

# Exhibit A

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## **DRAFT RESOLUTION**

### **Before the Chief of Planning in and for the County of Monterey, State of California**

In the matter of the application of:

**ELSBERRY FRANK CERNY & JOYCE FULLER ELSBERRY TRS (T-MOBILE)  
(PLN150141-AMD1)**

#### **RESOLUTION NO. 25--**

Resolution by the County of Monterey Chief of  
Planning:

- 1) Finding the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and no exceptions to section 15300.2 apply; and
- 2) Approving a Minor & Trivial Amendment to a previously approved Coastal Development Permit (PLN150141) to allow the construction of a wireless communication facility consisting of a 55 foot high monopole, equipment shelter with a standby generator and security fencing. This Amendment would allow an increase in the height of 55 feet monopole to 70 plus feet in height.

[PLN150141-AMD1, Elsberry Frank Cerny & Joyce Fuller Elsberry Trs (T-MOBILE), 16041 Castroville Blvd, North County Land Use Plan, Coastal Zone (APN: 131-131-002-000)]

**The ELSBERRY FRANK CERNY & JOYCE FULLER ELSBERRY TRS (T-MOBILE) application (PLN150141-AMD1) came on for public hearing before the Monterey County Chief of Planning on January 7, 2026. Having considered all the written and documentary evidence, the administrative record, and the staff report, the Chief of Planning finds and decides as follows:**

### **FINDINGS**

1. **FINDING:** **PROCESS REQUIREMENTS** – The County has received and processed an amendment to previously approved Coastal Development Permit (HCD Planning File No. PLN150141; Monterey County Zoning Administrator Resolution No. 15-059).
- EVIDENCE:**
  - a) On November 6, 2025, an application for a Minor and Trivial Amendment (PLN150141-AMD1) was submitted to HCD-Planning staff.
  - b) On October 8, 2015, the Monterey County Zoning Administrator approved PLN150141 for a Coastal Development Permit to allow the construction of a wireless communication facility consisting of a 55 foot-high monopole, an equipment shelter with a standby generator, and

security fencing. Approval of this permit included 9 conditions of approval.

- c) All previously approved 9 conditions of approval are in a “Met” or “On-going” status. No Conditions of Approval from PLN150141 are being carried forward to this Amendment (PLN150141-AMD1) due to the minor project scope of this project.
- d) The findings and evidence from PLN150141 (Resolution No. 15-059) have been carried forward to this permit, PLN150141-AMD1, by reference. PLN150141 remains as the operative permit. This Amendment allows for the collocation of a wireless communication facility (T-Mobile) and only alters the height to 70 feet and associated site improvements, including a winder box, cien box, fiber box, led service light, 3 cabinets, overhead ice bridge, fire extinguisher, antenna, 2 radios.
- e) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment are found in project file PLN150141 and PLN150141-AMD1.

**2. FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

- EVIDENCE:**
- a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
    - 1982 Monterey County General Plan;
    - North County Land Use Plan;
    - Monterey County Coastal Implementation Plan – Part 2; and
    - Monterey County Zoning Ordinance - Coastal (Title 20).

No conflicts were found to exist and no communications indicating inconsistencies with applicable text, policies, and regulations of Monterey County Code were received during the course of review of the project.

- b) Project Description. The Amendment will allow collocation for T-Mobile on the previously approved wireless telecommunications facility, which includes installation of a 20-foot-high tower extension, four (4) antennae, and two (2) radios, as well as the installation of ground equipment within an existing compound. The ground equipment consists of an overhead ice bridge, GPS antenna, three (3) cabinets, a concrete pad, a fire extinguisher, T-Mobile meter, LED service light, a Winder box, and a Cien box.
- c) Allowed Use. The property is located at 16041 Castroville Blvd, North County Land Use Plan (APN: 131-131-002-000). The parcel is zoned Rural Density Residential with a density of 5 unit per in the Coastal Zone or “RDR/5(CZ)”, which allows for additions to existing approved wireless communications facilities. The proposed project includes the additions of a 20-foot monopole and associated site improvements that include a winder box, cien box, fiber box, LED service light, three (3) cabinets, overhead ice bridge, fire extinguisher, antenna, and two (2) radios. The previously approved Coastal Development Permit (PLN150141, Resolution No. 15-059) allowed the construction of a

wireless communication facility consisting of a 55 foot-high monopole, an equipment shelter with a standby generator, and security fencing. Therefore, the project includes allowed additions to existing, approved wireless communications facilities. All other project components of the previously approved Coastal Development Permit (PLN150141) remain the same (see Finding No. 1, Evidence “b”).

- d) Lot Legality. The subject property (APN: 131-131-002-000) is shown in its current configuration in 1972 County of Monterey Assessor’s Map Book 131, Page 13, Lot 9. Therefore, the County recognizes the subject property as a legal lot of record.
- e) Design and Visual Resources. The subject property zoning district does not include a Design Control Overlay (see Evidence c) and therefore is not subject to the regulations outlined in Title 20 Chapter 20.44. NC CIP section 20.144.020.SSS defines the public viewshed as views visible from Highway 1, Highway 156, Elkhorn Slough Road, Elkhorn and Moro Cojo Sloughs, beaches, dunes, and wetlands, and views to and along the ocean shoreline from Highway 1. The subject property is not visible from any of these viewpoints. The colors and materials proposed are to match the existing monopole. Therefore, the proposed development is consistent with the neighborhood and community character.
- f) Cultural Resources. According to Monterey County Geographic Information System (GIS) records identifies the subject property to be within a low archaeological sensitivity area and is not within a known or potential archaeological resource area. Therefore, an archaeological report is not required under the NC CIP section 20.144.110.A.1. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited. This will be controlled by application of the County’s standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- g) Wireless Telecommunication Facility. As demonstrated in Finding 6, the project is consistent with the regulations for siting and design of WCF contained in Title 20 Section 20.64.310.
- h) Land Use Advisory Committee (LUAC) Review. Based on the Board of Supervisors Guidelines, the project was not referred to the North County LUAC for review because the project does not involve the granting of a Design Approval at a public hearing, the preparation of an Initial Study or Environmental Impact Report, or a lot line adjustment.
- i) The project planner conducted a virtual site inspection on December 10, 2025, to verify that the project on the subject parcel conforms to the plans listed above.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN150141 and PLN150141-AMD1.

**3. FINDING: SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.

**EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services,

HCD-Environmental Services, North County Fire Protection District, and the Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

- b) The following technical reports were previously prepared for this property and are applicable to the proposed development:

- “Radio Frequency- Electromagnetic Energy (RF-EME) Compliance Report” (LIB250413) prepared by Kenneth Gilbert, June 27, 2025.

Upon independent review, staff concurs with the conclusions of the report. There are no physical or environmental constraints that render the site unsuitable for the proposed project.

- c) Staff conducted a virtual site inspection on December 10, 2025 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN150141 and PLN150141-AMD1.

4. **FINDING:** **HEALTH AND SAFETY** – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD-Developmental Services, HCD-Environmental Services, North County Fire Protection District, and the Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) This is an unmanned wireless facility, necessary facilities are provided. This Amendment would not alter these facilities. The Environmental Health Bureau has reviewed the project and made no comments.
- c) Staff conducted a virtual site inspection on December 10, 2025 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN150141 and PLN150141-AMD1.

5. **FINDING:** **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.

- b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN150141 and PLN150141-AMD1.

- 7. FINDING: CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15302 categorically exempts replacement structures where the new structures will be located on the same site and have substantially the same purpose and capacity as the structure replaced.
  - b) The project includes construction of a replacement fence. The replacement fence will be located in the same area as the existing fence and serve the same purpose. Therefore, the project is consistent with the categorical exemption requirements of CEQA guidelines section 15302.
  - c) No adverse environmental effects were identified during staff review of the development application or during a site visit on November 12, 2025.
  - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve alterations to a designated historical resource, a hazardous waste site, nor development that would result in a cumulatively significant impact. Although the project is visible from Highway 1 and constitutes development within the Critical Viewshed, as demonstrated in Finding Nos. 2 and 6, supporting evidence, the development is rural in design, compatible with the surrounding environment, and will not have an adverse impact on public or visual access. There are no unusual circumstances associated with undertaking the project that would create a reasonable possibility that the project would have a significant effect on the environment.
  - e) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN150141 and PLN150141-AMD1.
- 6. FINDING: WIRELESS COMMUNICATION FACILITIES** – The development of the proposed wireless communications facility will not significantly affect any designated public viewing area, scenic corridor, or any identified environmentally sensitive area or resources. The site is adequate for the proposed development of the wireless communications facility, and the applicant has demonstrated that it is the most adequate for the provision of services as required by the Federal Communications Commission (FCC). The proposed wireless communications facility complies with all applicable requirements of Monterey County Code (MCC) Section 20.64.310. The subject property on which the wireless communication facility is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions, and any other applicable provisions of MCC, and that all zoning violation abatement costs, if any, have been paid. The proposed telecommunication facility will not create a hazard for aircraft in flight.
- EVIDENCE:**
- a) Pursuant to the requirements in Title 20 section 20.64.310.C.7, co-location on pre-existing wireless communication facilities should be pursued to the maximum extent feasible and are allowed on any lot or

parcel in any zoning district subject to the General Development Standards that is encouraged when it will decrease visual impact and discouraged in cases when it will increase visual impact. The proposed collocation to the existing WCF tower by T-Mobile does not change the use of the existing Verizon transmission tower and is minor in nature by installing additional equipment and as described in Finding 2, the project proposes to increase the height to 70 feet with associated equipment. Therefore, the project is subject to a Minor and Trivial Amendment as identified in Title 20 section 20.70.105 as a conditional use for the proposed amendments to any Coastal Development Permit issued (see evidence “d” in Finding 1).

- b) Site Location and Analysis Site analysis confirms that the proposed additions to the existing wireless communication facility (WCF) will not substantially alter the visual impact when viewed from nearby scenic viewpoints, as it is not within the visually sensitive area. The WCF will continue to match the existing pole’s metal finish and blend with its surroundings, consistent with NC LUP Policy 2.2.3.5.
- c) Co-location. Title 20 section 20.64.310(H)(b) encourages co-location of facilities. While the existing pole will be raised in height with minor additions and will not be replaced, this addition will not substantially alter the visual impact of the existing metal tower as it is a co-location, when viewed from Castroville Boulevard. Title 20 section 20.64.310 encourages co-location of wireless facilities when possible. Co-location opportunities were analyzed for the proposed project, which is the existing WCF on the subject property is proposed to be used for co-location, meeting the coverage objectives identified in the plan provided. Photographic simulations provided by the applicant illustrate that there is not a significant increase to the visually perceived bulk or height of the existing tower. The project includes a condition to encourage future co-location by other wireless carriers (Condition No. 6).
- d) The project is consistent with Monterey County Code Chapter 20.92, Airport Approach Zoning, and does not require review by the Monterey County Airport Land Use Commission. This project does not affect any aircraft zones identified in Monterey County Code section 20.92.050 and therefore need not comply with the heights outlined in Monterey County Code section 20.92.060. The proposed collocation on an existing telecommunication facility will not create a hazard for airport approaches or departures.
- e) The project does not penetrate a Federal Aviation Regulation (FAR) Part 77 Imaginary Surface. The project site is located over 8 miles from Marina Municipal Airport, the nearest public use airport. If deemed necessary by the FCC, warning lights would be located on top of the structure to prevent conflict with any aircraft when visibility is limited. The proposed telecommunication facility will not create a hazard for aircraft in flight.
- f) The project planner reviewed the project application materials and plans and the County GIS database to verify that the project on the subject parcel conforms to the plans listed above and that the site is suitable for this use. The application, plans and supporting materials submitted by the



project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN150141-AMD1.

8. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in NC CIP Section 20.144.150 of the Monterey County Coastal Implementation Plan can be demonstrated
  - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
  - c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 6, North County General Plan Shoreline Access/Trails, in the NC LUP).
  - d) Staff conducted a virtual site inspection December 10, 2025. No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
  - e) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN150141 and PLN150141-AMD1.
9. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
  - b) California Coastal Commission. Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

## **DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Monterey County Chief of Planning does hereby:

- 1) Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and no exceptions to section 15300.2 apply; and
- 2) Approve a Minor and Trivial Amendment to a previously approved Coastal Development Permit (PLN150141) to allow the construction of a wireless communication facility consisting of a 55-foot high monopole, equipment shelter with a standby generator, and security fencing. This Amendment would allow the collocation of a wireless communication facility, including an increase in the height to 70 feet, six antennas and associated equipment.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 7<sup>th</sup> day of January, 2026.

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Melanie Beretti, AICP  
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_\_.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS NOT APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

### **NOTES**

1. You will need a construction permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no construction permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services offices in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

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# County of Monterey HCD Planning

## DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN150141-AMD1

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation  
Monitoring Measure:**

This Minor and Trivial Amendment permit (PLN150141-AMD1) allows Amendment to a previously approved Coastal Development Permit (PLN150141) to allow the construction of a wireless communication facility consisting of a 55-foot high monopole, equipment shelter with a standby generator, and security fencing. This Amendment would allow the collocation of a wireless communication facility, including an increase in the height to 70 feet, six antennas and associated equipment. The property is located at 16041 Castroville Blvd (Assessor's Parcel Number 131-131-002-000), North County Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

**Compliance or  
Monitoring  
Action to be  
Performed:**

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

## 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Minor and Trivial Amendment (Resolution Number \_\_\_\_\_) was approved by [Name of Hearing Body] for Assessor's Parcel Number 131-131-002-000 on January 7, 2026. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

## 3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.  
(HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to this condition on an on-going basis.  
Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

#### 4. PD039(A) - WIRELESS INDEMNIFICATION

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant agrees as a condition and in consideration of the approval of the permit to enter into an indemnification agreement with the County whereby the applicant agrees to defend, indemnify, and hold harmless the County, its officers, agents and employees from actions or claims of any description brought on account of any injury or damages sustained by any person or property resulting from the issuance of the permit and conduct of the activities authorized under said permit. Applicant shall obtain the permission of the owner on which the wireless communication facility is located to allow the recordation of said indemnification agreement, and the applicant shall cause said indemnification agreement to be recorded by the County Recorder as a prerequisite to the issuance of the building and/or grading permit. The County shall promptly notify the applicant of any such claim, action, or proceeding and the County shall cooperate fully in the defense thereof. The County may, at its sole discretion, participate in the defense of such action, but such participation shall not relieve applicant of its obligations under this condition. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading or building permits, the Owner/Applicant shall submit signed and notarized Indemnification Agreement to the Director of HCD-Planning for review and signature by the County.

Prior to the issuance of grading or building permits, the Owner/Applicant shall submit proof of recordation of the Indemnification Agreement, as outlined, to HCD-Planning.

#### 5. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall agree in writing that if future technological advances allow for reducing the visual impacts of the telecommunication facility, the applicant shall make modifications to the facility accordingly to reduce the visual impact as part of the facility's normal replacement schedule. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading or building permits, the Owner/Applicant shall submit, in writing, a declaration agreeing to comply with the terms of this condition HCD - Planning for review and approval.

#### 6. PD039(C) - WIRELESS CO-LOCATION

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant and/or successors assigns shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. Any expansion or additions of microwave dishes, antennas and/or similar appurtenances located on the monopole, which are not approved pursuant to this permit, are not allowed unless the appropriate authority approves additional permits or waivers. In any case, the overall height of the pole shall not exceed the specified height. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** On an on-going basis, the Owner/Applicant shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. The overall height of the pole shall not exceed \_\_\_\_ feet.

## 7. PD039(D) - WIRELESS REMOVAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** If the applicant abandons the facility or terminates the use, the applicant shall remove the monopole, panel antennas, and equipment shelter. Upon such termination or abandonment, the applicant shall enter into a site restoration agreement subject to the approval of the Director of HCD - Planning and County Counsel. The site shall be restored to its natural state within six (6) months of the termination of use or abandonment of the site.  
(HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to abandoning the facility or terminating the use, the Owner/Applicant shall submit a site restoration agreement to HCD - Planning subject to the approval of the HCD - Director of Planning and County Counsel.

Within 6 months of termination of use or abandonment of the site, the Owner Applicant shall restore the site to its natural state.

## 8. PD039(E) - WIRELESS EMISSION

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The facility must comply with Federal Communications Commission (FCC) emission standards. If the facility is in violation of FCC emission standards, the Director of HCD - Planning shall set a public hearing before the Appropriate Authority whereupon the appropriate authority may, upon a finding based on substantial evidence that the facility is in violation of the then existing FCC emission standards, revoke the permit or modify the conditions of the permit. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to commencement of use and on an on-going basis, the Owner/Applicant shall submit documentation demonstrating compliance with the FCC emission standards to the Director of HCD-Planning for review and approval.

On an on-going basis, if the facility is in violation of FCC emission standards, the Director of HCD-Planning shall set a public hearing before the Appropriate Authority to consider revocation or modification of the permit.



## 9. EHSP01 - HAZARDOUS MATERIALS BUSINESS PLAN (Non-Standard)

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** The facility is anticipated to store hazardous materials in excess of threshold quantities that require registration with the California Environmental Protection Agency's California Environmental Reporting System (CERS) and an up-to-date Hazardous Materials Business Plan that meets the standards found in the California Code of Regulations, Title 19, Division 2, Chapter 4 (Hazardous Material Release Reporting, Inventory, and Response Plans) and the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Material Release Response Plans and Inventory), and the Monterey County Code Chapter 10.65.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of construction permit, the owner/applicant shall submit a completed Business Plan – Memorandum of Understanding (form available from EHB) that specifies the facility will be registered with CERS and that a Hazardous Materials Business Plan must be on file prior to bringing hazardous materials on site and/or commencement of operations.

If the site will not utilize a generator and / or store hazardous material above the threshold amount, then this condition shall not be applicable.

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# SITE ID: SFL0185A

## PROJECT TYPE: COVERAGE STRATEGY

# 16041 CASTROVILLE BLVD/KGI

16041 CASTROVILLE BOULEVARD  
CASTROVILLE, CA 95012

### PROJECT DESCRIPTION

THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT AT A NEW T-MOBILE UNMANNED WIRELESS COMMUNICATIONS FACILITY. SCOPE OF WORK CONSISTS OF THE FOLLOWING:

#### ANTENNA AREA:

1. INSTALL (6)(N) ANTENNAS
2. INSTALL (6)(N) RADIOS
3. INSTALL (3)(N) COLLAR MOUNT
4. INSTALL (6)(N) CROSSOVER PLATE
5. INSTALL (6)(N) HORIZONTAL/VERTICAL PIPE
6. INSTALL (N) 20' TOWER EXTENSION



#### EQUIPMENT AREA:

7. INSTALL (N) CONCRETE SLAB
8. INSTALL (N) ICE BRIDGE
9. INSTALL (1)(N) 6160 CABINET
10. INSTALL (2)(N) BASEBANDS INSIDE 6160 CABINET
11. INSTALL (1)(N) B160 CABINET
12. INSTALL (2)(N) WIRE ROUTER
13. INSTALL (2)(N) HYBRID CABLE SYSTEM (HCS)
14. INSTALL (1)(N) HCS WINDER BOX
15. INSTALL (1)(N) 200A METER PANEL
16. INSTALL (1)(N) 200A PPC CABINET WITH CAM-LOCK
17. INSTALL (1)(N) LED SERVICE LIGHT
18. INSTALL (1)(N) GPS ANTENNA
19. INSTALL (1)(N) CIENA BOX AND (1)(N) FIBER BOX
20. INSTALL (1)(N) FIRE EXTINGUISHER WITH ENCLOSURE

#### ELECTRICAL AREA:

21. INSTALL (N) UNDERGROUND TRENCHING FROM PG&E TRANSFORMER TO METER AND FROM TELCO VAULT TO CIENA



### CODE COMPLIANCE

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

- 1) 2022 CALIFORNIA BUILDING CODE (CBC)
- 2) 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 3) 2022 CALIFORNIA HISTORICAL BUILDING CODE (CHBC)
- 4) 2022 CALIFORNIA EXISTING BUILDING CODE (CEBC)
- 5) 2022 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CGBSC)
- 6) 2022 CALIFORNIA FIRE CODE (CFC)
- 7) 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 8) 2022 CALIFORNIA PLUMBING CODE (CPC)
- 9) 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 10) 2022 CALIFORNIA ENERGY CODE (CEC)
- 11) 2021 NFPA 101, LIFE SAFETY CODE
- 12) 2022 NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE AS AMENDED BY CA
- 13) 2022 NFPA 13, FIRE SPRINKLER CODE AS AMENDED BY CA
- 14) 2023 NFPA 70, NATIONAL ELECTRICAL CODE
- 15) ASCE 7-16, STRUCTURAL MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA
- 16) ACI 318-19, CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- 17) CAL-OSHA

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### OCCUPANCY AND CONSTRUCTION TYPE

OCCUPANCY : U (UNMANNED COMMUNICATIONS FACILITY)

CONSTRUCTION TYPE: NOT APPLICABLE

#### ACCESSIBILITY REQUIREMENTS

THE WIRELESS TELECOMMUNICATIONS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY ACCESS IS NOT REQUIRED IN ACCORDANCE WITH CBC 2022 CHAPTER 11B SECTION 203.4 AND 203.5

### RADIO FREQUENCY DATA PLAN

REVISION LEVEL	DATE:
VERSION 1	06/23/2025

### GENERAL CONTRACTOR NOTES

#### DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.



### PROJECT TEAM

#### APPLICANT/LESSEE:

T-MOBILE  
1200 CONCORD AVENUE, SUITE 500  
CONCORD, CA 94520  
BRUCE PILAND  
PH: (916) 505-3088

#### AGENT/ENGINEER:

THE CBR GROUP  
2840 HOWE ROAD, SUITE E  
MARTINEZ, CA 94553  
S. WILSON  
PH: (925) 246-3212  
EMAIL: projects@thecbrgroup.com

### PROJECT INFORMATION

#### CURRENT USE:

UNMANNED TELECOMMUNICATIONS FACILITY

#### PROPOSED USE:

UNMANNED TELECOMMUNICATIONS FACILITY

#### STRUCTURE TYPE:

MONOPOLE

#### APN:

131-131-002

#### COORDINATES (LAT/LONG):

36.798033 (36° 47' 52.92" NORTH) /  
-121.707694 (121° 42' 27.70" WEST)

#### GROUND ELEVATION:

±237.6' AMSL

#### JURISDICTION:

COUNTY OF MONTEREY

#### PROPERTY OWNER:

GROUND: KGI  
STRUCTURE: VERTICAL BRIDGE

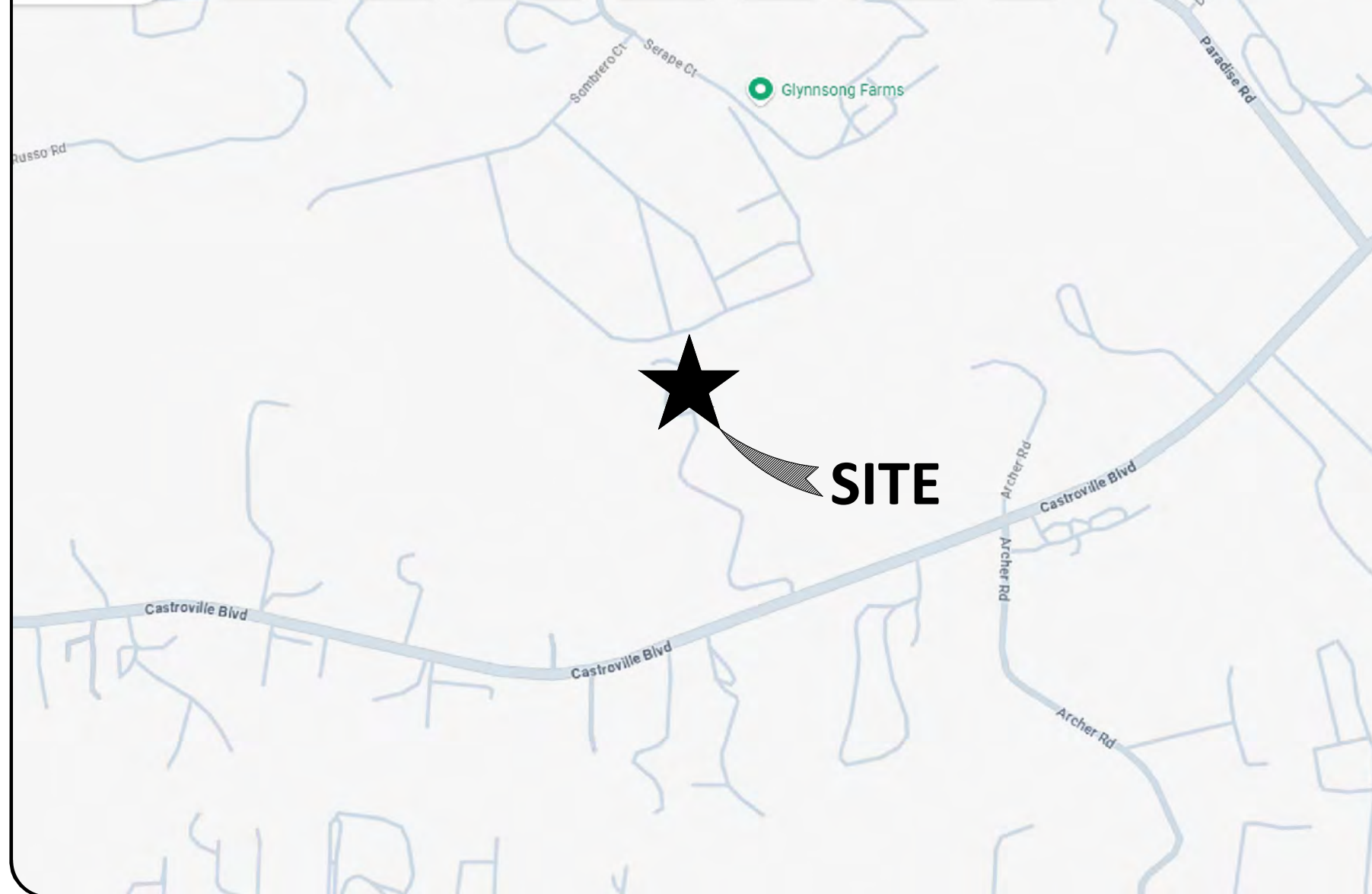
#### POWER AGENCY:

PG&E  
245 MARKET STREET  
SAN FRANCISCO, CA 94105

#### TELEPHONE AGENCY:

AT&T CALIFORNIA  
5001 EXECUTIVE PARKWAY  
SAN RAMON, CA 94583

### VICINITY MAP



### STRUCTURE PHOTO



Prepared For:



1200 CONCORD AVENUE, SUITE 500  
CONCORD, CA 94520

Engineer:



2840 HOWE ROAD, SUITE E  
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T-Mobile ID:

SCL0185A

Site Name:

16041 CASTROVILLE  
BLV/KGI

Site Address:

16041 CASTROVILLE BLVD.  
CASTROVILLE, 95012

Issued For:

CONSTRUCTION

REV	DATE	DESCRIPTION	BY
C	09/30/2025	PLAN CHECK COMMENTS	WM
B	07/10/2025	95%CDs FOR REVIEW	WD
A	05/15/2025	90%CDs FOR REVIEW	KP/ALR

Jurisdiction:

FOR OFFICIAL USE ONLY

Licenser:



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Sheet Title:

TITLE SHEET

Sheet Number:

T-1



- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE, THE LATEST EDITION OF ALL OTHER APPLICABLE CODES AND ORDINANCES.
- CONTRACTOR SHALL VISIT THE JOB SITE TO BECOME FAMILIAR HIMSELF WITH ALL CONDITIONS INCLUDING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL ALSO BE RESPONSIBLE TO BECOME FAMILIAR WITH THE 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 ATTENTION OF THE ENGINEER OF RECORD PRIOR TO THE COMMENCEMENT OF WORK. NO COMPENSATION WILL BE AWARDED BASED ON CLAIM OF LACK OF THE KNOWLEDGE OF THE 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 INSTALLATION AS INDICATED ON THE DRAWINGS. OWNER PROVIDED MATERIALS WILL INCLUDE THE FOLLOWING BUT NOT LIMITED TO, UNLESS NOTED OTHERWISE:
  - A) ANTENNAS
  - B) RADIOS
  - C) TOWER-MOUNTED AMPLIFIERS (TMA)
  - D) MULTIPLEXERS
  - E) CABLES (COAX, HCS, JUMPER)
  - F) ENCLOSURES AND BASEBANDS
  - G) MOUNTINGS
  - H) INTEGRATED LOAD CENTER
- DIMENSIONS SHOWN ARE TO BE FINISH SURFACED UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS. SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE WORK.
- 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 CONTRACTOR 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 THEIR WORK WITH THE WORK OF OTHERS AS IT MAY RELATE TO RADIO EQUIPMENT, ANTENNAS AND ANY OTHER PORTION 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 PURPOSED, 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 AREA WITH U.L. LIST 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 PREMISE 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 UTILITY, 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, SUBJECT TO APPLICABLE REGULATORY AUTHORITIES.
- CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION SHALL BE IN CONFORMANCE WITH JURISDICTION OR STATE AND LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL AND COORDINATE WITH LOCAL REGULATORY AUTHORITIES.
- ALL CONSTRUCTION IS TO ADHERE TO T-MOBILE INTEGRATED CONSTRUCTION STANDARDS UNLESS CALIFORNIA CODE IS MORE STRINGENT.
- THE INTENT OF THE PLANS AND SPECIFICATIONS TO PERFORM THE CONSTRUCTION IN ACCORDANCE WITH THE CALIFORNIA BUILDING STANDARDS CODE, TITLES 19 AND 24, CALIFORNIA CODE OF REGULATIONS SHALL ANY CONDITIONS DEVELOP NOT COVERED BY THE APPROVED PLANS AND SPECIFICATIONS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE JURISDICTION BEFORE PROCEEDING WITH THE WORK.

3. ALL ANTENNAS AND ANTENNA CABLES SHALL BE FURNISHED BY THE CELL CARRIER AND INSTALLED BY ANTENNA INSTALLATION CONTRACTOR.
2. PRIOR TO INSTALLATION OF ANTENNAS, THE CONTRACTOR SHALL VERIFY THAT THE AZIMUTH AND DIMENSIONS SHOWN ON THE PLANS MATCH ACTUAL FIELD CONDITIONS.
3. ANTENNA INSTALLATION CONTRACTOR SHALL PROVIDE ALL CONDUIT, CABLE TRAYS, GROUND KITS, CLAMPS, GROUNDS, ETC., FOR COMPLETE INSTALLATION OF ANTENNAS AND CABLES SHOWN AND INTENDED AS REQUIRED FOR A COMPLETE OPERATING SYSTEM IN ACCORDANCE WITH T-MOBILE WIRELESS STANDARDS.
4. ANTENNA CONDUIT SHALL INCLUDE FACTORY-MADE LARGE RADIUS SWEEPS AT ALL CHANGES IN DIRECTION. SWEEP RADII SHALL BE AS REQUIRED TO MEET COAX MANUFACTURER'S MINIMUM BENDING RADIUS.
5. ALL UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC WITH STEEL BENDS. ALL EXPOSED CONDUIT ABOVE GRADE LEVEL SHALL BE IMC (INTERMEDIATE METAL CONDUIT) OR RIGID GALVANIZED. ALL EXPOSED CONDUIT PROTECTED IN A BUILDING OR ON A ROOF SHALL BE EMT (ELECTRICAL METALLIC TUBING) OR UV-STABILIZED, PAINTED, SCHEDULE 80 PVC.
6. IN HIGH TRAFFIC AREAS OR WHERE SUSCEPTIBLE TO DAMAGE, CONTRACTOR SHALL PROVIDE FORMED 14-GA GALVANIZED SHEET METAL COVER OVER COAXIAL CABLE ROUTES. WHERE CABLE IS RUN ON THE WALL, ATTACH UNISELT TO WALL AND COVER WITH 14-GA GALVANIZED FORMED SHEET METAL COVER OR MATERIAL AS DIRECTED BY T-MOBILE WIRELESS PROJECT MANAGER.
7. VERIFY ROUTE AND LENGTH OF CABLE PRIOR TO CUTTING. ADJUST INDICATED ROUTE AS REQUIRED TO CLEAR EXISTING OBSTRUCTIONS AND MAINTAIN REQUIRED CLEARANCE FROM EXISTING EQUIPMENT AND FACILITIES.
8. MAXIMUM LENGTH OF 7/8" COAXIAL CABLE SHALL BE 140 FEET. MAXIMUM LENGTH OF 1-5/8" COAXIAL CABLE SHALL BE 240 FEET.
9. VERIFY MODEL NUMBERS OF ANTENNAS WITH T-MOBILE WIRELESS SERVICES.
10. THE CONTRACTOR SHALL PROVIDE TESTING OF ANTENNAS AND SHALL PROVIDE DOCUMENTATION TO THE CELL CARRIER PROJECT MANAGER.
11. INSTALL EMBOSSED ALUMINUM IDENTIFICATION TAGS AT THE END OF THE MAIN COAXIAL CABLE RUNS, ALONG WITH THE END OF THE JUMPER CABLE LOCATED WITHIN THE PLINTH SECTION OF THE BTS UNIT.
12. MATERIALS IN FRONT AND SIDE OF ANTENNAS MUST BE RF TRANSPARENT TO MINIMIZE PIM ISSUES.
13. MAKE SURE THERE'S NO RUST ON COMPONENTS AND NO LOOSE CONNECTIONS.
14. ENSURE THERE ARE NO PIM ISSUES DURING INSTALLATION.
15. ANTENNAS CANNOT SHOOT INTO METAL, OTHER OPERATOR ANTENNAS, ANYTHING THAT CAN CAUSE PIM, ETC.
16. NO ANTENNA SHADOWING. ALL ANTENNAS ARE TO BE CO-PLANAR.
17. ANTENNAS AND RADIOS CANNOT TOUCH THE FRP SCREEN.
18. IF THERE IS A PARAPET WALL, THE BOTTOM OF ALL ANTENNAS MUST BE ABOVE THE HIGHEST POINT.
19. USE CONCEALFAB PIM SHIELD KIT FOR ALL ANTENNAS.

3. DO NOT EXCAVATE OR DISTURB THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
2. DO NOT SCALE BUILDING DIMENSIONS FROM DRAWING.
3. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS-BUILT DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO ARCHITECT/ENGINEER AT COMPLETION OF PROJECT.
4. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
5. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER FOR SOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT/ENGINEER. FAILURE TO SECURE SUCH AS INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE. CONTRACTOR SHALL CALL LOCAL DIGGER HOT LINE FOR UTILITY LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION.
6. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
7. GRADING OF THE SITE WORK AREA IS TO BE SMOOTH AND CONTINUOUS IN SLOPE AND IS TO FEATHER INTO EXISTING GRADES AT THE GRADING LIMITS.
8. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC. SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
9. STRUCTURAL FILLS SUPPORTING PAVEMENT SHALL BE COMPACTED TO 95% OF MAXIMUM STANDARD PROCTOR DRY DENSITY.
10. NEW GRADES NOT IN BUILDING AND DRIVEWAY IMPROVEMENT AREA TO BE ACHIEVED BY FILLING WITH APPROVED CLEAN FILL AND COMPACTED TO 95% OF STANDARD PROCTOR DENSITY.
11. ALL FILLS SHALL BE PLACED IN UNIFORM LIFTS. THE LIFTS THICKNESS SHOULD NOT EXCEED THAT WHICH CAN BE PROPERLY COMPACTED THROUGHOUT ITS ENTIRE DEPTH WITH THE EQUIPMENT AVAILABLE.
12. ALL FILLS PLACED ON EXISTING SLOPES THAT ARE STEEPER THAN 10 HORIZONTAL TO 1 VERTICAL SHALL BE PROPERLY BENCHED INTO THE EXISTING SLOPE AS DIRECTED BY A GEO-TECHNICAL ENGINEER.
13. CONTRACTOR SHALL CLEAN ENTIRE SITE AFTER CONSTRUCTION SUCH THAT NO PAPERS, TRASH, WEEDS, BRUSHES OR ANY OTHER DEPOSITS WILL REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE DISPOSED OF OFF-SITE BY THE GENERAL CONTRACTOR.
14. ALL TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH THE IMPROVEMENTS SHALL BE PROTECTED BY THE GENERAL CONTRACTOR.
15. ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY GENERAL CONTRACTOR WITH LOCAL UTILITY COMPANY, TELEPHONE COMPANY, AND OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.

1. ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH ISSUED PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF FINES AND PROPER CLEAN UP FOR AREAS IN VIOLATION.
2. CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS AND SHALL BE MAINTAINED IN PLACE THROUGH FINAL JURISDICTIONAL INSPECTION & RELEASE OF SITE.
3. CONTRACTOR SHALL INSTALL/CONSTRUCT ALL NECESSARY SEDIMENT/SILT CONTROL FENCING AND PROTECTIVE MEASURES WITHIN THE LIMITS OF SITE DISTURBANCE PRIOR TO CONSTRUCTION.
4. NO SEDIMENT SHALL BE ALLOWED TO EXIT THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ADEQUATE MEASURED FOR CONTROLLING EROSION. ADDITIONAL SEDIMENT CONTROL FENCING MAY BE REQUIRED IN ANY AREAS SUBJECT TO EROSION.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES WITH SILT AND EROSION CONTROL MEASURES MAINTAINED ON THE DOWNSTREAM SIDE OF SITE DRAINAGE. ANY DAMAGE TO ADJACENT PROPERTY AS A RESULT OF EROSION WILL BE CORRECTED AT THE CONTRACTOR EXPENSE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS AND ANY REPAIRS OF ALL SEDIMENT CONTROL MEASURES INCLUDING SEDIMENT REMOVAL AS NECESSARY.
7. CLEANING OF VEGETATION AND TREE REMOVAL SHALL BE ONLY AS PERMITTED AND BE HELD TO A MINIMUM. ONLY TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED.
8. SEEDING AND MULCHING AND/OR SODDING OF THE SITE WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE PROJECT FACILITIES AFFECTING LAND DISTURBANCE.
9. CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE SUCH MEASURES AS SILK FENCES, STRAW BALE SEDIMENT BARRIERS, AND CHECK DAMS.
10. RIP RAP OF SIZES INDICATED SHALL CONSIST OF CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY STONE FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRAGILE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCES.

- ALL FINAL GRADED SLOPES SHALL BE A MAXIMUM OF 3 HORIZONTAL TO 1 VERTICAL.
- ALL EXCAVATIONS PREPARED FOR PLACEMENT OF CONCRETE SHALL BE OF UNDISTURBED SOIL, SUBSTANTIALLY HORIZONTAL AND FREE FROM ANY LOOSE, UNSUITABLE MATERIAL OR FROZEN SOILS, AND WITHOUT THE PRESENCE OF POURING WATER. DEWATERING FOR EXCESS GROUND WATER SHALL BE PROVIDED WHEN REQUIRED. COMPACTION OF SOILS UNDER CONCRETE PAD FOUNDATIONS SHALL NOT BE LESS THAN 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR THE SOIL IN ACCORDANCE WITH ASTM D1557.
- CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC OR UNSUITABLE MATERIAL. IF INADEQUATE BEARING CAPACITY IS REACHED AT THE DESIGNED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION SHALL BE FILLED WITH CONCRETE OF SAME TYPE SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. ANY STONE SUB-BASE MATERIAL, IF USED, SHALL NOT SUBSTITUTE FOR REQUIRED THICKNESS OF CONCRETE.
- ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND ALSO FORTH PRIOR TO BACK FILLING. BACK-FILL SHALL CONSIST OF APPROVED MATERIAL SUCH AS EARTH, LOAM, SANDY CLAY, SAND, AND GRAVEL, OR SOFT SHALE, FREE FROM CLODS OR LARGE STONES OVER 2-1/2" MAX DIMENSION. ALL BACK FILL SHALL BE PLACED IN COMPACTED LAYERS.
- ALL FILL MATERIALS AND FOUNDATION BACK FILL SHALL BE PLACED IN MAXIMUM 6" THICK LIFTS BEFORE COMPACTION. EACH LIFT SHALL BE WETTED IF REQUIRED AND COMPACTED TO NOT LESS THAN 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR SOIL IN ACCORDANCE WITH ASTM D1557.
- NEWLY PLACED CONCRETE FOUNDATION SHALL CURE A MINIMUM OF 72 HOURS PRIOR TO BACK-FILL.
- FINISHED GRADING SHALL BE SLOPED TO PROVIDE POSITIVE DRAINAGE AND PREVENT STANDING WATER. THE FINAL (FINISH) ELEVATION OF SLAB FOUNDATION SHALL SLOPE AWAY IN ALL DIRECTIONS FROM THE CENTER. FINISH GRADE OF CONCRETE PADS SHALL BE A MINIMUM OF 4 INCHES ABOVE FINISH GRADE ELEVATIONS. PROVIDE SURFACE FILL GRAVEL TO ESTABLISH SPECIFIED ELEVATIONS WHEN REQUIRED.
- NEWLY GRADED SURFACE AREAS TO RECEIVE GRAVEL SHALL BE COVERED WITH GEOTEXTILE FABRIC TYPE: TYPAR-3401 AS MANUFACTURED BY "CONSTRUCTION MATERIAL 1-800-239-384" OR AN APPROVED EQUIVALENT, SHOWN ON PLANS. THE GEOTEXTILE FABRIC SHALL BE BLACK IN COLOR TO CONTROL THE RECURRENT OF VEGETATIVE GROWN AND EXTEND TO WITHIN 1 FOOT OUTSIDE THE SITE FENCING OR ELECTRICAL GROUNDING SYSTEM PERIMETER WHICH EVER IS GREATER. ALL FABRIC SHALL BE COVERED WITH A MINIMUM OF 4" DEEP COMPACTED STONE OR GRAVEL. AS SPECIFIED, I.E. FOOT TYPE NO. 57 FOR FENCED COMPOUND, FOOT TYPE NO.67 FOR ACCESS DRIVE AREA.
- IN ALL AREAS TO RECEIVE FILL, REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM VERTICAL TO 4 HORIZONTAL SUCH AS THAT FILL MATERIAL WILL BIND WITH EXISTING/PREPARED SOIL SURFACE.
- WHEN SUB-GRADE OR PREPARED GROUND SURFACE HAS A DENSITY LESS THAN THAT REQUIRED FOR THE FILL MATERIAL, SCARIFY THE GROUND SURFACE TO DEPTH REQUIRED, PULVERIZE, MOISTURE-CONDITION AND/OR AERATE THE SOIL AND RECOMPACT TO THE REQUIRED DENSITY PRIOR TO PLACEMENT OF FILLS.
- IN AREAS WHICH EXISTING GRAVEL SURFACING IS REMOVED OR DISTURBED DURING CONSTRUCTION OPERATIONS, REPLACE GRAVEL SURFACING TO MATCH ADJACENT GRAVEL SURFACING AND RESTORED TO THE SAME THICKNESS AND COMPACTION AS SPECIFIED. ALL RESTORED GRAVEL SURFACING SHALL BE FREE FROM CORRUGATIONS AND WAVES.
- EXISTING GRAVEL SURFACING MAY BE EXCAVATED SEPARATELY AN REUSED WITH THE CONDITION THAT ANY UNFAVORABLE AMOUNTS OF ORGANIC MATTER, OR OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSED. FURNISH ANY ADDITIONAL GRAVEL RESURFACING MATERIAL AS NEEDED TO PROVIDE A FULL DEPTH COMPACTED SURFACE THROUGHOUT SITE.
- GRAVEL SUB-GRADE SURFACE SHALL BE PREPARED TO REQUIRED COMPACTION AND SUB-GRADE ELEVATIONS BEFORE GRAVEL SURFACING IS PLACED AND/OR RESTORED. ANY LOOSE OR DISTURBED MATERIALS SHALL BE THROUGHOUT COMPACTED AND ANY DEPRESSIONS IN THE SUB-GRADE SHALL BE FILLED AND COMPACTED WITH APPROVED SELECTED MATERIAL. GRAVEL SURFACING MATERIAL SHALL NOT USED FOR FILLING DEPRESSIONS IN THE SUB-GRADE.
- PROTECT EXISTING GRAVEL SURFACING AND SUB-GRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING "MATS" OR OTHER SUITABLE PROTECTION DESIGNED TO SPREAD EQUIPMENT LOADS AS MAY BE NECESSARY. REPAIR ANT DAMAGE TO EXISTING GRAVEL SURFACING OR SUB-GRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTOR'S OPERATIONS.
- DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES RESULTING FROM CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED AND/OR REPLACED TO OWNER'S SATISFACTION AT NO ADDITIONAL COST TO THE CONTRACT.
- ALL SUITABLE BORROW MATERIAL FOR BACKFILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF-SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES AT NO ADDITIONAL COST TO THE CONTRACT.

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## CONSTRUCTION

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C	09/30/2025	PLAN CHECK COMMENTS	WM
B	07/10/2025	95%CDs FOR REVIEW	WD
A	05/15/2025	90%CDs FOR REVIEW	KP/ALR
EV	DATE	DESCRIPTION	BY

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## GENERAL NOTES

# GN-1



2. DO NOT EXCAVATE OR DISTURB THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
3. DO NOT SCALE BUILDING DIMENSIONS FROM DRAWING.
4. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS-BUILT DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO ARCHITECT/ENGINEER AT COMPLETION OF PROJECT.
5. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
6. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER FOR SOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT/ENGINEER. FAILURE TO SECURE SUCH AS INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE. CONTRACTOR SHALL CALL LOCAL DIGGER HOT LINE FOR UTILITY LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION.
7. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
8. GRADING OF THE SITE WORK AREA IS TO BE SMOOTH AND CONTINUOUS IN SLOPE AND IS TO FEATHER INTO EXISTING GRADES AT THE GRADING LIMITS.
9. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC. SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
10. STRUCTURAL FILLS SUPPORTING PAVEMENT SHALL BE COMPACTED TO 95% OF MAXIMUM STANDARD PROCTOR DRY DENSITY.
11. NEW GRADES NOT IN BUILDING AND DRIVEWAY IMPROVEMENT AREA TO BE ACHIEVED BY FILLING WITH APPROVED CLEAN FILL AND COMPACTED TO 95% OF STANDARD PROCTOR DENSITY.
12. ALL FILLS SHALL BE PLACED IN UNIFORM LIFTS. THE LIFTS THICKNESS SHOULD NOT EXCEED THAT WHICH CAN BE PROPERLY COMPACTED THROUGHOUT ITS ENTIRE DEPTH WITH THE EQUIPMENT AVAILABLE.
13. ALL FILLS PLACED ON EXISTING SLOPES THAT ARE STEEPER THAN 10 HORIZONTAL TO 1 VERTICAL SHALL BE PROPERLY BENCHED INTO THE EXISTING SLOPE AS DIRECTED BY A GEO-TECHNICAL ENGINEER.
14. CONTRACTOR SHALL CLEAN ENTIRE SITE AFTER CONSTRUCTION SUCH THAT NO PAPERS, CRASH, DEBRIS, BRUSHES OR ANY OTHER DEPOSITS WILL REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE DISPOSED OF OFF-SITE BY THE GENERAL CONTRACTOR.
15. ALL TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH THE IMPROVEMENTS SHALL BE PROTECTED BY THE GENERAL CONTRACTOR.
16. ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY GENERAL CONTRACTOR WITH LOCAL UTILITY COMPANY, TELEPHONE COMPANY, AND OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.

1. ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH ISSUED PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF FINES AND PROPER CLEAN UP FOR AREAS IN VIOLATION.
2. CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS AND SHALL BE MAINTAINED IN PLACE THROUGH FINAL JURISDICTIONAL INSPECTION & RELEASE OF SITE.
3. CONTRACTOR SHALL INSTALL/CONSTRUCT ALL NECESSARY SEDIMENT/SILT CONTROL FENCING AND PROTECTIVE MEASURES WITHIN THE LIMITS OF SITE DISTURBANCE PRIOR TO CONSTRUCTION.
4. NO SEDIMENT SHALL BE ALLOWED TO EXIT THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ADEQUATE MEASURED FOR CONTROLLING EROSION. ADDITIONAL SEDIMENT CONTROL FENCING MAY BE REQUIRED IN ANY AREAS SUBJECT TO EROSION.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES WITH SILT AND EROSION CONTROL MEASURES MAINTAINED ON THE DOWNSTREAM SIDE OF SITE DRAINAGE. ANY DAMAGE TO ADJACENT PROPERTY AS A RESULT OF EROSION WILL BE CORRECTED AT THE CONTRACTOR EXPENSE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS AND ANY REPAIRS OF ALL SEDIMENT CONTROL MEASURES INCLUDING SEDIMENT REMOVAL AS NECESSARY.
7. CLEANING OF VEGETATION AND TREE REMOVAL SHALL BE ONLY AS PERMITTED AND BE HELD TO A MINIMUM. ONLY TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED.
8. SEEDING AND MULCHING AND/OR SODDING OF THE SITE WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE PROJECT FACILITIES AFFECTING LAND DISTURBANCE.
9. CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE SUCH MEASURES AS SILK FENCES, STRAW BALE SEDIMENT BARRIERS, AND CHECK DAMS.
10. RIP RAP OF SIZES INDICATED SHALL CONSIST OF CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY STONE FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRIABLE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCES.

- ALL FINAL GRADED SLOPES SHALL BE A MAXIMUM OF 3 HORIZONTAL TO 1 VERTICAL.
2. ALL EXCAVATIONS PREPARED FOR PLACEMENT OF CONCRETE SHALL BE OF UNDISTURBED SOIL SUBSTANTIALLY HORIZONTAL AND FREE FROM ANY LOOSE, UNSUITABLE MATERIAL OR FROZEN SOILS. AND WITHOUT THE PRESENCE OF POUNDING WATER, DEWATERING FOR EXCESS GROUND WATER SHALL BE PROVIDED WHEN REQUIRED. COMPACTION OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR THE SOIL IN ACCORDANCE WITH ASTM D1557.
3. CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC OR UNSUITABLE MATERIAL. IF INADEQUATE BEARING CAPACITY IS REACHED AT THE DESIGNED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION SHALL BE FILLED WITH CONCRETE OF SAME TYPE SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. ANY STONE SUB-BASE MATERIAL, IF USED, SHALL NOT SUBSTITUTE FOR REQUIRED THICKNESS OF CONCRETE.
4. ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND ALSO FORTH PRIOR TO BACK FILLING. BACK-FILL SHALL CONSIST OF APPROVED MATERIAL SUCH AS EARTH, LOAM, SANDY CLAY, SAND, AND GRAVEL OR SOFT SHALE, FREE FROM CLODS OR LARGE STONES OVER 2-1/2" MAX DIMENSION. ALL BACK FILL SHALL BE PLACED IN COMPACTED LAYERS.
5. ALL FILL MATERIALS AND FOUNDATION BACK FILL SHALL BE PLACED IN MAXIMUM 6" THICK LIFTS BEFORE COMPACTION. EACH LIFT SHALL BE WETTED IF REQUIRED AND COMPACTIONED TO NOT LESS THAN 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR SOIL IN ACCORDANCE WITH ASTM D1557.
6. NEWLY PLACED CONCRETE FOUNDATION SHALL CURE A MINIMUM OF 72 HOURS PRIOR TO BACK-FILL.
7. FINISHED GRADING SHALL BE SLOPED TO PROVIDE POSITIVE DRAINAGE AND PREVENT STANDING WATER. THE FINAL (FINISH) ELEVATION OF SLAB FOUNDATION SHALL SLOPE AWAY IN ALL DIRECTIONS FROM THE CENTER. FINISH GRADE OF CONCRETE PADS SHALL BE A MINIMUM OF 4 INCHES ABOVE FINISH GRADE ELEVATIONS. PROVIDE SURFACE FILL GRAVEL TO ESTABLISH SPECIFIED ELEVATIONS WHERE REQUIRED.
8. NEWLY GRADED SURFACE AREAS TO RECEIVE GRAVEL SHALL BE COVERED WITH GEOTEXTILE FABRIC TYPE: TYPAR-3401 AS MANUFACTURED BY "CONSTRUCTION MATERIAL 1-800-239-384" OR AN APPROVED EQUIVALENT, SHOWN ON PLANS. THE GEOTEXTILE FABRIC SHALL BE PLACED IN COLOR TO MATCH THE COLOR OF THE CURB OR ELECTRICAL GROUNDING SYSTEM PERIMETER WHICH EVER IS GREATER. OR FABRIC SHALL BE COVERED WITH A MINIMUM OF 4" DEEP COMPACTED STONE OR GRAVEL AS SPECIFIED, I.E. FOOT TYPE NO. 57 FOR FENCED COMPOUND, FOOT TYPE NO.67 FOR ACCESS DRIVE AREA.
9. IN ALL AREAS TO RECEIVE FILL, REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM EXISTING TO 4 HORIZONTAL SUCH AS THAT FILL MATERIAL WILL BIND WITH EXISTING/PREPARED SOIL SURFACE.
10. WHEN SUB-GRADE OR PREPARED GROUND SURFACE HAS A DENSITY LESS THAN THAT REQUIRED FOR THE FILL MATERIAL, SCARIFY THE GROUND SURFACE TO DEPTH REQUIRED, PULVERIZE, MOISTURE-CONDITION AND/OR AERATE THE SOIL AND RECOMPACT TO THE REQUIRED DENSITY PRIOR TO PLACEMENT OF FILLS.
11. IN AREAS WHICH EXISTING GRAVEL SURFACING IS REMOVED OR DISTURBED DURING CONSTRUCTION OPERATIONS, REPLACE GRAVEL SURFACING TO MATCH ADJACENT GRAVEL SURFACING AND RESTORED TO THE SAME THICKNESS AND COMPACTION AS SPECIFIED. ALL RESTORED GRAVEL SURFACING SHALL BE FREE FROM CORRUGATIONS AND WAVES.
12. EXISTING GRAVEL SURFACING MAY BE EXCAVATED SEPARATELY AN REUSED WITH THE CONDITION THAT ANY UNFAVORABLE AMOUNTS OF ORGANIC MATTER, OR OTHER DELETERIOUS MATERIALS BE REMOVED PRIOR TO REUSED. FURNISH ANY ADDITIONAL GRAVEL RESURFACING MATERIAL AS NEEDED TO PROVIDE A FULL DEPTH COMPACTED SURFACE THROUGHOUT SITE.
13. GRAVEL SUB SURFACE SHALL BE PREPARED TO REQUIRED COMPACTION AND SUB GRADE ELEVATIONS BEFORE GRAVEL SURFACING IS PLACED AND/OR RESTORED. ANY LOOSE OR DISTURBED MATERIALS SHALL BE THROUGHOUT COMPACTED AND ANY DEPRESSIONS IN THE SUB-GRADE SHALL BE FILLED AND COMPACTED WITH SELECTED GRAVEL. GRAVEL SURFACING MATERIAL SHALL NOT USED FOR FILLING DEPRESSIONS IN THE SUB-GRADE.
14. PROTECT EXISTING GRAVEL SURFACING AND SUB-GRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING "MATTS" OR OTHER SUITABLE PROTECTION DESIGNED TO SUPPORT EQUIPMENT LOADS AS MAY BE NECESSARY. REPAIR ANY DAMAGE TO EXISTING GRAVEL SURFACING OR SUB-GRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTOR'S OPERATIONS.
15. DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES RESULTING FROM CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED AND/OR REPLACED TO OWNER'S SATISFACTION AT NO ADDITIONAL COST TO THE CONTRACT.
16. ALL SUITABLE BORROW MATERIAL FOR BACKFILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF-SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES AT NO ADDITIONAL COST TO THE CONTRACT.

1. ALL PAINT PRODUCT LINE SHALL BE "SHERWIN-WILLIAMS" OR EQUAL UNLESS SPECIFICALLY NOTED OTHERWISE.
2. CONTRACTOR SHALL PREPARE ALL SURFACES AND APPLY ALL FINISHES PER LATEST EDITION OF MANUFACTURER'S SPECIFICATIONS.
3. FINISH COLOR AND TEXTURE OF ALL SURFACES TO BE PAINTED SHALL MATCH ADJACENT SURFACES UNLESS NOTED OTHERWISE.
4. ALL PAINT MATERIAL DATA SHEET SHALL BE PROVIDED TO THE CELL CARRIER CONSTRUCTION MANAGER.
5. CONTRACTOR SHALL CORRECT RUNS, SAGS, MISSES, AND OTHER DEFECTS INCLUDING INADEQUATE COVERAGE AS DIRECTED BY THE T-MOBILE CONSTRUCTION MANAGER. REPAINT AS NECESSARY TO ACHIEVE SURFACES WHICH ARE SMOOTH, EVENLY COATED WITH UNIFORM SHEEN AND FREE FROM BLEMISHES.

1. AT THE CLIENT PROJECT MANAGER'S DIRECTION, THE CONTRACTOR SHALL PROVIDE "HILT" HIGH PERFORMANCE FIRESTOP SYSTEM #FS601 AT ALL FIRE-RATED PENETRATIONS INSTALLED PER MANUFACTURER'S LATEST INSTALLATION SPECIFICATIONS.
2. ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN EQUAL OR GREATER FIRE-RATING.

1. CONTRACTOR SHALL CONTACT THE BUILDING OWNER TO DETERMINE IF ROOF IS UNDER WARRANTY. CONTRACTOR SHALL GUARANTEE THAT ANY AND ALL NEW ROOFING WORK MEETS THE SPECIFICATION OF ANY EXISTING ROOFING WARRANTIES SUCH THAT THE WARRANTY IS NOT VOIDED BY A REPAIR. THIS WORK IS IF IT IS DETERMINED THAT THE ARCHITECT'S DETAILING IS INADEQUATE OR IMPROPER OR IF ANY OTHER DISCREPANCY IS FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE CLIENT PROJECT MANAGER IN WRITING. ULTIMATELY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE ORIGINAL ROOF MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR SHALL USE METHODS AND MATERIALS SIMILAR AND COMPATIBLE WITH EXISTING MATERIALS AND CONDITIONS FOR ROOF PATCHING, NEW PENETRATIONS, ETC.
3. THE CONTRACTOR SHALL PROPERLY SEAL ALL NEW ROOF AND BUILDING ENVELOPE PENETRATIONS SUCH THAT THE INTEGRITY OF THE ORIGINAL BUILDING ASSEMBLY AND ALL APPLICABLE WARRANTIES ARE MAINTAINED.
4. IF DEEMED NECESSARY TO REMOVE EXISTING FINISHED AND/OR MATERIALS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECONSTRUCTING FINISHES AND MATERIALS TO MEET THE SAME CONDITION. CONTRACTOR SHALL MAINTAIN THE ORIGINAL COLORS, TEXTURES, AND FINISHES UNLESS SPECIFICALLY NOTED TO THE CONTRARY OR APPROVED BY T-MOBILE CONSTRUCTION MANAGER IN ADVANCE.
5. AT THE CLIENT CONSTRUCTION MANAGER'S DISCRETION, THE CONTRACTOR SHALL PROVIDE ROOFTOP WALKPADS TO ALL NEW EQUIPMENT. ON CONVENTIONAL ROOFING, THE WALKPADS SHALL BE "DUCK BOARDS" AS MANUFACTURED BY "APC" OR EQUAL. ON SPECIAL ROOFING SYSTEMS SUCH AS SINGLE MEMBRANE, ROOFS WILL REQUIRE A SPECIFIC PRODUCT AS NOTED ON PLANS OR AS REQUIRED BY NOTES #1 & #2 ABOVE.

1. ALL STEEL WORK SHALL BE IN ACCORDANCE WITH STEEL CONSTRUCTION MANUAL, 15th EDITION AND ALL EXTERIOR EXPOSED STEEL AND HARDWARE SHALL BE HOT-DIPPED GALVANIZED. FILL MODIFICATIONS ARE TO BE COATED WITH ZINC-ENRICHED PAINT.
2. STEEL SECTIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING ASTM STANDARDS:
  - ANGLE, BARS, AND CHANNELS: ASTM A36, 36 KSI
  - W-SHAPES: ASTM 1992, 50 KSI
  - HSS SECTOR: ASTM A53-E, 35 KSI
3. ALL WELDING SHALL BE PERFORMED USING E70 (LOW HYDROGEN) ELECTRODES BY AWS CERTIFIED WELDERS. WELDING SHALL CONFORM TO AISC AND THE LATEST EDITION OF AWS D1.1. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.
4. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. ASTM A307 BOLTS UNLESS NOTED OTHERWISE. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TP, 3/4" DIA. CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL COLD-GALVANIZE ALL RAW STEEL AS REQUIRED DURING CONSTRUCTION PROCESS.

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318-16, ACI 301-16 AND THE CAST-IN-PLACE CONCRETE SPECIFICATIONS.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS UNLESS NOTED OTHERWISE.
3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE
4. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
5. SPLICES CLASS "B" AND ALL HOOKS SHALL BE STANDARD UNLESS NOTED OTHERWISE.
6. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE UNLESS NOTED OTHERWISE IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
7. CONCRETE COVER FOR REINFORCEMENT STEEL SHALL BE ACCORDING TO ACI 318-19, TABLE 20.6.1.3.1:

CONCRETE EXPOSURE	MEMBER	REINFORCEMENT	SPECIFIED COVER, IN.
CAST AGAINST AND PERMANENTLY IN CONTACT WITH GROUND	ALL	ALL	3
EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	ALL	NO. 6 THROUGH NO. 18 BARS	2
		NO. 5 BAR, W31 OR D31 WIRE, AND SMALLER	1-1/2
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	SLABS, JOISTS, AND WALLS	NO. 14 AND NO. 18 BARS	1-1/2
		NO. 11 BAR AND SMALLER	3/4
	BEAMS, COLUMNS PEDESTALS, AND TENSION TIES	PRIMARY REINFORCEMENT, STIRRUPS, TIES, SPIRALS, AND HOOPS	1-1/2

3. MORTAR SHALL BE HAVE TYPE "S" WITH A MINIMUM 1,800 PSI AT 28 DAYS. GROUT SHALL BE A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS AND ALL GROUT SHALL BE CONSOLIDATED WITH A MECHANICAL VIBRATOR.
4. CONCRETE MASONRY UNITS SHALL BE MEDIUM WEIGHT (115 PCF) UNITS CONFORMS TO ASTM C90, GRADE N-1, 1' M OF 1,500 PSI.
5. ALL CELLS IN CONCRETE BLOCKS SHALL BE FILLED SOLID WITH GROUT, EXCEPT AS NOTED IN THE DRAWINGS OR SPECIFICATIONS. CELL SHALL BE IN VERTICAL ALIGNMENT. DOWELS IN FOOTINGS SHALL BE SET TO ALIGN WITH CORES CONTAINING STEEL. ALL BOND BEAM BLOCK SHALL BE "DEEP CUT" UNITS.
6. ALL CELLS CONTAINING REINFORCING STEEL OR EMBEDDED JOISTS AND ALL CELLS IN RETAINING WALLS AND WALLS BELOW GRADE SHALL BE SOLID GROUTED. ALL HORIZONTAL REINFORCING STEEL SHALL BE PLACED IN BOND OR LINTEL BEAM UNITS.
7. WHEN GROUTING IS STOPPED FOR ONE LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE GROUT POUR 1-1/2" BELOW TOP OF THE UPPERMOST UNIT. LOW LIFT CONSTRUCTION, MAXIMUM GROUT POUR HEIGHT IS 4 FEET.
8. PROVIDE INSPECTION AND CLEAN OUT HOLES AT BASE OF VERTICAL CELLS HAVING GROUT LIFTS IN EXCESS OF 4'-0" OF HEIGHT.
9. PROVIDE ONE BAR DIAMETER (A MINIMUM OF 1/2") GROUT BETWEEN MAIN REINFORCING AND MASONRY UNITS.
10. SAND SHALL BE CLEAN, SHARP AND WELL GRADED, AND FREE FROM INJURIOUS AMOUNTS OF DUST, LUMPS, SHALE, ALKAL OR ORGANIC MATERIAL.
11. BRICK SHALL CONFORM TO ASTM C-62 AND SHALL BE GRADE MW OR BETTER.

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## CONSTRUCTION

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C	09/30/2025	PLAN CHECK COMMENTS	WM
B	07/10/2025	95%CDs FOR REVIEW	WD
A	05/15/2025	90%CDs FOR REVIEW	KP/AL
REV	DATE	DESCRIPTION	BY

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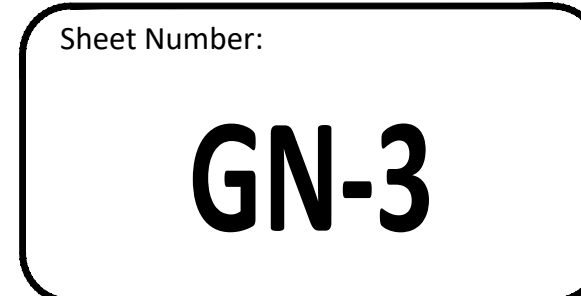
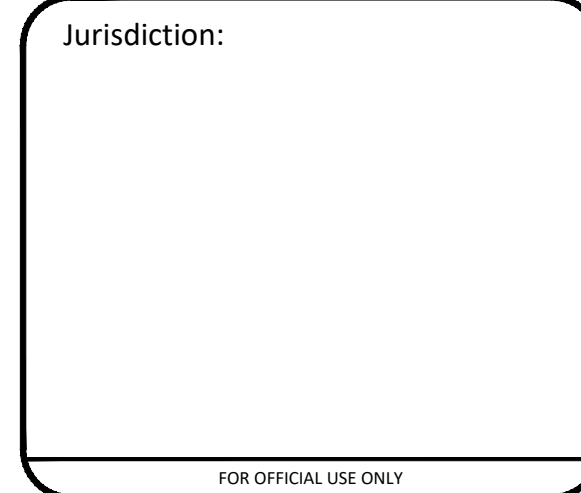
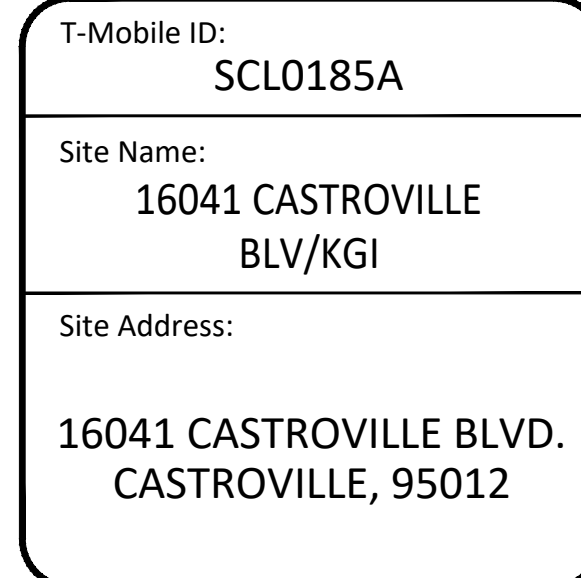
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FOROUHAR KARAMPUR  
No C-48355  
Exp. 6/30/26  
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STATE OF CALIFORNIA

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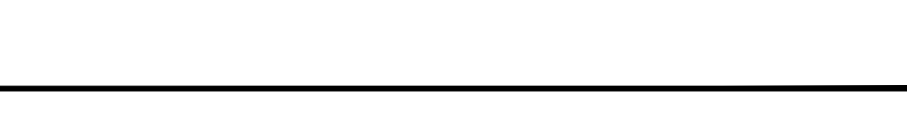
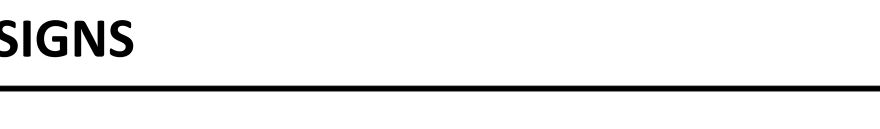
## GENERAL NOTES

# GN-2





1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE WITH T-MOBILE DOCUMENT #03-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.
2. CONTRACTOR SHALL CONTACT T-MOBILE R-RFSC FOR INFORMATION ON MPE LEVELS AND INSTRUCTIONS ON LEVEL AND LOCATION OF SIGNAGE



6. PHOTOS OF ALL STRIPING, BARRICADES AND SIGNAGE SHALL BE PART OF THE CONTRACTOR'S CLOSE-UP PACKAGE AND SHALL BE TURNED INTO THE T-MOBILE CONSTRUCTION PACKAGE AND SHALL BE TURNED OVER TO THE T-MOBILE CONSTRUCTION PROJECT MANAGER AT THE END OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ONE WITH THE FOLLOWING CROSS-HATCH PATTERN AS DETAILED BY THE CONSTRUCTION DRAWINGS. ALL BARRICADES SHALL BE MADE OF AN RF-FRIENDLY MATERIAL SO AS NOT TO BLOCK OR INTERFERE WITH THE OPERATION OF THE ANTENNAS. BARRICADES SHALL BE PAINTED WITH FADE-RESISTANT YELLOW SAFETY PAINT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE BARRICADES PROVIDED AND SHALL PROVIDE THE T-MOBILE CONSTRUCTION PROJECT MANAGER WITH A DETAILED SHOP DRAWING OF EACH BARRICADE UPON CONSTRUCTION COMPLETION.

**1** GENERAL NOTES  
N.T.S.







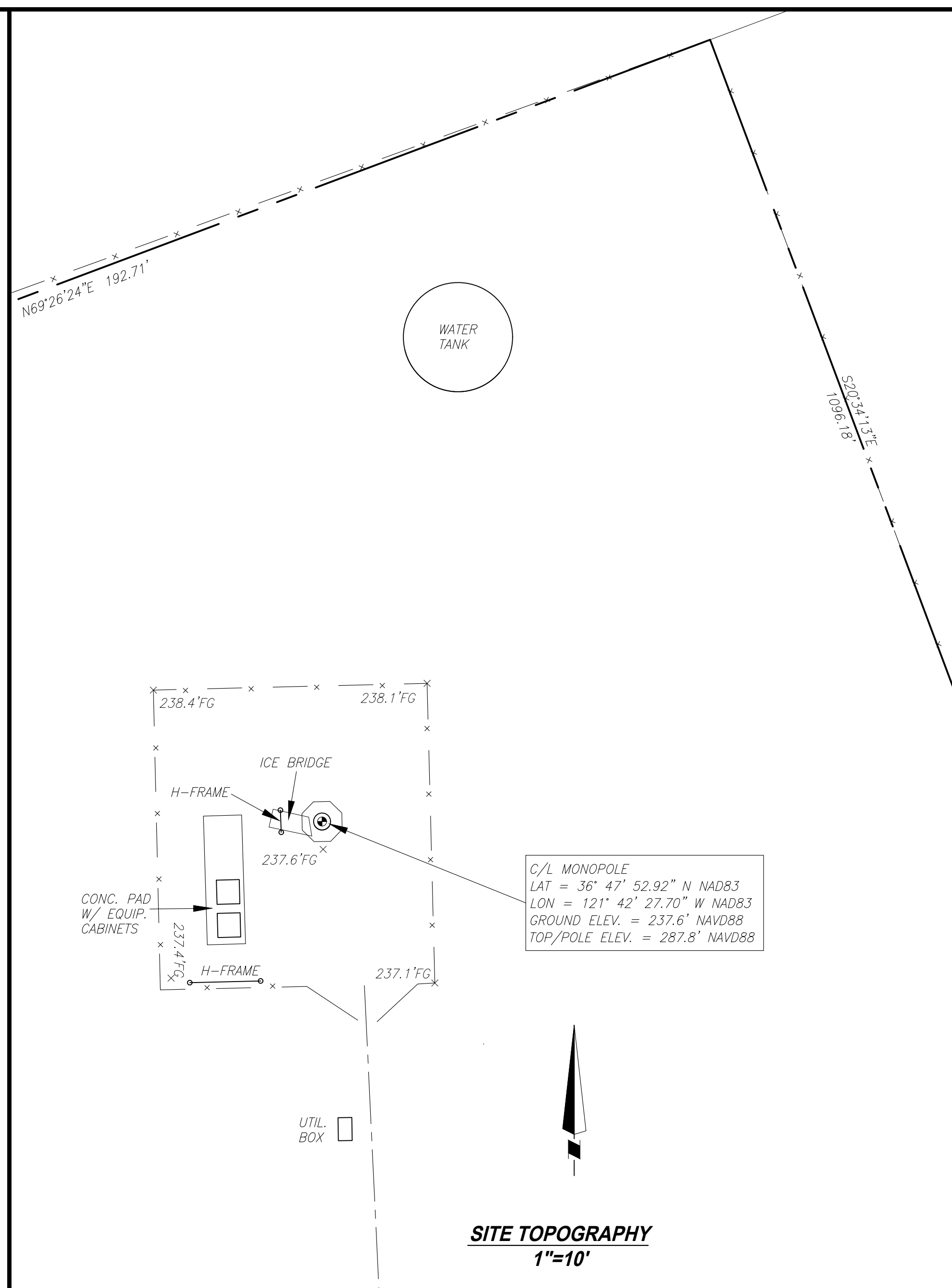


Diagram illustrating the elevations for a pole detail:

- TOP MONOPOLE ELEV. = 287.8' NAVD88 (50.3' A.G.L.)
- TOP ANT. ELEV. = 285.8' NAVD88 (48.2' A.G.L.)
- BOTTOM ANT. ELEV. = 279.8' NAVD88 (42.2' A.G.L.)
- GROUND ELEV. = 237.6' NAVD88 (0.0' A.G.L.)

***POLE DETAIL***  
***NO SCALE'***

LS-1

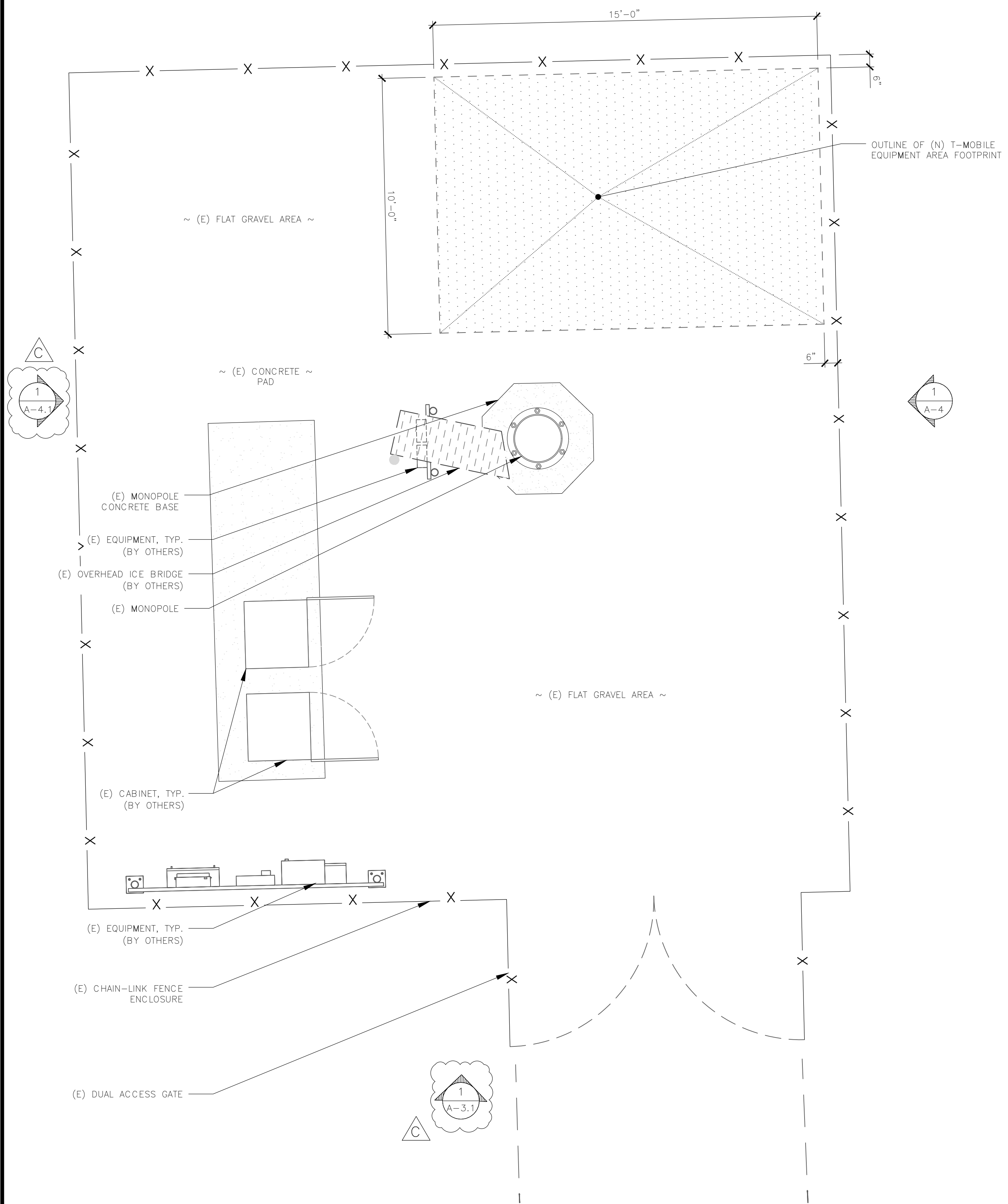
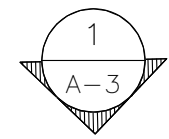
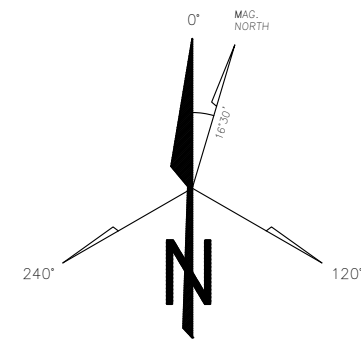
REAL PROPERTY IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
LOT 9 OF TRACT 742 (UNIT 1 OF "SPANISH SPUR") AS RECORDED IN VOLUME 12 OF CITIES AND TOWNS AT PAGE 66, OFFICIAL RECORDS OF MONTEREY COUNTY.  
APN: 131-131-002

**OVERALL PARCEL**  
**1"=60'**



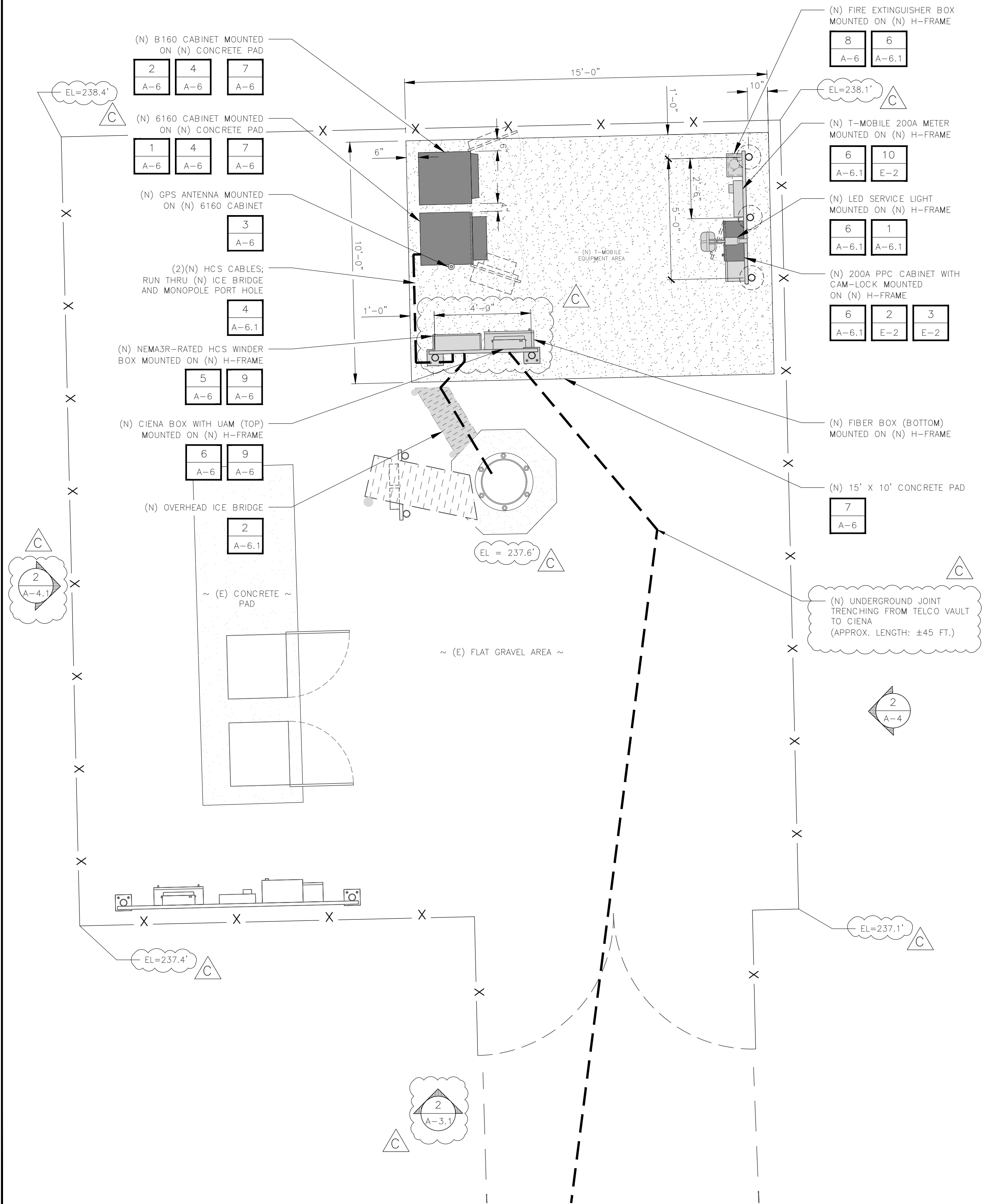
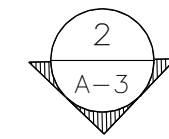
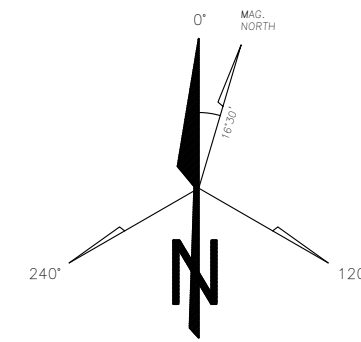






1 EXISTING EQUIPMENT PLAN

SCALE: 3/8" = 1'-0"



2 PROPOSED EQUIPMENT PLAN

SCALE: 3/8" = 1'-0"

Prepared For:

**T-Mobile**  
1200 CONCORD AVENUE, SUITE 500  
CONCORD, CA 94520

Engineer:

**THE CBR GROUP**  
2840 HOWE ROAD, SUITE E  
MARTINEZ, CA 94553  
www.TheCBRGroup.com

T-Mobile ID:  
SCL0185A

Site Name:  
16041 CASTROVILLE  
BLV/KGI

Site Address:  
16041 CASTROVILLE BLVD.  
CASTROVILLE, 95012

Issued For:  
CONSTRUCTION

REV	DATE	DESCRIPTION	BY
C	09/30/2025	PLAN CHECK COMMENTS	WM
B	07/10/2025	95%CDs FOR REVIEW	WD
A	05/15/2025	90%CDs FOR REVIEW	KP/ALR

Jurisdiction:

Licenser:



Sheet Title:

EXISTING AND PROPOSED  
EQUIPMENT PLAN

Sheet Number:

A-2

















1. ANTENNA RAD CENTER SHOWN HERE REFLECTS CURRENT CONDITIONS OBTAINED FROM 1A SURVEY, SITE SURVEY EXHIBIT AND DATA COLLECTED BY OUR FIELD TEAM.  
2. ANTENNA RAD CENTER SHOWN IN ELEVATION SHEETS TAKES PRECEDENCE OVER WHAT IS SHOWN ON THIS SHEET.

ANTENNA SCHEDULE (VERIFY WITH CURRENT RFDS)									
GAMMA									
SECTOR	EXISTING/PROPOSED	ANTENNA	SIZE (INCHES) (H X W X D)	ANTENNA RAD CENTER (SEE NOTE #2)	AZIMUTH	ACTIVE TECHNOLOGY	RADIO (QTY)	TMA / MULTIPLEXER (QTY)	FIBER, COAX TYPE AND QUANTITY (LENGTH)
C1	PROPOSED	APXVAALL24M-U-J20 (OCTO)	95.7" X 19.5" X 8.5"	66'-0"	240°	N600, L700, L1900, L2100, N1900	(1) RADIO 4460 B25+B66, (1) RADIO 4480 B71+B85	-	(6) FIBER JUMPER - 2F SM OUTDOORCON-LCD W COVER 5M, (8) JUMPER 8 FT SUREFLEX 4.3-10 TO 4.3- 10
C2	PROPOSED	AIR_6419_B41 (ACTIVE ANTENNA - MASSIVE MIMO)	33.6" X 20.0" X 6.3"	68'-6"		N2500	-		(2) FIBER JUMPER - 2F SM OUTDOORCON-LCD W COVER 5M

<p>RAN SCOPE OF WORK (VERIFY LATEST RFDS)</p>	<p>1. ADD (1) RP6672 FOR L7/N6 + L19/L21/N19 + N2500 <b>MMBB</b></p> <p>2. ADD (1) IXRE ROUTER</p> <p>3. ADD E6160 AND B160 CABINETS</p> <p>4. ADD (2) 6X24 HCS 4 AWG 20M</p>
---	---

**T-Mobile**  
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CASTROVILLE, 95012

## CONSTRUCTION

**Jurisdiction:**

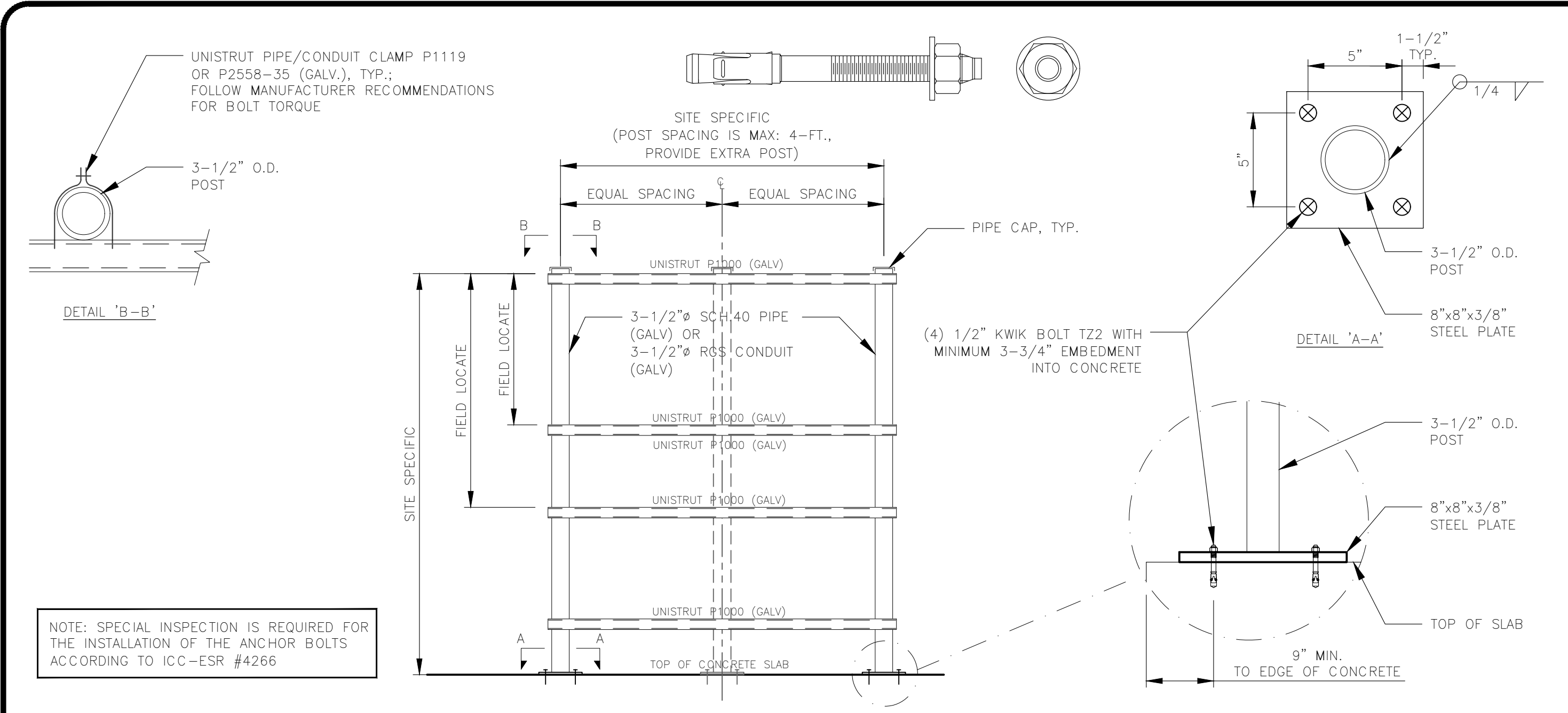
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## ANTENNA AND EQUIPMENT SCHEDULE

# A-5



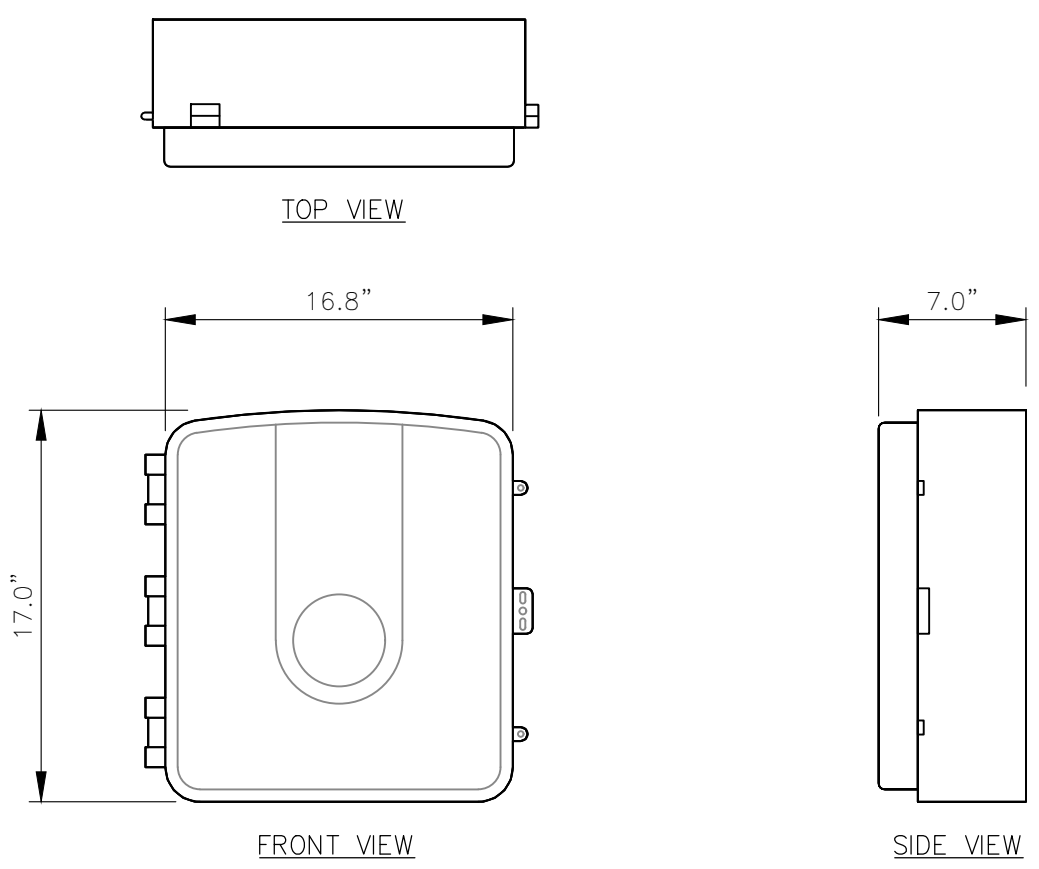


H-FRAME ON CONCRETE SLAB DETAIL

SCALE: N.T.S. 9

CIENA BOX DETAIL

MANUFACTURER: CIENA  
MODEL: 3931  
HEIGHT: 17.0"  
WIDTH: 16.8"  
DEPTH: 7.0"  
WEIGHT: 28.6 LBS. (NET)

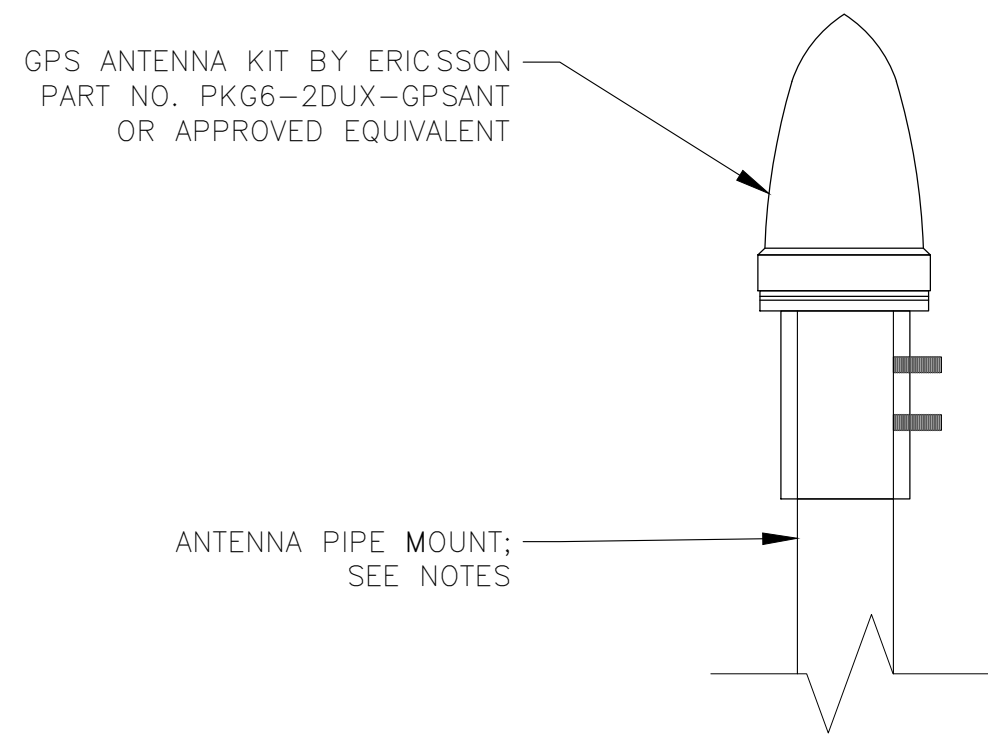


SCALE: N.T.S. 6

GPS ANTENNA MOUNTING DETAIL

NOTES:

1. THE ELEVATION AND LOCATION OF THE GPS ANTENNA SHALL BE IN ACCORDANCE WITH THE FINAL RF REPORT.
2. THE GPS ANTENNA MOUNT IS DESIGNED TO FASTEN TO A STANDARD 1-1/4", SCHEDULE 40, GALVANIZED STEEL OR STAINLESS STEEL PIPE. THE PIPE MUST NOT BE THREADED AT THE ANTENNA STEEL PIPE. THE PIPE MUST NOT BE THREADED AT THE ANTENNA MOUNT END. THE PIPE SHALL BE CUT TO THE REQUIRED LENGTH (MINIMUM OF 18") USING A HAND OR ROTARY PIPE CUTTER TO ASSURE A SMOOTH AND PERPENDICULAR CUT. A HACK SAW SHALL NOT BE USED. THE CUT PIPE END SHALL BE DEBURRED AND SMOOTH IN ORDER TO SEAL AGAINST THE NEOPRENE GASKET ATTACHED TO THE ANTENNA MOUNT.



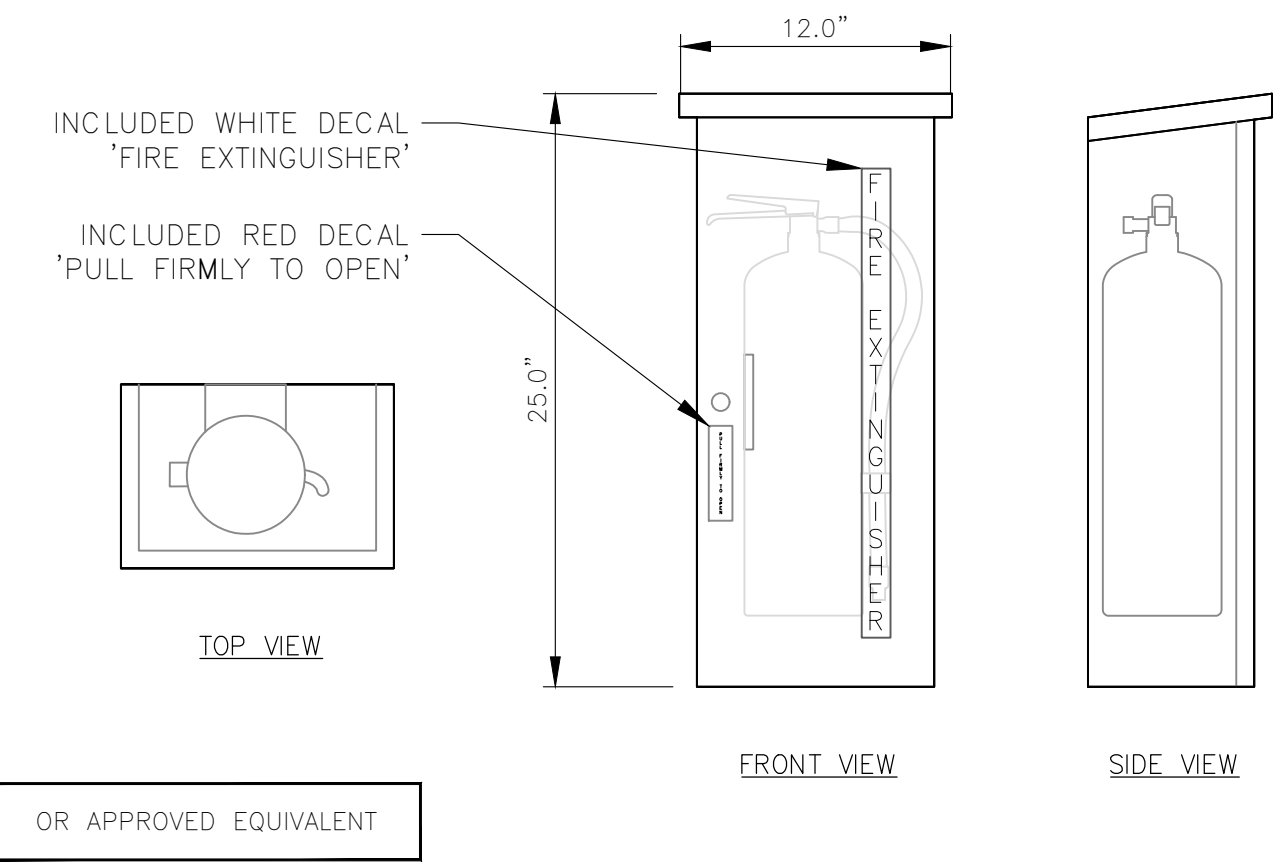
SCALE: N.T.S. 3

NOT USED

SCALE: N.T.S. 11

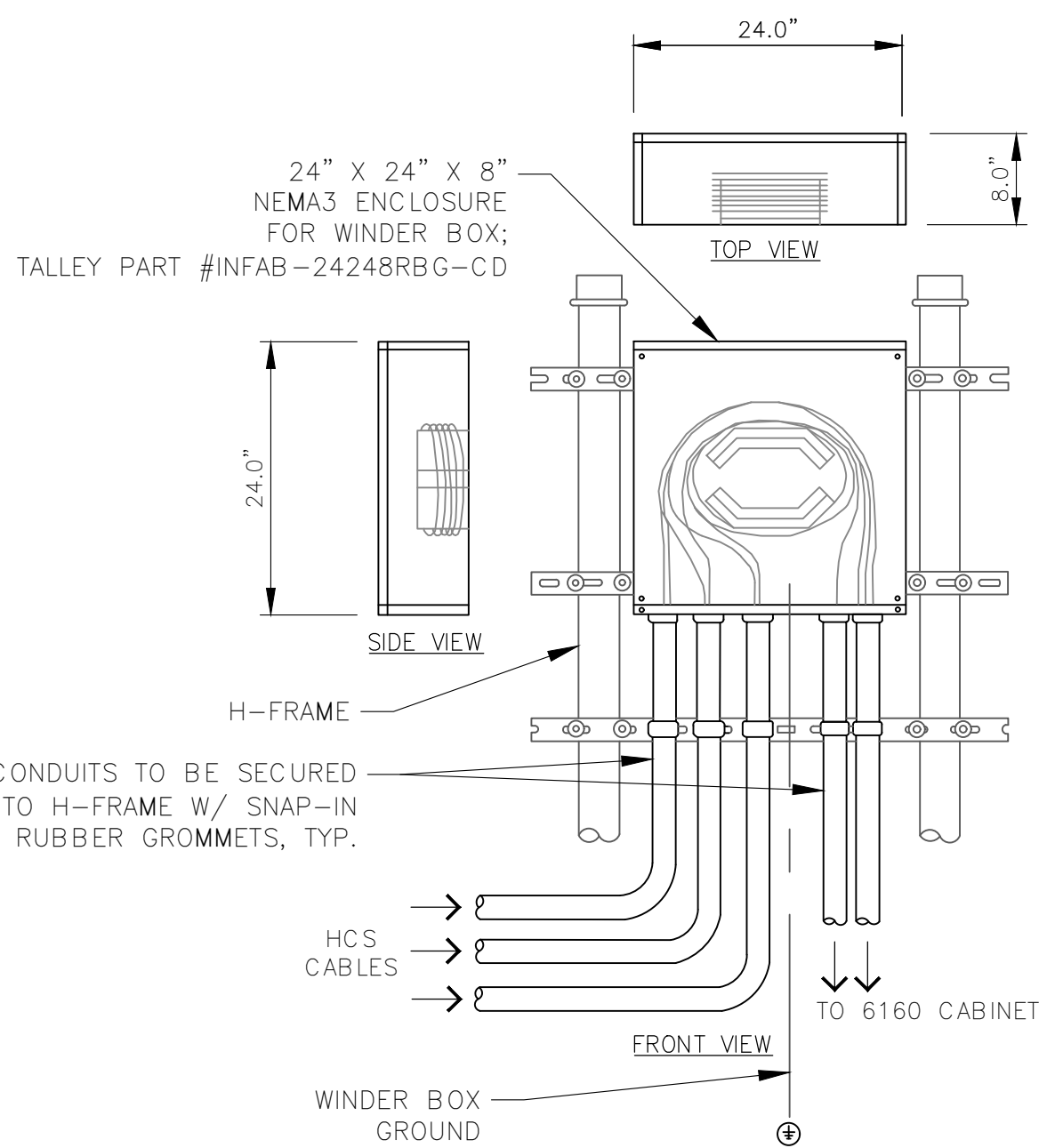
FIRE EXTINGUISHER ENCLOSURE DETAIL

MANUFACTURER: STRIKE FIRST USA  
MODEL: HD0C-10  
HEIGHT: 25.0"  
WIDTH: 12.0"  
WEIGHT: 30 LBS. (NET)  
FINISH: BAKED RED ENAMEL  
NOTE: FIRE EXTINGUISHER SOLD SEPARATELY  
USE MANUFACTURER SUPPLIED MOUNTING HARDWARE



SCALE: N.T.S. 8

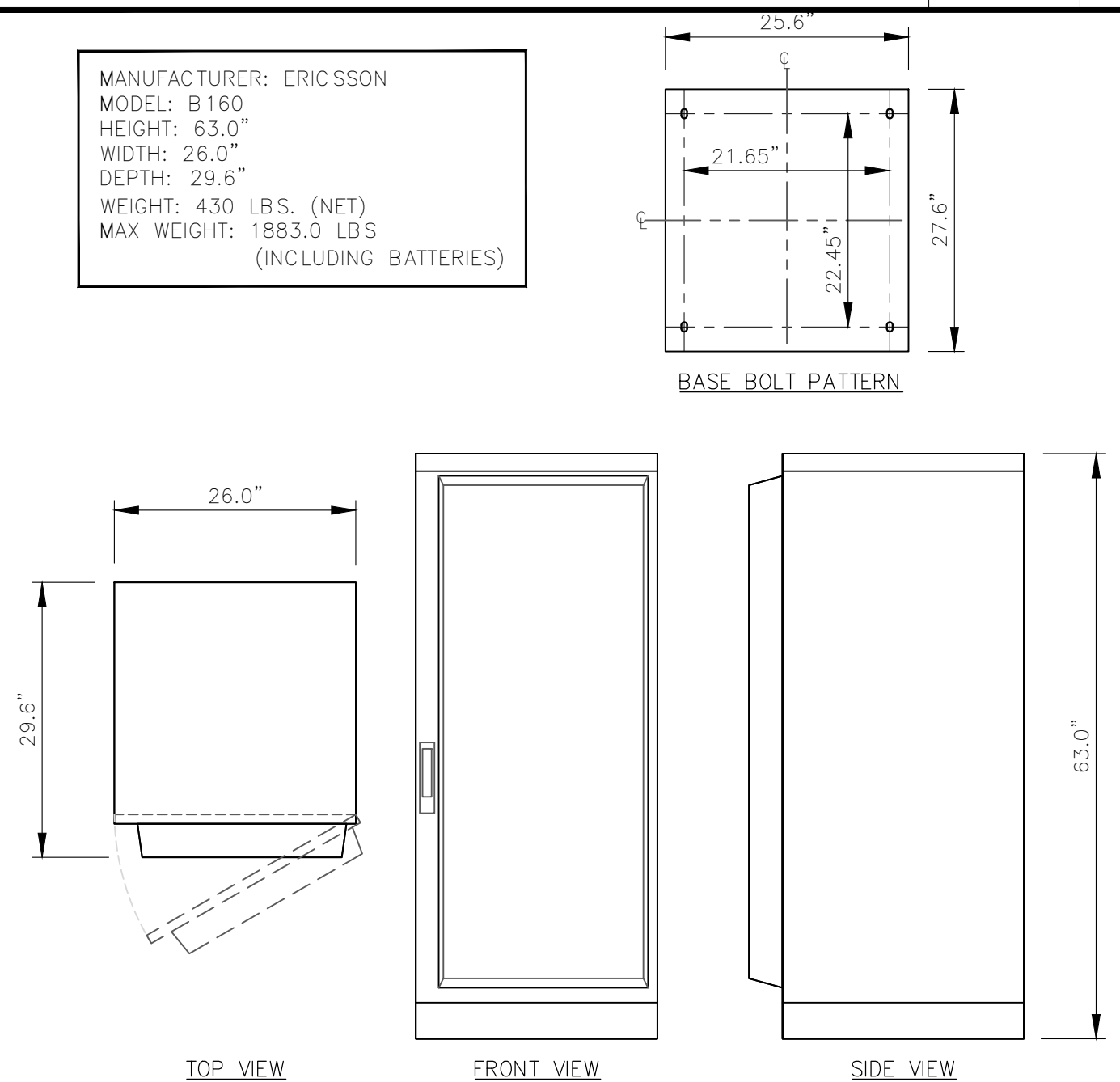
WINDER BOX DETAIL



SCALE: N.T.S. 5

B160 CABINET DETAIL

MANUFACTURER: ERICSSON  
MODEL: B160  
HEIGHT: 63.0"  
WIDTH: 26.0"  
DEPTH: 29.6"  
WEIGHT: 430 LBS. (NET)  
MAX WEIGHT: 1883.0 LBS (INCLUDING BATTERIES)

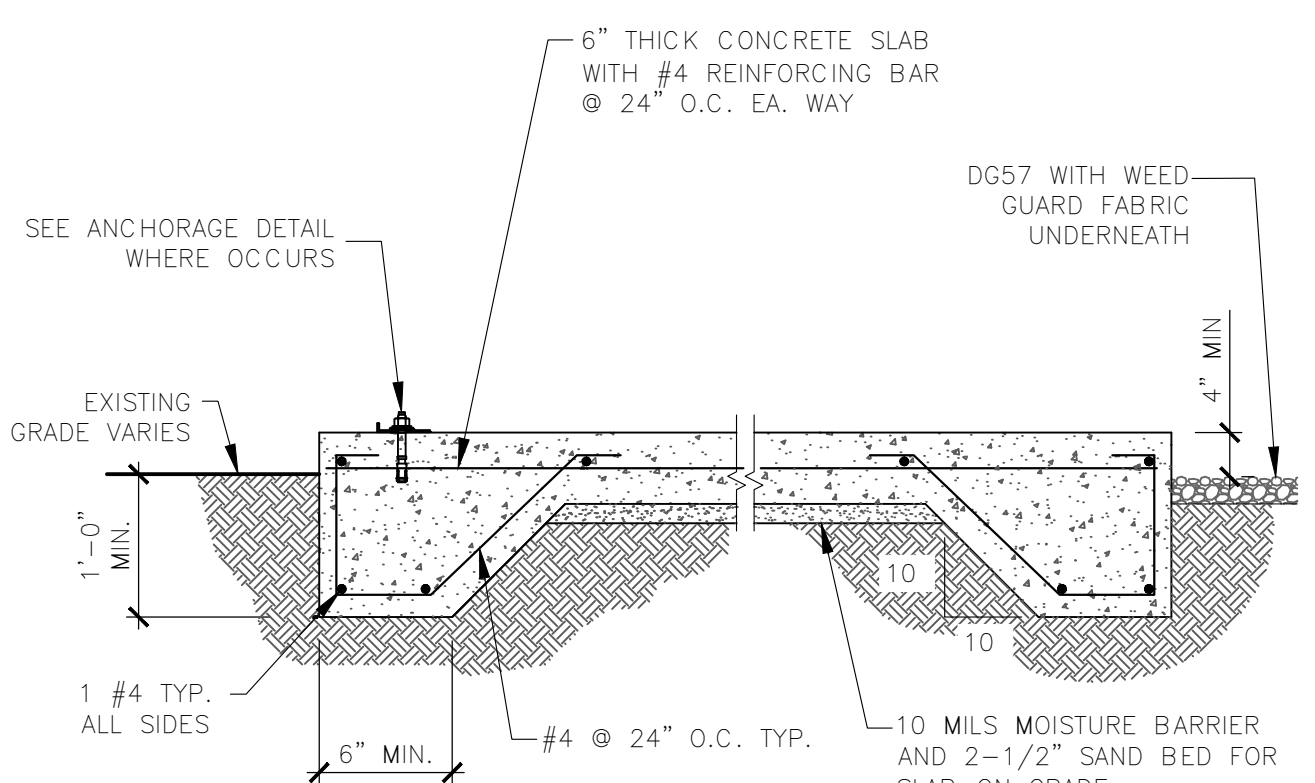


SCALE: N.T.S. 2

CONCRETE AND REINFORCING STEEL NOTES:

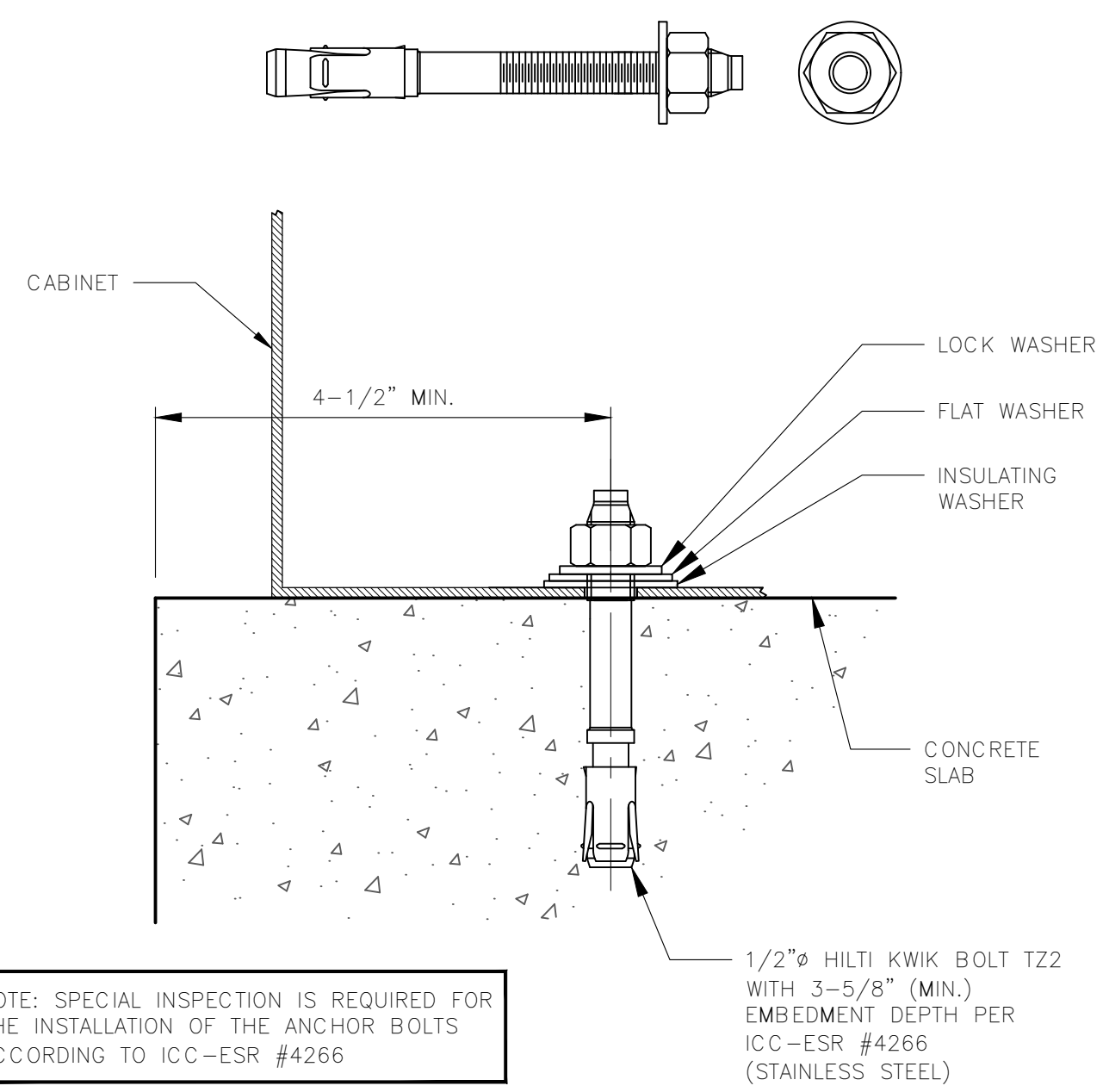
1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION PER CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, UNO.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:  

CONCRETE CAST AGAINST EARTH.....	3 IN.
CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 AND LARGER .....	2 IN.
#5 AND SMALLER & WWF .....	1 1/2 IN.
CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:	
SLAB AND WALL .....	3/4 IN.
BEAMS AND COLUMNS .....	1 1/2 IN.
5. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
6. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE. EXPANSION BOLTS SHALL BE PROVIDED BY RAMSET/REDHEAD OR APPROVED EQUAL, UNLESS NOTED OTHERWISE. SPECIAL INSPECTIONS, WHEN REQUIRED BY GOVERNING CODES SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.
7. GRAVEL SHALL BE NATURAL OR CRUSHED STONE WITH 100% PASSING 1 INCH SIEVE.
8. DIMENSIONS SHOWN ARE EXACT MINIMUM PAD SIZES REQUIRED FOR EQUIPMENT LAYOUTS - CONTRACTOR MAY ROUND UP TO THE NEAREST FOOT (OR HALF FOOT) IF LEASE AREA AND SPACE PERMIT.



SCALE: N.T.S. 7

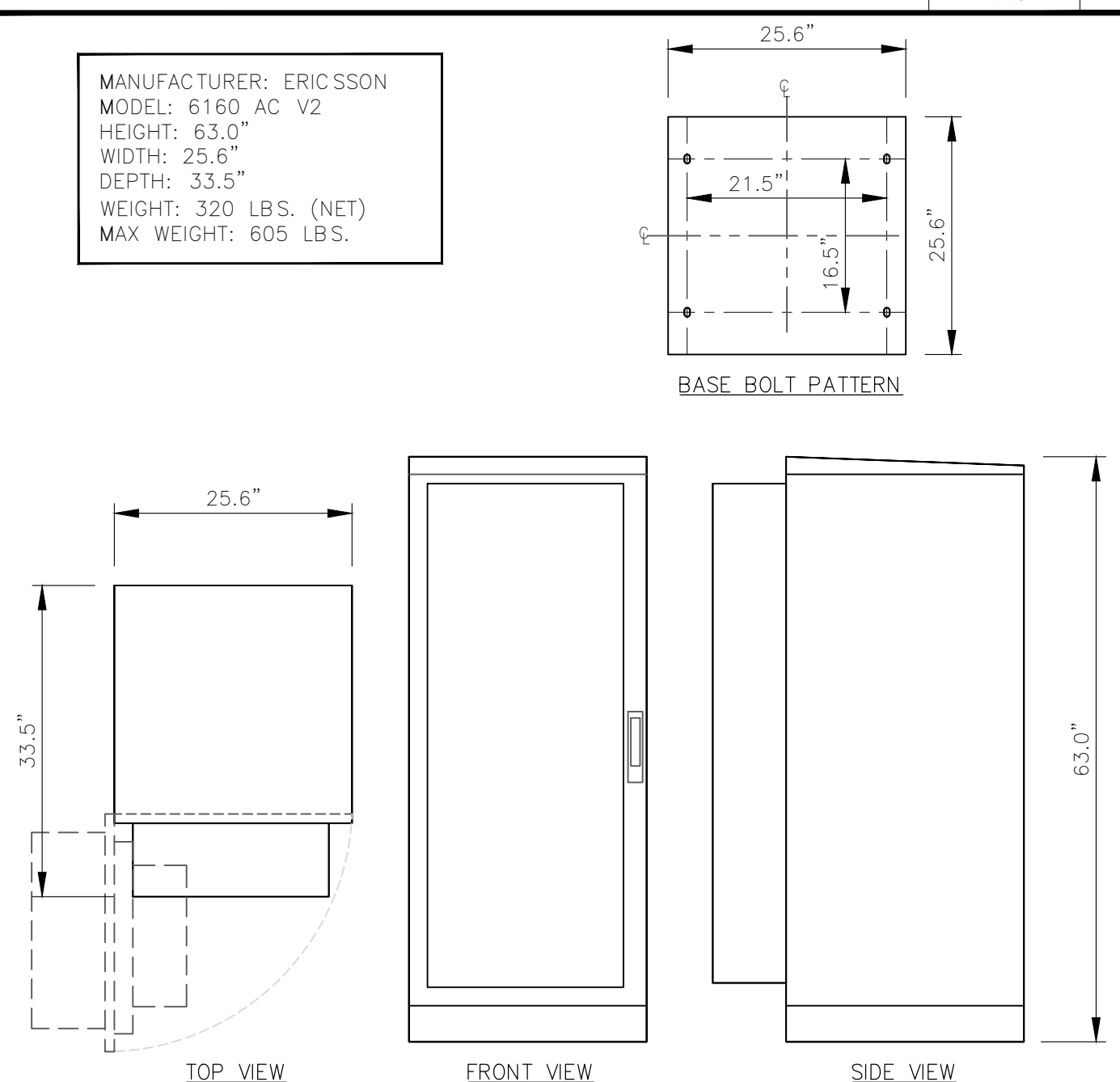
CABINET ANCHORAGE DETAIL



SCALE: N.T.S. 4

6160 CABINET DETAIL

MANUFACTURER: ERICSSON  
MODEL: 6160 AC V2  
HEIGHT: 63.0"  
WIDTH: 25.6"  
DEPTH: 33.5"  
WEIGHT: 320 LBS. (NET)  
MAX WEIGHT: 605 LBS.



SCALE: N.T.S. 1

CONCRETE PAD DETAIL

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BLV/KGI

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Jurisdiction:

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Licenser:

REGISTERED PROFESSIONAL ENGINEER  
FOROUGH KARAMANIDIS  
No C-48355  
Exp. 6/30/26  
CIVIL  
STATE OF CALIFORNIA  
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Sheet Title:

DETAILS

Sheet Number:

**A-6**



NOT USED

SCALE:  
N.T.S.

12

Diagram showing the installation of an H-frame on a new concrete slab. The structure consists of four vertical UNISTRUT P1000 (GALV) sections. The top section is labeled 'SITE SPECIFIC (POST SPACING IS MAX: 4-FT., PROVIDE EXTRA POST)'. The second section from the top is labeled '3-1/2" SCH.40 PIPE (GALV) OR 3-1/2" RGS CONDUIT (GALV)'. The third section is labeled 'UNISTRUT P1000 (GALV)'. The bottom section is labeled 'UNISTRUT P1000 (GALV)'. The base is labeled '2,500 PSI CONCRETE' and 'SET POST IN CONCRETE'. The diagram shows a cross-section of the concrete slab with a '6" (TYP.)' thick slab and a '3"-6" (TYP.)' deep post. The post is labeled '6" (TYP.)' and '3" MIN. (TYP.)'. The diagram also shows a '2% SLOPE MIN., TYP.' and a '(N) 6"-THK. CONCRETE SLAB; SEE DETAIL 7 A-6'.

SCALE:  
N.T.S.

6

Diagram showing the detail of a pipe support cross plate. The plate is labeled 'PIPE SUPPORT CROSS PLATE WITH U-BOLTS (VALMONT P/N SP219)'. The diagram shows a cross-section of the plate with a '3-1/2" HORIZONTAL PIPE' and a '(E) OR (N) STANDARD PIPE MAST [2 3/8" O.D. OR 2 7/8" O.D.]'. The plate is labeled 'MANUFACTURER: SITE PRD 1 (VALMONT)' and 'OR APPROVED EQUIVALENT'.

SCALE:  
N.T.S.

3

NOT USED

SCALE:  
N.T.S.

11

NOT USED

SCALE:  
N.T.S.

8

Diagram showing the detail of a 12" ice bridge kit with a Z-bracket. The diagram shows a cross-section of the kit with a '12" ICE BRIDGE KIT' and a 'Z-BRACKET'. The diagram also shows a 'DETAIL A' and 'DETAIL B'.

SCALE:  
N.T.S.

2

NOT USED

SCALE:  
N.T.S.

10

NOT USED

SCALE:  
N.T.S.

7

Diagram showing the detail of a 6x24 hybrid cable system. The diagram shows a cross-section of the system with a '6x24 HYBRID CABLE SYSTEM' and a 'Z-BRACKET'. The diagram also shows a 'DETAIL A' and 'DETAIL B'.

SCALE:  
N.T.S.

4

Diagram showing the detail of a LED work light. The diagram shows a cross-section of the light with a 'LED WORK LIGHT' and a 'Z-BRACKET'. The diagram also shows a 'DETAIL A' and 'DETAIL B'.

SCALE:  
N.T.S.

1

Prepared For:

T-Mobile

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Sheet Number:

A-6.1







- ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE W/DRAWINGS AND ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, CONTRACTOR SHALL NOTIFY 'CONTRACTOR MANAGER' AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE 'CONSTRUCTION MANAGER' HAS DIRECTED THE CORRECTIVE TO BE TAKEN.
2. ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND THEMSELVES WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO COST THEREOF. ALL EXISTING CONDITIONS OF ELECTRICAL EQUIP., LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE CONTRACTOR, PRIOR TO THE SUBMITTING OF HIS BID, FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE CEC AND ALL CODES AND LOCAL ORDINANCES OF THE LOCAL POWER & TELEPHONE COMPANIES HAVING JURISDICTION AND SHALL INCLUDE BUT NOT LIMITED TO:
  - A. UL - UNDERWRITERS LABORATORIES
  - B. CEC - CALIFORNIA ELECTRICAL CODE
  - C. NEMA - NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
  - D. OSHA - OCCUPATIONAL SAFETY AND HEALTH ACT
  - E. CBC - CALIFORNIA BUILDING CODE
4. DO NOT SCALE ELECTRICAL DRAWINGS, REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT, AND CONFIRM WITH 'CONSTRUCTION MANAGER' ANY SIZES AND LOCATIONS WHEN NEEDED.
5. EXISTING SERVICE: CONTRACTOR SHALL NOT INTERRUPT EXISTING SERVICE WITHOUT WRITTEN PERMISSION OF THE OWNER.
6. CONTRACTOR SHALL PAY FOR ANY/ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO THE WORK BEGINNING OR ORDERING EQUIPMENT.
7. THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATED THAT THE CONTRACTOR SHALL FURNISH AND INSTALL.
8. CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS. ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK
9. MINIMUM WIRE SIZE SHALL BE #12 AWG, NOT INCLUDING CONTROL WIRING, UNLESS NOTED OTHERWISE. ALL CONDUCTORS SHALL BE COPPER WITH THWN INSULATION.
10. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
11. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
12. ELECTRICAL SYSTEM SHALL BE AS COMPLETELY AND EFFECTIVELY GROUNDED, AS REQUIRED BY SPECIFICATIONS, SET FORTH BY CLIENT OR WIRELESS CARRIER.
13. ALL WORK SHALL BE PERFORMED BY LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER, THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND SUBJECT TO REGULATORY INSPECTION AND APPROVAL BY CONSTRUCTION MANAGER.
14. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
15. CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE DAY OF FINAL ACCEPTANCE.
16. THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY BE DAMAGED THEREIN.
17. ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURING OF WORK.
18. PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES AND DEVICES FOR ALL OUTLETS AS INDICATED.
19. DITCHING AND BACK FILL: CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION. REFER TO NOTES AND REQUIREMENTS, EXCAVATION, AND BACKFILLING.
20. MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SHALL APPEAR ON LIST OF U.L. APPROVAL ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CEC AND NEMA.
21. CONTRACTOR SHALL SUBMIT SHOP DRAWING OR MANUFACTURERS CATALOG INFORMATION OF ANY/ALL LIGHTING FIXTURES, SWITCHES AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
22. ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE ELECTRICAL CONTRACTOR RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE 'CONSTRUCTION MANAGER' UPON FINAL ACCEPTANCE.
23. THE ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES. ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
24. DISCONNECT SWITCHES SHALL BE H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.
25. ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND SUCH AS "NON-OXIDE A" BY DEARBORNE CHEMICAL CO. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED - NO SUBSTITUTIONS.
26. RACEWAYS: CONDUIT SHALL BE SCHEDULE 40 PVC MEETING OR EXCEEDING NEMA TC2 - 2020. CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS - 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 2 FT. RADIUS RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL, ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIDGE CONDUIT. COAT ALL THREADS WITH "BRITE ZINC" OR "GOLD GALV"
27. SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY CEC.
28. CONDUCTORS: CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER TYPE THWN, INSULATION, 800 VOLT, COLOR CODED, USE SOLID CONDUCTORS FOR WIRE UP TO AND INCLUDING NO. 8 AWG. USE STRANDED CONDUCTORS FOR WIRE ABOVE NO. 8 AWG.
29. CONNECTORS FOR POWER CONDUCTORS, CONTRACTORS SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO.10 AWG AND SMALLER USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
30. SERVICE: 120/240V, SINGLE PHASE, 3 WIRE CONNECTION AVAILABLE FROM UTILITY COMPANY. OWNER OR OWNERS AGENT WILL APPLY FOR POWER.
31. TELEPHONE SERVICE: CONTRACTOR SHALL PROVIDE EMPTY CONDUITS WITH PULL STRINGS AS INDICATED ON DRAWINGS.
32. ELECTRICAL AND TELCO RACEWAYS TO BE BURIED A MINIMUM OF 2' DEPTH.
33. CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL, AND TELCO SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRIC" OR "BURIED TELECOMM".
34. ALL BOLTS SHALL BE STAINLESS STEEL.

