDGE AND SKILLS. HE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK.

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

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

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

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

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

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

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

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

18. ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT/ENGINEER SHALL BE NOTIFIED FOR CLARIFICATIONS.

19. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES TO PERFORM THE WORK. THE SUPERVISION OF THE WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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

21. THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSION, ELEVATION, ETC. NECESSARY FOR THE PROPER CONSTRUCTION AND ALIGNMENT OF THE NEW PORTION OF THE WORK TO THE EXISTING WORK. THE CONTRACTOR SHALL MAKE ALL MEASUREMENTS NECESSARY FOR FABRICATION AND ERECTION OF STRUCTURAL MEMBERS, AND DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ ENGINEER

22. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.

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

24. NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE ARCHITECT/ ENGINEER. UNAUTHORIZED CHANGES RENDER THESE DRAWINGS VOID.

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

26. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK. TO: GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS, PRIOR TO STARTING WORK.

SITE PREPARATION NOTES:

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

2. BACK FILLING AT TRENCHES SHALL BE OF CLEAN, STERILE SOIL HAVING A SAND EQUIVALENT OF 30 OR GREATER. BACK FILLING SHALL BE DONE IN 8 INCH LAYERS, MOISTURE CONDITIONED AND PROPERLY COMPACTED. ADEQUATE DRAINAGE SHALL BE PROVIDED SUCH THAT NO PONDING OCCURS.

3. ALL FOUNDATION FOOTINGS SHALL EXTEND INTO AND BEAR AGAINST NATURAL UNDISTURBED SOIL OR APPROVED COMPACTED FILL. FOOTINGS SHALL EXTEND INTO SOIL DEPTH AS INDICATED IN PLANS.

4. SHOULD ANY LOOSE FILL, EXPANSIVE SOIL, GROUND WATER OR ANY OTHER UNEXPECTED CONDITIONS BE ENCOUNTERED DURING THE EXCAVATION FOR THE NEW FOUNDATION, THE ARCHITECT/ENGINEER SHALL BE NOTIFIED AND ALL FOUNDATION WORK SHALL CEASE IMMEDIATELY.

5. WITHIN AN AREA A MINIMUM OF 5 FEET BEYOND THE BUILDING LIMITS, EXCAVATE A MINIMUM OF 4" OF EXISTING SOIL. REMOVE ALL ORGANICS, PAVEMENT, ROOTS, DEBRIS AND OTHERWISE UNSUITABLE MATERIAL.

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

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

8. FILL ALL EXCAVATED AREAS WITH APPROVED CONTROLLED FILL. PLACE IN 8" LOOSE LIFTS AND THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-698. COMPACT TO A MINIMUM OF 90% RELATIVE COMPACTION

9. THE STRUCTURAL DRAWINGS HERE IN REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY GUYING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK AND CONNECTIONS HAVE BEEN COMPLETED. THE INVESTIGATION, DESIGN, SAFETY, ADEQUACY AND INSPECTION OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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

11. WHEN REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.

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

SUBMITTALS:

SUBMITTALS: SUBMITTALS FOR SHOP DRAWINGS, MILL TESTS, PRODUCT DATA, ETC., FOR ITEMS DESIGNED BY THE ARCHITECT/ ENGINEER OF RECORD SHALL BE MADE TO THE ARCHITECT/ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW THE SUBMITTAL BEFORE FORWARDING TO THE ARCHITECT. SUBMITTALS SHALL BE MADE IN ADVANCED TO ARCHITECT-ENGINEER. SUBMITTALS REQUIRED FOR EACH SECTION OF THESE NOTES ARE SPECIFIED IN THAT SECTION.

SHOP DRAWING REVIEW:

REVIEW BY THE ARCHITECT/ENGINEER IS FOR GENERAL COMPLIANCE WITH THE DESIGN CONCEPT AND THE CONTRACT DOCUMENTS. MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, NOR DEPARTURES THEREFROM. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTION FABRICATION PROCESSES.

ACCESSIBILITY NOTE:

THE TELECOMMUNICATIONS EQUIPMENT SPACE SHOWN HEREON THESE PLANS IS NOT CUSTOMARILY OCCUPIED. WORK TO BE PERFORMED IN THIS FACILITY CANNOT REASONABLY BE PERFORMED BY PERSONS WITH A SEVERE IMPAIRMENT: MOBILITY, SIGHT, AND/OR HEARING. THEREFORE, PER 2013 CALIFORNIA BUILDING CODE SECTION 11038.1 EXCEPTION 1, THIS FACILITY SHALL BE EXEMPTED FROM ALL TITLE 24 ACCESS REQUIREMENTS.

BID WALK NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONSTRUCTION CONDITIONS BEFORE SUBMITTAL OF FINAL BIDS, START OF CONSTRUCTION AND/OR FABRICATION. AFTER THOROUGHLY EXAMINING THE PLANS AND EXISTING SITE CONDITIONS NOTIFY THE ENGINEER IN WRITING OF ANY OMISIONS/DISCREPANCIES, OR ANY ITEMS NEEDING CLARIFICATION PRIOR TO SUBMITTING FINAL BIDS.

2. IF THE ENGINEER IS NOT NOTIFIED OF ANY OMISIONS/DISCREPANCIES OR CLARIFICATIONS IN WRITING AS DESCRIBED IN #1 IT WILL BE CONFIRMED THAT THE CONTRACTOR HAS CONSIDERED ALL ITEMS THAT WILL AFFECT THE COST OF THE CONSTRUCTION OF THE SITE UNDER THE MOST STRINGENT CONDITIONS. THE CONTRACTOR WILL NOT BE ENTITLED TO ANY ADDITIONAL COMPENSATION AFTER FINAL BIDS HAVE BEEN SUBMITTED AND AWARDED FROM CARRIER.

STRUCTURAL STEEL:

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

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

3. GROUTING OF COLUMN BASE PLATES: BASE PLATES SHALL BE DRYPACKED OR GROUTED WITH NON-SHRINK, NON-FERROUS GROUT. MINIMUM COMPRESSIVE STRENGTH SHALL BE 4,000 PSI AT 28 DAYS. ALL SURFACES SHALL BE PROPERLY CLEANED OF FOREIGN MATERIAL PRIOR TO GROUTING.

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

5. NO HOLES OTHER THAN THOSE SPECIFICALLY DETAILED SHALL BE ALLOWED THRU STRUCTURAL STEEL MEMBERS. BOLT HOLES SHALL CONFORM TO AISC SPECIFICATION, AND SHALL BE STANDARD HOLES UNLESS OTHERWISE NOTED. NO CUTTING OR BURNING OF STRUCTURAL STEEL WILL BE PERMITTED WITHOUT PRIOR CONSENT OF THIS ENGINEER.

6. WELDING: CONFORM TO AWS D1.1. WELDERS SHALL BE CERTIFIED IN ACCORDANCE WITH WABO REQUIREMENTS. USE E70 ELECTRODES OF TYPE REQUIRED FOR MATERIALS TO BE WELDED.

7. BOLTING:
ASTM A307 BOLTS SHALL BE INSTALLED "SNUG TIGHT" PER AISC, SECTION RCSC 8(C) ASTM A325 BOLTS SHALL CONFORM TO THE RCSC SPECIFICATION SECTION 8 (D).

8. FABRICATION: CONFORM TO AISC SPECIFICATION SEC M2 "FABRICATION" AND AISC CODE SEC 6 "FABRICATION AND DELIVERY" PERFORM WORK ON PREMISES OF A FABRICATOR APPROVED BY THE BUILDING OFFICIAL.

9. GALVANIZING: ALL EXPOSED STEEL OUTSIDE THE BUILDING ENVELOPE SHALL BE HOT-DIPPED GALVANIZED, APPLY FIELD TOUCH-UPS PER SPECIFICATIONS, PER ASTM A153.

STRUCTURAL STEEL:

MATERIALS: CONFORM TO	
ANCHOR BOLTS (HEADED):	ASTM A307
ANCHOR BOLTS (J-TYPE):	ASTM A36
BARS & PLATES:	ASTM A36
BOLTS:	ASTM A307
C-, M-, AND ANGLE SHAPES:	ASTM A36
DEFORMED WELDED WIRE FABRIC:	ASTM A497
EPOXY & EXPANSION ANCHORS:	HILTI OR EQUIVALENT
GROUT:	EMBECO OR EQUIVALENT
HIGH-STRENGTH BOLTS:	ASTM A325SC OR (A325N)
OTHER STRUCTURAL SHAPES:	ASTM A36
REINFORCING BARS:	ASTM A615, GRADE 60, DEFORMED BARS
SMOOTH WELDED WIRE FABRIC:	ASTM A185
STRUCTURAL WF SHAPES:	ASTM A572-GR50
STEEL PIPE:	ASTM A53, GRADE B
TIE WIRE:	16.5 GAGE OR HEAVIER, BLACK ANNEALED
TUBE STEEL & PIPE COLUMNS:	ASTM A500, GRADE B
WELDING ELECTRODES:	E70XX
W - SHAPES:	ASTM A992, GRADE 50

STRUCTURAL STEEL NOTES:

1. HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE IS NOT PERMITTED.

2. ALL FRAMING CONNECTORS SUCH AS CONCRETE ANCHORS, HOLD-DOWNS, POST BASES, FRAMING CAPS, HANGER AND OTHER MISCELLANEOUS STRUCTURAL METALS SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE CO. OR APPROVED EQUAL.

ELECTRICAL COMMENTS:

1. ALL ABANDONED AND UNUSED CARRIERS AC/DC, DATA, FIBER, COAXIAL CABLING AND SUPPORTS SHALL BE COMPLETELY REMOVED AS REQUIRED. ALL MODIFICATIONS TO THE ELECTRICAL DISTRIBUTION PANELS SHALL BE LABELED AS REQUIRED

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CONSULTING CIVIL ENGINEERS
26455 Rancho Pkwy South, Lake Forest, CA 92630
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CONSULTING GROUP:

coastal business group, inc.
16150 Scientific Way
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Fax: (949) 336-6663

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SITE INFORMATION:

CM049 LE103

LA02049A

1786 ORANGE AVE.,
COSTA MESA, CA 92626

SEAL:

SHEET TITLE:

ABBREVIATIONS, SYMBOLS, GENERAL NOTES & SPECIFICATIONS

SHEET NUMBER:

T-2

02049A12

12

THE
PLANNING
CENTER

MEMORANDUM **Date: January 16, 1996**

TO: Jim Kelly

FROM: Marie Luna

SUBJECT: Follow-up on Approved CM-049-09 (Orange, Costa Mesa)

- On January 9, 1996, the Zoning Administrator of the City of Costa Mesa conditionally approved Minor Conditional Use Permit ZA 95-19 to allow the installation and operation of a wireless facility consisting of six (6) roof-top antennas on the building located at 1786 Orange Avenue (see approval letter dated January 9, 1996, Attachment 1). The action will become final on January 17, 1996.

- The City will be forwarding within the next few days a copy of the conceptually approved site plan. This item was inadvertantly omitted from the approval letter package we received. As soon as I receive it I will forward it to you.

Conditions of Approval

The conditions of approval have been reviewed. The conditions related to construction and operation are summarized below.

1. The antennas shall be painted to match the screen (see Condition 1 of Attachment 1).
2. The two southeasterly-most antennas not attached to the existing mechanical screen shall be placed on individual vertical poles (see Condition 2 of Attachment 1).
3. The street address shall be displaced on the complex. Street address numberals shall be a minimum 6" in height with not less than 1/2" stroke and shall contrast sharply with the background (see Condition 4 of Attachment 1).
4. The CUP expires on January 9, 1997, unless a building permit has been issued or a time extension is requested prior to that date (see Code Requirement "Plng 1" of Attachment 1).
5. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections will not be granted until all such licenses have been obtained (see Code Requirement "Bldg. 2" of Attachment 1).

Construction Plans

The City's appeal period will end on January17, 1996. Construction plans can be submitted to the City's Building Department after that date.

Site Inspection

Please notify me of the construction schedule to allow for a site inspection prior to City sign-off.

Final Approval

Please provide a copy of the final sign-off from the City. This will trigger us to notify PBMS that the construction process has been completed and the site is ready to "go on air".

xc: Michael Flynn, PBMS Project Manager (fax: 825-8102)
File: CM-049-19

P:\PCB-02\ENTITLE\CLOSURE\M.049

9

RECEIVED
JAN 11 1996
BY:

CITY OF COSTA MESA
CALIFORNIA 92626-1200 P.O. BOX 1200
DEVELOPMENT SERVICES DEPARTMENT

January 9, 1996

Ms. Patty Hamilton
Pacific Bell
3848 7th Avenue, Room 120
San Diego, CA 92103

RE: MINOR CONDITIONAL USE PERMIT ZA-95-19
ADD SIX (6) ROOF-TOP ANTENNAS
1786 ORANGE AVENUE, COSTA MESA

Dear Ms. Hamilton:

Review of the Minor Conditional Use Permit for the above-referenced project has been completed. The application is approved, based on the following findings and subject to the conditions set forth below:

FINDINGS

1. The information presented substantially complies with Section 13-347 of the Costa Mesa Municipal Code in that:
   a. The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area. Specifically, the antennas will be attached to, or be of the same height as an existing mechanical screen; they will be small in size and painted to match the screen. Therefore, they will not be readily visible.
   b. Granting the Minor Conditional Use Permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. Specifically, information in the record indicates that the radiation generated is within the limits established by ANSI/IEEE for this type of equipment.
   c. Granting the Conditional Use Permit will not allow a use, density, or intensity which is not in accordance with the General Plan designation for the property.
2. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt.

77 FAIR DRIVE
Building Division (714) 754-5273 • Code Enforcement (714) 754-5623 • Planning Division (714) 754-5245
FAX (714) 754-4856 • TDD (714) 754-5244

ATTACHMENT 1

9

ZA-95-19
1786 Orange Avenue
Page 3

Upon receipt of this letter, your project has been approved, subject to the above listed conditions. A copy of the conceptually approved site plan is enclosed. The decision will become final on January 17, 1996 unless appealed by an affected party or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact Willa Bouwens-Killeen at 754-5153 between 8 a.m. and 12 noon.

Sincerely,

Jerry L. Valantine by WBK

JERRY L. VALANTINE
Zoning Administrator

WBK:jt (ZA9519.CM1C)

Enclosure: Conceptually Approved Site Plan

cc: Engineering/Development Services
Fire Protection Analyst
Water District

T··Mobile·

PLANS PREPARED BY:

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9	10/30/15	100% CD'S	SA

SITE INFORMATION:

CM049 LE103

LA02049A

1786 ORANGE AVE.,
COSTA MESA, CA 92626

SEAL:

SHEET TITLE:

CONDITIONS OF APPROVAL

SHEET NUMBER:

T-3

EXISTING ANTENNA SCHEDULE

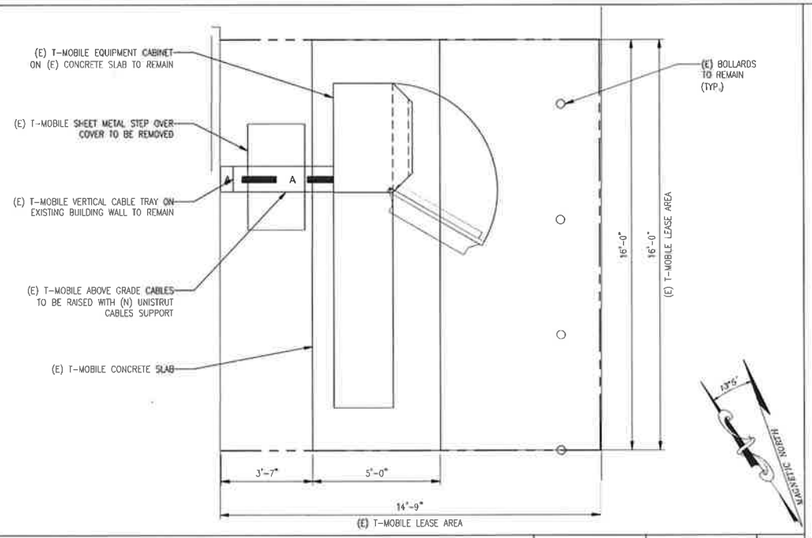
SECTOR		ANTENNA: ANT. TECH.	ANTENNA: MODEL	ANTENNA: SIZE	ANTENNA AZIMUTH	RAD CENTER	TMA / RRU	CABLE TYPE	CABLE LENGTH
SECTOR "A"	A1	GSM/UMTS_PCS UMTS_AWS	AIR21 B2A/B4P	56"	0°	42'-8"	(1) TWIN AWS TMA	(4) 7/8" COAX (1) HCS 3X6	60'
	A2	LTE_AWS	AIR21 B4A/B2P	56"	0°	42'-8"	N/A		
SECTOR "B"	B1	GSM/UMTS_PCS UMTS_AWS	AIR21 B2A/B4P	56"	120°	42'-8"	(1) TWIN AWS TMA	(4) 7/8" COAX (1) HCS 3X6	55'
	B2	LTE_AWS	AIR21 B4A/B2P	56"	120°	42'-8"	N/A		
SECTOR "C"	C1	GSM/UMTS_PCS UMTS_AWS	AIR21 B2A/B4P	56"	240°	42'-8"	(1) TWIN AWS TMA	(4) 7/8" COAX (1) HCS 3X6	70'
	C2	LTE_AWS	AIR21 B4A/B2P	56"	240°	42'-8"	N/A		

PROPOSED ANTENNA SCHEDULE (RFDS VERSION 2)

SECTOR		ANTENNA: ANT. TECH.	ANTENNA: MODEL	ANTENNA: SIZE	ANTENNA AZIMUTH	RAD CENTER	TMA / RRU	CABLE TYPE	CABLE LENGTH
SECTOR "A"	A1	GSM/UMTS_PCS UMTS_AWS	AIR21 B2A/B4P	56"	0°	42'-8"	(1) TWIN AWS	(4) 7/8" COAX (1) HCS 3X6	60'
	A2	LTE_AWS	AIR21 B4A/B2P	56"	0°	42'-8"	N/A		
	A3	LTE_700	LNX-6515DS-A1M	96.4"	0°	42'-0"	(1) RRUS11B12		
SECTOR "B"	B1	GSM/UMTS_PCS UMTS_AWS	AIR21 B2A/B4P	56"	120°	42'-8"	(1) TWIN AWS	(4) 7/8" COAX (1) HCS 3X6	55'
	B2	LTE_AWS	AIR21 B4A/B2P	56"	120°	42'-8"	N/A		
	B3	LTE_700	LNX-6515DS-A1M	96.4"	120°	42'-0"	(1) RRUS11B12		
SECTOR "C"	C1	GSM/UMTS_PCS UMTS_AWS	AIR21 B2A/B4P	56"	240°	42'-8"	(1) TWIN AWS	(4) 7/8" COAX (1) HCS 3X6	70'
	C2	LTE_AWS	AIR21 B4A/B2P	56"	240°	42'-8"	N/A		
	C3	LTE_700	LNX-6515DS-A1M	96.4"	240°	42'-0"	(1) RRUS11B12		

ANTENNA SCHEDULE

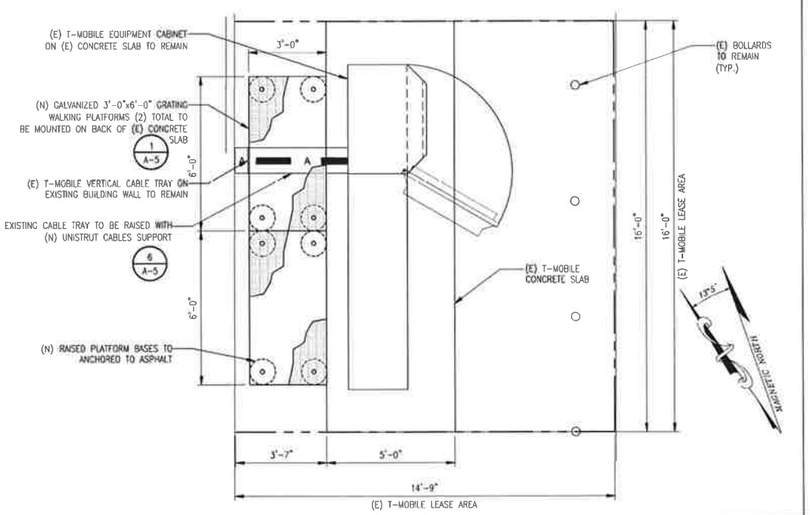
1



(E) EQUIPMENT LAYOUT

SCALE: 3/8"=1'-0" (0 1' 2' 3')

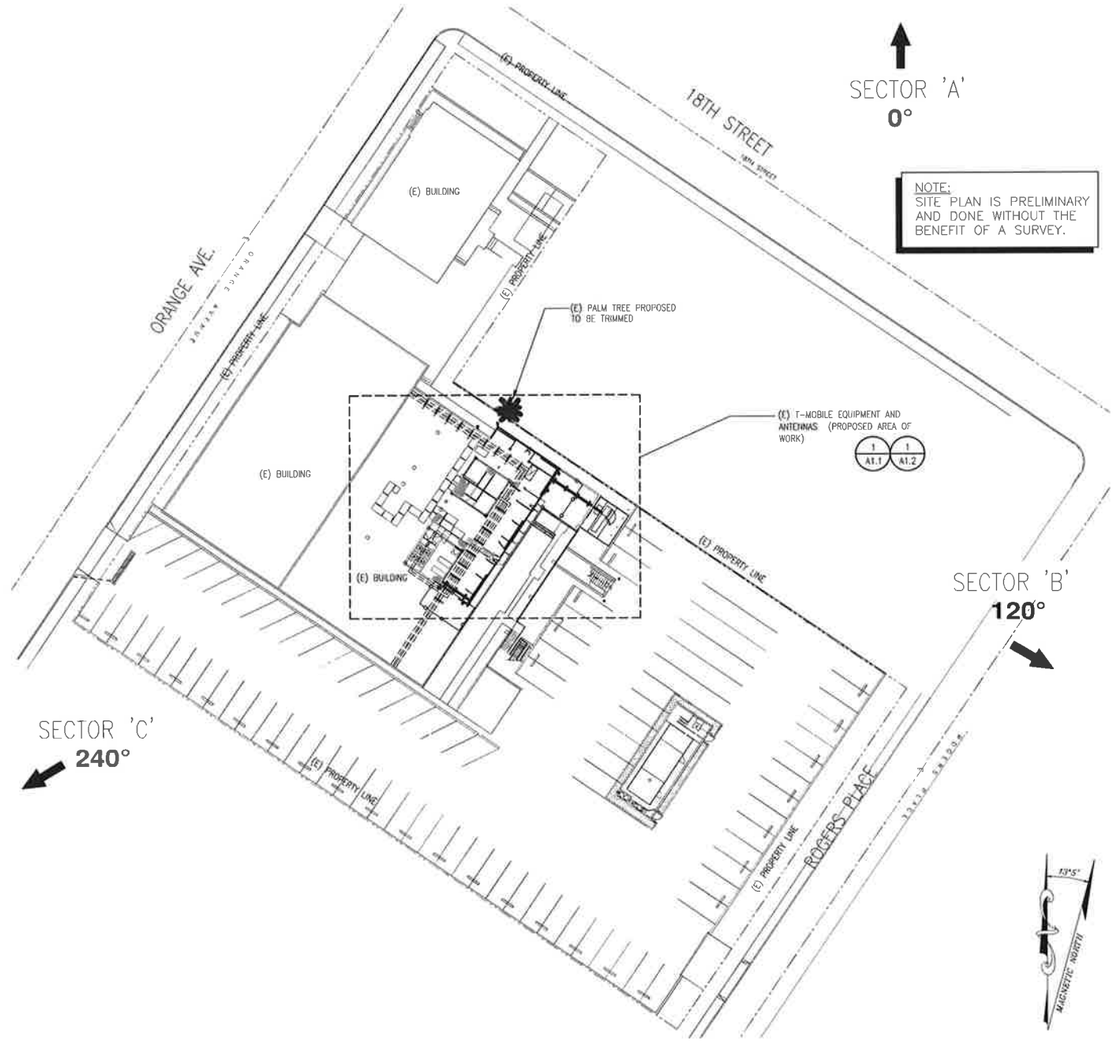
3



(E) EQUIPMENT LAYOUT

SCALE: 3/8"=1'-0" (0 1' 2' 3')

4



SITE PLAN

SCALE: 1"=30'-0" (0 15' 30')

2

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PLANS PREPARED BY:

CONNELL DESIGN GROUP, LLC
CONSULTING CIVIL ENGINEERS
26455 Rancho Pkwy South, Lake Forest, CA 92630
(949) 753-8807 OFFICE - (949) 753-8833 FAX

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1786 ORANGE AVE.,
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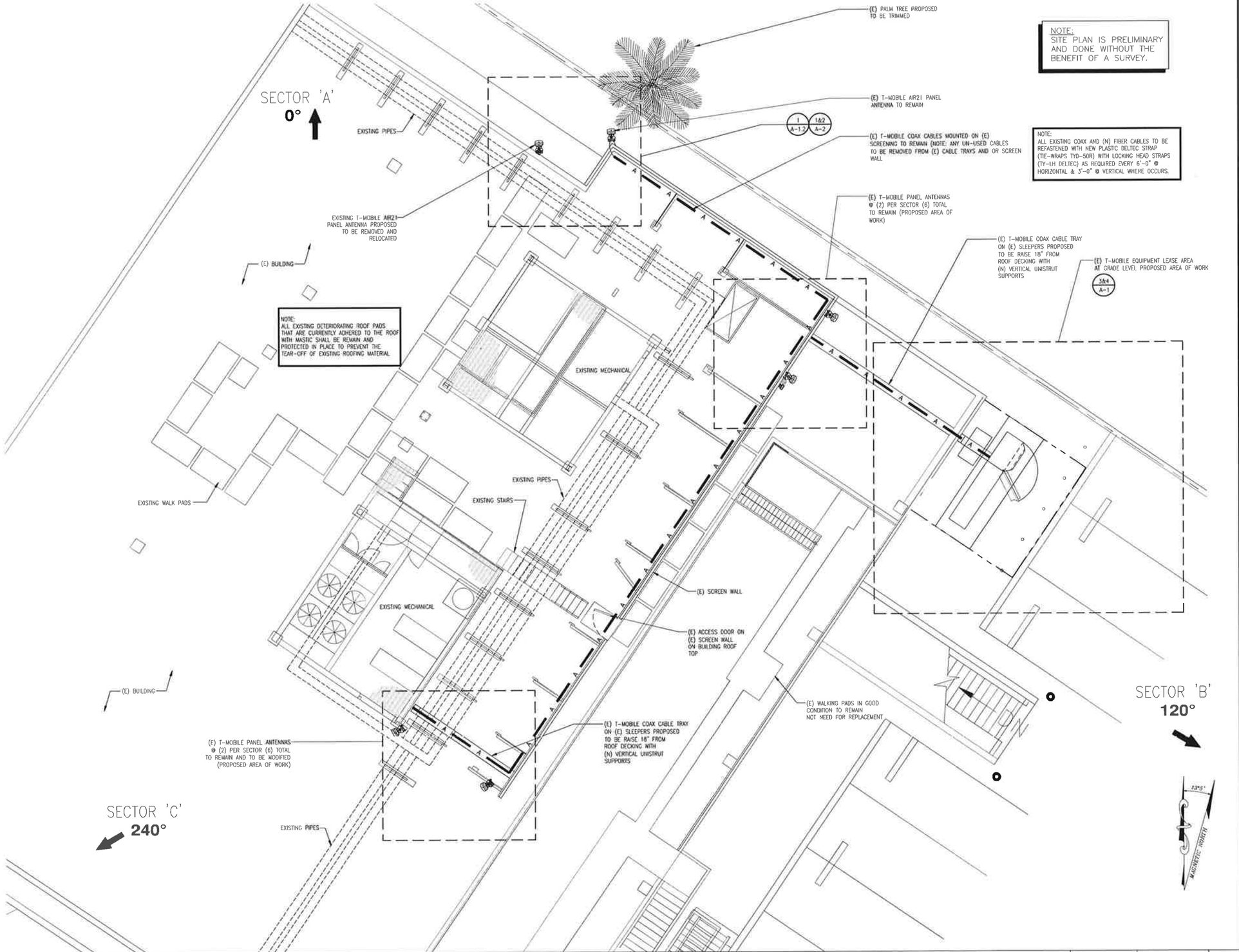
SEAL:

SHEET TITLE:

SITE PLAN, (E) EQUIPMENT LAYOUT & ANTENNA SCHEDULE

SHEET NUMBER:

A-1



EXISTING ENLARGED SITE PLAN

SCALE: 1/8"=1'-0" (0 4' 8')

1

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7	09/16/15	100% CD'S	DC
8	09/28/15	100% CD'S	SA
9	10/30/15	100% CD'S	SA

SITE INFORMATION:

CM049 LE103

LA02049A

1786 ORANGE AVE.,
COSTA MESA, CA 92626

SEAL:

SHEET TITLE:

EXISTING ENLARGED SITE PLAN

SHEET NUMBER:

A-1.1

NOTES FOR (N) WALKING PADS INSTALLATION:
ALL EXISTING DETERIORATING ROOF PADS THAT ARE CURRENTLY ADHERED TO THE ROOF WITH MASTIC SHALL BE REMAIN AND PROTECTED IN PLACE TO PREVENT THE TEAR-OFF OF EXISTING ROOFING MATERIAL

REMOVE AND REPLACE LOOSE DETERIORATED WALK MATS AS REQUIRED IN THE EVENT AN EXISTING DETERIORATING ROOF TRAFFIC PAD TO REMAIN, AN ADDITIONAL PROTECTIVE PAD IS REQUIRED. THE CONTRACTOR TO DOUBLE-UP (E) PAD AND INSTALL WITH A (N) 1/2" THK. "APOC" 5040 AP-5249 ON TOP OF (E) PAD AS REQUIRED TO ENSURE A LEVEL ROOF LEVEL SURFACE ACQUIRED.

WHEN DOUBLING-UP ON WALKWAY / PROTECTION PADS WITH APPROVED 1/2" THK. MIN. "APOC 5040 AP-5249 CONTRACTOR SHALL CLEAN ALL (E) WALKING/PROTECTION

PAD SURFACE TO REMOVE MOISTURE, GREASE, OIL WAX, PAINT, AND OTHER FOREIGN MATTERS THAT IMPAIR ADHESION (WIRE BRUSH CLEAN IF NECESSARY) PRIME SURFACE AS NECESSARY TO ACHIEVE POSITIVE BONDING TO SUBSTRATE

SECTOR 'A'
0°

(E) PALM TREE PROPOSED TO BE TRIMMED

(E) T-MOBILE AIR21 PANEL ANTENNA TO REMAIN

EXISTING PIPES

(E) BUILDING

(E) WALK PADS (TYP.)

EXISTING MECHANICAL

(E) WALKING PADS IN GOOD CONDITION TO REMAIN (NOT NEED FOR REPLACEMENT)

EXISTING PIPES

EXISTING STAIRS

EXISTING WALK PADS

(N) T-MOBILE WALKING PADS (4/A-6)

EXISTING MECHANICAL

(E) BUILDING

(E) T-MOBILE PANEL ANTENNAS @ (2) PER SECTOR (6) TOTAL TO REMAIN (PROPOSED AREA OF WORK)

(N) 21'-0"x12'-0" SAFETY PLASTIC CHAIN BARRIER (1/A-6)

SECTOR 'C'
240°

21'-0"

EXISTING PIPES

(E) 8'-9" TALL CONVENTIONAL MATERIAL SCREEN WALL

(N) T-MOBILE 8' TALL DUAL 700MHz ANTENNA (1 PER SECTOR, 3 ANTENNAS TOTAL) TO BE MOUNTED ON (E) SCREEN WALL (1&2/A-2)

70'-0"

4'-0"

NEW LOCATION FOR RELOCATED T-MOBIEL AIR21 PANEL ANTENNA TO BE MOUNTED ON (E) SCREEN WALL

(N) FIBER LINES TO BE MOUNTED ON (E) SCREEN WALL TO FOLLOW (E) COAX CABLE ROUTE (E) (6) CABLES TO REMAIN

(E) T-MOBILE PANEL ANTENNAS @ (2) PER SECTOR (6) TOTAL TO REMAIN (PROPOSED AREA OF WORK) (3&4/A-2)

(N) 18'-0"x12'-0" SAFETY PLASTIC CHAIN BARRIER (1/A-6)

(N) T-MOBILE UNISTRUT CABLE TRAY SUPPORTS (1&3/A-5)

(E) T-MOBILE EQUIPMENT LEASE AREA AT GRADE LEVEL PROPOSED AREA OF WORK (3&4/A-1)

12'-0"

(N) CABLE TRAY (1&3/A-5)

(N) FIBER LINES TO FOLLOW (E) COAX CABLE ROUTE

18'-3"

(E) WALKING PADS IN GOOD CONDITION TO REMAIN NOT NEED FOR REPLACEMENT

(N) FIBER LINES TO BE MOUNTED ON (E) SCREEN WALL TO FOLLOW (E) COAX CABLE ROUTE
(E) (6) CABLES TO REMAIN

(E) ACCESS DOOR ON SCREEN WALL

(N) T-MOBILE UNISTRUT CABLE TRAY SUPPORTS (1&3/A-5)

(E) WALKING PADS IN GOOD CONDITION TO REMAIN NOT NEED FOR REPLACEMENT

(E) T-MOBILE NON EXCLUSIVE ACCESS PATH

12'-0"

(E) PARKING AREA AT GRADE LEVEL

(E) STEEL STAIRCASE AND (E) T-MOBILE NON EXCLUSIVE ACCESS TO ROOFTOP

SECTOR 'B'
120°

13°15'

MAGNETIC NORTH

NOTE:
SITE PLAN IS PRELIMINARY AND DONE WITHOUT THE BENEFIT OF A SURVEY.

NOTE:
ALL EXISTING COAX AND (N) FIBER CABLES TO BE REFASTENED WITH NEW PLASTIC DELTEC STRAP (TIE-WRAPS TYD-50K) WITH LOCKING HEAD STRAPS (TY-LH DELTEC) AS REQUIRED EVERY 6'-0" @ HORIZONTAL & 3'-0" @ VERTICAL WHERE OCCURS.

PROPOSED ENLARGED SITE PLAN

SCALE: 3/16"=1'-0" 0 2' 4' 6' 1

T-Mobile

PLANS PREPARED BY:
CONNELL DESIGN GROUP, LLC
CONSULTING CIVIL ENGINEERS
26435 Rancho Pkwy South, Lake Forest, CA 92630
(949) 753-8807 OFFICE - (949) 753-8833 FAX

CONSULTING GROUP:
coastal business group, inc.
16130 Scientific Way
Irvine, CA 92618
Phone: (949) 336-1550
Fax: (949) 336-6665

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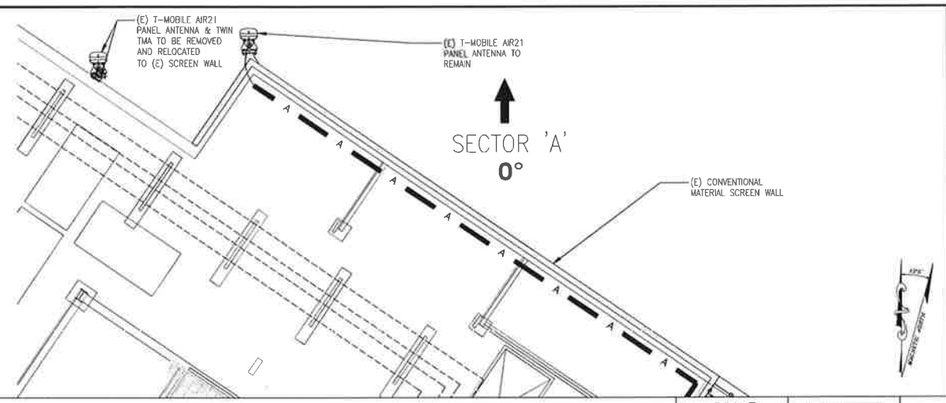
9	10/30/15	100% CD'S	SA

SITE INFORMATION:
CM049 LE103
LA02049A
1786 ORANGE AVE.,
COSTA MESA, CA 92626

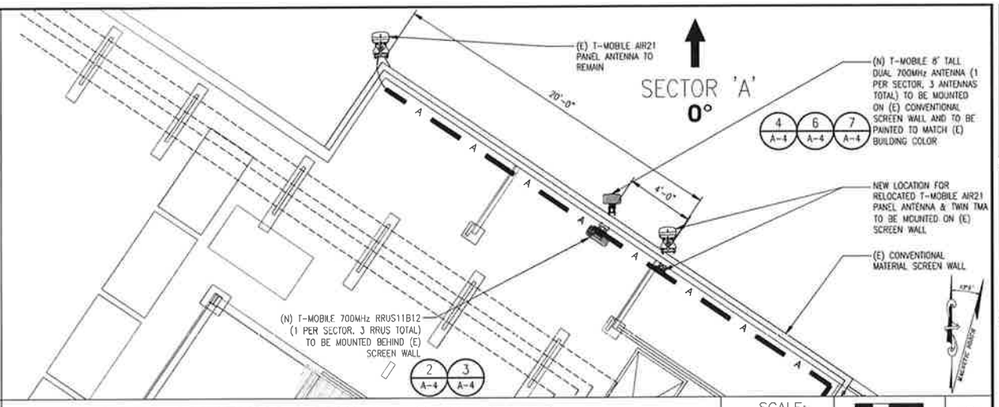
SEAL:

SHEET TITLE:
PROPOSED ENLARGED SITE PLAN

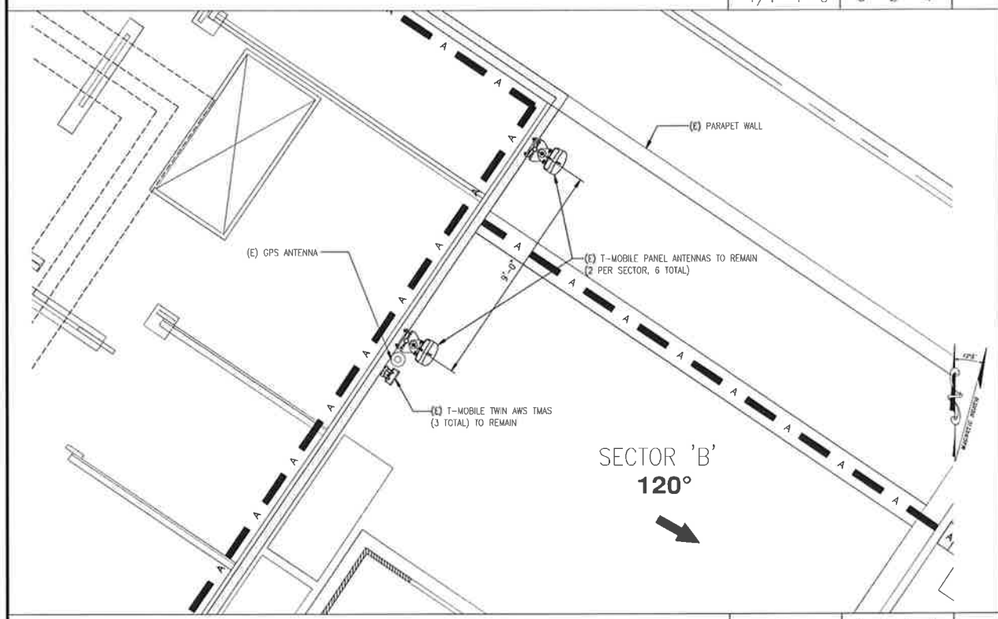
SHEET NUMBER:
A-1.2



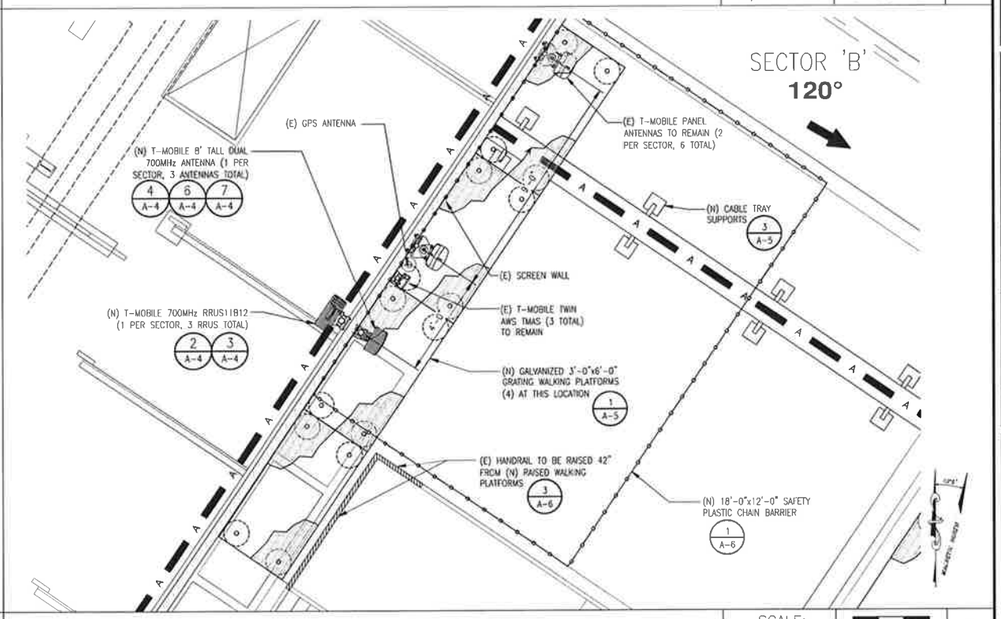
EXISTING ANTENNA LAYOUT (SECTOR 'A') — SCALE: 1/4"=1'-0" — 0 2' 4' — 1



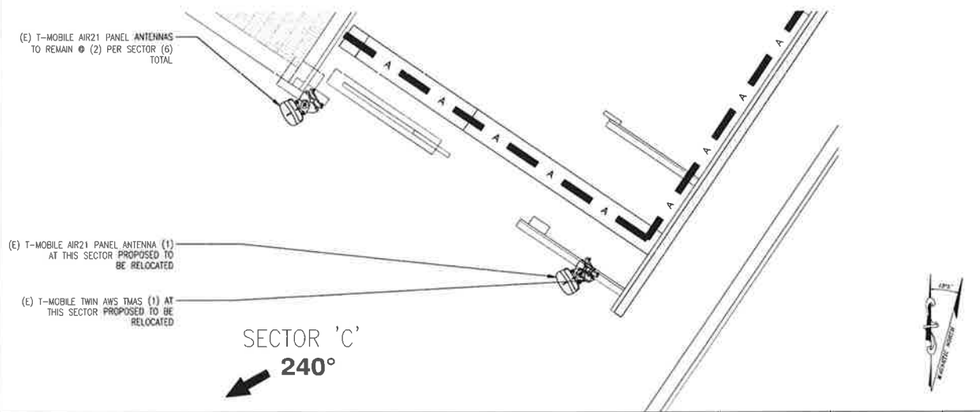
PROPOSED ANTENNA LAYOUT (SECTOR 'A') — SCALE: 1/4"=1'-0" — 0 2' 4' — 2



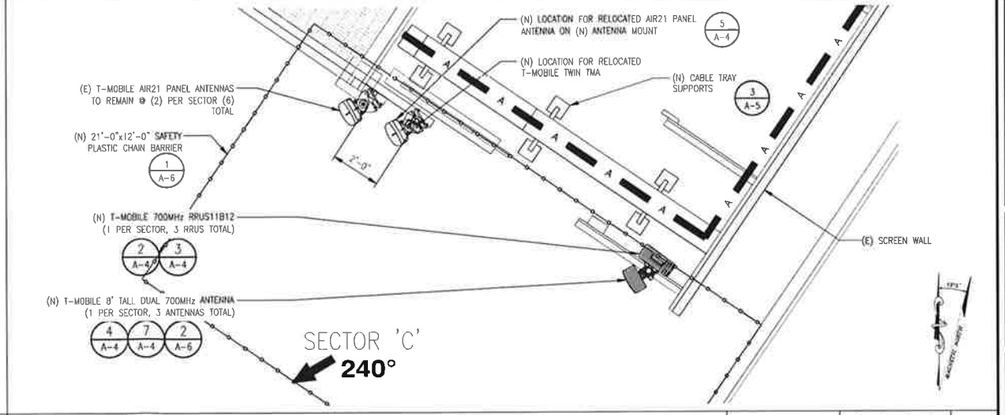
EXISTING ANTENNA LAYOUT (SECTOR 'B') — SCALE: 3/8"=1'-0" — 0 1' 2' 3' — 3



PROPOSED ANTENNA LAYOUT (SECTOR 'B') — SCALE: 3/8"=1'-0" — 0 1' 2' 3' — 4



EXISTING ANTENNA LAYOUT (SECTOR 'C') — SCALE: 3/8"=1'-0" — 0 1' 2' 3' — 5



PROPOSED ANTENNA LAYOUT (SECTOR 'C') — SCALE: 3/8"=1'-0" — 0 1' 2' 3' — 6

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CONSULTING CIVIL ENGINEERS
26455 Rancho Pkwy South, Lake Forest, CA 92630
(949) 753-8807 OFFICE - (949) 753-8833 FAX

CONSULTING GROUP:

coastal business group, inc.
16150 Scientific Way
Irvine, CA 92618
Phone: (949) 336-1550
Fax: (949) 336-6665

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SITE INFORMATION:

CM049 LE103

LA02049A

1786 ORANGE AVE.,
COSTA MESA, CA 92626

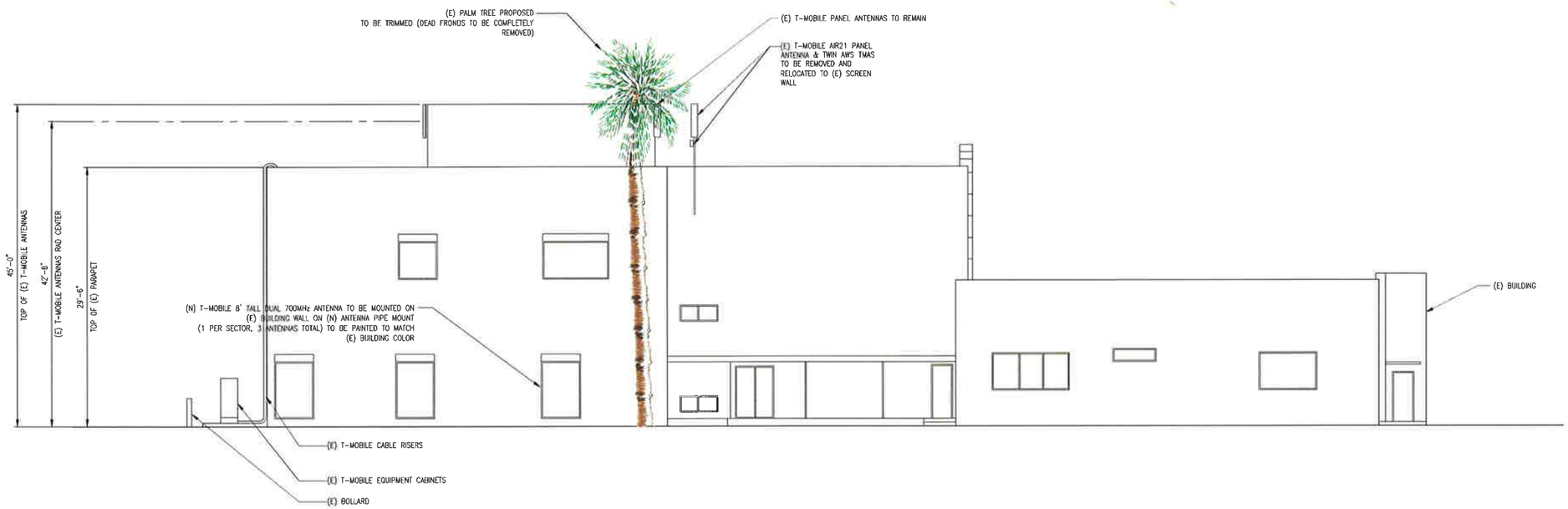
SEAL:

SHEET TITLE:

(E) & (P)
ANTENNA LAYOUTS

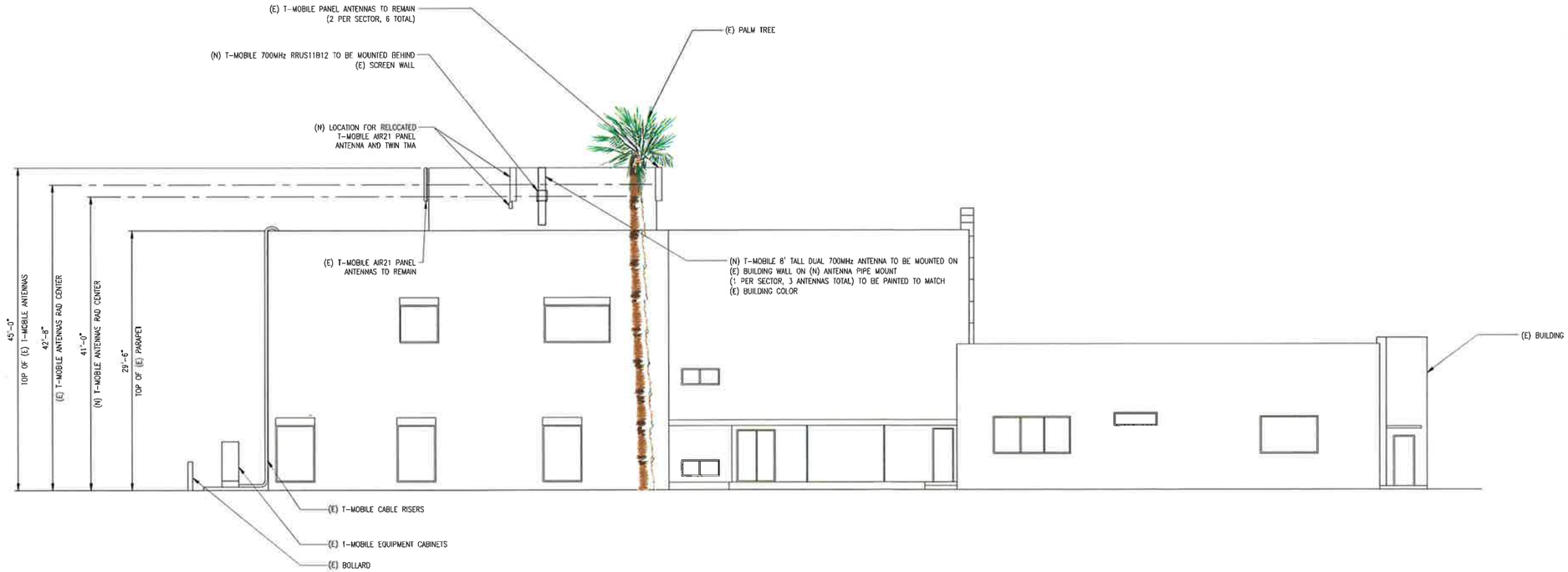
SHEET NUMBER:

A-2



EXISTING NORTH ELEVATION

SCALE: 1/8"=1'-0" | 0 4' 8' | 1



PROPOSED NORTH ELEVATION

SCALE: 1/8"=1'-0" | 0 4' 8' | 2

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CONSULTING CIVIL ENGINEERS
26135 Rancho Pkwy South, Lake Forest, CA 92630
(949) 753-3807 OFFICE - (949) 753-8833 FAX

CONSULTING GROUP:

coastal business group, inc.
16130 Scientific Way
Irvine, CA 92618
Phone: (949) 336-1550
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9	10/30/15	100% CD'S	SA

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LA02049A

1786 ORANGE AVE.,
COSTA MESA, CA 92626

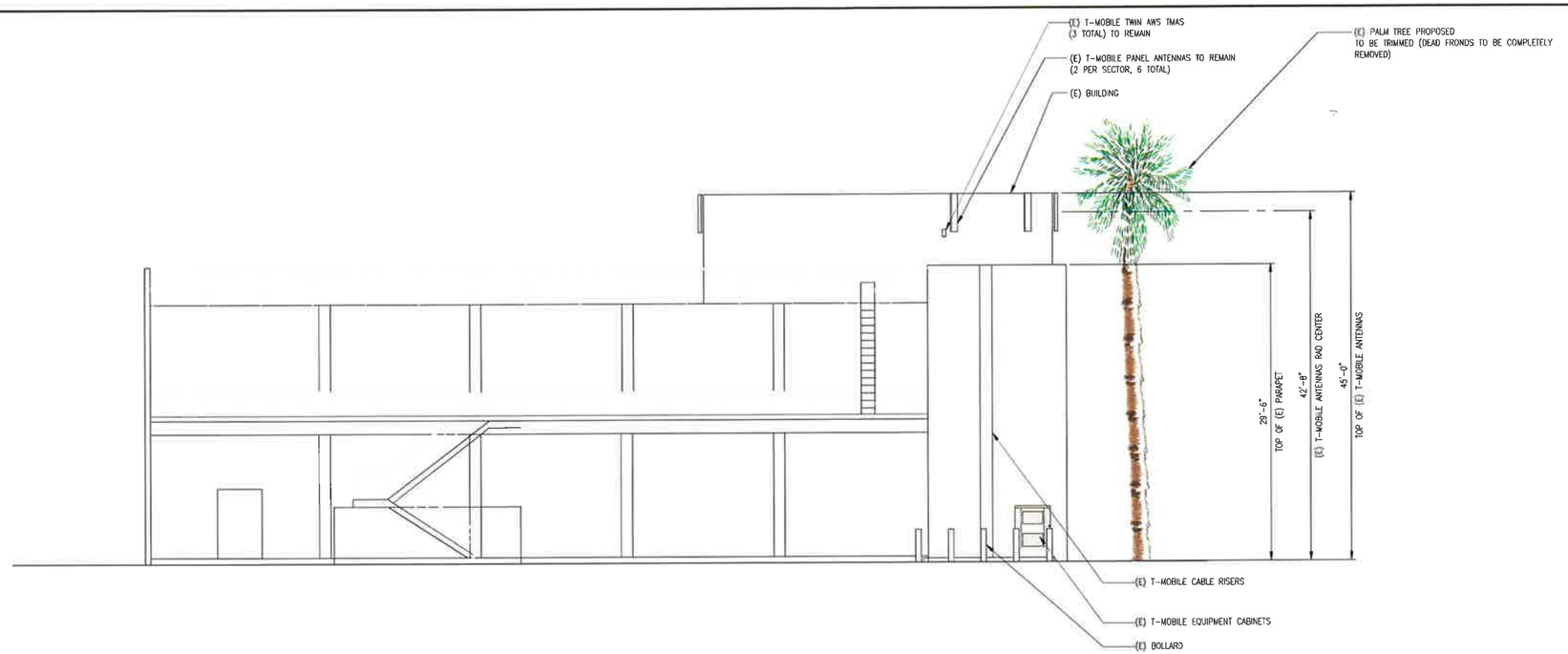
SEAL:

SHEET TITLE:

ARCHITECTURAL ELEVATIONS

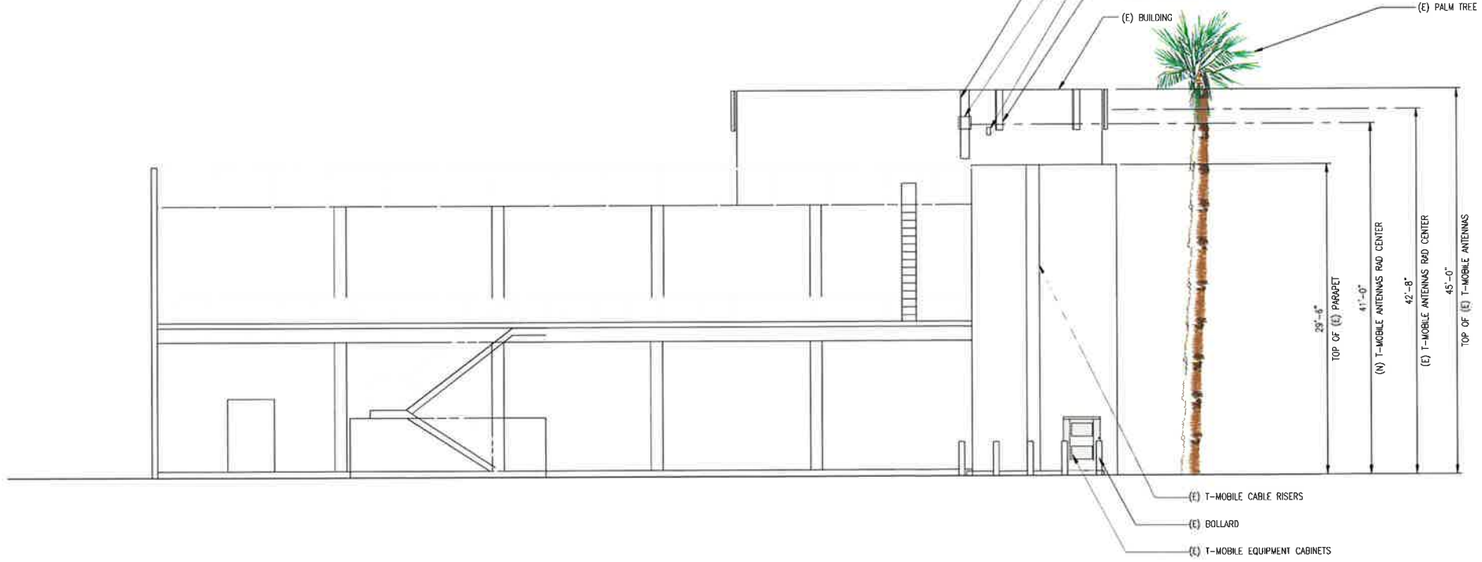
SHEET NUMBER:

A-3



EXISTING EAST ELEVATION

SCALE: 1/8"=1'-0" | 0 4' 8' | 1



PROPOSED EAST ELEVATION

SCALE: 1/8"=1'-0" | 0 4' 8' | 2

T-Mobile

PLANS PREPARED BY:

CDG

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CONSULTING CIVIL ENGINEERS
26455 Rancho Pkwy South, Lake Forest, CA 92630
(949) 753-8807 OFFICE - (949) 753-8833 FAX

CONSULTING GROUP:

coastal business group, inc.
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ARCHITECTURAL ELEVATIONS

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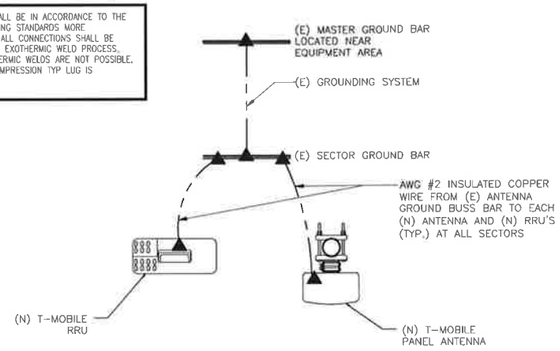
A-3.1

SYMBOL LEGEND

■ EXOTHERMIC CONNECTION

▲ MECHANICAL CONNECTION

ALL WORK SHALL BE IN ACCORDANCE TO THE AT&T GROUNDING STANDARDS MORE SPECIFICALLY, ALL CONNECTIONS SHALL BE MADE WITH AN EXOTHERMIC WELD PROCESS, WHERE EXOTHERMIC WELDS ARE NOT POSSIBLE, A 2-HOLE COMPRESSION TYP LUG IS PERMITTED

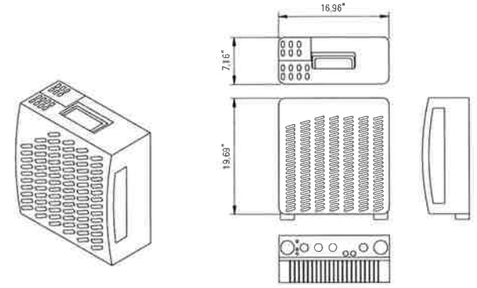


ANTENNA / RRU GROUNDING

SCALE: N.T.S. | 1

ERICSSON RRUS11B12

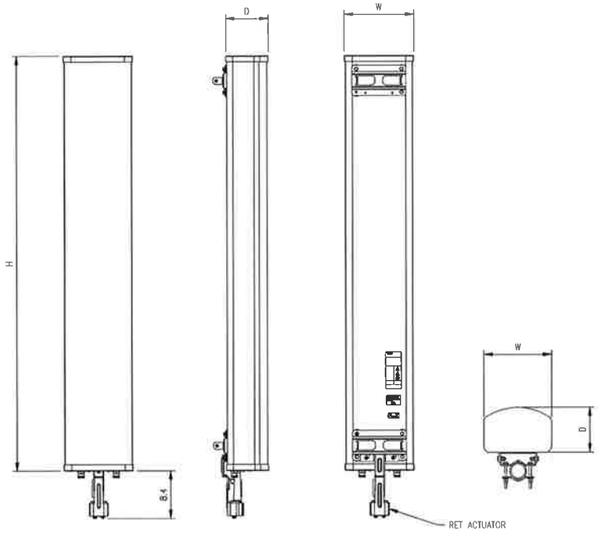
DIMENSIONS, WxDxH:	431x182x500mm (16.96"x7.16"x16.69")
POWER CONSUMPTION:	200 WATTS
TOTAL WEIGHT:	55 lbs
TEMPERATURE:	-40° TO 55° C



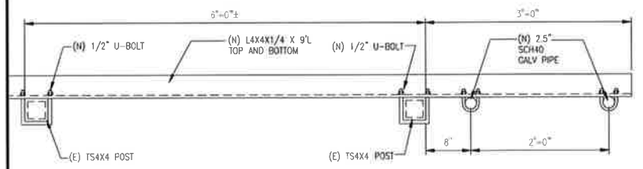
RRUS11B12 DETAIL

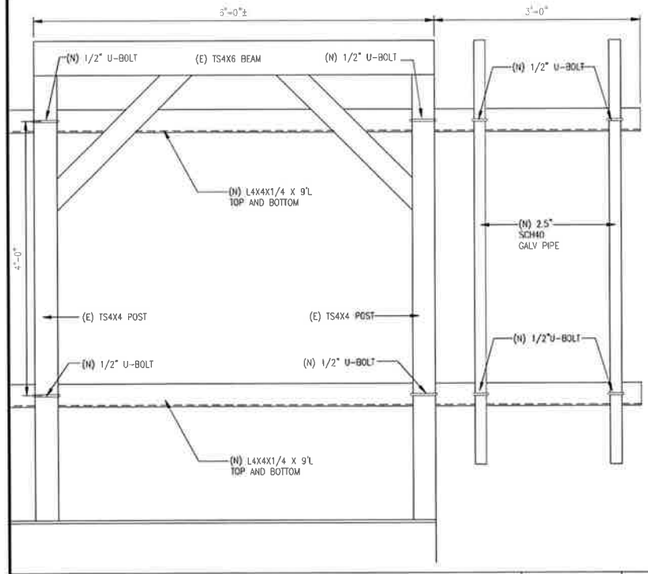
SCALE: N.T.S. | 2

700MHz COMMSCOPE ANTENNAS				
MODEL	HEIGHT, H (IN)	WIDTH, W (IN)	DEPTH, D (IN)	WEIGHT (LBS)
(8') LNX-6515DS-A1M	96.4	11.9	7.1	50.3



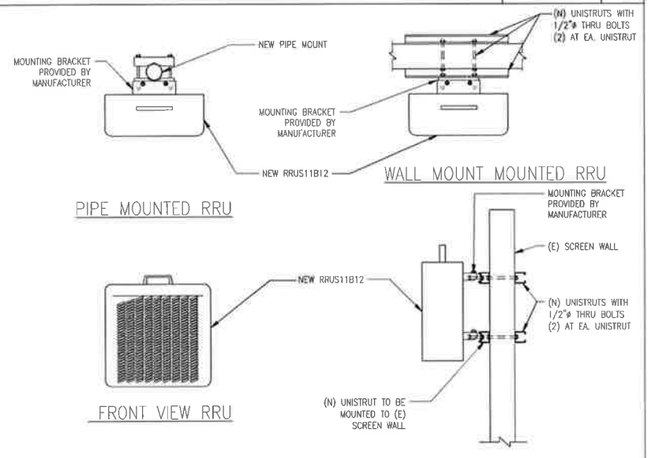
ATM200-A20 RET ACTUATOR
WIDTH - 71.1 MM | 2.8 IN
DEPTH - 53.3 MM | 2.1 IN
HEIGHT - 203.20 MM | 8.00 IN
WEIGHT - 0.2 KG | 0.5 LB





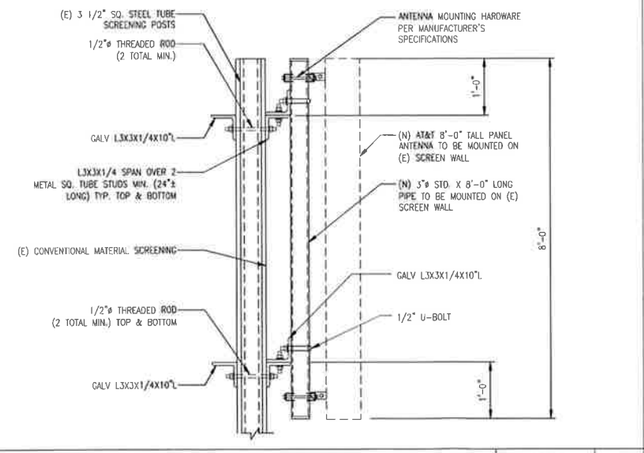
ANTENNA MOUNT TO (E) FRAME

SCALE: N.T.S. | 5



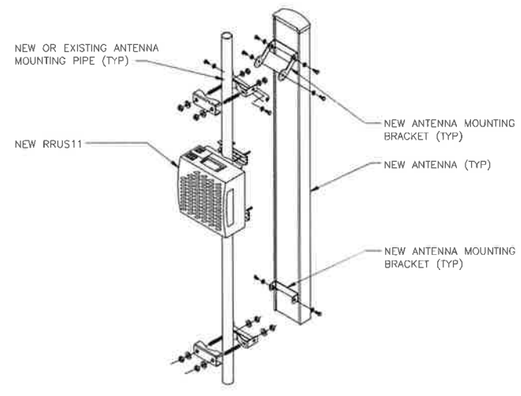
RRUS11B12 MOUNTING DETAIL

SCALE: N.T.S. | 3



STANDARD PIPE TO WALL MOUNTING

SCALE: N.T.S. | 6



ANTENNA / RRU MOUNTING DETAIL

SCALE: N.T.S. | 7

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CONSULTING CIVIL ENGINEERS
16433 Rancho Pkwy South, Lake Forest, CA 92630
(949) 753-3807 OFFICE - (949) 753-3833 FAX

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SEAL:

SHEET TITLE:

ARCHITECTURAL DETAILS

SHEET NUMBER:

A-4

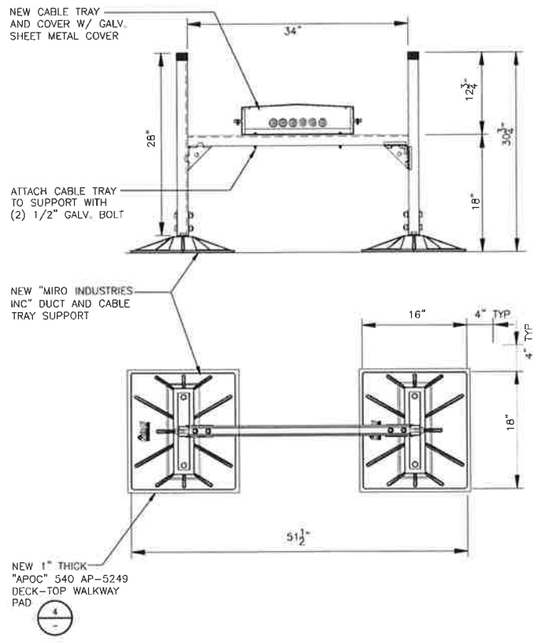
NOTES:

MODEL #:	8DS 34x28 S8-18
DISTANCE FROM ROOF TO BOTTOM OF DUCT:	18"
MAX STAND SPACING:	6' O.C.

MATERIALS:

STRUT:	1-5/ 8" x 1-5/ 8" 12 GA. HOT DIP GALVANIZED
BRACKETS & HARDWARE:	HOT DIP GALVANIZED
BASES:	POLYCARBONATE

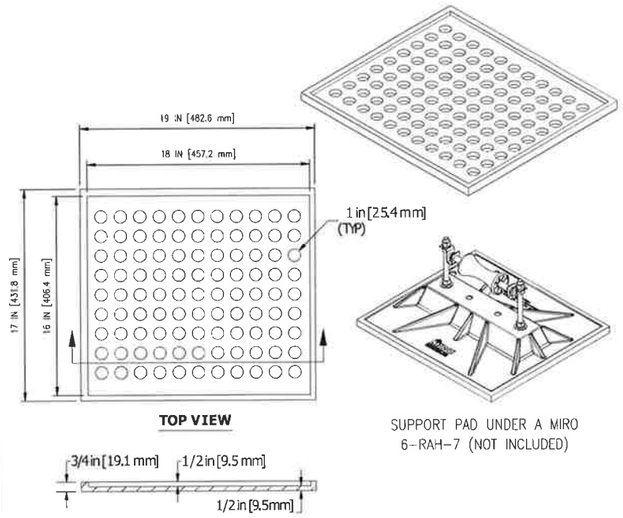
LOAD SUMMARY:
MAXIMUM LOAD ON FRAME IS NOT TO EXCEED 800 LBS. OR 2.0 PSI FROM BASE TO ROOF MEMBRANE.



MIRO CABLE TRAY SUPPORT DETAIL

SCALE: N.T.S. | 6

MIRO INDUSTRIES, INC. ROOFTOP SUPPORT PRODUCTS



PRODUCT DESCRIPTION
CUSTOM SUPPORT PAD DESIGNED SPECIFICALLY TO FIT THE MIRO 16"X16" [406.4X457.2 MM]POLYCARBONATE NON-PENETRATING BASE. THE SLIP RESISTANT PADS ARE DESIGNED WITH A SMALL LIP TO HOLD THE BASE TO THE PAD AND REDUCE MOVEMENT ON THE ROOFTOP. THE HOLES IN THE PAD SAVES WEIGHT AND ALLOWS FOR VENTING AND DRAINAGE. THE PADS ARE HEAT MOLDED USING 100% RECYCLED RUBBER.

KEY INFORMATION
- CUSTOM FITTED SUPPORT PAD FOR THE MIRO 16"X16" [406.4X457.2 MM] POLYCARBONATE BASE.
- TO BE USE WITH MIRO MODELS:
6-RAH-7 & 12
20-BASE STRUT-7 & 12
5-SB-H
8-H SERIES (QTY: 2 MIN)
16-H SERIES (QTY: 4 MIN)
8-DS SERIES (QTY: 2 MIN)
HD MECHANICAL SUPPORTS (QTY: 4 MIN)
BRIDGE CROSSOVERS, WALKWAY, SERVICE PLATFORMS & RAMPS (QTY: VARIES)

MIRO RUBBER SUPPORT PAD

SCALE: N.T.S. | 3

Grating Platform — Page 1 of 1

GRATING PLATFORM

SCALE: N.T.S. | 1

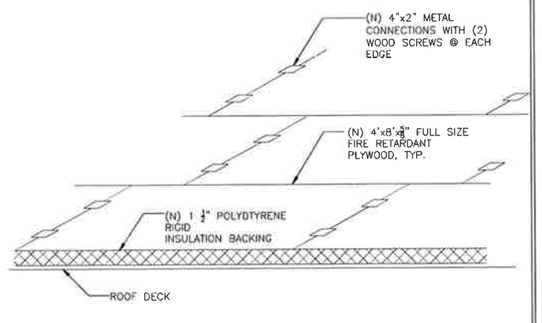
NOTES:
1. ROOF WALKWAYS/TRAFFIC PADS SHALL BE "DEK-TOP" AS MANUFACTURED BY ASPHALT PRODUCT OIL CORP. LONG BEACH, CA & SHALL BE COLD APPLIED WITH PLASTIC ROOF CEMENT OR EQUAL BONDING MATERIAL AS PER THE MFRS'S WRITTEN INSTRUCTIONS
2. ROOF WALKWAYS SHALL BE LOCATED RO PROVIDE CONTINUOUS MAINTENANCE ACCESS TO ROOF TOP ANTENNAS AND PCS EQUIPMENT FROM ROOF ACCESS POINT
3. ALL PRODUCTS SHALL BE COMPATIBLE WITH ROOF AND VERIFIED WITH ROOF WARRANTOR. WORK IS TO BE COMPLETED SO THAT IT WILL NOT VOID EXISTING ROOF WARRANTY

SECTIONS

WALK PAD

WALK PADS

SCALE: N.T.S. | 5



TEMPORARY ROOF PROTECTION

TEMPORARY ROOF PROTECTION

SCALE: N.T.S. | 4

DBE10-12

**Longer base lengths available

DBE Series Elevated

Base with two (2) ½" (12.7mm) -13 Electro Zinc All Threaded Rod Risers and 14 ga. (1.9mm) Galv. Slotted Channel -1" (25.4mm) high

Dimensions - Overall Height as Specified Base - 4" High (101mm) x 6" (152mm) Wide x 9.6" (244mm) Length (base length)
Ultimate Load Capacity - 200 lbs. (0.89kN) *
To increase load capacity use CLDP10 load distribution plate.

For pipe straps/clamps, rollers and roller supports that can be used with these DURA-BLOK supports, see other components on page 13.

UPC/Part #	B-Line Cat. #	Adjustable Height	Width	Channel Length	Weight Each
782051 50036	DBE10-8	5 ½" - 8" (140 - 203mm)	6" (152mm)	9.35" (161mm)	5.69 (2.58kg)
782051 50037	DBE10-12	5 ½" - 12" (140 - 305mm)	6" (152mm)	9.35" (161mm)	5.72 (2.59kg)
782051 50038	DBE10-16	5 ½" - 16" (140 - 406mm)	6" (152mm)	9.35" (161mm)	5.76 (2.61kg)

Note: At heights above 12" (305mm), we suggest using the DB_DS Series Channel Support with Risers for additional stability to piping system.

DURA BLOCK DBE10-12 CONDUIT SUPPORT

SCALE: N.T.S. | 2

T-Mobile

PLANS PREPARED BY:
CONNELL DESIGN GROUP, LLC
CONSULTING CIVIL ENGINEERS
26455 Rancho Pkwy South, Lake Forest, CA 92630
(949) 753-8807 OFFICE - (949) 753-8833 FAX

CONSULTING GROUP:
coastal business group, inc.
16150 Scientific Way
Irvine, CA 92618
Phone: (949) 336-1550
Fax: (949) 336-6665

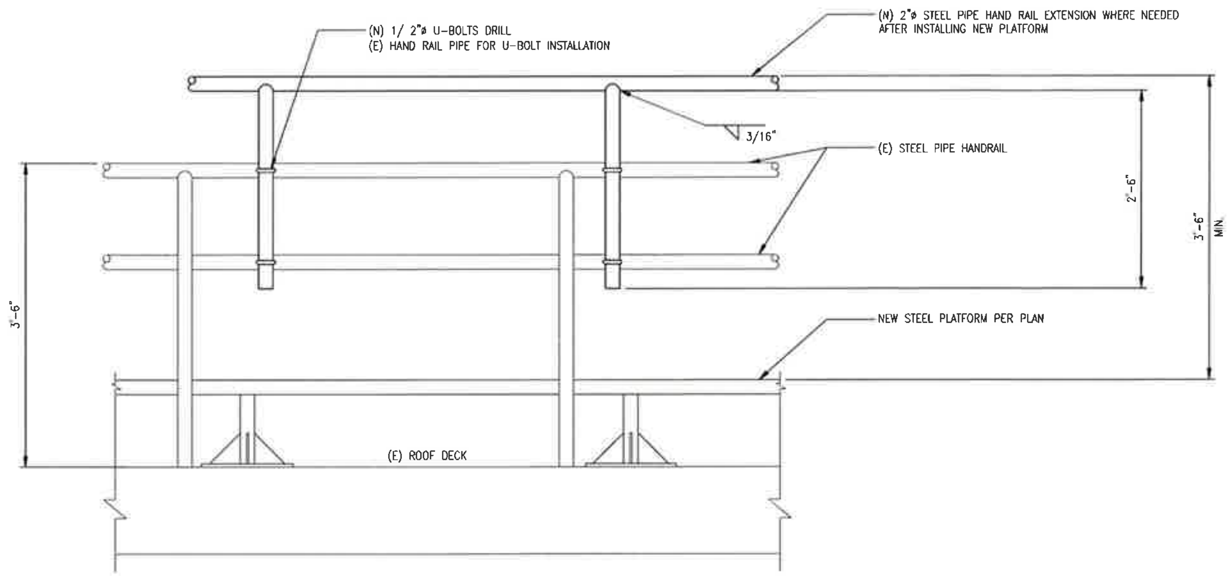
NO.	DATE:	DESCRIPTION:	BY:
0	09/08/14	90% CD'S	HL
1	10/08/14	100% CD'S	HL
2	11/11/14	100% CD'S	DC
3	2/03/15	100% CD'S	GN
4	6/26/15	100% CD'S	FC
5	07/16/15	100% CD'S	JPC
6	08/19/15	100% CD'S	SA
7	09/16/15	100% CD'S	DC
8	09/28/15	100% CD'S	SA
9	10/30/15	100% CD'S	SA

SITE INFORMATION:
CM049 LE103
LA02049A
1786 ORANGE AVE.,
COSTA MESA, CA 92626

SEAL:

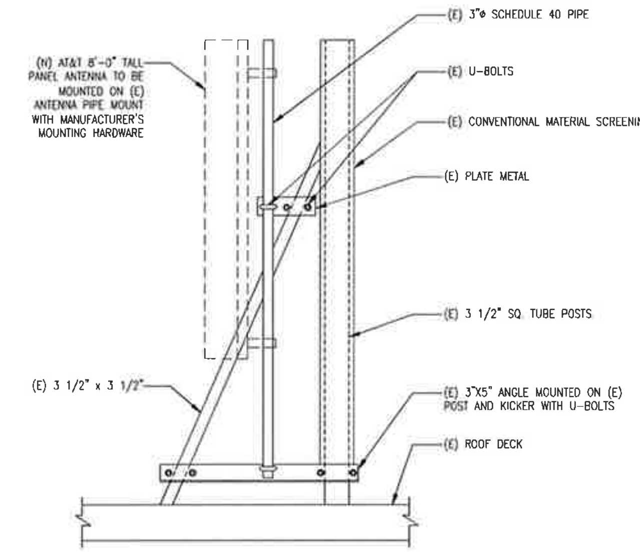
SHEET TITLE:
ARCHITECTURAL DETAILS

SHEET NUMBER:
A-5



HANDRAIL EXTENSION

SCALE: N.T.S. | 3



ANTENNA MOUNTING DETAIL

SCALE: N.T.S. | 2

AP 5040

APOC DEK-TOP® WALKWAY PADS Data Sheet

COMPLIANCE: Exceeds performance requirements of ASTM D 517 and ASTM E 108

DESCRIPTION: APOC® 5040 Dek-Top® Walkway Pads have a long life, are trouble free and non-skid. DEK-TOP pads are made of asphalt, reinforcing fibers and mineral fillers. The pads are compressed and molded under heat between inorganic fiberglass mats, top and bottom. Ceramic granule surfacing adds attractive color options and skid-resistance. Use of DEK-TOP applied on BUR and modified bitumen membranes provides a safe and attractive walkway for access to roof top equipment, signs, etc., by maintenance personel, roofing crews and other trades that require access to the roof. DEK-TOP has also been used for roof top running tracks, solar panel platforms, satellite platforms, and under sleepers for wood decks and small HVAC units.

PREPARATION: Sweep roof surface free of debris, dirt and dust. All gravel must be spudded clean on existing gravel surfaced roofs where DEK-TOP is to be applied. On new BUR install directly to the top ply. On cap sheets, Modified SBS and APP apply directly to the capsheet surface.

APPLICATION: For exterior use only. Chalk line walkways where DEK-TOP pads are to be installed. This will help the installers applying adhesive and act as a guide to insure a straight and true installation. Sweep clean the underside of the DEK-TOP pad, back-mop pad and then set pad in a flood coat of hot asphalt. APOC plastic or flashing cement may be used as an alternate adhesive to hot asphalt. Allow 2" to 4" spacing between pads for roof drainage. Use a utility knife to cut and fit around roof top units and pipe penetrations.

PRECAUTIONS: DEK-TOP by itself is not intended to provide a finished roof membrane or intended as a substitution for roofing or to provide any structural support. DEK-TOP is not typically recommended for patio balconies or plaza decks where high point loading from furniture legs and high heels could wear away the surface.

SIZES AND COLORS

Dimensions		Weight	Surface Color
1/2"	3' X 4'	45 lbs (approx)	White ceramic granules
3/4"	3' X 4'	70 lbs (approx)	White ceramic granules
1"	3' X 4'	85 lbs (approx)	White ceramic granules

Note: Other granule colors available upon request.

No MSDS Required. This product is not considered to be or to contain hazardous chemicals based on evaluations made by our company under OSHA Hazard Communication Standard, 29 CFR 1910.1200

WARRANTY AND DISCLAIMER: To the best of our knowledge, the technical data contained herein is true and accurate at the date of issuance and is subject to change without prior notice. Users must contact APOC to verify correctness before specifying or ordering. No guarantee of accuracy is given or implied. Liability, if any, is limited to replacement of product unless installed by an approved contractor in accordance with APOC warranty procedures and program.

For limited warranty and disclaimer information, visit our website at www.apoc.com/productwarrantyinfo

MADE IN THE USA Gardner Asphalt Corporation • P.O. Box 5449 • Tampa, Florida 33675-5449
Phone: (813) 248-2101 • Fax (813) 248-6768 • www.apoc.com

K-08

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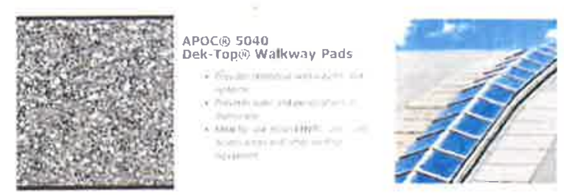
PRODUCTS



APOC® 5040 Dek-Top® Walkway Pads

APPROVALS / CERTIFICATIONS / MEETS STANDARDS

TECHNICAL INFORMATION

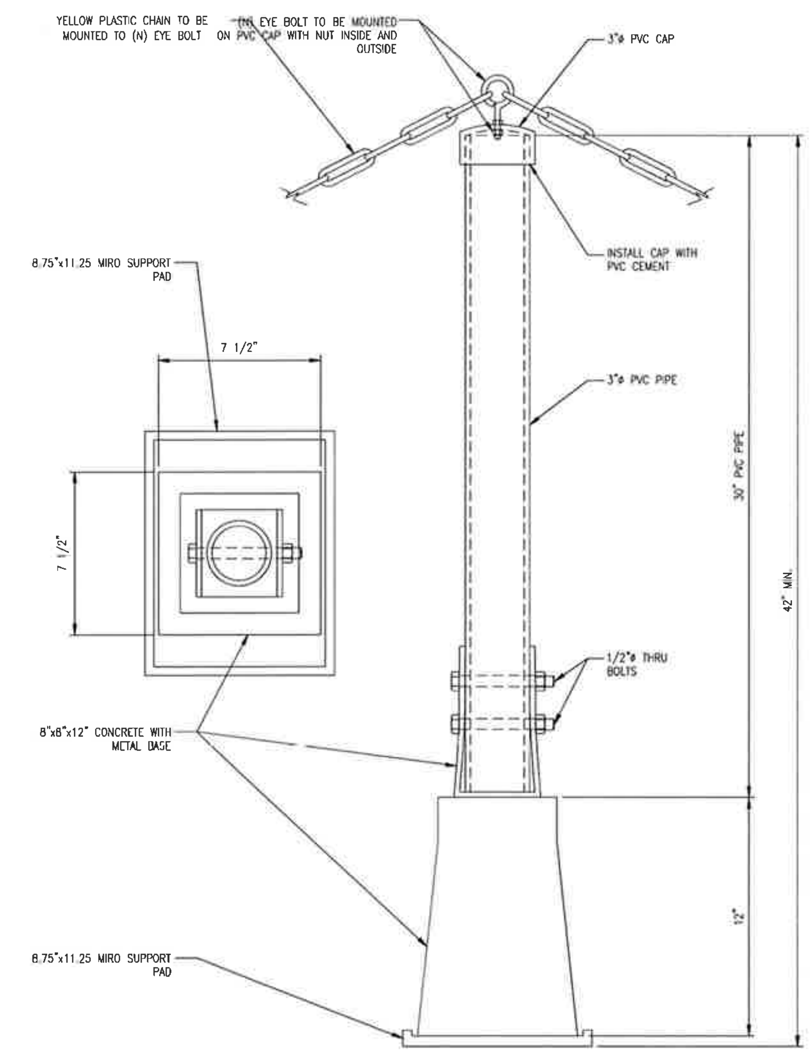
MSDS DATA SHEETS

PRODUCT DESCRIPTION

ROOFING SYSTEMS | COATINGS & SEALANTS | HOMEOWNERS | WATERPROOFING

ROOF PROTECTION MAT DETAILS

SCALE: N.T.S. | 4



ELEVATION

3"Ø PVC BARRIER POST DETAIL

SCALE: N.T.S. | 1

T-Mobile

PLANS PREPARED BY:

CDG
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SITE INFORMATION:

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COSTA MESA, CA 92626

SEAL:

SHEET TITLE:

DETAILS

SHEET NUMBER:

A-6

IN RESPONSE FROM SUBMITTED CDS WITH REVISION MARKED DELTA 5, DATED 07/16/15 AND HAVE INCLUDED ARCHITECTURAL /STRUCTURAL PLANS REVIEW COMMENTS ARE OUTLINED BELOW:

1. I WOULD LIKE TO SHARE PHOTOS AND AS-BUILT DRAWINGS INFORMATION FOR EASY REFERENCES. PLEASE FOLLOW THE LINK BELOW TO DOWNLOAD :

HTTPS://ONEDRIVE.LIVE.COM/REDIR?RESID=CF334678997CA4F9!1024&AUTHKEY=!APSQSCPUOJZVERC&ITHINT=FOLDER%2CJPG

HTTPS://ONEDRIVE.LIVE.COM/REDIR?RESID=CF334678997CA4F9!1999&AUTHKEY=!AASA-MMAREWQYS&ITHINT=FOLDER%2CPDF

A PEER REVIEW SITE WALK WERE GATHERED TO HAVE "T-MOBILE WIRELESS" DESIGN TEAM TO PERFORM AN ADEQUATE AND ACCURATE INVESTIGATION OF EXISTING FIELD CONDITIONS AND SHALL BE ATTENTIVELY TO FOLLOW THE DISCUSSED/ISSUED REQUIREMENTS OF AT&T GUIDELINES AND RECOMMENDATION, IN ORDER FOR THE PROCESS TO RUN SMOOTHLY AND THEIR DRAWINGS TO BE APPROVED.

2. ON SHEET NO. A-1, SITE PLAN, ON DETAIL NO. 2/A-1, (E) EQUIPMENT LAYOUT

- SHOW ON PLAN AND CALL-OUT (E) CABLINGS/CONDUIT RUN SUPPORTS MOUNTED ON PVC LAID SLEEPERS TO BE REMOVED AND REPLACED. SPECIFY "UNISTRUT" THE AT&T APPROVED SUPPORTS SHALL BE USED FOR EXTERIOR WALL/GROUND LEVEL ON A AC PAVING AND CONCRETE PAD.

- SHOW ON PLAN: CALL OUT TO REMOVE STEP OVER SHEET METAL COVER AND PROVIDE A LEVEL GRATING PLATFORM SURFACES AND SPECIFY APPROVED MANUFACTURER'S USS PREFAB STEP-CROSSOVER ADJUSTABLE PLATFORM DETAIL: UNITED SUPPLY SERVICES USS, INC. HTTP://WWW.USS-USA.COM/WEIGHT-DISPERSING-BASE.HTML . TO PERMIT SAFE PASSAGE AND ACCESSIBLE LEVEL LANDING (48" MIN. WIDTH) SHALL BE PROVIDED OVER ITS FULL LENGTH FROM THE LEVEL OF (E) CABINET EQUIPMENT BASE SURFACE.

SHEET A-1 HAS BEEN REVISED TO REFLECT THE REMOVAL OF EXISTING PVC AND EXISTING STEP OVER SHEET METAL COVER TWO DETAILS HAVE BEEN ADDED TO SHOW EXISTING CONDITION AND PROPOSED CONDITION.

- SHOW ON PLAN TO REVISED AND APPROXIMATELY SHOW THE BORDER OF HIGHLIGHT ON PLAN TO REFER SHEET NO. A-1.1 (EXISTING) AND A-1.2 (PROPOSED) :

SHEET A-1.1 HAS BEEN REVISED TO SHOW ONLY EXISTING CONDITION AND NEW SHEET A-1.2 HAS BEEN ADDED TO THE SET FOR PROPOSED ITEMS TO BE INSTALLED.

- ON THE REVISE SHEET NO. A-1.1 (EXISTING), ENLARGED PARTIAL ROOF/SITE PLAN AND SEPARATELY CALL-OUT FOR EXISTING AND PROPOSED AREA OF WORK.

SHEET A-1.1 AND A-1.2 HAVE BEEN REVISED TO REFLECT EXISTING AND PROPOSED ITEMS

- SHOW ON PLAN: SPECIFICALLY CALL-OUT PEER REVIEW SITE WALK RECOMMENDATION BASED ON THE FIELD CONDITION (REFER TO LINK PHOTOS). THE PROJECT DESIGNER "T-MOBILE WIRELESS" SHALL CLEARLY DEFINE THE (E) CONDITION AND CALL-OUT THE PROPOSED EXTENT SCOPE OF WORK TO BE REMOVED, RELOCATED, TO BE MODIFIED AND ITS RELATED AFFECTED AREA OF CONSTRUCTION TO HAVE AN ACCURATE BASED PLAN PRIOR TO IMPOSED OF ANY NEW SCOPE OF WORK TO AVOID ANY DISCREPANCY.
- SHOW ON PLAN:

PLANS HAVE BEEN REVISED TO REFLECT AND IDENTIFY EXISTING AND PROPOSED CONDITIONS

HIGHLIGHT EXISTING AREA OF WORK WITH REFERENCE CALL-OUT ON DETAIL NOS. 1,3 &5/A-2 AT EACH EXISTING ANTENNA SECTORS AND/OR EQUIPMENT LAYOUT PLAN.

SHEET A-2 HAS BEEN REVISED TO CLEARLY IDENTIFY THE MODIFICATIONS FOR EACH SECTOR ON EXISTING AND PROPOSED DETAILS FOR ALL THREE SECTORS

- THE PROJECT DESIGNER SHALL COMPLETELY IDENTIFY "T-MOBILE WIRELESS" ALL CABLING RUN TO (E) ROUTE FROM LEASE AREA OF GROUND EQUIPMENT CABINET UP TO (E) PENTHOUSE ROOFTOP AND TO UPPER LEVEL MECHANICAL STEEL RAISED PLATFORM WHERE UNDER THE (E) UNCOVERED CABLE TRAY COAX RUN AND VERTICAL SUPPORT ROOFTOP WILL BE REMOVE/REPLACE ON (E) CABLE TRAY WITH APPROVED VERTICAL SUPPORTS PER AT&T CRITERIA GUIDELINES.

NEW CABLE TRAY SUPPORTS HAVE BEEN ADDED TO DETAILS 4 AND 6 ON SHEET A-2 FOR THE INSTALLATION OF (N) RAISED CABLE TRAY SUPPORTS (18" ABOVE ROOF DECK)

- THE PROJECT DESIGNER SHALL SHOW EXACT LOCATIONS "T-MOBILE WIRELESS" (E) COAX CABLE ROUTED FROM ROOFTOP EQUIPMENT CABINET TO (E) ANTENNAS LOCATION.

CABLE LINES ARE CLEARLY IDENTIFY ON SHEET A-1.2 FROM (E) EQUIPMENT LEASE AREA TO ROOFTOP

WHERE THE COAX CABLES RUN ARE PIGGY BACK AND/OR MOUNTED/ATTACHED ON (E) AT&T INFRASTRUCTURE, SUCH AS HVAC STEEL RAISED PLATFORM/PAD AND COOLING PIPE OR CONDUIT SUPPORT WILL BE REMOVE AND BE SEPARATELY PLACE ON CABLE TRAY WITH VERTICAL SUPPORTS.

EXISTING COAX CABLES DON'T HAVE POWER CONDUIT FROM (E) EQUIPMENT LEASE AREA TO EACH ANTENNA SECTOR ON ROOFTOP. ONLY COAX IS UTILIZED FROM EQUIPMENT TO ANTENNAS. NO POWER CONDUIT IS RUN UP TO THE ROOF.

- ADD NOTE ON PLAN: ALL EXISTING DETERIORATING ROOF PADS THAT ARE CURRENTLY ADHERED TO THE ROOF WITH MASTIC SHALL BE REMAIN AND PROTECTED IN PLACE TO PREVENT THE TEAR-OFF OF EXISTING ROOFING MATERIAL.
- A PROVISIONS TO CALL-OUT COMPLETELY REMOVE DEAD AND ABANDONED CABLING TO BE COMPLETELY REMOVE AS REQUIRED.

NOTE HAS BEEN ADDED TO SHEET A-1.2 FOR INSTALLATION AND REPLACEMENT OF WALK PADS

- SHOW ON PLAN: THE EXACT LOCATION AND CALL-OUT THE (E) WALKMATS TO ENSURE COVERAGE OF PATH OF TRAVEL FROM THE (E) STAIRWAY ACCESS POINT OF LOWER ROOFTOP UP TO PENTHOUSE ROOFTOP AND UP TO UPPER LEVEL WHERE MECHANICAL SCREEN WALL DOOR ACCESS POINT AND TO THE LOCATIONS WHERE THE ANTENNAS AREA OF WORK REQUIRING FREQUENT MAINTENANCE. THE PEER REVIEW SITE WALK HAS DETERMINED WITH TRAFFIC PATTERNS CAN BE HELPFUL IN REDUCING THE SUBJECTIVITY OF DECISIONS FOR LOCATION (N) WALKMATS OR THE POTENTIAL NEED TO PROVIDE (N) STEP CROSS OVER ON (E) ELEVATED WALKWAYS AND/OR (N) RAISED CABLE TRAY. EXTREME ROOF-TOP TRAFFIC REQUIRES EXTRAORDINARY PROTECTION TO PROVIDE NORMAL ROOF SERVICE LIFE.

ON SHEET A-1.2 HAS BEEN ADDED A PATH OF TRAVEL FROM (E) STEEL STAIRCASE TO ROOFTOP AT EACH ANTENNA SECTOR

3. ON ADDED SHEET DETAIL NO. -/A-1.2, ENLARGED PARTIAL ROOF PLAN (PROPOSED)
- SHOW ON REVISED ROOF PLAN: SPECIFICALLY CALL-OUT TO ADD (N) WALKMATS TO ENSURE COVERAGE OF PATH OF TRAVEL FROM ROOFTOP STAIRWAY (E) ACCESS POINT TO PENTHOUSE ROOFTOP MODIFICATION OF CABLE TRAY AREAS AND TOWARDS TO MECHANICAL SCREEN WALL DOOR ACCESS POINT UP TO AROUND (@ FRONT AND BEHIND) OF ALL "T-MOBILE WIRELESS" ANTENNA SECTOR AND RRUS AS REQUIRED WHERE WORK AND MAINTENANCE WOULD DONE. SPECIFY: 1" MIN. THK. "APOC" 5040 AP-5249 DEK-TOP WALKWAY PADS WITH FULL BED OF MASTIC ADHERED AT UNDERSIDE OF PADS (SEE ATTACHED CUT SHEET).

ON SHEET A-1.2 HAS BEEN ADDED A PATH OF TRAVEL FROM (E) STEEL STAIRCASE TO ROOFTOP AT EACH ANTENNA SECTOR

- SHOW ON PLAN:

HIGHLIGHT PROPOSED AREA OF WORK WITH REFERENCE CALL-OUT ON SHEET NOS. 2, 4&6/A-2 AT EACH PROPOSED ANTENNA SECTORS AND/OR EQUIPMENT LAYOUT PLAN.

DETAILS FOR EXISTING AND PROPOSED ANTENNA LAYOUTS HAVE BEEN REVISED TO REFLECT EXISTING AND PROPOSED CONDITIONS

- PROVIDE AND SHOW DETAILS THE REQUIRED (N) CABLE TRAY VERTICAL SUPPORTS TO CARRY THE PROPOSED AND (E) CABLE RUN MOUNTED ON (N) CABLE TRAY. ADD AND SHOW ON PLAN THE EXACT LOCATION AND QUANTITIES OF (N) VERTICAL SUPPORT IS NOT TO EXCEED 6 FOOT ON CENTERS ON PLAN AND/OR DETAIL.

NEW CABLE TRAY SUPPORTS ARE CLEARLY IDENTIFY ON DETAILS 4 AND 6 SHEET A-2

- SHOW AND CLEARLY DEFINE THE (N) SCOPE OF WORK OF ROOFING CABLING ANTENNA AREAS ANY HYBRIFLEX TO BE RUN WITHIN (N) INSTALLED CABLE TRAY MOUNTED TO ROOFTOP.

NEW HYBRIFLEX CABLES ARE CALL OUT ON SHEET A-1.2 TO BE INSTALLED TO FOLLOW (E) COAX CABLES ROUTE

- SHOW (N) & (E) COAX EXACT QUANTITIES AND SPECIFY THE MAXIMUM NUMBER OF THE CABLE TO BE PLACED IN THE (N) COVERED CABLE TRAY AT ROOFTOP/EXTERIOR WALL.

(E) CABLE COUNTS IS CALLED OUT ON SHEET A-1.2

- ALL (N) CABLE TRAYS AND SHOULD BE RUN PARALLEL WITH PERIMETER INSIDE PARAPET BUILDING WALLS (AVOID DIAGONAL RUNS), AND SHOULD BE POSITIONED NO CLOSER THAN 36 INCHES ARE REQUIRED AT CERTAIN EXISTING ROOFTOP EQUIPMENT LOCATIONS FOR MAINTENANCE PURPOSES.

NO NEW CABLE TRAYS ARE PROPOSED. T-MOBILE IS ONLY MODIFYING EXISTING CABLE TRAYS / RAISING THEM 18" FROM (E) ROOFDECK AND CABLE TRAYS ARE MORE THAN 36" FROM PARAPET OR (E) EQUIPMENT

- PROVIDE AND CALL OUT ALL CABLING ON RAISED CABLE TRAY AND SHALL BE COVER WITH METAL GALVANIZED SHEET LID.

(E) CABLE TRAYS HAVE GALVANIZED LIDS T-MOBILE WILL ONLY RAISE EXISTING CABLE TRAYS 18" FROM ROOFDECK WITH (N) CABLE TRAY SUPPORTS

- ALL (E) COAX AND (N) FIBER CABLES TO BE REFASTENED WITH NEW PLASTIC DELTEC STRAP (TIE-WRAPS TYP-SOR) WITH LOCKING HEAD STRAPS (TY-LH DELTEC) AS REQUIRED EVERY 6'-0"@ HORIZONTAL & 3'-0" @ VERTICAL WHERE OCCURS.

NOTE HAS BEEN ADDED TO SHEET A-1.2 TO ADD CABLE TIES ON (E) AND NEW CABLES

- THE PEER REVIEW SITE WALK HAS BEEN DETERMINED WITH TRAFFIC PATTERNS CAN BE HELPFUL IN REDUCING THE SUBJECTIVITY OF DECISIONS FOR LOCATION (N) WALKMATS. REMOVE AND REPLACE LOOSE DETERIORATED WALKMATS AS REQUIRED. IN THE EVENT AN EXISTING DETERIORATING ROOF TRAFFIC PAD TO REMAIN, AN ADDITIONAL PROTECTIVE PAD IS REQUIRED. THE CONTRACTOR TO DOUBLE-UP (E) PAD AND INSTALL WITH A (N) ½" THK. MIN. "APOC" 5040 AP-5249 ON TOP OF (E) PAD AS REQUIRED TO ENSURE A LEVEL ROOF LEVEL SURFACE ACQUIRED. WHEN DOUBLING-UP ON WALKWAY /PROTECTION PADS WITH APPROVED ½" THK. MIN. "APOC 5040 AP-5249. CONTRACTOR SHALL CLEAN ALL (E) WALKING/PROTECTION PAD SURFACE TO REMOVE MOISTURE, GREASE, OIL WAX, PAINT, AND OTHER FOREIGN MATTERS THAT IMPAIR ADHESION (WIRE-BRUSH CLEAN IF NECESSARY). PRIME SURFACE AS NECESSARY TO ACHIEVE POSITIVE BONDING TO SUBSTRATE.

NOTE HAS BEEN ADDED TO SHEET A-1.2 FOR INSTALLATION AND OR REPLACEMENT OF WALKING PADS

- ON DETAIL NO. 4/A-2, PROPOSED ANTENNA LAYOUT (SECTOR "B") THE POTENTIAL OF RISK SAFETY ISSUES NEEDS TO ADDRESS FOR ACCESSIBILITY SAFETY ROUTE OF TRAVEL TOWARDS PENTHOUSE ROOFTOP AREAS. PROVIDE AN ADJUSTABLE LEVEL GRATING PLATFORM SURFACES AND SPECIFY APPROVED MANUFACTURER'S USS PREFAB STEP-CROSSOVER ADJUSTABLE PLATFORM DETAIL: UNITED SUPPLY SERVICES USS, INC. HTTP://WWW.USS-USA.COM/WEIGHT-DISPERSING-BASE.HTML. USE RECOMMENDED USS PART NO. SLA144, STAND SUPPORT WITH MIRO SUPPORT PADS ROOF PROTECTION. THE NEW LEVEL LANDING (48" MIN. WIDTH) SHALL BE PARALLEL AND CLOSE TO (E) GUARDRAIL AND OVER ITS FULL LENGTH FROM THE LEVEL AT THE END OF EACH (E) PIPING WHERE OCCURS (SEE PIC #926.3). MODIFY AND REWORK (E) ADJACENT GUARDRAIL TO SUCH EXTENSION SHALL NOT BE LESS THAN 42" HIGH FROM TOP OF (N) GRATING PLATFORM AND SHALL BE PROVIDED FULL LENGTH OF REQUIRED ELEVATED WALKWAYS.

FOUR GALVANIZED 3'-0"x6'-0" GRATING WALKING PLATFORMS ARE CLEARLY IDENTIFY TO BE ADDED ON DETAIL 4 A-2 SPECS HAVE BEEN ADDED TO DETAIL 3 / A-5

- SHOW ON PLAN: IDENTIFYING WHERE TRANSITION FROM PENTHOUSE ROOFTOP TO EXTERIOR WALL FOR THE (E) & (N) CABLINGS RUN SUPPORT MOUNTED ON PVC LAID SLEEPERS ON WALKING PADS TO BE REMOVED AND REPLACED. PROVIDE (N) CABLE TRAY AND ATTACHED TO RECOMMENDED "DURA-BLOK B-LINE CAT. # DB30, THREE (3) BASES, TOTAL OF (2) LOCATIONS WITH REQUIRED "APOC" ROOF PROTECTION DIRECTLY LAID TO LOWER ROOF LEVEL. SPECIFICALLY APPLIED TO WHERE AREAS NEED TO BE ACCESS.

NEW CABLE TRAY SUPPORT DETAIL HAS BEEN ADDED TO DETAIL 6 / A-5

4. ON DETAIL PROVIDED ON SHEET A-4 & A-5, ALL SECTORS OF ANTENNA MOUNT TO (E) FRAME. SHOW ON PLANS @ EACH SECTORS TO CLEARLY AND ACCURATELY REFLECT THE ACTUAL SITE CONDITION. THE ANTENNA SHALL BE DEFINE TO THE EXTENT OF THE ACCURACY OF DESIGN AND DETAIL TO MOUNT TO ACTUAL (E) CONDITION OF SCREEN WALL AND ITS ASSOCIATED STRUCTURAL STEEL BRACING TO FACILITATE FOR CONSTRUCTION CLARITY PURPOSES.

DETAIL 5 / A-4 SHOWS NEW ANTENNA PIPE MOUNT FOR SECTOR "C"

- SHOW THE EXACT LOCATION OF (E) ANTENNA LAYOUT ON PLAN FOR CLARITY. THE PROJECT DESIGNER SHALL VERIFY THE (E) FIELD CONDITION AND/OR PEER REVIEW SITE SHARED PHOTOS TO HAVE AN ACCURATE BASED PLAN PRIOR TO IMPOSED OF PROPOSE (N) SCOPE OF WORK TO AVOID ANY DISCREPANCIES.

DETAILS 1 THRU 6 ON SHEET A-2 SHOW EXISTING AND PROPOSED ANTENNA LAYOUTS

- PROVIDE A FULL HIGH SECTION OF THE ANTENNA SUPPORTING POLE AND CONNECTION DETAILS TO FACILITATE THE INSTALLATION OF ANTENNA AND RRUS.

DETAIL 6 / A-4 SHOWS THE INSTALLATION OF (N) PIPE FOR SECTOR "A"

5. ON DETAIL NO. 2/A-5, CABLE TRAY SUPPORT FRAME, REVISE AND PROVIDE APPROVED (N) MIRO CABLE TRAY SUPPORT DETAIL (SEE ATTACHED CUT SHEET)
A). SHOW VERTICAL DIMENSION 18" MIN. AND MAX. STAND SPACING OF CABLE TRAY SUPPORT INSTALLATION:
- 18" MIN. CLEARANCE ABOVE THE ROOF TO THE BOTTOM OF HORIZONTAL MEMBER SUPPORT.
- MIRO STAND SPACING IS NOT EXCEED 6 FOOT ON CENTERS.

B). PROVIDE SLIP RESISTANT ROOFTOP MIRO SUPPORT PAD: 16" X 18" RUBBER SUPPORT PAD (SEE ATTACHED CUT SHEET).

DETAILS 3 AND 6 HAVE BEEN REVISED TO COMPLY WITH THE REQUIREMENT OF INSTALLATION FOR NEW CABLE TRAY SUPPORTS

6. PLEASE REFER TO ATTACHED STRUCTURAL REVIEW COMMENTS, DATED AUGUST 12, 2015.

ELECTRICAL COMMENTS:

1. CREATE ELECTRICAL GENERAL NOTES AND INCLUDE THE FOLLOWING NOTE:
a. ALL ABANDONED AND UNUSED CARRIERS AC/DC, DATA, FIBER, COAXIAL CABLING AND SUPPORTS SHALL BE COMPLETELY REMOVED AS REQUIRED. ALL MODIFICATIONS TO THE ELECTRICAL DISTRIBUTION PANELS SHALL BE LABELED AS REQUIRED.

ELECTRICAL COMMENTS NOTE WAS ADDED TO SHEET T-2

2. REVISE THE GROUNDING DETAIL TO INDICATED THAT WORK SHALL BE IN ACCORDANCE TO THE AT&T GROUNDING STANDARDS. MORE SPECIFICALLY, ALL CONNECTIONS SHALL BE MADE WITH AN EXOTHERMIC WELD PROCESS. WHERE EXOTHERMIC WELDS ARE NOT POSSIBLE, A 2-HOLE COMPRESSION TYPE LUG IS PERMITTED.
3. REVISE THE GROUNDING DETAIL TO INDICATE THAT SIZE OF THE GROUNDING CONDUCTOR SHALL BE PER AT&T STANDARDS. NO SIZE IS INDICATED ON THE EXISTING DETAIL.

GROUNDING DETAIL 1 / A-4 HAS BEE REVISED WITH NEW NOTE AND SIZE OF GROUNDING CABLE HAS BEEN ADDED TO THE DETAIL

4. REVISE AND DISTRIBUTE DRAWINGS WITH CORRECTION FOR FINAL APPROVAL.

END OF COMMENTS.

STRUCTURAL COMMENTS:

1. THE AT&T BUILDING IS A PUBLIC UTILITY FACILITY. THE LATERAL LOAD ANALYSIS SHALL BE BASED ASCE CATEGORY THREE REQUIREMENTS WITH 115 MPH WIND LOAD. REVISE ANTENNA WIND LOAD ANALYSIS ON CALCULATION PAGE 3 ACCORDING TO THE CATEGORY THREE REQUIREMENTS. REVISE ANTENNA WIND LOAD ANALYSIS ON CALCULATION PAGE 3 ACCORDING TO THE CATEGORY THREE REQUIREMENTS AND REDESIGN THE ANTENNA SUPPORT AND ANCHORAGE ACCORDINGLY.

RESPONSE: THE WIND LOADING HAS BEEN CHANGED TO 115 MPH, PLEASE SEE THE REVISED STRUCTURAL CALCULATIONS.

2. AT SECTOR A, NEW STEEL ANGLES ARE ADDED TO SUPPORT THE PROPOSED ANTENNA. PROVIDE ENGINEERING ANALYSIS AND DESIGN TO JUSTIFY THE ADEQUACY OF THE STEEL ANGLES TO SUPPORT THE ANTENNAS. DESIGN AND PROVIDE END CONNECTION DETAILS OF THE STEEL ANGLE TO THE EXISTING POLE CONNECTION. VERIFY THE ADEQUACY OF THE EXISTING ANTENNA POLE TO WALL ANCHORAGE CONNECTION TO SUPPORT THE STEEL ANGLES REACTION AND THE EXTRA LOADS FROM THE ADDED ANTENNA. PER WALL ELEVATION ON A-3, THE 8' ANTENNA WILL BE MOUNTED TO THE EXISTING CANTILEVER POLE OFF THE PARAPET WALL. VERIFY THE ADEQUACY OF THE STEEL POLE, WALL ANCHORAGE TO SUPPORT THE TALLER ANTENNA. VERIFY THE ADEQUACY OF THE EXISTING PARAPET WALL AND SCREEN WALL TO SUPPORT THE REACTION FORCES FORM THE ADDED ANTENNA.

RESPONSE: PLEASE SEE THE REVISED STRUCTURAL CALCULATIONS PAGES 7 AND 8.

3. VERIFY THE ADEQUACY OF THE ANTENNA TO METAL STUD WALL ANCHORAGE DETAIL SHOWN ON 6/A-4. THE 1/2" THROUGH BOLTS COULD BE SUPPORTED BY THE EXTERIOR STUCCO ON BOTH SIDES OF THE WALL ONLY, WHICH DOES NOT HAVE THE STRENGTH TO SUPPORT THE PROPOSED ANTENNA. DESIGN AND REVISE ANTENNA ANCHORAGE DETAIL IN METAL STUD WALL ACCORDINGLY. VERIFY THE ADEQUACY OF THE METAL STUD TO SUPPORT THE ADDED LOADS FROM THE PROPOSED ANTENNA.

RESPONSE: PLEASE SEE THE REVISED STRUCTURAL CALCULATIONS PAGE 7.

4. AT SECTOR C, THE PROPOSED ANTENNA MOUNTED TO THE END OF THE SCREEN WALL DOES NOT REFLECT THE ACTUAL SITE CONDITION. THE ANTENNA SHALL BE DESIGNED AND DETAILED TO MOUNT TO THE EXISTING SCREEN WALL STEEL BRACE PER SITE CONDITION.

RESPONSE: PLEASE SEE THE REVISED PLANS, SHEET A-2.

5. PLEASE PROVIDE WRITTEN RESPONSES TO EACH REVIEW COMMENT TO FACILITATE REVIEW PROCESS.

RESPONSE: NOTED.

MICHAEL NI & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS
1414 FAIR OAKS AVENUE, SUITE 11
SOUTH PASADENA, CA 91030
(626)799-3588

SEPTEMBER 29, 2015

MR. JOHN CHAN
JTC ARCHITECTS
65 N. FIRST AVENUE, SUITE 201
ARCADIA, CA 91006
RE: T-MOBILE LA02049A
1786 ORANGE AVENUE
COSTA MESA, CA

DEAR MR. CHAN:
PURSUANT TO YOUR REQUEST, WE HAVE REVIEWED THE REVISED STRUCTURAL CALCULATIONS AND DRAWINGS PROVIDED BY THE CONNELL DESIGN GROUP DATED SEPTEMBER 12, 2015. THE PROVIDED CALCULATIONS AND DRAWINGS ARE PERTAINING TO THE PROPOSED ANTENNAS MODIFICATION AND PANELS INSTALLATION OF THE ABOVE REFERENCED SITE. FOLLOWINGS ARE THE STRUCTURAL REVIEW COMMENTS:

1. AT SECTOR A, THE PROPOSED ANTENNA IS MOUNTED TO THE EXISTING BRICK PARAPET WALL PER DETAIL 2/A-2. PROVIDE ANTENNA ANCHORAGE DESIGN AND DETAILS ON PLAN OF ATTACHMENT TO THE BRICK PARAPET WALL. PROVIDE A FULL HEIGHT SECTION OF THE ANTENNA SUPPORT ON PLAN TO FACILITATE CONSTRUCTION.

ANTENNAS AT SECTOR "A" HAVE BEEN RELOCATED TO THE FACE OF CONVENTIONAL MATERIAL SCREENING PER CITY REQUEST SEE DETAILS 1/A-1.2 AND 2/A-2

2. PROVIDE ENGINEERING ANALYSIS TO JUSTIFY THE ADEQUACY OF THE ANTENNA TO METAL STUD WALL ANCHORAGE DETAIL SHOWN ON 6/A-4. THE 1/2" THROUGH BOLTS COULD BE SUPPORTED BY THE EXTERIOR STUCCO ON BOTH SIDES OF THE WALL ONLY, WHICH DOES NOT HAVE THE STRENGTH TO SUPPORT THE PROPOSED ANTENNA. DESIGN AND REVISE ANTENNA ANCHORAGE DETAIL IN METAL STUD WALL ACCORDINGLY.

SEE NEW DETAIL SHOWING EXISTING 3 1/2" SQ. STEEL TUBE SCREEN POSTS INSIDE OF SCREEN WALL
NEW DETAILS SHOWS 5'-0" LONG 3"x3"x1/4" ANGLES ATTACHED TO (E) STEEL POSTS WITH 1/2" THRU BOLTS

3. AT SECTOR C, THE PROPOSED ANTENNA MOUNTED TO THE END OF THE SCREEN WALL DOES NOT REFLECT THE ACTUAL SITE CONDITION. THE ANTENNA SHALL BE DESIGNED AND DETAILED TO MOUNT TO THE EXISTING SCREEN WALL STEEL BRACE PER SITE CONDITION.

SEE NEW ANTENNA MOUNTING DETAIL 2/A-6

4. PLEASE PROVIDE WRITTEN RESPONSES TO EACH REVIEW COMMENT TO FACILITATE REVIEW PROCESS.

IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CONTACT US.
SINCERELY,
MICHAEL NI, S.E.
PRINCIPAL

ROOF PROTECTION MAT DETAILS

SCALE: N.T.S. | 1

T-Mobile

PLANS PREPARED BY:

CONNELL DESIGN GROUP, LLC
CONSULTING CIVIL ENGINEERS
26455 Rancho Pkwy South, Lake Forest, CA 92630
(949) 753-8807 OFFICE - (949) 753-8833 FAX

CONSULTING GROUP:

coastal business group, inc.
16150 Scientific Way
Irvine, CA 92618
Phone: (949) 336-1550
Fax: (949) 336-6565

NO.	DATE:	DESCRIPTION:	BY:
0	09/08/14	90% CD'S	HL
1	10/08/14	100% CD'S	HL
2	11/11/14	100% CD'S	DC
3	2/03/15	100% CD'S	GN
4	6/26/15	100% CD'S	FC
5	07/16/15	100% CD'S	JPC
6	08/19/15	100% CD'S	SA
7	09/16/15	100% CD'S	DC
8	09/28/15	100% CD'S	SA
9	10/30/15	100% CD'S	SA

SITE INFORMATION:

CM049 LE103

LA02049A

1786 ORANGE AVE.,
COSTA MESA, CA 92626

SEAL:

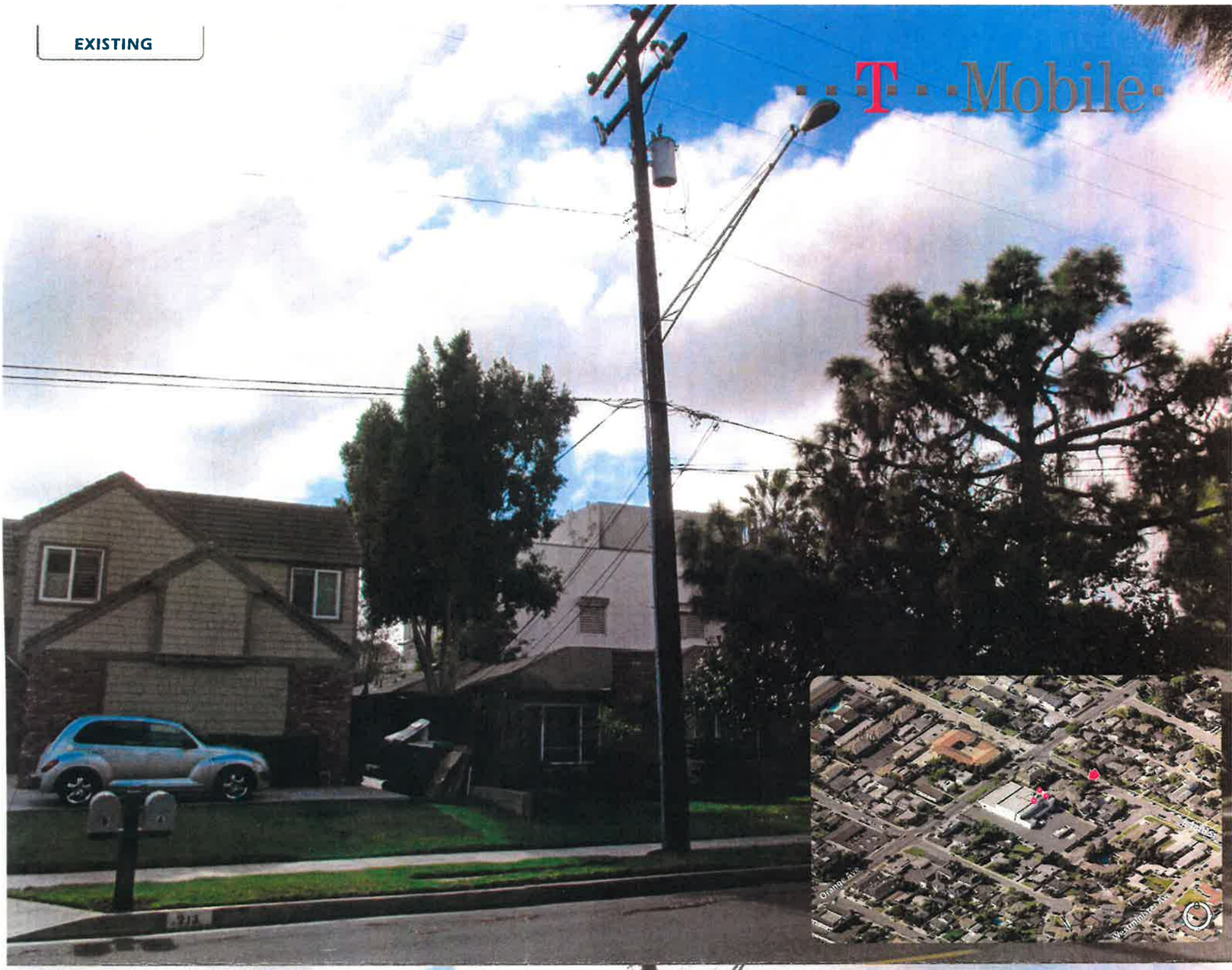
SHEET TITLE:

PLAN REVIEW COMMENTS

SHEET NUMBER:

A-7

EXISTING



PROPOSED

Completed November 09, 2015

LA02049A
CM 049 LE103
1786 Orange Avenue
Costa Mesa, CA 92626

VIEW 2

APPLICANT
T-Mobile
2008 McGaw Avenue
Irvine, CA 92614

CONTACT
Coastal Business Group Inc.
16150 Scientific Way
Irvine, CA 92618
p 949.336.1550

BLUE WATER DESIGN
bluewater-design.net
michelle@bluewater-design.net
p 714.473.2942

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.

EXISTING

T-Mobile

PROPOSED

Completed November 09, 2015

LA02049A
CM 049 LE103

1786 Orange Avenue
Costa Mesa, CA 92626

VIEW 1

APPLICANT
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2008 McGaw Avenue
Irvine, CA 92614

CONTACT
Coastal Business Group Inc.
16150 Scientific Way
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p 949.336.1550

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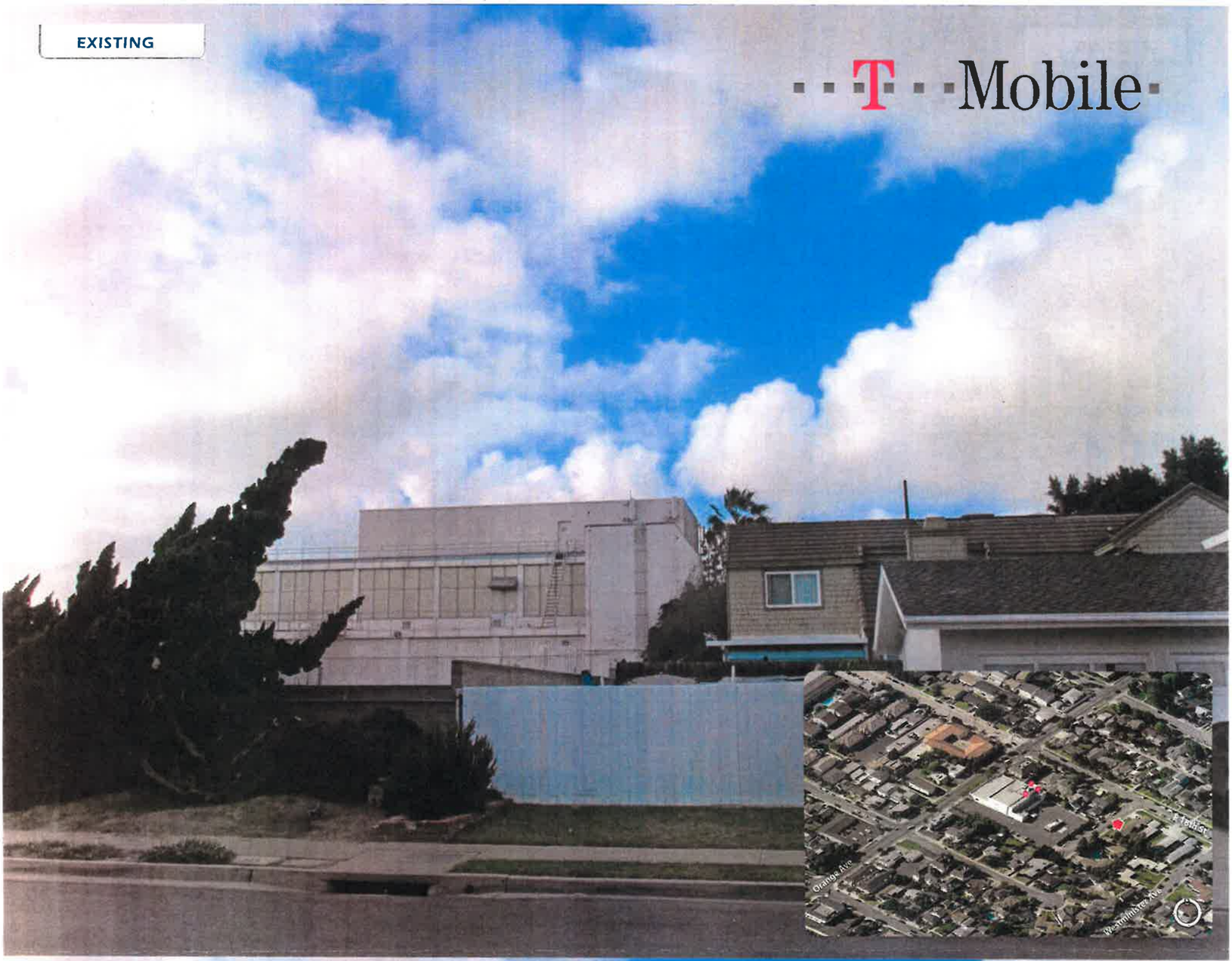
T-Mobile



PROPOSED

LA02049A
CM 049 LE103
1786 Orange Avenue
Costa Mesa, CA 92626

VIEW 3

APPLICANT
T-Mobile
2008 McGaw Avenue
Irvine, CA 92614

CONTACT
Coastal Business Group Inc.
16150 Scientific Way
Irvine, CA 92618
p 949.336.1550

Completed November 09, 2015

BLUE WATER DESIGN
bluewater-design.net
michelle @ bluewater-design.net
p 714.473.2942

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T-Mobile

PROPOSED

PROPOSED
NEW & RELOCATED ANTENNA
LOCATION

Completed November 09, 2015

LA02049A
CM 049 LE103
1786 Orange Avenue
Costa Mesa, CA 92626

VIEW 4

APPLICANT
T-Mobile
2008 McGaw Avenue
Irvine, CA 92614

CONTACT
Coastal Business Group Inc.
16150 Scientific Way
Irvine, CA 92618
p 949.336.1550

Blue Water DESIGN
BLUE WATER DESIGN
bluewater-design.net
michelle @ bluewater-design.net
p 714.473.2942

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