



**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION

FROM: Kimberly Brandt, Community Development Director
Brenda Wisneski, Deputy Community Development Director

SUBJECT: Report of actions taken by the Zoning Administrator, and/or Planning Division staff
for the week ending March 06, 2015

**COMMUNITY DEVELOPMENT DIRECTOR
OR PLANNING DIVISION STAFF ACTIONS**
(Non-Hearing Items)

- Item 1: Sprint PCS Staff Approval No. SA2015-002 (PA2014-053)
500 Bayview Circle
- Action: Approved Council District 3
- Item 2: Newport Beach Country Club, Inc. Staff Approval No. SA2015-003 (PA2015-037)
1600 E. Coast Highway
- Action: Approved Council District 5

APPEAL PERIOD: An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

Lt. Dennis Birch, NBPD (*Telecom Permit*)



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915

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WIRELESS TELECOMMUNICATIONS FACILITIES **ZONING CLEARANCE**

APPLICATION: Staff Approval No. SA2015-002 (PA2014-053)
APPLICANT: Core Development Services on behalf of Sprint PCS
CARRIER: Sprint PCS
LOCATION: 500 Bayview Circle
LEGAL DESCRIPTION Lot 4, Tract 12528

DIRECTOR'S ACTION

On **March 6, 2015**, the Community Development Director approved Staff Approval No. SA2015-002 for a wireless telecommunications facility. Pursuant to Section 20.49.060 of the Newport Beach Municipal Code (NBMC), the Community Development Director may authorize construction of a Class 1 (Stealth/Screened) telecommunications facility through an administrative review. This approval is based on the findings and subject to standard requirements attached (Attachment No. CD 1).

In approving this application, the Community Development Director analyzed issues regarding compliance with NBMC Chapter 20.49 and determined that, in this case, the proposed wireless telecommunications facility ("telecom facility") meets the provisions of Chapter 20.49.

PROJECT SUMMARY

Core Development Services has submitted an application on behalf of Sprint PCS requesting to modify an existing telecom facility located on the rooftop of the Marriott Hotel property. Adjacent uses include a parking garage to the north across Bayview Circle, an auto dealership to the east across Jamboree Road, and single-unit dwellings to the west across Bayview Place. The Back Bay is located to the south across Bayview Way. The applicant proposes to add the following:

- Three panel antennas
- Three remote radio units (RRU's)
- Three fiber cables
- Four batteries within an existing rooftop battery cabinet
- Support equipment within an existing rooftop cabinet
- Three screen boxes

The existing telecom facility has three sectors (Sectors “1,” “2,” and “3”), each consisting of one antenna and one remote radio head (RRH) for a total of three antennas and three RRH’s. The antennas and RRUs are currently mounted to the exterior façade of the penthouse and painted to match, with associated support equipment located on the rooftop behind existing parapet walls. The proposal would add equipment to the existing facility, specifically one new antenna and one new RRU to Sector 1, and two new antennas and two new RRUs to Sector 3. No additional equipment is proposed for Sector 2.

Table 1: Summary of Proposed Upgrades

	Sector 1	Sector 2	Sector 3
Pre-Upgrade	1 antenna 1 RRH	1 antenna 1 RRH	1 antenna 1 RRH
Post-Upgrade	2 antennas 1 RRH 1 RRU	1 antenna 1 RRH	3 antennas 1 RRH 2 RRUs

To provide a stealth design that is architecturally integrated into the existing building, the applicant has proposed screen boxes at all three sectors of the telecom facility. The proposed screen boxes would be constructed with fiber reinforced plastic (FRP), a transparent material painted and textured to match the color and material of the existing building façade. The boxes will screen existing and new antennas, and will not exceed the maximum height limit of 105 feet established by the Bayview Planned Community (PC 32) zoning regulations. The existing and new RRUs and support equipment will be located on the rooftop behind the existing parapet wall. Photographic visual simulations depicting the existing and proposed conditions of the site are provided (Attachment No. CD 3).

ZONING DISTRICT/GENERAL PLAN

- **Zone:** PC 32 (Bayview)
- **General Plan:** CV (Visitor Serving Commercial)

BACKGROUND

On May 17, 2013, Telecommunications Permit No. TP2012-012 (PA2012-115) was approved by the Community Development Director to modify an existing telecom facility that was previously installed in 2001. The approval permitted the following:

- Three panel antennas
- Six RRHs
- Replacement of one GPS antenna
- Upgrades to two equipment cabinets
- Addition of one equipment cabinet
- Addition of backhaul equipment and associated cables

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15303 Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment. Class 3 allows construction of new, small facilities or structures and installation of small new equipment and facilities in small structures. An example of this exemption includes up to four commercial buildings totaling 10,000 square feet and accessory structures. In this case, the proposed project involves the addition of three four-foot-tall panel antennas, three RRUs, and support equipment on the rooftop of an existing hotel.

APPEAL PERIOD

An appeal may be filed with the Director of Community Development within 14 days following the date of action. For additional information on filing an appeal, contact the Planning Division at (949) 644-3200.

On behalf of Kimberly Brandt, Community Development Director

By:



Jason Van Patten
Planning Technician

JM/jvp

Attachments: CD 1 Findings and Conditions of Approval
 CD 2 Vicinity Map
 CD 3 Applicant’s Project Description
 CD 4 Photographic Simulations
 CD 5 Project Plans

Attachment No. CD 1

Findings and Conditions of Approval

FINDINGS AND STANDARD REQUIREMENTS
STAFF APPROVAL NO. SA2015-002 (PA2014-053)

REQUIRED FINDINGS

In accordance with Section 20.49.060.H.1 (Permit Review Procedures – Required Findings for Telecom Facilities) of the Newport Beach Municipal Code, the following findings and facts in support of the findings for telecommunication facilities are set forth:

Finding:

- A. *The proposed telecom facility is visually compatible with the surrounding neighborhood.*

Facts in Support of Finding:

1. The proposed facility will be visually compatible with adjacent nonresidential properties which similarly locate mechanical equipment on the roof behind screen walls.
2. The proposed rooftop panel antennas and all related equipment will be concealed behind screening mounted to the penthouse and the existing parapet wall. The screening will match the existing architectural style, color and materials of the building façade on which it is mounted.
3. The proposed facility will complement the existing building and will not appear out of scale with surrounding developments.

Finding:

- B. *The proposed telecom facility complies with height, location and design standards, as provided in Chapter 20.49.*

Facts in Support of Finding:

1. As proposed, the telecom facility is a Class 1 (Stealth/Screened) installation as defined in the Zoning Code. The telecom facility is fully screened behind new screen walls that will be painted and textured to match the existing architectural style, color, and materials of the building façade.
2. The proposed telecom facility is in harmony and is consistent in scale with the surrounding area and will not obstruct public views or have a negative visual impact on nearby property owners, residents, and businesses.

3. All proposed antennas and support equipment will comply with the height limitation of 105 feet within Hotel Site Area 4 of the Bayview Planned Community (PC 32) Zoning District.

Finding:

- C. *An alternative site(s) located further from a residential district, public park or public facility cannot feasibly fulfill the coverage needs fulfilled by the installation at the proposed site.*

Facts in Support of Finding:

1. The proposal is to upgrade an existing facility. Alternative sites located further away from nearby residential uses and public facilities would limit the coverage objectives and not fulfill the needs addressed by the proposed upgrades.
2. Selecting an alternative site would result in an additional telecom facility within the area or require the elimination and relocation of the existing facility which limits Sprint from providing uninterrupted service to residential and business customers in the area.
3. The applicant has provided maps that demonstrate improved coverage within the vicinity and along Highway 73 as a result of the proposed upgrades.

Finding:

- D. *An alternative plan that would result in a higher preference facility class category for the proposed facility is not available or reasonably feasible and desirable under the circumstances.*

Facts in Support of Finding:

1. Section 20.49.040 of the Municipal Code lists four preferred telecom locations from the most preferred to the least. Co-location of a new facility at an existing facility is the first preference for facilities. This proposal is not a new facility, but a modification to an existing telecom facility.
2. As proposed, the telecom facility is considered a Class 1 (Stealth/Screened) installation, which is the second preferred location. The antennas will be stealth, concealed behind screening that will match the existing architectural style, color, and materials of the building façade on which it is mounted. All other support equipment will be screened behind an existing parapet wall and will not be visible.

STANDARD REQUIREMENTS

1. The development shall be in substantial conformance with the approved plot plan, antenna and equipment plans, elevations, and photographic simulations, except as noted in the following conditions.
2. Telecommunications Permit No. TP2012-012 shall become null and void upon vesting of the rights authorized by Staff Approval No. SA2015-002.
3. The telecom facility approved by this permit shall comply with all applicable rules, regulations, and standards of the Federal Communications Commission (FCC) and the California Public Utilities Commission (CPUC).
4. The applicant is required to obtain all applicable permits from the City Building Division and Fire Department. Prior to the issuance of any building, mechanical, and/or electrical permits, architectural drawings and structural design plans shall be submitted to the City of Newport Beach for review and approval by the applicable departments. A copy of these conditions of approval shall be incorporated into the drawings approved for the issuance of permits.
5. The telecom facility shall comply with all regulations and requirements of the California Building Code, California Fire Code, California Mechanical Code, and California Electrical Code. All required permits shall be obtained prior to commencement of the construction.
6. The telecom facility approved by the permit shall comply with any easements, covenants, conditions, or restrictions on the underlying real property upon which the facility is located.
7. Anything not specifically approved by this permit is not permitted and must be addressed in a separate and subsequent Telecom Permit review.
8. If any of the existing public improvements surrounding the site are damaged by the private work, new concrete sidewalk, curb and gutter, alley/street pavement, and other public improvements will be required by the City at the time of private construction completion. Said determination and the extent of the repair work shall be made at the discretion of the Public Works Inspector.
9. The storage of all project related equipment during construction shall be on-site and outside the public right-of-way.
10. An approved encroachment permit is required for all work activities within the public right-of-way.
11. All work in the public right-of-way shall follow City's Municipal Code Chapter 13.20 (Public Right-of-Way).

12. Battery electrolyte capacity and the number of proposed batteries for each cabinet shall be disclosed at plan review. Storage of batteries must comply with California Fire Code Section 608, Stationary Storage Battery Systems.
13. Emergency access to the equipment area shall be provided.
14. A fire extinguisher with a minimum size of 2A20 BC shall be required within 50 feet of the equipment storage area.
15. The applicant shall not prevent the City of Newport Beach from having adequate spectrum capacity on the City's 800 MHz radio frequencies at any time.
16. The facility shall transmit at the approved frequency ranges established by the FCC. The applicant shall inform the City in writing of any proposed changes to the frequency range in order to prevent interference with the City's Public Safety radio equipment.
17. Should interference with the City's Public Safety radio equipment occur, use of the telecom facility authorized by this permit may be suspended until the radio frequency interference is corrected and verification of the compliance is reported.
18. The applicant recognizes that the frequencies used by the cellular facility located at 500 Bayview Circle are extremely close to the frequencies used by the City of Newport Beach 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 Communications Commission (FCC).
19. The applicant shall provide a "single point of contact" for Sprint PCS in its Engineering and Maintenance Departments that is monitored twenty (24) hours per day to ensure continuity on all interference issues, and to which interference problems may be reported. The name, telephone number, fax number, and e-mail address of that person shall be provided to the Community Development Department and Newport Beach Police Department's Support Services Commander prior to activation of the facility.
20. Appropriate information warning signs or plates shall be posted at the access locations and each transmitting antenna. In addition, contact information (e.g., a telephone number) shall be provided on the warning signs or plates. The location of the information warning signs or plates shall be depicted on the plans submitted for construction permits.

21. No advertising signage or identifying logos shall be displayed on the telecom facility except for small identification, address, warning, and similar information plates. A detail of the information plates depicting the language on the plate shall be included in the plans submitted for issuance of building permits.
22. The telecom facility shall not be lighted except as deemed necessary by the Newport Beach Police Department for security lighting or proper maintenance of light on a United States flag in accordance with the U.S Flag Code (4 U.S.C. § 1, *et seq.*). The night lighting shall be at the lowest intensity necessary for that purpose and such lighting shall be shielded so that direct rays do not shine on nearby properties. Prior to the final of building permits, the applicant shall schedule an evening inspection with the Code Enforcement Division to confirm compliance with this condition.
23. The operator of the telecom facility shall maintain the facility in a manner consistent with the original approval of the facility.
24. At all times, the operator for Sprint PCS shall ensure that its telecom facilities comply with the most current regulatory, operations standards, and radio frequency emissions standards adopted by the FCC. The operator shall be responsible for obtaining and maintaining the most current information from the FCC regarding allowable radio frequency emissions and all other applicable regulations and standards. Said information shall be made available by the operator upon request at the discretion of the Community Development Director.
25. Prior to final of building permits, the applicant shall schedule an inspection with the Planning Division to ensure materials and colors match existing architecture as illustrated in the approved photographic simulations and in conformance with Municipal Code Section 20.49.050, to the satisfaction of the Planning Division.
26. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by the applicant, current property owner, or leasing agent.
27. 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 the applicant to comply.
28. Any operator who intends to abandon or discontinue use of a telecom facility must notify the Planning Division by certified mail no less than thirty (30) days prior to such action. The operator or property owner shall have ninety (90) days from the date of abandonment or discontinuance to reactivate use of the facility, transfer the rights to use the facility to another operator, or remove the telecom facility and restore the site.

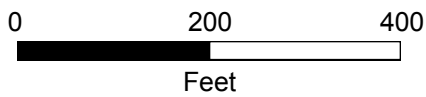
29. The City reserves the right and jurisdiction to review and modify any telecom permit approved pursuant to Chapter 20.49 of the Newport Beach Municipal Code, including the conditions of approval, based on changed circumstances. The operator shall notify the Planning Division of any proposal to change the height or size of the facility; increase the size, shape, or number of antennas; change the facility's color or materials or location on the site; or increase the signal output above the maximum permissible exposure (MPE) limits imposed by the radio frequency emissions guidelines of the FCC. Any changed circumstance shall require the operator to apply for a modification of the original telecom permit and obtain the modified telecom permit prior to implementing any change.
30. This Telecom Permit may be modified or revoked by the City Council should they determine that the facility or operator has violated any law regulating the telecom facility or has failed to comply with the requirements of Chapter 20.49 of the NBMC, or this Telecom Permit.
31. This approval shall expire unless exercised within twenty-four (24) months from the date of approval.
32. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Bayview Telecom Update II including, but not limited to Staff Approval No. SA2015-002 (PA2014-053). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Attachment No. CD 2

Vicinity Map



Newport
Beach
GIS



Disclaimer: Every reasonable effort has been made to assure the accuracy of the data provided, however, The City of Newport Beach and its employees and agents disclaim any and all responsibility from or relating to any results obtained in its use.

Imagery: 2009-2013 photos provided by Eagle Imaging www.eagleaerial.com

Attachment No. CD 3

Applicant's Project Description

LETTER OF EXPLANATION

Sprint is in the process of modernizing existing Sprint wireless facilities to improve antennas, power, spectrum efficiency and capacity. Working and partnering with Core Development Services, several cell sites are being modified and optimized with the addition of antennas, network equipment and software, in order to bring together multiple spectrum bands, or airwaves, on a single, multimode base station.

The proposed 2.5GHz upgrade, along with Sprint's other deployed spectrum bands, will provide Sprint with additional capacity to its LTE network which is expected to improve the performance of video and other bandwidth-intensive applications including new generations of online games, virtual reality and advanced cloud services.

The implementation of multimode technology throughout the Sprint network is designed to:

- Enhance service – Improve quality and data speed
- Create network flexibility – Ensure the most effective 4G network.
- Reduce operating costs by delivering capital efficiency, lease reductions, roaming savings and backhaul efficiencies.
- Improve environmental sustainability by reducing carbon footprint and energy consumption needs.

The existing rooftop facility is a 102' 10" with new screening added to screen the existing and proposed antennas. Sprint proposes to:

- Install 3 new panel antennas.
- Install 3 new RRUs behind.
- Install associated cables and equipment.

Panel antenna count pre-upgrade: 3

Panel antenna count post-upgrade: 6

Findings associated with the entitlements at this property. As required by the City of Newport Beach's Zoning Code Section 20.49, the proposed modifications to the existing wireless facility will continue to conform to the development standards and objectives of the PC 32 Zone District as well as the GP CV – Visitor Server Commercial General Plan designation. Additionally, it will continue to be a compatible use with existing and future uses, to the extent those uses are known, and will comply with each of the applicable provisions of the Zoning Code.

Accordingly, there will be no aesthetic impacts on the surrounding land uses, as the equipment will be screened behind FRP screening. The proposed maintenance upgrade will not cause any potentially significant environmental impacts, impact on-and off-site traffic circulation, reduce required parking or landscaping, or have any other negative impacts on the surrounding community and land uses.

Sprint is also regulated by the FCC, thus the future frequency emissions will continue comply with the FCC standards and regulations. An EME report has been submitted to the City to show compliance with the FCC regulations. The proposed minor modifications to this existing conditional use will not be detrimental to the public health, safety or welfare, nor be materially injurious to properties or improvements in the vicinity. The base station's proposed antennas and associated equipment will not alter the current operation of the facility, in that it will continue to be unmanned, will not require water, waste treatment, management of hazardous materials, will not generate any noise, dust, glare, odors, or result in any other adverse impacts on adjacent land uses.

The proposed modifications and technology modernization to this existing facility will continue to, and in fact, improve the network capacity, speed, and wireless communication service provided to the community, thereby enhancing the general welfare of the community. Sprint believes the proposed maintenance modifications are minor and the original intent of the project approval would be preserved.

Attachment No. CD 4

Photographic Simulations



PROPOSED LOOKING NORTHWEST FROM JAMBOREE ROAD



EXISTING



PROPOSED LOOKING SOUTHEAST FROM BAYVIEW PLACE



PROPOSED LOOKING SOUTHWEST FROM BAYVIEW CIRCLE



EXISTING



PROPOSED LOOKING NORTHEAST FROM BAYVIEW WAY

Attachment No. CD 5

Project Plans



PROJECT: 2.5 EQUIPMENT DEPLOYMENT

SITE NAME: BAYVIEW

SITE CASCADE: OG54XC559-A

SITE ADDRESS: 500 BAYVIEW CIRCLE
NEWPORT BEACH, CA 92660

SITE TYPE: ROOFTOP

PLANS PREPARED FOR:

330 Commerce, Suite 100
Irvine, CA 92602

PLANS PREPARED BY:

DEVELOPMENT SERVICES
A&E SERVICES

2749 Saturn Street
Brea, California 92621
(714)729-8404 (714)333-4441 fax
www.core.us.com

EQUIPMENT MANUFACTURER:

MLA PARTNER:

ENGINEERING LICENSE:

DRAWING NOTICE:

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REVISIONS:	DESCRIPTION	DATE	BY	REV
ISSUED FOR 90% CDs		01/26/15	RBF	0

SITE NAME:

BAYVIEW

SITE CASCADE:

OG54XC559-A

SITE ADDRESS:

500 BAYVIEW CIRCLE
NEWPORT BEACH, CA 92660

SHEET DESCRIPTION:

TITLE SHEET

SHEET NUMBER:

T-1

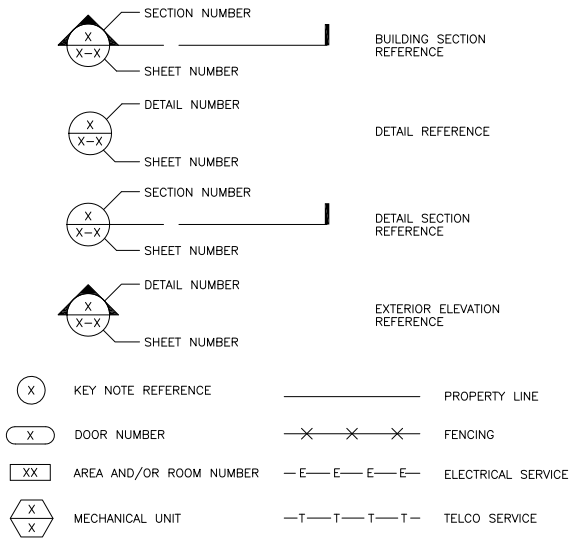
SITE INFORMATION	AREA MAP	PROJECT DESCRIPTION	DRAWING INDEX																																		
<p>PROPERTY OWNER: HMH Properties, Inc. 500 BAYVIEW CIRCLE NEWPORT BEACH, CA 92660</p> <p>LATITUDE (NAD83): 33° 39' 13.1286" N 33.653647° N</p> <p>LONGITUDE (NAD83): -117° 52' 5.631" W -117.868231° W</p> <p>COUNTY: ORANGE</p> <p>ZONING JURISDICTION: CITY OF NEWPORT BEACH</p> <p>ZONING DISTRICT: PC 32 (Bayview)</p> <p>APN: 442-282-02</p> <p>POWER COMPANY: SOUTHERN CALIFORNIA EDISON</p> <p>AAV PROVIDER: AT&T CONTACT: TOM ASBURY PHONE: 714.394.5924</p> <p>SPRINT AGENT: NAME: KRISTIN CORDRAY PHONE: 714.335.1668 KCORDRAY@CORE.US.COM</p> <p>SPRINT CM: NAME: JON FRANKLIN PHONE: 909.528.4709 JON.2.FRANKLIN@SPRINT.COM</p>		<ul style="list-style-type: none"> INSTALL (3) (N) 2500MHz PANEL ANTENNAS MOUNTED TO EXISTING PENTHOUSE BEHIND (N) SCREENING INSTALL (1) (N) 2.5GHz BASEBAND UNIT WITHIN EXISTING MMBTS CABINET INSTALL (3) (N) 2500MHz RRU'S ON NEW MOUNT TO EXISTING PENTHOUSE BELOW PARAPET INSTALL (3) (N) FRP SCREEN BOXES INSTALL (3) (N) FIBER CABLES INSTALL (4) (N) BATTERIES WITHIN (E) BATTERY CABINET ON ROOFTOP 	<table border="1"> <thead> <tr> <th>SHEET NO:</th> <th>SHEET TITLE</th> </tr> </thead> <tbody> <tr><td>T-1</td><td>TITLE SHEET</td></tr> <tr><td>T-2</td><td>GENERAL NOTES, SPECIFICATIONS & ABBREVIATIONS</td></tr> <tr><td>T-3</td><td>SPRINT SPECIFICATIONS</td></tr> <tr><td>T-4</td><td>SPRINT SPECIFICATIONS</td></tr> <tr><td>T-5</td><td>BATTERY SPECIFICATIONS</td></tr> <tr><td>A-1</td><td>EQUIPMENT AND SITE PLANS</td></tr> <tr><td>A-1.1</td><td>ENLARGED ROOF PLAN</td></tr> <tr><td>A-2</td><td>ANTENNA PLANS</td></tr> <tr><td>A-3</td><td>SOUTH ELEVATIONS</td></tr> <tr><td>A-4</td><td>EAST ELEVATIONS</td></tr> <tr><td>A-5</td><td>NORTH ELEVATIONS</td></tr> <tr><td>A-6</td><td>EQUIPMENT DETAILS</td></tr> <tr><td>A-7</td><td>EQUIPMENT DETAILS</td></tr> <tr><td>A-8</td><td>FRP SCREEN WALL DETAILS</td></tr> <tr><td>A-9</td><td>FRP SCREEN WALL DETAILS</td></tr> <tr><td>E-1</td><td>GROUNDING & ELECTRICAL PLAN</td></tr> </tbody> </table>	SHEET NO:	SHEET TITLE	T-1	TITLE SHEET	T-2	GENERAL NOTES, SPECIFICATIONS & ABBREVIATIONS	T-3	SPRINT SPECIFICATIONS	T-4	SPRINT SPECIFICATIONS	T-5	BATTERY SPECIFICATIONS	A-1	EQUIPMENT AND SITE PLANS	A-1.1	ENLARGED ROOF PLAN	A-2	ANTENNA PLANS	A-3	SOUTH ELEVATIONS	A-4	EAST ELEVATIONS	A-5	NORTH ELEVATIONS	A-6	EQUIPMENT DETAILS	A-7	EQUIPMENT DETAILS	A-8	FRP SCREEN WALL DETAILS	A-9	FRP SCREEN WALL DETAILS	E-1	GROUNDING & ELECTRICAL PLAN
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	<p>LOCATION MAP</p>	<p>APPLICABLE CODES</p> <p>ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALL 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.</p> <ul style="list-style-type: none"> 2013 CALIF. 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 STANDARD LOCAL BUILDING CODES CITY/COUNTY ORDINANCES 																																			



ABBREVIATIONS

AB	ANCHOR BOLT	LAM	LAMINATED
AC	ASPHALTIC CONCRETE	LBS	POUNDS
A/C	AIR CONDITIONING	LT	LIGHT
ADJ	ADJUSTABLE	LA	LIGHTNING ARRESTOR
ARCH	ARCHITECTURAL	LNA	LOW NOISE AMPLIFIER
A.F.F.	ABOVE FINISH FLOOR	MFR	MANUFACTURER
APPROX	APPROXIMATELY	MAT	MATERIAL
A.G.L.	ABOVE GRADE LEVEL	MAX	MAXIMUM
A.M.S.L.	ABOVE MEAN SEA LEVEL	MECH	MECHANICAL
		MIN	MINIMUM
BD	BOARD	MISC	MISCELLANEOUS
BLDG	BUILDING	ML	METAL LATH
BLKG	BLOCKING	MS	MASONRY OPENING
BOT	BOTTOM	MS	MACHINE SCREW
BSMT	BASEMENT	MTD	MOUNTED
BTS	BASE TRANSCIVER STATION	MTL	METAL
C	COURSE(S)	(P)	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	OPF	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
DN	DOWN	PT	PRESSURE TREATED
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	SC	SOLID CORE
ELEV	ELEVATION	SCHED	SCHEDULE
EQUIP	EQUIPMENT	SECT	SECTION
EXP	EXPANSION	SHT	SHEET
EXT	EXTERIOR	SM	SIMILAR
		SPECS	SPECIFICATIONS
FA	FIRE ALARM	SS	STAINLESS STEEL
FB	FLAT BAR	STL	STEEL
FF	FINISH FLOOR	STOR	STORAGE
FH	FLAT HEAD	STRUCT	STRUCTURAL
FIN	FINISH(ED)	SUSP	SUSPENDED
FLR	FLOOR	SW	SWITCH
FOS	FACE OF STUDS	SWBO	SWITCHBOARD
FS	FINISH SURFACE		
FT	FOOT, FEET	THK	THICK
FTG	FOOTING	TI	TENANT IMPROVEMENT
FW	FINISH WALL	TMA	TOWER MOUNTED AMPLIFIER
F.G.	FINISH GRADE	TOS	TOP OF SURFACE
FUT	FUTURE	TS	TUBE STEEL
		TYP	TYPICAL
GA	GAUGE	UNO	UNLESS NOTED OTHERWISE
GALV	GALVANIZED		
GL	GLASS	VCT	VINYL COMPOSITION
GR	GRADE		
GYP	GYPSPUM		
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
JT	JOINT	ℙ	PROPERTY LINE

SYMBOLS:



GENERAL CONSTRUCTION NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE, THE LATEST EDITION AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
 - CONTRACTOR SHALL CONSTRUCT SITE IN ACCORDANCE WITH THESE DRAWINGS AND CONSTRUCTION SPECIFICATIONS 80-T1196-1 REV H. THE SPECIFICATION IS THE RULING DOCUMENT AND ANY DISCREPANCIES BETWEEN THE SPECIFICATION AND THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION
 - CONTRACTOR SHALL VISIT THE JOB SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK. NO COMPENSATION WILL BE AWARDED BASED ON CLAIM OF LACK OF KNOWLEDGE OF FIELD CONDITIONS
 - PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT AND APPURTENANCES, AND LABOR NECESSARY TO EFFECT ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS. OWNER PROVIDED MATERIALS WILL INCLUDE THE FOLLOWING, UNLESS NOTED OTHERWISE:
 - TRANSMITTER
 - RF FILTER
 - MFTS RACK
 - AUXILIARY EQUIPMENT IN MFTS RACK
 - PUMP ASSEMBLY
 - HEAT EXCHANGER
 - HOSE AND HOSE MANIFOLDS (ANY COPPER OR STEEL SECTIONS PROVIDE BY CONTRACTOR)
 - UHF ANTENNA AND MOUNTING BRACKETS, GPS ANTENNAS AND ANTENNAS
 - UHF COAX AND HANGERS
 - 480-208 AND 208-400 ELECTRICAL TRANSFORMERS (RE: E-2 FOR SPECIALIZED TRANSFORMERS PROVIDED BY CONTRACTOR)
 - AUTOMATIC TRANSFER SWITCH AND GENERATOR
 - EQUIPMENT SHELTER (SHELTERS FURNISHED IN FACTORY W/ HVAC EQUIPMENT AND ELECTRICAL DISTRIBUTION PANEL)
 - INTEGRATED LOAD CENTER
 - DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A THE WORK.
 - DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
 - CONTRACTOR SHALL RECEIVE CLARIFICATION IN WRITING, AND SHALL RECEIVE IN WRITING AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEMS NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
 - CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST CONSTRUCTION SKILLS AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT, UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS.
 - CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS AND SCHEDULE HIS ACTIVITIES AND WORKING HOURS IN ACCORDANCE WITH THE REQUIREMENTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE WORK OF OTHERS AS IT MAY RELATE TO RADIO EQUIPMENT, ANTENNAS AND ANY OTHER PORTIONS OF THE WORK.
 - INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
 - MAKE NECESSARY PROVISIONS TO PROTECT EXISTING SURFACES, EQUIPMENT, IMPROVEMENTS, PIPING ETC. AND IMMEDIATELY REPAIR ANY DAMAGE THAT OCCURS DURING CONSTRUCTION.
 - IN DRILLING HOLES INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., MUST BE CLEARLY UNDERSTOOD THAT REINFORCING STEEL SHALL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES (UNLESS NOTED OTHERWISE). LOCATIONS OF REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT.
 - REPAIR ALL EXISTING WALL SURFACES DAMAGED DURING CONSTRUCTION SUCH THAT THEY MATCH AND BLEND IN WITH ADJACENT SURFACES.
 - SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.
 - KEEP CONTRACT AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OF THE OWNER SHALL BE REMOVED. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ITEMS UNTIL COMPLETION OF CONSTRUCTION.
 - MINIMUM BEND RADIUS OF ANTENNA CABLES SHALL BE IN ACCORDANCE WITH CABLE MANUFACTURERS RECOMMENDATIONS.
- ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK
- CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION SHALL BE IN CONFORMANCE WITH JURISDICTIONAL OR STATE AND LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL AND COORDINATED WITH LOCAL REGULATORY AUTHORITIES.
 - LIGHT SHADED LINES AND NOTES REPRESENT WORK PREVIOUSLY DONE. DARK SHADED LINES AND NOTES REPRESENT THE SCOPE OF WORK FOR THIS PROJECT. CONTRACTOR SHALL VERIFY IF EXISTING CONSTRUCTION IS COMPLETE. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
 - CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND/OR WIRING CERTIFICATES REQUIRED FOR THE ELECTRICAL SERVICE UPGRADE. IN ADDITION, CONTRACTOR SHALL PROVIDE ALL NECESSARY COORDINATION AND SCHEDULING WITH THE SERVING ELECTRICAL UTILITY AND LOCAL INSPECTION AUTHORITIES.

ANTENNA & HYBRIFLEX NOTES

- VERIFY EACH CABLE LENGTH, DIAMETER, ROUTING, COLOR CODING AND ALL APPURTENANCES WITH SPRINT.
- THE MAXIMUM FIBER CABLE LENGTH AND CORRESPONDING FIBER CABLE DIAMETER HAS BEEN ESTIMATED ON SHEET A-2.1. THIS CABLE LENGTH IS APPROXIMATE, AND IS NOT TO BE USED FOR FABRICATION OR CONSTRUCTION. ACTUAL ANTENNA CABLE LENGTH(S) MAY VARY FROM ESTIMATED MAXIMUM LENGTH AND MUST BE VERIFIED. FIBER CABLE SHALL BE PROVIDED BY SPRINT.
- ALL MAIN CABLES SHALL UTILIZE GROUND KITS, GROUNDED AS FOLLOWS:
 - NEAR ANTENNA RAD CENTER ELEVATION,
 - MIDDLE OF TOWER (MID-HEIGHT OF ANTENNA), IF CABLE RUN IS OVER 200'.
 - BOTTOM OF TOWER,
 - AT MASTER GROUND BAR 3'-0" FROM RBS CABINET.
- ALL TOP JUMPERS SHALL BE LENGTHS AS SHOWN, SUPPLIED BY SPRINT, AND INSTALLED BY CONTRACTOR.
- ALL MAIN CABLES SHALL BE COLOR CODED AT FOUR (4) LOCATIONS AS FOLLOWS:
 - AT ANTENNA PRIOR TO JUMPER
 - AT THE BOTTOM OF TOWER
 - AT THE MASTER GROUND BAR, AND
 - INTERIOR OF THE RBS CABINET.
- BANDING SHALL BE AS FOLLOWS:
 - MAIN LINE COLOR BANDS SHALL BE 2" WIDE. MAINTAIN 1" SPACING BETWEEN COLORS.
 - JUMPER COLOR BANDS SHALL BE 1" WIDE. WITH 1" SPACE.
 - START COLOR BANDS 2" BEYOND WEATHERPROOFING.
 - START SELECTOR COLOR NEXT TO END CONNECTORS.
- FINAL FIBER ANTENNA CABLE SIZES SHALL BE DETERMINED BY SPRINT RF ENGINEER. SEE ANTENNA SCHEDULE SHEET A-2.1. ALL FIBER CABLE WILL BE SECURED TO THE DESIGNED SUPPORT STRUCTURE AT DISTANCES NOT TO EXCEED 3' OR THE CABLE MANUFACTURES SPECIFICATIONS WHICHEVER IS LESS, WITH HARDWARE SPECIFIED IN THE FIBER CABLE ROUTING DETAILS OF THE SUPPLIED STRUCTURAL REPORT.
- PROVIDE AT LEAST 6" OF SLACK IN THE MAIN FIBER CABLES AT THE ANTENNA MOUNTING ELEVATION TO PROVIDE FOR FUTURE CONNECTOR REPLACEMENT.

PLANS PREPARED FOR:

330 Commerce, Suite 100
Irvine, CA 92602

PLANS PREPARED BY:

DEVELOPMENT SERVICES
A&E SERVICES
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EQUIPMENT MANUFACTURER:

MLA PARTNER:

ENGINEERING LICENSE:

DRAWING NOTICE:

THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF SPRINT AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SPRINT.

REVISIONS:	DESCRIPTION	DATE	BY	REV
ISSUED FOR 90% CDs		01/26/15	RBF	0

SITE NAME:

BAYVIEW

SITE CASCADE:

OG54XC559-A

SITE ADDRESS:

500 BAYVIEW CIRCLE
NEWPORT BEACH, CA 92660

SHEET DESCRIPTION:

**GENERAL NOTES,
SPECIFICATIONS
& ABBREVIATIONS**

SHEET NUMBER:

T-2

THESE OUTLINE SPECIFICATIONS IN CONJUNCTION WITH THE SPRINT STANDARD CONSTRUCTION SPECIFICATIONS, INCLUDING CONTRACT DOCUMENTS AND THE CONSTRUCTION DRAWINGS DESCRIBE THE WORK TO BE PERFORMED BY THE CONTRACTOR.

CONTRACTOR SUPPLIED:

- SUPPLIER WILL SUPPLY ALL MINOR MATERIALS NECESSARY FOR PERFORMANCE OF SERVICES. MINOR MATERIALS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING ("MINOR MATERIALS"):
A. CONDUIT IN LENGTHS LESS THAN OR EQUAL TO 5 FEET;
B. WIRE;
C. BREAKERS;
D. GROUNDING CABLE;
E. ANTENNA AND LINE INSTALLATION HARDWARE;
F. CONDUIT CLAMPS;
G. CONDUIT CONNECTORS;
H. WEATHERPROOFING MATERIALS;
I. GROUNDING KITS;
J. HOISTING GRIPS;
K. SNAP-IN HANGERS WITH GROMMETS;
L. BUTTERFLY HANGER KITS;
M. COAX BLOCKS AND HARDWARE;
N. ANGLE ADAPTERS, U BOLTS, AND OTHER MISCELLANEOUS HARDWARE;
O. CROSSOVER PLATES;
P. RET CABLES
Q. PIPE MOUNTS, PIPE TO PIPE MOUNTS;
R. ICE BRIDGES IN LENGTHS LESS THAN OR EQUAL TO 5 FEET;
S. LIQUID TIGHT;
T. COMMON CONSUMABLES, INCLUDING BUT NOT LIMITED TO TAPES, SOLVENTS, ADHESIVES, LUGS, NUTS, BOLTS, WASHERS, ETC.; AND
U. SUCH OTHER MINOR MATERIALS NOT SPECIFICALLY MENTIONED IN THIS SECTION BUT WHICH ARE REASONABLE NECESSARY TO COMPLETE THE SERVICES.

SPRINT SUPPLIED:

- A. BASE BAND UNITS;
B. BATTERY CABINETS;
C. MMBTS UNIT CABINETS;
D. RRUS;
E. RETS;
F. ANTENNAS AND BRACKETS;
G. HFCS;
H. BATTERIES;
I. JUMPERS; AND
J. ANY OEM SPECIFIC EQUIPMENT(CARD, SHELF, OR CABINET) THAT NEEDS TO BE INSTALLED IN OR NEXT TO MMBTS UNIT.

SECTION 01 100 – SCOPE OF WORK

THE WORK: SHALL COMPLY WITH APPLICABLE NATIONAL CODES AND STANDARDS, LATEST EDITION, AND PORTIONS THEREOF.

PRECEDENCE:

SHOULD CONFLICTS OCCUR BETWEEN THE STANDARD CONSTRUCTION SPECIFICATIONS FOR WIRELESS SITES INCLUDING THE STANDARD CONSTRUCTION DETAILS FOR WIRELESS SITES AND THE CONSTRUCTION DRAWINGS, INFORMATION ON THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE.

SITE FAMILIARITY:

CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

ON-SITE SUPERVISION:

THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

DRAWINGS, SPECIFICATIONS AND DETAILS REQUIRED AT JOBSITE:

- THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A FULL SET OF THE CONSTRUCTION DRAWINGS AT THE JOBSITE FROM MOBILIZATION THROUGH CONSTRUCTION COMPLETION.
A. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. PROVIDE ALL MATERIALS AND LABOR AS REQUIRED TO PROVIDE A COMPLETE AND FUNCTIONING SYSTEM. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
B. CONTRACTOR SHALL NOTIFY SPRINT CONSTRUCTION MANAGER OF ANY VARIATIONS PRIOR TO PROCEEDING WITH THE WORK. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS NOTED OTHERWISE. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
C. MARK THE FIELD SET OF DRAWINGS IN RED, DOCUMENTING ANY CHANGES FROM THE CONSTRUCTION DOCUMENTS.

METHODS OF PROCEDURE (MOPS) FOR CONSTRUCTION:

- CONTRACTOR SHALL PERFORM WORK AS DESCRIBED IN THE FOLLOWING INSTALLATION AND COMMISSIONING MOPS.
A. TOP HAT
B. HOW TO INSTALL A NEW CABINET
C. BASE BAND UNIT IN EXISTING UNIT
D. INSTALLATION OF BATTERIES
E. INSTALLATION OF HYBRID CABLE
F. INSTALLATION OF RRU'S
G. CABLING
H. TS-0200 REV 4 - ANTENNA LINE ACCEPTANCE STANDARDS
I. SPRINT CELL SITE ENGINEERING NOTICE - EN 2012-001, REV 1.
J. COMMISSIONING MOPS

SECTION 01 200 – COMPANY FURNISHED MATERIAL AND EQUIPMENT

COMPANY FURNISHED MATERIAL AND EQUIPMENT IS IDENTIFIED ON THE RF DATA SHEET IN THE CONSTRUCTION DRAWINGS.

CONTRACTOR IS RESPONSIBLE FOR SPRINT PROVIDED MATERIAL AND EQUIPMENT TO ENSURE IT IS PROTECTED AND HANDLED PROPERLY THROUGHOUT THE CONSTRUCTION DURATION.

CONTRACTOR RESPONSIBLE FOR RECEIPT OF SPRINT FURNISHED EQUIPMENT AT CELL SITE OR CONTRACTORS LOCATION. CONTRACTOR TO COMPLETE SHIPPING AND RECEIPT DOCUMENTATION IN ACCORDANCE WITH COMPANY PRACTICE.

SECTION 01 300 – CELL SITE CONSTRUCTION

NOTICE TO PROCEED:

NO WORK SHALL COMMENCE PRIOR TO COMPANY'S WRITTEN NOTICE TO PROCEED AND THE ISSUANCE OF WORK ORDER.

SITE CLEANLINESS:

CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH. AT THE COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE FROM THE SITE ALL REMAINING RUBBISH, IMPLEMENTS, TEMPORARY FACILITIES, AND SURPLUS MATERIALS.

SECTION 01 400 – SUBMITTALS & TESTS

ALTERNATES:

AT THE COMPANY'S REQUEST, ANY ALTERNATIVES TO THE MATERIALS OR METHODS SPECIFIED SHALL BE SUBMITTED TO SPRINTS CONSTRUCTION MANAGER FOR APPROVAL. SPRINT WILL REVIEW AND APPROVE ONLY THOSE REQUESTS MADE IN WRITING. NO VERBAL APPROVALS WILL BE CONSIDERED.

TESTS AND INSPECTIONS:

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION TESTS, INSPECTIONS AND PROJECT DOCUMENTATION.
B. CONTRACTOR SHALL ACCOMPLISH TESTING INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
1. COAX SWEEPS AND FIBER TESTS PER TS-0200 REV 4 ANTENNA LINE ACCEPTANCE STANDARDS.
2. AGL, AZIMUTH AND DOWNTILT PROVIDE AN AUTOMATED REPORT UPLOADED TO SITERRA USING A COMMERCIAL MADE-FOR THE PURPOSE ELECTRONIC ANTENNA ALIGNMENT TOOL (AAT). INSTALLED AZIMUTH, CENTERLINE AND DOWNTILT MUST CONFORM WITH RF CONFIGURATION DATA
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CORRECTIONS TO ANY WORK IDENTIFIED AS UNACCEPTABLE IN SITE INSPECTION ACTIVITIES AND/OR AS A RESULT OF TESTING.
4. ALL TESTING REQUIRED BY APPLICABLE INSTALLATION MOPS.
C. REQUIRED CLOSEOUT DOCUMENTATION INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:
1. AZIMUTH, DOWNTILT, AGL FROM SUNSIGHT INSTRUMENTS - ANTENNALIGN ALIGNMENT TOOL (AAT)
2. SWEEP AND FIBER TESTS
3. SCANABLE BARCODE PHOTOGRAPHS OF TOWER TOP AND INACCESSIBLE SERIALIZED EQUIPMENT
4. ALL AVAILABLE JURISDICTIONAL INFORMATION
5. PDF SCAN OF REDLINES PRODUCED IN FIELD
6. A PDF SCAN OF REDLINE MARK-UPS SUITABLE FOR USE IN ELECTRONIC AS-BUILT DRAWING PRODUCTION
7. LIEN WAIVERS
8. FINAL PAYMENT APPLICATION
9. REQUIRED FINAL CONSTRUCTION PHOTOS
10. CONSTRUCTION AND COMMISSIONING CHECKLIST COMPLETE WITH NO DEFICIENT ITEMS
11. ALL POST NTP TASKS INCLUDING DOCUMENT UPLOADS COMPLETED IN SITERRA (SPRINTS DOCUMENT REPOSITORY OF RECORD).
12. CLOSEOUT PHOTOGRAPHS:
o PROVIDE PHOTOGRAPHS OF FINAL PROJECT PER THE FOLLOWING LIST. ADDITIONAL PHOTOGRAPHS MAY BE REQUIRED TO SUPPORT ACCEPTANCE PROCESSES
(i) MAIN HYBRID CABLE ROUTE (MINIMUM TWO PHOTOS)
(ii) PHOTOS OF EACH ANTENNA AND RRU
(iii) MANUFACTURERS NAME TAG FOR ALL SERIALIZED EQUIPMENT
(iv) PULL AND DISTRIBUTION BOXES INTERMEDIATE BETWEEN RRU'S AND MMBS (DOOR OPEN)
(v) MMBS CABINET WITH DOOR OPEN SHOWING MODIFICATIONS
(vi) POWER CABINET, DOORS OPEN, BATTERIES INSTALLED
(vii) BREAK OUT CYLINDERS
(viii) ASR SIGNAGE FOR SPRINT OWNED TOWERS
(ix) RADIATION EXPOSURE WARNING SIGNS
(x) PHOTOGRAPH FROM EACH SECTOR FROM APPROXIMATELY RAD CENTER OF ANY NEW ANTENNA AT HORIZON.
b LOAD PHOTOS TO SITERRA PROJECT LIBRARY I5. IN I5 CREATE NEW CATEGORY; 2500MHz DEPLOYMENT, AND SECTION; PERMANENT CONSTRUCTION. LABEL PHOTOS WITH SITE CASCADE AND VIEW BEING DEPICTED. CAMERAS USED TO TAKE PHOTOGRAPHS SHALL GPS ENABLED SUCH THAT THE GPS COORDINATES ARE INCLUDED IN THE PHOTO MEDIA-FILE INFORMATION.

COMMISSIONING:

PERFORM ALL COMMISSIONING AS REQUIRED BY APPLICABLE MOPS

INTEGRATION:

PERFORM ALL INTEGRATION ACTIVITIES AS REQUIRED BY APPLICABLE MOPS

SECTION 07 500 – ROOF CUTTING, PATCHING AND REPAIR

SUMMARY:

THIS SECTION SPECIFIES CUTTING AND PATCHING EXISTING ROOFING SYSTEMS WHERE CONDUIT OR CABLES EXIT THE BUILDING ONTO THE ROOF OR BUILDING-MOUNTED ANTENNAS, AND AS REQUIRED FOR WATERTIGHT PERFORMANCE. ROOFTOP ENTRY OPENINGS IN MEMBRANE ROOFTOPS SHALL BE CONSTRUCTED TO COMPLY WITH LANDLORD, ANY EXISTING WARRANTY, AND LOCAL JURISDICTIONAL STANDARDS.

1.4 SUBMITTALS:

- A. PRE-CONSTRUCTION ROOF PHOTOS: COMPLETE A ROOF INSPECTION PRIOR TO THE INSTALLATION OF SPRINT EQUIPMENT ON ANY ROOFTOP BUILD. AT A MINIMUM INSPECT AND PHOTOGRAPH (MINIMUM 3 EA.) ALL AREAS IMPACTED BY THE ADDITION OF THE SPRINT EQUIPMENT.
B. PROVIDE SIMILAR PHOTOGRAPHS SHOWING ROOF CONDITIONS AFTER CONSTRUCTION (MINIMUM 3 EA.)
C. ROOF INSPECTION PHOTOGRAPHS SHOULD BE UPLOADED WITH CLOSEOUT PHOTOGRAPHS.

SECTION 09 900 – PAINTING

QUALITY ASSURANCE:

- A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR THREE YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

- B. COMPLY WITH ALL ENVIRONMENTAL REGULATIONS FOR VOLATILE ORGANIC COMPOUNDS.

MATERIALS:

- A. MANUFACTURERS: BENJAMIN MOORE, ICI DEVOE COATINGS, PPG, SHERWIN WILLIAMS OR APPROVED EQUAL. PROVIDE PREMIUM GRADE, PROFESSIONAL-QUALITY PRODUCTS FOR COATING SYSTEMS.

PAINT SCHEDULE:

- A. EXTERIOR ANTENNAE AND ANTENNA MOUNTING HARDWARE: ONE COAT OF PRIMER AND TWO FINISH COATS. PAINT FOR ANTENNAE SHALL BE NON-METALLIC BASED AND CONTAIN NO METALLIC PARTICLES. PROVIDE COLORS AND PATTERNS AS REQUIRED TO MASK APPEARANCE OF ANTENNAE ON ADJACENT BUILDING SURFACES AND AS ACCEPTABLE TO THE OWNER. REFER TO ANTENNA MANUFACTURER'S INSTRUCTIONS WHENEVER POSSIBLE.

- B. ROOF TOP CONSTRUCTION: TOUCH UP - PREPARE SURFACES TO BE REPAIRED. FOLLOW INDUSTRY STANDARDS AND REQUIREMENTS OF OWNER TO MATCH EXISTING COATING AND FINISH.

PAINTING APPLICATION:

- 1. INSPECT SURFACES, REPORT UNSATISFACTORY CONDITIONS IN WRITING; BEGINNING WORK MEANS ACCEPTANCE OF SUBSTRATE.
2. COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR PREPARATION, PRIMING AND COATING WORK. COORDINATE WITH WORK OF OTHER SECTIONS.
3. MATCH APPROVED MOCK-UPS FOR COLOR, TEXTURE, AND PATTERN. RE-COAT OR REMOVE AND REPLACE WORK WHICH DOES NOT MATCH OR SHOWS LOSS OF ADHESION.
4. CLEAN UP, TOUCH UP AND PROTECT WORK.

TOUCHUP PAINTING:

- 1. GALVANIZING DAMAGE AND ALL BOLTS AND NUTS SHALL BE TOUCHED UP AFTER TOWER ERECTION WITH "GALVANOX," "DRY GALV," OR "ZINC-IT."
2. FIELD TOUCHUP PAINT SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
3. ALL METAL COMPONENTS SHALL BE HANDLED WITH CARE TO PREVENT DAMAGE TO THE COMPONENTS, THEIR PRESERVATIVE TREATMENT, OR THEIR PROTECTIVE COATINGS.

SECTION 11 700 – ANTENNA ASSEMBLY, REMOTE RADIO UNITS AND CABLE INSTALLATION

SUMMARY:

THIS SECTION SPECIFIES INSTALLATION OF ANTENNAS, RRU'S, AND CABLE EQUIPMENT, INSTALLATION, AND TESTING OF COAXIAL FIBER CABLE.

ANTENNAS AND RRU'S:

THE NUMBER AND TYPE OF ANTENNAS AND RRU'S TO BE INSTALLED IS DETAILED ON THE CONSTRUCTION DRAWINGS.

HYBRID CABLE:

HYBRID CABLE WILL BE DC/FIBER AND FURNISHED FOR INSTALLATION AT EACH SITE. CABLE SHALL BE INSTALLED PER THE CONSTRUCTION DRAWINGS AND THE APPLICABLE MANUFACTURER'S REQUIREMENTS.

JUMPERS AND CONNECTORS:

FURNISH AND INSTALL 1/2" COAX JUMPER CABLES BETWEEN THE RRU'S AND ANTENNAS. JUMPERS SHALL BE TYPE LDF 4, FLC 12-50, CR 540, OR FXL 540. SUPER-FLEX CABLES ARE NOT ACCEPTABLE. JUMPERS BETWEEN THE RRU'S AND ANTENNAS OR TOWER TOP AMPLIFIERS SHALL CONSIST OF 1/2 INCH FOAM DIELECTRIC, OUTDOOR RATED COAXIAL CABLE. DO NOT USE SUPERFLEX OUTDOORS. JUMPERS SHALL BE FACTORY FABRICATED IN APPROPRIATE LENGTHS WITH A MAXIMUM OF 4 FEET EXCESS PER JUMPER AND HAVE CONNECTORS AT EACH END, MANUFACTURED BY SUPPLIER. IF JUMPERS ARE FIELD FABRICATED, FOLLOW MANUFACTURER'S REQUIREMENTS FOR INSTALLATION OF CONNECTORS

REMOTE ELECTRICAL TILT (RET) CABLES:

MISCELLANEOUS:

INSTALL SPLITTERS, COMBINERS, FILTERS PER RF DATA SHEET, FURNISHED BY SPRINT.

ANTENNA INSTALLATION:

THE CONTRACTOR SHALL ASSEMBLE ALL ANTENNAS ONSITE IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. ANTENNA HEIGHT, AZIMUTH, AND FEED ORIENTATION INFORMATION SHALL BE A DESIGNATED ON THE CONSTRUCTION DRAWINGS.

PLANS PREPARED FOR:



PLANS PREPARED BY:



EQUIPMENT MANUFACTURER:



MLA PARTNER:

ENGINEERING LICENSE:

DRAWING NOTICE:

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REVISIONS:

ISSUED FOR	DESCRIPTION	DATE	BY	REV
FOR 90X CDs		01/26/15	RBF	0

SITE NAME:

BAYVIEW

SITE CASCADE:

OG54XC559-A

SITE ADDRESS:

500 BAYVIEW CIRCLE NEWPORT BEACH, CA 92660

SHEET DESCRIPTION:

SPRINT SPECIFICATIONS

SHEET NUMBER:

T-3

- A. THE CONTRACTOR SHALL POSITION THE ANTENNA ON TOWER PIPE MOUNTS SO THAT THE BOTTOM STRUT IS LEVEL. THE PIPE MOUNTS SHALL BE PLUMB TO WITHIN 1 DEGREE.
- B. ANTENNA MOUNTING REQUIREMENTS: PROVIDE ANTENNA MOUNTING HARDWARE AS INDICATED ON THE DRAWINGS.

HYBRID CABLES INSTALLATION:

- A. THE CONTRACTOR SHALL ROUTE, TEST, AND INSTALL ALL CABLES AS INDICATED ON THE CONSTRUCTION DRAWINGS AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- B. THE INSTALLED RADIUS OF THE CABLES SHALL NOT BE LESS THAN THE MANUFACTURER'S SPECIFICATIONS FOR BENDING RADII.
- C. EXTREME CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE CABLES DURING HANDLING AND INSTALLATION.
 - 1. FASTENING MAIN HYBRID CABLES: ALL CABLES SHALL BE PERMANENTLY FASTENED TO THE COAX LADDER AT 4'-0" OC USING NON-MAGNETIC STAINLESS STEEL CLIPS.
 - 2. FASTENING INDIVIDUAL FIBER AND DC CABLES ABOVE BREAKOUT ENCLOSURE (MEDUSA), WITHIN THE MMBS CABINET AND ANY INTERMEDIATE DISTRIBUTION BOXES:
 - a. FIBER: SUPPORT FIBER BUNDLES USING 1/2" VELCRO STRAPS OF THE REQUIRED LENGTH @ 18" OC. STRAPS SHALL BE UV, OIL AND WATER RESISTANT AND SUITABLE FOR INDUSTRIAL INSTALLATIONS AS MANUFACTURED BY TEXTOL OR APPROVED EQUAL.
 - b. DC: SUPPORT DC BUNDLES WITH ZIP TIES OF THE ADEQUATE LENGTH. ZIP TIES TO BE UV STABILIZED, BLACK NYLON, WITH TENSILE STRENGTH AT 12,000 PSI AS MANUFACTURED BY NELCO PRODUCTS OR EQUAL.
 - 3. FASTENING JUMPERS: SECURE JUMPERS TO THE SIDE ARMS OR HEAD FRAMES USING STAINLESS STEEL TIE WRAPS OR STAINLESS STEEL BUTTERFLY CLIPS.
 - 4. CABLE INSTALLATION:
 - a. INSPECT CABLE PRIOR TO USE FOR SHIPPING DAMAGE, NOTIFY THE CONSTRUCTION MANAGER.
 - b. CABLE ROUTING: CABLE INSTALLATION SHALL BE PLANNED TO ENSURE THAT THE LINES WILL BE PROPERLY ROUTED IN THE CABLE ENVELOP AS INDICATED ON THE DRAWINGS. AVOID TWISTING AND CROSSOVERS.
 - c. HOIST CABLE USING PROPER HOISTING GRIPS. DO NOT EXCEED MANUFACTURER'S RECOMMENDED MAXIMUM BEND RADIUS.
 - 5. GROUNDING OF TRANSMISSION LINES: ALL TRANSMISSION LINES SHALL BE GROUNDED AS INDICATED ON DRAWINGS.
 - 6. HYBRID CABLE COLOR CODING: ALL COLOR CODING SHALL BE AS REQUIRED IN TS 0200 REV 4.
 - 7. HYBRID CABLE LABELING: INDIVIDUAL HYBRID AND DC BUNDLES SHALL BE LABELED ALPHA-NUMERICALLY ACCORDING TO SPRINT CELL SITE ENGINEERING NOTICE - EN 2012-001, REV 1

WEATHERPROOFING EXTERIOR CONNECTORS AND HYBRID CABLE GROUND KITS:

- A. ALL FIBER & COAX CONNECTORS AND GROUND KITS SHALL BE WEATHERPROOFED.
- B. WEATHERPROOFED USING ONE OF THE FOLLOWING METHODS. ALL INSTALLATIONS MUST BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY BEST PRACTICES.
 - 1. COLD SHRINK: ENCOMPASS CONNECTOR IN COLD SHRINK TUBING AND PROVIDE A DOUBLE WRAP OF 2" ELECTRICAL TAPE EXTENDING 2" BEYOND TUBING. PROVIDE 3M COLD SHRINK CXS SERIES OR EQUAL.
 - 2. SELF-AMALGAMATING TAPE: CLEAN SURFACES. APPLY A DOUBLE WRAP OF SELF-AMALGAMATING TAPE 2" BEYOND CONNECTOR. APPLY A SECOND WRAP OF SELF-AMALGAMATING TAPE IN OPPOSITE DIRECTION. APPLY DOUBLE WRAP OF 2" WIDE ELECTRICAL TAPE EXTENDING 2" BEYOND THE SELF-AMALGAMATING TAPE.
 - 3. 3M SLIM LOCK CLOSURE 716: SUBSTITUTIONS WILL NOT BE ALLOWED.
 - 4. OPEN FLAME ON JOB SITE IS NOT ACCEPTABLE

SECTION 11 800 – INSTALLATION OF MULTIMODAL BASE STATIONS (MMBS) AND RELATED EQUIPMENT

SUMMARY:

- A. THIS SECTION SPECIFIES MMBS CABINETS, POWER CABINETS, AND INTERNAL EQUIPMENT INCLUDING BY NOT LIMITED TO RECTIFIERS, POWER DISTRIBUTION UNITS, BASE BAND UNITS, SURGE ARRESTORS, BATTERIES, AND SIMILAR EQUIPMENT FURNISHED BY THE COMPANY FOR INSTALLATION BY THE CONTRACTOR (OFCI).
- B. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MISCELLANEOUS MATERIALS AND PROVIDE ALL LABOR REQUIRED FOR INSTALLATION EQUIPMENT IN EXISTING CABINET OR NEW CABINET AS SHOWN ON DRAWINGS AND AS REQUIRE BY THE APPLICABLE INSTALLATION MOPS.
- C. COMPLY WITH MANUFACTURERS INSTALLATION AND START-UP REQUIREMENTS

DC CIRCUIT BREAKER LABELING

- A. LABEL CIRCUIT BREAKERS ACCORDING TO SPRINT CELL SITE ENGINEERING NOTICE - EN 2012-001, REV 1.

SECTION 11 800 – INSTALLATION OF MULTIMODAL BASE STATIONS (MMBS) AND RELATED EQUIPMENT

SUMMARY:

- A. THIS SECTION SPECIFIES MMBS CABINETS, POWER CABINETS, AND INTERNAL EQUIPMENT INCLUDING BY NOT LIMITED TO RECTIFIERS, POWER DISTRIBUTION UNITS, BASE BAND UNITS, SURGE ARRESTORS, BATTERIES, AND SIMILAR EQUIPMENT FURNISHED BY THE COMPANY FOR INSTALLATION BY THE CONTRACTOR (OFCI).
- B. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MISCELLANEOUS MATERIALS AND PROVIDE ALL LABOR REQUIRED FOR INSTALLATION EQUIPMENT IN EXISTING CABINET OR NEW CABINET AS SHOWN ON DRAWINGS AND AS REQUIRE BY THE APPLICABLE INSTALLATION MOPS.
- C. COMPLY WITH MANUFACTURERS INSTALLATION AND START-UP REQUIREMENTS

SUPPORTING DEVICES:

- A. MANUFACTURED STRUCTURAL SUPPORT MATERIALS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY THE FOLLOWING:
 - 1. ALLIED TUBE AND CONDUIT
 - 2. B-LINE SYSTEM
 - 3. SUNISTRUT DIVERSIFIED PRODUCTS
 - 4. THOMAS & BETTS
- B. FASTENERS: TYPES, MATERIALS, AND CONSTRUCTION FEATURES AS FOLLOWS:
 - 1. EXPANSION ANCHORS: CARBON STEEL WEDGE OR SLEEVE TYPE.
 - 2. POWER-DRIVEN THREADED STUDS: HEAT-TREATED STEEL, DESIGNED SPECIFICALLY FOR THE INTENDED SERVICE.
 - 3. FASTEN BY MEANS OF WOOD SCREWS ON WOOD.
 - 4. TOGGLE BOLTS ON HOLLOW MASONRY UNITS.
 - 5. CONCRETE INSERTS OR EXPANSION BOLTS ON CONCRETE OR SOLID MASONRY.
 - 6. MACHINE SCREWS, WELDED THREADED STUDS, OR SPRING-TENSION CLAMPS ON STEEL.
 - 7. EXPLOSIVE DEVICES FOR ATTACHING HANGERS TO STRUCTURE SHALL NOT BE PERMITTED.
 - 8. DO NOT WELD CONDUIT, PIPE STRAPS, OR ITEMS OTHER THAN THREADED STUDS TO STEEL STRUCTURES.
 - 9. IN PARTITIONS OF LIGHT STEEL CONSTRUCTION, USE SHEET METAL SCREWS.

SUPPORTING DEVICES:

- A. INSTALL SUPPORTING DEVICES TO FASTEN ELECTRICAL COMPONENTS SECURELY AND PERMANENTLY IN ACCORDANCE WITH NEC.
- B. COORDINATE WITH THE BUILDING STRUCTURAL SYSTEM AND WITH OTHER TRADES.
- C. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, FASTEN ELECTRICAL ITEMS AND THEIR SUPPORTING HARDWARE SECURELY TO THE STRUCTURE IN ACCORDANCE WITH THE FOLLOWING:
- D. ENSURE THAT THE LOAD APPLIED BY ANY FASTENER DOES NOT EXCEED 25 PERCENT OF THE PROOF TEST LOAD.
- E. USE VIBRATION AND SHOCK-RESISTANT FASTENERS FOR ATTACHMENTS TO CONCRETE SLABS.

ELECTRICAL IDENTIFICATION:

- A. UPDATE AND PROVIDE TYPED CIRCUIT BREAKER SCHEDULES IN THE MOUNTING BRACKET, INSIDE DOORS OF AC PANEL BOARDS WITH ANY CHANGES MADE TO THE AC SYSTEM.
- B. BRANCH CIRCUITS FEEDING AVIATION OBSTRUCTION LIGHTING EQUIPMENT SHALL BE CLEARLY IDENTIFIED AS SUCH AT THE BRANCH CIRCUIT PANELBOARD.

SECTION 26 200 – ELECTRICAL MATERIALS AND EQUIPMENT

CONDUIT:

- A. RIGID GALVANIZED STEEL (RGS) CONDUIT SHALL BE USED FOR EXTERIOR LOCATIONS ABOVE GROUND AND IN UNFINISHED INTERIOR LOCATIONS AND FOR ENCASED RUNS IN CONCRETE. RIGID CONDUIT AND FITTINGS SHALL BE STEEL, COATED WITH ZINC EXTERIOR AND INTERIOR BY THE HOT DIP GALVANIZING PROCESS. CONDUIT SHALL BE PRODUCED TO ANSI SPECIFICATIONS C80.1, FEDERAL SPECIFICATION WW-C-581 AND SHALL BE LISTED WITH THE UNDERWRITERS' LABORATORIES. FITTINGS SHALL BE THREADED - SET SCREW OR COMPRESSION FITTINGS WILL NOT BE ACCEPTABLE. RGS CONDUITS SHALL BE MANUFACTURED BY ALLIED, REPUBLIC OR WHEATLAND.
- B. UNDERGROUND CONDUIT IN CONCRETE SHALL BE POLYVINYLCHLORIDE (PVC) SUITABLE FOR DIRECT BURIAL AS APPLICABLE. JOINTS SHALL BE BELLED, AND FLUSH SOLVENT WELDED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. CONDUIT SHALL BE CARLON ELECTRICAL PRODUCTS OR APPROVED EQUAL.
- C. TRANSITIONS BETWEEN PVC AND RIGID (RGS) SHALL BE MADE WITH PVC COATED METALLIC LONG SWEEP RADIUS ELBOWS.

- D. EMT OR RIGID GALVANIZED STEEL CONDUIT MAY BE USED IN FINISHED SPACES CONCEALED IN WALLS AND CEILINGS. EMT SHALL BE MILD STEEL, ELECTRICALLY WELDED, ELECTRO-GALVANIZED OR HOT-DIPPED GALVANIZED AND PRODUCED TO ANSI SPECIFICATION C80.3, FEDERAL SPECIFICATION WW-C-563, AND SHALL BE UL LISTED. EMT SHALL BE MANUFACTURED BY ALLIED, REPUBLIC OR WHEATLAND, OR APPROVED EQUAL. FITTINGS SHALL BE METALLIC COMPRESSION. SET SCREW CONNECTIONS SHALL NOT BE ACCEPTABLE.

- E. LIQUID TIGHT FLEXIBLE METALLIC CONDUIT SHALL BE USED FOR FINAL CONNECTION TO EQUIPMENT. FITTINGS SHALL BE METALLIC GLAND TYPE COMPRESSION FITTINGS, MAINTAINING THE INTEGRITY OF CONDUIT SYSTEM. SET SCREW CONNECTIONS SHALL NOT BE ACCEPTABLE. MAXIMUM LENGTH OF FLEXIBLE CONDUIT SHALL NOT EXCEED 6- FEET. LFMC SHALL BE PROTECTED AND SUPPORTED AS REQUIRE BY NEC. MANUFACTURERS OF FLEXIBLE CONDUITS SHALL BE CAROL, ANACONDA METAL HOSE OR UNIVERSAL METAL HOSE, OR APPROVED EQUAL.

- F. MINIMUM SIZE CONDUIT SHALL BE 3/4 INCH (21MM).

HUBS AND BOXES:

- A. AT ENTRANCES TO CABINETS OR OTHER EQUIPMENT NOT HAVING INTEGRAL THREADED HUBS PROVIDE METALLIC THREADED HUBS OF THE SIZE AND CONFIGURATION REQUIRED. HUB SHALL INCLUDE LOCKNUT AND NEOPRENE O-RING SEAL. PROVIDE IMPACT RESISTANT 105 DEGREE C PLASTIC BUSHINGS TO PROTECT CABLE INSULATION.
- B. CABLE TERMINATION FITTINGS FOR CONDUIT
 - 1. CABLE TERMINATORS FOR RGS CONDUITS SHALL BE TYPE CRC BY O-Z/GEDNEY OR EQUAL.
 - 2. CABLE TERMINATORS FOR LFMC SHALL BE ETCO - CL2075; OR MADE FOR THE PURPOSE PRODUCTS BY ROXTEC.
- C. EXTERIOR PULL BOXES AND PULL BOXES IN INTERIOR INDUSTRIAL AREAS SHALL BE PLATED CAST ALLOY, HEAVY DUTY, WEATHERPROOF, DUST PROOF, WITH GASKET, PLATED IRON ALLOY COVER AND STAINLESS STEEL COVER SCREWS, CROUSE-HINDS WAB SERIES OR EQUAL.
- D. CONDUIT OUTLET BODIES SHALL BE PLATED CAST ALLOY WITH SIMILAR GASKETED COVERS. OUTLET BODIES SHALL BE OF THE CONFIGURATION AND SIZE SUITABLE FOR THE APPLICATION. PROVIDE CROUSE-HINDS FORM 8 OR EQUAL.
- E. MANUFACTURER FOR BOXES AND COVERS SHALL BE HOFFMAN, SQUARE "D", CROUSE-HINDS, COOPER, ADALET, APPLETON, O-Z GEDNEY, RACO, OR APPROVED EQUAL.

SUPPLEMENTAL GROUNDING SYSTEM

- A. FURNISH AND INSTALL A SUPPLEMENTAL GROUNDING SYSTEM AS INDICATED ON THE DRAWINGS. SUPPORT SYSTEM WITH NON-MAGNETIC STAINLESS STEEL CLIPS WITH RUBBER GROMMETS. GROUNDING CONNECTORS SHALL BE TINNED COPPER WIRE, SIZES AS INDICATED ON THE DRAWINGS. PROVIDE STRANDED OR SOLID BARE OR INSULATED CONDUCTORS AS INDICATED.
- B. SUPPLEMENTAL GROUNDING SYSTEM: ALL CONNECTIONS TO BE MADE WITH CAD WELDS, EXCEPT AT EQUIPMENT USE LUGS OR OTHER AVAILABLE GROUNDING MEANS AS REQUIRED BY MANUFACTURER; AT GROUND BARS USE TWO HOLE SPADES WITH NO OX.
- C. STOLEN GROUND-BARS: IN THE EVENT OF STOLEN GROUND BARS, CONTACT SPRINT CM FOR REPLACEMENT INSTRUCTION USING THREADED ROD KITS.

EXISTING STRUCTURE:

- A. EXISTING EXPOSED WIRING AND ALL EXPOSED OUTLETS, RECEPTACLES, SWITCHES, DEVICES, BOXES, AND OTHER EQUIPMENT THAT ARE NOT TO BE UTILIZED IN THE COMPLETED PROJECT SHALL BE REMOVED OR DE-ENERGIZED AND CAPPED IN THE WALL, CEILING, OR FLOOR SO THAT THEY ARE CONCEALED AND SAFE. WALL, CEILING, OR FLOOR SHALL BE PATCHED TO MATCH THE ADJACENT CONSTRUCTION.

CONDUIT AND CONDUCTOR INSTALLATION:

- A. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER, PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.
- B. CONDUCTORS SHALL BE PULLED IN ACCORDANCE WITH ACCEPTED GOOD PRACTICE.

FRP STRUCTURAL NOTES:

- 1. FRP STRUCTURAL SHAPES SHALL HAVE TENSILE STRESS OF 30,000 PSI, COMPRESSIVE STRESS OF 30,000 PSI, AND FLEXURAL STRESS OF 30,000 PSI, OR BETTER.
- 2. BOLTED CONNECTIONS OF FRP SHAPES SHALL USE FRP BOLTS AND NUTS PROVIDED BY THE MANUFACTURER OF FRP STRUCTURAL SHAPES UNLESS NOTED OTHERWISE.
- 3. FRP BOLTS AND NUTS SHALL HAVE MAX. TENSILE LOAD CAPACITY OF 2,800 LBS, OR BETTER, MAX. SHEAR LOAD CAPACITY OF 2,600 LBS, OR BETTER, AND FLEXURAL STRENGTH OF 50,000 PSI, OR BETTER.
- 4. FRP STRUCTURAL MEMBERS SHALL BE FABRICATED AND ASSEMBLED AS INDICATED ON THE DRAWINGS.
- 5. THE CONTRACTOR SHALL PROTECT THE FRP STRUCTURAL MEMBERS FROM ABUSE TO PREVENT BREAKAGE, NICKS, GOUGES, ETC, DURING FABRICATION, HANDLING AND INSTALLATION.
- 6. COAT ANY CUT OR DRILLED EDGES OF FRP STRUCTURAL MEMBERS WITH HETROLAC OR EQUIVALENT RESIN OR ACRYLIC SEALER.

PLANS PREPARED FOR:




330 Commerce, Suite 100
Irvine, CA 92602

PLANS PREPARED BY:



DEVELOPMENT SERVICES
A&E SERVICES
2749 Saturn Street
Brea, California 92621
(714)729-8404 (714)333-4441 fax
www.core.us.com

EQUIPMENT MANUFACTURER:



MLA PARTNER:

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REVISIONS:	DESCRIPTION	DATE	BY	REV
ISSUED FOR 90% CDs		01/26/15	RBF	0

SITE NAME:

BAYVIEW

SITE CASCADE:

OG54XC559-A

SITE ADDRESS:

**500 BAYVIEW CIRCLE
NEWPORT BEACH, CA 92660**

SHEET DESCRIPTION:

SPRINT SPECIFICATIONS

SHEET NUMBER:

T-4

MORE POWER - LESS SPACE™

Deka unigy I

12AVR145ET

- Front access design for easy installation and maintenance
- Plates formed with IPF™ technology to assure consistent cell to cell performance
- Absorbed glass mat separators
- Reinforced case resists bulging and meets safety requirements (UL 94 V-0)
- Case & cover heat sealed and 100% tested to prevent leaks
- Epoxy-sealed posts eliminate leaks
- Puncture resistance micro-porous glass mat separators extend life
- Flame arresting, low pressure, self-sealing valves are 100% factory tested
- Computer-aided design and manufacturing control processes and standards to ensure quality products
- All batteries meet or exceed IEEE 485, 1187, 1188, and Telcordia capacity requirements at shipment.
- Battery design and construction meet UL recognition requirements



SPECIFICATIONS

Nominal Voltage: 12-Volt/145 ampere-hours @ 8 hr. rate to 1.75 final v.p.c.

Positive Plate: Pure lead, low-calcium, high-tin alloy

Negative Plate: Lead calcium alloy

Post Seal: Epoxy-sealed

Terminal: Front access, 1/4" - 20 threaded insert

Container: Flame-retardant, polypropylene - UL 94 V-0>28% L.O.I.

Safety Vent: Low positive pressure, self-sealing w/ flame arrester

Float Voltage: 2.25 v.p.c. ± 0.01 v.p.c. @ 77°F (25°C) (Range: 13.44 to 13.56 volts per 6-cell battery)

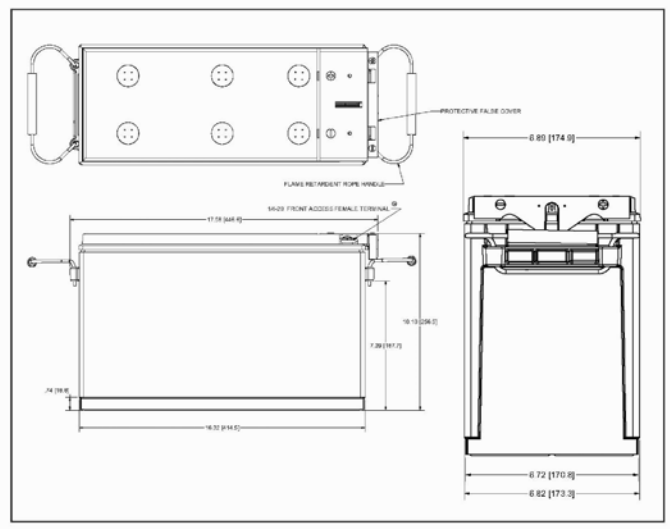
Battery Life: 10 years in float applications at 77°F (25°C)

Dimensions: 17.58" (446.6 mm) L x 6.89" (174.9 mm) W x 10.10" (256.5 mm) H

Weight: 105 lbs. (47.7 kg)

DISCHARGE RATE IN AMPS @ 77°F

Volts Per Cell (V.P.C.)	1 HR.	3 HR.	5 HR.	8 HR.	10 HR.	12 HR.	20 HR.	24 HR.
1.75	92.9	39.2	26.3	18.1	14.8	12.6	7.9	6.7
1.80	91.4	38.7	26.0	17.9	14.6	12.4	7.8	6.6
1.85	86.1	37.3	25.1	17.3	14.1	12.0	7.5	6.3
1.88	81.0	36.7	24.1	16.6	13.6	11.5	7.2	6.1
1.90	76.8	34.4	23.3	16.0	13.1	11.1	6.9	5.8



Unigy I - Acid Volumes & Weights

Battery Type	Battery Weight		Electrolyte (per battery)				Pure Acid (per battery)		% - Total Battery Weight
			Volume		Weight		Weight		
	lb	kg	gal	liter	lb	kg	lb	kg	
12AVR30	21	10	0.43	1.61	4.63	2.10	1.85	0.84	8.8%
12AVR40	26	12	0.58	2.21	6.35	2.88	2.54	1.15	9.8%
12AVR75	55	25	1.01	3.84	11.05	5.01	4.42	2.00	8.0%
12AVR90	66	30	1.20	4.56	13.10	5.94	5.25	2.38	8.0%
12AVR100	72	33	1.35	5.13	14.75	6.69	5.90	2.67	8.2%
12AVR105ET	75	34	1.42	5.38	15.61	7.08	6.59	2.99	9.8%
12AVR125/LLP	120	54	1.98	7.49	21.46	9.73	8.61	3.91	7.2%
12AVR130	98	44	1.82	6.91	19.82	8.99	7.95	3.61	8.1%
12AVR145/LLP	100	45	2.18	8.25	23.68	10.74	9.55	4.33	9.6%
12AVR145ET	105	48	2.21	8.38	24.12	10.94	9.64	4.37	9.2%
12AVR150ET	115	52	2.41	9.12	26.19	11.88	10.56	4.79	9.2%
12AVR170ET	120	54	2.70	10.20	29.29	13.29	11.75	5.33	9.8%

FIRE DEPARTMENT NOTES:

- FIRE SPRINKLER SYSTEM WITHIN THE BUILDING OR TENANT SPACE WAS APPROVED FOR THE ORIGINAL OCCUPANCY AND LAYOUT OF THE BUILDING. THE SPRINKLER SYSTEM WILL HAVE TO BE MODIFIED. (SEE NFPA 13). A LICENSED C-16 CONTRACTOR SHALL DO SPRINKLER WORK. PLANS SHALL BE SUBMITTED WITH CURRENT FEE TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. (FEE MUST BE SUBMITTED WITH PLANS) THE MAINTENANCE RECORDS FOR THE SPRINKLER SYSTEM IN THIS BUILDING MUST BE AVAILABLE ON-SITE FOR REVIEW BY A FIRE DEPARTMENT INSPECTOR. A FIVE YEAR CERTIFICATION FOR THE EXISTING SPRINKLER SYSTEM IS REQUIRED PER NFPA 25, 2002 EDITION SPRINKLER STANDARDS. ALL CORRECTION WORK NOTED AT FIVE YEAR CERTIFICATION MUST BE PERFORMED AND COMPLETED. PROOF OF WORK FROM THE SPRINKLER CONTRACTOR WILL BE REQUIRED. SPRINKLER RISER ROOM MUST HAVE INDICATING EXTERIOR AND/OR INTERIOR DOOR SIGNS.
- DURING CONSTRUCTION, COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE PREMISES WHENEVER PRACTICAL (I.E.; AT THE END OF THE WORK DAY). COMBUSTIBLES SHALL NOT BE BURNED ON SITE. REF CFC, SECTION 1404.2
- WHEN CUTTING AND WELDING OR USING A TORCH OR ANY OPEN FLAME DEVICES AROUND COMBUSTIBLES, A FIRE WATCH SHALL BE POSTED WITH AN APPROVED MEANS OF EXTINGUISHING AN ANTICIPATED FIRE. CONTACT THE FIRE DEPARTMENT FOR FIRE WATCH WRITTEN GUIDELINE PACKET. REF CFC, SECTION 2604.2
- CONTACT CITY FIRE SERVICES 48 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION. CANCELLATION AFTER 1:00 P.M. THE DAY BEFORE SHALL CONSTITUTE AN ADDITIONAL INSPECTION FEE. AN ADDITIONAL INSPECTION FEE MAY BE ASSESSED WHEN SUCH PORTION OF WORK FOR WHICH INSPECTION WAS CALLED IS NOT COMPLETE OR CORRECTIONS NOT MADE. THE BUILDING CONSTRUCTION JOB CARD AND APPROVED PLANS MUST BE AT THE JOB SITE AND MADE AVAILABLE TO THE FIRE DEPARTMENT FOR INSPECTION DOCUMENTATION OF ALL INSPECTIONS. FAILURE TO PROVIDE THEM WILL RESULT IN CANCELLATION OF INSPECTION AND ADDITIONAL INSPECTION FEES.
- FIRE DEPARTMENT FINAL INSPECTION REQUIRED. SCHEDULE INSPECTION 2 DAYS IN ADVANCE.
- A CFC PERMIT TO OPERATE BATTERY SYSTEMS WITH STATIONARY LEAD-ACID BATTERIES MAY BE REQUIRED.
- A CFC PERMIT MAY BE REQUIRED FOR THE HAZARDOUS MATERIALS ON SITE AND WILL BE ISSUED BY A FIRE INSPECTOR.
- A HAZARDOUS MATERIALS IDENTIFICATION SIGN MAY BE REQUIRED, WITH THE FOLLOWING IN 1-INCH LETTERS: TOXIC LIQUID, CLASS 1 WATER REACTIVE LIQUID, CORROSIVE LIQUID.
- AN APPROVED METHOD TO NEUTRALIZE SPILLED ELECTROLYTE SHALL BE PROVIDED IN THE BATTERY ROOM.
- LOCATIONS AND CLASSIFICATIONS OF FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE CFC STANDARD 10-1 AND PLACEMENT IS SUBJECT TO THE APPROVAL OF THE FIRE INSPECTOR.

NOTE:
1. SPRINT TO INSTALL (4) NEW BATTERIES INSIDE THE EXISTING PREVIOUSLY APPROVED BATTERY CABINET.

NOTE:

- ALL LETTERING SHALL BE CAPITAL LETTERS ON A CONTRASTING BACKGROUND.
- LETTERS SHALL BE A MINIMUM OF 1" IN HEIGHT.
- REFER TO CFC 2703.5.
- SIGN TO BE PLACED ON THE FACE OF THE CABINET.

HAZARDOUS MATERIALS WARNING SIGN

WARNING SIGN

NOTE:
1. THESE LEVELS ARE BELOW THE THRESHOLD OF CHAPTER 6 SECTION 608 STATIONARY LEAD-ACID BATTERY SYSTEMS OF 100 GALLONS IN SPRINKLERED BUILDINGS & 50 GALLONS IN UNSPRINKLERED BUILDINGS.

BATTERY SPECIFICATIONS:

BATTERY MANUFACTURER: EAST PENN MANUFACTURING CO., INC.
ADDRESS: LYON STATION, PA 19536
PHONE: 610-682-4231
WEBSITE / EMAIL: WWW.EASTPENNUUNIGY.COM - EMAIL: SALES@EASTPENNUUNIGY

BATTERY TYPE: 12AVR145ET
BATTERY WEIGHT: 105 LBS. PER BATTERY
ELECTROLYTE QUANTITY: 2.21 GALLONS PER BATTERY
% OF ACID IN ELECTROLYTES: 9.2% PER BATTERY
ACID QUANTITY: 9.64 LBS. PER BATTERY
BATTERY QUANTITY PER CABINET: 20
TOTAL WEIGHT PER RACK: 20 BATTERIES X 105 LBS = 2,100 LBS
ELECTROLYTE QUANTITY PER RACK: 20 BATTERIES X 2.21 GALLONS = 44.20 GALLONS

BATTERY SUMMARY:
TOTAL NUMBER OF BATTERIES: 20
TOTAL WEIGHT OF BATTERIES: 2,100 LBS.
TOTAL ELECTROLYTES: 44.20 GALLONS
TOTAL ACID: 192.8 LBS.
CHAPTER 6 SECTION 608: NOT APPLICABLE

PLANS PREPARED FOR:

330 Commerce, Suite 100
Irvine, CA 92602

PLANS PREPARED BY:

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EQUIPMENT MANUFACTURER:

MLA PARTNER:

ENGINEERING LICENSE:

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REVISIONS:

ISSUED FOR	DESCRIPTION	DATE	BY	REV
FOR 90% CDs		01/26/15	RBF	0

SITE NAME: **BAYVIEW**

SITE CASCADE: **OG54XC559-A**

SITE ADDRESS: **500 BAYVIEW CIRCLE
NEWPORT BEACH, CA 92660**

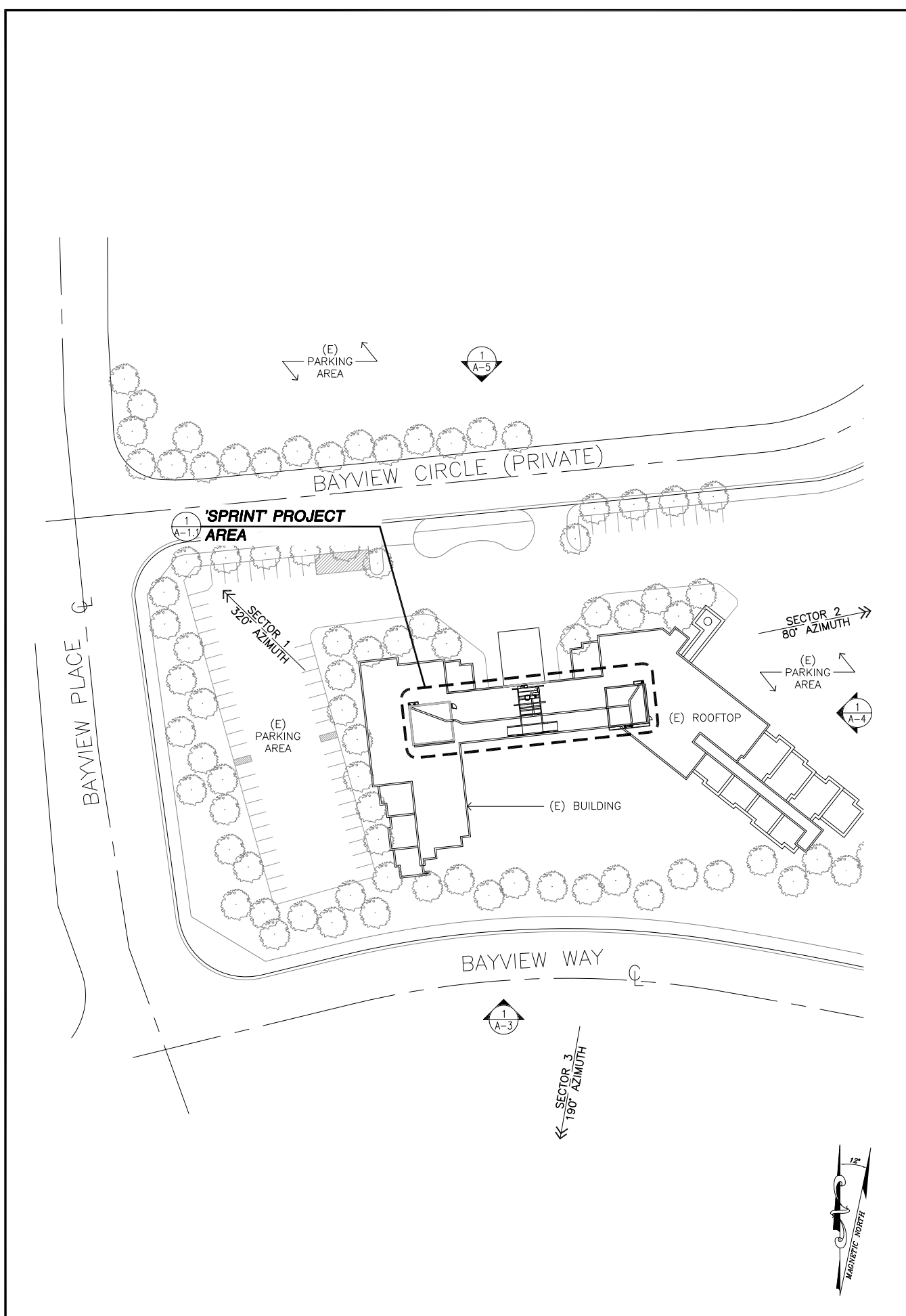
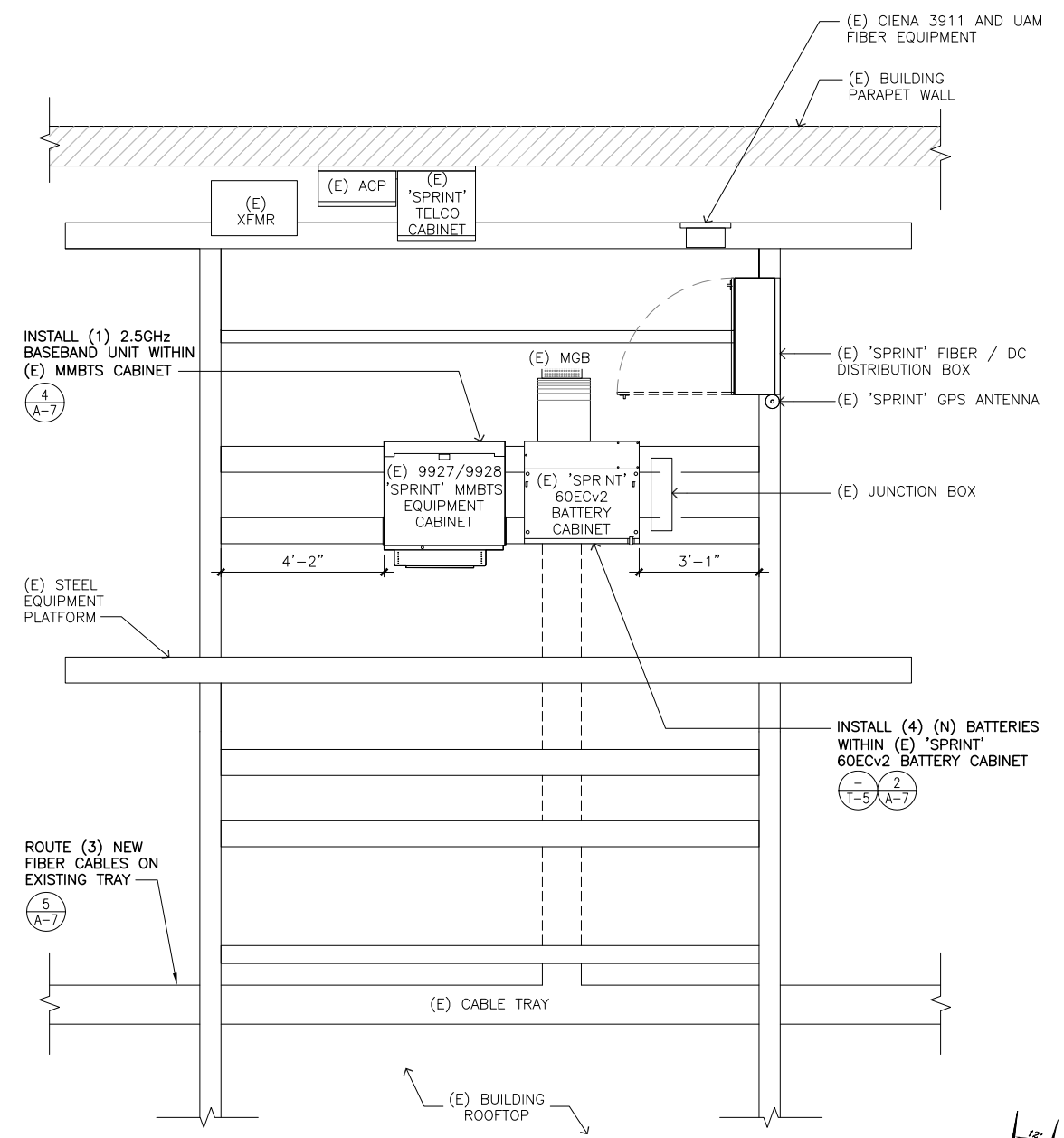
SHEET DESCRIPTION: **BATTERY SPECIFICATIONS**

SHEET NUMBER: **T-5**

REVISIONS:

ISSUED FOR	DESCRIPTION	DATE	BY	REV
FOR 90% CDs		01/26/15	RBF	0

NOTE:
1. EXISTING PLATFORM GRATING NOT SHOWN IN PLAN VIEW.



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90% CDs		01/26/15	RBF	0

SITE NAME:

BAYVIEW

SITE CASCADE:

OG54XC559-A

SITE ADDRESS:

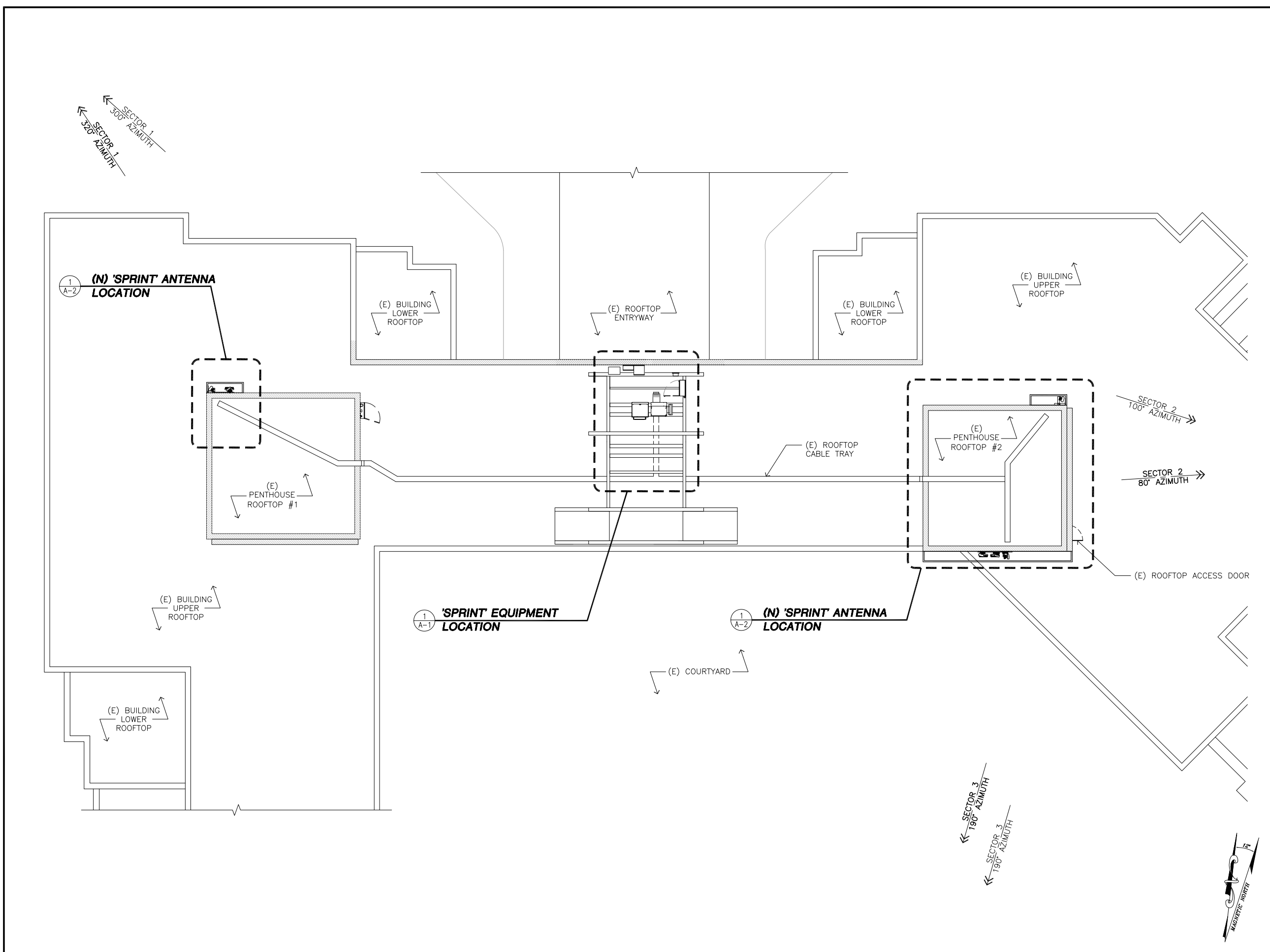
500 BAYVIEW CIRCLE
NEWPORT BEACH, CA 92660

SHEET DESCRIPTION:

ENLARGED ROOF PLAN

SHEET NUMBER:

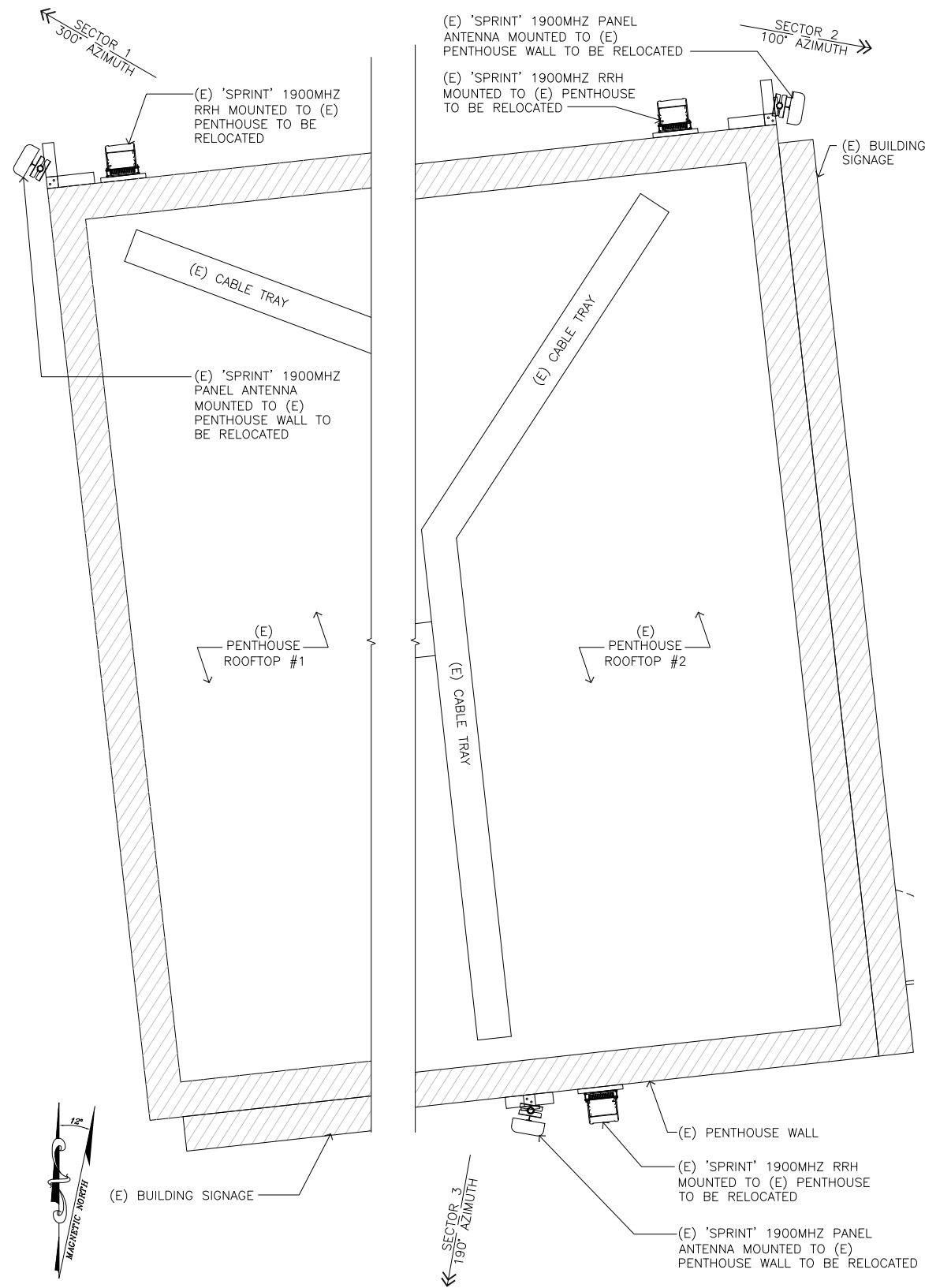
A-1.1



ENLARGED ROOFTOP PLAN

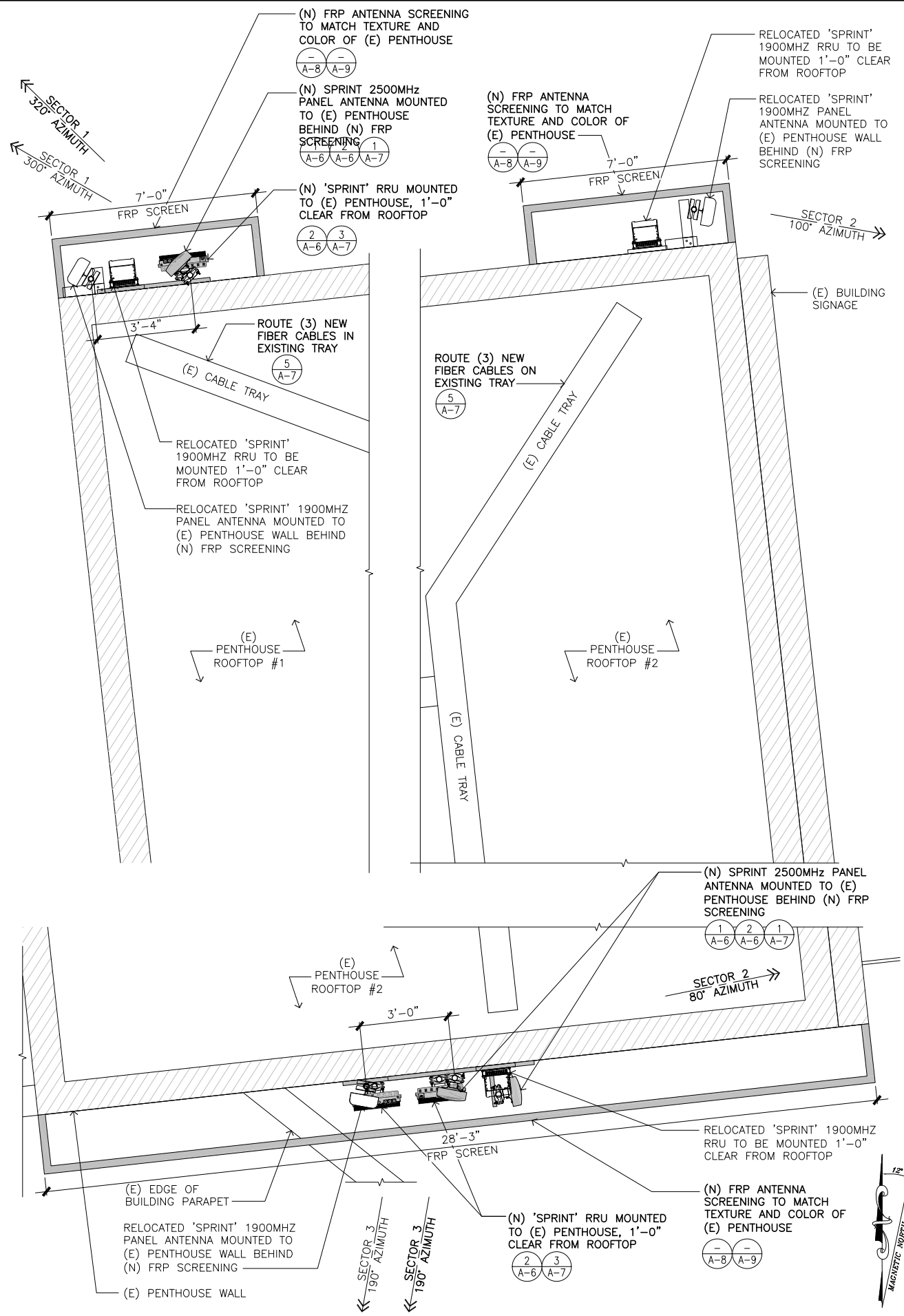
SECTOR	ANTENNA	AZIMUTH	RAD CENTER	NUMBER OF ANTENNAS	ANTENNA MODEL	ELECTRICAL TILT	MECHANICAL TILT	RRH	FIBER OPTIC MODEL	FIBER OPTIC LENGTH (±10')
1	2500MHz	320°	100'-0"	1	RFS APXVM14-C-I20	-2	0	1	HYBRIFLEX 1-1/4"φ HB058-M12-100F	115'-0"±
2	2500MHz	80°	100'-0"	1	RFS APXVM14-C-I20	-2	0	1	HYBRIFLEX 1-1/4"φ HB058-M12-100F	115'-0"±
3	2500MHz	190°	100'-0"	1	RFS APXVM14-C-I20	-2	0	1	HYBRIFLEX 1-1/4"φ HB058-M12-100F	115'-0"±

VERIFY CURRENT EBTS PRIOR TO BUILD



EXISTING ANTENNA PLAN

SCALE 1/2"=1'-0" 0 1' 2' 4'



FINAL ANTENNA PLAN

SCALE 1/2"=1'-0" 0 1' 2' 4'

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PLANS PREPARED BY:

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REVISIONS:

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SITE NAME:

BAYVIEW

SITE CASCADE:

OG54XC559-A

SITE ADDRESS:

**500 BAYVIEW CIRCLE
NEWPORT BEACH, CA 92660**

SHEET DESCRIPTION:

ANTENNA PLANS

SHEET NUMBER:

A-2

REVISIONS:

ISSUED FOR	DESCRIPTION	DATE	BY	REV
90% CDs		01/26/15	RBF	0

SITE NAME:

BAYVIEW

SITE CASCADE:

OG54XC559-A

SITE ADDRESS:

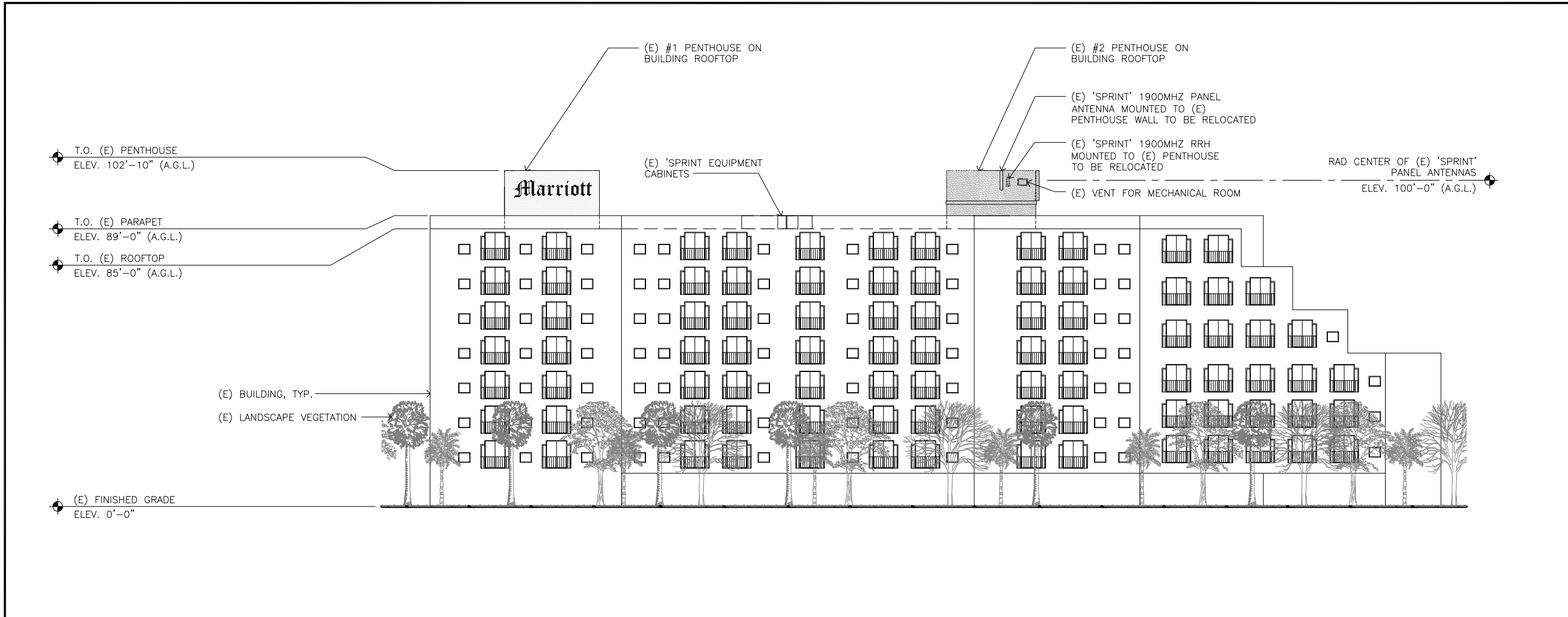
500 BAYVIEW CIRCLE
NEWPORT BEACH, CA 92660

SHEET DESCRIPTION:

SOUTH ELEVATIONS

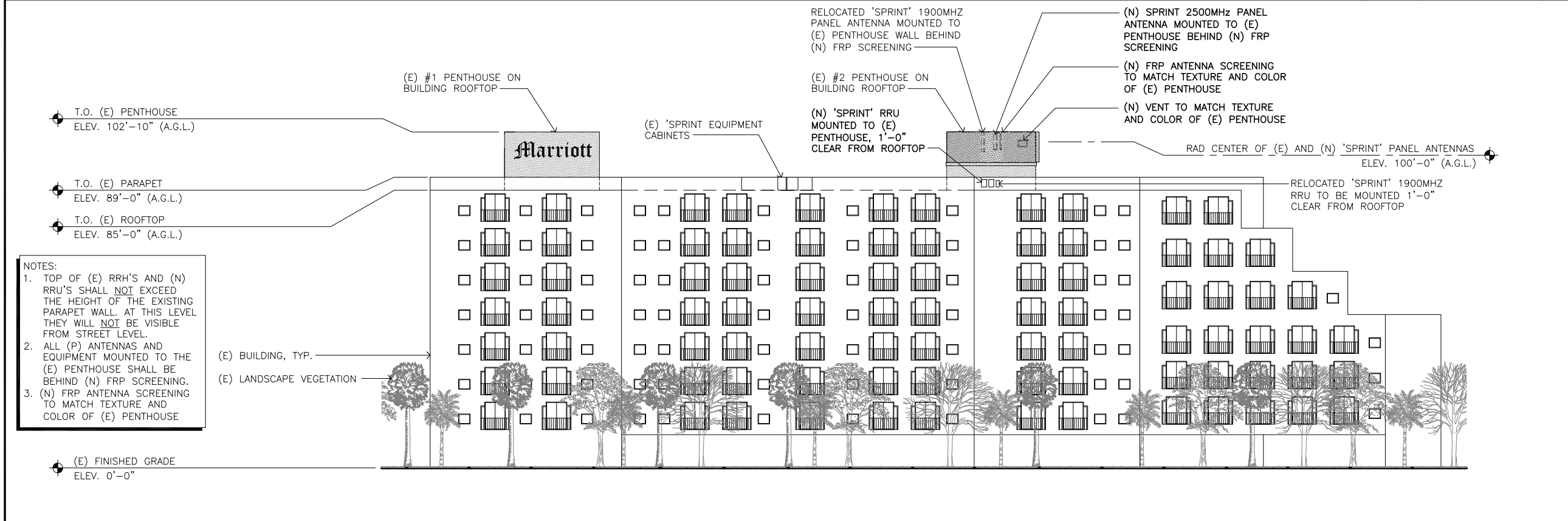
SHEET NUMBER:

A-3



EXISTING SOUTH ELEVATION

SCALE
1/16"=1'-0" 0 4' 8' 16' 32' **1**



FINAL SOUTH ELEVATION

SCALE
1/16"=1'-0" 0 4' 8' 16' 32' **2**

REVISIONS:

ISSUED FOR	DESCRIPTION	DATE	BY	REV
FOR 90% CDs		01/26/15	RBF	0

SITE NAME:

BAYVIEW

SITE CASCADE:

OG54XC559-A

SITE ADDRESS:

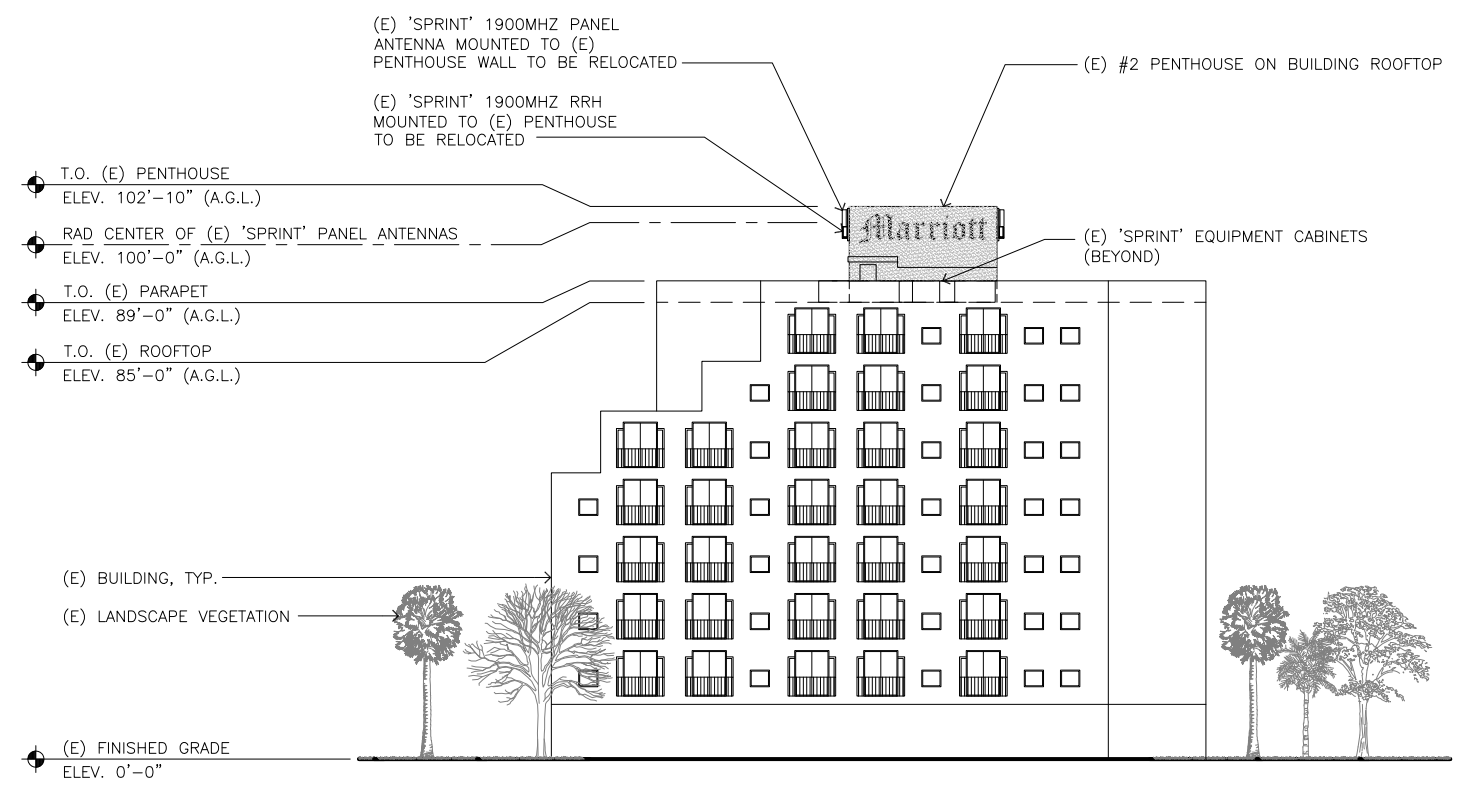
500 BAYVIEW CIRCLE
NEWPORT BEACH, CA 92660

SHEET DESCRIPTION:

EAST ELEVATIONS

SHEET NUMBER:

A-4

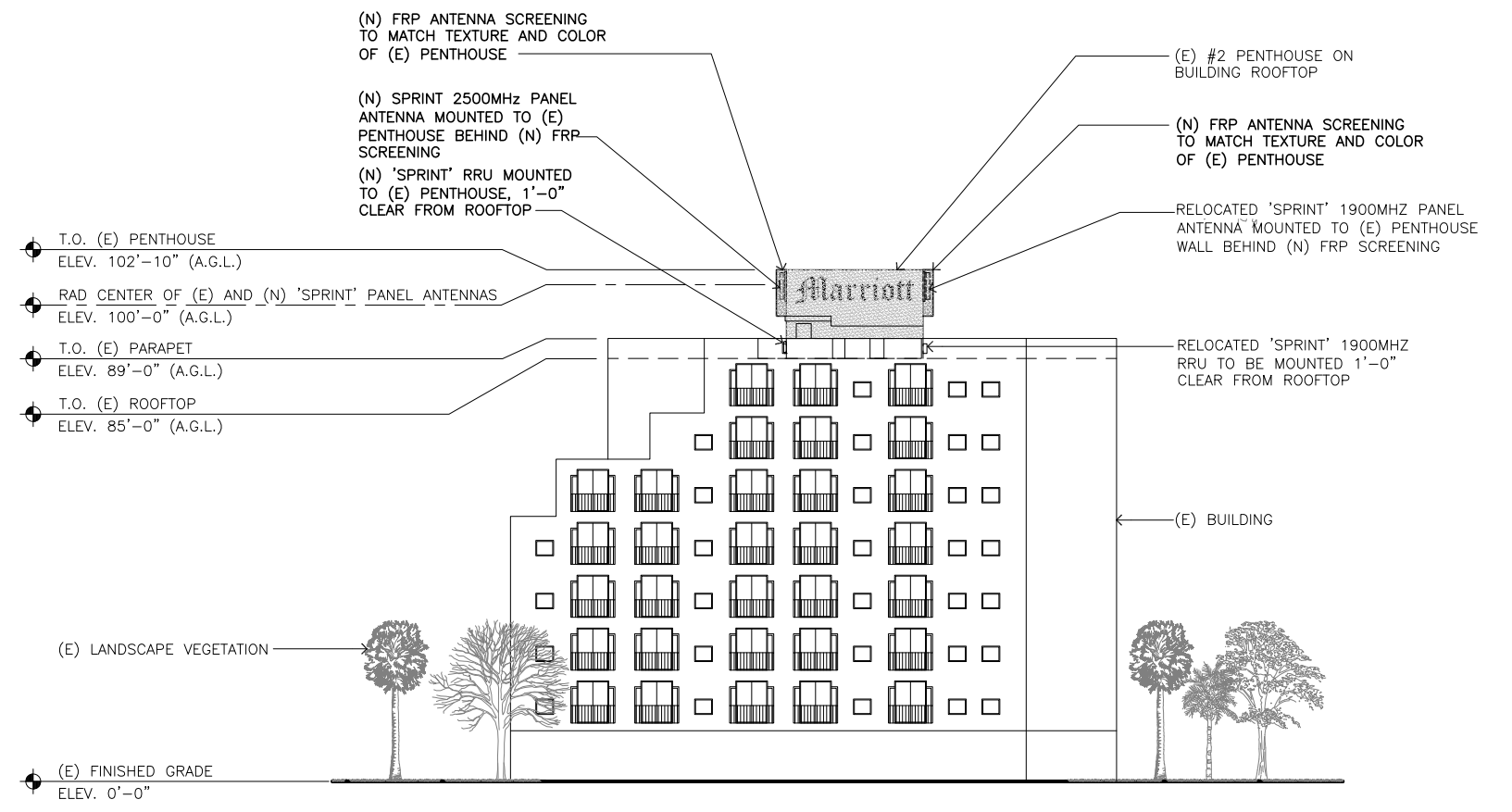


EXISTING EAST ELEVATION

SCALE: 1/16"=1'-0" 0' 4' 8' 16' 32' **1**

NOTES:

- TOP OF (E) RRH'S AND (N) RRU'S SHALL NOT EXCEED THE HEIGHT OF THE EXISTING PARAPET WALL. AT THIS LEVEL THEY WILL NOT BE VISIBLE FROM STREET LEVEL.
- ALL (P) ANTENNAS AND EQUIPMENT MOUNTED TO THE (E) PENTHOUSE SHALL BE BEHIND (N) FRP SCREENING.
- (N) FRP ANTENNA SCREENING TO MATCH TEXTURE AND COLOR OF (E) PENTHOUSE



FINAL EAST ELEVATION

SCALE: 1/16"=1'-0" 0' 4' 8' 16' 32' **2**

REVISIONS:

ISSUED FOR	DESCRIPTION	DATE	BY	REV
FOR 90% CDs		01/26/15	RBF	0

SITE NAME:

BAYVIEW

SITE CASCADE:

OG54XC559-A

SITE ADDRESS:

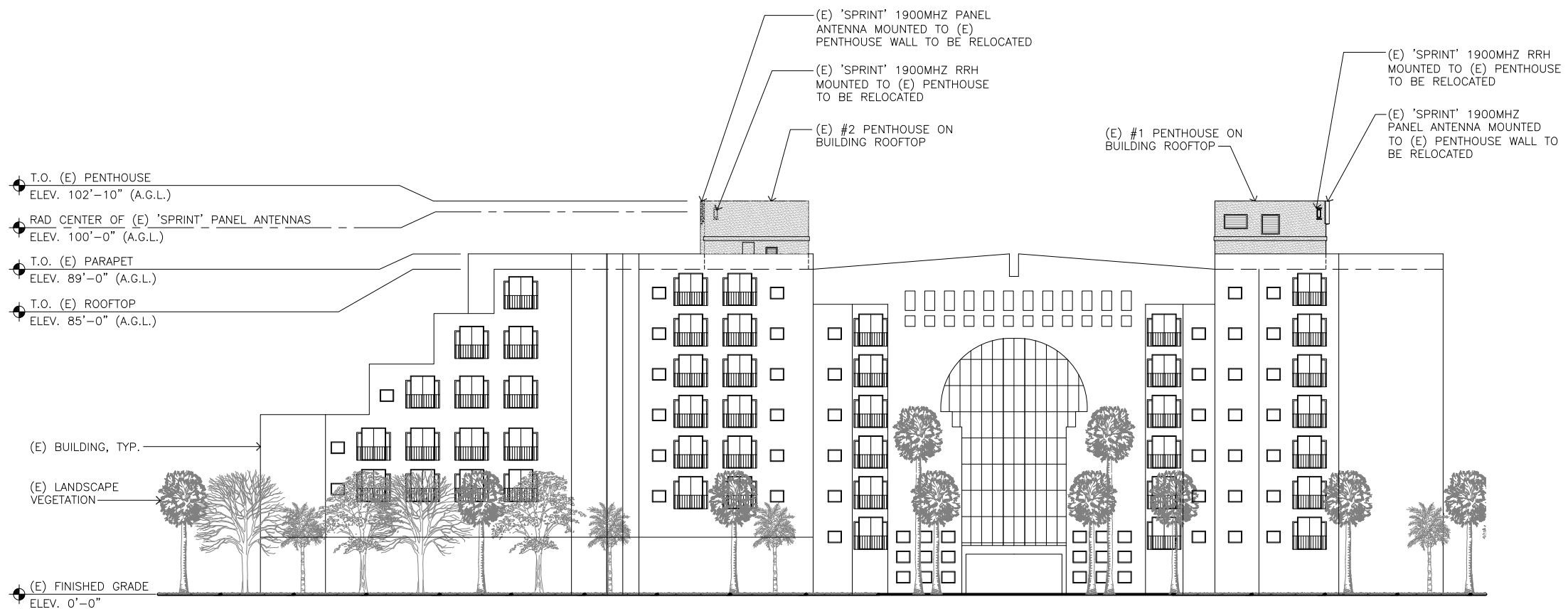
500 BAYVIEW CIRCLE
NEWPORT BEACH, CA 92660

SHEET DESCRIPTION:

NORTH ELEVATIONS

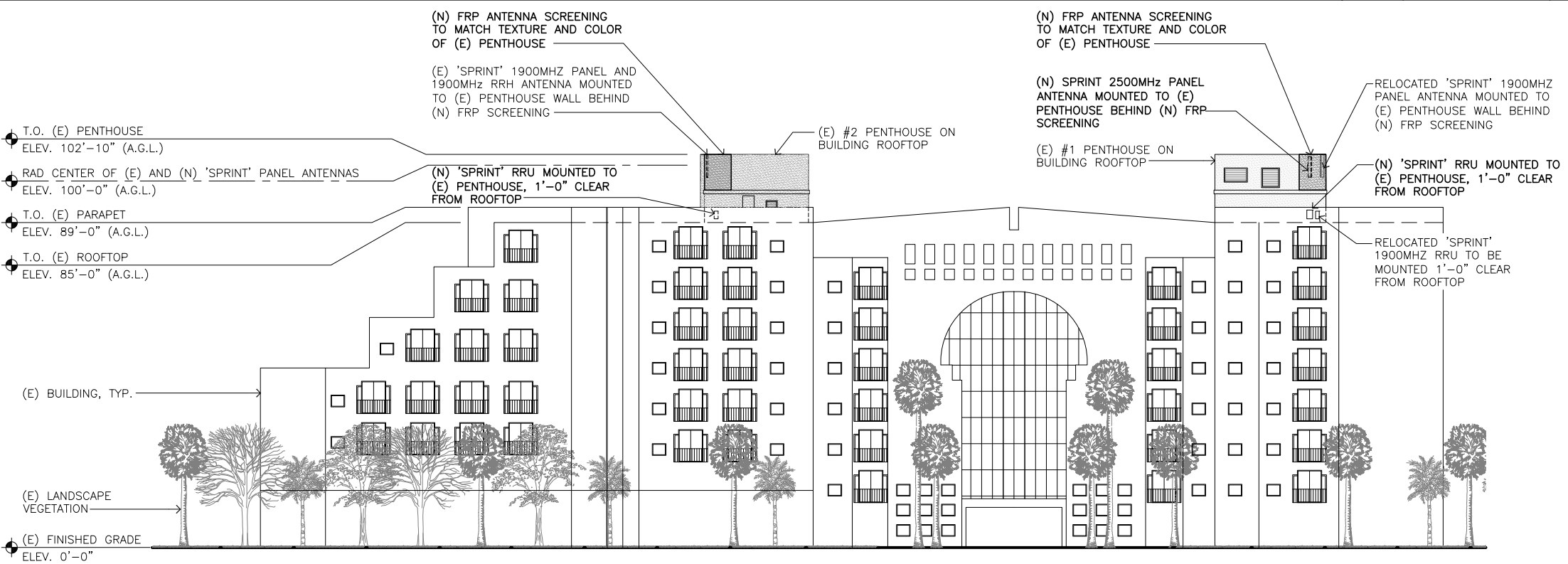
SHEET NUMBER:

A-5



EXISTING NORTH ELEVATION

SCALE
1/16"=1'-0" 0 4' 8' 16' 32' **1**



NOTES:

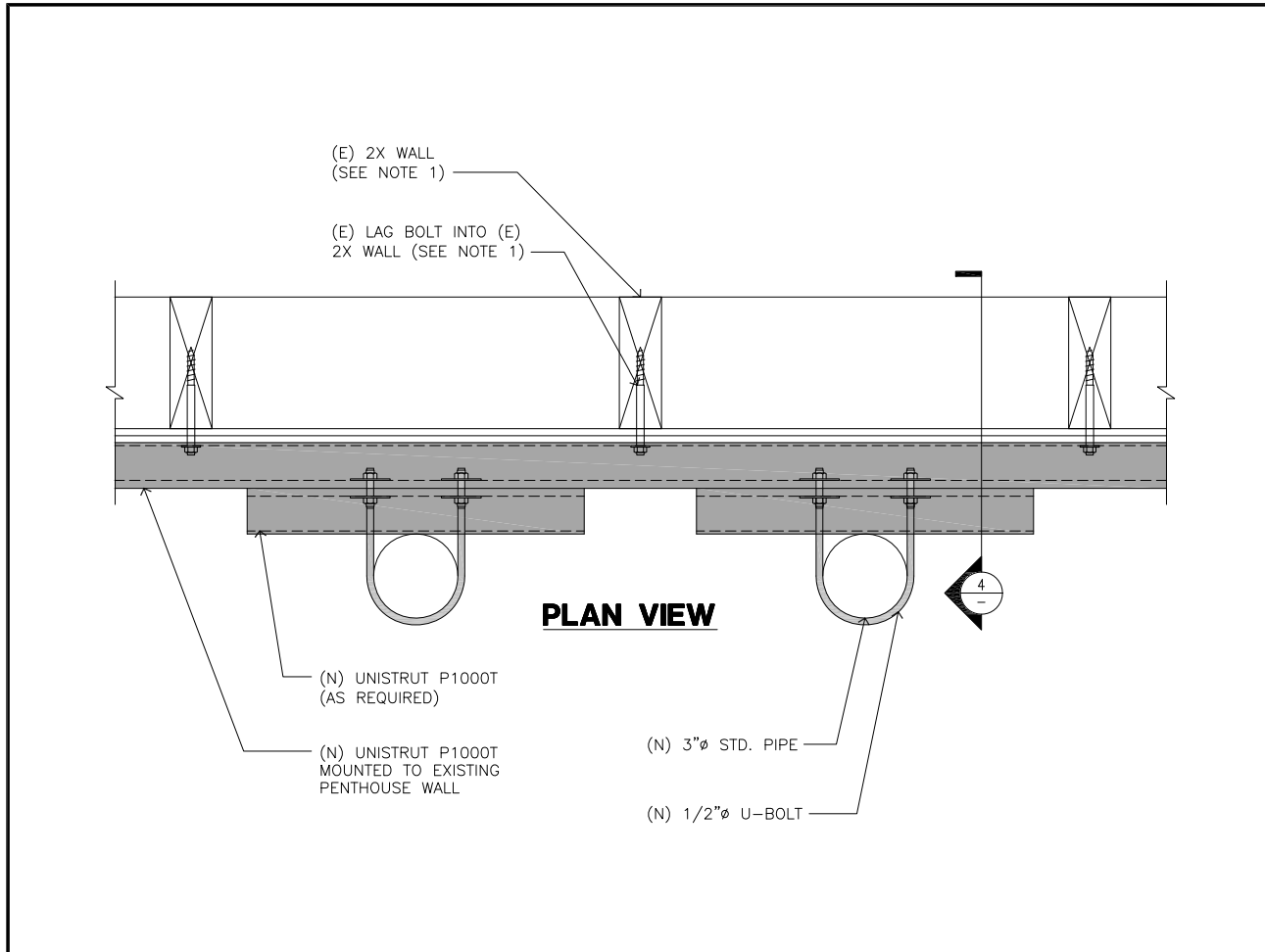
- TOP OF (E) RRH'S AND (N) RRU'S SHALL NOT EXCEED THE HEIGHT OF THE EXISTING PARAPET WALL. AT THIS LEVEL THEY WILL NOT BE VISIBLE FROM STREET LEVEL.
- ALL (P) ANTENNAS AND EQUIPMENT MOUNTED TO THE (E) PENTHOUSE SHALL BE BEHIND (N) FRP SCREENING.
- (N) FRP ANTENNA SCREENING TO MATCH TEXTURE AND COLOR OF (E) PENTHOUSE

FINAL NORTH ELEVATION

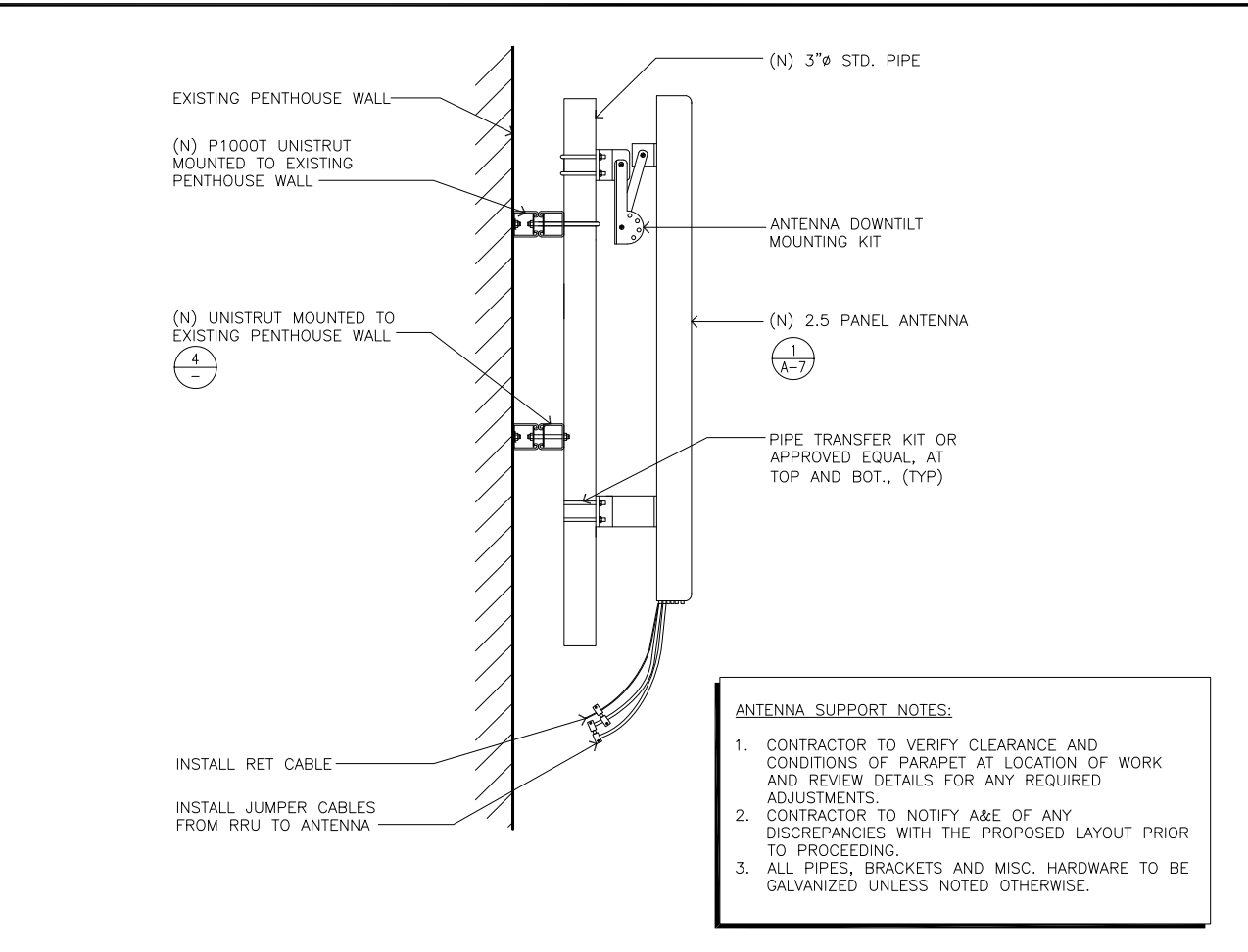
SCALE
1/16"=1'-0" 0 4' 8' 16' 32' **2**

REVISIONS:

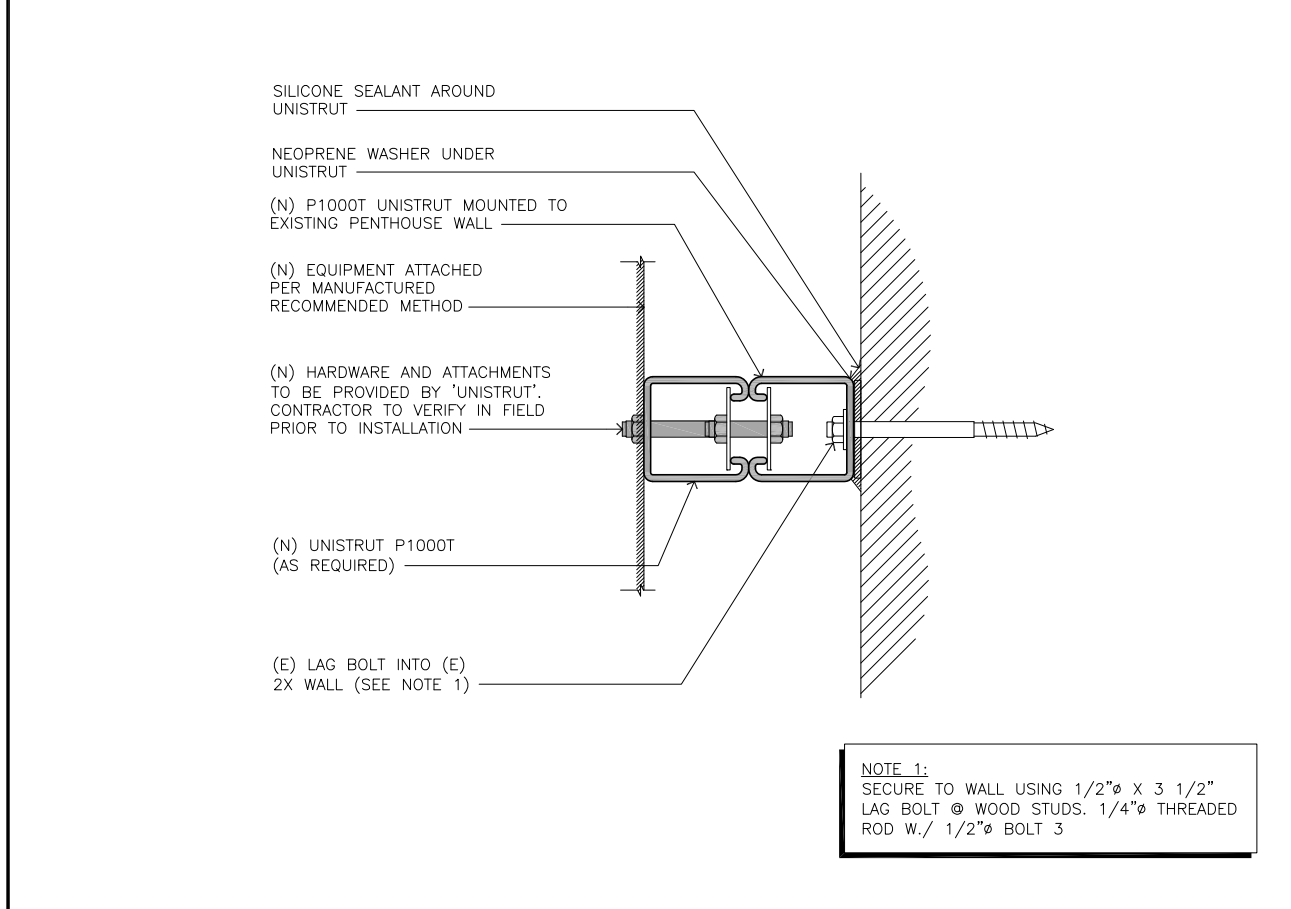
ISSUED FOR	DESCRIPTION	DATE	BY	REV
FOR 90% CDs		01/26/15	RBF	0



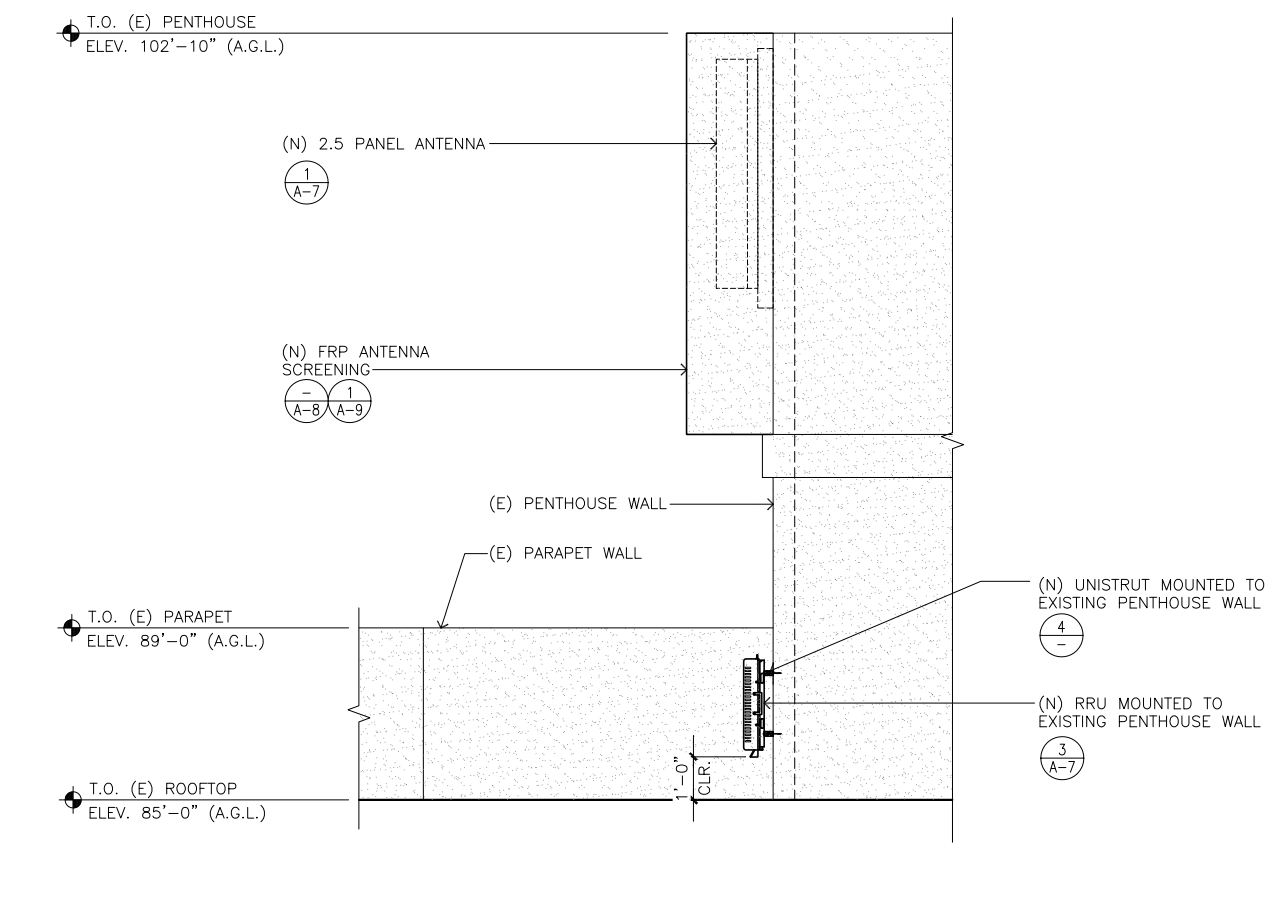
MOUNTING DETAIL SCALE N.T.S. **3**



MOUNTING DETAIL SCALE N.T.S. **1**

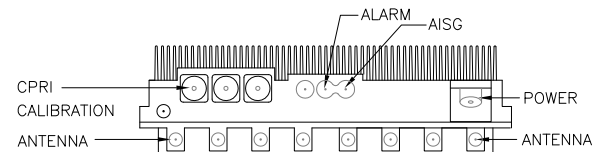


ANCHOR DETAIL SCALE N.T.S. **4**

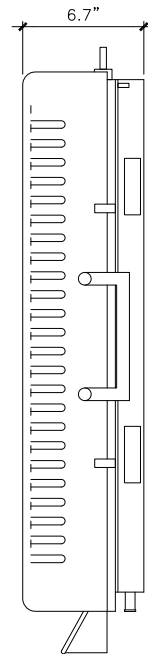


SECTION VIEW AT ROOFTOP SCALE N.T.S. **2**

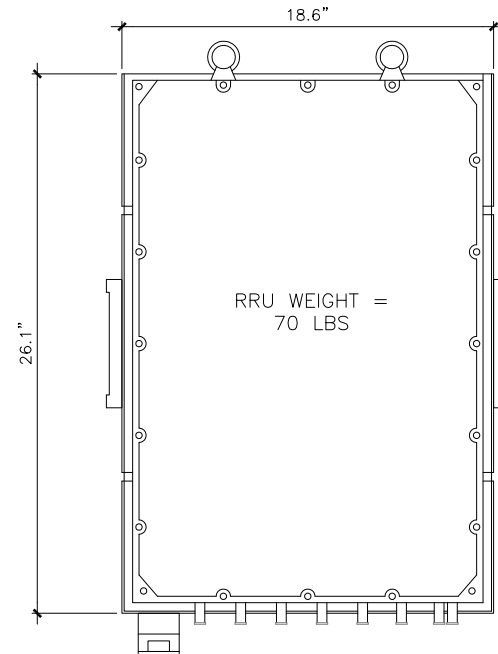
NOTE 1:
SECURE TO WALL USING 1/2" X 3 1/2"
LAG BOLT @ WOOD STUDS. 1/4" THREADED
ROD W/ 1/2" BOLT 3



PLAN VIEW



SIDE VIEW



FRONT VIEW

RRU MAKE AND MODEL

MANUFACTURER: ALU
 MODEL: TD-RRH8x20-25
 DIMENSIONS, HxWxD.in(mim): 26.1"x18.6"x6.7"
 WEIGHT: 70 lbs

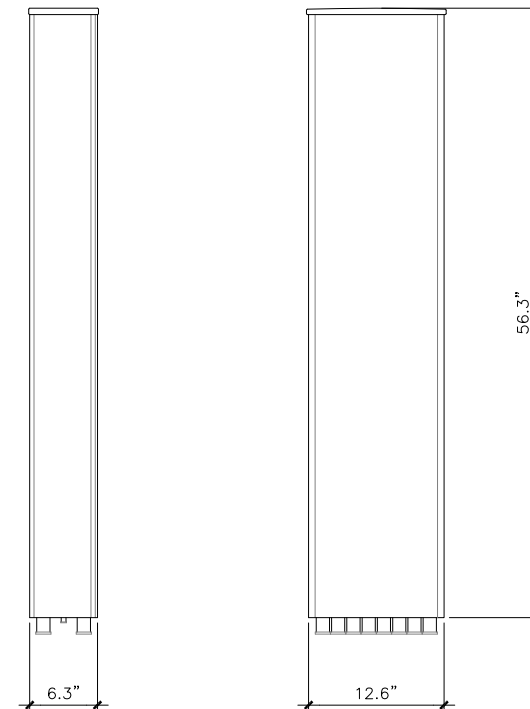
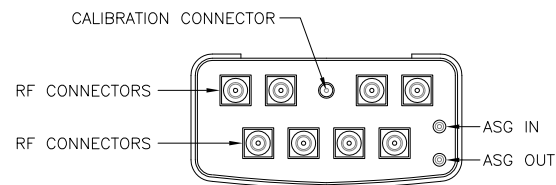
RRU WEIGHT = 70 LBS

NOTES

COMPLY WITH MANUFACTURERS INSTRUCTIONS TO ENSURE THAT ALL RRU'S RECEIVE ELECTRICAL POWER WITHIN 24 HOURS OF BEING REMOVED FROM THE MANUFACTURER'S PACKAGING. DO NOT OPEN RRU PACKAGES IN THE RAIN

ANTENNA MAKE AND MODEL

MANUFACTURER: RFS/CELLWAVE
 MODEL: APXVTM14-C-120
 DIMENSIONS, HxWxD.in(mim): 56.3" X 12.6" X 6.3"
 WEIGHT: 56.2 lbs



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PLANS PREPARED BY:

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SITE CASCADE: **OG54XC559-A**

SITE ADDRESS: **500 BAYVIEW CIRCLE
NEWPORT BEACH, CA 92660**

SHEET DESCRIPTION: **EQUIPMENT DETAILS**

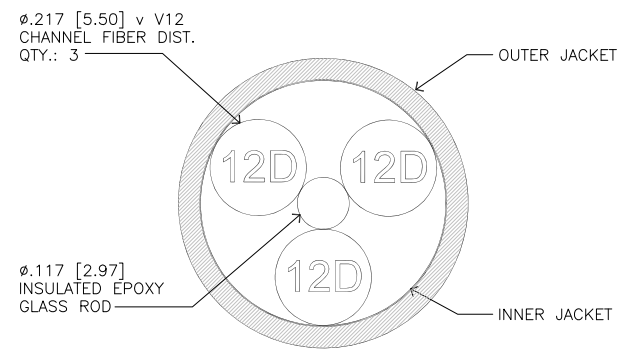
SHEET NUMBER: **A-7**

2500MHz RRUS

SCALE N.T.S. **3**

2500MHz ANTENNA

SCALE N.T.S. **1**

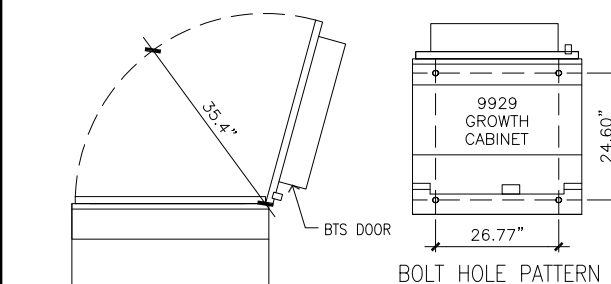


NOTE: CABLE CROSS-SECTION NOT DRAWN TO SCALE

HYBRIFLEX™ RRH Fiber Only Cabling Solution, 0x18, Riser, 5/8", Multi-Mode Fiber

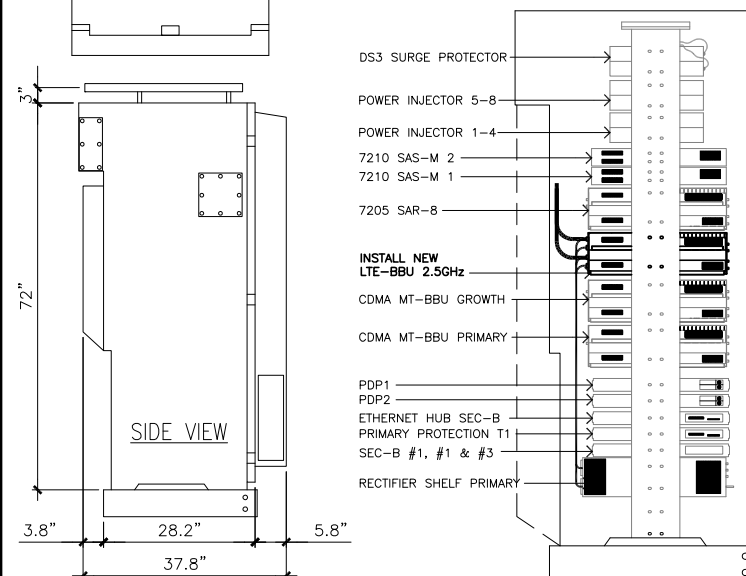
Mechanical Properties	
Weight, Approximate	0.36 (0.242)
Minimum Bending Radius, Single Bending	90 (4)
Minimum Bending Radius, Repeated Bending	254 (10)
Fiber Optic Properties	
Version	Multi-mode bend tolerant fiber-12 channel cable
Quantity, Fiber Count	18 pairs (9 main, 9 spares)
Minimum Bending Radius (Installation)	114.3 (4.5)
Environment	
Installation Temperature	-20 to +65 (-4 to +149)
Operation Temperature	-40 to +65 (-40 to +149)
Storage Temperature	-40 to +70 (-40 to +158)

Assembly Length, ft	Model Number	Description
25	HB058-M12-025F	18pr multi-mode fiber, TOP: 3 MPO connectors; BOTTOM: 18 LC connectors
50	HB058-M12-050F	18pr multi-mode fiber, TOP: 3 MPO connectors; BOTTOM: 18 LC connectors
75	HB058-M12-075F	18pr multi-mode fiber, TOP: 3 MPO connectors; BOTTOM: 18 LC connectors
100	HB058-M12-100F	18pr multi-mode fiber, TOP: 3 MPO connectors; BOTTOM: 18 LC connectors
125	HB058-M12-125F	18pr multi-mode fiber, TOP: 3 MPO connectors; BOTTOM: 18 LC connectors
150	HB058-M12-150F	18pr multi-mode fiber, TOP: 3 MPO connectors; BOTTOM: 18 LC connectors
175	HB058-M12-175F	18pr multi-mode fiber, TOP: 3 MPO connectors; BOTTOM: 18 LC connectors
200	HB058-M12-200F	18pr multi-mode fiber, TOP: 3 MPO connectors; BOTTOM: 18 LC connectors



BOLT HOLE PATTERN

SPRINT TO INSTALL (1) NEW BASEBAND UNIT INSIDE THE EXISTING MMBTS CABINET



SIDE VIEW

FIBER ONLY CABLE (16) X-SECTION

SCALE N.T.S. **5**

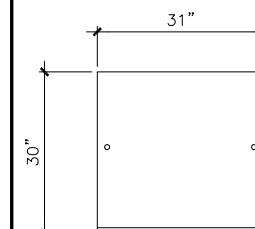
(E) MMBTS CABINET

SCALE N.T.S. **4**

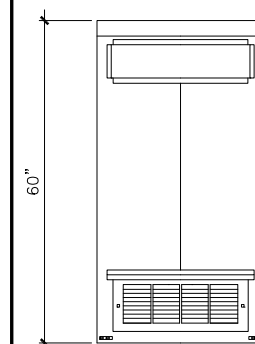
(E) BATTERY CABINET

SCALE N.T.S. **2**

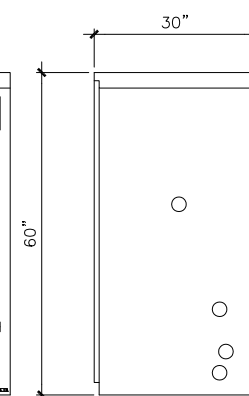
SPRINT TO INSTALL (4) NEW BATTERIES INSIDE THE EXISTING BATTERY CABINET



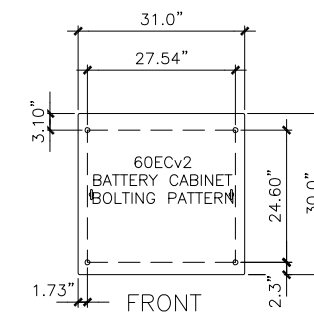
TOP



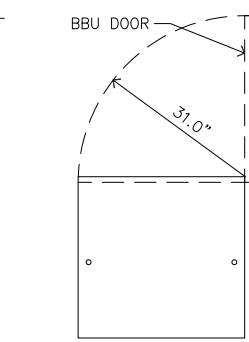
FRONT



RIGHT SIDE



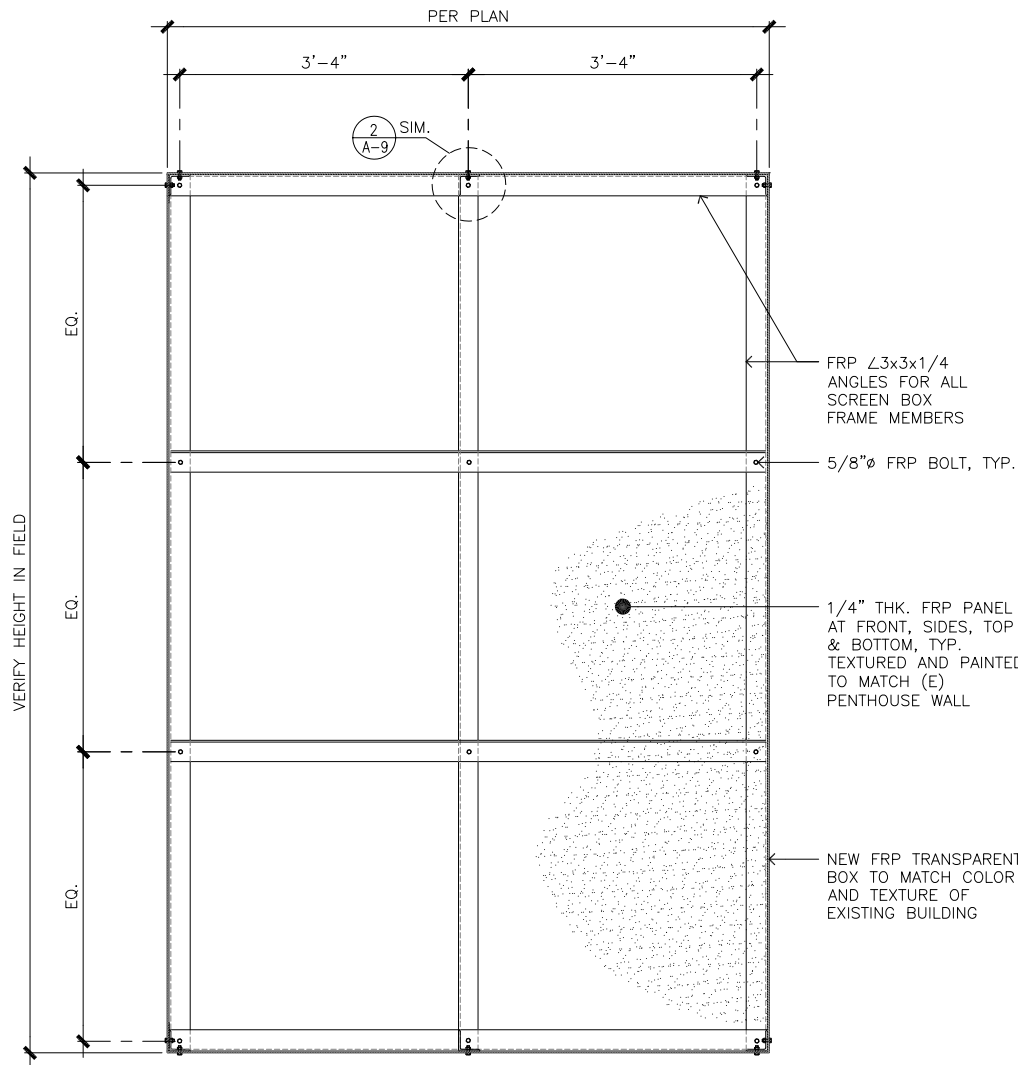
BOLTING PATTERN



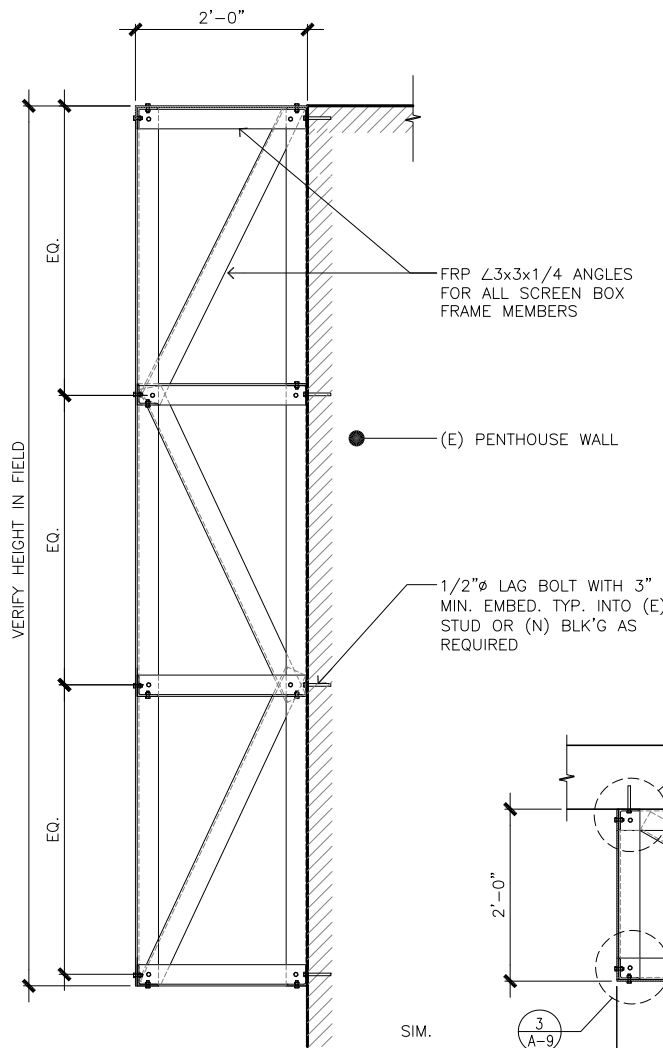
CLEARANCE FRONT DOOR SWING

DOOR SWING

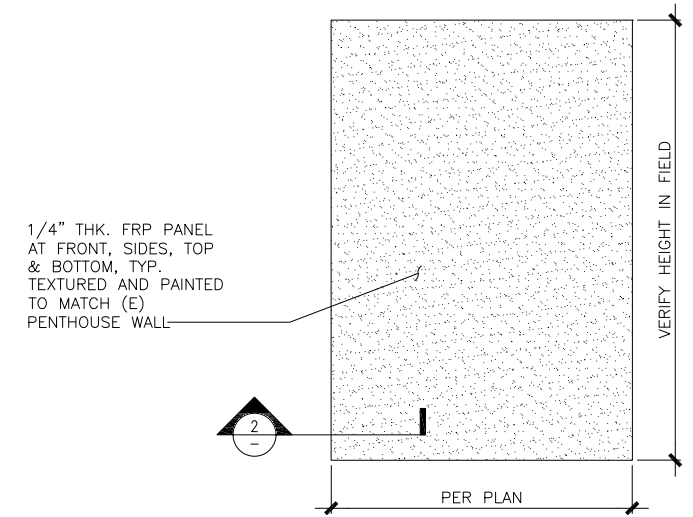
NOTE:
SEE ENGINEERING CALCULATIONS FOR MORE SPECIFIC ATTACHMENT ANCHORING AND DETAILS.



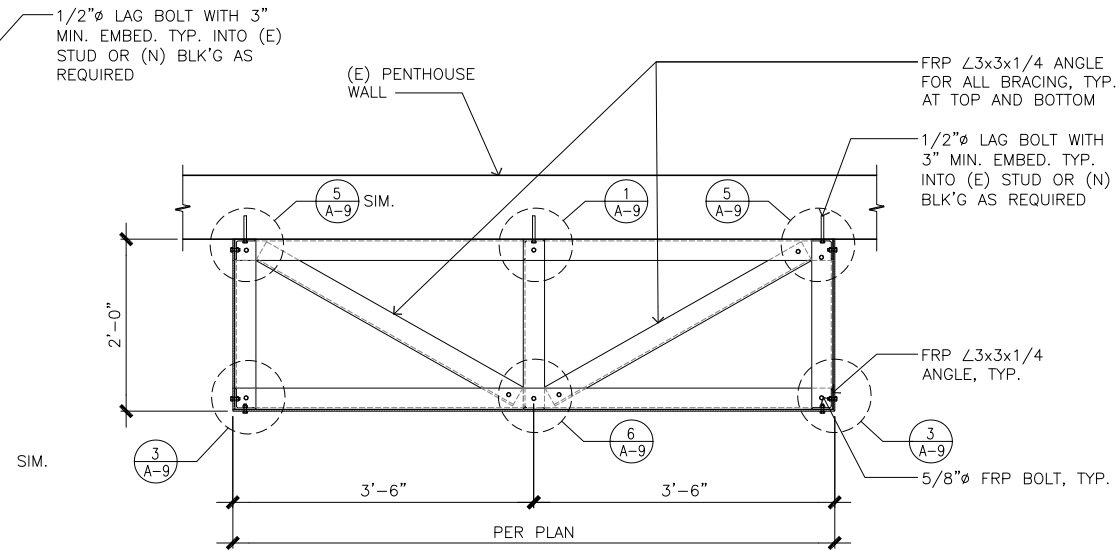
FRONT VIEW



SIDE VIEW



SCREEN DESIGN LAYOUT - FRP SCREEN SCALE 1/2"=1'-0" 1



TOP AND BOTTOM VIEW

SCREEN DESIGN LAYOUT - FRAMING

SCALE 1"=1'-0" 0 6" 1' 2' 2

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SITE NAME:
BAYVIEW

SITE CASCADE:
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SITE ADDRESS:
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NEWPORT BEACH, CA 92660

SHEET DESCRIPTION:
FRP SCREEN WALL DETAILS

SHEET NUMBER:
A-8

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PLANS PREPARED BY:



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REVISIONS:	DESCRIPTION	DATE	BY	REV
ISSUED FOR 90% CDs		01/26/15	RBF	0

SITE NAME:
BAYVIEW

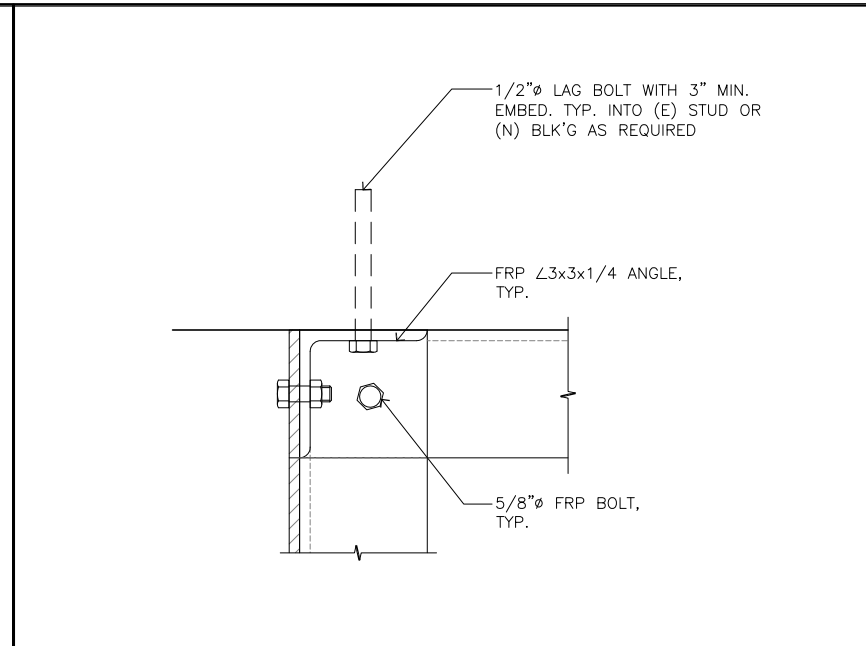
SITE CASCADE:
OG54XC559-A

SITE ADDRESS:
**500 BAYVIEW CIRCLE
NEWPORT BEACH, CA 92660**

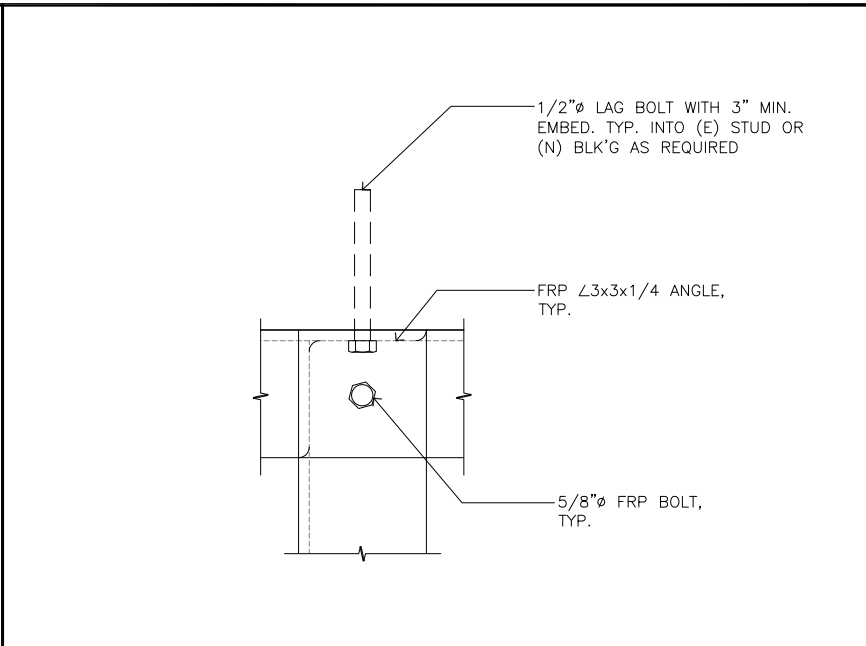
SHEET DESCRIPTION:
**FRP SCREEN WALL
DETAILS**

SHEET NUMBER:
A-9

NOT USED

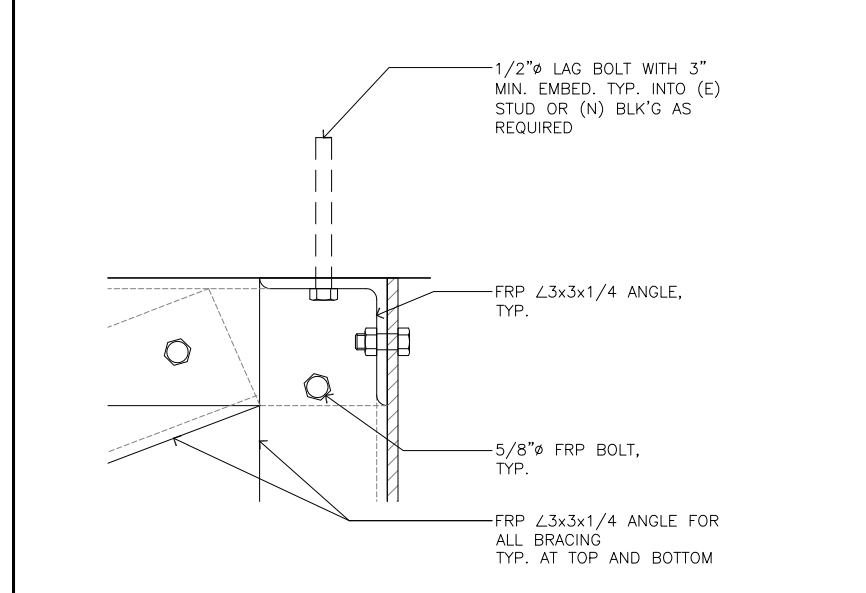


7 CONNECTION DETAIL SCALE 6"=1'-0"

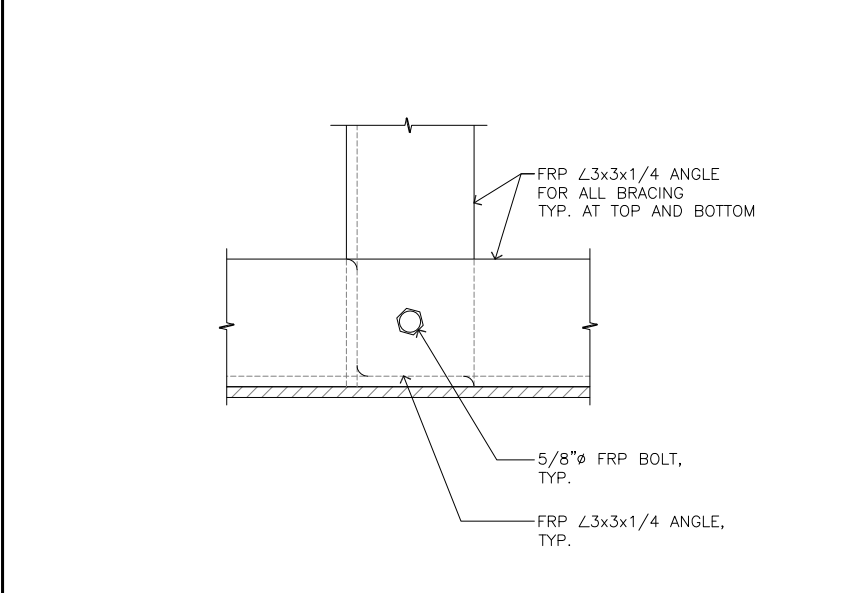


4 CONNECTION DETAIL SCALE 6"=1'-0"

NOT USED

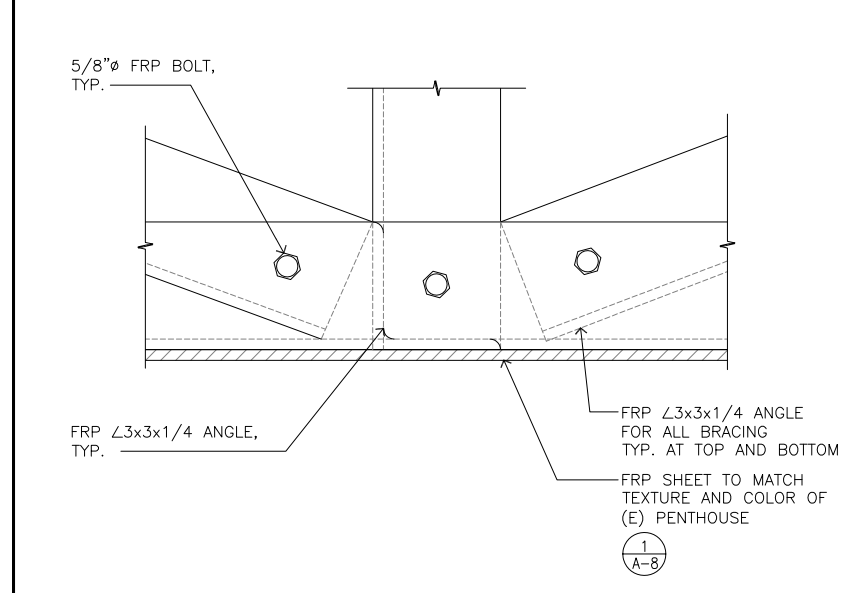


8 CONNECTION DETAIL SCALE 6"=1'-0"

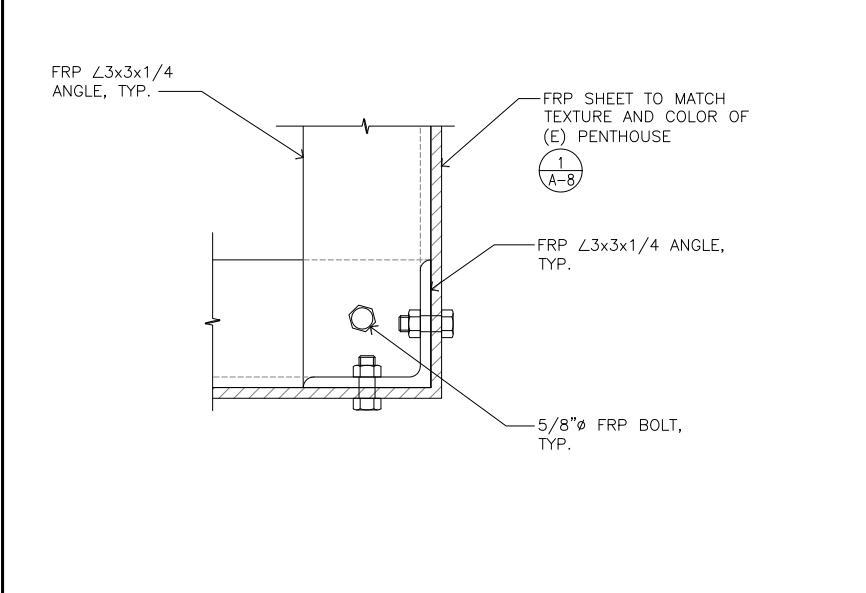


5 CONNECTION DETAIL SCALE 6"=1'-0"

NOT USED



9 CONNECTION DETAIL SCALE 6"=1'-0"



6 CONNECTION DETAIL SCALE 6"=1'-0"

NOT USED

REVISIONS:	DESCRIPTION	DATE	BY	REV
ISSUED FOR 90% CDs		01/26/15	RBF	0

SITE NAME: **BAYVIEW**

SITE CASCADE: **OG54XC559-A**

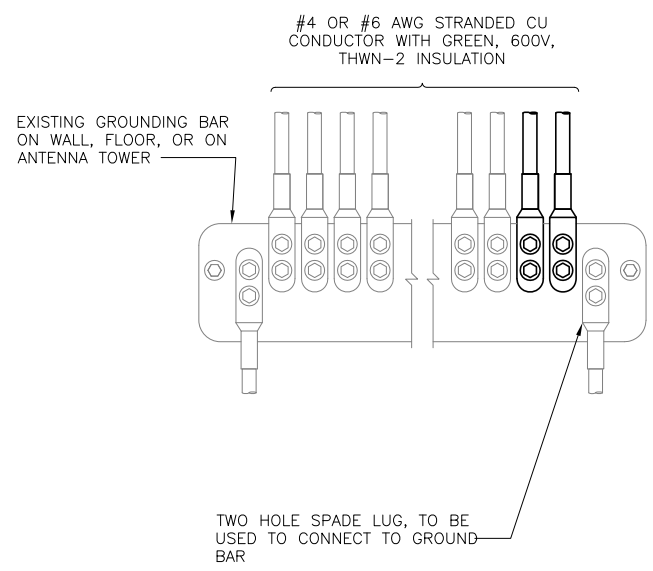
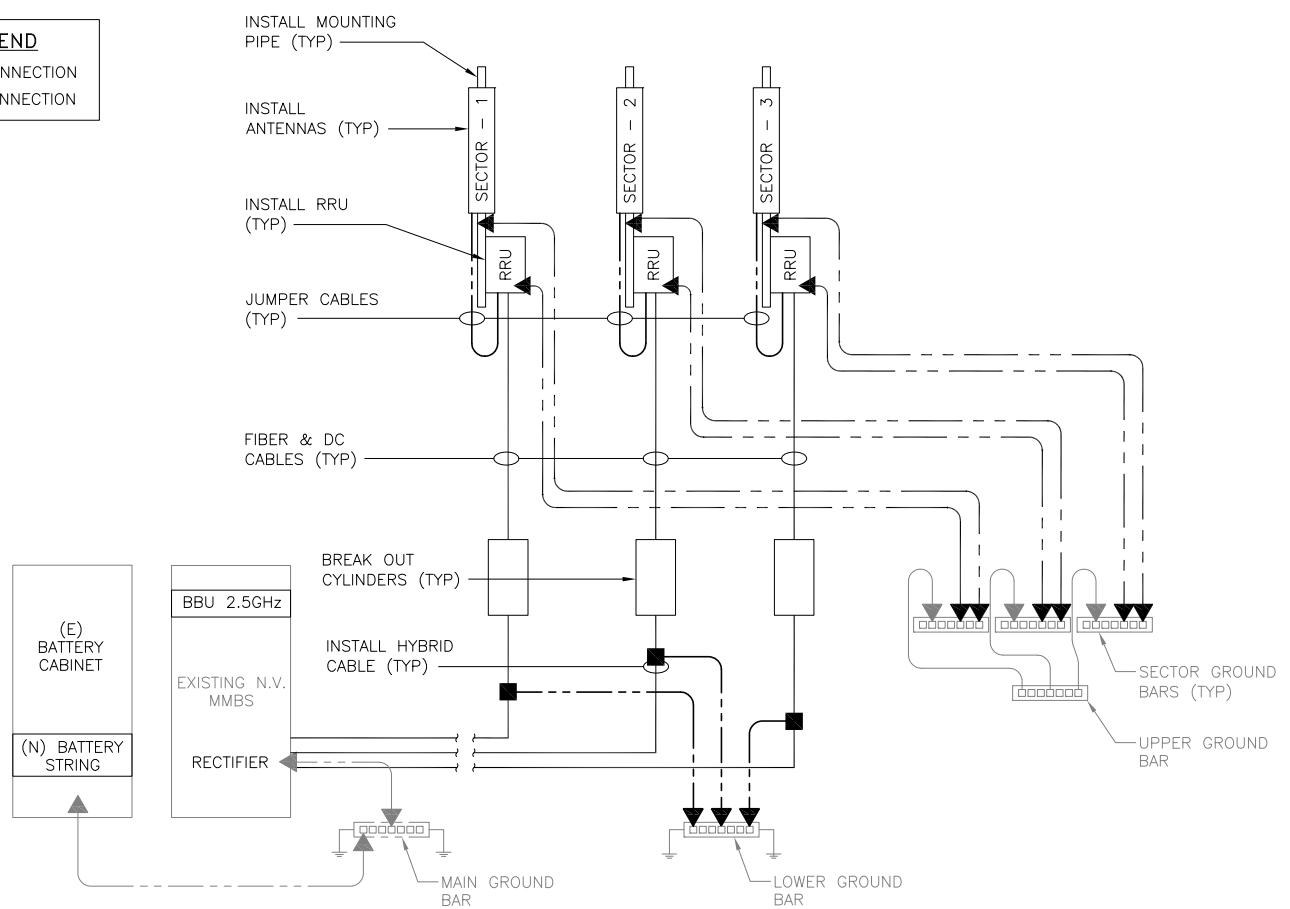
SITE ADDRESS: **500 BAYVIEW CIRCLE
NEWPORT BEACH, CA 92660**

SHEET DESCRIPTION: **GROUNDING & ELECTRICAL PLAN**

SHEET NUMBER: **E-1**

SYMBOL LEGEND

■ EXOTHERMIC CONNECTION
▲ MECHANICAL CONNECTION



NOTES

1. APPLY NO-OX TO LUG AND BAR CONTACT SURFACE. DO NOT COAT INLINE LUG.
2. IF STOLEN GROUND BARS ARE ENCOUNTERED, CONTACT SPRINT CM FOR REPLACEMENT THREADED ROD KIT.

GROUNDING RISER DIAGRAM

SCALE: N.T.S. **3**

GROUNDING INSTALLATION

SCALE: N.T.S. **1**

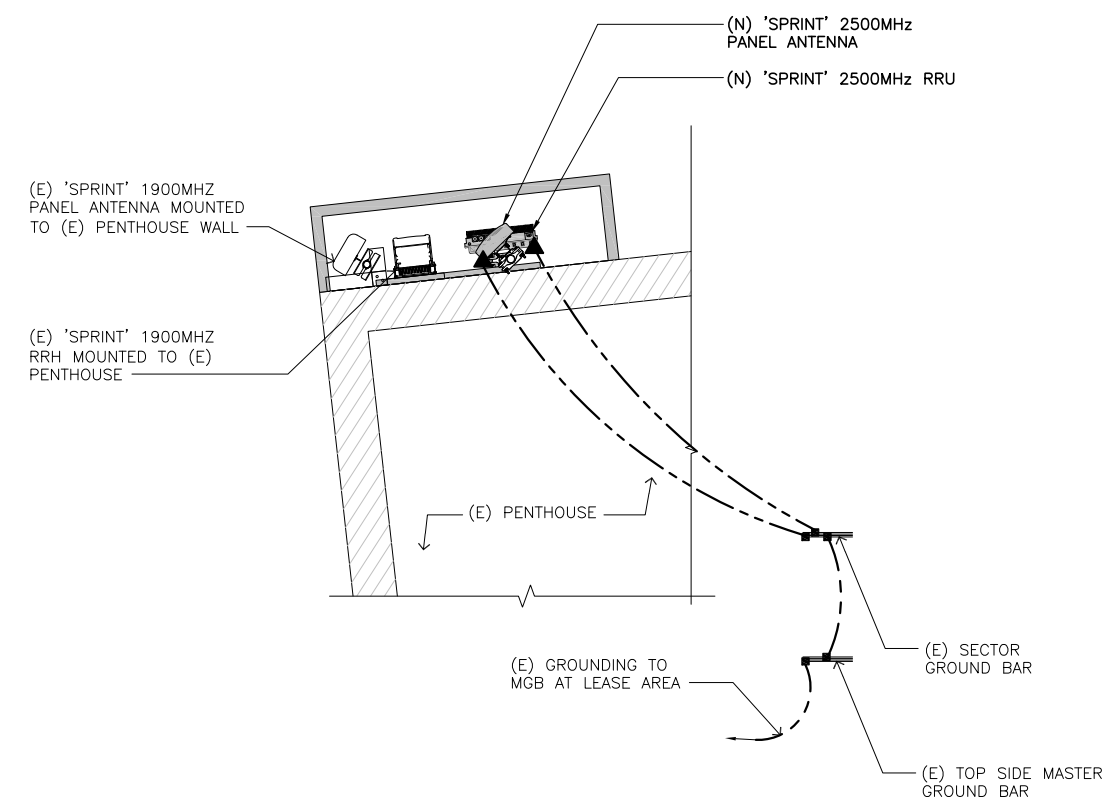
LEGEND:

--- EXISTING GROUND RING

■ CADWELD CONNECTION (EXOTHERMIC WELD)

▲ MECHANICAL CONNECTION

⊗ GROUND ROD

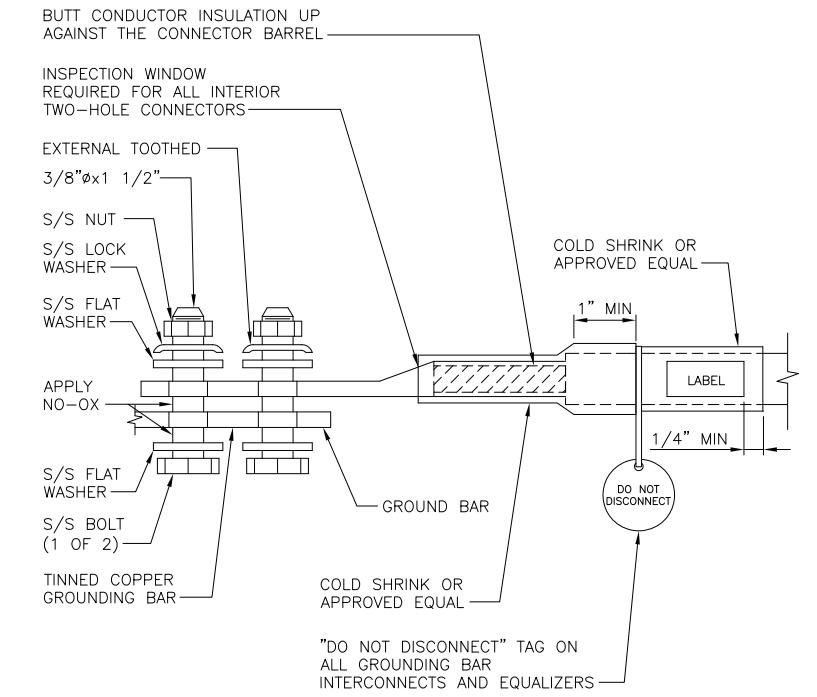


TYPICAL ANTENNA GROUNDING PLAN (TYPICAL GROUNDING ALL SECTORS)

SCALE: N.T.S. **4**

TWO HOLE LUG

SCALE: N.T.S. **2**



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

SYMBOLS:			
	SECTION NUMBER		BUILDING SECTION REFERENCE
	SHEET NUMBER		DETAIL REFERENCE
	DETAIL NUMBER		DETAIL SECTION REFERENCE
	SECTION NUMBER		EXTERIOR ELEVATION REFERENCE
	SHEET NUMBER		KEY NOTE REFERENCE
	DOOR NUMBER		PROPERTY LINE
	AREA AND/OR ROOM NUMBER		FENCING
	MECHANICAL UNIT		ELECTRICAL SERVICE
			TELCO SERVICE

GENERAL CONSTRUCTION NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE, THE LATEST EDITION AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
- CONTRACTOR SHALL CONSTRUCT SITE IN ACCORDANCE WITH THESE DRAWINGS AND CONSTRUCTION SPECIFICATIONS 80-T1196-1 REV H. THE SPECIFICATION IS THE RULING DOCUMENT AND ANY DISCREPANCIES BETWEEN THE SPECIFICATION AND THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION
- CONTRACTOR SHALL VISIT THE JOB SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK. NO COMPENSATION WILL BE AWARDED BASED ON CLAIM OF LACK OF KNOWLEDGE OF FIELD CONDITIONS
- PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT AND APPURTENANCES, AND LABOR NECESSARY TO EFFECT ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS. OWNER PROVIDED MATERIALS WILL INCLUDE THE FOLLOWING, UNLESS NOTED OTHERWISE:
 - TRANSMITTER
 - RF FILTER
 - MFTS RACK
 - AUXILIARY EQUIPMENT IN MFTS RACK
 - PUMP ASSEMBLY
 - HEAT EXCHANGER
 - HOSE AND HOSE MANIFOLDS (ANY COPPER OR STEEL SECTIONS PROVIDE BY CONTRACTOR)
 - UHF ANTENNA AND MOUNTING BRACKETS, GPS ANTENNAS AND ANTENNAS
 - UHF COAX AND HANGERS
 - 480-208 AND 208-400 ELECTRICAL TRANSFORMERS (RE: E-2 FOR SPECIALIZED TRANSFORMERS PROVIDED BY CONTRACTOR)
 - AUTOMATIC TRANSFER SWITCH AND GENERATOR
 - EQUIPMENT SHELTER (SHELTERS FURNISHED IN FACTORY W/ HVAC EQUIPMENT AND ELECTRICAL DISTRIBUTION PANEL)
 - INTEGRATED LOAD CENTER
- DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A THE WORK.
- DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- CONTRACTOR SHALL RECEIVE CLARIFICATION IN WRITING, AND SHALL RECEIVE IN WRITING AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEMS NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST CONSTRUCTION SKILLS AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS AND SCHEDULE HIS ACTIVITIES AND WORKING HOURS IN ACCORDANCE WITH THE REQUIREMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE WORK OF OTHERS AS IT MAY RELATE TO RADIO EQUIPMENT, ANTENNAS AND ANY OTHER PORTIONS OF THE WORK.
- INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- MAKE NECESSARY PROVISIONS TO PROTECT EXISTING SURFACES, EQUIPMENT, IMPROVEMENTS, PIPING ETC. AND IMMEDIATELY REPAIR ANY DAMAGE THAT OCCURS DURING CONSTRUCTION.
- IN DRILLING HOLES INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., MUST BE CLEARLY UNDERSTOOD THAT REINFORCING STEEL SHALL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES (UNLESS NOTED OTHERWISE). LOCATIONS OF REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT.
- REPAIR ALL EXISTING WALL SURFACES DAMAGED DURING CONSTRUCTION SUCH THAT THEY MATCH AND BLEND IN WITH ADJACENT SURFACES.
- SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.
- KEEP CONTRACT AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OF THE OWNER SHALL BE REMOVED. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ITEMS UNTIL COMPLETION OF CONSTRUCTION.
- MINIMUM BEND RADIUS OF ANTENNA CABLES SHALL BE IN ACCORDANCE WITH CABLE MANUFACTURERS RECOMMENDATIONS.

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

- CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION SHALL BE IN CONFORMANCE WITH JURISDICTIONAL OR STATE AND LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL AND COORDINATED WITH LOCAL REGULATORY AUTHORITIES.
- LIGHT SHADED LINES AND NOTES REPRESENT WORK PREVIOUSLY DONE. DARK SHADED LINES AND NOTES REPRESENT THE SCOPE OF WORK FOR THIS PROJECT. CONTRACTOR SHALL VERIFY IF EXISTING CONSTRUCTION IS COMPLETE. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND/OR WIRING CERTIFICATES REQUIRED FOR THE ELECTRICAL SERVICE UPGRADE. IN ADDITION, CONTRACTOR SHALL PROVIDE ALL NECESSARY COORDINATION AND SCHEDULING WITH THE SERVING ELECTRICAL UTILITY AND LOCAL INSPECTION AUTHORITIES.

ANTENNA & HYBRIFLEX NOTES

- VERIFY EACH CABLE LENGTH, DIAMETER, ROUTING, COLOR CODING AND ALL APPURTENANCES WITH SPRINT.
- THE MAXIMUM FIBER CABLE LENGTH AND CORRESPONDING FIBER CABLE DIAMETER HAS BEEN ESTIMATED ON SHEET A-2.1. THIS CABLE LENGTH IS APPROXIMATE, AND IS NOT TO BE USED FOR FABRICATION OR CONSTRUCTION. ACTUAL ANTENNA CABLE LENGTH(S) MAY VARY FROM ESTIMATED MAXIMUM LENGTH AND MUST BE VERIFIED. FIBER CABLE SHALL BE PROVIDED BY SPRINT.
- ALL MAIN CABLES SHALL UTILIZE GROUND KITS, GROUNDED AS FOLLOWS:
 - NEAR ANTENNA RAD CENTER ELEVATION,
 - MIDDLE OF TOWER (MID-HEIGHT OF ANTENNA), IF CABLE RUN IS OVER 200'.
 - BOTTOM OF TOWER,
 - AT MASTER GROUND BAR 3'-0" FROM RBS CABINET.
- ALL TOP JUMPERS SHALL BE LENGTHS AS SHOWN, SUPPLIED BY SPRINT, AND INSTALLED BY CONTRACTOR.
- ALL MAIN CABLES SHALL BE COLOR CODED AT FOUR (4) LOCATIONS AS FOLLOWS:
 - AT ANTENNA PRIOR TO JUMPER
 - AT THE BOTTOM OF TOWER
 - AT THE MASTER GROUND BAR, AND
 - INTERIOR OF THE RBS CABINET.
- BANDING SHALL BE AS FOLLOWS:
 - MAIN LINE COLOR BANDS SHALL BE 2" WIDE. MAINTAIN 1" SPACING BETWEEN COLORS.
 - JUMPER COLOR BANDS SHALL BE 1" WIDE. WITH 1" SPACE.
 - START COLOR BANDS 2" BEYOND WEATHERPROOFING.
 - START SELECTOR COLOR NEXT TO END CONNECTORS.
- FINAL FIBER ANTENNA CABLE SIZES SHALL BE DETERMINED BY SPRINT RF ENGINEER. SEE ANTENNA SCHEDULE SHEET A-2.1.
- ALL FIBER CABLE WILL BE SECURED TO THE DESIGNED SUPPORT STRUCTURE AT DISTANCES NOT TO EXCEED 3' OR THE CABLE MANUFACTURES SPECIFICATIONS WHICHEVER IS LESS, WITH HARDWARE SPECIFIED IN THE FIBER CABLE ROUTING DETAILS OF THE SUPPLIED STRUCTURAL REPORT.
- PROVIDE AT LEAST 6" OF SLACK IN THE MAIN FIBER CABLES AT THE ANTENNA MOUNTING ELEVATION TO PROVIDE FOR FUTURE CONNECTOR REPLACEMENT.

PLANS PREPARED FOR:

330 Commerce, Suite 100
Irvine, CA 92602

PLANS PREPARED BY:

DEVELOPMENT SERVICES
A&E SERVICES

2749 Saturn Street
Brea, California 92621
(714)729-8404 (714)933-4441 fax
www.core.us.com

EQUIPMENT MANUFACTURER:

MLA PARTNER:

ENGINEERING LICENSE:

DRAWING NOTICE:

THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF SPRINT AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SPRINT.

REVISIONS:	DESCRIPTION	DATE	BY	REV
ISSUED FOR 90% CDs		01/26/15	RBF	0

SITE NAME:

BAYVIEW

SITE CASCADE:

OG54XC559-A

SITE ADDRESS:

500 BAYVIEW CIRCLE
NEWPORT BEACH, CA 92660

SHEET DESCRIPTION:

**GENERAL NOTES,
SPECIFICATIONS
& ABBREVIATIONS**

SHEET NUMBER:

T-2

THESE OUTLINE SPECIFICATIONS IN CONJUNCTION WITH THE SPRINT STANDARD CONSTRUCTION SPECIFICATIONS, INCLUDING CONTRACT DOCUMENTS AND THE CONSTRUCTION DRAWINGS DESCRIBE THE WORK TO BE PERFORMED BY THE CONTRACTOR.

CONTRACTOR SUPPLIED:

- SUPPLIER WILL SUPPLY ALL MINOR MATERIALS NECESSARY FOR PERFORMANCE OF SERVICES. MINOR MATERIALS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING ("MINOR MATERIALS"):
A. CONDUIT IN LENGTHS LESS THAN OR EQUAL TO 5 FEET;
B. WIRE;
C. BREAKERS;
D. GROUNDING CABLE;
E. ANTENNA AND LINE INSTALLATION HARDWARE;
F. CONDUIT CLAMPS;
G. CONDUIT CONNECTORS;
H. WEATHERPROOFING MATERIALS;
I. GROUNDING KITS;
J. HOISTING GRIPS;
K. SNAP-IN HANGERS WITH GROMMETS;
L. BUTTERFLY HANGER KITS;
M. COAX BLOCKS AND HARDWARE;
N. ANGLE ADAPTERS, U BOLTS, AND OTHER MISCELLANEOUS HARDWARE;
O. CROSSOVER PLATES;
P. RET CABLES
Q. PIPE MOUNTS, PIPE TO PIPE MOUNTS;
R. ICE BRIDGES IN LENGTHS LESS THAN OR EQUAL TO 5 FEET;
S. LIQUID TIGHT;
T. COMMON CONSUMABLES, INCLUDING BUT NOT LIMITED TO TAPES, SOLVENTS, ADHESIVES, LUGS, NUTS, BOLTS, WASHERS, ETC.; AND
U. SUCH OTHER MINOR MATERIALS NOT SPECIFICALLY MENTIONED IN THIS SECTION BUT WHICH ARE REASONABLE NECESSARY TO COMPLETE THE SERVICES.

SPRINT SUPPLIED:

- A. BASE BAND UNITS;
B. BATTERY CABINETS;
C. MMBTS UNIT CABINETS;
D. RRUS;
E. RETS;
F. ANTENNAS AND BRACKETS;
G. HFCS;
H. BATTERIES;
I. JUMPERS; AND
J. ANY OEM SPECIFIC EQUIPMENT(CARD, SHELF, OR CABINET) THAT NEEDS TO BE INSTALLED IN OR NEXT TO MMBTS UNIT.

SECTION 01 100 - SCOPE OF WORK

THE WORK: SHALL COMPLY WITH APPLICABLE NATIONAL CODES AND STANDARDS, LATEST EDITION, AND PORTIONS THEREOF.

PRECEDENCE:

SHOULD CONFLICTS OCCUR BETWEEN THE STANDARD CONSTRUCTION SPECIFICATIONS FOR WIRELESS SITES INCLUDING THE STANDARD CONSTRUCTION DETAILS FOR WIRELESS SITES AND THE CONSTRUCTION DRAWINGS, INFORMATION ON THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE.

SITE FAMILIARITY:

CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

ON-SITE SUPERVISION:

THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

DRAWINGS, SPECIFICATIONS AND DETAILS REQUIRED AT JOBSITE:

THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A FULL SET OF THE CONSTRUCTION DRAWINGS AT THE JOBSITE FROM MOBILIZATION THROUGH CONSTRUCTION COMPLETION.

- A. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. PROVIDE ALL MATERIALS AND LABOR AS REQUIRED TO PROVIDE A COMPLETE AND FUNCTIONING SYSTEM. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
B. CONTRACTOR SHALL NOTIFY SPRINT CONSTRUCTION MANAGER OF ANY VARIATIONS PRIOR TO PROCEEDING WITH THE WORK. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS NOTED OTHERWISE. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
C. MARK THE FIELD SET OF DRAWINGS IN RED, DOCUMENTING ANY CHANGES FROM THE CONSTRUCTION DOCUMENTS.

METHODS OF PROCEDURE (MOPS) FOR CONSTRUCTION:

CONTRACTOR SHALL PERFORM WORK AS DESCRIBED IN THE FOLLOWING INSTALLATION AND COMMISSIONING MOPS.

- A. TOP HAT
B. HOW TO INSTALL A NEW CABINET
C. BASE BAND UNIT IN EXISTING UNIT
D. INSTALLATION OF BATTERIES
E. INSTALLATION OF HYBRID CABLE
F. INSTALLATION OF RRU'S
G. CABLING
H. TS-0200 REV 4 - ANTENNA LINE ACCEPTANCE STANDARDS
I. SPRINT CELL SITE ENGINEERING NOTICE - EN 2012-001, REV 1.
J. COMMISSIONING MOPS

SECTION 01 200 - COMPANY FURNISHED MATERIAL AND EQUIPMENT

COMPANY FURNISHED MATERIAL AND EQUIPMENT IS IDENTIFIED ON THE RF DATA SHEET IN THE CONSTRUCTION DRAWINGS.

CONTRACTOR IS RESPONSIBLE FOR SPRINT PROVIDED MATERIAL AND EQUIPMENT TO ENSURE IT IS PROTECTED AND HANDLED PROPERLY THROUGHOUT THE CONSTRUCTION DURATION.

CONTRACTOR RESPONSIBLE FOR RECEIPT OF SPRINT FURNISHED EQUIPMENT AT CELL SITE OR CONTRACTORS LOCATION. CONTRACTOR TO COMPLETE SHIPPING AND RECEIPT DOCUMENTATION IN ACCORDANCE WITH COMPANY PRACTICE.

SECTION 01 300 - CELL SITE CONSTRUCTION

NOTICE TO PROCEED:

NO WORK SHALL COMMENCE PRIOR TO COMPANY'S WRITTEN NOTICE TO PROCEED AND THE ISSUANCE OF WORK ORDER.

SITE CLEANLINESS:

CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH. AT THE COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE FROM THE SITE ALL REMAINING RUBBISH, IMPLEMENTS, TEMPORARY FACILITIES, AND SURPLUS MATERIALS.

SECTION 01 400 - SUBMITTALS & TESTS

ALTERNATES:

AT THE COMPANY'S REQUEST, ANY ALTERNATIVES TO THE MATERIALS OR METHODS SPECIFIED SHALL BE SUBMITTED TO SPRINTS CONSTRUCTION MANAGER FOR APPROVAL. SPRINT WILL REVIEW AND APPROVE ONLY THOSE REQUESTS MADE IN WRITING. NO VERBAL APPROVALS WILL BE CONSIDERED.

TESTS AND INSPECTIONS:

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION TESTS, INSPECTIONS AND PROJECT DOCUMENTATION.
B. CONTRACTOR SHALL ACCOMPLISH TESTING INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
1. COAX SWEEPS AND FIBER TESTS PER TS-0200 REV 4 ANTENNA LINE ACCEPTANCE STANDARDS.
2. AGL, AZIMUTH AND DOWNTILT PROVIDE AN AUTOMATED REPORT UPLOADED TO SITERRA USING A COMMERCIAL MADE-FOR THE PURPOSE ELECTRONIC ANTENNA ALIGNMENT TOOL (AAT). INSTALLED AZIMUTH, CENTERLINE AND DOWNTILT MUST CONFORM WITH RF CONFIGURATION DATA
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CORRECTIONS TO ANY WORK IDENTIFIED AS UNACCEPTABLE IN SITE INSPECTION ACTIVITIES AND/OR AS A RESULT OF TESTING.
4. ALL TESTING REQUIRED BY APPLICABLE INSTALLATION MOPS.
C. REQUIRED CLOSEOUT DOCUMENTATION INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:
1. AZIMUTH, DOWNTILT, AGL FROM SUNSIGHT INSTRUMENTS - ANTENNALIGN ALIGNMENT TOOL (AAT)
2. SWEEP AND FIBER TESTS
3. SCANABLE BARCODE PHOTOGRAPHS OF TOWER TOP AND INACCESSIBLE SERIALIZED EQUIPMENT
4. ALL AVAILABLE JURISDICTIONAL INFORMATION
5. PDF SCAN OF REDLINES PRODUCED IN FIELD
6. A PDF SCAN OF REDLINE MARK-UPS SUITABLE FOR USE IN ELECTRONIC AS-BUILT DRAWING PRODUCTION
7. LIEN WAIVERS
8. FINAL PAYMENT APPLICATION
9. REQUIRED FINAL CONSTRUCTION PHOTOS
10. CONSTRUCTION AND COMMISSIONING CHECKLIST COMPLETE WITH NO DEFICIENT ITEMS
11. ALL POST NTP TASKS INCLUDING DOCUMENT UPLOADS COMPLETED IN SITERRA (SPRINTS DOCUMENT REPOSITORY OF RECORD).
12. CLOSEOUT PHOTOGRAPHS:
o PROVIDE PHOTOGRAPHS OF FINAL PROJECT PER THE FOLLOWING LIST. ADDITIONAL PHOTOGRAPHS MAY BE REQUIRED TO SUPPORT ACCEPTANCE PROCESSES
(i) MAIN HYBRID CABLE ROUTE (MINIMUM TWO PHOTOS)
(ii) PHOTOS OF EACH ANTENNA AND RRU
(iii) MANUFACTURERS NAME TAG FOR ALL SERIALIZED EQUIPMENT
(iv) PULL AND DISTRIBUTION BOXES INTERMEDIATE BETWEEN RRU'S AND MMBS (DOOR OPEN)
(v) MMBS CABINET WITH DOOR OPEN SHOWING MODIFICATIONS
(vi) POWER CABINET, DOORS OPEN, BATTERIES INSTALLED
(vii) BREAK OUT CYLINDERS
(viii) ASR SIGNAGE FOR SPRINT OWNED TOWERS
(ix) RADIATION EXPOSURE WARNING SIGNS
(x) PHOTOGRAPH FROM EACH SECTOR FROM APPROXIMATELY RAD CENTER OF ANY NEW ANTENNA AT HORIZON.
b LOAD PHOTOS TO SITERRA PROJECT LIBRARY I5. IN I5 CREATE NEW CATEGORY; 2500MHz DEPLOYMENT, AND SECTION; PERMANENT CONSTRUCTION. LABEL PHOTOS WITH SITE CASCADE AND VIEW BEING DEPICTED. CAMERAS USED TO TAKE PHOTOGRAPHS SHALL GPS ENABLED SUCH THAT THE GPS COORDINATES ARE INCLUDED IN THE PHOTO MEDIA-FILE INFORMATION.

COMMISSIONING:

PERFORM ALL COMMISSIONING AS REQUIRED BY APPLICABLE MOPS

INTEGRATION:

PERFORM ALL INTEGRATION ACTIVITIES AS REQUIRED BY APPLICABLE MOPS

SECTION 07 500 - ROOF CUTTING, PATCHING AND REPAIR

SUMMARY:

THIS SECTION SPECIFIES CUTTING AND PATCHING EXISTING ROOFING SYSTEMS WHERE CONDUIT OR CABLES EXIT THE BUILDING ONTO THE ROOF OR BUILDING-MOUNTED ANTENNAS, AND AS REQUIRED FOR WATERTIGHT PERFORMANCE. ROOFTOP ENTRY OPENINGS IN MEMBRANE ROOFTOPS SHALL BE CONSTRUCTED TO COMPLY WITH LANDLORD, ANY EXISTING WARRANTY, AND LOCAL JURISDICTIONAL STANDARDS.

1.4 SUBMITTALS:

- A. PRE-CONSTRUCTION ROOF PHOTOS: COMPLETE A ROOF INSPECTION PRIOR TO THE INSTALLATION OF SPRINT EQUIPMENT ON ANY ROOFTOP BUILD. AT A MINIMUM INSPECT AND PHOTOGRAPH (MINIMUM 3 EA.) ALL AREAS IMPACTED BY THE ADDITION OF THE SPRINT EQUIPMENT.
B. PROVIDE SIMILAR PHOTOGRAPHS SHOWING ROOF CONDITIONS AFTER CONSTRUCTION (MINIMUM 3 EA.)
C. ROOF INSPECTION PHOTOGRAPHS SHOULD BE UPLOADED WITH CLOSEOUT PHOTOGRAPHS.

SECTION 09 900 - PAINTING

QUALITY ASSURANCE:

A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR THREE YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

B. COMPLY WITH ALL ENVIRONMENTAL REGULATIONS FOR VOLATILE ORGANIC COMPOUNDS.

MATERIALS:

A. MANUFACTURERS: BENJAMIN MOORE, ICI DEVOE COATINGS, PPG, SHERWIN WILLIAMS OR APPROVED EQUAL. PROVIDE PREMIUM GRADE, PROFESSIONAL-QUALITY PRODUCTS FOR COATING SYSTEMS.

PAINT SCHEDULE:

A. EXTERIOR ANTENNAE AND ANTENNA MOUNTING HARDWARE: ONE COAT OF PRIMER AND TWO FINISH COATS. PAINT FOR ANTENNAE SHALL BE NON-METALLIC BASED AND CONTAIN NO METALLIC PARTICLES. PROVIDE COLORS AND PATTERNS AS REQUIRED TO MASK APPEARANCE OF ANTENNAE ON ADJACENT BUILDING SURFACES AND AS ACCEPTABLE TO THE OWNER. REFER TO ANTENNA MANUFACTURER'S INSTRUCTIONS WHENEVER POSSIBLE.

B. ROOF TOP CONSTRUCTION: TOUCH UP - PREPARE SURFACES TO BE REPAIRED. FOLLOW INDUSTRY STANDARDS AND REQUIREMENTS OF OWNER TO MATCH EXISTING COATING AND FINISH.

PAINTING APPLICATION:

- 1. INSPECT SURFACES, REPORT UNSATISFACTORY CONDITIONS IN WRITING; BEGINNING WORK MEANS ACCEPTANCE OF SUBSTRATE.
2. COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR PREPARATION, PRIMING AND COATING WORK. COORDINATE WITH WORK OF OTHER SECTIONS.
3. MATCH APPROVED MOCK-UPS FOR COLOR, TEXTURE, AND PATTERN. RE-COAT OR REMOVE AND REPLACE WORK WHICH DOES NOT MATCH OR SHOWS LOSS OF ADHESION.
4. CLEAN UP, TOUCH UP AND PROTECT WORK.

TOUCHUP PAINTING:

- 1. GALVANIZING DAMAGE AND ALL BOLTS AND NUTS SHALL BE TOUCHED UP AFTER TOWER ERECTION WITH "GALVANOX," "DRY GALV," OR "ZINC-IT."
2. FIELD TOUCHUP PAINT SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
3. ALL METAL COMPONENTS SHALL BE HANDLED WITH CARE TO PREVENT DAMAGE TO THE COMPONENTS, THEIR PRESERVATIVE TREATMENT, OR THEIR PROTECTIVE COATINGS.

SECTION 11 700 - ANTENNA ASSEMBLY, REMOTE RADIO UNITS AND CABLE INSTALLATION

SUMMARY:

THIS SECTION SPECIFIES INSTALLATION OF ANTENNAS, RRU'S, AND CABLE EQUIPMENT, INSTALLATION, AND TESTING OF COAXIAL FIBER CABLE.

ANTENNAS AND RRU'S:

THE NUMBER AND TYPE OF ANTENNAS AND RRU'S TO BE INSTALLED IS DETAILED ON THE CONSTRUCTION DRAWINGS.

HYBRID CABLE:

HYBRID CABLE WILL BE DC/FIBER AND FURNISHED FOR INSTALLATION AT EACH SITE. CABLE SHALL BE INSTALLED PER THE CONSTRUCTION DRAWINGS AND THE APPLICABLE MANUFACTURER'S REQUIREMENTS.

JUMPERS AND CONNECTORS:

FURNISH AND INSTALL 1/2" COAX JUMPER CABLES BETWEEN THE RRU'S AND ANTENNAS. JUMPERS SHALL BE TYPE LDF 4, FLC 12-50, CR 540, OR FXL 540. SUPER-FLEX CABLES ARE NOT ACCEPTABLE. JUMPERS BETWEEN THE RRU'S AND ANTENNAS OR TOWER TOP AMPLIFIERS SHALL CONSIST OF 1/2 INCH FOAM DIELECTRIC, OUTDOOR RATED COAXIAL CABLE. DO NOT USE SUPERFLEX OUTDOORS. JUMPERS SHALL BE FACTORY FABRICATED IN APPROPRIATE LENGTHS WITH A MAXIMUM OF 4 FEET EXCESS PER JUMPER AND HAVE CONNECTORS AT EACH END, MANUFACTURED BY SUPPLIER. IF JUMPERS ARE FIELD FABRICATED, FOLLOW MANUFACTURER'S REQUIREMENTS FOR INSTALLATION OF CONNECTORS

REMOTE ELECTRICAL TILT (RET) CABLES:

MISCELLANEOUS:

INSTALL SPLITTERS, COMBINERS, FILTERS PER RF DATA SHEET, FURNISHED BY SPRINT.

ANTENNA INSTALLATION:

THE CONTRACTOR SHALL ASSEMBLE ALL ANTENNAS ONSITE IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. ANTENNA HEIGHT, AZIMUTH, AND FEED ORIENTATION INFORMATION SHALL BE A DESIGNATED ON THE CONSTRUCTION DRAWINGS.

CONTINUE SHEET T-4

PLANS PREPARED FOR:



PLANS PREPARED BY:



EQUIPMENT MANUFACTURER:



MLA PARTNER:

ENGINEERING LICENSE:

DRAWING NOTICE:

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REVISIONS:

ISSUED FOR	DESCRIPTION	DATE	BY	REV
FOR 90% CDs		01/26/15	RBF	0

SITE NAME:

BAYVIEW

SITE CASCADE:

OG54XC559-A

SITE ADDRESS:

500 BAYVIEW CIRCLE
NEWPORT BEACH, CA 92660

SHEET DESCRIPTION:

SPRINT SPECIFICATIONS

SHEET NUMBER:

T-3

- A. THE CONTRACTOR SHALL POSITION THE ANTENNA ON TOWER PIPE MOUNTS SO THAT THE BOTTOM STRUT IS LEVEL. THE PIPE MOUNTS SHALL BE PLUMB TO WITHIN 1 DEGREE.
- B. ANTENNA MOUNTING REQUIREMENTS: PROVIDE ANTENNA MOUNTING HARDWARE AS INDICATED ON THE DRAWINGS.

HYBRID CABLES INSTALLATION:

- A. THE CONTRACTOR SHALL ROUTE, TEST, AND INSTALL ALL CABLES AS INDICATED ON THE CONSTRUCTION DRAWINGS AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- B. THE INSTALLED RADIUS OF THE CABLES SHALL NOT BE LESS THAN THE MANUFACTURER'S SPECIFICATIONS FOR BENDING RADII.
- C. EXTREME CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE CABLES DURING HANDLING AND INSTALLATION.
 - 1. FASTENING MAIN HYBRID CABLES: ALL CABLES SHALL BE PERMANENTLY FASTENED TO THE COAX LADDER AT 4'-0" OC USING NON-MAGNETIC STAINLESS STEEL CLIPS.
 - 2. FASTENING INDIVIDUAL FIBER AND DC CABLES ABOVE BREAKOUT ENCLOSURE (MEDUSA), WITHIN THE MMBS CABINET AND ANY INTERMEDIATE DISTRIBUTION BOXES:
 - a. FIBER: SUPPORT FIBER BUNDLES USING 1/2" VELCRO STRAPS OF THE REQUIRED LENGTH @ 18" OC. STRAPS SHALL BE UV, OIL AND WATER RESISTANT AND SUITABLE FOR INDUSTRIAL INSTALLATIONS AS MANUFACTURED BY TEXTOL OR APPROVED EQUAL.
 - b. DC: SUPPORT DC BUNDLES WITH ZIP TIES OF THE ADEQUATE LENGTH. ZIP TIES TO BE UV STABILIZED, BLACK NYLON, WITH TENSILE STRENGTH AT 12,000 PSI AS MANUFACTURED BY NELCO PRODUCTS OR EQUAL.
 - 3. FASTENING JUMPERS: SECURE JUMPERS TO THE SIDE ARMS OR HEAD FRAMES USING STAINLESS STEEL TIE WRAPS OR STAINLESS STEEL BUTTERFLY CLIPS.
 - 4. CABLE INSTALLATION:
 - a. INSPECT CABLE PRIOR TO USE FOR SHIPPING DAMAGE, NOTIFY THE CONSTRUCTION MANAGER.
 - b. CABLE ROUTING: CABLE INSTALLATION SHALL BE PLANNED TO ENSURE THAT THE LINES WILL BE PROPERLY ROUTED IN THE CABLE ENVELOP AS INDICATED ON THE DRAWINGS. AVOID TWISTING AND CROSSOVERS.
 - c. HOIST CABLE USING PROPER HOISTING GRIPS. DO NOT EXCEED MANUFACTURER'S RECOMMENDED MAXIMUM BEND RADIUS.
 - 5. GROUNDING OF TRANSMISSION LINES: ALL TRANSMISSION LINES SHALL BE GROUNDED AS INDICATED ON DRAWINGS.
 - 6. HYBRID CABLE COLOR CODING: ALL COLOR CODING SHALL BE AS REQUIRED IN TS 0200 REV 4.
 - 7. HYBRID CABLE LABELING: INDIVIDUAL HYBRID AND DC BUNDLES SHALL BE LABELED ALPHA-NUMERICALLY ACCORDING TO SPRINT CELL SITE ENGINEERING NOTICE - EN 2012-001, REV 1

WEATHERPROOFING EXTERIOR CONNECTORS AND HYBRID CABLE GROUND KITS:

- A. ALL FIBER & COAX CONNECTORS AND GROUND KITS SHALL BE WEATHERPROOFED.
- B. WEATHERPROOFED USING ONE OF THE FOLLOWING METHODS. ALL INSTALLATIONS MUST BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY BEST PRACTICES.
 - 1. COLD SHRINK: ENCOMPASS CONNECTOR IN COLD SHRINK TUBING AND PROVIDE A DOUBLE WRAP OF 2" ELECTRICAL TAPE EXTENDING 2" BEYOND TUBING. PROVIDE 3M COLD SHRINK CXS SERIES OR EQUAL.
 - 2. SELF-AMALGAMATING TAPE: CLEAN SURFACES. APPLY A DOUBLE WRAP OF SELF-AMALGAMATING TAPE 2" BEYOND CONNECTOR. APPLY A SECOND WRAP OF SELF-AMALGAMATING TAPE IN OPPOSITE DIRECTION. APPLY DOUBLE WRAP OF 2" WIDE ELECTRICAL TAPE EXTENDING 2" BEYOND THE SELF-AMALGAMATING TAPE.
 - 3. 3M SLIM LOCK CLOSURE 716: SUBSTITUTIONS WILL NOT BE ALLOWED.
 - 4. OPEN FLAME ON JOB SITE IS NOT ACCEPTABLE

SECTION 11 800 - INSTALLATION OF MULTIMODAL BASE STATIONS (MMBS) AND RELATED EQUIPMENT

SUMMARY:

- A. THIS SECTION SPECIFIES MMBS CABINETS, POWER CABINETS, AND INTERNAL EQUIPMENT INCLUDING BY NOT LIMITED TO RECTIFIERS, POWER DISTRIBUTION UNITS, BASE BAND UNITS, SURGE ARRESTORS, BATTERIES, AND SIMILAR EQUIPMENT FURNISHED BY THE COMPANY FOR INSTALLATION BY THE CONTRACTOR (OFCI).
- B. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MISCELLANEOUS MATERIALS AND PROVIDE ALL LABOR REQUIRED FOR INSTALLATION EQUIPMENT IN EXISTING CABINET OR NEW CABINET AS SHOWN ON DRAWINGS AND AS REQUIRE BY THE APPLICABLE INSTALLATION MOPS.
- C. COMPLY WITH MANUFACTURERS INSTALLATION AND START-UP REQUIREMENTS

DC CIRCUIT BREAKER LABELING

- A. LABEL CIRCUIT BREAKERS ACCORDING TO SPRINT CELL SITE ENGINEERING NOTICE - EN 2012-001, REV 1.

SECTION 11 800 - INSTALLATION OF MULTIMODAL BASE STATIONS (MMBS) AND RELATED EQUIPMENT

SUMMARY:

- A. THIS SECTION SPECIFIES MMBS CABINETS, POWER CABINETS, AND INTERNAL EQUIPMENT INCLUDING BY NOT LIMITED TO RECTIFIERS, POWER DISTRIBUTION UNITS, BASE BAND UNITS, SURGE ARRESTORS, BATTERIES, AND SIMILAR EQUIPMENT FURNISHED BY THE COMPANY FOR INSTALLATION BY THE CONTRACTOR (OFCI).
- B. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MISCELLANEOUS MATERIALS AND PROVIDE ALL LABOR REQUIRED FOR INSTALLATION EQUIPMENT IN EXISTING CABINET OR NEW CABINET AS SHOWN ON DRAWINGS AND AS REQUIRE BY THE APPLICABLE INSTALLATION MOPS.
- C. COMPLY WITH MANUFACTURERS INSTALLATION AND START-UP REQUIREMENTS

SUPPORTING DEVICES:

- A. MANUFACTURED STRUCTURAL SUPPORT MATERIALS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY THE FOLLOWING:
 - 1. ALLIED TUBE AND CONDUIT
 - 2. B-LINE SYSTEM
 - 3. SUNISTRUT DIVERSIFIED PRODUCTS
 - 4. THOMAS & BETTS
- B. FASTENERS: TYPES, MATERIALS, AND CONSTRUCTION FEATURES AS FOLLOWS:
 - 1. EXPANSION ANCHORS: CARBON STEEL WEDGE OR SLEEVE TYPE.
 - 2. POWER-DRIVEN THREADED STUDS: HEAT-TREATED STEEL, DESIGNED SPECIFICALLY FOR THE INTENDED SERVICE.
 - 3. FASTEN BY MEANS OF WOOD SCREWS ON WOOD.
 - 4. TOGGLE BOLTS ON HOLLOW MASONRY UNITS.
 - 5. CONCRETE INSERTS OR EXPANSION BOLTS ON CONCRETE OR SOLID MASONRY.
 - 6. MACHINE SCREWS, WELDED THREADED STUDS, OR SPRING-TENSION CLAMPS ON STEEL.
 - 7. EXPLOSIVE DEVICES FOR ATTACHING HANGERS TO STRUCTURE SHALL NOT BE PERMITTED.
 - 8. DO NOT WELD CONDUIT, PIPE STRAPS, OR ITEMS OTHER THAN THREADED STUDS TO STEEL STRUCTURES.
 - 9. IN PARTITIONS OF LIGHT STEEL CONSTRUCTION, USE SHEET METAL SCREWS.

SUPPORTING DEVICES:

- A. INSTALL SUPPORTING DEVICES TO FASTEN ELECTRICAL COMPONENTS SECURELY AND PERMANENTLY IN ACCORDANCE WITH NEC.
- B. COORDINATE WITH THE BUILDING STRUCTURAL SYSTEM AND WITH OTHER TRADES.
- C. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, FASTEN ELECTRICAL ITEMS AND THEIR SUPPORTING HARDWARE SECURELY TO THE STRUCTURE IN ACCORDANCE WITH THE FOLLOWING:
- D. ENSURE THAT THE LOAD APPLIED BY ANY FASTENER DOES NOT EXCEED 25 PERCENT OF THE PROOF TEST LOAD.
- E. USE VIBRATION AND SHOCK-RESISTANT FASTENERS FOR ATTACHMENTS TO CONCRETE SLABS.

ELECTRICAL IDENTIFICATION:

- A. UPDATE AND PROVIDE TYPED CIRCUIT BREAKER SCHEDULES IN THE MOUNTING BRACKET, INSIDE DOORS OF AC PANEL BOARDS WITH ANY CHANGES MADE TO THE AC SYSTEM.
- B. BRANCH CIRCUITS FEEDING AVIATION OBSTRUCTION LIGHTING EQUIPMENT SHALL BE CLEARLY IDENTIFIED AS SUCH AT THE BRANCH CIRCUIT PANELBOARD.

SECTION 26 200 - ELECTRICAL MATERIALS AND EQUIPMENT

CONDUIT:

- A. RIGID GALVANIZED STEEL (RGS) CONDUIT SHALL BE USED FOR EXTERIOR LOCATIONS ABOVE GROUND AND IN UNFINISHED INTERIOR LOCATIONS AND FOR ENCASED RUNS IN CONCRETE. RIGID CONDUIT AND FITTINGS SHALL BE STEEL, COATED WITH ZINC EXTERIOR AND INTERIOR BY THE HOT DIP GALVANIZING PROCESS. CONDUIT SHALL BE PRODUCED TO ANSI SPECIFICATIONS C80.1, FEDERAL SPECIFICATION WW-C-581 AND SHALL BE LISTED WITH THE UNDERWRITERS' LABORATORIES. FITTINGS SHALL BE THREADED - SET SCREW OR COMPRESSION FITTINGS WILL NOT BE ACCEPTABLE. RGS CONDUITS SHALL BE MANUFACTURED BY ALLIED, REPUBLIC OR WHEATLAND.
- B. UNDERGROUND CONDUIT IN CONCRETE SHALL BE POLYVINYLCHLORIDE (PVC) SUITABLE FOR DIRECT BURIAL AS APPLICABLE. JOINTS SHALL BE BELLED, AND FLUSH SOLVENT WELDED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. CONDUIT SHALL BE CARLON ELECTRICAL PRODUCTS OR APPROVED EQUAL.
- C. TRANSITIONS BETWEEN PVC AND RIGID (RGS) SHALL BE MADE WITH PVC COATED METALLIC LONG SWEEP RADIUS ELBOWS.

- D. EMT OR RIGID GALVANIZED STEEL CONDUIT MAY BE USED IN FINISHED SPACES CONCEALED IN WALLS AND CEILINGS. EMT SHALL BE MILD STEEL, ELECTRICALLY WELDED, ELECTRO-GALVANIZED OR HOT-DIPPED GALVANIZED AND PRODUCED TO ANSI SPECIFICATION C80.3, FEDERAL SPECIFICATION WW-C-563, AND SHALL BE UL LISTED. EMT SHALL BE MANUFACTURED BY ALLIED, REPUBLIC OR WHEATLAND, OR APPROVED EQUAL. FITTINGS SHALL BE METALLIC COMPRESSION. SET SCREW CONNECTIONS SHALL NOT BE ACCEPTABLE.
- E. LIQUID TIGHT FLEXIBLE METALLIC CONDUIT SHALL BE USED FOR FINAL CONNECTION TO EQUIPMENT. FITTINGS SHALL BE METALLIC GLAND TYPE COMPRESSION FITTINGS, MAINTAINING THE INTEGRITY OF CONDUIT SYSTEM. SET SCREW CONNECTIONS SHALL NOT BE ACCEPTABLE. MAXIMUM LENGTH OF FLEXIBLE CONDUIT SHALL NOT EXCEED 6- FEET. LFMC SHALL BE PROTECTED AND SUPPORTED AS REQUIRE BY NEC. MANUFACTURERS OF FLEXIBLE CONDUITS SHALL BE CAROL, ANACONDA METAL HOSE OR UNIVERSAL METAL HOSE, OR APPROVED EQUAL.
- F. MINIMUM SIZE CONDUIT SHALL BE 3/4 INCH (21MM).

HUBS AND BOXES:

- A. AT ENTRANCES TO CABINETS OR OTHER EQUIPMENT NOT HAVING INTEGRAL THREADED HUBS PROVIDE METALLIC THREADED HUBS OF THE SIZE AND CONFIGURATION REQUIRED. HUB SHALL INCLUDE LOCKNUT AND NEOPRENE O-RING SEAL. PROVIDE IMPACT RESISTANT 105 DEGREE C PLASTIC BUSHINGS TO PROTECT CABLE INSULATION.
- B. CABLE TERMINATION FITTINGS FOR CONDUIT
 - 1. CABLE TERMINATORS FOR RGS CONDUITS SHALL BE TYPE CRC BY O-Z/GEDNEY OR EQUAL.
 - 2. CABLE TERMINATORS FOR LFMC SHALL BE ETCO - CL2075; OR MADE FOR THE PURPOSE PRODUCTS BY ROXTEC.
- C. EXTERIOR PULL BOXES AND PULL BOXES IN INTERIOR INDUSTRIAL AREAS SHALL BE PLATED CAST ALLOY, HEAVY DUTY, WEATHERPROOF, DUST PROOF, WITH GASKET, PLATED IRON ALLOY COVER AND STAINLESS STEEL COVER SCREWS, CROUSE-HINDS WAB SERIES OR EQUAL.
- D. CONDUIT OUTLET BODIES SHALL BE PLATED CAST ALLOY WITH SIMILAR GASKETED COVERS. OUTLET BODIES SHALL BE OF THE CONFIGURATION AND SIZE SUITABLE FOR THE APPLICATION. PROVIDE CROUSE-HINDS FORM 8 OR EQUAL.
- E. MANUFACTURER FOR BOXES AND COVERS SHALL BE HOFFMAN, SQUARE "D", CROUSE-HINDS, COOPER, ADALET, APPLETON, O-Z GEDNEY, RACO, OR APPROVED EQUAL.

SUPPLEMENTAL GROUNDING SYSTEM

- A. FURNISH AND INSTALL A SUPPLEMENTAL GROUNDING SYSTEM AS INDICATED ON THE DRAWINGS. SUPPORT SYSTEM WITH NON-MAGNETIC STAINLESS STEEL CLIPS WITH RUBBER GROMMETS. GROUNDING CONNECTORS SHALL BE TINNED COPPER WIRE, SIZES AS INDICATED ON THE DRAWINGS. PROVIDE STRANDED OR SOLID BARE OR INSULATED CONDUCTORS AS INDICATED.
- B. SUPPLEMENTAL GROUNDING SYSTEM: ALL CONNECTIONS TO BE MADE WITH CAD WELDS, EXCEPT AT EQUIPMENT USE LUGS OR OTHER AVAILABLE GROUNDING MEANS AS REQUIRED BY MANUFACTURER; AT GROUND BARS USE TWO HOLE SPADES WITH NO OX.
- C. STOLEN GROUND-BARS: IN THE EVENT OF STOLEN GROUND BARS, CONTACT SPRINT CM FOR REPLACEMENT INSTRUCTION USING THREADED ROD KITS.

EXISTING STRUCTURE:

- A. EXISTING EXPOSED WIRING AND ALL EXPOSED OUTLETS, RECEPTACLES, SWITCHES, DEVICES, BOXES, AND OTHER EQUIPMENT THAT ARE NOT TO BE UTILIZED IN THE COMPLETED PROJECT SHALL BE REMOVED OR DE-ENERGIZED AND CAPPED IN THE WALL, CEILING, OR FLOOR SO THAT THEY ARE CONCEALED AND SAFE. WALL, CEILING, OR FLOOR SHALL BE PATCHED TO MATCH THE ADJACENT CONSTRUCTION.

CONDUIT AND CONDUCTOR INSTALLATION:

- A. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER, PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.
- B. CONDUCTORS SHALL BE PULLED IN ACCORDANCE WITH ACCEPTED GOOD PRACTICE.

FRP STRUCTURAL NOTES:

- 1. FRP STRUCTURAL SHAPES SHALL HAVE TENSILE STRESS OF 30,000 PSI, COMPRESSIVE STRESS OF 30,000 PSI, AND FLEXURAL STRESS OF 30,000 PSI, OR BETTER.
- 2. BOLTED CONNECTIONS OF FRP SHAPES SHALL USE FRP BOLTS AND NUTS PROVIDED BY THE MANUFACTURER OF FRP STRUCTURAL SHAPES UNLESS NOTED OTHERWISE.
- 3. FRP BOLTS AND NUTS SHALL HAVE MAX. TENSILE LOAD CAPACITY OF 2,800 LBS, OR BETTER, MAX. SHEAR LOAD CAPACITY OF 2,600 LBS, OR BETTER, AND FLEXURAL STRENGTH OF 50,000 PSI, OR BETTER.
- 4. FRP STRUCTURAL MEMBERS SHALL BE FABRICATED AND ASSEMBLED AS INDICATED ON THE DRAWINGS.
- 5. THE CONTRACTOR SHALL PROTECT THE FRP STRUCTURAL MEMBERS FROM ABUSE TO PREVENT BREAKAGE, NICKS, GOUGES, ETC, DURING FABRICATION, HANDLING AND INSTALLATION.
- 6. COAT ANY CUT OR DRILLED EDGES OF FRP STRUCTURAL MEMBERS WITH HETROLAC OR EQUIVALENT RESIN OR ACRYLIC SEALER.

PLANS PREPARED FOR:



330 Commerce, Suite 100
Irvine, CA 92602

PLANS PREPARED BY:



2749 Saturn Street
Brea, California 92621
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EQUIPMENT MANUFACTURER:



MLA PARTNER:

ENGINEERING LICENSE:

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REVISIONS:	DESCRIPTION	DATE	BY	REV
ISSUED FOR 90% CDs		01/26/15	RBF	0

SITE NAME:

BAYVIEW

SITE CASCADE:

OG54XC559-A

SITE ADDRESS:

**500 BAYVIEW CIRCLE
NEWPORT BEACH, CA 92660**

SHEET DESCRIPTION:

SPRINT SPECIFICATIONS

SHEET NUMBER:

T-4

MORE POWER - LESS SPACE™

Deka unigy I

12AVR145ET

- Front access design for easy installation and maintenance
- Plates formed with IPF™ technology to assure consistent cell to cell performance
- Absorbed glass mat separators
- Reinforced case resists bulging and meets safety requirements (UL 94 V-0)
- Case & cover heat sealed and 100% tested to prevent leaks
- Epoxy-sealed posts eliminate leaks
- Puncture resistance micro-porous glass mat separators extend life
- Flame arresting, low pressure, self-sealing valves are 100% factory tested
- Computer-aided design and manufacturing control processes and standards to ensure quality products
- All batteries meet or exceed IEEE 485, 1187, 1188, and Telcordia capacity requirements at shipment.
- Battery design and construction meet UL recognition requirements



SPECIFICATIONS

Nominal Voltage: 12-Volt/145 ampere-hours @ 8 hr. rate to 1.75 final v.p.c.

Positive Plate: Pure lead, low-calcium, high-tin alloy

Negative Plate: Lead calcium alloy

Post Seal: Epoxy-sealed

Terminal: Front access, 1/4" - 20 threaded insert

Container: Flame-retardant, polypropylene - UL 94 V-0>28% L.O.I.

Safety Vent: Low positive pressure, self-sealing w/ flame arrester

Float Voltage: 2.25 v.p.c. ± 0.01 v.p.c. @ 77°F (25°C) (Range: 13.44 to 13.56 volts per 6-cell battery)

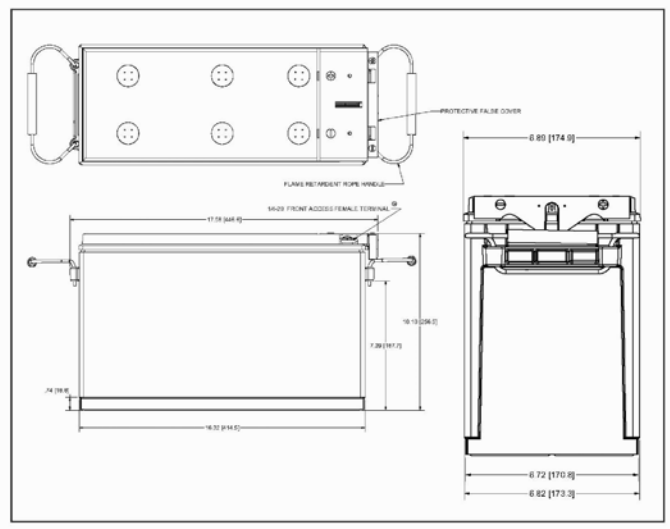
Battery Life: 10 years in float applications at 77°F (25°C)

Dimensions: 17.58" (446.6 mm) L x 6.89" (174.9 mm) W x 10.10" (256.5 mm) H

Weight: 105 lbs. (47.7 kg)

DISCHARGE RATE IN AMPS @ 77°F

Volts Per Cell (V.P.C.)	1 HR.	3 HR.	5 HR.	8 HR.	10 HR.	12 HR.	20 HR.	24 HR.
1.75	92.9	39.2	26.3	18.1	14.8	12.6	7.9	6.7
1.80	91.4	38.7	26.0	17.9	14.6	12.4	7.8	6.6
1.85	86.1	37.3	25.1	17.3	14.1	12.0	7.5	6.3
1.88	81.0	35.7	24.1	16.6	13.6	11.5	7.2	6.1
1.90	76.8	34.4	23.3	16.0	13.1	11.1	6.9	5.8



Unigy I - Acid Volumes & Weights

Battery Type	Battery Weight		Electrolyte (per battery)				Pure Acid (per battery)		% - Total Battery Weight
			Volume		Weight		Weight		
	lb	kg	gal	liter	lb	kg	lb	kg	
12AVR30	21	10	0.43	1.61	4.63	2.10	1.85	0.84	8.8%
12AVR40	26	12	0.58	2.21	6.35	2.88	2.54	1.15	9.8%
12AVR75	55	25	1.01	3.84	11.05	5.01	4.42	2.00	8.0%
12AVR90	66	30	1.20	4.56	13.10	5.94	5.25	2.38	8.0%
12AVR100	72	33	1.35	5.13	14.75	6.69	5.90	2.67	8.2%
12AVR105ET	75	34	1.42	5.38	15.61	7.08	6.59	2.99	9.8%
12AVR125/LLP	120	54	1.98	7.49	21.46	9.73	8.81	3.91	7.2%
12AVR130	98	44	1.82	6.91	19.82	8.99	7.95	3.61	8.1%
12AVR145/LLP	100	45	2.18	8.25	23.68	10.74	9.55	4.33	9.6%
12AVR145ET	105	48	2.21	8.38	24.12	10.94	9.64	4.37	9.2%
12AVR150ET	115	52	2.41	9.12	26.19	11.88	10.56	4.79	9.2%
12AVR170ET	120	54	2.70	10.20	29.29	13.29	11.75	5.33	9.8%

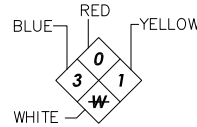
FIRE DEPARTMENT NOTES:

- FIRE SPRINKLER SYSTEM WITHIN THE BUILDING OR TENANT SPACE WAS APPROVED FOR THE ORIGINAL OCCUPANCY AND LAYOUT OF THE BUILDING. THE SPRINKLER SYSTEM WILL HAVE TO BE MODIFIED. (SEE NFPA 13). A LICENSED C-16 CONTRACTOR SHALL DO SPRINKLER WORK. PLANS SHALL BE SUBMITTED WITH CURRENT FEE TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. (FEE MUST BE SUBMITTED WITH PLANS) THE MAINTENANCE RECORDS FOR THE SPRINKLER SYSTEM IN THIS BUILDING MUST BE AVAILABLE ON-SITE FOR REVIEW BY A FIRE DEPARTMENT INSPECTOR. A FIVE YEAR CERTIFICATION FOR THE EXISTING SPRINKLER SYSTEM IS REQUIRED PER NFPA 25, 2002 EDITION SPRINKLER STANDARDS. ALL CORRECTION WORK NOTED AT FIVE YEAR CERTIFICATION MUST BE PERFORMED AND COMPLETED. PROOF OF WORK FROM THE SPRINKLER CONTRACTOR WILL BE REQUIRED. SPRINKLER RISER ROOM MUST HAVE INDICATING EXTERIOR AND/OR INTERIOR DOOR SIGNS.
- DURING CONSTRUCTION, COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE PREMISES WHENEVER PRACTICAL (I.E.; AT THE END OF THE WORK DAY). COMBUSTIBLES SHALL NOT BE BURNED ON SITE. REF CFC, SECTION 1404.2
- WHEN CUTTING AND WELDING OR USING A TORCH OR ANY OPEN FLAME DEVICES AROUND COMBUSTIBLES, A FIRE WATCH SHALL BE POSTED WITH AN APPROVED MEANS OF EXTINGUISHING AN ANTICIPATED FIRE. CONTACT THE FIRE DEPARTMENT FOR FIRE WATCH WRITTEN GUIDELINE PACKET. REF CFC, SECTION 2604.2
- CONTACT CITY FIRE SERVICES 48 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION. CANCELLATION AFTER 1:00 P.M. THE DAY BEFORE SHALL CONSTITUTE AN ADDITIONAL INSPECTION FEE. AN ADDITIONAL INSPECTION FEE MAY BE ASSESSED WHEN SUCH PORTION OF WORK FOR WHICH INSPECTION WAS CALLED IS NOT COMPLETE OR CORRECTIONS NOT MADE. THE BUILDING CONSTRUCTION JOB CARD AND APPROVED PLANS MUST BE AT THE JOB SITE AND MADE AVAILABLE TO THE FIRE DEPARTMENT FOR INSPECTION DOCUMENTATION OF ALL INSPECTIONS. FAILURE TO PROVIDE THEM WILL RESULT IN CANCELLATION OF INSPECTION AND ADDITIONAL INSPECTION FEES.
- FIRE DEPARTMENT FINAL INSPECTION REQUIRED. SCHEDULE INSPECTION 2 DAYS IN ADVANCE.
- A CFC PERMIT TO OPERATE BATTERY SYSTEMS WITH STATIONARY LEAD-ACID BATTERIES MAY BE REQUIRED.
- A CFC PERMIT MAY BE REQUIRED FOR THE HAZARDOUS MATERIALS ON SITE AND WILL BE ISSUED BY A FIRE INSPECTOR.
- A HAZARDOUS MATERIALS IDENTIFICATION SIGN MAY BE REQUIRED, WITH THE FOLLOWING IN 1-INCH LETTERS: TOXIC LIQUID, CLASS 1 WATER REACTIVE LIQUID, CORROSIVE LIQUID.
- AN APPROVED METHOD TO NEUTRALIZE SPILLED ELECTROLYTE SHALL BE PROVIDED IN THE BATTERY ROOM.
- LOCATIONS AND CLASSIFICATIONS OF FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE CFC STANDARD 10-1 AND PLACEMENT IS SUBJECT TO THE APPROVAL OF THE FIRE INSPECTOR.

NOTE:
1. SPRINT TO INSTALL (4) NEW BATTERIES INSIDE THE EXISTING PREVIOUSLY APPROVED BATTERY CABINET.

NOTE:

- ALL LETTERING SHALL BE CAPITAL LETTERS ON A CONTRASTING BACKGROUND.
- LETTERS SHALL BE A MINIMUM OF 1" IN HEIGHT.
- REFER TO CFC 2703.5.
- SIGN TO BE PLACED ON THE FACE OF THE CABINET.



HAZARDOUS MATERIALS WARNING SIGN

WARNING SIGN

NOTE:
1. THESE LEVELS ARE BELOW THE THRESHOLD OF CHAPTER 6 SECTION 608 STATIONARY LEAD-ACID BATTERY SYSTEMS OF 100 GALLONS IN SPRINKLERED BUILDINGS & 50 GALLONS IN UNSPRINKLERED BUILDINGS.

BATTERY SPECIFICATIONS:

BATTERY MANUFACTURER: EAST PENN MANUFACTURING CO., INC.
ADDRESS: LYON STATION, PA 19536
PHONE: 610-682-4231
WEBSITE / EMAIL: WWW.EASTPENNUUNIGY.COM - EMAIL: SALES@EASTPENNUUNIGY

BATTERY TYPE: 12AVR145ET
BATTERY WEIGHT: 105 LBS. PER BATTERY
ELECTROLYTE QUANTITY: 2.21 GALLONS PER BATTERY
% OF ACID IN ELECTROLYTES: 9.2% PER BATTERY
ACID QUANTITY: 9.64 LBS. PER BATTERY
BATTERY QUANTITY PER CABINET: 20
TOTAL WEIGHT PER RACK: 20 BATTERIES X 105 LBS = 2,100 LBS
ELECTROLYTE QUANTITY PER RACK: 20 BATTERIES X 2.21 GALLONS = 44.20 GALLONS

BATTERY SUMMARY:
TOTAL NUMBER OF BATTERIES: 20
TOTAL WEIGHT OF BATTERIES: 2,100 LBS.
TOTAL ELECTROLYTES: 44.20 GALLONS
TOTAL ACID: 192.8 LBS.
CHAPTER 6 SECTION 608: NOT APPLICABLE

PLANS PREPARED FOR:




330 Commerce, Suite 100
Irvine, CA 92602

PLANS PREPARED BY:



2749 Saturn Street
Brea, California 92821
(714)729-8404 (714)333-4441 fax
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SITE NAME: **BAYVIEW**

SITE CASCADE: **OG54XC559-A**

SITE ADDRESS: **500 BAYVIEW CIRCLE
NEWPORT BEACH, CA 92660**

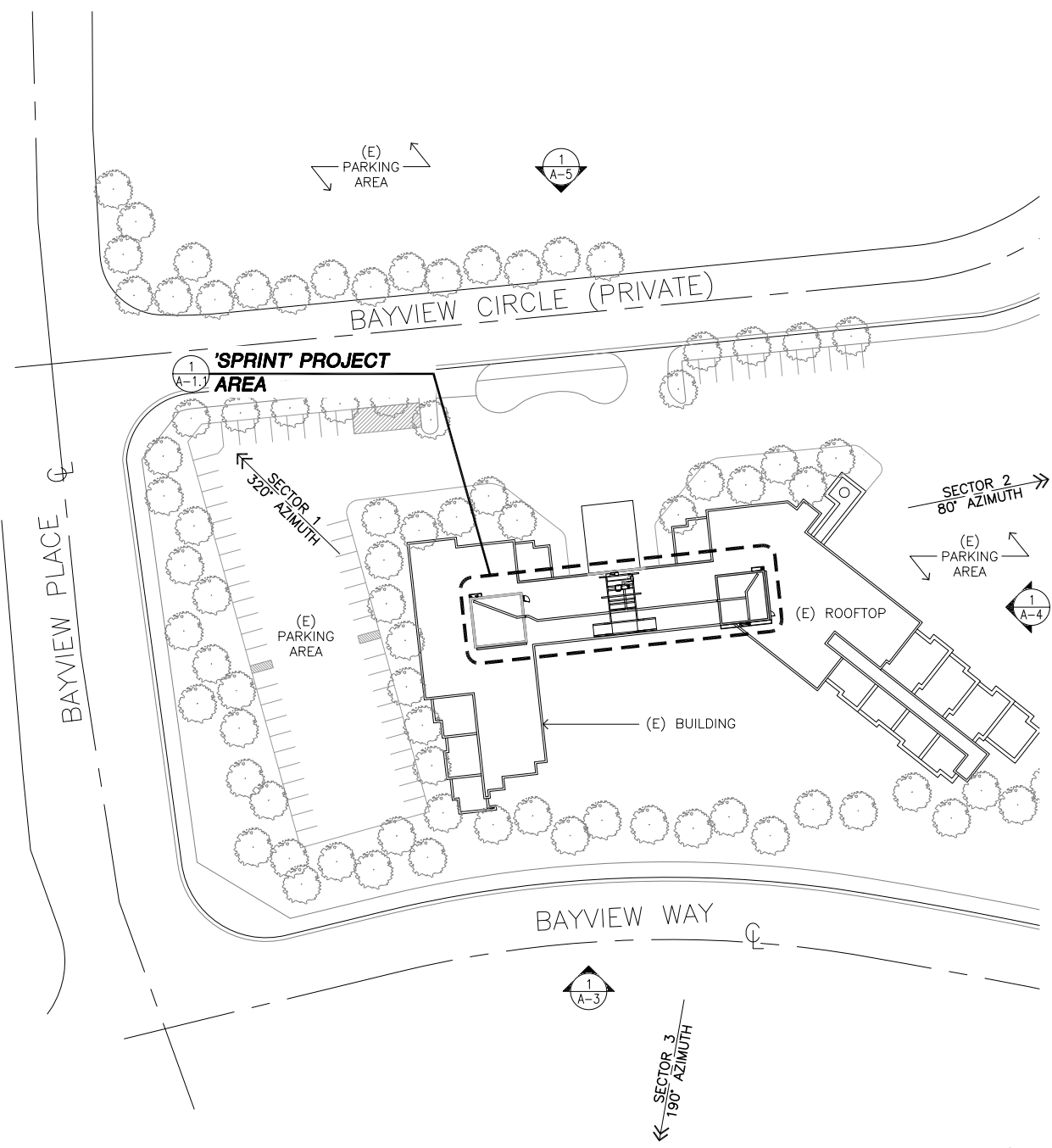
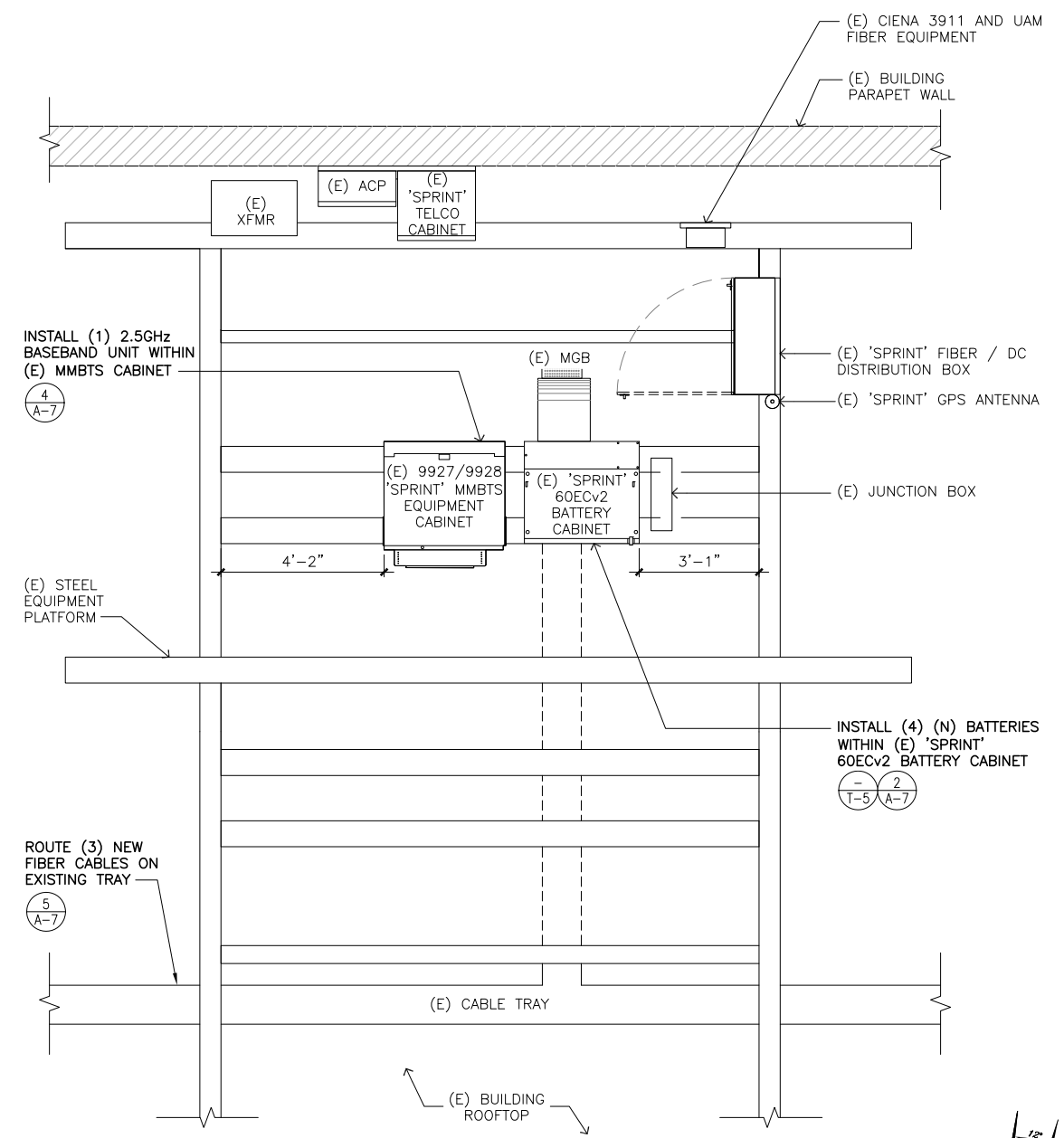
SHEET DESCRIPTION: **BATTERY SPECIFICATIONS**

SHEET NUMBER: **T-5**

REVISIONS:

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NOTE:
1. EXISTING PLATFORM GRATING NOT SHOWN IN PLAN VIEW.



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SITE ADDRESS:

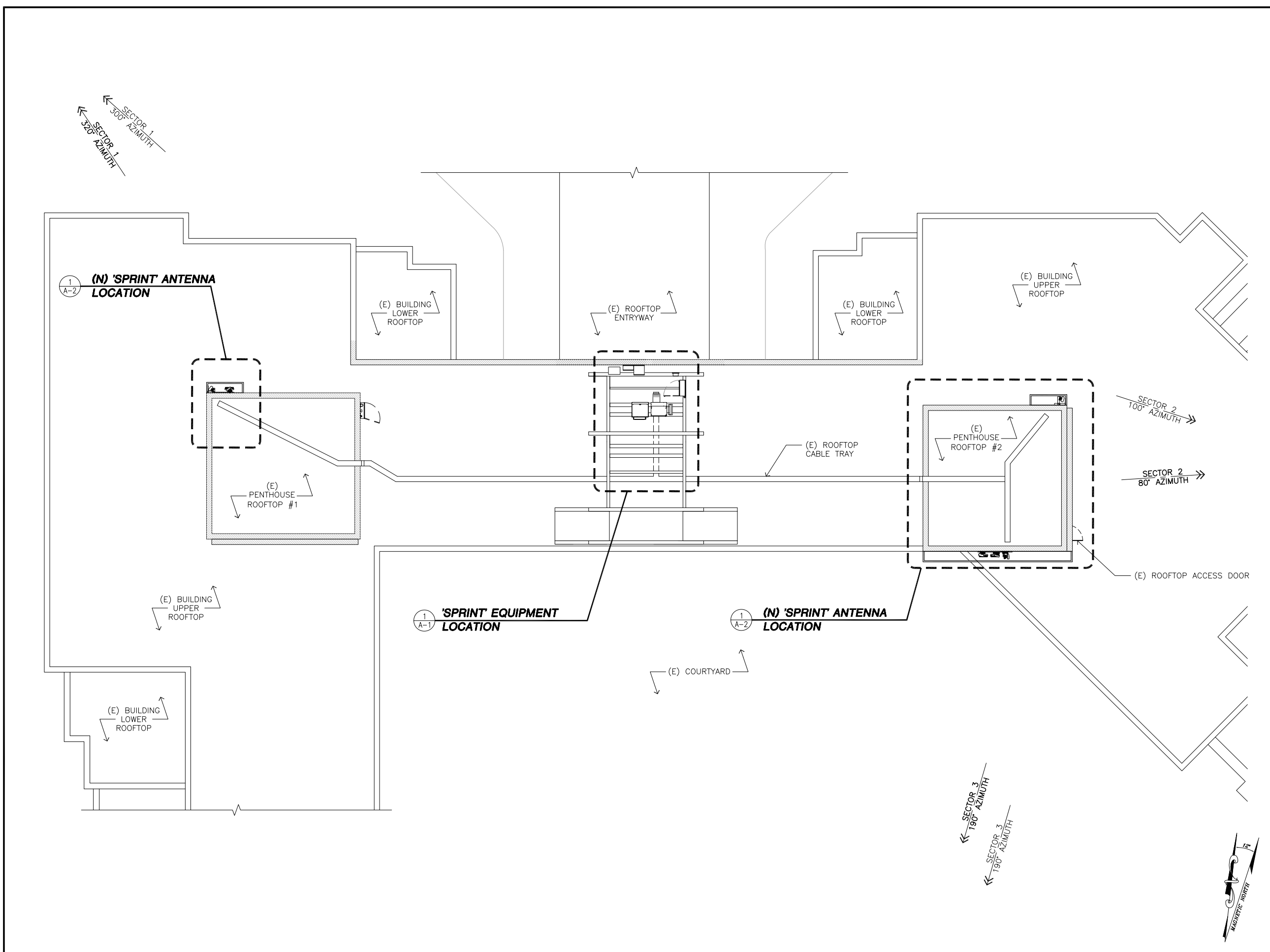
500 BAYVIEW CIRCLE
NEWPORT BEACH, CA 92660

SHEET DESCRIPTION:

ENLARGED ROOF PLAN

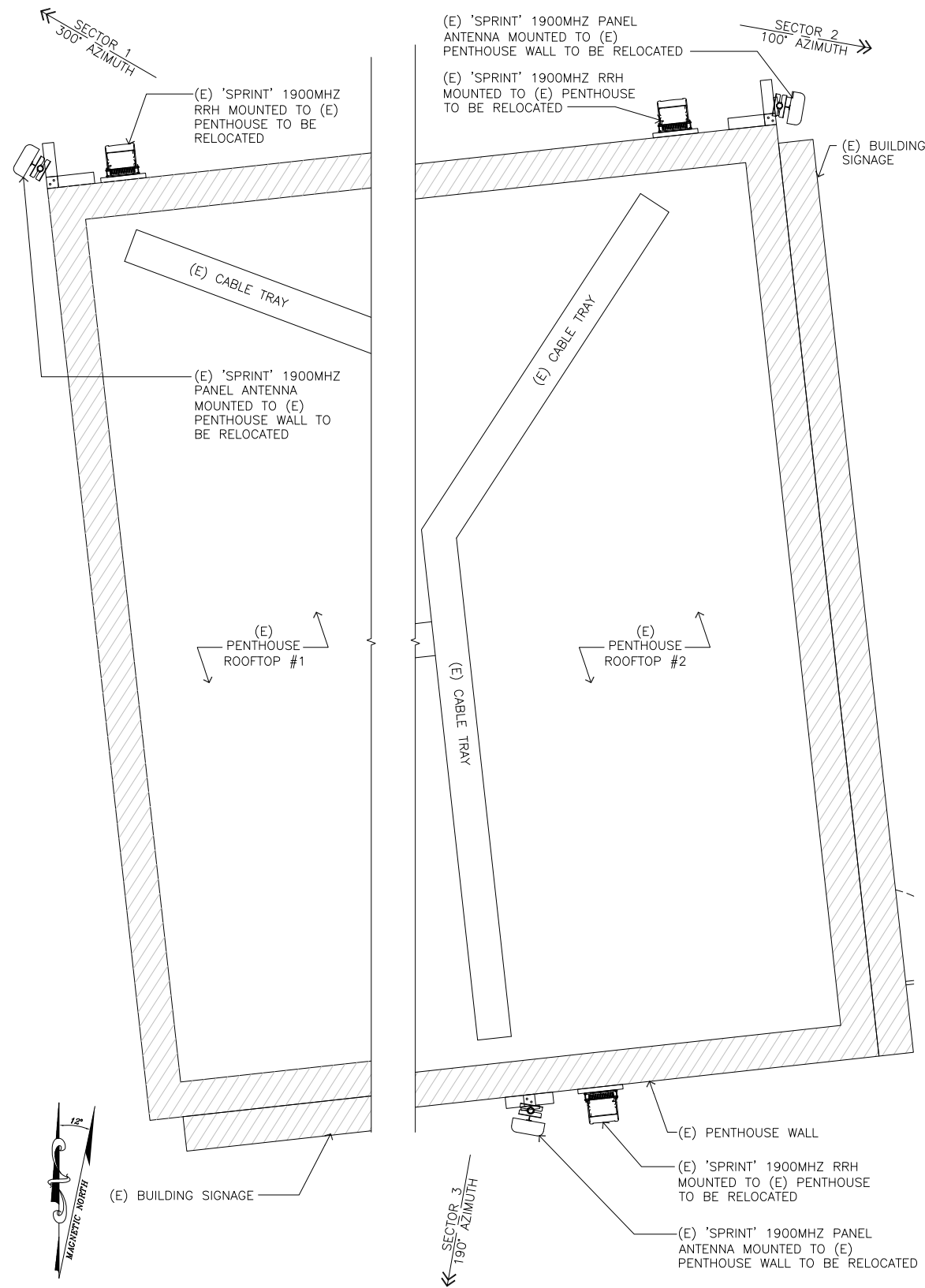
SHEET NUMBER:

A-1.1



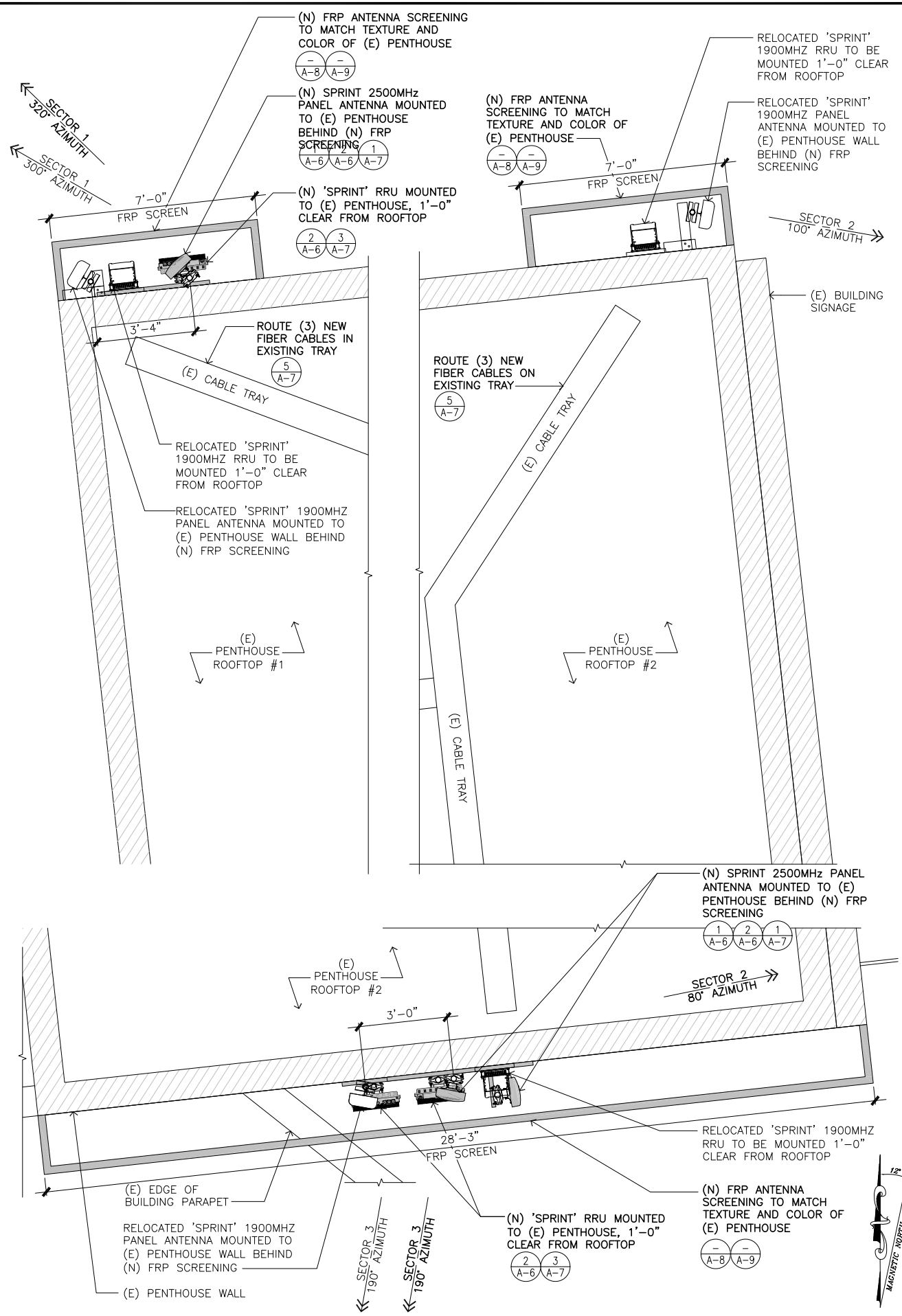
SECTOR	ANTENNA	AZIMUTH	RAD CENTER	NUMBER OF ANTENNAS	ANTENNA MODEL	ELECTRICAL TILT	MECHANICAL TILT	RRH	FIBER OPTIC MODEL	FIBER OPTIC LENGTH (±10')
1	2500MHz	320°	100'-0"	1	RFS APXVM14-C-120	-2	0	1	HYBRIFLEX 1-1/4"φ HB058-M12-100F	115'-0"±
2	2500MHz	80°	100'-0"	1	RFS APXVM14-C-120	-2	0	1	HYBRIFLEX 1-1/4"φ HB058-M12-100F	115'-0"±
3	2500MHz	190°	100'-0"	1	RFS APXVM14-C-120	-2	0	1	HYBRIFLEX 1-1/4"φ HB058-M12-100F	115'-0"±

VERIFY CURRENT EBTS PRIOR TO BUILD



EXISTING ANTENNA PLAN

SCALE 1/2"=1'-0" 0 1' 2' 4'



FINAL ANTENNA PLAN

SCALE 1/2"=1'-0" 0 1' 2' 4'

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Irvine, CA 92602

PLANS PREPARED BY:

DEVELOPMENT SERVICES
A&E SERVICES
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(714)729-8404 (714)333-4441 fax
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SITE NAME:

BAYVIEW

SITE CASCADE:

OG54XC559-A

SITE ADDRESS:

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NEWPORT BEACH, CA 92660**

SHEET DESCRIPTION:

ANTENNA PLANS

SHEET NUMBER:

A-2

REVISIONS:

ISSUED FOR 90% CDs	DESCRIPTION	DATE	BY	REV
		01/26/15	RBF	0

SITE NAME:

BAYVIEW

SITE CASCADE:

OG54XC559-A

SITE ADDRESS:

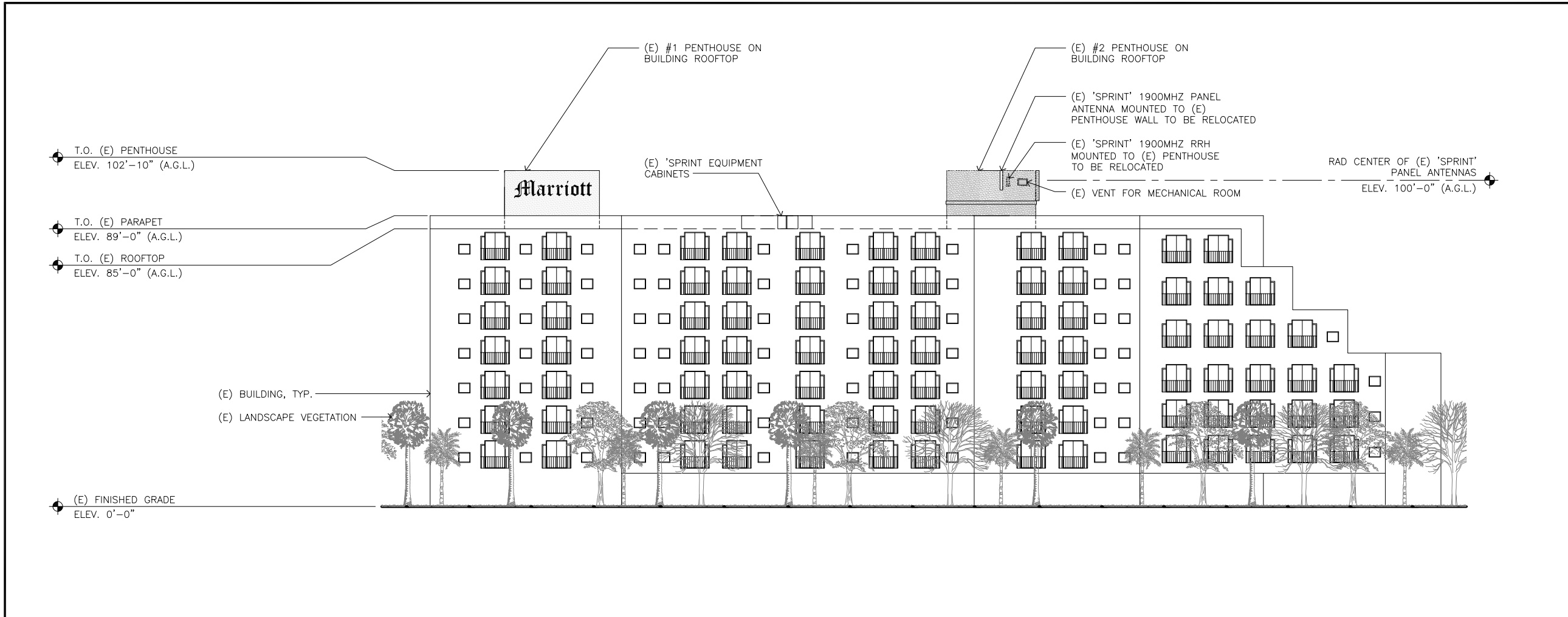
500 BAYVIEW CIRCLE
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SHEET DESCRIPTION:

SOUTH ELEVATIONS

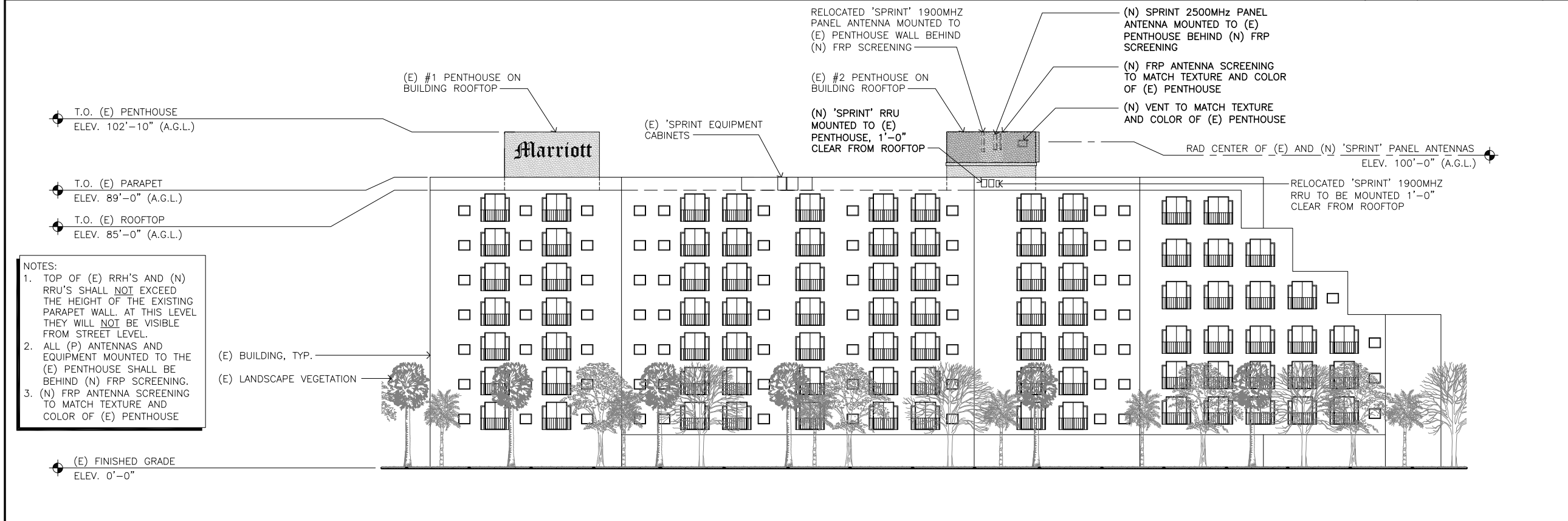
SHEET NUMBER:

A-3



EXISTING SOUTH ELEVATION

SCALE 1/16"=1'-0" 0 4' 8' 16' 32' **1**



FINAL SOUTH ELEVATION

SCALE 1/16"=1'-0" 0 4' 8' 16' 32' **2**

- NOTES:
1. TOP OF (E) RRH'S AND (N) RRU'S SHALL NOT EXCEED THE HEIGHT OF THE EXISTING PARAPET WALL. AT THIS LEVEL THEY WILL NOT BE VISIBLE FROM STREET LEVEL.
 2. ALL (P) ANTENNAS AND EQUIPMENT MOUNTED TO THE (E) PENTHOUSE SHALL BE BEHIND (N) FRP SCREENING.
 3. (N) FRP ANTENNA SCREENING TO MATCH TEXTURE AND COLOR OF (E) PENTHOUSE

REVISIONS:

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FOR 90% CDs		01/26/15	RBF	0

SITE NAME:

BAYVIEW

SITE CASCADE:

OG54XC559-A

SITE ADDRESS:

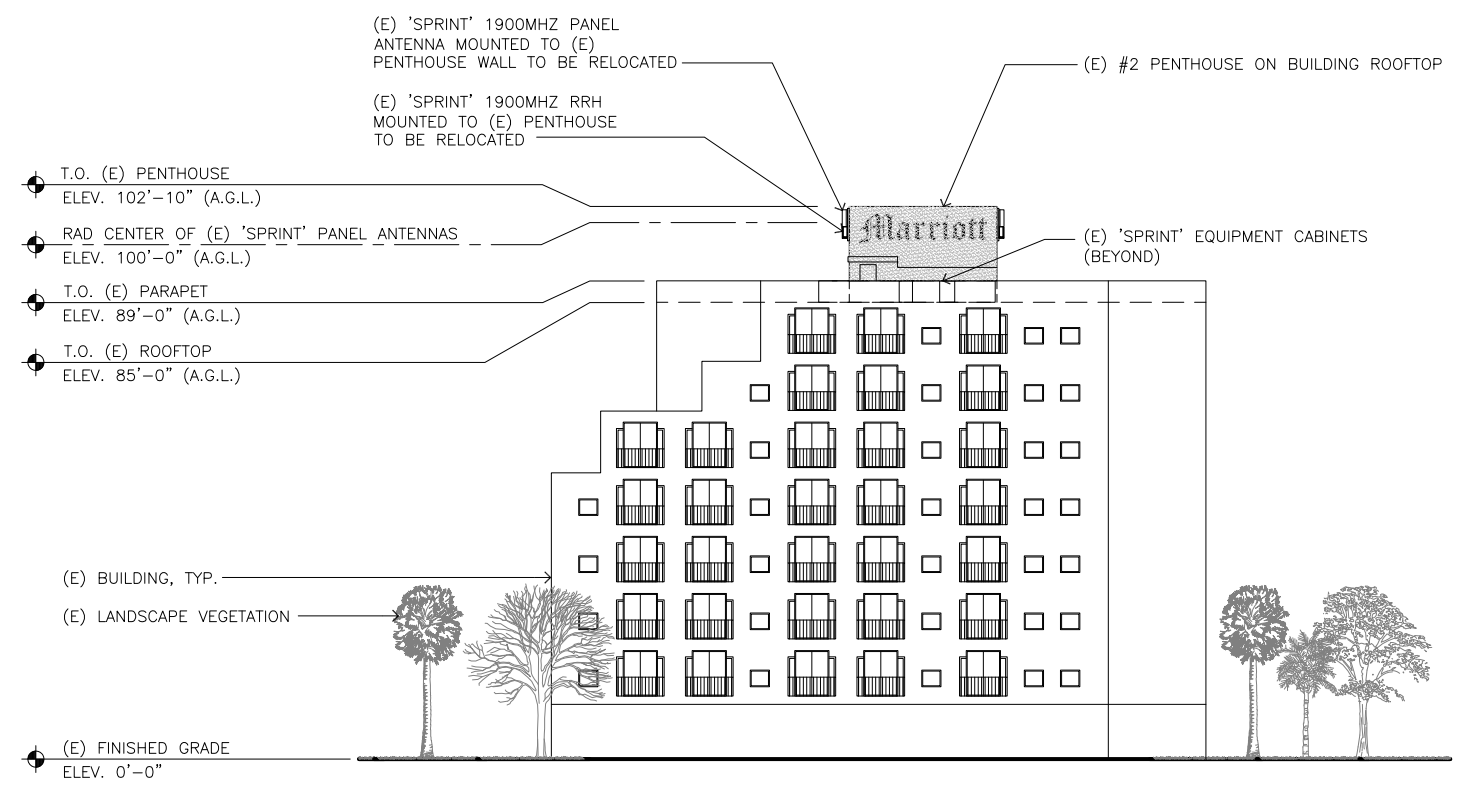
500 BAYVIEW CIRCLE
NEWPORT BEACH, CA 92660

SHEET DESCRIPTION:

EAST ELEVATIONS

SHEET NUMBER:

A-4

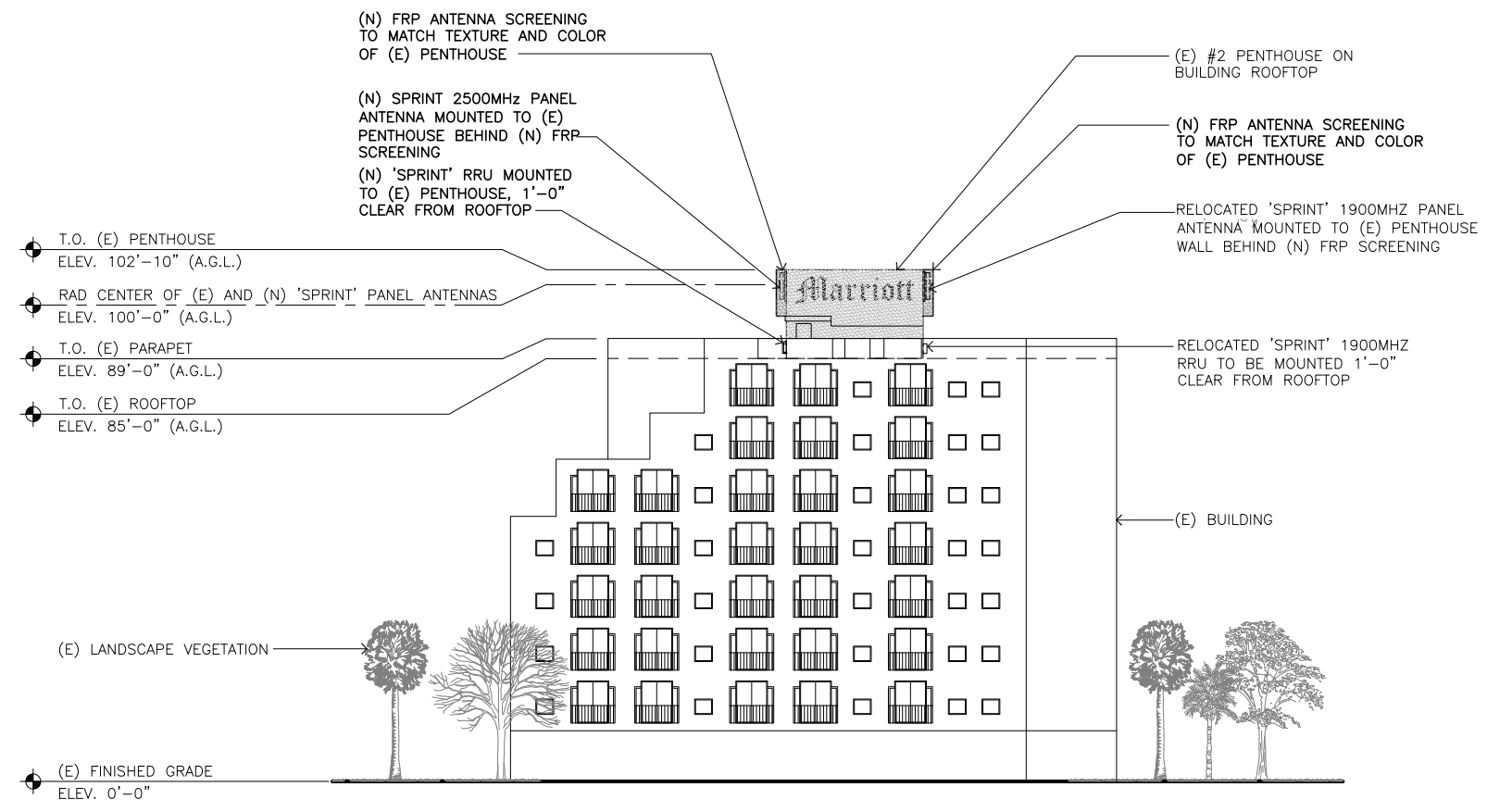


EXISTING EAST ELEVATION

SCALE: 1/16"=1'-0" 0' 4' 8' 16' 32' **1**

NOTES:

- TOP OF (E) RRH'S AND (N) RRU'S SHALL NOT EXCEED THE HEIGHT OF THE EXISTING PARAPET WALL. AT THIS LEVEL THEY WILL NOT BE VISIBLE FROM STREET LEVEL.
- ALL (P) ANTENNAS AND EQUIPMENT MOUNTED TO THE (E) PENTHOUSE SHALL BE BEHIND (N) FRP SCREENING.
- (N) FRP ANTENNA SCREENING TO MATCH TEXTURE AND COLOR OF (E) PENTHOUSE



FINAL EAST ELEVATION

SCALE: 1/16"=1'-0" 0' 4' 8' 16' 32' **2**

REVISIONS:

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FOR 90% CDs		01/26/15	RBF	0

SITE NAME:

BAYVIEW

SITE CASCADE:

OG54XC559-A

SITE ADDRESS:

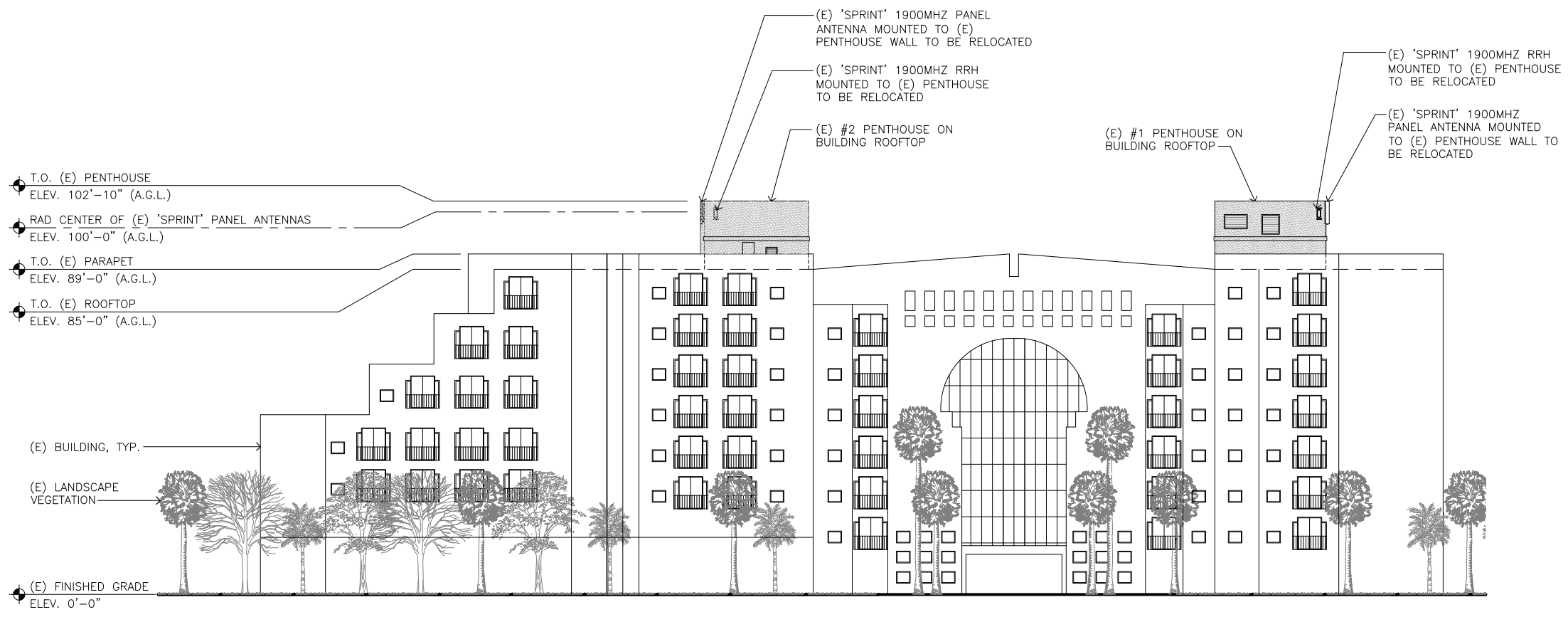
**500 BAYVIEW CIRCLE
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SHEET DESCRIPTION:

NORTH ELEVATIONS

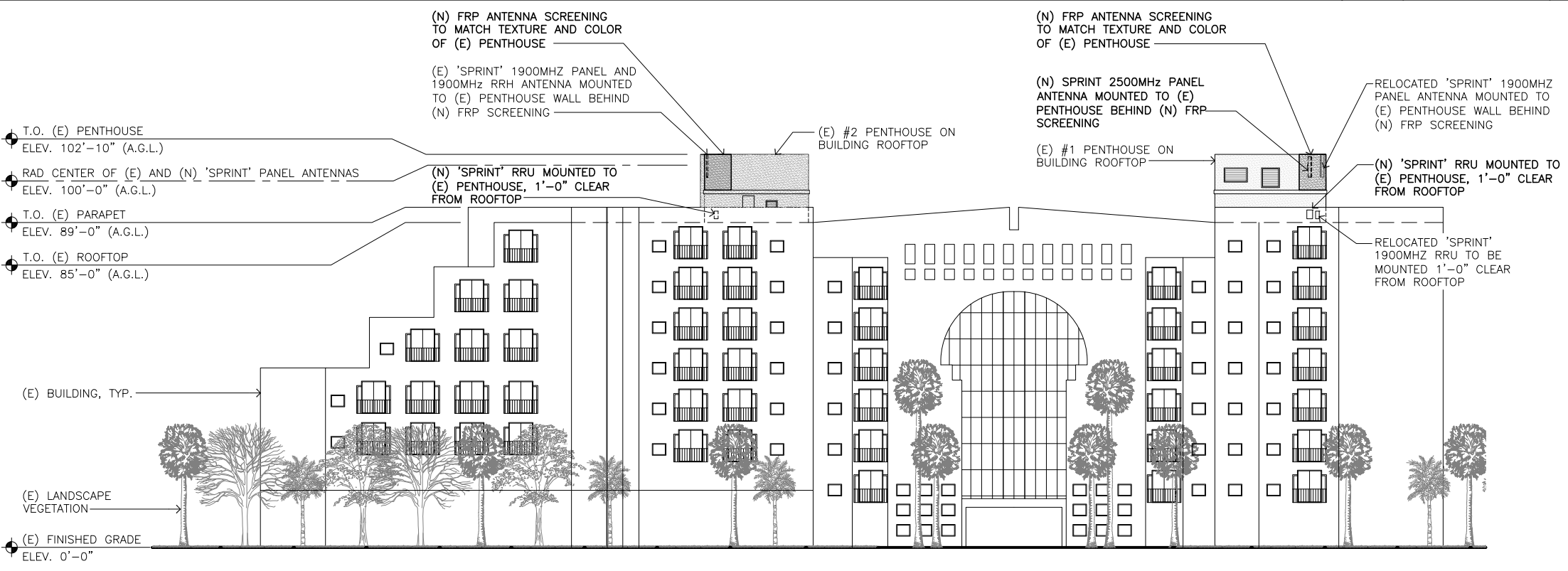
SHEET NUMBER:

A-5



EXISTING NORTH ELEVATION

SCALE
1/16"=1'-0" 0' 4' 8' 16' 32' **1**



NOTES:

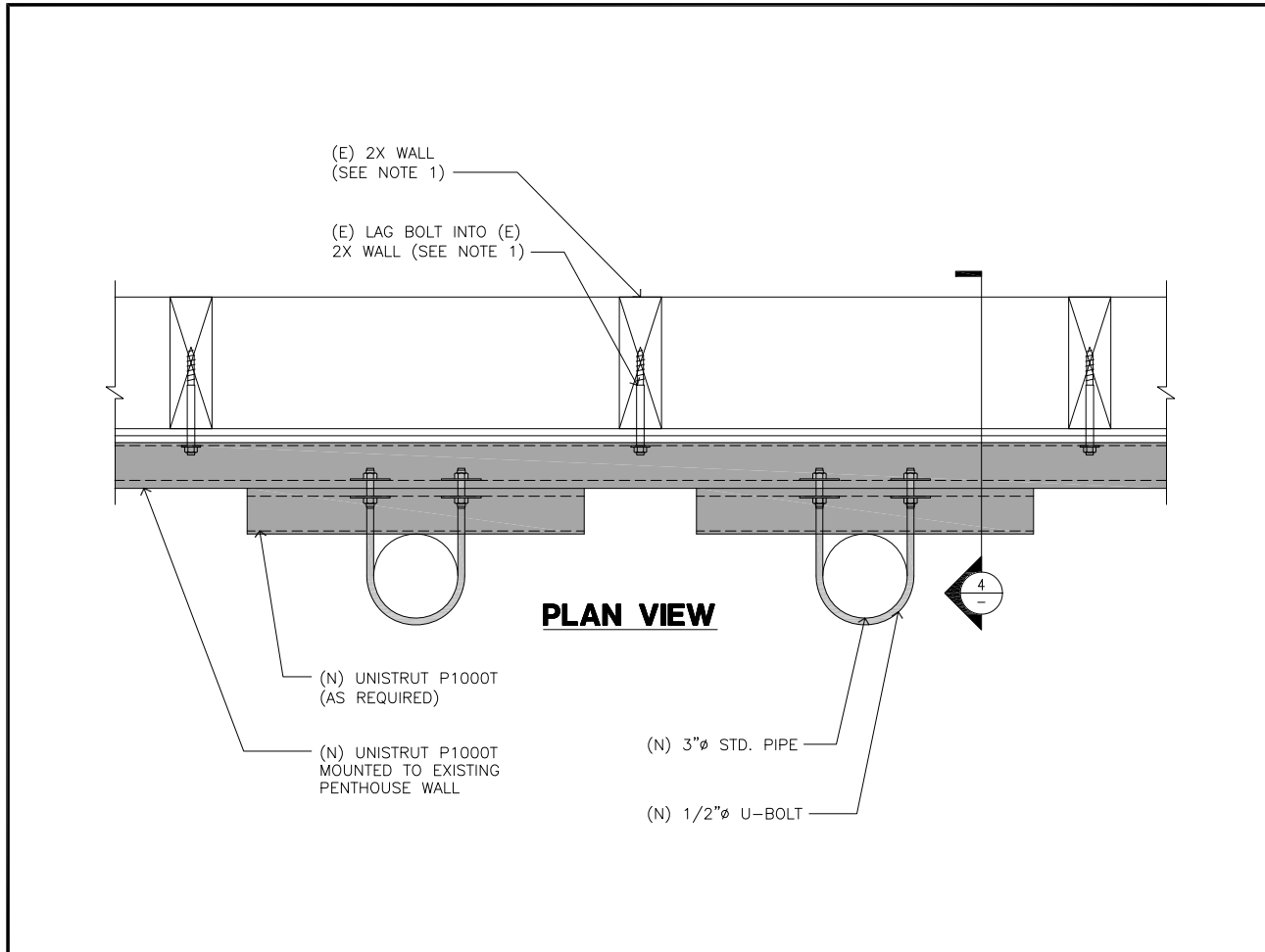
- TOP OF (E) RRH'S AND (N) RRU'S SHALL NOT EXCEED THE HEIGHT OF THE EXISTING PARAPET WALL. AT THIS LEVEL THEY WILL NOT BE VISIBLE FROM STREET LEVEL.
- ALL (P) ANTENNAS AND EQUIPMENT MOUNTED TO THE (E) PENTHOUSE SHALL BE BEHIND (N) FRP SCREENING.
- (N) FRP ANTENNA SCREENING TO MATCH TEXTURE AND COLOR OF (E) PENTHOUSE

FINAL NORTH ELEVATION

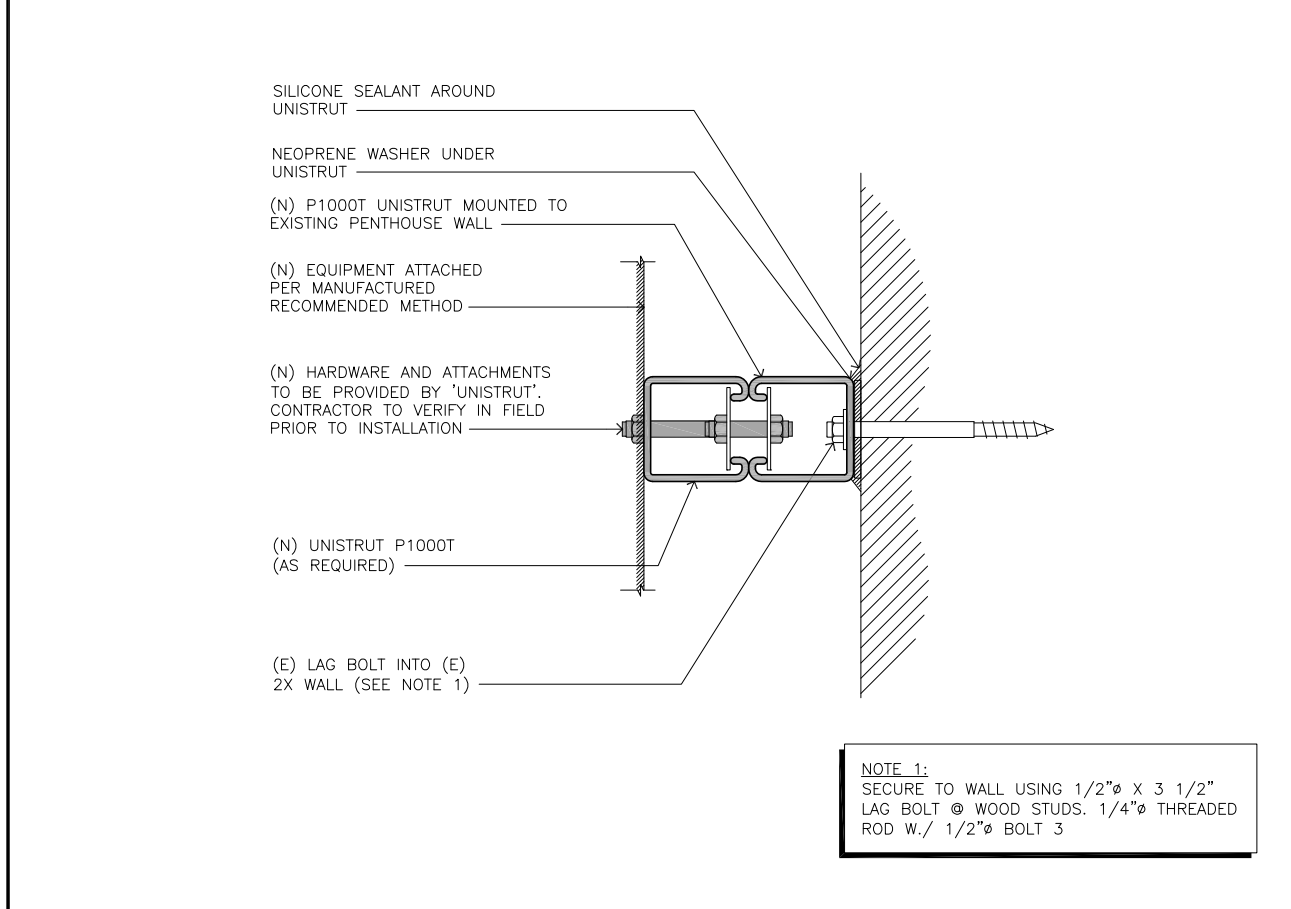
SCALE
1/16"=1'-0" 0' 4' 8' 16' 32' **2**

REVISIONS:

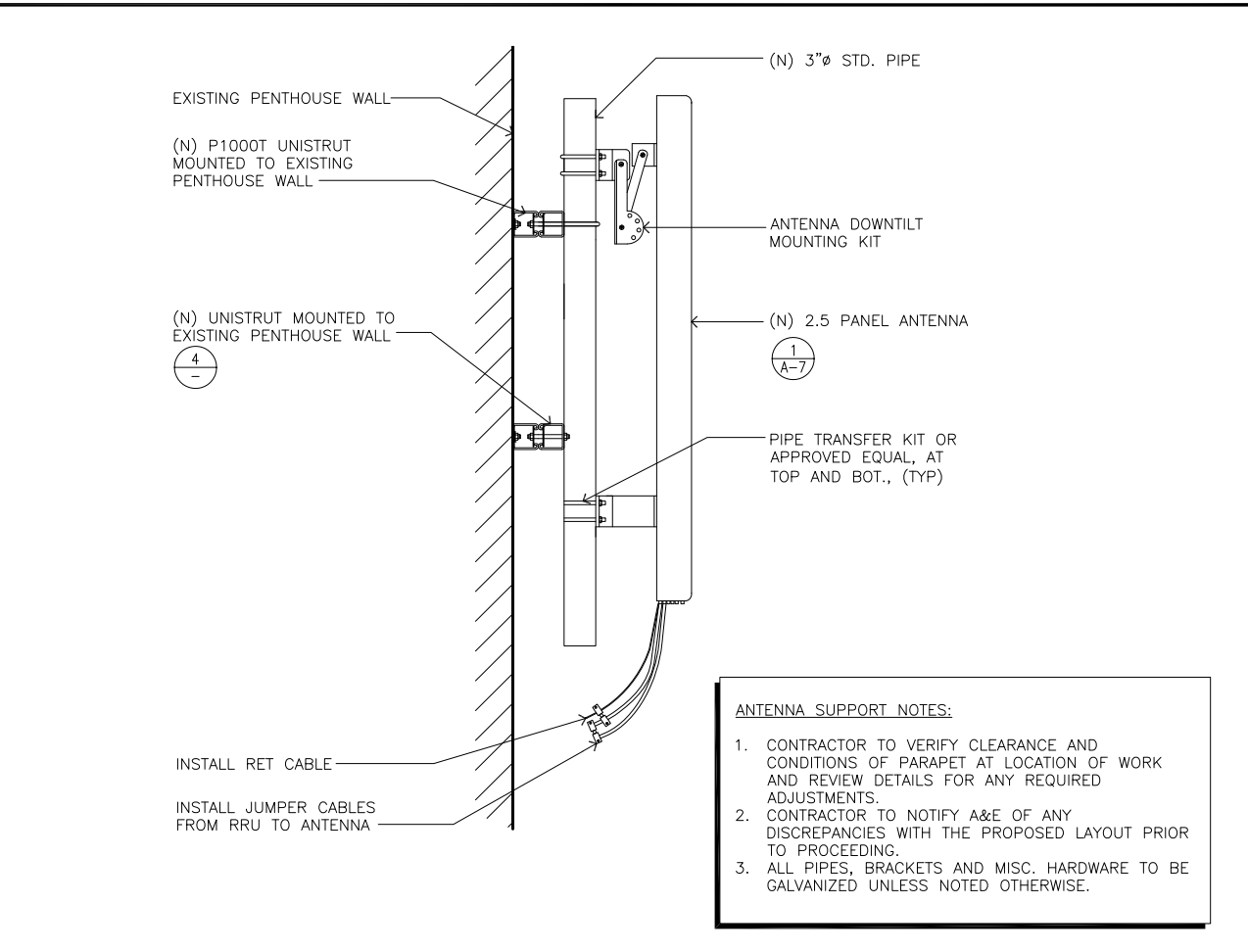
ISSUED FOR	DESCRIPTION	DATE	BY	REV
FOR 90% CDs		01/26/15	RBF	0



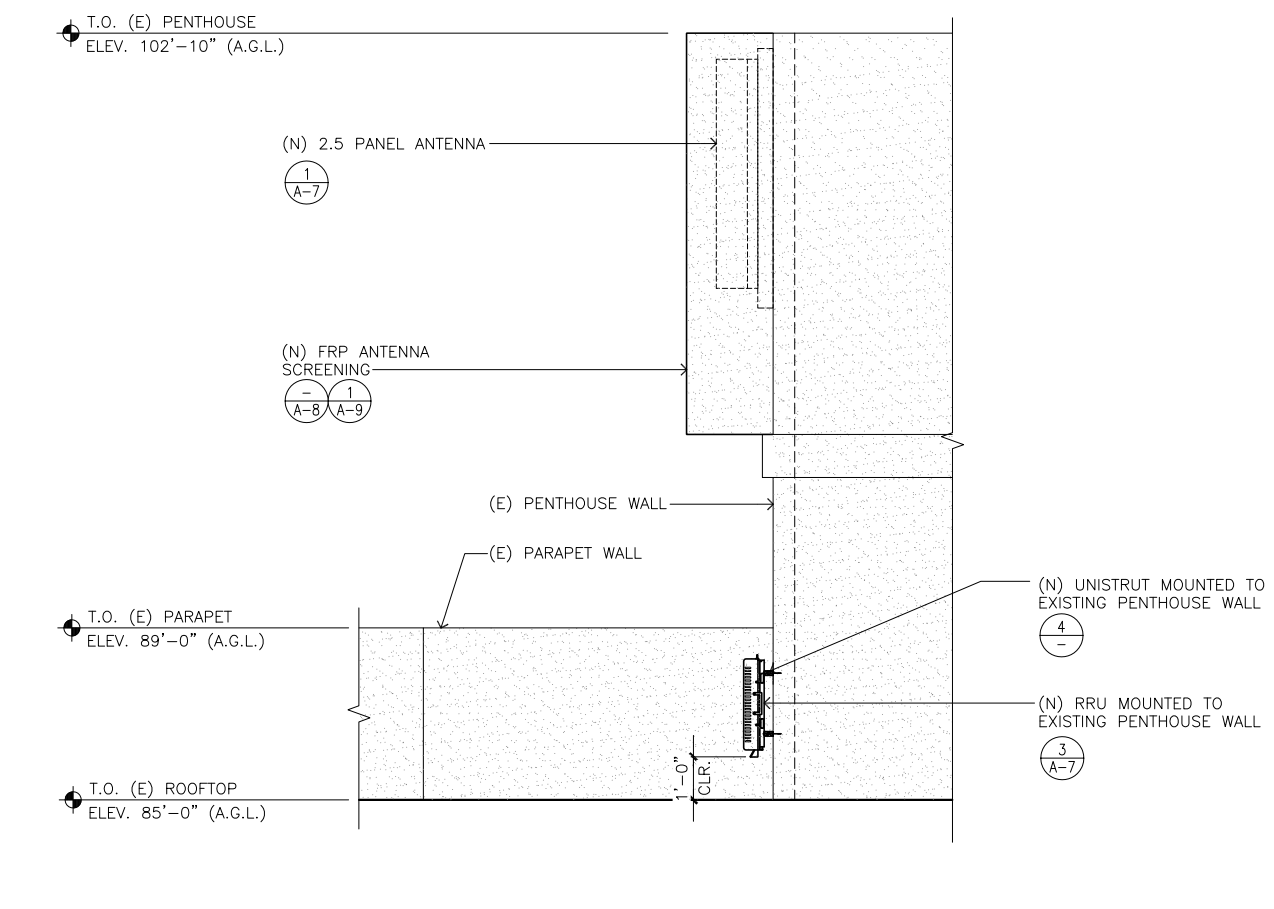
MOUNTING DETAIL SCALE N.T.S. **3**



ANCHOR DETAIL SCALE N.T.S. **4**

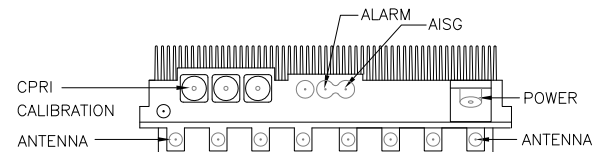


MOUNTING DETAIL SCALE N.T.S. **1**

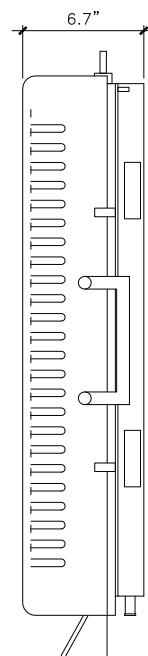


SECTION VIEW AT ROOFTOP SCALE N.T.S. **2**

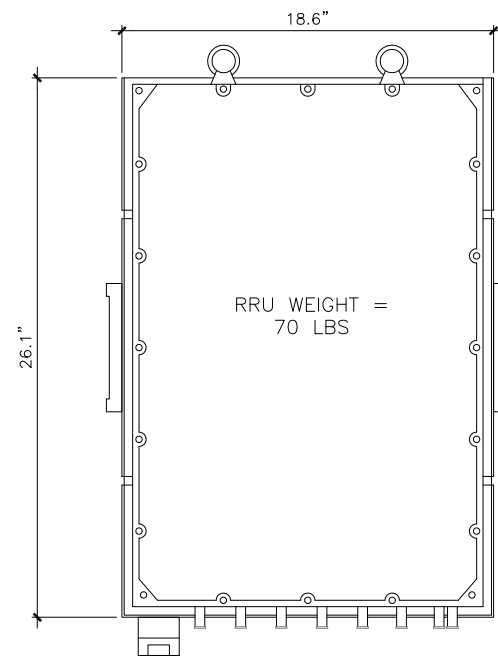
- ANTENNA SUPPORT NOTES:**
1. CONTRACTOR TO VERIFY CLEARANCE AND CONDITIONS OF PARAPET AT LOCATION OF WORK AND REVIEW DETAILS FOR ANY REQUIRED ADJUSTMENTS.
 2. CONTRACTOR TO NOTIFY A&E OF ANY DISCREPANCIES WITH THE PROPOSED LAYOUT PRIOR TO PROCEEDING.
 3. ALL PIPES, BRACKETS AND MISC. HARDWARE TO BE GALVANIZED UNLESS NOTED OTHERWISE.



PLAN VIEW



SIDE VIEW



FRONT VIEW

RRU MAKE AND MODEL

MANUFACTURER: ALU
 MODEL: TD-RRH8x20-25
 DIMENSIONS, HxWxD.in(mim): 26.1"x18.6"x6.7"
 WEIGHT: 70 lbs

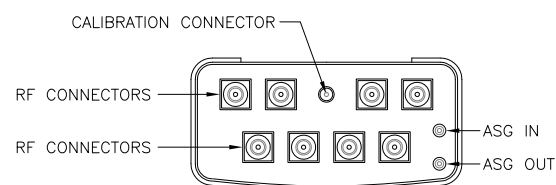
RRU WEIGHT = 70 LBS

NOTES

COMPLY WITH MANUFACTURERS INSTRUCTIONS TO ENSURE THAT ALL RRU'S RECEIVE ELECTRICAL POWER WITHIN 24 HOURS OF BEING REMOVED FROM THE MANUFACTURER'S PACKAGING. DO NOT OPEN RRU PACKAGES IN THE RAIN

ANTENNA MAKE AND MODEL

MANUFACTURER: RFS/CELLWAVE
 MODEL: APXVTM14-C-120
 DIMENSIONS, HxWxD.in(mim): 56.3" X 12.6" X 6.3"
 WEIGHT: 56.2 lbs

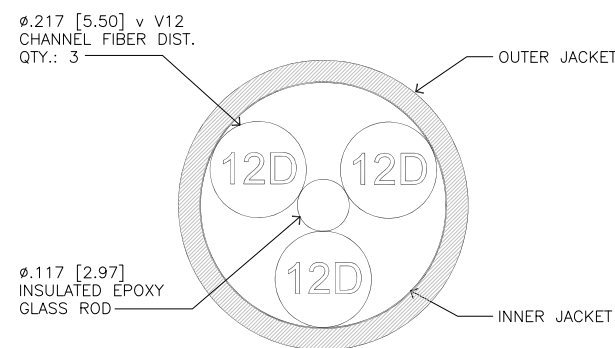


2500MHz RRUS

SCALE N.T.S. **3**

2500MHz ANTENNA

SCALE N.T.S. **1**

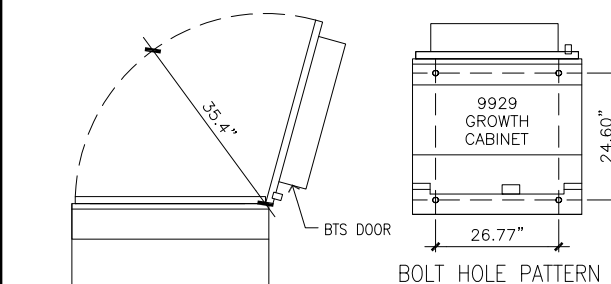


NOTE: CABLE CROSS-SECTION NOT DRAWN TO SCALE

HYBRIFLEX™ RRH Fiber Only Cabling Solution, 0x18, Riser, 5/8", Multi-Mode Fiber

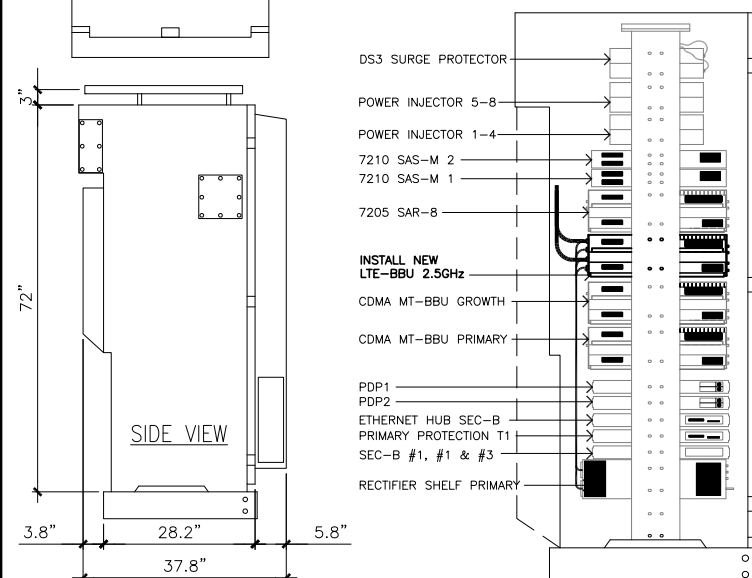
Mechanical Properties	
Weight, Approximate	0.36 (0.242)
Minimum Bending Radius, Single Bending	90 (4)
Minimum Bending Radius, Repeated Bending	254 (10)
Fiber Optic Properties	
Version	Multi-mode bend tolerant fiber-12 channel cable
Quantity, Fiber Count	18 pairs (9 main, 9 spares)
Minimum Bending Radius (Installation)	114.3 (4.5)
Environment	
Installation Temperature	-20 to +65 (-4 to +149)
Operation Temperature	-40 to +65 (-40 to +149)
Storage Temperature	-40 to +70 (-40 to +158)

Assembly Length, ft	Model Number	Description
25	HB058-M12-025F	18pr multi-mode fiber, TOP: 3 MPO connectors; BOTTOM: 18 LC connectors
50	HB058-M12-050F	18pr multi-mode fiber, TOP: 3 MPO connectors; BOTTOM: 18 LC connectors
75	HB058-M12-075F	18pr multi-mode fiber, TOP: 3 MPO connectors; BOTTOM: 18 LC connectors
100	HB058-M12-100F	18pr multi-mode fiber, TOP: 3 MPO connectors; BOTTOM: 18 LC connectors
125	HB058-M12-125F	18pr multi-mode fiber, TOP: 3 MPO connectors; BOTTOM: 18 LC connectors
150	HB058-M12-150F	18pr multi-mode fiber, TOP: 3 MPO connectors; BOTTOM: 18 LC connectors
175	HB058-M12-175F	18pr multi-mode fiber, TOP: 3 MPO connectors; BOTTOM: 18 LC connectors
200	HB058-M12-200F	18pr multi-mode fiber, TOP: 3 MPO connectors; BOTTOM: 18 LC connectors



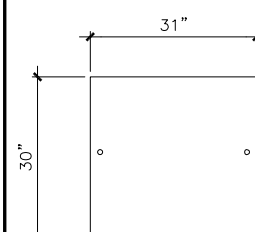
SPRINT TO INSTALL (1) NEW BASEBAND UNIT INSIDE THE EXISTING MMBTS CABINET

BOLT HOLE PATTERN

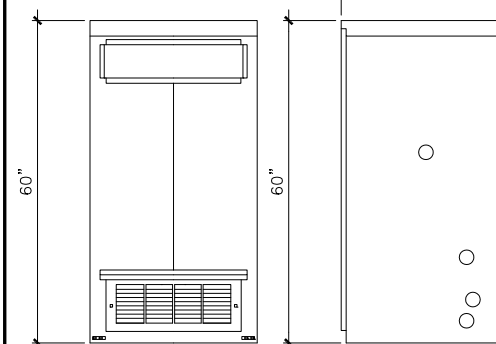


SIDE VIEW

SPRINT TO INSTALL (4) NEW BATTERIES INSIDE THE EXISTING BATTERY CABINET

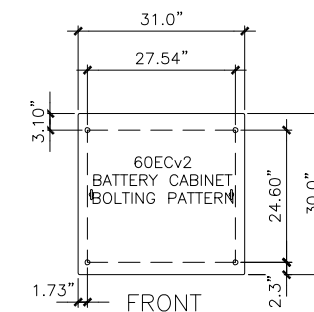


TOP

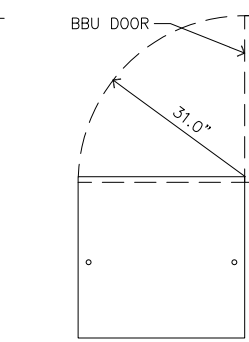


FRONT

RIGHT SIDE



BOLTING PATTERN



CLEARANCE FRONT DOOR SWING

DOOR SWING

FIBER ONLY CABLE (16) X-SECTION

SCALE N.T.S. **5**

(E) MMBTS CABINET

SCALE N.T.S. **4**

(E) BATTERY CABINET

SCALE N.T.S. **2**

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PLANS PREPARED BY:



EQUIPMENT MANUFACTURER:



MLA PARTNER:

ENGINEERING LICENSE:

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SITE CASCADE:

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SITE ADDRESS:

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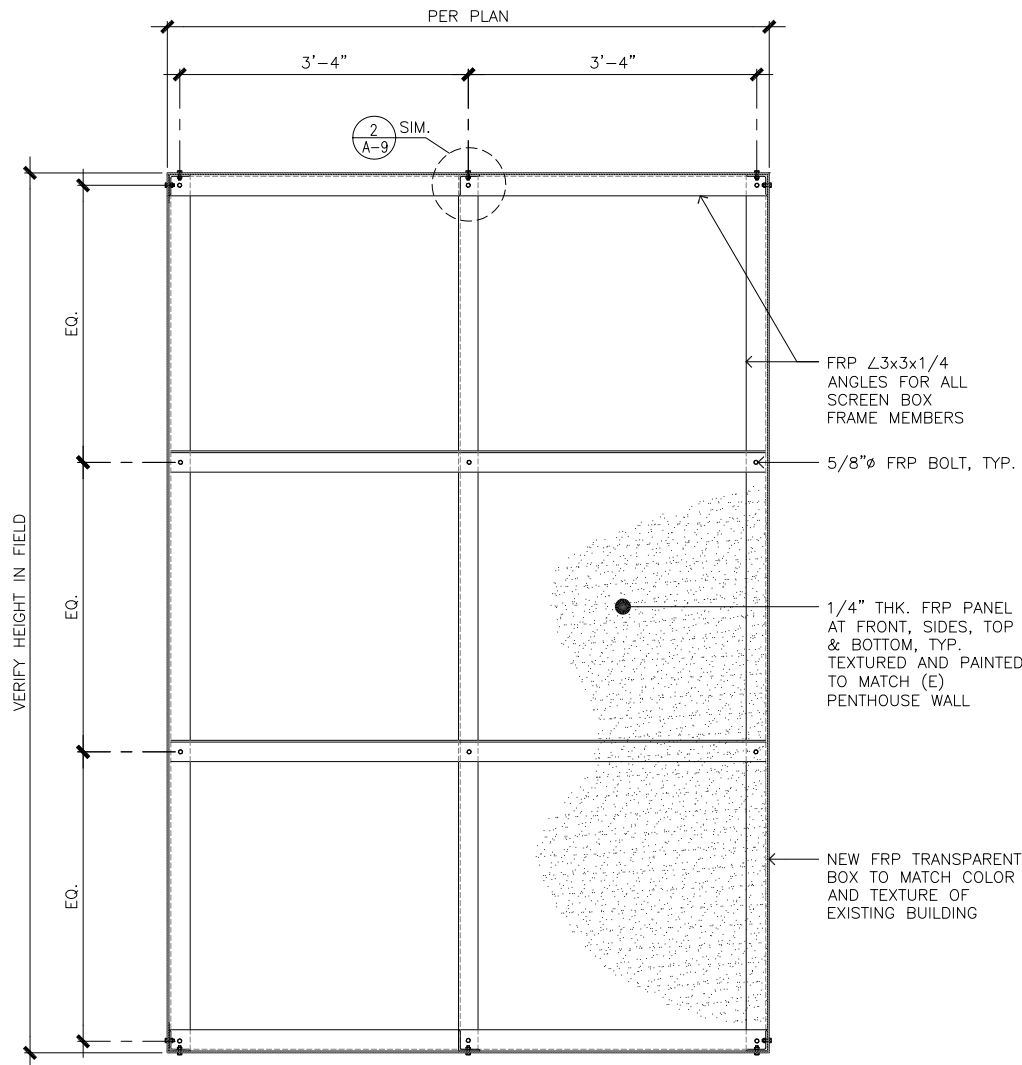
SHEET DESCRIPTION:

EQUIPMENT DETAILS

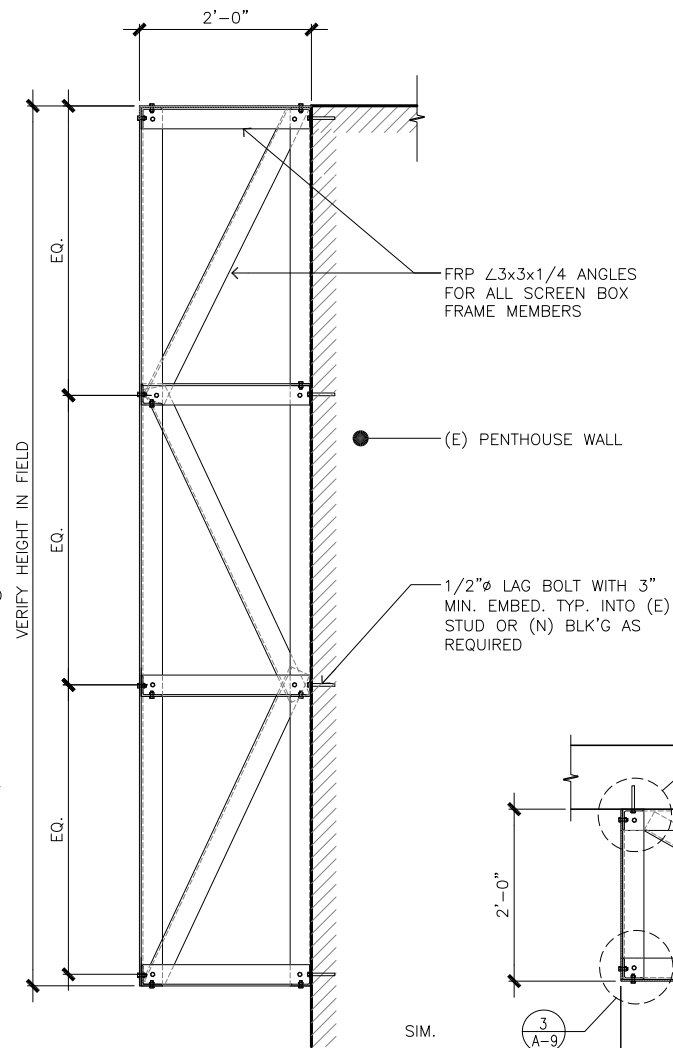
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A-7

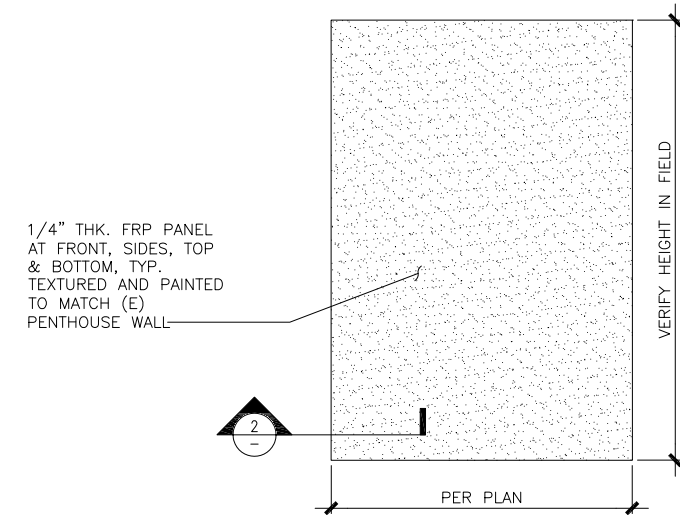
NOTE:
SEE ENGINEERING CALCULATIONS FOR MORE SPECIFIC ATTACHMENT ANCHORING AND DETAILS.



FRONT VIEW

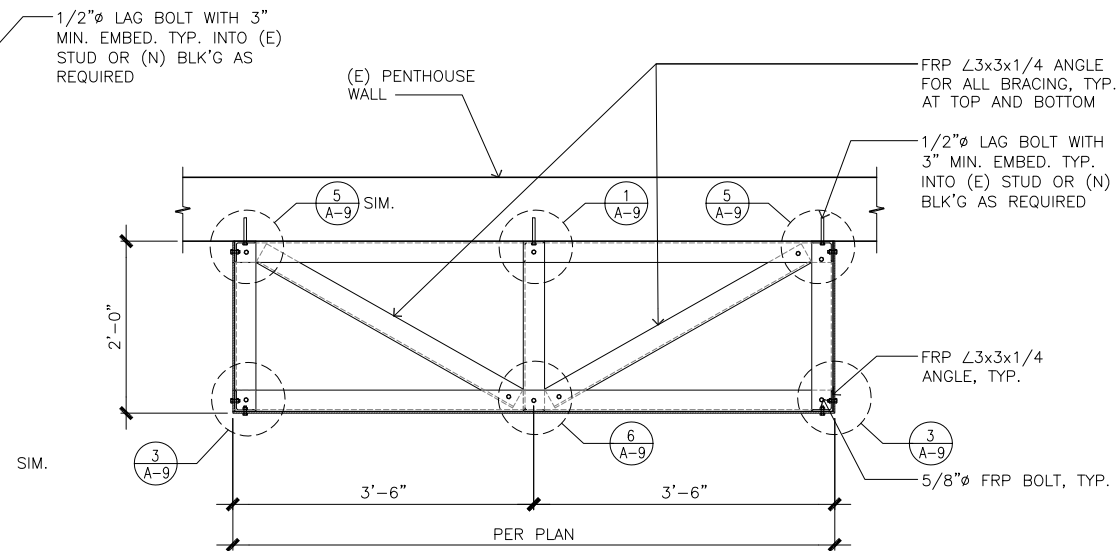


SIDE VIEW



SCREEN DESIGN LAYOUT - FRP SCREEN

SCALE
1/2"=1'-0" **1**



TOP AND BOTTOM VIEW

SCREEN DESIGN LAYOUT - FRAMING

SCALE
1"=1'-0" **2**

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SITE CASCADE:
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SHEET DESCRIPTION:
FRP SCREEN WALL DETAILS

SHEET NUMBER:
A-8

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SITE NAME:

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SITE CASCADE:

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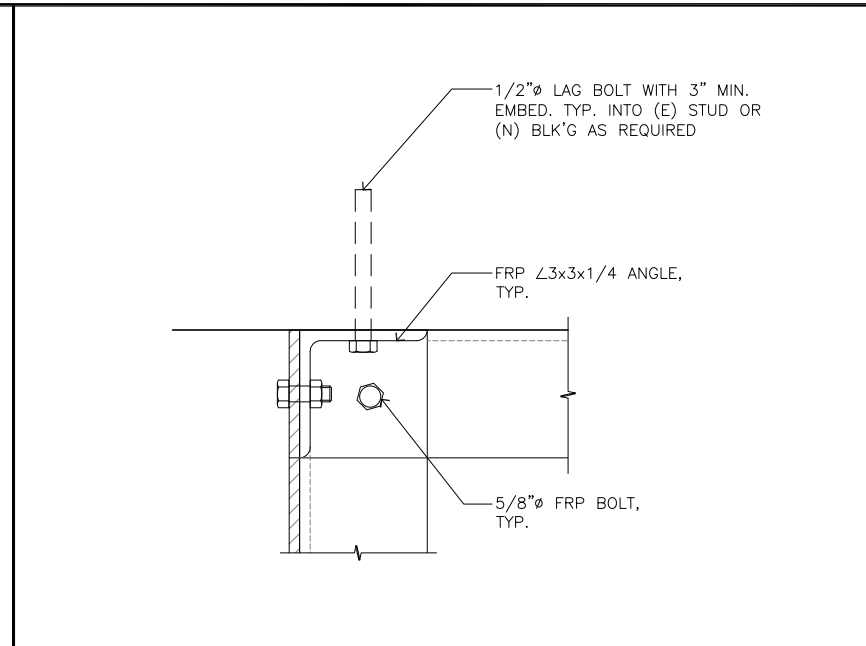
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**FRP SCREEN WALL
DETAILS**

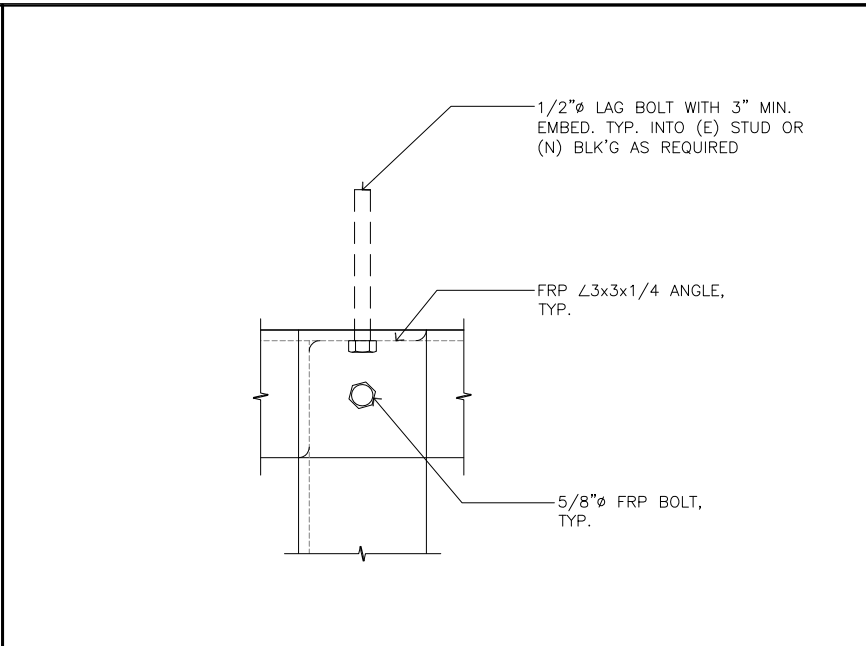
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A-9

NOT USED

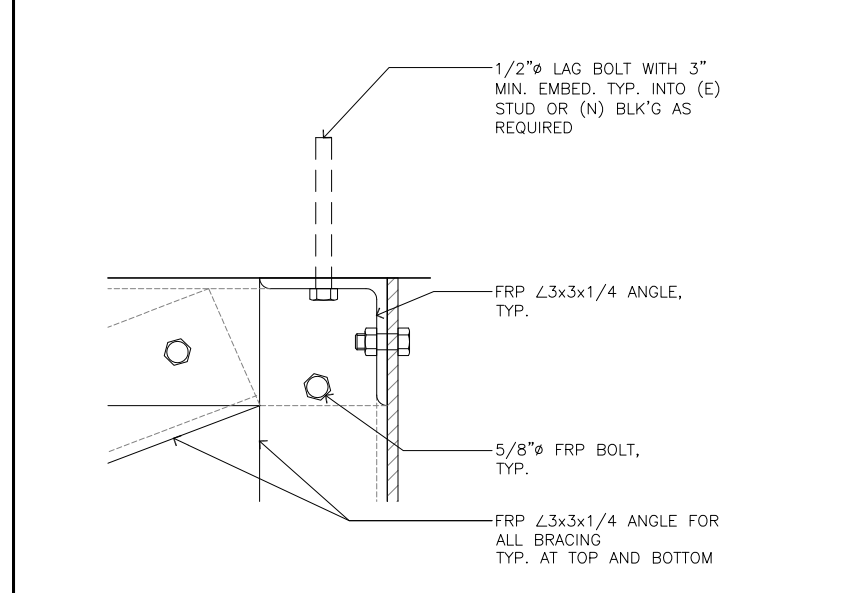


7 CONNECTION DETAIL SCALE 6"=1'-0"

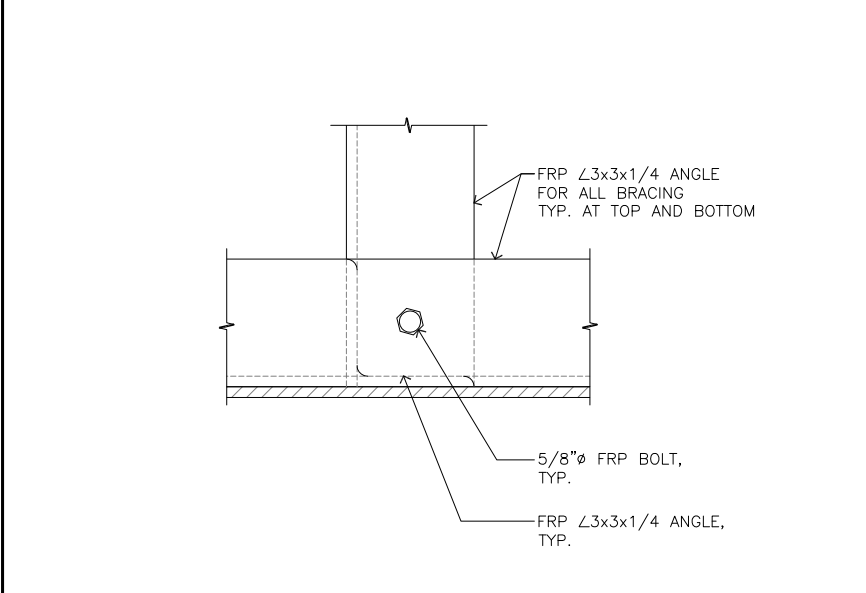


4 CONNECTION DETAIL SCALE 6"=1'-0"

NOT USED

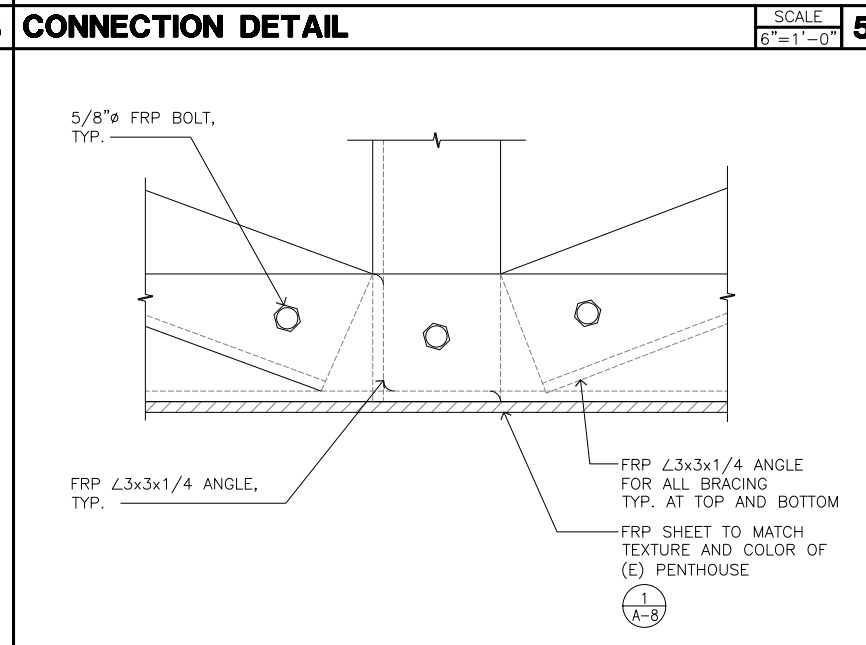


8 CONNECTION DETAIL SCALE 6"=1'-0"

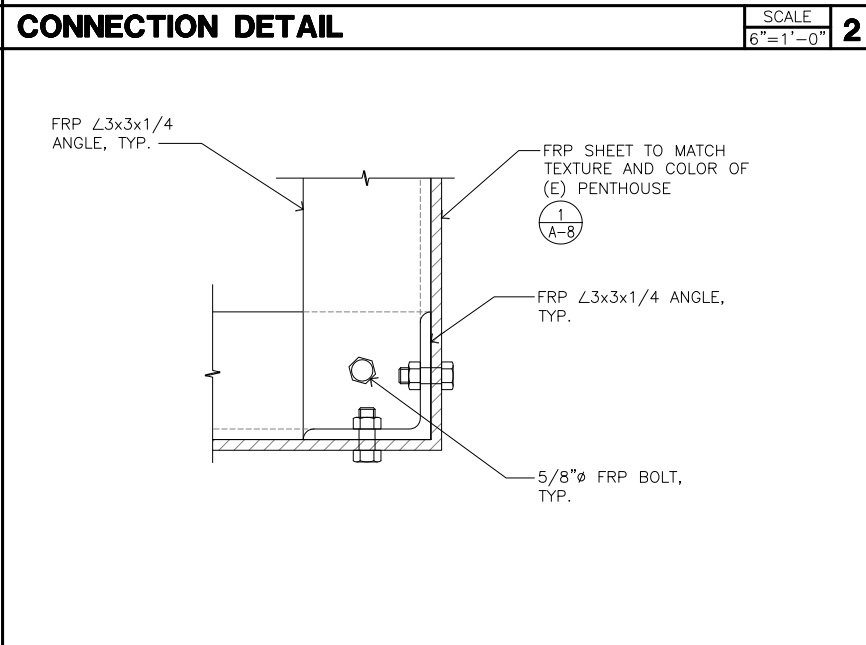


5 CONNECTION DETAIL SCALE 6"=1'-0"

NOT USED



9 CONNECTION DETAIL SCALE 6"=1'-0"



6 CONNECTION DETAIL SCALE 6"=1'-0"

NOT USED

REVISIONS:

ISSUED FOR	DESCRIPTION	DATE	BY	REV
90% CDs		01/26/15	RBF	0

SITE NAME: **BAYVIEW**

SITE CASCADE: **OG54XC559-A**

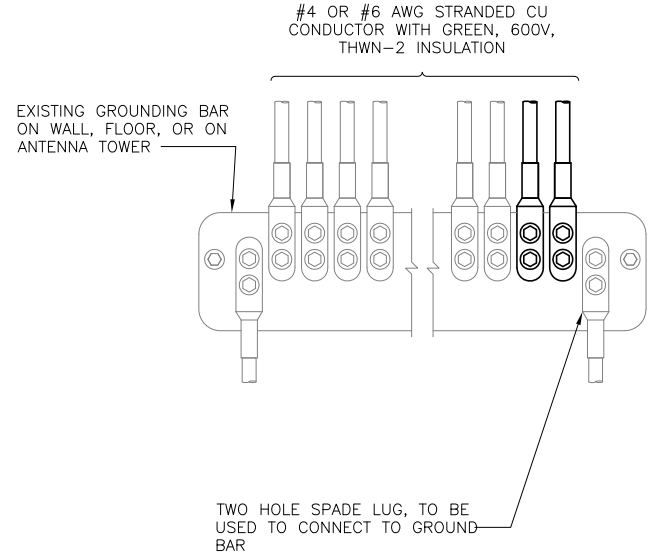
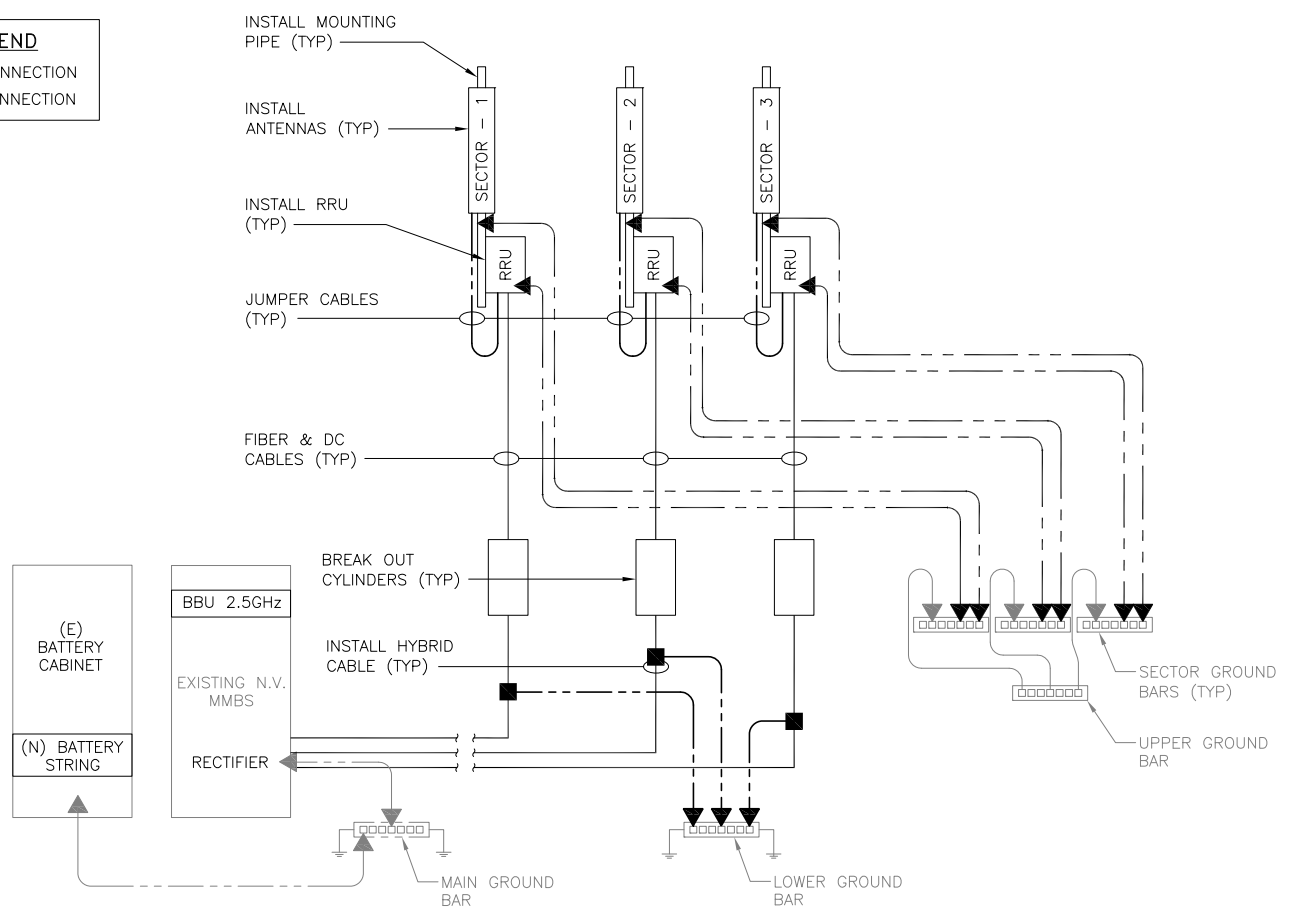
SITE ADDRESS: **500 BAYVIEW CIRCLE
NEWPORT BEACH, CA 92660**

SHEET DESCRIPTION: **GROUNDING & ELECTRICAL PLAN**

SHEET NUMBER: **E-1**

SYMBOL LEGEND

■ EXOTHERMIC CONNECTION
▲ MECHANICAL CONNECTION



NOTES

1. APPLY NO-OX TO LUG AND BAR CONTACT SURFACE. DO NOT COAT INLINE LUG.
2. IF STOLEN GROUND BARS ARE ENCOUNTERED, CONTACT SPRINT CM FOR REPLACEMENT THREADED ROD KIT.

GROUNDING RISER DIAGRAM

SCALE: N.T.S. **3**

GROUNDING INSTALLATION

SCALE: N.T.S. **1**

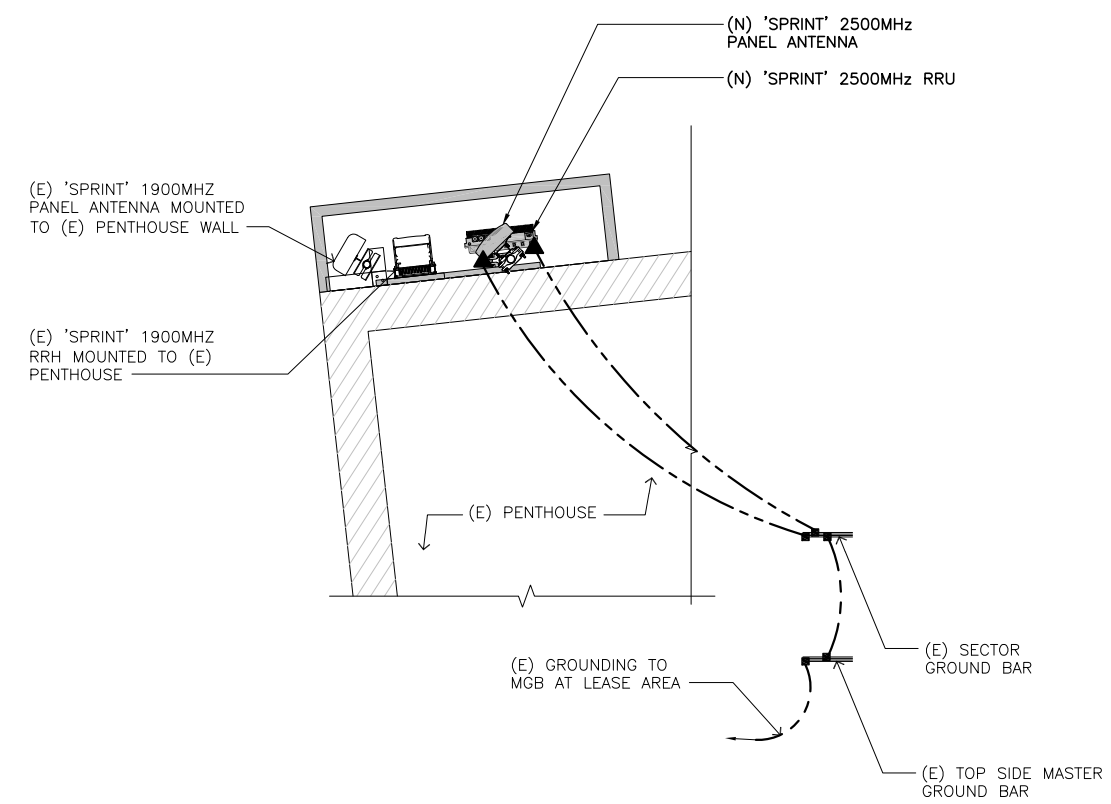
LEGEND:

--- EXISTING GROUND RING

■ CADWELD CONNECTION (EXOTHERMIC WELD)

▲ MECHANICAL CONNECTION

⊗ GROUND ROD

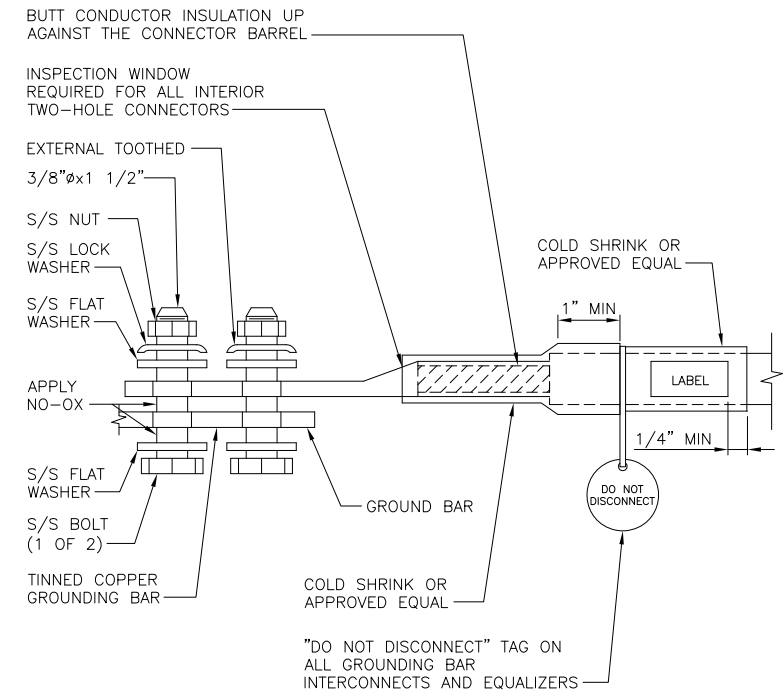


TYPICAL ANTENNA GROUNDING PLAN (TYPICAL GROUNDING ALL SECTORS)

SCALE: N.T.S. **4**

TWO HOLE LUG

SCALE: N.T.S. **2**





**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915
(949) 644-3200 Fax: (949) 644-3229

www.newportbeachca.gov

**COMMUNITY DEVELOPMENT DIRECTOR ACTION
LETTER**

Application No.: Staff Approval No. SA2015-003 (PA2015-037)
Applicant: Newport Beach Country Club, Inc.
Site Address: 1600 E. Coast Highway
Legal Description: Parcels 1 and 3 of Parcel Map No. 79-704 and a portion of Back Bay Drive as shown on Parcel Map No. 79-704

On **March 6, 2015**, the Community Development Director approved Staff Approval No. SA2015-003. This approval is based on the following findings and is subject to the following conditions:

PROJECT SUMMARY

The applicant proposes minor changes to Site Development Review No. SD2011-003, allowing construction of a new golf clubhouse, associated parking lot, and maintenance facility.

ZONING DISTRICT/GENERAL PLAN

- **Zone:** PC-47 (Newport Beach Country Club)
- **General Plan:** PR (Park & Recreation)

I. BACKGROUND

On February 14, 2012, City Council made necessary environmental determinations consistent with the California Environmental Quality Act (CEQA) and approved entitlement applications to allow the applicant to replace an existing 23,460-square-foot golf clubhouse with a 54,819-square-foot golf clubhouse, and reconstruct the existing parking lot and golf course maintenance facility. A General Plan Amendment was also approved to increase the development limit of the golf clubhouse by 21,000 gross square feet, from 35,000 square feet to 56,000 square feet.

On April 25, 2014, the Community Development Director approved Staff Approval No. SA2014-003 allowing the following changes to the approved plans: 1) a reduction in the clubhouse building footprint (overall square footage of the clubhouse remained at 54,819 square feet); 2) an increase in the landscape buffer between the clubhouse and the

adjacent tennis club; 3) the addition of a swimming pool; 4) elimination of a new golf course maintenance building; 5) the addition of a new carport structure within the maintenance yard; 6) elimination of the existing frontage road adjacent to East Coast Highway; and 7) elimination of the previously proposed service entry and driveway from East Coast Highway.

II. PROPOSED CHANGES

The applicant is proposing to convert 1,039 square feet of golf cart and bag storage areas within the basement that are not counted toward gross floor area, for entitlement purposes, to increase the employee lounge, bulk and beverage storage areas, and the addition of audio-visual and building management rooms and mechanical rooms. The proposed changes would increase the gross floor area from 54,819 to 55,983 square feet. Table 1 below provides a comparison of the proposed changes to the basement floor area. Table 2 below illustrates that the proposed floor area remains below the maximum of 56,000 square feet allowed per the General Plan Land Use development limit. The overall building footprint, size and height will remain the same as the changes are located in the basement of the proposed clubhouse building.

Table 1

Proposed Revision		As Approved (SA2014-003)	
Component	Floor Area (s.f.)	Component	Floor Area (s.f.)
1 st Floor	31,385	1 st Floor	31,639
2 nd Floor	21,040	2 nd Floor	20,990
Basement (non-exempt)	3,558	Basement (non-exempt)	2,190
Total	55,983	Total	54,819
Basement (Cart Barn)	7,322	Basement (Cart Barn)	8,690
(E) Maintenance Bldg.	2,035	(E) Maintenance Bldg.	2,035
Pool Snack Bar	513	Pool Snack Bar	513
Pool Restroom Facilities	625	Pool Restroom Facilities	625
Pool Equipment	752	Pool Equipment	752
Total	67,230	Total	67,434

Table 2

Component	Proposed Revision Floor Area (s.f.)	As Approved (SA2014-003) Floor Area (s.f.)
Lower Level	31,385	31,639
Upper Level	21,040	20,990
Basement (Usable)	3,558	2,190
Total	55,983	54,819

III. FINDINGS

Pursuant to Section 4.8 (Minor Changes by the Director) of the Newport Beach Country Club Planned Community Development Plan (PCDP) and Section 20.54.070 (Changes to an Approved Project) of the Municipal Code, the Community Development Director may authorize minor changes to an approved site plan, architecture, or the nature of the approved use, without a public hearing, and waive the requirement for a new use permit application. This staff approval is based on the following findings and facts in support of the findings.

Finding:

A. *Are consistent with all applicable provisions of this Zoning Code.*

Facts in Support of Finding:

1. The PCDP allows for the development of a golf course with a clubhouse of up to 56,000 square feet, exclusive of any enclosed golf cart and bag storage areas, ramps, and washing areas. The green keeper/maintenance buildings, snack bar, separate golf course restroom facilities, starter shack and similar ancillary buildings are exempt from this development limit. The maximum allowable building height for the golf clubhouse is 50 feet.
2. The applicant is proposing to convert approximately 1,039 square feet of golf cart and bag storage areas in the basement of the approved building to allow for the expansion of the employee lounge, food and beverage storage area and equipment rooms at the basement level. The changes in floor plan will not increase the overall building footprint or expand the total basement area, size or height of the golf clubhouse. The uses of these areas are ancillary to the clubhouse and therefore are consistent with the PCDP.

Finding:

B. *Do not involve a feature of the project that was a basis for or subject of findings or exemptions in a negative declaration or Environmental Impact Report for the project.*

Facts in Support of Finding:

1. The proposed changes are minor and consistent with the approved site development plans that were analyzed by adopted Mitigated Negative Declaration No. ND2010-010 (MND) and supporting documents, and are not substantial thus will not requiring revision or recirculation of the previously-adopted MND. No increase in the size of the basement will occur and therefore no increase in grading will occur.

Finding:

- C. *Do not involve a feature of the project that was specifically addressed or was the subject of a condition(s) of approval for the project or that was a specific consideration by the applicable review authority in the project approval.*

Facts in Support of Finding:

1. The proposed changes to the floor plan area do not involve any project features that were subject to conditions of approval. The use of the golf clubhouse remains the same. The increase in square footage, from 54,819 to 55,983 is within the maximum allowance of 56,000 by the General Plan Land Use development limit and PCDP.

Finding:

- D. *Do not result in an expansion or change in operational characteristics of the use.*

Facts in Support of Finding:

1. There are no operational changes proposed that would affect the nature of the golf clubhouse which is consistent with PCDP.

IV. DETERMINATION

The Community Development Director hereby determines that the proposed changes are minor in nature and are consistent with the criteria specified in Section 4.8 of PCDP which authorizes the approval of minor changes to the approved site plan by the Community Development Director.

V. CONDITIONS OF APPROVAL

1. The maximum gross floor area of the golf clubhouse shall be 55,983 square feet in size.
2. *To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Newport Beach Country Club Golf Club including, but not limited to, Staff Approval No. SA2015-003. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such*

proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

3. All previous applicable conditions of approval of Site Development Review No. SD2011-003 and Staff Approval No. SA2014-003 shall remain in effect.

APPEAL PERIOD: An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows a ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

On behalf of Kimberly Brandt, AICP, Community Development Director

By:



Rosalinh Ung
Associate Planner

JC/ru

Attachments: CD 1 Vicinity Map
CD 2 Project Plans

Attachment No. CD 1

Vicinity Map

VICINITY MAP



Staff Approval No. SA2015-003
PA2015-037

1600 E. Coast Highway

Attachment No. CD 2

Project Plans

Revisions

1	ADDENDUM 1	07-18-14
2	BULLETIN 1	09-09-14
3	BULLETIN 2	11-05-14
5	BULLETIN 4	12-18-14
6	BULLETIN 6	01-26-15

Plan Check #: 1328-2014

AP #: 442-011-52

New Golf Clubhouse and Site Improvements
The Newport Beach Country Club
1600 East Coast Highway
Newport Beach, CA

Consultants

Issue Date: #

MDR Ref. No.: #

Scale: AS NOTED

Drawn By: #

Title: **BASEMENT LEVEL ENLARGED FLOOR PLAN**

Sheet No.

A-1.00

DECEMBER 8, 2014 - CONSTRUCTION SET

Access / Egress Legend

- 36" WIDE ACCESSIBLE / EGRESS ROUTE (EXIT, EXIT ACCESS, OR EXIT DISCHARGE AS NOTED) - MINIMUM CEILING HEIGHT 7'-0" - MAXIMUM EXIT ACCESS TRAVEL DISTANCE 250'-0" FOR 'A' OCCUPANCY WITH SPRINKLER SYSTEM
- COMMON PATH OF TRAVEL LESS THAN 100'-0" AT 'B' AND 'S2' OCCUPANCY
- OCCUPANT LOAD FLOOR AREA (LOAD FACTOR)
- ILLUMINATED EXIT SIGN (ARROW DENOTES DIRECTION OF EXIT ROUTE)
- TACTILE EXIT SIGN
- TACTILE EXIT ROUTE SIGN
- OCCUPANT LOAD SIGN - SEE DETAIL 17/A-0.09
- PANIC HARDWARE
- NON LATCHING
- WALL-MOUNTED UL 924 LISTED SELF-LUMINOUS OR PHOTO LUMINESCENT EXIT SIGN AS APPROVED BY ARCHITECT AND BUILDING OFFICIAL. COORDINATE INSTALLATION WITH OPERABLE PARTITION MFR.

Floor Plan Symbols Legend

- SECTION REFERENCE SYMBOL
- EXTERIOR ELEVATION REFERENCE SYMBOL
- DETAIL REFERENCE SYMBOL
- ROOM NAME ROOM NUMBER
- INTERIOR ELEVATION REFERENCE SYMBOL
- RECESSED FIRE EXTINGUISHER AND CABINET
- FIRE EXTINGUISHER - SURFACE MOUNT 4-A-20-B-C
- TRENCH DRAIN
- FLOOR DRAIN
- KEY NOTE REFERENCE SYMBOL
- WALL TYPE REFERENCE SYMBOL - SEE SHEET A-9.06
- WINDOW REFERENCE SYMBOL - SEE SHEETS A-6.03 & A-6.04
- DOOR REFERENCE SYMBOL SHEETS A-6.00 - A-6.02
- FIRE SPRINKLER RISER
- FLOOR MOUNTED RECEPTACLE SEE ELECTRICAL AND AV PLANS

TYPICAL EGRESS DOOR NOTES:

- EGRESS DOORS SHALL BE READILY DISTINGUISHABLE FROM THE ADJACENT CONSTRUCTION. USE OF CONCEALING COVERINGS OR MIRROR FINISHES WILL NOT BE ACCEPTED.
- CLEAR WIDTH OF EGRESS DOORS SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD SERVED, AND PROVIDE A CLEAR WIDTH OF 32" (MIN) AND 48" (MAX) PER LEAF AS MEASURED BETWEEN THE FACE OF THE DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES.
- THE HEIGHT OF DOOR OPENINGS SHALL NOT BE LESS THAN 80 INCHES.
- THERE SHALL NOT BE PROJECTIONS INTO THE REQUIRED CLEAR WIDTH LOWER THAN 34 INCHES ABOVE THE FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES AND 80 INCHES ABOVE THE FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES.
- EGRESS DOORS SHALL BE OF THE PIVOTED OR SIDE-HINGED SWINGING TYPE.
- THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 POUNDS. FOR OTHER SWINGING DOORS, AS WELL AS SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15-POUND FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30-POUND FORCE. THE DOOR SHALL SWING TO A FULL-OPEN POSITION WHEN SUBJECTED TO A 15-POUND FORCE.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
- DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.
- MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED.
- THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
- INTERIOR STARWAY MEANS OF EGRESS DOORS SHALL BE OPENABLE FROM BOTH SIDES WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. EXCEPTION - STARWAY DISCHARGE DOORS SHALL BE OPENABLE FROM THE EGRESS SIDE AND SHALL ONLY BE LOCKED FROM THE OPPOSITE SIDE.
- EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO OCCUPANTS. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN. INDICATE WHERE THE EXIT SIGNS ARE LOCATED AS WELL AS EMERGENCY LIGHTING.

TYPICAL MEANS OF EGRESS NOTES:

- FIRE DOORS SHALL BE SELF- OR AUTOMATIC-CLOSING.
- UNLESS OTHERWISE SPECIFICALLY PERMITTED, SINGLE FIRE DOORS AND BOTH LEAVES OF PAIRS OF SIDE-HINGED SWINGING FIRE DOORS SHALL BE PROVIDED WITH AN ACTIVE LATCH BOLT THAT WILL SECURE THE DOOR WHEN IT IS CLOSED.
- THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET 6 INCHES.
- PROTRUDING OBJECTS ARE PERMITTED TO EXTEND BELOW THE MINIMUM CEILING HEIGHT REQUIRED BY SECTION 1003.3 PROVIDED A MINIMUM HEADROOM OF 80 INCHES SHALL BE PROVIDED FOR ANY WALKING SURFACE, INCLUDING WALKS, CORRIDORS, AISLES AND PASSAGEWAYS, NOT MORE THAN 50 PERCENT OF THE CEILING AREA OF A MEANS OF EGRESS SHALL BE REDUCED IN HEIGHT BY PROTRUDING OBJECTS.
- STRUCTURAL ELEMENTS, FIXTURES OR FURNISHINGS SHALL NOT PROJECT HORIZONTALLY FROM EITHER SIDE MORE THAN 4 INCHES OVER ANY WALKING SURFACE BETWEEN THE HEIGHTS OF 27 INCHES AND 80 INCHES ABOVE THE WALKING SURFACE.

WALL LEGEND:

- 1-HR FIRE BARRIER NON-BEARING; 5/8" TYPE 'X' GYP BD EACH SIDE OF 20 GA. METAL STUDS AT 16" ON CENTER FULL HEIGHT FLOOR TO STRUCTURE ABOVE - GA FILE No. W/ 1049 (OR EQUAL) - PROVIDE STAGGERED STUDS AND/OR RESILIENT METAL CHANNELS AT ALL ACOUSTIC LOCATIONS SHOWN ON PLANS
- NON-FIRE-RATED NON-BEARING - 5/8" TYPE 'X' GYP BD EACH SIDE OF 20 GA. METAL STUDS AT 16" ON CENTER - PROVIDE FULL HEIGHT WALLS FLOOR TO STRUCTURE AT SECURE LOCKABLE ROOMS AND AT ALL ACOUSTIC PARTITIONS - PROVIDE RESILIENT CHANNELS AND R-11 ACOUSTIC INSULATION AT ALL ACOUSTIC PARTITIONS - SEE WALL TYPES FOR SPECIFIC INFORMATION REGARDING STUDS AND TRACKS FOR EACH WALL TYPE
- CONCRETE - SEE STRUCTURAL
- CONCRETE (1-HR) - SEE STRUCTURAL
- CMU (1-HR) - SEE STRUCTURAL
- WALL WITH STONE VENEER TO RECEIVE ANCHOR TIES

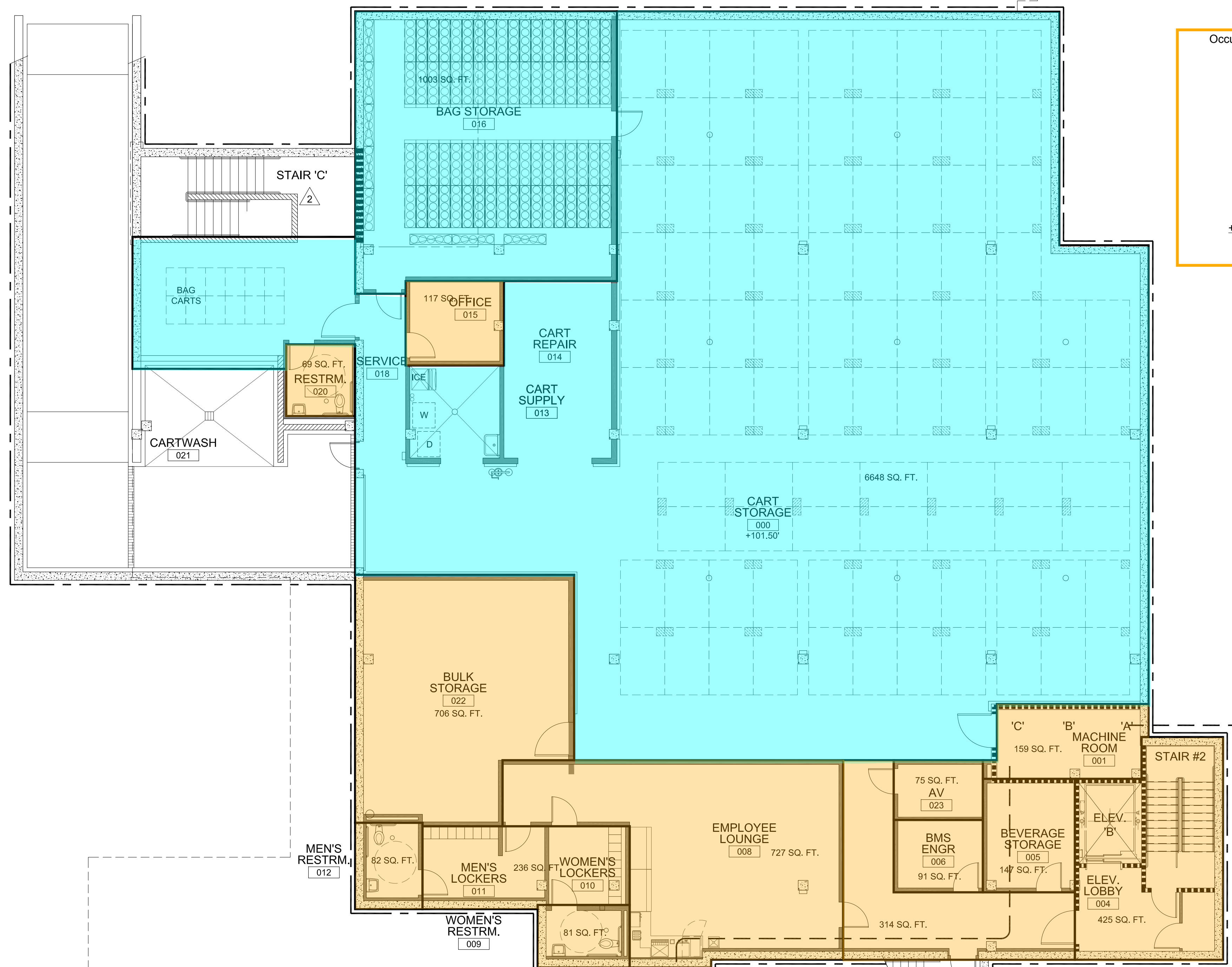
GENERAL FLOOR PLAN NOTES:

- "FINISHED FLOOR" ELEVATIONS ARE TO TOP OF FLOOR FINISH.
- ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CURB, GRIDLINE, AND CENTER OF OPENING UNLESS NOTED OTHERWISE.
- SEE CIVIL & LANDSCAPE DWGS. FOR GRADES & HARDSCAPE ELEVATIONS ADJACENT TO BUILDINGS.
- CONTRACTOR TO PROVIDE MAXIMUM OCCUPANT CAPACITY SIGNS IN ACCORDANCE WITH BUILDING CODE AND FIRE DEPARTMENT REQUIREMENTS FOR EACH ROOM REQUIRING SIGNS. ALSO REFER TO INTERIOR ELEVATIONS AND I.D. DRAWINGS FOR ADDITIONAL INFORMATION.
- CONTRACTOR TO PROVIDE SOLID BACKING CONCEALED BEHIND GYPSUM BOARD FOR ALL GRAB BARS, WALL MOUNTED MILLWORK, ARTWORK, EQUIPMENT, MIRRORS, FURNISHINGS, ETC. REQUIRING WALL ANCHORAGE OR SUPPORT. SEE I.D. DRAWINGS FOR ADDITIONAL INFORMATION.
- SEE SHEET A9.01 FOR DISABLED ACCESS DETAILS AND STANDARDS, WHICH SHALL APPLY TYPICALLY TO ALL APPLICABLE CONDITIONS.
- REFER TO SHEETS A-7.00 - A-7.01 FOR ROOM FINISH SCHEDULES. ALL WALL FINISHES ARE PAINTED U.O. ON I.D. DRAWINGS AND SHALL CONFORM W/ C.B.C. FIRE-CLASS RATINGS. ALSO REFER TO INTERIOR ELEVATIONS AND I.D. DRAWINGS FOR ADDITIONAL INFORMATION.
- REFER TO SHEETS A-6.00 - A-6.04 FOR DOOR AND WINDOW SCHEDULES. ALL INTERIOR DOORS ARE SOLID CORE WOOD, U.N.O.
- REFER TO PLUMBING AND ELECTRICAL DRAWINGS FOR UNDER SLAB UTILITIES.
- SEE "K" DRAWINGS FOR ALL FOOD SERVICE EQUIPMENT.
- REFER TO I.D. DRAWINGS FOR INTERIOR FINISHES AND MATERIALS, INCLUDING FINISH CARPENTRY AND MILLWORK AT PUBLIC SPACES.
- PROVIDE VAPOR BARRIER AND SAND OVER PAD PER GEOTECHNICAL REPORT. REFER TO CIVIL DRAWINGS FOR GRADES + ELEVATIONS. OCCURS FOR ENTIRE BUILDING FLOOR AREA.
- SPACES AND ELEMENTS WITHIN EMPLOYEE WORK AREAS SHALL BE DESIGNED SO THAT INDIVIDUALS WITH DISABILITIES CAN APPROACH, ENTER, AND EXIT THE WORK AREA. COMMON USE CIRCULATION PATHS WITHIN EMPLOYEE WORK AREAS SHALL COMPLY WITH 2013 CBC SECTION 11B-402.2.
- THE TOPS OF DINING SURFACES AND WORK SURFACES SHALL BE 28" TO 34" ABOVE FINISH FLOOR PER 2013 CBC 11B-902.3
- WHERE PROVIDED, AT LEAST ONE OF EACH TYPE OF SALES COUNTER AND SERVICE COUNTER SHALL PROVIDE PARALLEL OR FORWARD APPROACH TO COMPLY WITH 2013 CBC SECTION 11B-904.4. THE ACCESSIBLE PORTION OF THE COUNTERTOP SHALL EXTEND THE SAME DEPTH AS THE SALES OR SERVICE COUNTERTOP. WHERE COUNTERS ARE DISPERSED THROUGHOUT THE BUILDING OR FACILITY, COUNTERS COMPLYING WITH SECTION 11B-904.4 ALSO SHALL BE DISPERSED.
- SPACES AND ELEMENTS WITHIN EMPLOYEE WORK AREAS SHALL ONLY BE REQUIRED TO COMPLY WITH SECTIONS 11B-206.2.8, 11B-403.5, 11B-207.1, AND 11B-215.3 (11B-203.9).
- THE CUSTOMER SIDE OF SALES COUNTERS SHALL COMPLY WITH 11B-227 AND 11B-904

NOTES:
1. FOR ADDITIONAL INFO RE PLAN LAYOUT, MILLWORK, & FEATURES, SEE I.D. DRAWINGS AND F&E SPECS
2. SEE SLAB DEPRESSION & WALL CURB PLANS (A-1.07 THRU A-1.09)

Occupied	Exempt
117	
69	
706	
82	
236	
81	
727	
314	
75	
91	
147	
159	
+ 425	
3229	
	6648
	+1003
	7651

Total
3229
+ 7651
10880



FLOOR AREAS AND OCCUPANT LOAD / EXIT REQUIREMENT PER TABLE 1004.1.2

ROOM No.	ROOM NAME	FLOOR AREA	OCC GROUP	OCCUPANT LOAD	EXIT REQ'D (0.2)	EXIT PROVIDED	
(000, 010, 014, 016)	BAG STORAGE, CART STORAGE, REPAIR, SUPPLY	7770	S-2	300	25.9	1 (1')	1 (36')
(022)	BULK STOR., BEV. STOR.	653	S-2	300	2.2	1 (1')	1 (85')
(001)	MACHINE ROOM	159	S-2	300	0.5	1 (1')	1 (36')
(006)	BMS ENGR OFFICE	91	B	100	0.9	1 (1')	1 (36')
(008)	EMPLOYEE LOUNGE	727	B	15	49	1 (10')	1 (36')
(009-012)	LOCKERS	236	B	30	7.9	1 (4')	1 (36')
(015)	OFFICE	117	B	100	1.2	1 (1')	1 (36')
(023)	AV	75	S-2	300	0.3	1 (1')	1 (36')
	SUB-TOTAL	9828			64.4	2 (13')	2 (72')

MINIMUM PLUMBING FIXTURES

ROOM No.	ROOM NAME	FLOOR AREA	OCC GROUP	OCCUPANT LOAD	TOTAL OCCUPANTS: EA. SEX.	REQ. PROV.
(000, 010, 014, 016)	BAG STORAGE, CART STORAGE, REPAIR, SUPPLY	7770	S-2	5000	1.6	
(022)	BULK STORAGE	653	S-2	5000	0.1	MALE: 1 1
(001)	MACHINE ROOM	159	S-2	5000	0.0	W.C.: 1 1
(006)	BMS ENGR OFFICE	91	B	200	0.5	URINALS: 0 0
(008)	EMPLOYEE LOUNGE	727	A	30	24.2	LAVS: 1 1
(009-012)	LOCKERS	236	B	200	1.2	FEMALE: 1 1
(015)	OFFICE	117	B	200	0.6	LAVS: 1 1
(023)	AV	75	S-2	5000	0.0	W.C.: 1 1
	SUB-TOTAL	9828			28.2	ADDL RESTROOM: 1



Basement Level Enlarged FP
SCALE: 1/8" = 1'-0"