CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT

DATE: **FEBRUARY 8, 2016**

TO: **DANA POINT PLANNING COMMISSION**

FROM: **COMMUNITY DEVELOPMENT DEPARTMENT**
URSULA LUNA-REYNOSA, DIRECTOR
EVAN LANGAN, AICP, ASSOCIATE PLANNER

SUBJECT: **ANTENNA USE PERMIT AUP15-0002 TO ALLOW THE INSTALLATION OF A COMMERCIAL WIRELESS TELECOMMUNICATION ANTENNA FACILITY TO THE EXTERIOR OF AN EXISTING CUPOLA AT THE ST. REGIS RESORT LOCATED AT 1 MONARCH BEACH RESORT**

RECOMMENDATION: That the Planning Commission adopt the attached resolution approving Antenna Use Permit Application AUP15-0002.

APPLICANT/OWNER: Monroe MBR, LLC

OWNER'S AGENT: Jacobs Engineering Group on behalf of Verizon Wireless

REQUEST: Approval of an Antenna Use Permit to allow the installation of 16 "Commercial Wireless Telecommunication Antennas" (cellular antennas) to the exterior of an existing cupola located at the St. Regis Resort.

LOCATION: 1 Monarch Beach Resort
Assessor Parcel Number (APN): 672-621-01

NOTICE: Notices of the Public Hearing were mailed to property owners within a 500-foot radius, published within a newspaper of general circulation and posted at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices, as well as the Dana Point Library on January 28, 2016.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) in that it proposes nominal improvements to an existing structure.

ITEM #3

ISSUES:

- Project consistency with the Dana Point General Plan, Zoning Code (DPZC) and Monarch Beach Resort Specific Plan (MBRSP).

- Project satisfaction with all findings required pursuant to the DPZC for approval of an Antenna Use Permit (AUP).

- Project compatibility with and enhancement of the site and surrounding neighborhood.

BACKGROUND: The subject property measures an approximate 620,438 square feet (14.25 acres) and is presently developed with the St. Regis Resort - a multi-story hotel constructed in the late 1990's. The property is located within the area of the Monarch Beach Resort Specific Plan (MBRSP), bordered to the north, south and east by residential development and to the west, the City's Sea Terrace Park. Pursuant to the MBRSP, the property is zoned "Visitor Recreation Commercial" (VRC) and is located both within the City's Coastal Overlay District (the California Coastal Zone) as well as the Appeals Jurisdiction of the California Coastal Commission.

DISCUSSION: The subject application proposes the addition of 16 cellular antennas to the exterior of an existing cupola located at the "South Wing" of the St. Regis Resort. The purpose of the new antennas would be to improve cellular and data transfer services for both public and private sector users within a prescribed radius around the subject property and would be the first commercial cellular antenna facility to be added to the site for the purposes of improving coverage in the surrounding community. The boundaries of the subject property are located approximately 70 feet from Niguel Road - a "Scenic Highway" as designated in the Circulation Element of the City's adopted General Plan. Pursuant to Section 9.07.020 (4)(K) of the DPZC, this proximity to both a Scenic Highway as well as to residentially zoned properties in the vicinity requires that a "Major" Antenna Use Permit (AUP) be approved by the Planning Commission.

The antennas would be installed around the perimeter (all four sides) of the cupola and completely housed within matching protrusions measuring 20 inches deep. The exterior of these protrusions would be surfaced and painted to match the exterior of the cupola and broader hotel and contain faux windows with louver inserts. No component of the antennas themselves would be exposed or visible to the public and no changes would result to the roof of the cupola or the overall height of the hotel with installation of proposed equipment. Supporting accessory cabinets, a generator and two global positioning system [GPS] units would be located at grade at the eastern side of the property (facing Niguel Road) and completely screened from public view by an existing wall and landscaping.

In compliance with Section 9.07.020 of the DPZC, propagation maps have been submitted to the City illustrating the improvement in service with placement of the new antennas. Finally, a radio frequency (RF) report (as prepared by a licensed engineer) has been submitted which shows that the proposed antennas will comply with all emission requirements per Federal Communications Commission (FCC) standards.

Section 9.07.020 (b)(6) of the DPZC stipulates the following six findings must be made in order to approve an AUP. Pursuant to the (Federal) Telecommunications Act of 1996, a local government may not regulate the placement or construction of cellular antenna facilities on the basis of environmental effects when such facilities are found to otherwise comply with FCC emission regulations.

1. *That the proposed antenna facility will not create any significant or meaningful blockage to public views.*

2. *That the proposed antenna facility will be an enhancement to the City due to its ability to provide additional communication capabilities.*

3. *That the proposed antenna facility will be aesthetically integrated into its surrounding environment.*

4. *That the proposed antenna facility will not interfere with the reception or transmission of other wireless telecommunication signals within the surrounding community.*

5. *That the proposed antenna facility will operate in compliance with all applicable Federal safety regulations for such facilities.*

6. *That the public need for the use of the antenna facility has been documented.*

The subject project has been found to comply with standards and location requirements enumerated in Section 9.07.020 of the DPZC as well as those of the MBRSP and staff's recommended findings to approve the AUP request are included in the project's draft resolution (Attachment 1).

CORRESPONDENCE: To date, no correspondence has been received concerning the subject project.

CONCLUSION: Staff finds that the subject project is consistent with the policies and provisions of the City of Dana Point General Plan, Zoning Ordinance and the Monarch Beach Resort Specific Plan. As the project has been found to comply with all standards of development, staff recommends the Planning Commission adopt the attached resolution, approving AUP15-0002 subject to findings and conditions of approval.

Evan Langan, AICP
Associate Planner

Ursula Luna-Reynosa, Director
Community Development Department

ATTACHMENTS:

Action Documents

1. Draft Planning Commission Resolution No. 16-02-08-xx

Supporting Documents

2. Vicinity Map

3. Site Photos

4. Project Plans (architectural only)

5. Photo Simulations of Proposed Antenna Installations

RESOLUTION NO. 16-02-08-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING ANTENNA USE PERMIT AUP15-0002 TO ALLOW THE INSTALLATION OF A COMMERCIAL WIRELESS TELECOMMUNICATION ANTENNA FACILITY TO THE EXTERIOR OF AN EXISTING CUPOLA AT THE ST. REGIS RESORT LOCATED AT 1 MONARCH BEACH RESORT

The Planning Commission of the City of Dana Point does hereby resolve as follows:

WHEREAS, Monroe MBR, LLC (the "Applicant") is the owner of real property commonly referred to as 1 Monarch Beach Resort (APN 672-621-01) (the "Property"); and

WHEREAS, the Applicant filed a verified application for an Antenna Use Permit to allow the installation of 16 Commercial Wireless Telecommunication Antennas to the exterior of an existing cupola located at the Property; and

WHEREAS, said verified application constitutes a request as provided by Title 9 of the Dana Point Zoning Code; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the project is Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) in that it proposes nominal improvements to an existing structure; and

WHEREAS, the Planning Commission did, on the 8th day of February, 2016 hold a duly noticed public hearing as prescribed by law to consider said requests; and

WHEREAS, at said public hearing, upon considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Antenna Use Permit AUP15-0002.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Dana Point as follows;

A. The above recitations are true and correct and incorporated herein.

B. Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves AUP15-0002, subject to conditions:

Findings:

Antenna Use Permit AUP15-0002

1. That the proposed antenna facility will not create any significant or meaningful blockage to public views **in that existing public views through the subject property as viewed from public places would not be impacted by the addition of the facility.**

2. That the proposed antenna facility will be an enhancement to the City due to its ability to provide additional communication capabilities **in that propagation maps have been submitted and are on file with the City and which illustrate that the proposed antennas would provide improved cellular and data transfer services for private, commercial and emergency users.**

3. That the proposed antenna facility will be aesthetically integrated into its surrounding environment **in that all antennas will be fully screened within new enclosures mounted to the exterior of an existing cupola, designed, surfaced and painted to complement the structure and broader hotel. The proposed cellular antennas will not visible to the public and/or from public rights-of-way; all accessory/supporting equipment will be located at-grade and similarly screened from public view by existing development and landscaping.**

4. That the proposed antenna facility will not interfere with the reception or transmission of other wireless telecommunication signals within the surrounding community **in that documentation (specifically a radio frequency report) prepared by a licensed engineer has been submitted to the City and which demonstrates that proposed facilities will comply with Federal Communication Commission (FCC) standards as relate both to emissions as well as non-interference with other wireless telecommunication signals and facilities.**

5. That the proposed antenna facility will operate in compliance with all applicable Federal safety regulations for such facilities **in that a radio frequency (RF) report has been received by the City and stipulating compliance of proposed antennas with FCC and other applicable standards. After installation and prior to final inspection and sign-off of the project by City staff, installed antennas will be tested and verified once more as to compliance with these same standards.**

6. That the public need for the use of the antenna facility has been documented **in that evidence in the record illustrates a marked improvement in cellular coverage will occur with placement of the subject equipment – increasing or improving service to private, commercial and/or emergency cellular users.**

Conditions:

A. General:

1. Approval of this application permits the Approval of an Antenna Use Permit to allow the installation of 16 "Commercial Wireless Telecommunication Antennas" (cellular antennas) to the exterior of an existing cupola at located at 1 Monarch Beach Resort (the St. Regis Resort). Subsequent submittals for this project shall be in substantial compliance with the plans presented to the Planning Commission and in compliance with the applicable provisions of the Dana Point General Plan and Municipal Code.

2. Approval of this application is valid for a period of 24 months (two years) from the date of determination. If the development approved by this action is not established, or a building permit for the project is not issued within such period of time, the approval shall expire and shall thereafter be null and void.

3. The application is approved as a plan for the location and design of the uses, structures, features, and materials, shown on the approved plans. Any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director of Community Development determines that the proposed change complies with the provisions and the spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved plot plan, he may approve the amendment without requiring a new public hearing.

4. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.

5. The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the City's attorney's fees, costs and expenses incurred concerning the claim, action, or proceeding.

   The applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions, or proceedings against the City, its offers, employees, or agents arising out of or resulting from the negligence of the applicant or the applicant's agents, employees, or contractors. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the City's attorney's fees, costs and expenses incurred concerning the claim, action, or proceeding.

   The applicant shall also reimburse the City for City Attorney fees and costs associated with the review of the proposed project and any other related documentation.

6. The applicant and applicant's successors in interest shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site.

7. The applicant and applicant's successors in interest shall be responsible for payment of all applicable fees along with reimbursement for all City expense in ensuring compliance with these conditions.

8. The construction site shall be posted with signage indicating that construction may not commence before 7:00 AM and must cease by 8:00 PM, Monday through Saturday, with no construction activity permitted on Sundays or Federal holidays.

9. The applicant, property owner or successor in interest shall submit a Waste Management Plan to the City's C&D Official per the Dana Point Municipal Code. A deposit will be required upon approval of the Waste Management Plan to ensure compliance.

10. During construction, the project shall implement and maintain all minimum construction Best Management Practices (BMPs), assigned by priority level and/or as required by the Director of Public Works or designee. Applicable minimum BMPs for the project's priority as determined by the Urban Runoff Threat Assessment Form may be found in the City's Construction Urban Runoff BMP Requirements Manuals.

11. During the construction phase, all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, managed, secured and disposed to prevent transport into the streets, gutters, storm drains, creeks and/or coastal waters by wind, rain, tracking, tidal erosion or dispersion.

12. Approved antenna facilities, accessory equipment and the approved AUP and its conditions of approval shall be subject to review by the City every two years from the date of approval to determine if technology has changed such that the installation may be reduced in size or redesigned in a more "stealth" manner and to evaluate Radio-Frequency emissions. Should this review be deemed required/appropriate, the applicant shall submit a technology upgrade report and Radio-Frequency emission testing report for review by the Director of Community Development. Said report will not be required more than once within a twenty four (24) month period.

13. At all times, other than during a 24-hour "cure period," the applicant shall not prevent the City of Dana Point from having adequate spectrum capacity on the City's 800 MHz radio frequency.

14. The applicant shall provide a 24-hour phone number to which interference problems may be reported, and will resolve all interference complaints within 24 hours.

15. The applicant shall cease operation of this facility should it cause interference with any City facilities immediately upon expiration of the 24-hour "cure period" until the cause of interference is eliminated.

16. Subsequent amendments, additions or other modifications to antennas approved under this AUP shall not result in increased overall height of the St. Regis Resort from that originally approved or in an increase in height for any singular component of the structure housing existing or proposed antennas.

B. Prior to Building Plan Check Submittal and/or issuance of any Building Permits:

17. Building plan check submittal shall include three sets of the following construction documents:

    a. Building Plans

    b. Structural Calculations

18. All documents prepared by a professional shall be wet-stamped and signed.

19. The project applicant shall secure project approval from the Orange County Fire Authority (OCFA), and provide proof of such approval to the Planning Division.

C. Prior to final inspection or approval of the project by City staff:

20. Upon installation of approved antenna facilities, a Temporary Certificate of Occupancy will be issued. Once the site is operable, a radio frequency (RF) report shall be submitted within 45 days to demonstrate that the facility (post-installation) remains in compliance with government safety standards

21. The applicant shall submit to a post-installation test to confirm that the facility does not interfere with the City of Dana Point's Public Safety radio equipment. This test will be conducted by the Communications Division of the Orange County Sheriff's Department or a Division approved contractor at the expense of the applicant. Proof of compliance shall be provided to the Director of Community Development.

22. 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 and fax numbers and e-mail address of that contact shall be provided to the Orange County Sheriff's Department.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, CA, held on this 8th day of February, 2016 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

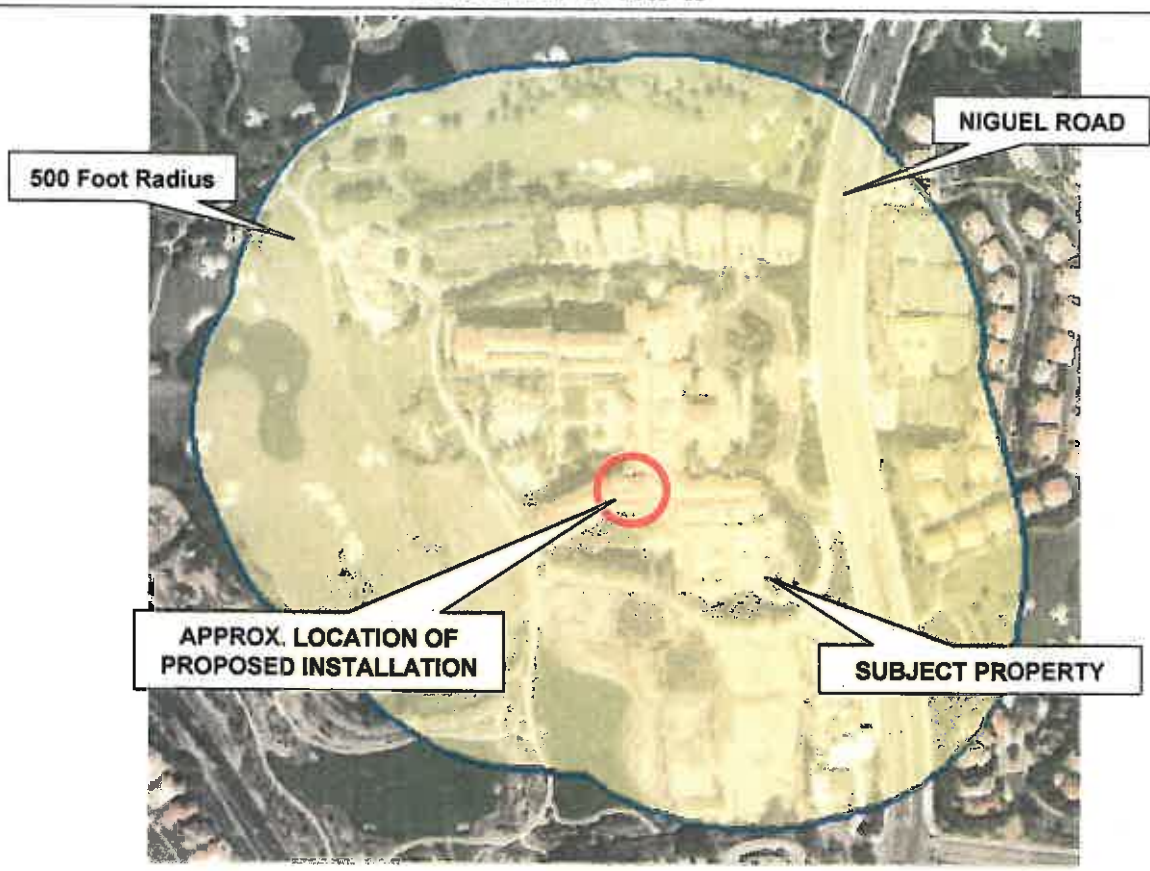
_____
April O'Conner, Chairperson
Planning Commission

ATTEST:

_____
Ursula Luna-Reynosa, Director
Community Development Department

City of Dana Point
Antenna Use Permit AUP15-0002
Evan Langan, AICP, Associate Planner
Community Development Department
33282 Golden Lantern
Dana Point, CA 92629-1805

VICINITY MAP

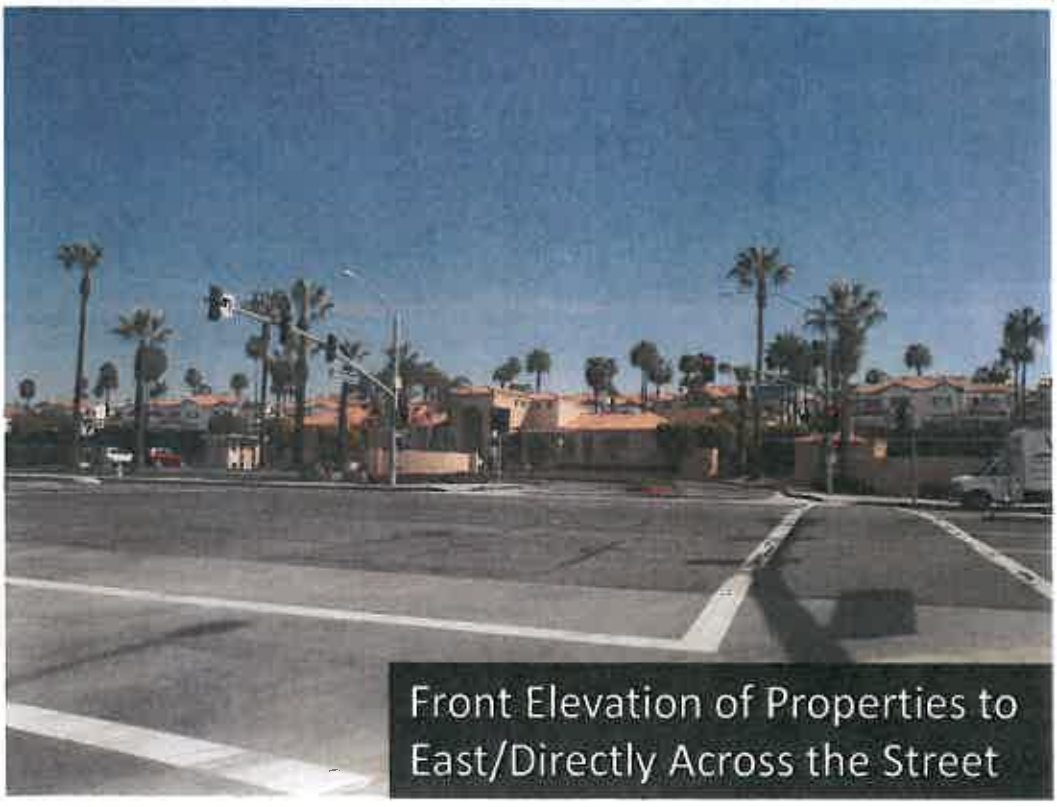


Project : *AUP15-0002*

Project Applicant's Agent:
Tracy Thomas (Jacobs on behalf of Verizon Wireless)

Location: *1 Monarch Beach Resort*

Front Elevation of Proposed Site



Front Elevation of Properties to East/Directly Across the Street

JACOBS

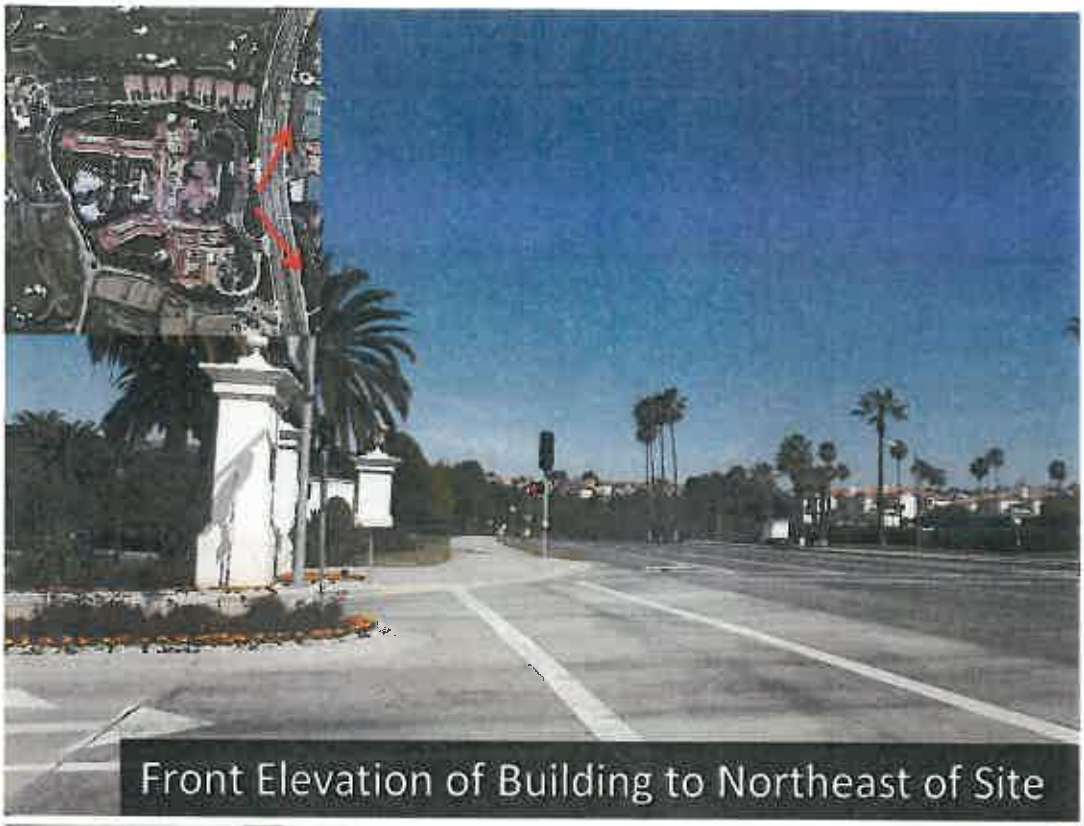
3161 Michelson Avenue , Suite 500
Irvine, CA 92612

Via Monarca

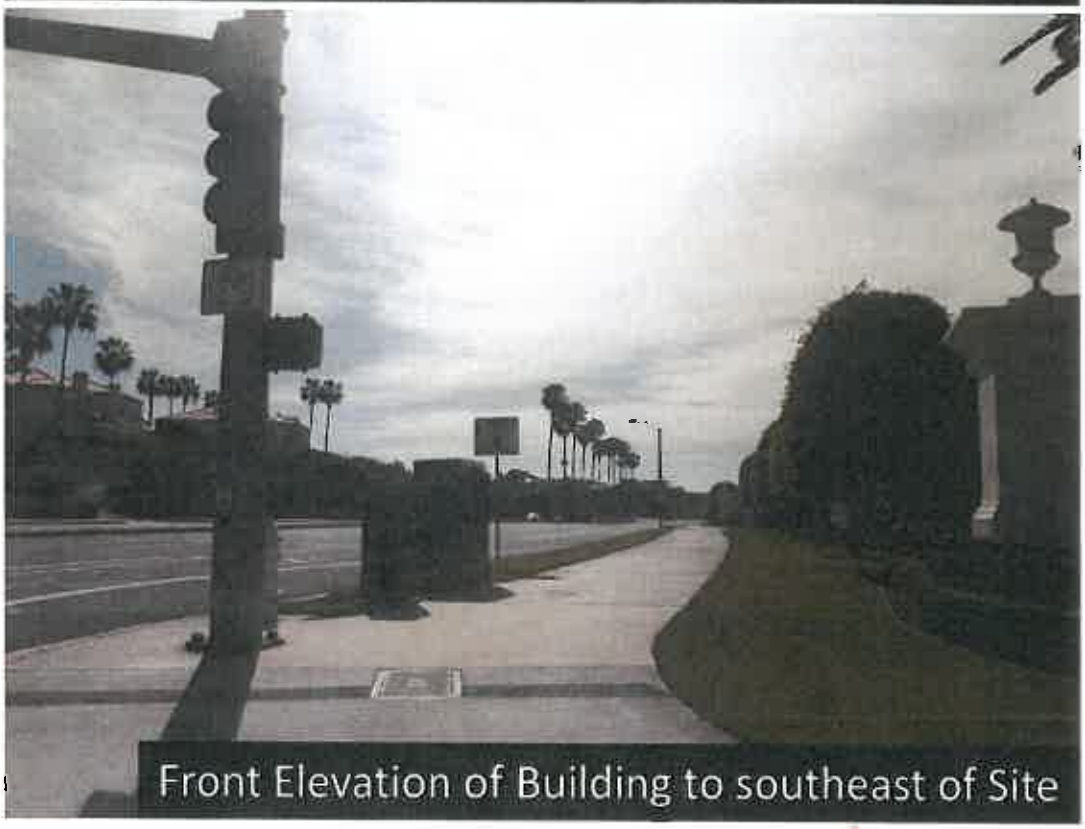
1 Monarch Beach Resort
Dana Point, CA

verizon

15505 Sand Canyon Avenue
Irvine, CA 92618



Front Elevation of Building to Northeast of Site



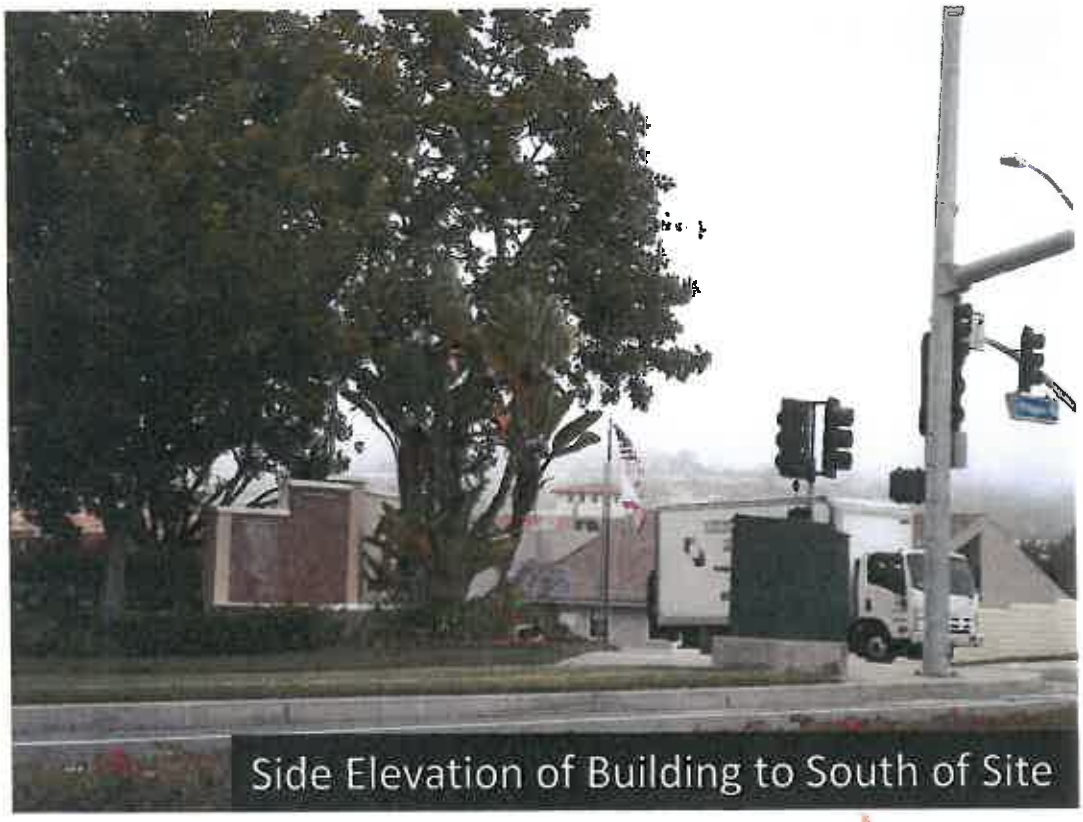
Front Elevation of Building to southeast of Site

JACOBS™
3161 Michelson Avenue , Suite 500
Irvine, CA 92612

Via Monarca

1 Monarch Beach Resort
Dana Point, CA

verizon
15505 Sand Canyon Avenue
Irvine, CA 92618



JACOBS

3161 Michelson Avenue , Suite 500
Irvine, CA 92612

Via Monarca
1 Monarch Beach Resort
Dana Point, CA

verizon

15505 Sand Canyon Avenue
Irvine, CA 92618

NOT FOR CONSTRUCTION
DRAWINGS PLOTTED TO SCALE ON 24x36 SHEETS

verizon

VIA MONARCA
PROPOSED MCE SITE
1 MONARCH BEACH RESORT
DANA POINT, CA 92629

OVERALL HEIGHT
85'-0" A.G.L.
(221'-0" A.M.S.L.)

PROJECT APPROVAL

LANDLORD: _____

PROJECT MANAGER: _____

CONSTRUCTION MANAGER: _____

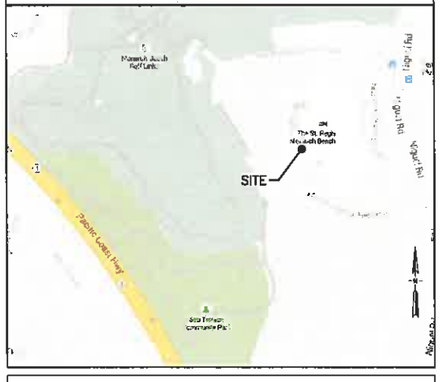
RF ENGINEER: _____

SITE ACQUISITION: _____

ZONING MANAGER: _____

UTILITY COORDINATOR: _____

VICINITY MAP



PROJECT DIRECTORY

BUILDING OWNER: MONROE MBR, LLC
CONTACT: DAN MOORE
1 MONARCH BEACH RESORT
DANA POINT, CALIFORNIA 92629
PHONE: (949) 234-3283

APPLICANT: VERIZON WIRELESS
15505 SAND CANYON DRIVE
BUILDING "D" 1st FLOOR
IRVINE, CALIFORNIA 92618

PREPARED BY: JACOBS ENGINEERING GROUP, INC.
3161 MICHELSON DRIVE; SUITE 500
IRVINE, CALIFORNIA 92612

SITE ACQUISITION: RACHAEL DAVIDSON
JACOBS ENGINEERING GROUP, INC.
3161 MICHELSON DRIVE; SUITE 500
IRVINE, CALIFORNIA 92612
MOBILE: (619) 729-2294

SITE SUMMARY

SITE TYPE:	ROOFTOP
BUILDING HEIGHT:	85'-0" A.G.L. (221.0' A.M.S.L)
ZONING JURISDICTION:	CITY OF DANA POINT
ZONING CLASSIFICATION:	SPO ZONE
PARCEL ID:	672-621-01 & 02
POWER COMPANY:	SOUTHERN CALIFORNIA EDISON
TELEPHONE COMPANY:	AT&T
TOTAL VERIZON LEASE AREA:	718 SQ. FT.
EQUIPMENT LEASE AREA:	608 SQ. FT.
ANTENNA LEASE AREA:	110 SQ. FT.

PROJECT DESCRIPTION

VERIZON WIRELESS IS SUBMITTING AN APPLICATION FOR ZONING APPROVALS AND OTHER RELATED APPROVALS FOR THE FOLLOWING:

INSTALL (16) PANEL ANTENNAS, (16) RADIO REMOTE UNITS (RRUs), (4) RAYCAPS MOUNTED BEHIND PROPOSED FRP SCREEN BOXES ON EXISTING ROOFTOP; INSTALL & ROUTE CABLE TRAY FROM EQUIPMENT TO ANTENNAS ON ROOFTOP; INSTALL DAS EQUIPMENT, (2) MCE CABINETS, (1) GENERATOR & (2) GPS UNITS ON GROUND LEVEL WITH CONNECTIONS FOR POWER AND TELCO SERVICES.

DRAWING INDEX

DWG #	DRAWING NAME
T1	TITLE SHEET
SP1	GENERAL NOTES & SPECIFICATIONS
SP2	GENERAL NOTES & SPECIFICATIONS
SP3	GENERAL NOTES & SPECIFICATIONS
C1	TOPOGRAPHIC SURVEY
C2	TOPOGRAPHIC SURVEY
C3	TOPOGRAPHIC SURVEY
A1	OVERALL SITE PLAN
A2	ENLARGED SITE PLAN
A3	ANTENNA PLAN AND EQUIPMENT PLAN
A4	ENLARGED EAST ELEVATION
A5	BUILDING ELEVATIONS
A6	BUILDING ELEVATIONS

DRIVING DIRECTIONS

FROM VERIZON WIRELESS CORPORATE OFFICE IN IRVINE, CA.

HEAD SOUTHWEST ON IRVINE RANCH WATER DISTRICT TOWARD WATERWORKS WAY; TURN RIGHT ONTO WATERWORKS WAY; TURN LEFT ONTO SAND CANYON AVE; TURN RIGHT TO MERGE ONTO I-405 S TOWARD SAN DIEGO; MERGE ONTO I-405 S; MERGE ONTO I-5 S; TAKE EXIT 86 FOR CROWN VALLEY PKWY; TURN RIGHT ONTO CROWN VALLEY PKWY; TURN LEFT ONTO NIGUEL RD; TURN RIGHT TOWARD MONARCH BEACH RESORT N; ARRIVE AT THE DESTINATION ON THE RIGHT

GENERAL CONTRACTOR NOTES

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

HANDICAP REQUIREMENTS

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION HANDICAP ACCESS IS NOT REQUIRED.

PLUMBING REQUIREMENTS:

FACILITY HAS NO SANITARY OR POTABLE WATER.

DIG ALERT

811 Know what's below. Call before you dig.

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

CODE COMPLIANCE

CALIFORNIA STATE CODE COMPLIANCE:
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2013 CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25)
- 2013 CALIFORNIA BUILDING CODES
- 2013 CALIFORNIA ELECTRICAL CODES
- 2013 CALIFORNIA MECHANICAL CODES
- 2013 CALIFORNIA PLUMBING CODES
- 2013 CALIFORNIA FIRE CODES
- 2013 CALIFORNIA ENERGY CODES
- TIA-222-G CODES
- LOCAL BUILDING CODES
- CITY/COUNTY ORDINANCES

FCC NOTE
THIS WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.

PREPARED FOR:
verizon
15505 SAND CANYON AVENUE
BLDG. D, FIRST FLR.
IRVINE, CALIFORNIA 92618
949.286.7000

PREPARED BY:
JACOBS
Jacobs Engineering Group, Inc.
3161 MICHELSON DRIVE; SUITE 500
IRVINE, CALIFORNIA 92612
PHONE: 949-250-1815
FAX: 949-224-7501

ENGINEER SEAL:

DESIGN REVISION:

NO.	DATE	REVISIONS	BY
2	07/24/15	100% ZD	RU
1	07/01/15	ISSUED FOR ZONING	RU
0	06/03/15	ISSUED FOR ZONING	JNR

NOT VALID WITHOUT SIGNATURE AND DATE

VERIZON SITE ID:
VIA MONARCA
1 MONARCH BEACH RESORT
DANA POINT, CA. 92629

TOWER OWNER SITE ID:
VIA MONARCA #316293

PREPARED BY:

APPROVED BY:	DMS
DESIGNED BY:	RU
PROJECT NO:	EU601C02
DATE:	06/03/15

DRAWING NAME:
TITLE SHEET

DRAWING NUMBER:
T1

NOT FOR CONSTRUCTION
DRAWINGS PLOTTED TO SCALE ON 24x36 SHEETS

PART 1 – GENERAL CONDITIONS:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:
   1.1. GENERAL CONTRACTOR – TBD
   1.2. SUBCONTRACTOR – TBD
   1.3. OWNER – VERIZON WIRELESS

2. THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING ON THE WORK CONTAINED WITHIN THIS DESIGN PACKAGE. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, AND ELEVATIONS BEFORE STARTING WORK. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ACCEPTED CONSTRUCTION PRACTICES.

3. IT IS THE INTENTION OF THESE DRAWINGS TO SHOW THE COMPLETED INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, TIES, FORM WORK, ETC., IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL ORDINANCES, TO SAFELY EXECUTE ALL WORK AND SHALL BE RESPONSIBLE FOR SAME. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.

4. REFERENCES:

   4.1. THE PUBLICATIONS LISTED BELOW ARE PART OF THIS SPECIFICATION. EACH PUBLICATION SHALL BE THE LATEST REVISION AND ADDENDUM IN EFFECT ON THE DATE. THIS SPECIFICATION IS ISSUED FOR CONSTRUCTION UNLESS OTHERWISE NOTED. EXCEPT AS MODIFIED BY THE REQUIREMENT SPECIFIED HEREIN OR THE DETAILS OF THE DRAWINGS, WORK INCLUDED IN THIS SPECIFICATION SHALL CONFORM TO THE APPLICABLE PROVISION OF THESE PUBLICATIONS.

   4.2. 1. ANSI/IEEE (AMERICAN NATIONAL STANDARDS INSTITUTE)
   4.3. 2. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS)
   4.4. 3. ICE (INSULATED CABLE ENGINEERS ASSOCIATION)
   4.5. 4. NEMA (NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION)
   4.6. 5. NFPA (NATIONAL FIRE PROTECTION ASSOCIATION)
   4.7. 6. OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION)
   4.8. 7. UL (UNDERWRITERS LABORATORIES. INC.)

5. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.

6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

7. THE CONTRACTOR SHALL USE ADEQUATE NUMBER OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK. ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.

8. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO INDEMNIFY AND HOLD DESIGN ENGINEER / ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.

9. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS. SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOWN DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.

10. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.

11. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE ENGINEER / ARCHITECT PRIOR TO PROCEEDING.

12. GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.

13. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. SUBCONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.

14. SITE GROUNDING SHALL COMPLY WITH VERIZON WIRELESS GROUNDING STANDARDS, LATEST EDITION, AND COMPLY WITH VERIZON WIRELESS GROUNDING CHECKLIST, LATEST VERSION. WHEN NATIONAL AND LOCAL GROUNDING CODES ARE MORE STRINGENT, THEY SHALL GOVERN. GROUNDING SHALL BE COMPLETED BEFORE ERECTION OF A NEW TOWER.

15. ALL WORK SHALL COMPLY WITH OSHA AND STATE SAFETY REQUIREMENTS. PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, PROPOSED CONSTRUCTION, AND UTILITIES SHALL BE ESTABLISHED PRIOR TO FOUNDATION INSTALLATION. IF TEMPORARY LIGHTING AND MARKING IS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION (FAA), IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE NECESSARY LIGHTS AND NOTIFY THE PROPER AUTHORITIES IN THE EVENT OF A PROBLEM.

16. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES OR ORDINANCES. THE MOST STRINGENT CODE WILL APPLY IN THE CASE OF DISCREPANCIES OR DIFFERENCES IN THE CODE REQUIREMENTS.

17. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

18. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AMPLE NOTICE TO THE BUILDING INSPECTION DEPARTMENT TO SCHEDULE THE REQUIRED INSPECTIONS. A MINIMUM OF 24 HOURS OF NOTICE SHOULD BE GIVEN AND THE BUILDING INSPECTION DEPARTMENTS HAVE REQUESTED THAT GROUPS OF TWO OR THREE SITES BE SCHEDULED AT ONE TIME IF POSSIBLE.

19. THE COMPLETE BID PACKAGE INCLUDES THESE CONSTRUCTION DRAWINGS ALONG WITH THE SPECIFICATIONS AND TOWER DRAWINGS/ANALYSIS. CONTRACTOR IS RESPONSIBLE FOR REVIEW OF THE TOTAL BID PACKAGE PRIOR TO BID SUBMITTAL.

20. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL PROPOSED UTILITIES WITHIN THE CONSTRUCTION LIMITS PRIOR TO CONSTRUCTION.

21. GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND SUBCONTRACTORS TO THE SITE AND/OR BUILDING.

22. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.

23. RECORD DRAWINGS: MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS, ETC., BETWEEN THE WORK AS SPECIFIED AND INSTALLED. RECORD CHANGES ON A CLEAN SET OF CONTRACT DRAWINGS WHICH SHALL BE TURNED OVER TO THE CONSTRUCTION MANAGER UPON COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.

24. PERMITS: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, LICENSES, FEES AND INSPECTIONS, ETC.

25. SUBCONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.

26. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.

27. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.

28. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.

29. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.

30. SUBCONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.

31. SUBCONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.

32. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITAT (NO HANDICAP ACCESS REQUIRED).

33. NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.

34. NO WHITE STROBIC LIGHTS ARE PERMITTED. LIGHTING IF REQUIRED, WILL MEET FAA STANDARDS AND REQUIREMENTS.

PART 2 – PRODUCTS

1. GENERAL:

   1.1. ALL MATERIALS AND EQUIPMENT SHALL BE UL LISTED, NEW, AND FREE FROM DEFECTS.

   1.2. ALL ITEMS OF MATERIALS AND EQUIPMENT SHALL BE ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION AS SUITABLE FOR THE USE INTENDED.

   1.3. ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OF APPROVAL, AND SHALL CONFORM TO REQUIREMENT OF THE NATIONAL ELECTRICAL CODE.

   1.4. ALL OVERCURRENT DEVICES SHALL HAVE AN INTERRUPTING CURRENT RATING EQUAL TO OR GREATER THAN THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED, 10,000 AIC MINIMUM. VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELEC

2. MATERIALS AND EQUIPMENT:

1. CONDUIT:

   1.1. RIGID METAL CONDUIT (RMC) SHALL BE HOT-DIPPED GALVANIZED INSIDE AND OUTSIDE INCLUDING ENDS AND THREADS AND ENAMELED OR LACQUERED INSIDE IN ADDITION TO GALVANIZING.

2. LIQUIDTIGHT FLEXIBLE METAL CONDUIT SHALL BE UL LISTED.

   2.1. CONDUIT CLAMPS, STRAPS AND SUPPORTS SHALL BE STEEL OR MALLEABLE IRON. ALL FITTINGS SHALL BE COMPRESSION AND CONCRETE TIGHT TYPE. GROUNDING BUSHINGS WITH INSULATED THROATS SHALL BE INSTALLED ON ALL CONDUIT TERMINATIONS.

   2.2. NONMETALLIC CONDUIT AND FITTINGS SHALL BE SCHEDULE 80 PVC. INSTALL USING SOLVENT-CEMENT-TYPE JOINTS AS RECOMMENDED BY THE MANUFACTURER.

3. CONDUCTORS AND CABLE:

   3.1. CONDUCTORS AND CABLE SHALL BE FLAME-RETARDANT, MOISTURE AND HEAT RESISTANT THERMOPLASTIC, SINGLE CONDUCTOR, COPPER, TYPE THHN/THWN-2, 600 VOLT, SIZE AS INDICATED, 12 AWG SHALL BE THE MINIMUM SIZE CONDUCTOR USED.

   3.2. 10 AWG AND SMALLER CONDUCTOR SHALL BE SOLID OR STRANDED AND 8 AWG AND LARGER CONDUCTORS SHALL BE STRANDED.

   3.3. SOLDERLESS, COMPRESSION-TYPE CONNECTORS SHALL BE USED FOR TERMINATION OF ALL STRANDED CONDUCTORS.

   3.4. STRAIN-RELIEF SUPPORTS GRIPS SHALL BE HUBBELL KELLEMS OR APPROVED EQUAL. CABLES SHALL BE SUPPORTED IN ACCORDANCE WITH THE NEC AND CABLE MANUFACTURER'S RECOMMENDATIONS.

   3.5. ALL CONDUCTORS SHALL BE TAGGED AT BOTH ENDS OF THE CONDUCTOR, AT ALL PULL BOXES, J-BOXES, EQUIPMENT AND CABINETS AND SHALL BE IDENTIFIED WITH APPROVED PLASTIC TAGS (ACTION CRAFT, BRADY, OR APPROVED EQUAL).

4. DISCONNECT SWITCHES:

   4.1. 1. DISCONNECT SWITCHES SHALL BE HEAVY DUTY, DEAD-FRONT, QUICK-MAKE, QUICK-BREAK, EXTERNALLY OPERABLE, HANDLE LOCKABLE AND INTERLOCK WITH COVER IN CLOSED POSITION, RATING AS INDICATED, UL LABELED FURNISHED IN NEMA 3R ENCLOSURE, SQUARE-D OR APPROVED EQUAL.

5. SYSTEM GROUNDING:

   5.1. ALL GROUNDING COMPONENTS SHALL BE TINNED AND GROUNDING CONDUCTOR SHALL BE 2 AWG BARE, SOLID, TINNED, COPPER. ABOVE GRADE GROUNDING CONDUCTORS SHALL BE INSULATED WHERE NOTED.

   5.2. GROUNDING BUSES SHALL BE BARE, TINNED, ANNEALED COPPER BARS OF RECTANGULAR CROSS SECTION. STANDARD BUS BARS MGB, SHALL BE FURNISHED AND INSTALLED BY THE SUBCONTRACTOR. THEY SHALL NOT BE FABRICATED OR MODIFIED IN THE FIELD. ALL GROUNDING BUSES SHALL BE IDENTIFIED WITH MINIMUM 3/4" LETTERS BY WAY OF STENCILING OR DESIGNATION PLATE.

   5.3. CONNECTORS SHALL BE HIGH-CONDUCTIVITY, HEAVY DUTY, LISTED AND LABELED AS GROUNDING CONNECTORS FOR THE MATERIALS USED. USE TWO-HOLE COMPRESSION LUGS WITH HEAT SHRINK FOR MECHANICAL CONNECTIONS.

   5.4. EXOTHERMIC WELDED CONNECTIONS SHALL BE PROVIDED IN KIT FORM AND SELECTED FOR THE SPECIFIC TYPES, SIZES, AND COMBINATIONS OF CONDUCTORS AND OTHER ITEMS TO BE CONNECTED.

   5.5. GROUND RODS SHALL BE COPPER--CLAD STEEL WITH HIGH-STRENGTH STEEL CORE AND ELECTROLYTIC-GRADE COPPER OUTER SHEATH, MOLTEN WELDED TO CORE, 5/8"x10'-0". ALL GROUNDING RODS SHALL BE INSTALLED WITH INSPECTION SLEEVES.

   5.6. INSTALL AN EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS IN COMPLIANCE WITH THE SPECIFICATIONS AND NEC. THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE BONDED AT ALL JUNCTION BOXES, PULLBOXES, DISCONNECT SWITCHES, STARTERS, AND EQUIPMENT CABINETS.

6. OTHER MATERIALS:

   6.1. THE SUBCONTRACTOR SHALL PROVIDE OTHER MATERIALS, THOUGH NOT SPECIFICALLY DESCRIBED, WHICH ARE REQUIRED FOR A COMPLETELY OPERATIONAL SYSTEM AND PROPER INSTALLATION OF THE WORK.

   6.1. PROVIDE PULL BOXES AND JUNCTION BOXES WHERE SHOWN OR REQUIRED BY NEC.

7. PANELS AND LOAD CENTERS:

   7.1. ALL PANEL DIRECTORIES SHALL BE TYPEWRITTEN.

PREPARED FOR:
verizon
15505 SAND CANYON AVENUE
BLDG. D, FIRST FLR.
IRVINE, CALIFORNIA 92618
949.286.7000

PREPARED BY:
JACOBS
Jacobs Engineering Group, Inc.
3161 MICHELSON DRIVE; SUITE 500
IRVINE, CALIFORNIA 92612
PHONE: 949-250-1616
FAX: 949-224-7501

ENGINEER SEAL:

DESIGN REVISION:

NO.	DATE	REVISIONS	BY
2	07/24/15	100% ZD	RU
1	07/01/15	ISSUED FOR ZONING	RU
0	06/03/15	ISSUED FOR ZONING	JNR

NOT VALID WITHOUT SIGNATURE AND DATE

VERIZON SITE ID:
VIA MONARCA
1 MONARCH BEACH RESORT
DANA POINT, CA. 92629

TOWER OWNER SITE ID:
VIA MONARCA #316293

PREPARED BY:

APPROVED BY:	DMS
DESIGNED BY:	RU
PROJECT NO:	EU801C02
DATE:	06/03/15

DRAWING NAME:
GENERAL NOTES AND SPECIFICATIONS

DRAWING NUMBER:
SP1

NOT FOR CONSTRUCTION
DRAWINGS PLOTTED TO SCALE ON 24x36 SHEETS

PART 3 – EXECUTION

1. GENERAL:

1.1. ALL MATERIAL AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

1.1. EQUIPMENT SHALL BE TIGHTLY COVERED AND PROTECTED AGAINST DIRT OR WATER, AND AGAINST CHEMICAL OR MECHANICAL INJURY DURING INSTALLATION AND CONSTRUCTION PERIODS.

2. LABOR AND WORKMANSHIP:

2.1. ALL LABOR FOR THE INSTALLATION OF MATERIALS AND EQUIPMENT FURNISHED FOR THE ELECTRICAL SYSTEM SHALL BE INSTALLED BY EXPERIENCED WIREMEN, IN A NEAT AND WORKMAN–LIKE MANNER.

2.2. ALL ELECTRICAL EQUIPMENT SHALL BE ADJUSTED, ALIGNED AND TESTED BY THE SUBCONTRACTOR AS REQUIRED TO PRODUCE THE INTENDED PERFORMANCE.

2.3. UPON COMPLETION OF WORK, THE SUBCONTRACTOR SHALL THOROUGHLY CLEAN ALL EXPOSED EQUIPMENT, REMOVE ALL LABELS AND ANY DEBRIS, CRATING OR CARTONS AND LEAVE THE INSTALLATION FINISHED AND READY FOR OPERATION.

3. COORDINATION:

3.1. THE SUBCONTRACTOR SHALL COORDINATE THE INSTALLATION OF ELECTRICAL ITEMS WITH THE OWNER–FURNISHED EQUIPMENT DELIVERY SCHEDULE TO PREVENT UNNECESSARY DELAYS IN THE TOTAL WORK.

4. INSTALLATION:

4.1. CONDUIT:

4.1.1. ALL ELECTRICAL WIRING SHALL BE INSTALLED IN CONDUIT AS SPECIFIED. NO CONDUIT OR TUBING OF LESS THAN 3/4 INCH TRADE SIZE.

4.1.2. PROVIDE RIGID PVC SCHEDULE 80 CONDUITS FOR ALL RISERS, RMC OTHERWISE NOTED. EMT MAY BE INSTALLED FOR EXTERIOR CONDUITS WHERE NOT SUBJECT TO PHYSICAL DAMAGE.

4.1.3. THE INSTALLATION OF SCHEDULE 80 PVC AND RMC CONDUITS SHALL BE 24 INCHES MINIMUM DEPTH. ALL 90 DEGREE BENDS SHALL BE RMC. EXPANSION JOINTS ARE REQUIRED ON ALL CONDUIT RISERS.

4.1.4. USE GALVANIZED FLEXIBLE STEEL CONDUIT WHERE DIRECT CONNECTION TO EQUIPMENT WITH MOVEMENT, VIBRATION, OR FOR EASE OF MAINTENANCE. USE LIQUID TIGHT, FLEXIBLE METAL CONDUIT FOR OUTDOOR APPLICATIONS. INSTALL GALVANIZED FLEXIBLE STEEL CONDUIT AT ALL POINTS OF CONNECTION TO EQUIPMENT MOUNTED ON SUPPORT TO ALLOW FOR EXPANSION AND CONTRACTION.

4.1.5. A RUN OF CONDUIT BETWEEN BOXES OR EQUIPMENT SHALL NOT CONTAIN MORE THAN THE EQUIVALENT OF THREE QUARTER–BENDS. CONDUIT BEND SHALL BE MADE WITH THE UL LISTED BENDER OR FACTORY 90 DEGREE ELBOWS MAY BE USED.

4.1.6. FIELD FABRICATED CONDUITS SHALL BE CUT SQUARE WITH A CONDUIT CUTTING TOOL AND REAMED TO PROVIDE A SMOOTH INSIDE SURFACE.

4.1.7. PROVIDE INSULATED GROUNDING BUSHING FOR ALL CONDUITS.

4.1.8. SUBCONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL CONDUITS DURING CONSTRUCTION. TEMPORARY OPENINGS IN THE CONDUIT SYSTEM SHALL BE PLUGGED OR CAPPED TO PREVENT ENTRANCE OF MOISTURE OR FOREIGN MATTER. SUBCONTRACTOR SHALL REPLACE ANY CONDUITS CONTAINING FOREIGN MATERIALS THAT CANNOT BE REMOVED.

4.1.9. ALL CONDUITS SHALL BE SWABBED CLEAN BY PULLING AN APPROPRIATE SIZE MANDREL THROUGH THE CONDUIT BEFORE INSTALLATION OF CONDUCTORS OR CABLES. CONDUIT SHALL BE FREE OF DIRT AND DEBRIS.

4.1.10. INSTALL PULL STRINGS IN ALL CLEAN EMPTY CONDUITS. IDENTIFY PULL STRINGS AT EACH END.

4.1.11. INSTALL 2" HIGHLY VISIBLE AND DETECTABLE TAPE 12" ABOVE ALL UNDERGROUND CONDUITS AND CONDUCTORS.

4.1.12. CONDUITS SHALL BE INSTALLED IN SUCH A MANNER AS TO INSURE AGAINST COLLECTION OF TRAPPED CONDENSATION.

4.1.13. PROVIDE CORE DRILLING AS NECESSARY FOR PENETRATIONS TO ALLOW FOR RACEWAYS AND CABLES TO BE ROUTED THROUGH THE BUILDING. DO NOT PENETRATE STRUCTURAL MEMBERS. SLEEVES AND/OR PENETRATIONS IN FIRE RATED CONSTRUCTION SHALL BE EFFECTIVELY SEALED WITH FIRE RATED MATERIAL WHICH SHALL MAINTAIN THE FIRE RATING OF THE WALL OR STRUCTURE. FIRE STOPS AT FLOOR PENETRATIONS SHALL PREVENT PASSAGE OF WATER, SMOKE, FIRE, AND FUMES. ALL MATERIAL SHALL BE UL APPROVED FOR THIS PURPOSE.

5. CONDUCTORS AND CABLE:

5.1. ALL POWER WIRING SHALL BE COLOR CODED AS FOLLOWS:

DESCRIPTION	208/240/120 VOLT SYSTEMS
PHASE A	BLACK
PHASE B	RED
PHASE C	BLUE
NEUTRAL	WHITE
GROUNDING	GREEN

5.2. SPLICES SHALL BE MADE ONLY AT OUTLETS, JUNCTION BOXES, OR ACCESSIBLE RACEWAY CONDULETS APPROVED FOR THIS PURPOSE.

5.3. PULLING LUBRICANTS SHALL BE UL APPROVED. SUBCONTRACTOR SHALL USE NYLON OR HEMP ROPE FOR PULLING CONDUCTOR OR CABLES INTO THE CONDUIT.

5.4. CABLES SHALL BE NEATLY TRAINED, WITHOUT INTERLACING, AND BE OF SUFFICIENT LENGTH IN ALL BOXES & EQUIPMENT TO PERMIT MAKING A NEAT ARRANGEMENT. CABLES SHALL BE SECURED IN A MANNER TO AVOID TENSION ON CONDUCTORS OR TERMINALS. CONDUCTORS SHALL BE PROTECTED FROM MECHANICAL INJURY AND MOISTURE. SHARP BENDS OVER CONDUIT BUSHINGS ARE PROHIBITED. DAMAGED CABLES SHALL BE REMOVED AND REPLACED AT THE SUBCONTRACTOR'S EXPENSE.

6. DISCONNECT SWITCHES:

6.1. INSTALL DISCONNECT SWITCHES LEVEL AND PLUMB. CONNECT TO WIRING SYSTEM AND GROUNDING SYSTEM AS INDICATED.

7. GROUNDING:

7.1. ALL METALLIC PARTS OF ELECTRICAL EQUIPMENT WHICH DO NOT CARRY CURRENT SHALL BE GROUNDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING MANUFACTURER, VERIZON WIRELESS MOBILITY GROUNDING STANDARD ND–00071, ND–00135, AND THE NATIONAL ELECTRICAL CODE.

7.2. PROVIDE ELECTRICAL GROUNDING AND BONDING SYSTEM INDICATED WITH ASSEMBLY OF MATERIALS, INCLUDING GROUNDING ELECTRODES, BONDING JUMPERS AND ADDITIONAL ACCESSORIES AS REQUIRED FOR A COMPLETE INSTALLATION.

7.3. ALL GROUNDING CONDUCTORS SHALL PROVIDE A STRAIGHT DOWNWARD PATH TO GROUND WITH GRADUAL BEND AS REQUIRED. GROUNDING CONDUCTORS SHALL NOT BE LOOPED OR SHARPLY BENT. ROUTE GROUNDING CONNECTIONS AND CONDUCTORS TO GROUND IN THE SHORTEST AND STRAIGHTEST PATHS POSSIBLE TO MINIMIZE TRANSIENT VOLTAGE RISES.

7.4. BUILDINGS AND/OR NEW TOWERS GREATER THAN 75 FEET IN HEIGHT AND WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE SUBCONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM, THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 AWG COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY).

7.5. TIGHTEN GROUNDING AND BONDING CONNECTORS, INCLUDING SCREWS AND BOLTS, IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED TORQUE TIGHTENING VALUES FOR CONNECTORS AND BOLTS. WHERE MANUFACTURER'S TORQUING REQUIREMENTS ARE NOT AVAILABLE, TIGHTEN CONNECTIONS TO COMPLY WITH TIGHTENING TORQUE VALUES SPECIFIED IN UL TO ASSURE PERMANENT AND EFFECTIVE GROUNDING.

7.6. SUBCONTRACTOR SHALL VERIFY THE LOCATIONS OF GROUNDING TIE–IN–POINTS TO THE EXISTING GROUNDING SYSTEM. ALL UNDERGROUND GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

7.7. ALL GROUNDING CONNECTIONS SHALL BE INSPECTED FOR TIGHTNESS. EXOTHERMIC WELDED CONNECTIONS SHALL BE APPROVED BY THE INSPECTOR HAVING JURISDICTION BEFORE BEING PERMANENTLY CONCEALED.

7.8. APPLY CORROSION–RESISTANCE FINISH TO FIELD CONNECTIONS AND PLACES WHERE FACTORY APPLIED PROTECTIVE COATINGS HAVE BEEN DESTROYED. USE KOPR–SHIELD ANTI–OXIDATION COMPOUND ON ALL COMPRESSION GROUNDING CONNECTIONS.

7.9. A SEPARATE, CONTINUOUS, INSULATED EQUIPMENT GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL FEEDER AND BRANCH CIRCUITS.

7.10. BOND ALL INSULATED GROUNDING BUSHINGS WITH A BARE #6 AWG GROUNDING CONDUCTOR TO A GROUND BUS.

7.11. DIRECT BURIED GROUNDING CONDUCTORS SHALL BE INSTALLED AT A NOMINAL DEPTH OF 36" MINIMUM BELOW GRADE, OR 6" BELOW THE FROST LINE, USE THE GREATER OF THE TWO DISTANCES.

7.12. ALL GROUNDING CONDUCTORS EMBEDDED IN OR PENETRATING CONCRETE SHALL BE INSTALLED IN SCHEDULE 80 PVC CONDUIT.

7.13. SUBCONTRACTOR SHALL REPAIR, AND/OR REPLACE, EXISTING GROUNDING SYSTEM COMPONENTS DAMAGED DURING CONSTRUCTION AT THE SUBCONTRACTORS EXPENSE.

8. ACCEPTANCE TESTING:

8.1. CERTIFIED PERSONNEL USING CERTIFIED EQUIPMENT SHALL PREFORM REQUIRED TESTS AND SUBMIT WRITTEN TEST REPORTS UPON COMPLETION.

8.2. WHEN MATERIAL AND/OR WORKMANSHIP IS FOUND NOT TO COMPLY WITH THE SPECIFIED REQUIREMENTS, THE NONCOMPLYING ITEMS SHALL BE REMOVED FROM THE PROJECT SITE AND REPLACED WITH ITEMS COMPLYING WITH THE SPECIFIED REQUIREMENTS PROMPTLY AFTER RECEIPT OF NOTICE FOR NON–COMPLIANCE.

9. TEST PROCEDURES:

9.1. ALL FEEDERS SHALL HAVE INSULATION TESTED AFTER INSTALLATION, BEFORE CONNECTION TO DEVICES. THE CONDUCTORS SHALL TEST FREE FROM SHORT CIRCUITS AND GROUNDS. TESTING SHALL BE FOR ONE MINUTE USING 1000V DC. PROVIDE WRITTEN DOCUMENTATION FOR ALL TEST LISTED TO SUBCONTRACTOR.

9.2. PRIOR TO ENERGIZING CIRCUITRY, TEST WIRING DEVICES FOR ELECTRICAL CONTINUITY AND PROPER POLARITY CONNECTIONS.

9.3. MEASURE AND RECORD VOLTAGES BETWEEN PHASES AND BETWEEN PHASE CONDUCTORS AND NEUTRALS. SUBMIT A REPORT OF MAXIMUM AND MINIMUM VOLTAGES

9.4. PERFORM GROUNDING TEST TO MEASURE GROUNDING RESISTANCE OF GROUNDING SYSTEM USING THE IEEE STANDARD 3–POINT "FALL–OF–POTENTIAL" METHOD. PROVIDE PLOTTED TEST VALUES AND LOCATION SKETCH. NOTIFY THE ENGINEER IMMEDIATELY IF MEASURED VALUE IS OVER 5 OHMS.

METALS

PART 1 – GENERAL

1. SECTION INCLUDES:

1.1. STRUCTURAL STEEL FRAMING MEMBERS, BASE PLATES, PLATES, BARS, THREADED STRUCTURAL FASTENERS, ANTENNA SUPPORT ASSEMBLIES, GRATING, STEEL PLATFORMS AND PEDESTAL SUPPORTS, AND GROUTING UNDER BASE PLATES.

2. QUALITY ASSURANCE

2.1. FABRICATE STRUCTURAL STEEL MEMBERS IN ACCORDANCE WITH AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

2.2. PERFORM DESIGN UNDER DIRECT SUPERVISION OF A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE.

PART 2 – PRODUCTS

1. MATERIALS:

A. STRUCTURAL STEEL MEMBERS:	ASTM A572, GRADE 50
B. STRUCTURAL TUBING:	ASTM A500, GRADE B
C. PIPE:	ASTM A53, TYPE E OR S, GRADE B
D. BOLTS, NUTS, AND WASHERS:	ASTM A325
E. ANCHOR BOLTS:	ASTM A307
F. WELDING MATERIALS:	AWS D1.1, TYPE REQUIRED FOR MATERIALS BEING WELDED
G. GROUT:	NON–SHRINK TYPE, PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTIZIER ADDITIVES, CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 7000 psi AT 28 DAYS.
H. SHOP AND TOUCH–UP PRIMER:	SSPC 15 TYPE 1, RED OXIDE

2. TOUCH–UP PRIMER FOR GALV. SURFACES:

2.1. ZINC RICH TYPE

3. FABRICATION:

3.1. CONTINUOUSLY SEAL JOINTED MEMBERS BY CONTINUOUS WELDS.

4. FINISH:

4.1. GRIND EXPOSED WELDS SMOOTH.

4.2. PREPARE STRUCTURAL COMPONENT SURFACES IN ACCORDANCE WITH SSPC SP–1 TO SP–10 PROCEDURES.

4.3. STRUCTURAL STEEL MEMBERS SHALL BE HOT DIPPED GALVANIZED.

PART 3 – EXECUTION

1. EXAMINATION AND PREPARATION:

1.1. VERIFY THAT THE FIELD CONDITIONS ARE ACCEPTABLE TO PERFORM THE WORK.

2. ERECTION:

2.1. ALLOW FOR ERECTION LOADS. PROVIDE TEMPORARY BRACING TO MAINTAIN FRAMING IN ALIGNMENT UNTIL COMPLETION OF ERECTION AND INSTALLATION OF PERMANENT BRIDGING AND BRACING.

2.2. NO UNAUTHORIZED WELDING SHALL BE PERFORMED ON CROWN CASTLE USA, INC TOWERS. ALL OTHER WELDING SHALL BE IN ACCORDANCE WITH AMERICAN WELDING SOCIETY AWS 01.1 STRUCTURAL STEEL WELDING CODE–STEEL WELD ELECTRODES SHALL BE E70XX.

2.3. DO NOT FIELD CUT OR ALTER STRUCTURAL MEMBERS WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.

2.4. AFTER ERECTION, TOUCH–UP WELDS, ABRASIONS, AND SURFACES NOT SHOP PRIMED OR GALVANIZED WITH ZINC RICH PAINT (ALL EXISTING AND NEW AREAS).

3. FIELD QUALITY CONTROL:

3.1. FIELD INSPECTION OF MEMBERS, CONNECTIONS, WELDS AND BOLT / NUT TORQUE.

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VERIZON SITE ID:
VIA MONARCA
1 MONARCH BEACH RESORT
DANA POINT, CA. 92629

TOWER OWNER SITE ID:
VIA MONARCA #316293

PREPARED BY:

APPROVED BY:	DMS
DESIGNED BY:	RU
PROJECT NO:	EU601C02
DATE:	06/03/15

DRAWING NAME:
GENERAL NOTES AND SPECIFICATIONS

DRAWING NUMBER:
SP2

GENERAL ELECTRICAL NOTES:

1. ALL ELECTRICAL MATERIALS, EQUIPMENT AND INSTALLATION PROCEDURES TO CONFORM WITH VERIZON WIRELESS SPECIFICATIONS.
2. CONTRACTOR SHALL PERFORM ALL VERIFICATION TESTS AND EXAMINATION WORK PRIOR TO THE ORDERING OF THE ELECTRICAL EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ENGINEER LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
3. ALL MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NFPA, AND 'UL' LISTED.
4. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED PER THE NEC, AND ALL APPLICABLE LOCAL CODES.
5. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE A MINIMUM INTERRUPTING RATING OF 42,000 AIC.
6. FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT REFER TO VENDOR PRINTS PROVIDED BY VERIZON WIRELESS FOR BTS CABINET.
7. PATCH, REPAIR, AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
8. PROVIDE VERIZON WIRELESS WITH ONE SET OF COMPLETE ELECTRICAL 'AS-BUILT' DRAWINGS AT THE COMPLETION OF THE JOB SHOWING ACTUAL ROUTINGS AND WIRING CONNECTIONS.
9. ALL EQUIPMENT PUNCH OUTS AND CONDUITS (USED AND SPARE) TO BE RODENT PROOFED WITH CAPS, STEEL MESH, AND/OR FOAM FILL BY CONTRACTOR AS NEEDED.
10. ALL CONTRACTOR FURNISHED MATERIALS AND EQUIPMENT SPECIFIED ON THE PROJECT SHALL BE NEW AND UNUSED, OF CURRENT MANUFACTURE AND OF THE HIGHEST GRADE.
11. ALL EQUIPMENT, MATERIAL AND THE INSTALLATION METHODS SPECIFIED ON THE PROJECT DRAWINGS SHALL BE DESIGNED AND FABRICATED IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS, AND APPROPRIATE INDUSTRIAL CONSENSUS STANDARDS AND CODES INCLUDING ANSI, IEEE, NEMA, NFPA AND UL, ALL AS REVISED AS OF THE DATE OF THIS WORK PACKAGE.
12. ALL ELECTRICAL ITEMS BOTH CONTRACTOR AND OWNER FURNISHED SHALL BE CHECKED FOR AGREEMENT WITH THE PROJECT DRAWINGS AND SPECIFICATIONS AND SHALL BE VISUALLY INSPECTED TO ENSURE THAT EQUIPMENT IS UNDAMAGED AND IS IN PROPER ALIGNMENT, INSTALLED PER MANUFACTURER'S INSTRUCTIONS, ELECTRICAL CONNECTIONS ARE TIGHT AND PROPERLY INSULATED WHERE REQUIRED, FUSES ARE OF THE PROPER TYPE AND SIZE, AND ELECTRICAL ENCLOSURES ARE OF THE PROPER NEMA TYPE.
13. THE EQUIPMENT AND MATERIALS SHALL BE FURNISHED AND INSTALLED TO OPERATE SAFELY AND CONTINUOUSLY WITH NO PROTECTION FROM THE WEATHER.
14. ELECTRICAL WORK REPRESENTED ON THE PROJECT DRAWINGS IS SHOWN DIAGRAMMATICALLY. EXACT LOCATIONS AND ELEVATIONS OF ELECTRICAL EQUIPMENT SHALL BE DETERMINED IN THE FIELD AND VERIFIED WITH THE OWNER'S REPRESENTATIVE.
15. CONTRACTOR SHALL PROVIDE ALL NECESSARY SUPPORTS FOR EQUIPMENT INSTALLED AS PART OF THIS PROJECT. SUPPORTS SHALL CONSIST OF GALVANIZED STEEL FRAMES, PLATES, BRACKETS, RACKS AND OTHER SHAPES OF ADEQUATE SIZE AND FASTENED WITH BOLTS, SCREWS OR BY WELDING TO PROVIDE RIGID SUPPORT.

GENERAL RACEWAY NOTES:

1. CONDUIT AND CONDUIT FITTINGS SHALL MEET ANSI AND NEC STANDARDS FOR MATERIAL AND WORKMANSHIP AND SHALL BE UL LISTED.
2. EMT CONDUIT ELECTRIC METALLIC TUBING SHALL CONFORM TO ANSI C803 AND THE REQUIREMENTS OF NEC, PARAGRAPH 348 AND BE PROTECTED ON EXTERIOR WITH A ZINC COATING AND ON INTERIOR SURFACES WITH EITHER A ZINC COATING OR LACQUER ENAMEL. FITTINGS SHALL BE ZINC COATED STEEL.
3. MINIMUM CONDUIT SIZE SHALL BE 3/4", SIZES NOT SHOWN ON DRAWINGS SHALL BE PER NEC.
4. ALL SPARE CONDUITS SHALL HAVE A METALLIC PULL WIRE.
5. CONDUIT SUPPORTS SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR AND IN ACCORDANCE WITH THE NEC.

GENERAL CONDUCTOR NOTES:

1. ALL POWER, CONTROL AND COMMUNICATION WIRING SHALL MEET NEMA-WC, ASTM, UL AND NEC STANDARDS FOR MATERIAL AND WORKMANSHIP UNLESS OTHERWISE SPECIFIED.
2. ALL CONDUCTOR ACCESSORIES INCLUDING CONNECTORS, TERMINATIONS, INSULATING MATERIALS, SUPPORT GRIPS, MARKER AND CABLE TIES SHALL BE FURNISHED AND INSTALLED SUPPLIER'S INSTALLATION INSTRUCTIONS SHALL BE OBTAINED FOR CABLE ACCESSORIES. THESE INSTRUCTIONS SHALL BE IN THE POSSESSION OF THE CRAFTSMAN WHILE INSTALLING THE ACCESSORIES AND SHALL BE AVAILABLE TO THE COMPANY FOR REFERENCE.
3. WHERE POSSIBLE, NO. 6 AWG AND SMALLER WIRE SHALL BE COLORED CODED BY THE COLOR OF THE INSULATION COVERING. COLOR CODING OF WIRE LARGER THAN NO. 6 AWG MAY BE BY MEANS OF SELF-ADHESIVE WRAP AROUND TYPE MARKERS, PER NEC.
4. TERMINAL CONNECTOR FOR CONDUCTORS 8 AWG AND LARGER SHALL BE PRESSURE OR BOLTED CLAMP TYPE BURNDY QUIKLUG, VARILUG OR ACCEPTABLE EQUAL: OR COMPRESSION TYPE, BURNDY TYPE YAV OR YA (LONG BARREL), PANDUIT TYPE LCA OR LCC, OR ACCEPTABLE EQUAL. ACCEPTABLE CONNECTORS INCLUDED WITH COMPANY-FURNISHED EQUIPMENT MAY BE USED.
5. TERMINATION PROVISIONS OF EQUIPMENT FOR CIRCUITS RATED 100 AMPERES OR LESS OR MARKED FOR NOS. 14 THROUGH 1 CONDUCTORS, SHALL BE USED ONLY FOR CONDUCTORS RATED 66°C (140°F). CONDUCTORS WITH HIGHER TEMPERATURE RATINGS SHALL BE PERMITTED, PROVIDED THE AMPACITY OR THE CONDUCTOR SIZE USED.
6. TERMINAL CONNECTORS FOR CONDUCTORS SMALLER THAN 8 AWG SHALL BE COMPRESSION TYPE CONNECTORS SIZED FOR THE CONDUCTOR AND THE TERMINAL. THE CONNECTORS SHALL BE CONSTRUCTED OF FINE GRADE HIGH CONDUCTIVITY COPPER IN ACCORDANCE WITH QQ-C-516 AND SHALL BE TIN-PLATED IN ACCORDANCE WITH MIL-T-10727. THE INTERIOR SURFACE OF THE CONNECTOR WIRE BARREL SHALL BE SERRATED AND THE EXTERIOR SURFACE OF THE CONNECTOR WIRE BARREL SHALL BE PROVIDED WITH CRIMP GUIDES.

GENERAL GROUNDING NOTES:

1. ALL WORK SHALL COMPLY WITH THE LATEST VERIZON WIRELESS GROUNDING SPECIFICATIONS AND REQUIREMENTS.
2. ALL METALLIC COMPONENTS ON THE SITE MUST BE GROUNDED TO THE GROUND RING. THIS INCLUDES STEEL CONDUITS USED TO DELIVER THE TELCO AND POWER UTILITY LINES TO THE SITE OR USED TO PROVIDE ACCESS BY UTILITIES OR CONTRACTORS TO THE VARIOUS CABINETS.
3. THE CONTRACTOR MUST VERIFY THAT NEW GROUNDING SYSTEM RESISTANCE IS EQUAL TO OR LESS THAN FIVE (5) OHMS PER VERIZON WIRELESS SPECIFICATIONS.
4. RUN ALL GROUND WIRES IN AN ORGANIZED MANNER, AVOID CROSSING OF WIRES WHEREVER POSSIBLE. DO NOT RUN WIRES OVER CONCRETE SLAB.
5. INSTALL ALL GROUND WIRES IN A DOWNWARD SLOPE FOR MAXIMUM LIGHTNING PROTECTION.
6. MAINTAIN ALL MINIMUM BENDING RADII OF THE GROUNDING WIRES.
7. DO NOT REMOVE MORE INSULATION FROM THE GROUND WIRES THAN NECESSARY WHEN CADWELDING OR CRIMPING IF EXCESS INSULATION IS REMOVED, THE CONNECTION WILL BE CONSIDERED UNACCEPTABLE AND WILL BE CORRECTED PER THE VERIZON WIRELESS REPRESENTATIVES'S DIRECTION.
8. DOWN LEAD FOR ANTENNA SECTORS MUST BE CONNECTED DIRECTLY TO THE GROUND RING.
9. ALL BASE TRANSCEIVER SITE EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE INTERNATIONAL ELECTRICAL CODE (NEC), AND THE LATEST EDITION OF LIGHTNING PROTECTION CODE NFPA 780 AND VERIZON WIRELESS STANDARDS.
10. ALL GROUNDING CONNECTIONS, INTERIOR AND EXTERIOR, MADE THROUGHOUT THIS DOCUMENT SHALL BE MADE USING AN ANTI-OXIDATION COMPOUND, THE ANTI-OXIDATION COMPOUND SHALL BE 'THOMAS AND BETTS' KOPR-SHIELD (TIM OF JET LUBE, INC.) THERE IS NO EQUIVALENT FOR THIS PRODUCT: NO OTHER COMPOUND WILL BE ACCEPTED. COAT ALL WIRES BEFORE LUGGING. COAT ALL SURFACES BEFORE CONNECTING.
11. ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTED SURFACES SHALL BE FIELD INSPECTED AND MODIFIED TO ENSURE PROPER CONTACT PRIOR TO CADWELD, GALVANIZING SHALL BE REMOVED BY GRINDING SURFACE TO BARE METAL 'SLAG' FROM CADWELD MUST BE REMOVED AND WELD SHALL BE SPRAYED WITH COLD GALVANIZE AFTER COMPLETION.
12. FERROUS METAL CLIPS WHICH COMPLETELY SURROUND THE GROUNDING CONDUCTOR SHALL NOT BE USED. CLIPS OF THE FOLLOWING MATERIALS AND TYPES MAY BE USED TO SUPPORT GROUNDING CONDUCTORS.
    - 12.1. PLASTIC CLIPS
    - 12.2. STAINLESS STEEL CLIPS WHICH DO NOT COMPLETELY SURROUND THE GROUNDING CONDUCTOR.
    - 12.3. FERROUS METAL CLIPS WHICH DO NOT COMPLETELY SURROUND THE GROUNDING CONDUCTOR.
13. ALL HARDWARE, BOLTS, NUTS, WASHERS, AND LOCK WASHERS SHALL BE 18-8 STAINLESS STEEL. EVERY CONNECTION SHALL BE (BOLT-FLATWASHER-BUSS-LUG-FLATWASHER -LOCKWASHER-NUT), IN THAT EXACT ORDER WITH NUT FACING OUTWARD, BACK TO BACK LUGGING SHALL BE (BOLT-FLATWASHER-LUG-FLATWASHER-LUG- BUSS-LUG-FLATWASHER-LOCK WASHER-NUT), IN THAT EXACT ORDER IS ACCEPTED WHERE NECESSARY TO CONNECT MANY LUGS TO A BUSS BAR. STACKING OF LUGS, BUS-LUG-LUG, IS NOT ACCEPTABLE.
14. THE COMPRESSION GROUND LUG FOR #2 AWG BARE SOLID GROUNDING CONDUCTORS SHALL BE BURNDY TYPE YA3C-2TC.
15. THE ANTENNA CABLES SHALL BE GROUNDED AT THE TOP AND BOTTOM OF THE VERTICAL RUN. THE ANTENNA CABLE SHIELD SHALL BE BONDED TO A COPPER GROUND BUS AT THE LOWEST POINT OF THE VERTICAL RUN. THE ANTENNA CABLE SHIELD SHALL BE GROUNDED JUST BEFORE ENTERING THE BTS. GROUNDING KITS ON CABLE SHALL HAVE A MINIMUM BEND OF 6" AND SHALL BE KEPT AS CLOSE TO VERTICAL AS POSSIBLE. FLAT WASHER SUPPLIED WITH GROUND KITS MUST BE REPLACED WITH SMALLER STAINLESS STEEL FLAT WASHERS, WASHERS MUST REMAIN FLAT AGAINST GROUND BAR, ALL FASTENERS MUST BE STAINLESS STEEL AND KOPR-SHIELD MUST BE USED ON BOTH SIDES OF THE GROUND BAR.

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DRAWINGS PLOTTED TO SCALE ON 24x36 SHEETS

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verizon
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IRVINE, CALIFORNIA 92618
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ENGINEER SEAL:

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1 MONARCH BEACH RESORT
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VIA MONARCA #316293

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DESIGNED BY:	RU
PROJECT NO:	EU001C02
DATE:	06/03/15

DRAWING NAME:

GENERAL NOTES AND SPECIFICATIONS

DRAWING NUMBER:

SP3

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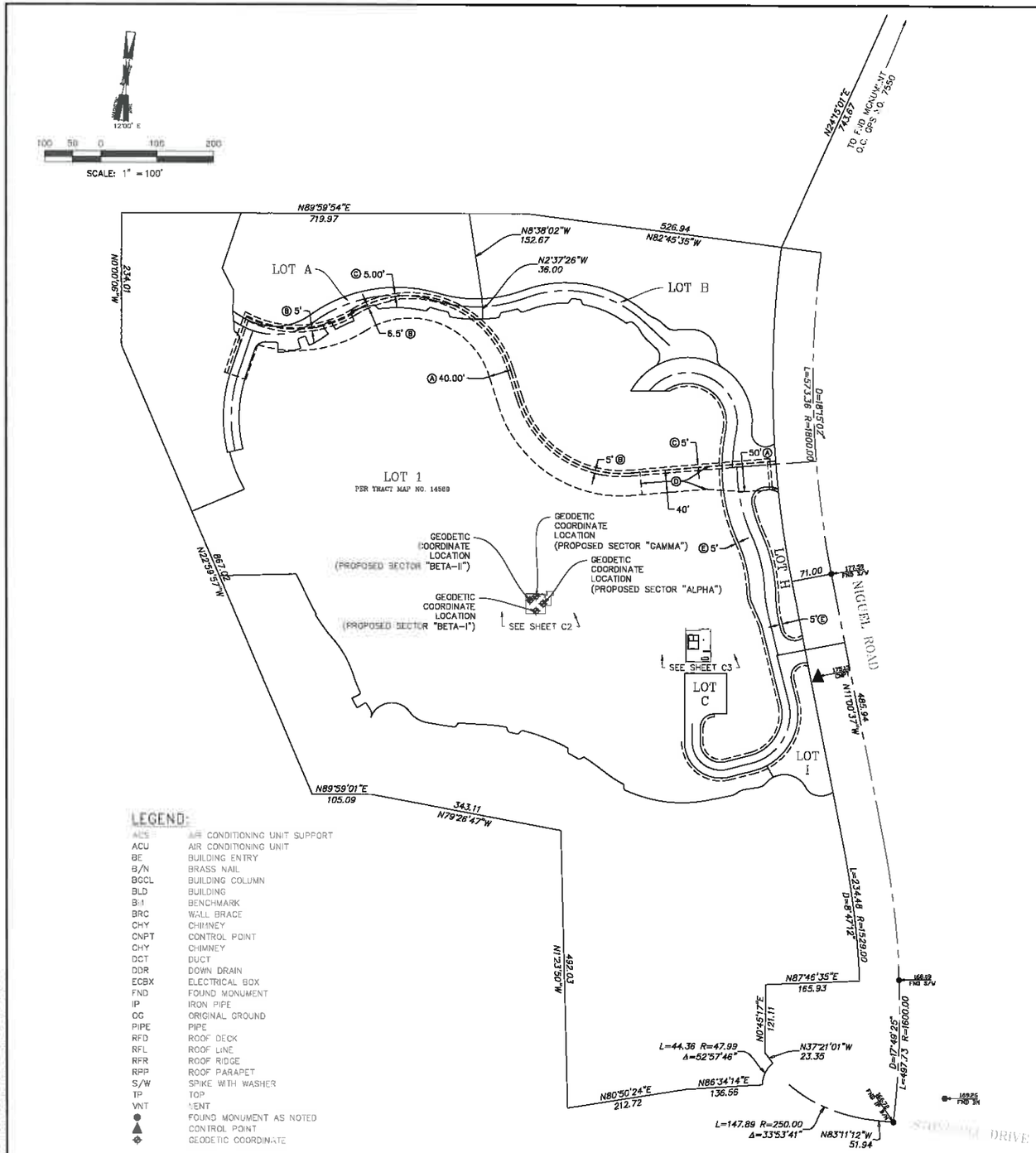

LEGEND:

ACS	AIR CONDITIONING UNIT SUPPORT
ACU	AIR CONDITIONING UNIT
BE	BUILDING ENTRY
B/N	BRASS NAIL
BGCL	BUILDING COLUMN
BLD	BUILDING
BM	BENCHMARK
BRC	WALL BRACE
CHY	CHIMNEY
CNPT	CONTROL POINT
CHY	CHIMNEY
DCT	DUCT
DDR	DOWN DRAIN
ECBX	ELECTRICAL BOX
FND	FOUND MONUMENT
IP	IRON PIPE
OG	ORIGINAL GROUND
PIPE	PIPE
RFD	ROOF DECK
RFL	ROOF LINE
RFR	ROOF RIDGE
RPP	ROOF PARAPET
S/W	SPIKE WITH WASHER
TP	TOP
VNT	VENT
●	FOUND MONUMENT AS NOTED
▲	CONTROL POINT
◈	GEODETIC COORDINATE

GEODETIC COORDINATES: ◈

PROPOSED SECTOR "ALPHA"		PROPOSED SECTOR "BETA-I"	
LATITUDE	33° 28' 54.55" N	LATITUDE	33° 28' 54.42" N
LONGITUDE	117° 42' 57.16" W	LONGITUDE	117° 42' 59.31" W
PROPOSED SECTOR "BETA-II"		**PROPOSED SECTOR "GAMMA"**	
LATITUDE	33° 28' 54.61" N	LATITUDE	33° 28' 54.68" N
LONGITUDE	117° 42' 57.44" W	LONGITUDE	117° 42' 57.32" W

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF NIGUEL ROAD BEING NORTH 11°00'37" WEST PER TRACT MAP NO. 14589, M.M. BOOK 790 PAGES 4 THROUGH 14. DISTANCES SHOWN ARE GRID DISTANCES. TO OBTAIN GROUND DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00004544°8.

BENCHMARK REFERENCE:

DESCRIPTION: ALUMINUM BENCHMARK DISK "3MM-5-78R86" AS PUBLISHED IN THE ORANGE COUNTY SURVEY DATA SHEETS.

ELEVATION: 169.256' (NAVD88)

ASSESSOR'S IDENTIFICATION:

ORANGE COUNTY A.P.N. 672-621-01

AREA:

14.24± ACRES PER ORANGE COUNTY ASSESSOR

EASEMENT NOTES:

Ⓐ AN EASEMENT IN FAVOR OF SOUTH COAST WATER DISTRICT FOR PUBLIC WATER OR SEWER LINE AND INCIDENTAL PURPOSES RECORDED JUNE 24, 1996, AS INSTRUMENT NO. 19960320839 OF OFFICIAL RECORDS.

Ⓑ AN EASEMENT IN FAVOR OF PACIFIC BELL FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS AND INCIDENTAL PURPOSES, INCLUDING ABOVE-GROUND APPURTENANT FIXTURES, RECORDED OCTOBER 16 1996, AS INSTRUMENT NO. 19960524465 OF OFFICIAL RECORDS.

Ⓒ AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 21, 1996, AS INSTRUMENT NO. 19960587379 OF OFFICIAL RECORDS.

Ⓓ AN EASEMENT IN FAVOR OF THE CITY OF DANA POINT FOR INGRESS AND EGRESS PURPOSES RECORDED MAY 8, 1998, AS INSTRUMENT NO. 19980283576 OF OFFICIAL RECORDS.

Ⓔ AN EASEMENT TO THE CITY OF DANA POINT FOR PUBLIC [illegible] PURPOSES

LEGAL DESCRIPTION:

TRACT NO. 14589, LOT 1 PORTION OF LOT & PORTION OF LOTS A & B

DATE OF SURVEY:

MAY 13, 2015

PREPARED FOR:
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ENGINEER SEAL:
PRELIMINARY

DESIGN REVISION:

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A	05/20/15	90% REVIEW ZD	RU

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1 MONARCH BEACH
RESORT SOUTH
DANA POINT, CA. 92629

TOWER OWNER SITE ID:

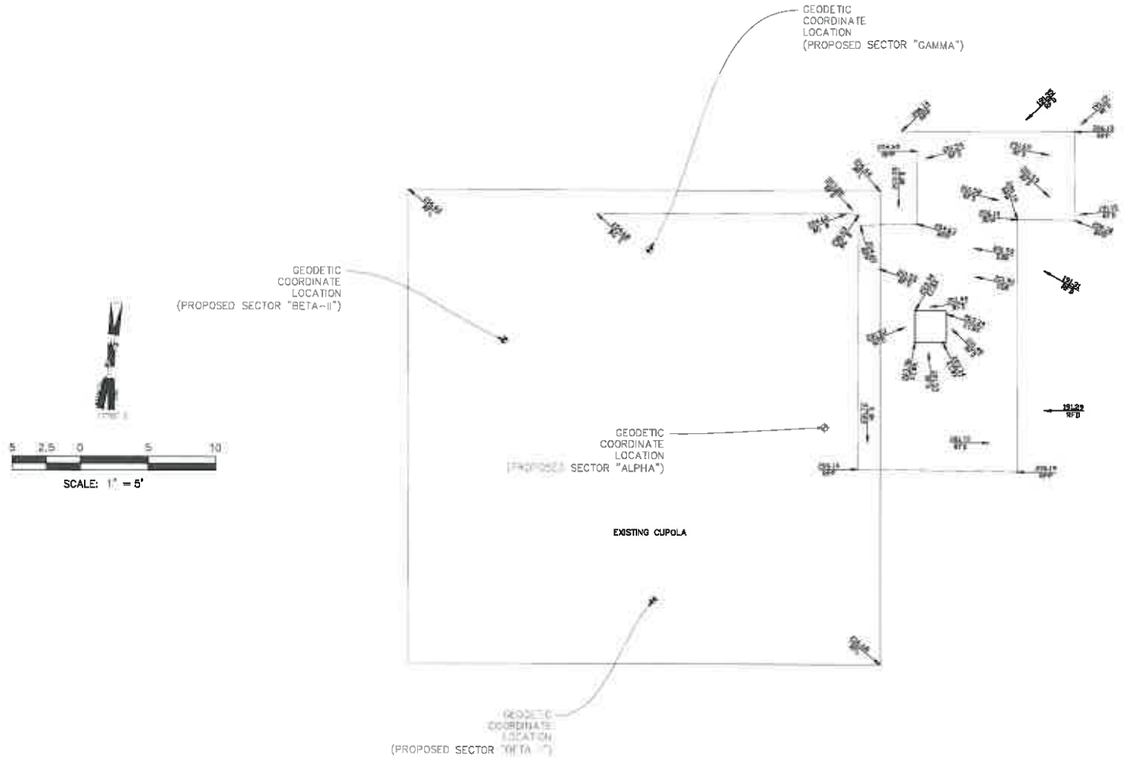
PREPARED BY:

APPROVED BY:	TBD
DESIGNED BY:	RU
PROJECT NO:	EU601C02
DATE:	05/20/15

DRAWING NAME:
TOPOGRAPHIC SURVEY

DRAWING NUMBER:
C-1

PROPOSED ANTENNA LOCATION



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ACU	AIR CONDITIONING UNIT
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B/N	BRASS NAIL
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DRAWING NAME:
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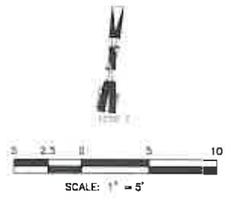
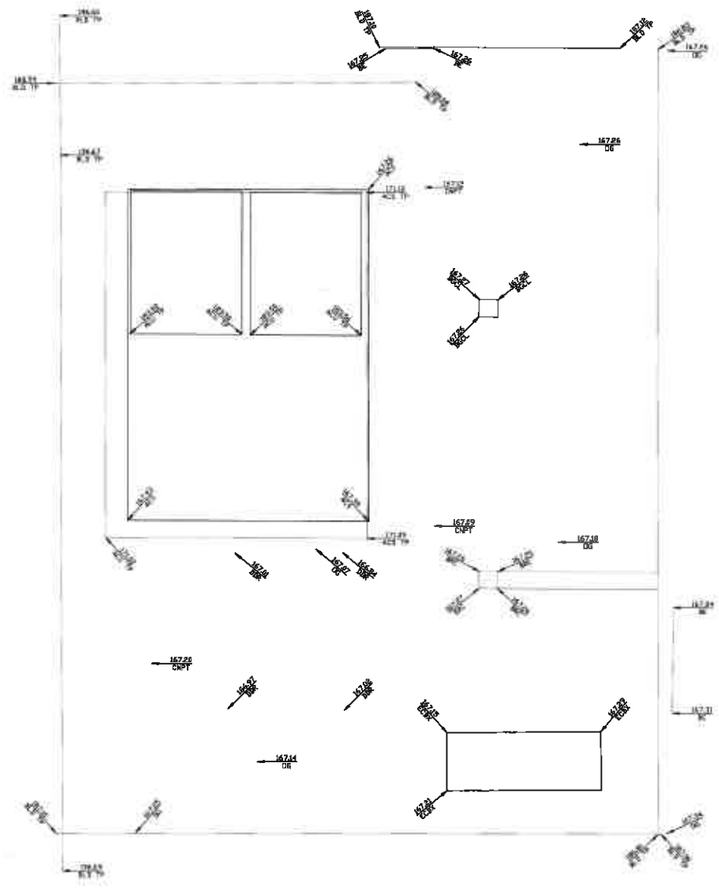
PROPOSED EQUIPMENT LOCATION





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DRAWING NUMBER:
C-3

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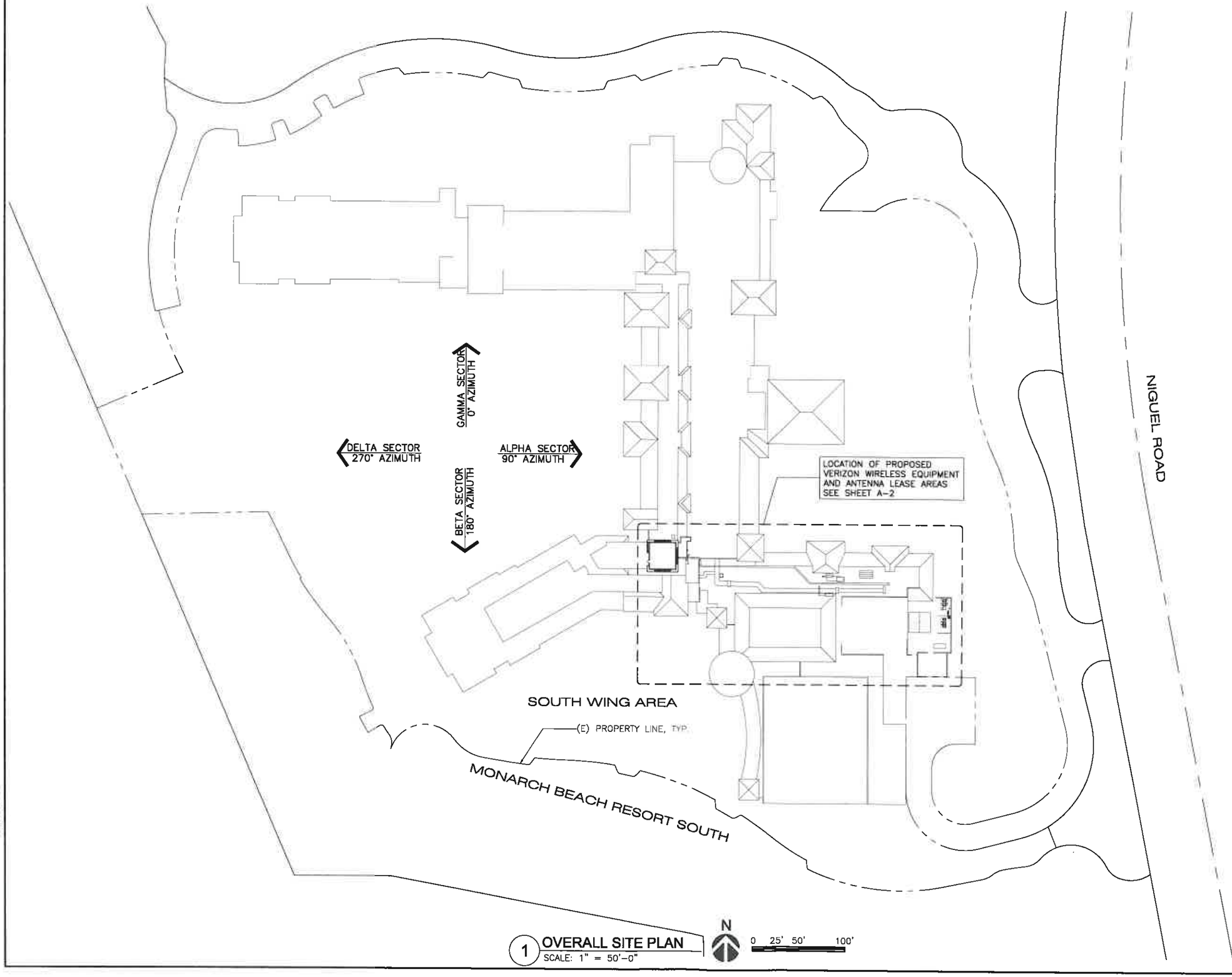

1 OVERALL SITE PLAN
SCALE: 1" = 50'-0"

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DRAWING NAME:

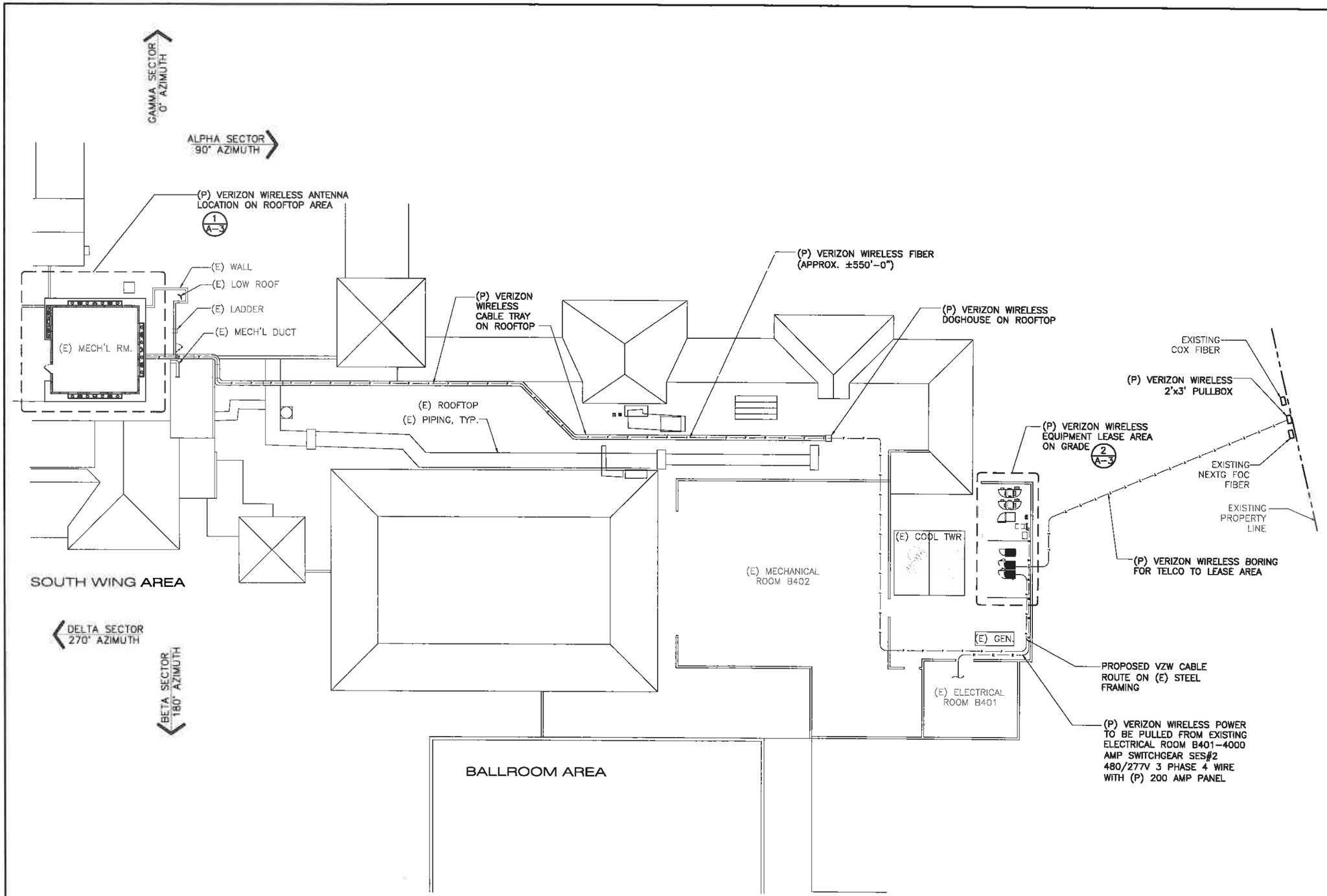
OVERALL
SITE PLAN

DRAWING NUMBER:

A1

NOT FOR CONSTRUCTION

DRAWINGS PLOTTED TO SCALE ON 24x36 SHEETS



1 ENLARGED SITE PLAN
SCALE: 1/4" = 1'-0"

N

0 4' 8' 16' 32'

PREPARED FOR:

verizon

15505 SAND CANYON AVENUE
BLDG. D, FIRST FLR.
IRVINE, CALIFORNIA 92618
949.286.7000

PREPARED BY:

JACOBS
Jacobs Engineering Group, Inc.

3161 MICHELSON DRIVE; SUITE 500
IRVINE, CALIFORNIA 92612
PHONE: 949-250-1816
FAX: 949-224-7501

ENGINEER SEAL:

DESIGN REVISION:

NO.	DATE	REVISIONS	BY
2	07/24/15	100% ZD	RU
1	07/01/15	ISSUED FOR ZONING	RU
0	06/03/15	ISSUED FOR ZONING	JNR

NOT VALID WITHOUT SIGNATURE AND DATE

VERIZON SITE ID:

VIA MONARCA
1 MONARCH BEACH RESORT
DANA POINT, CA. 92629

TOWER OWNER SITE ID:

VIA MONARCA #316293

PREPARED BY:

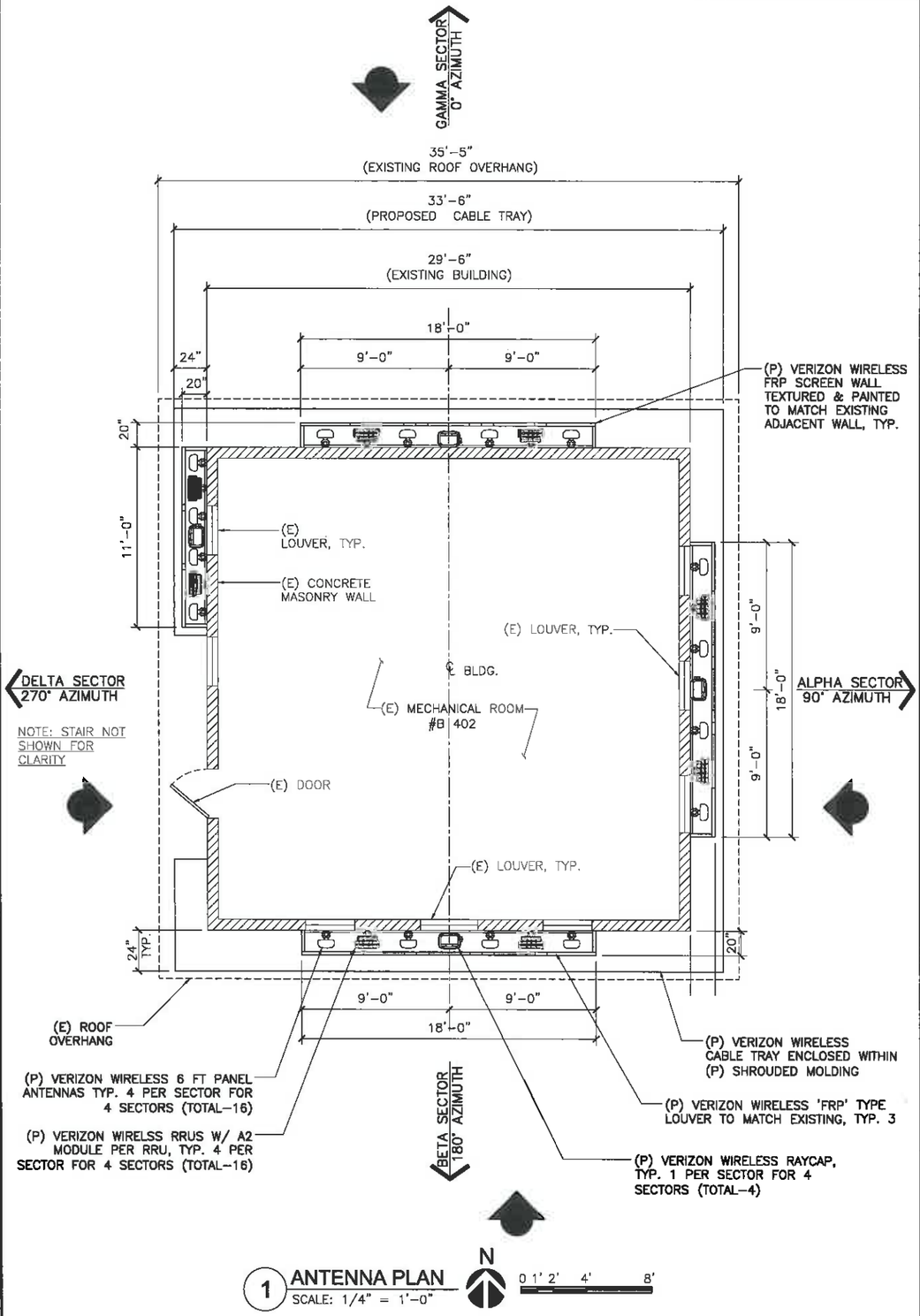
APPROVED BY:	DMS
DESIGNED BY:	RU
PROJECT NO:	EU801C02
DATE:	06/03/15

DRAWING NAME:

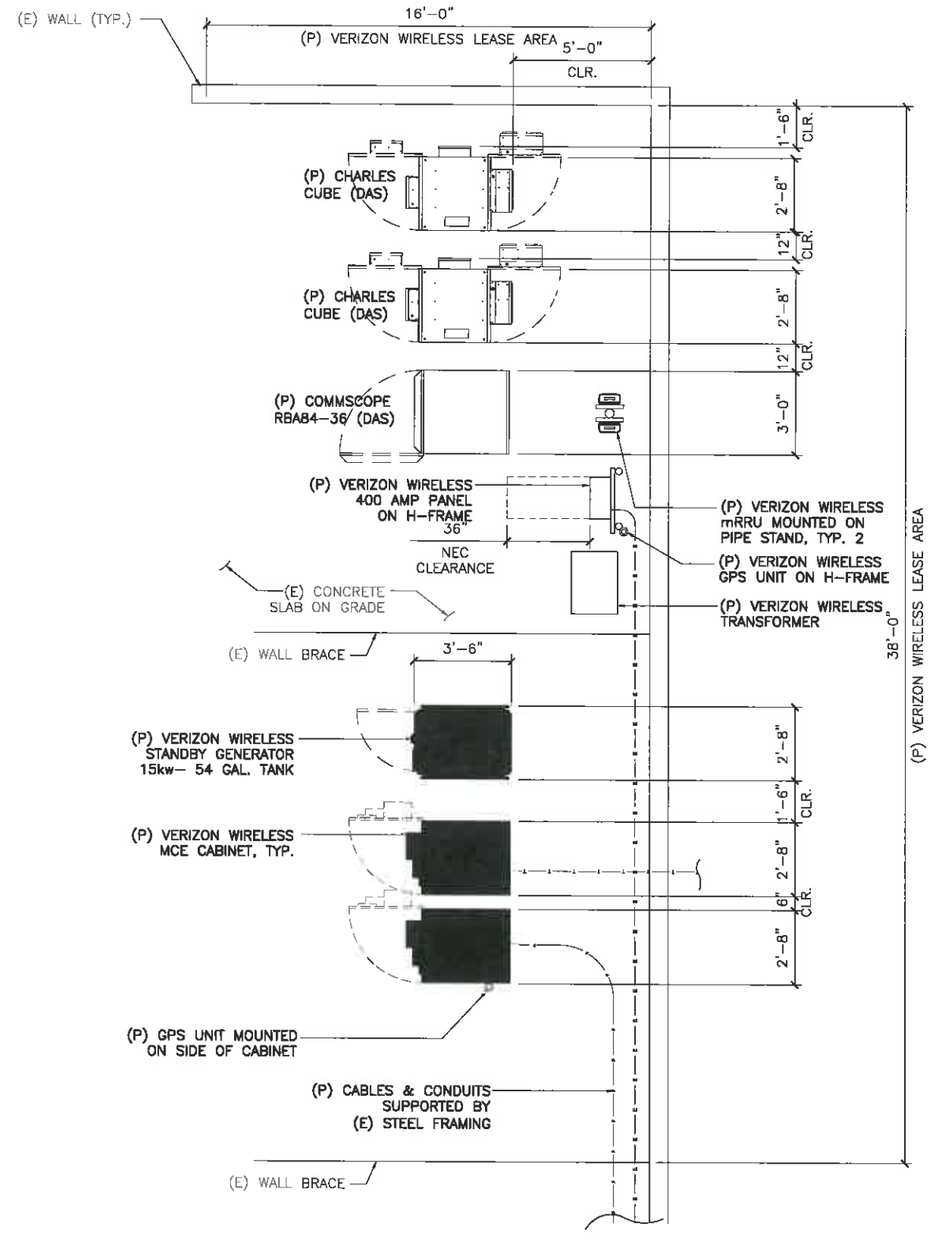
ENLARGED SITE PLAN

DRAWING NUMBER:

A2



1 ANTENNA PLAN
SCALE: 1/4" = 1'-0"



2 ANTENNA PLAN
SCALE: 3/8" = 1'-0"

NOT FOR CONSTRUCTION
DRAWINGS PLOTTED TO SCALE ON 24x36 SHEETS

PREPARED FOR:
verizon
15505 SAND CANYON AVENUE
BLDG. D, FIRST FLR.
IRVINE, CALIFORNIA 92618
949.286.7000

PREPARED BY:
JACOBS
Jacobs Engineering Group, Inc.
3161 MICHELSON DRIVE; SUITE 500
IRVINE, CALIFORNIA 92612
PHONE: 949-250-1616
FAX: 949-224-7501

ENGINEER SEAL:

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0	06/03/15	ISSUED FOR ZONING	JNR

NOT VALID WITHOUT SIGNATURE AND DATE

VERIZON SITE ID:
VIA MONARCA
1 MONARCH BEACH RESORT
DANA POINT, CA. 92629

TOWER OWNER SITE ID:
VIA MONARCA #316293

PREPARED BY:

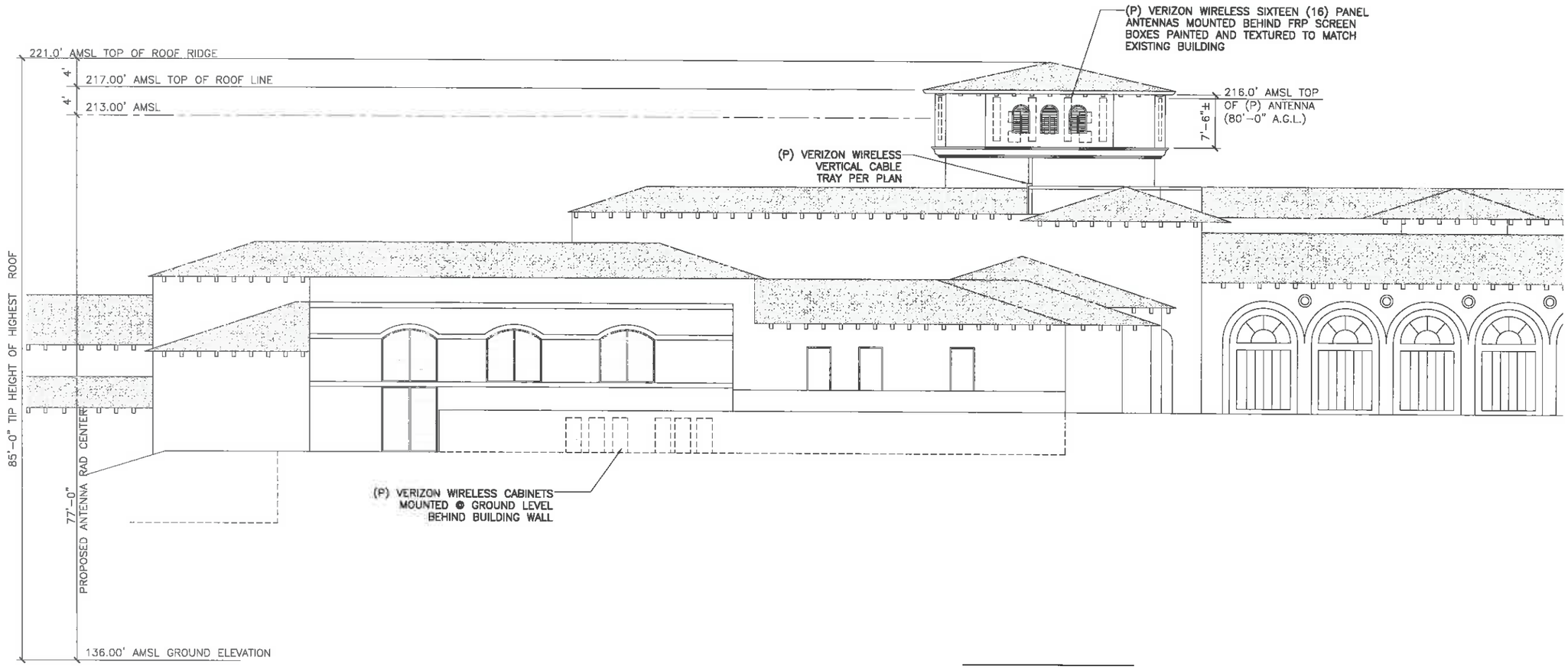
APPROVED BY:	DMS
DESIGNED BY:	RU
PROJECT NO:	EU801C02
DATE:	06/03/15

DRAWING NAME:
ANTENNA PLAN & EQUIPMENT PLAN

DRAWING NUMBER:
A3

NOT FOR CONSTRUCTION

DRAWINGS PLOTTED TO SCALE ON 24x36 SHEETS



1 ENLARGED EAST ELEVATION
SCALE: 1/8" = 1'-0"

0 2' 4' 8' 16'

PREPARED FOR:
verizon
15505 SAND CANYON AVENUE
BLDG. D, FIRST FLR.
IRVINE, CALIFORNIA 92618
949.286.7000

PREPARED BY:
JACOBS
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IRVINE, CALIFORNIA 92612
PHONE: 949-250-1616
FAX: 949-224-7501

ENGINEER SEAL:

DESIGN REVISION:

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1	07/01/15	ISSUED FOR ZONING	RU
0	06/03/15	ISSUED FOR ZONING	JNR

NOT VALID WITHOUT SIGNATURE AND DATE

VERIZON SITE ID:

VIA MONARCA
1 MONARCH BEACH RESORT
DANA POINT, CA. 92629

TOWER OWNER SITE ID:

VIA MONARCA #316293

PREPARED BY:

APPROVED BY:	DMS
DESIGNED BY:	RU
PROJECT NO:	EU601C02
DATE:	06/03/15

DRAWING NAME:

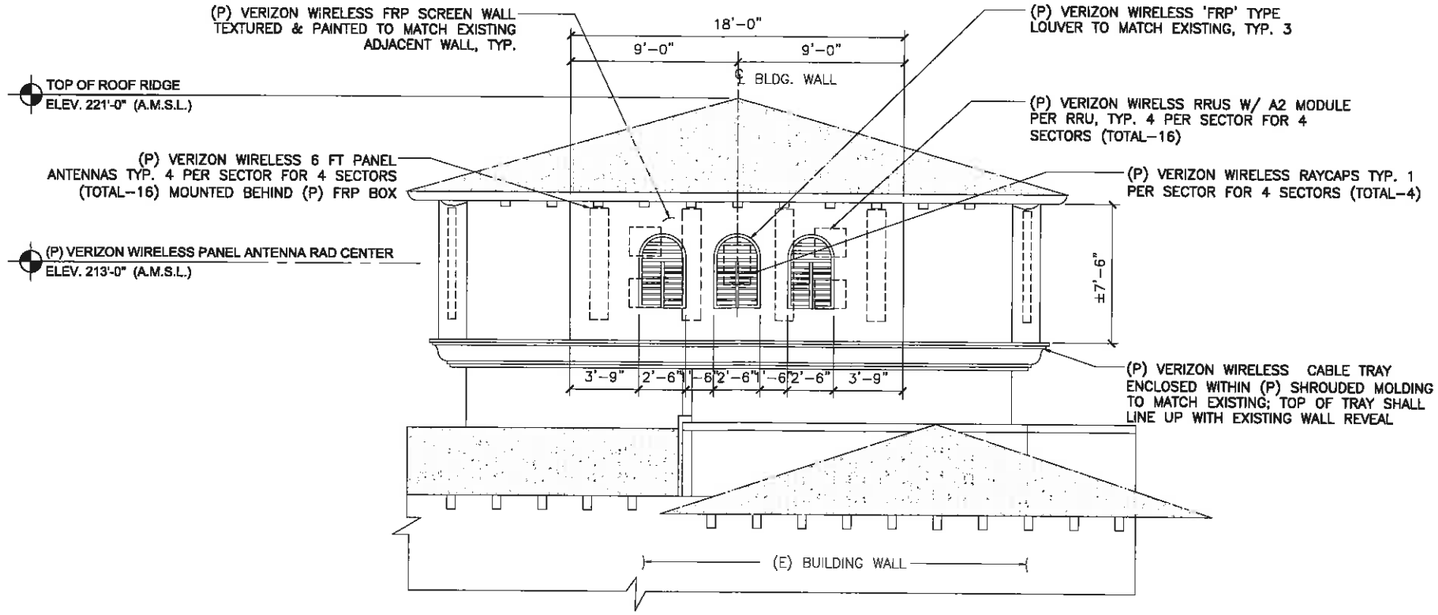
ENLARGED EAST ELEVATION

DRAWING NUMBER:

A4

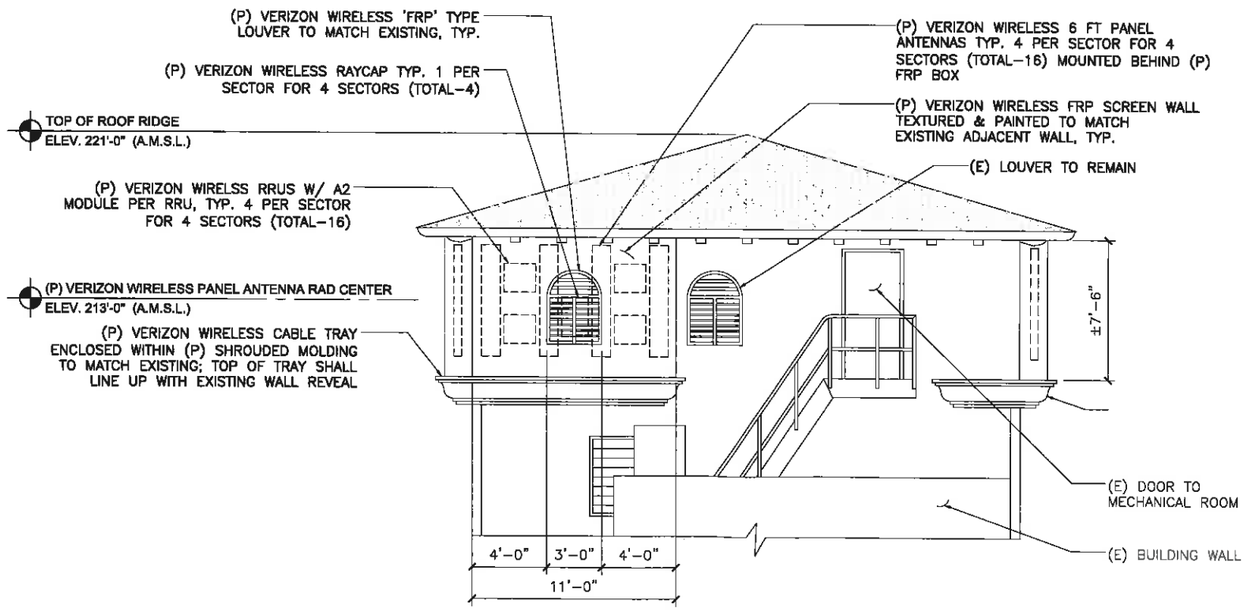
NOT FOR CONSTRUCTION

DRAWINGS PLOTTED TO SCALE ON 24x36 SHEETS



1 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'



1 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'

PREPARED FOR:

verizon

15505 SAND CANYON AVENUE
BLDG. D, FIRST FLR.
IRVINE, CALIFORNIA 92618
949.286.7000

PREPARED BY:

JACOBS
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3161 MICHELSON DRIVE; SUITE 500
IRVINE, CALIFORNIA 92612
PHONE: 949-250-1815
FAX: 949-224-7501

ENGINEER SEAL:

DESIGN REVISION:

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1	07/01/15	ISSUED FOR ZONING	RU
0	06/03/15	ISSUED FOR ZONING	JNR

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VERIZON SITE ID:

VIA MONARCA
1 MONARCH BEACH RESORT
DANA POINT, CA. 92629

TOWER OWNER SITE ID:

VIA MONARCA #316293

PREPARED BY:

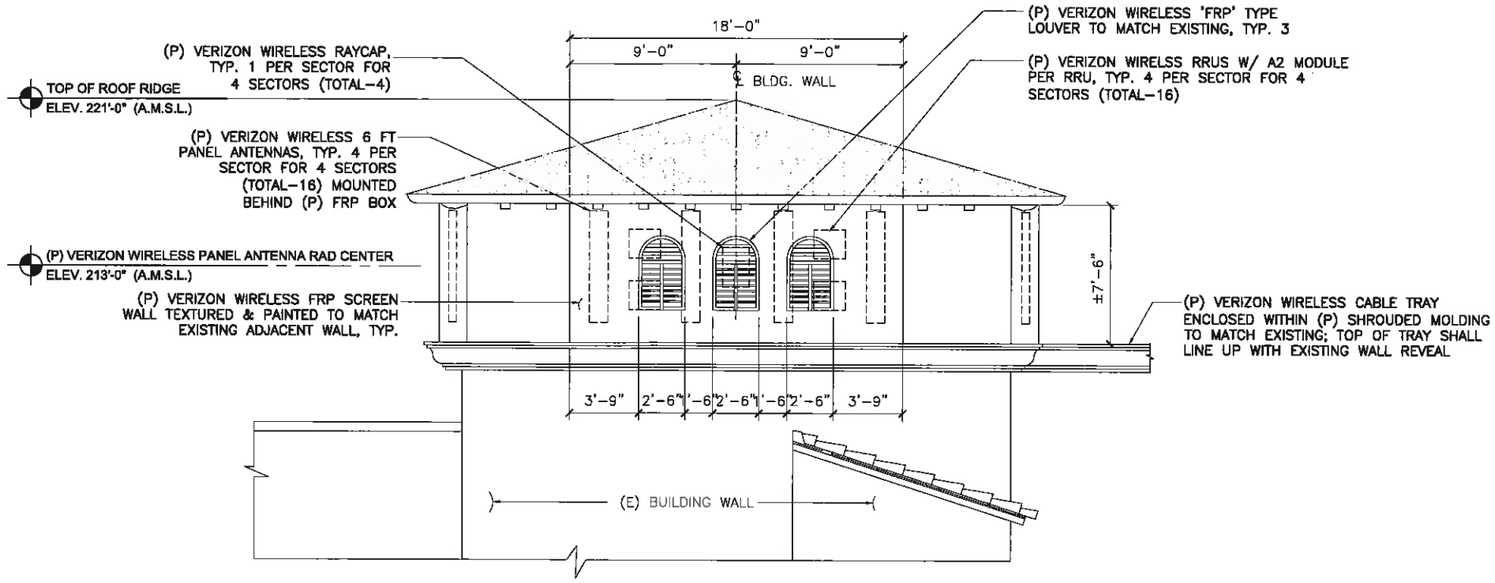
APPROVED BY:	DMS
DESIGNED BY:	RU
PROJECT NO:	EU601C02
DATE:	06/03/15

DRAWING NAME:

BUILDING ELEVATIONS

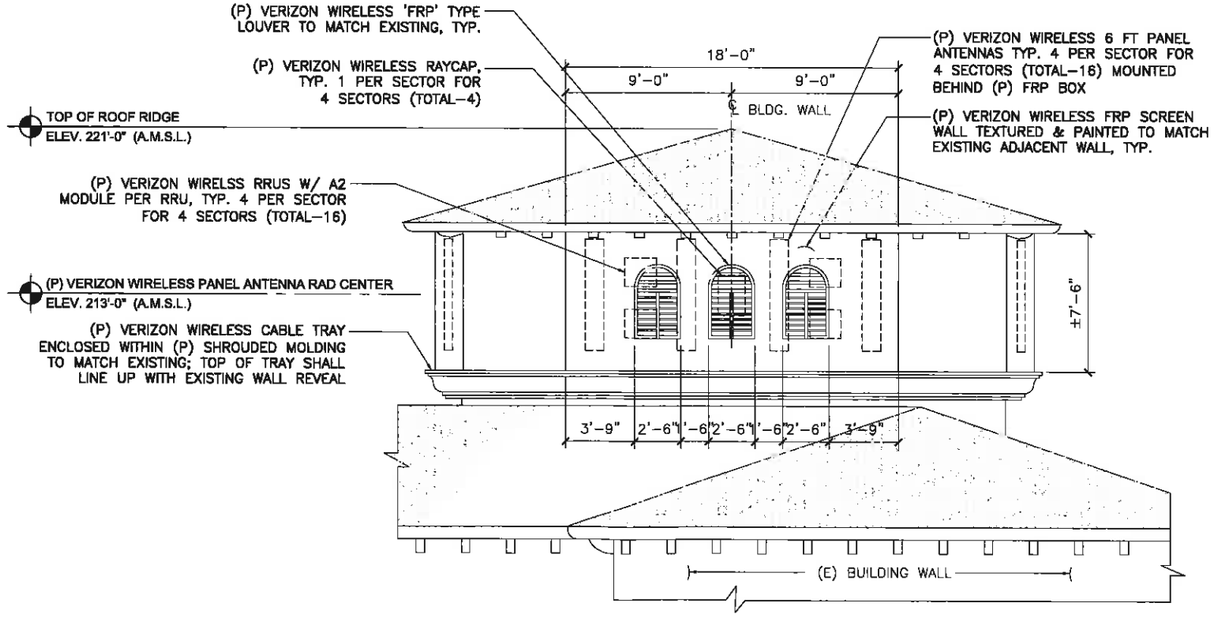
DRAWING NUMBER:

A5



1 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'



1 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'

NOT FOR CONSTRUCTION
DRAWINGS PLOTTED TO SCALE ON 24x36 SHEETS

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verizon
15505 SAND CANYON AVENUE
BLDG. D, FIRST FLR.
IRVINE, CALIFORNIA 92618
949.286.7000

PREPARED BY:
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IRVINE, CALIFORNIA 92612
PHONE: 949-250-1616
FAX: 949-224-7501

ENGINEER SEAL:

DESIGN REVISION:

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2	07/24/15	100% ZD	RU
1	07/01/15	ISSUED FOR ZONING	RU
0	06/03/15	ISSUED FOR ZONING	JNR

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VERIZON SITE ID:
VIA MONARCA
1 MONARCH BEACH RESORT
DANA POINT, CA. 92629

TOWER OWNER SITE ID:
VIA MONARCA #316293

PREPARED BY:

APPROVED BY:	DMS
DESIGNED BY:	RU
PROJECT NO:	EU601C02
DATE:	06/03/15

DRAWING NAME:
BUILDING ELEVATIONS

DRAWING NUMBER:
A6

Existing

Proposed

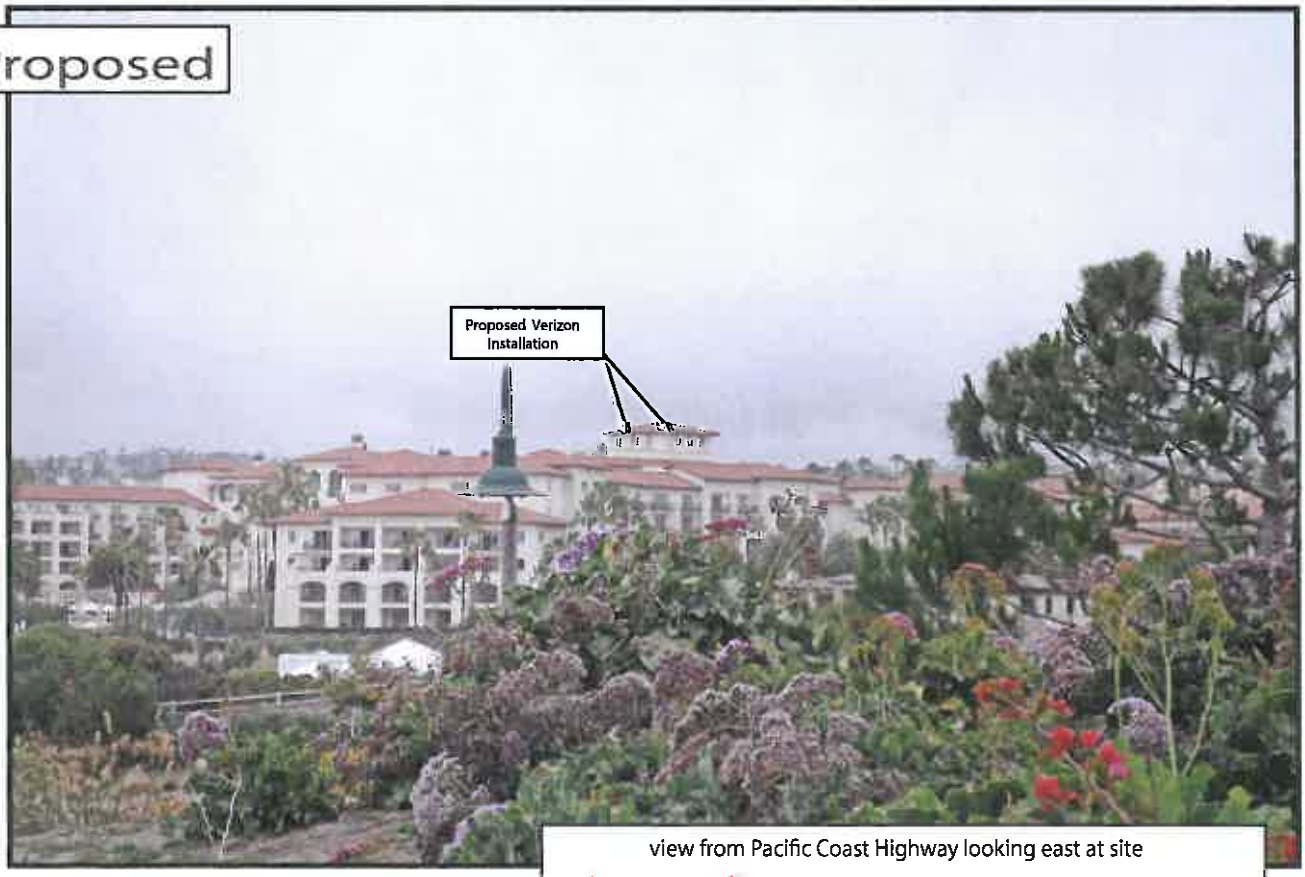
view from Niguel Road looking west at site

316293 Via Monarca
1 Monarch Beach Resort, Dana Point, CA
Photosims Produced on 6-18-2015

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Existing

Proposed



view from Pacific Coast Highway looking east at site

316293 Via Monarca
1 Monarch Beach Resort, Dana Point, CA
Photosims Produced on 6-18-2015

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Existing

Proposed

view from Niguel Road looking northwest at site

316293 Via Monarca
1 Monarch Beach Resort, Dana Point, CA
Photosims Produced on 6-18-2015

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507