

LICENSE AGREEMENT

LICENSEE: APC Towers, LLC, a Delaware Limited Liability Company
8601 Six Fork Road
Raleigh, NC 26715

COUNTY: SAN BERNARDINO COUNTY
Real Estate Services Department
385 North Arrowhead Avenue, Third Floor
San Bernardino, CA 92415-0180

PREMISES: Approximately 816 square feet of County-owned land located at 780 E. Gilbert Street San Bernardino, CA.

TERM OF LICENSE: Five (5) years with four (4) five-year options to extend the term of the License Agreement

COMMENCEMENT DATE OF LICENSE: The earlier of (i) January 1, 2025; or (ii) the commencement of LICENSEE's construction of the LICENSEE's Authorized Equipment and associated commercial electrical service.

CONTRACT NO.

REV. 3/1/2011

TYPED:

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LICENSE AGREEMENT

This License Agreement (the "License") is made and entered into by and between San Bernardino County, a body politic and corporate, hereinafter designated as "COUNTY" and APC Towers, LLC, a Delaware Limited Liability Company, hereinafter called "LICENSEE". The COUNTY and LICENSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

WITNESSETH

WHEREAS, the LICENSEE desires to install, operate, repair, and maintain a cellular communication facility situated on approximately 816 square feet of County-owned land located at 780 E. Gilbert Street San Bernardino, CA; and,

WHEREAS, COUNTY and LICENSEE now desire to enter into a license agreement for the use of a certain portion of the County-owned land, as more specifically described in this License; and,

NOW, THEREFORE, in consideration of mutual covenants and conditions, the Parties hereto agree to the following:

In consideration of the covenants and agreements hereinafter contained being fully kept and performed, and in consideration of the benefits to be derived by each Party, COUNTY does hereby grant to LICENSEE a non-exclusive license for the use of that certain portion of real property, comprising approximately 816 square feet ("Premises") located at 780 East Gilbert Street, San Bernardino, CA ("Site"), as said premises is more particularly described in Exhibit "A" (the "Premises"), for use as a cellular communications facility with certain authorized equipment, as said equipment is more particularly described in Exhibit "C" (LICENSEE's Authorized Equipment), attached hereto and made a part hereof.

COVENANTS AND AGREEMENTS:

1. **USE:** The COUNTY grants a non-exclusive license for the use of the Premises to LICENSEE for the purpose of installing, constructing, operating, repairing, removing, replacing, modifying, upgrading and maintaining, subject to Paragraph 12, a cellular communication facility containing a 75' monopole antenna with eucalyptus tree coverings; a total of six (6) antennas, comprising three (3) APXVAALL24 panel antennas (one per sector), three (3) AIR 6419B41 panel antennas (one per sector); three (3) RRU 4480 B71+B85 (two per sector); three (3) RRUS 4460 B25 + B66 (one per sector); one (1) RBS 6160 equipment cabinet one (1) RBS B160 cabinet, one (1) RBS 6601 cabinet; one (1) 2' diameter microwave antenna with two (2) ODU radios, one (1) GPS antenna; one (1) 25 KW Diesel generator; one (1) PPC cabinet with generator plug; one (1) fiber cabinet, one (1) dual meter cabinet with concrete pad, one Telco Hoffman box; three (3) 6/24 4 AWG 30m cables; three (3) 9'-0" T-arm antenna mounts; one (1) 30'-0" access path from north parking lot to compound; One (1) 130' access path from Gilbert Street; two (2) live eucalyptus trees within the Premises on the Site; one (1) irrigation valve; one Electrical transformer; two 3" conduits for electrical service, one 4" conduit for fiber service; one (1) 5'-0" H-frame with 12" diameter x 3'-4" deep foundations, one (1) 3'-0" x 14'-9" concrete equipment pad; six (6) 4" conduits from tower to equipment pad; 2' x 40'-8' high concrete masonry perimeter wall (collectively, the "LICENSEE's Authorized Equipment") which equipment is more particularly described on Exhibit "C" attached hereto and made a part hereof.

This License and the rights herein granted to LICENSEE shall be subject to the paramount legal duties and obligations of COUNTY including, but not limited to, the right to cross over and/or occupy the Premises with any and all equipment necessary in the preservation of the surrounding County-owned property without liability for any damages to LICENSEE's Authorized Equipment except to the extent caused by the intentional misconduct or gross negligence of COUNTY. COUNTY shall give reasonable advance notice either verbally or in writing of its intent to enter and cross the Premises.

2. **TERM:** The initial term of said License shall be five (5) years duration commencing on the earlier of (i) January 1, 2025; or (ii) the commencement of LICENSEE's construction of the LICENSEE's Authorized

Equipment and associated commercial electrical service (the "Commencement Date") and ending on the day immediately preceding the fifth (5th) anniversary of the Commencement Date (the "Initial Term"). The Initial Term, together with any Extended Terms (as defined below) are referred to collectively as the "Term".

3. **OPTION TO EXTEND TERM:** COUNTY gives LICENSEE the option to extend the Term of the License on the same provisions and conditions, except for the Annual License Fee (as defined below) for four (4) five-year periods ("Extended Terms") following expiration of the Initial Term, provided that at the time of exercise of the applicable option, LICENSEE is not in default with respect to any of the terms, covenants or conditions to be observed or performed by LICENSEE hereunder beyond any applicable cure periods, by LICENSEE giving written notice of exercise of the option to COUNTY at least one (1) year, but not more than eighteen (18) months, prior to the expiration of the preceding Term. Said options shall be deemed to be independent and consecutive, with LICENSEE's right to exercise the second of said options terminating upon LICENSEE's failure to exercise the first option. The Annual License Fee for each extended Term shall be reestablished in accordance with **Paragraph 5, FEE ADJUSTMENTS.**"

4. **FEES:**

A. LICENSEE shall pay to COUNTY an annual license fee ("Annual License Fee") for the duration of the term of this License. The initial Annual License Fee shall be Forty-Two Thousand Nine Hundred Fifty-Five and 00/100 Dollars (\$42,955.00), which shall be payable in advance on the Commencement Date. Thereafter, the amount of the Annual License Fee shall be increased on each Adjustment Date (as defined in Paragraph 5 below) for the remainder of the Initial Term in accordance with Paragraph 5 of the License, which increased amount shall be payable in advance on each Adjustment Date.

B. If any Annual License Fee or other amounts are not paid when due and payable, LICENSEE shall pay to COUNTY an additional amount of Fifty and 00/100 Dollars (\$50.00) for each overdue Annual License Fee or other amount as an administrative processing charge. The Parties agree that this administrative charge represents a fair and reasonable estimate of the costs that COUNTY will incur by reason of late payment by LICENSEE. Acceptance of any administrative charge shall not constitute a waiver of LICENSEE's default with respect to the overdue Annual License Fee or amount or prevent COUNTY from exercising any of the other rights and remedies available to COUNTY. The Annual License Fee and other amounts not paid when due shall bear simple interest from the date due at the rate of one and one-half percent (1½%) per month until paid in full.

5. **FEE ADJUSTMENTS:** The Annual License Fee initially established at Forty-Two Thousand Nine Hundred Fifty-Five and 00/100 Dollars (\$42,955.00) per year shall be subject to an increase on each anniversary of the Commencement Date ("Adjustment Date(s)") during the Term in the amount of three and one half percent (3.5%) over the Annual License Fee immediately preceding the Adjustment Date.

6. **CONDITION OF PREMISES:** The Premises are provided to LICENSEE in its AS-IS condition without any representations or warranties whatsoever, including but not limited to its condition or suitability for LICENSEE's Authorized Equipment or LICENSEE's intended use and LICENSEE expressly acknowledges that COUNTY shall not be in any way liable for and LICENSEE assumes all risk of injury, damage, or loss in its use of the Premises, including without limitation, any risk of injury, damage, or loss regardless of cause to LICENSEE, LICENSEE's Equipment, or LICENSEE's personal property located on the Premises. Upon the commencement of LICENSEE's use of the Premises, the same shall conclusively be deemed that LICENSEE finds the Premises fit and proper for the purposes for which LICENSEE shall use the Premises.

7. **ASSIGNMENT:** This License shall not be assigned, the Premises shall not be sub-licensed or shared by third-parties, nor shall LICENSEE's interests herein be otherwise transferred without the express written approval of the COUNTY, which approval shall not be unreasonably withheld, conditioned or delayed. Except as provided in this License, any assignment, sub-license, shared use, or other transfer without the written approval of the COUNTY shall be null and void. Any change in control or ownership of the LICENSEE shall be deemed an assignment for purposes of this paragraph for which COUNTY consent is required. Notwithstanding anything to the contrary contained in this License or otherwise, and without LICENSEE being relieved of any obligations herein, (a) LICENSEE shall have the right to assign this License or sub-license the Premises upon prior written

notice to COUNTY but without the prior approval of COUNTY to any business entity which: (i) is a parent of LICENSEE, a subsidiary of LICENSEE or LICENSEE'S parent, or an affiliate of LICENSEE or LICENSEE'S parent, provided that the affiliate is either directly or indirectly controlled by LICENSEE or under common control with LICENSEE; (ii) is the successor or surviving entity resulting from a merger or other plan of reorganization with LICENSEE so long as such entity has at least ten (10) years of experience as an operator or manager of wireless communications facilities and has a net worth of at least Twenty Million Dollars (\$20,000,000) at the time of such merger or reorganization; or, (iii) acquires more than fifty percent (50%) of either an ownership interest in LICENSEE or all or substantially all of the assets of LICENSEE in the "Metropolitan Trading Area" or "Basic Trading Area" (as those terms are defined by the FCC) in which the Premises is located so long as such entity has at least ten (10) years of experience as an operator or manager of wireless communications and has a net worth of at least Twenty Million Dollars (\$20,000,000) at the time of such acquisition,; and (b) LICENSEE may, with prior written notice to but without prior consent of COUNTY, share use of LICENSEE-owned improvements on the existing Premises with third-party telecommunications carriers, provided that: (i) the LICENSEE-owned improvements at the Premises can structurally accommodate the number of shared users, with satisfactory evidence to be provided to COUNTY upon request; (ii) such shared use is on the same terms and conditions as this License and a default by any shared user shall be a default by LICENSEE under this License; (iii) if LICENSEE and/or said third-party telecommunications carrier desire to add or modify LICENSEE'S Authorized Equipment as a result of such shared use, including any equipment on the ground of the Premises, such additional or modified equipment shall require COUNTY'S prior written consent pursuant to Paragraph 7 of this License.

8. **COUNTY'S ACCESS TO PREMISES:**

A. COUNTY, or a duly authorized representative of the COUNTY, reserves the right to enter upon the Premises at any reasonable time for the purpose of inspecting the Premises for conformance to license provisions and for carrying out any routine and emergency maintenance or construction repair work on the Premises that COUNTY may deem expedient nor shall said COUNTY be liable for damages to LICENSEE'S Authorized Equipment as a result thereof except to the extent caused by the intentional misconduct or gross negligence of COUNTY or COUNTY'S agents.

B. COUNTY'S activities at the Site shall take precedence at all times, and when any work or activity must be performed to carry out the functions and purposes of the COUNTY, LICENSEE must allow same to be done without interference. COUNTY shall give LICENSEE reasonable notice of impending activities whenever possible.

9. **MAINTENANCE/REPAIRS/ACCESS:**

A. The COUNTY'S existing maintenance roads will be available, at no additional charge to LICENSEE for LICENSEE'S access to the Premises. Maintenance and inspection of LICENSEE'S Authorized Equipment and the Premises will be the sole responsibility of the LICENSEE and regular inspections are required as necessary to ensure that LICENSEE'S Authorized Equipment and the Premises are maintained in a good and safe condition. Any damage to COUNTY'S property or property of others resulting from said maintenance activities shall be the sole responsibility of LICENSEE. If LICENSEE'S Authorized Equipment becomes a hazard to COUNTY'S or other users operations at the Site, the LICENSEE will be required to eliminate the hazard.

B. LICENSEE shall have twenty (20) days from the creation of the need to maintain and repair to perform its obligation to maintain and repair under this paragraph 9, except that LICENSEE shall begin to perform its obligations immediately, if the nature of the problem presents a threat to life, health, or safety of persons or destruction of property. If LICENSEE does not perform its obligations within the time limitations in this paragraph 9, COUNTY can, upon written notice to the LICENSEE, perform the obligations and has the right to be reimbursed for the sum it actually expends (including charges for COUNTY'S equipment and personnel) in the performance of LICENSEE'S obligations.

10. **HAZARDOUS MATERIALS:**

A. Definition. For purposes of this License, the term "Hazardous Substance" means any (a) substance, product, waste or other material of any nature whatsoever which is or becomes listed, regulated, or addressed pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. Section 9601, et seq. ("CERCLA"); the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq.; the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq. ("RCRA"); Toxic Substances Control Act, 15 U.S.C. Sections 2601 et seq.; the Clean Water Act, 33 U.S.C. Sections 1251 et seq.; the California Hazardous Waste Control Act, Health and Safety Code Sections 25100 et seq.; the California Hazardous Substance Account Act, Health and Safety Code Sections 25330 et seq.; the California Safe Drinking Water and Toxic Enforcement Act, Health and Safety Code Sections 25249.5 et seq.; California Health and Safety Code Sections 25280 et seq. (Underground Storage of Hazardous Substances); the California Hazardous Waste Management Act, Health and Safety Code Sections 25170.1 et seq.; California Health and Safety Code Sections 25501 et seq. (Hazardous Materials Response Plans and Inventory); or the California Porter-Cologne Water Quality Control Act, Water Code Sections 1300 et seq, all as amended, (the above-cited California state statutes are hereinafter collectively referred to as "the State Toxic Substances Laws") or any other federal, state or local statute, law, ordinance, resolution, code, rule, regulation, order or decree regulating, relating to, or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance or material, as now or at any time hereafter in effect, (b) any substance, product, waste or other material of any nature whatsoever which may give rise to liability under any of the above statutes or under any statutory or common law theory based on negligence, trespass, intentional tort, nuisance or strict liability or under any reported decisions of a state or federal court, (c) petroleum or crude oil other than petroleum and petroleum products contained within regularly operated motor vehicles, and (d) asbestos.

B. LICENSEE shall not permit, authorize, or suffer at any time herein relevant the presence, use, manufacture, handling, generation, storage, treatment, discharge, release, burial or disposal on, under or about the Premises of any Hazardous Substance, or the transportation to or from the Premises or the Site of any Hazardous Substance.

C. LICENSEE shall be solely responsible, at its cost, for any violation of applicable Hazardous Substances laws by LICENSEE or its employees, contractor, and agents. LICENSEE shall further indemnify, protect, defend and hold COUNTY and their officers, agents, employees, and volunteers and the Premises and the Site, harmless from and against any and all damages, liabilities, judgments, costs, claims, liens, expenses, penalties and loss of permits (including COUNTY's attorneys' and consultants' fees) arising out of or involving any Hazardous Substances brought onto the Premises or the Site by or for LICENSEE or by anyone under LICENSEE's control. LICENSEE's obligations under this paragraph shall include, but not be limited to, the effects of any contamination or injury to person, property or the environment created or suffered by LICENSEE, and the cost of investigation (including consultants' and attorneys' fees and testing), removal, remediation, restoration and/or abatement thereof, or of any contamination therein involved, and shall survive the expiration or earlier termination of this License. No termination, cancellation or release agreement entered into by COUNTY and LICENSEE shall release LICENSEE from its obligations under this License with respect to Hazardous Substances, unless specifically so agreed by COUNTY in writing at the time of such agreement.

D. LICENSEE shall comply with all applicable laws, statutes, regulations, and orders concerning Hazardous Substances, as defined in subparagraph 11A, relating to LICENSEE's Authorized Equipment on the Premises.

E. During the Term, LICENSEE shall maintain and inspect LICENSEE's Authorized Equipment located on the Premises and immediately inform COUNTY of any release of Hazardous Substances. Upon reasonable notice to LICENSEE, COUNTY may inspect LICENSEE's Authorized Equipment on the Premises to determine if any release of Hazardous Substances has occurred, or may occur, from or related to LICENSEE's Authorized Equipment. In removing or modifying LICENSEE's Equipment as provided in this License, LICENSEE shall also remove all residue of Hazardous Substances related thereto.

11. **UTILITIES:** COUNTY shall have no obligation to furnish to the Premises any electric, gas, water, trash, and or any other utilities. In the event that LICENSEE desires to connect to, maintain, repair, upgrade, remove

or replace existing utility related equipment at the Premises, LICENSEE shall obtain COUNTY's prior written approval and shall comply with Paragraph 12.

12. **IMPROVEMENTS:** LICENSEE shall not make any improvements or alterations to the Premises or LICENSEE's Authorized Equipment after its initial installation as detailed in Exhibit "B" ("LICENSEE's Initial Improvements") without COUNTY's prior written consent, not to be unreasonably withheld, conditioned or delayed. In the event that LICENSEE desires to alter the LICENSEE's Initial Improvements, the Premises or LICENSEE's Authorized Equipment, LICENSEE shall, along with its consent request, submit all plans and specifications and any other information reasonably requested by COUNTY for said improvements or alterations. All improvements to the Premises that are directly related to installing, operating and maintaining the LICENSEE's Authorized Equipment shall remain the property of LICENSEE and shall not be considered fixtures. Upon termination of this License, the LICENSEE shall have the right to remove improvements directly related to operating and maintaining the LICENSEE's Authorized Equipment, which removal shall be completed on or before the expiration of the then current Term. The Premises shall be returned to COUNTY in as good a condition and repair as it was initially received by LICENSEE, reasonable wear and tear excepted, and LICENSEE shall repair any damage to the Premises, at the Site, or on adjacent County-owned property caused by LICENSEE's removal of LICENSEE's Authorized Equipment or LICENSEE's use of the Premises. Upon such termination, if the LICENSEE does not elect to exercise such right, COUNTY shall either require LICENSEE, at LICENSEE's expense, to remove LICENSEE's Authorized Equipment, or elect to retake possession of the Premises together with LICENSEE's Authorized Equipment which shall thereupon become the property of the COUNTY without compensation to LICENSEE.

13. **DEFAULT AND RIGHT TO TERMINATE:**

A. If there should be any default in payment by LICENSEE of the Annual License Fee or any other sums provided herein or if LICENSEE fails to continuously operate and maintain the LICENSEE's Authorized Equipment throughout the Term of the License, including any extensions thereof, for a period of one (1) year or more (provided that the Annual License Fee shall be paid during said year) or abandons LICENSEE's Authorized Equipment COUNTY may give LICENSEE written notice of such default. This License will not be terminated if within ten (10) days after receipt of such written notice the LICENSEE shall cure the default or breach for a monetary default and thirty (30) days for a non-monetary default. If the non-monetary default is of a nature that it cannot reasonably be cured within said thirty (30) day period, this License may not be terminated if LICENSEE commences its cure of such default within said thirty (30) day period and thereafter diligently proceeds to fully cure such default but in no event shall the total cure period exceed sixty (60) days after the occurrence of such default.

B. If LICENSEE should fail to perform, keep or observe any of the terms, conditions or covenants as set forth in this License, other than payment of fees as provided hereinabove, COUNTY may give LICENSEE written notice to correct such condition or cure such default.

(1) This License will not be terminated if within thirty (30) days after receipt of such written notice, the LICENSEE shall cure the condition or default.

(2) If such condition or default should continue for thirty (30) days after receipt of written notice of default, COUNTY may at its option elect to terminate this License. Such election to terminate shall not be construed as a waiver of any claim the COUNTY may have against LICENSEE, consistent with such termination.

(3) If, however, LICENSEE shall have commenced the elimination of such default within thirty (30) days after receipt of such notice and shall continuously and diligently proceed in good faith to eliminate such default, then the period for correction shall be extended for such length of time as is reasonably necessary to complete such correction.

C. If, however, in the sole discretion of COUNTY, and notwithstanding the cure periods in Paragraph 13.A, the problem or default represents a hazard or emergency, LICENSEE shall perform its obligations immediately. If LICENSEE fails to perform its obligations immediately, COUNTY may perform the obligations and

have the right to be reimbursed for the sum it actually expends (including charges for COUNTY's equipment and personnel) in the performance of LICENSEE's obligations.

D. Upon any termination of this License, LICENSEE covenants and agrees to surrender the Premises peaceably to the COUNTY immediately upon any such termination. If LICENSEE continues to use the Premises after any termination of this License without County consent, COUNTY shall have the right to pursue all available rights and remedies available at law or in equity. In the event of the failure of LICENSEE to remove the LICENSEE's Authorized Equipment from the Premises immediately upon any termination of this License, in addition to the remedies available to COUNTY pursuant to Paragraph 13, COUNTY may remove LICENSEE's Authorized Equipment and place the same in storage at the expense of LICENSEE and without liability to COUNTY for loss thereof. LICENSEE agrees to pay COUNTY within thirty (30) days of COUNTY's demand all expenses incurred in such removal, including court costs and reasonable attorney's fees and storage charges and/or COUNTY may without notice sell all or any part of said LICENSEE's Authorized Equipment at public or private sale for such prices as COUNTY may obtain, and apply the proceeds of such sale to any reasonable expense incidental to the removal and sale of said LICENSEE's Authorized Equipment, with the surplus, if any, being refunded to LICENSEE.

E. The receipt by the COUNTY of any fees or of any other sum of money paid by LICENSEE after any default, the termination of this License for any reason, or after the giving by COUNTY of any notice to effect such termination, shall not waive the default, reinstate, continue or extend the Term of this License, or destroy, or in any manner impair the efficacy of any such notice of termination as may have been given hereunder by COUNTY to LICENSEE prior to the receipt of any such sum of money or other consideration, unless so agreed to be in writing and signed by COUNTY. Any act of the COUNTY or its agents or employees during the Term of this License shall not be deemed to be an acceptance or a surrender of said Premises, excepting an agreement in writing signed by the COUNTY agreeing to accept such surrender.

14. **HOLDING OVER:** If LICENSEE continues using the Premises after the expiration of the Term or after any termination of this License prior to the expiration of the Term, and if said use is with the consent of the COUNTY, then LICENSEE shall be deemed to be holding over the Premises on a month-to-month basis subject to all the provisions of this License, except, during such holdover, the Annual License Fee shall increase to an amount equal to one hundred fifty percent (150%) over the Annual License Fee immediately in effect prior to the initiation of holdover, which shall be pro-rated and payable monthly during any month-to-month holdover.

15. **LICENSES AND CERTIFICATIONS:** LICENSEE agrees that it will acquire and maintain those certifications, licenses, approvals and permits required by any Federal, State or local jurisdiction or authority for carrying out the purpose of this License and LICENSEE shall comply with all laws and regulations and industry standard safety measures for the access and use of the LICENSEE's Authorized Equipment on the Premises. Failure to comply with this provision will constitute a default and right to terminate by COUNTY under Paragraph 13, DEFAULT AND RIGHT TO TERMINATE, of this License.

16. **INDEMNIFICATION:** LICENSEE agrees to indemnify, defend (with counsel reasonably approved by COUNTY) and hold harmless the COUNTY and its authorized officers, employees, agents and volunteers from any and all claims, actions, losses, damages, and/or liability arising out of this License from any cause whatsoever, including the acts, errors or omissions of any person and for any costs or expenses incurred by the COUNTY on account of any claim except where such indemnification is prohibited by law. This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The LICENSEE's indemnification obligation applies to the COUNTY's "active" as well as "passive" negligence but does not apply to the COUNTY's "sole negligence" or "willful misconduct" within the meaning of Civil Code Section 2782.

17. **INSURANCE REQUIREMENTS AND SPECIFICATIONS:**

A. Reserved.

B. The LICENSEE agrees to provide insurance set forth in accordance with the requirements herein. If the LICENSEE uses existing coverage to comply with these requirements and that coverage does not meet the

specified requirements, the LICENSEE agrees to amend, supplement or endorse the existing coverage to do so. The type(s) of insurance required is determined by the scope of the License hereunder. Without in anyway affecting the indemnity herein provided and in addition thereto, the LICENSEE shall secure and maintain throughout the contract term the following types of insurance with limits as shown:

(1) Workers' Compensation/Employers Liability – A program of Workers' Compensation insurance or a state-approved, self-insurance program in an amount and form to meet all applicable requirements of the Labor Code of the State of California, including Employer's Liability with Two Hundred Fifty Thousand Dollars (\$250,000.00) limits covering all persons including volunteers providing services on behalf of the LICENSEE and all risks to such persons under this License.

If LICENSEE has no employees, it may certify or warrant to the COUNTY that it does not currently have any employees or individuals who are defined as "employees" under the Labor Code and the requirement for Workers' Compensation coverage will be waived by the COUNTY's Director of Risk Management.

If, LICENSEE is a non-profit corporation, organized under California or Federal law, volunteers for LICENSEE are required to be covered by Workers' Compensation insurance.

(2) Commercial/General Liability Insurance – The LICENSEE shall carry General Liability Insurance covering all operations performed by or on behalf of the LICENSEE providing coverage for bodily injury and property damage with a combined single limit of not less than One Million Dollars (\$1,000,000.00), per occurrence. The policy coverage shall include:

- (a) Premises operations and mobile equipment.
- (b) Products and completed operations.
- (c) Broad form property damage (including completed operations).
- (d) Explosion, collapse and underground hazards.
- (e) Personal injury
- (f) Contractual liability.
- (g) \$2,000,000.00 general aggregate limit.

(3) Commercial Property Insurance Providing all risk coverage for the premises, building, fixtures, equipment and all property constituting a part of the Premises. Coverage shall be sufficient to insure One Hundred percent (100%) of the replacement cost.

(4) Automobile Liability Insurance – Primary insurance coverage shall be written on ISO Business Auto coverage form for all owned, hired and non-owned automobiles or symbol 1 (any auto). The policy shall have a combined single limit of not less than One Million Dollars (\$1,000,000.00) for bodily injury and property damage, per occurrence.

(5) Umbrella Liability Insurance - An umbrella (over primary) or excess policy may be used to comply with limits or other primary coverage requirements. When used, the umbrella policy shall apply to bodily injury/property damage, personal injury/advertising injury and shall include a "dropdown" provision providing primary coverage for any liability not covered by the primary policy. The coverage shall also apply to automobile liability.

C. If LICENSEE performs any construction of the Premises on behalf of the COUNTY, LICENSEE shall also procure and maintain coverages as follows:

(1) For construction contracts for projects over One Million Dollars (\$1,000,000.00) and less than Three Million Dollars (\$3,000,000.00) require limits of not less than Three Million Dollars (\$3,000,000.00) in General Liability and Auto Liability coverage.

(2) For construction contracts for projects over Three Million Dollars (\$3,000,000.00) and less than Five Million Dollars (\$5,000,000.00) require limits of not less than Five Million Dollars (\$5,000,000.00) in General Liability and Auto Liability coverage.

(3) For construction contracts for projects over Five Million Dollars (\$5,000,000.00) and less than Ten Million Dollars (\$10,000,000.00) require limits of not less than Ten Million Dollars (\$10,000,000.00) in General Liability and Auto Liability coverage.

(4) Subcontractor Insurance Requirements. The LICENSEE agrees to require all parties or subcontractors, including architects or others it hires or contracts with related to the performance of this License to provide insurance covering the contracted operation with the basic requirements for all contracts in B1 and the insurance sections for all contracts in B2, (including waiver of subrogation rights) and naming the COUNTY as an additional insured. The LICENSEE agrees to monitor and review all such coverage and assumes all responsibility ensuring that such coverage is provided as required here.

(5) Course of Construction/Installation (Builder's Risk) Property insurance providing all risk, including theft coverage for all property and materials to be used on the project. The insurance policy shall not have any coinsurance penalty.

D. Additional Insured – All policies, except for the Workers' Compensation, shall contain endorsements naming the COUNTY and their officers, employees, agents and volunteers as additional insureds with respect to liabilities arising out of the use under this License hereunder. The additional insured endorsements shall not limit the scope of coverage for the COUNTY to vicarious liability but shall allow coverage for the COUNTY to the full extent provided by the policy. Such additional insured coverage shall be at least as broad as Additional Insured (Form B) endorsement form ISO, CG 2010.11 85.

E. Waiver of Subrogation Rights – The LICENSEE shall require the carriers of required coverages to waive all rights of subrogation against the COUNTY, their officers, employees, agents, volunteers, contractors and subcontractors. All general or auto liability insurance coverage provided shall not prohibit the LICENSEE and LICENSEE's employees or agents from waiving the right of subrogation prior to a loss or claim. The LICENSEE hereby waives all rights of subrogation against the COUNTY.

F. Policies Primary and Non-Contributory – All policies required herein are to be primary and non-contributory with any insurance or self-insurance programs carried or administered by the COUNTY.

G. Severability of Interests – The LICENSEE agrees to ensure that coverage provided to meet these requirements is applicable separately to each insured and there will be no cross liability exclusions that preclude coverage for suits between the LICENSEE and the COUNTY or between the COUNTY and any other insured or additional insured under the policy.

H. Proof of Coverage – The LICENSEE shall furnish Certificates of Insurance to the COUNTY's Real Estate Services Department (RESD) administering the License evidencing the insurance coverage, including endorsements, as required, prior to the commencement of performance of services hereunder, which shall provide that such insurance shall not be terminated or expire without thirty (30) days written notice to RESD, and LICENSEE shall maintain such insurance from the time LICENSEE commences use under the License hereunder until the end of the period of the License. Within fifteen (15) days of the commencement of this contract, the LICENSEE shall furnish a copy of the Declaration page for all applicable policies and will provide complete certified copies of the policies and endorsements immediately upon request.

I. Acceptability of Insurance Carrier – Unless otherwise approved by the COUNTY Department of Risk Management, insurance shall be written by insurers authorized to do business in the State of California and with a minimum "Best" Insurance Guide rating of "A- VII".

J. Insurance Review – Insurance requirements are subject to periodic review by the COUNTY. The COUNTY's Director of Risk Management or designee is authorized, but not required, to reduce, waive or suspend

any insurance requirements whenever the COUNTY's Department of Risk Management determines that any of the required insurance is not available, is unreasonably priced, or is not needed to protect the interests of the COUNTY. In addition, the COUNTY's Director of Risk Management or designee is authorized, but not required, to change the above insurance requirements to require additional types of insurance coverage or higher coverage limits, provided that any such change is reasonable in light of past claims against the COUNTY, inflation, or any other item reasonably related to the COUNTY's risk.

Any change requiring additional types of insurance coverage or higher coverage limits must be made by amendment to this License. LICENSEE agrees to execute any such amendment within thirty (30) days of receipt.

Any failure, actual or alleged, on the part of RESD or COUNTY to monitor or enforce compliance with any of the insurance and indemnification requirements will not be deemed as a waiver of any rights on the part of RESD or the COUNTY.

K. Deductibles and Self-Insured Retention - Any and all deductibles or self-insured retentions in excess of \$10,000 shall be declared to and approved by COUNTY's Risk Management Department.

L. Failure to Procure Insurance. All insurance required must be maintained in force at all times by LICENSEE. Failure to maintain said insurance, due to expiration, cancellation, etc., shall be cause for the COUNTY to give notice to immediately suspend all LICENSEE's business activities on the Premises. Failure to reinstate said insurance within ten (10) days of notice to do so shall be cause for termination and for forfeiture of this License, and/or COUNTY, at its discretion, may procure or renew such insurance and pay any and all premiums in connection therewith, and all monies so paid by COUNTY shall be repaid by LICENSEE to COUNTY upon demand but only for the pro rata period of non-compliance.

M. COUNTY shall have no liability for any premiums charged for such coverage(s). The inclusion of COUNTY as additional named insured is not intended to and shall not make a partner or joint venturer with LICENSEE in LICENSEE's operations.

N. The LICENSEE agrees to require all parties or subcontractors, or others it hires or contracts with related to the use of this License to provide insurance covering such use with the basic requirements and naming the COUNTY as additional insured. LICENSEE agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided as required herein.

18. **TAXES, ASSESSMENTS AND LICENSES:** LICENSEE shall pay before delinquency any and all taxes, if any, assessments, fees, or charges, including possessory interest taxes, which may be levied or assessed upon any personal property, improvements or fixtures, if any, installed or belonging to LICENSEE and located within the Premises. LICENSEE shall also pay all license or permit fees necessary or required by law for the conduct of its operation and/or in accordance with Section 107 of the California Revenue and Taxation Code. LICENSEE recognizes and understands that this License may create a possessory interest subject to property taxation and that the LICENSEE may be subject to the payment of property taxes levied solely on such interest, unless the Parties otherwise agree in writing prior to the start of construction or installation.

19. **BUILDING AND SAFETY REQUIREMENTS:** All LICENSEE's activities under this License must conform to all applicable rules, regulations, laws, ordinances, codes, statutes or orders of any governmental authority, Federal, State or local lawfully exercising authority over LICENSEE's operations. In the event that the LICENSEE's use of the Premises conflicts in any way with other uses at the property of which the Premises is a part (COUNTY's determination of such conflicting uses shall be conclusive), or in the event the LICENSEE's use of the Premises is in violation of any of said rules, regulations, ordinances, statutes or orders, the LICENSEE shall remove or modify the LICENSEE's Authorized Equipment to conform with the applicable regulations within thirty (30) days of receipt of written notice to do so from the COUNTY.

20. **GENERAL COVENANTS AND AGREEMENTS:**

A. At any time during the Term of this License, COUNTY may revise, modify, or add provisions to the License as may be required to meet the COUNTY's obligations or purposes, provided that such revisions, modifications and additions to the License are documented in an amendment to the License executed by both parties.

B. LICENSEE agrees not to use said Premises, or any part thereof, for any purpose which causes injury to any neighboring property, nor for any purpose in violation of valid applicable laws or ordinances.

C. No political signs shall be permitted at the Site.

D. Uses granted to LICENSEE under this License are valid only to the extent of the COUNTY's existing rights and may be subject to other existing easements and encumbrances. Rights granted to the LICENSEE are not exclusive.

E. If the LICENSEE should refuse or neglect to comply with the provisions of the License, or the orders of the COUNTY, the COUNTY may have such provisions or orders carried out by others at the expense of the LICENSEE. All the terms, covenants and conditions set forth herein are to be strictly complied with by LICENSEE. Any failure to comply therewith shall be grounds for immediate cancellation of the License.

F. This License is valid only to the extent of COUNTY jurisdiction. Permits required by other interested agencies shall be the responsibility of the LICENSEE. NOTHING CONTAINED IN THIS LICENSE SHALL BE CONSTRUED AS A RELINQUISHMENT OF ANY RIGHTS NOW HELD BY THE COUNTY.

21. **TERMINATION:** LICENSEE or COUNTY may terminate this License at any time and for any reason by giving the other Party written notice of any termination pursuant to this paragraph at least one (1) years' notice prior to the date of termination. COUNTY's Real Estate Services Department Director shall have the authority on behalf of COUNTY to provide LICENSEE with notice of any termination pursuant to this paragraph. LICENSEE shall perform all necessary removals on or before the expiration of the License. Notwithstanding anything to the contrary contained in this License or otherwise, LICENSEE may terminate this License without further liability, upon thirty (30) days prior written notice to COUNTY, for any of the following reasons: (i) changes in local or state laws or regulations which prohibit LICENSEE's operation at the Premises ; (ii) if LICENSEE is unable to obtain or maintain any governmental approvals, permits, licenses and other required approvals required for the construction or operation of the LICENSEE's Authorized Equipment.

22. **INCORPORATION OF PRIOR AGREEMENT:** This License contains all of the agreements of the parties hereto with respect to any matter covered or mentioned in this License, and no prior agreement or understanding pertaining to any such matter shall be effective for any purpose.

23. **WAIVERS:** No waiver by either Party of any provisions of this License shall be deemed to be a waiver of any other provision hereof or of any subsequent breach by either Party of the same or any other provisions.

24. **AMENDMENTS:** No provision of this License may be amended or added to except by an agreement in writing signed by the Parties hereto or their respective successor in interest, expressing by its terms an intention to modify this License.

25. **SUCCESSORS:** This License shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties hereto.

26. **PROVISIONS ARE COVENANTS AND CONDITIONS:** All provisions, whether covenants or conditions, on the part of either party shall be deemed to be both covenants and conditions.

27. **CONSENT:** Except as otherwise expressly specified, whenever consent or approval of either Party is required that Party shall not unreasonably withhold such consent or approval.

28. **EXHIBITS:** All exhibits referred to are attached to this License and incorporated by reference.

29. **LAW:** This license shall be construed and interpreted in accordance with the laws of the State of California.

30. **CAPTIONS AND COVER PAGE:** The paragraph captions and the cover page of this License shall have no effect on its interpretations.

31. **SEVERANCE:** If any provision of this License is determined to be void by any court of competent jurisdiction, then such determination shall not affect any other provision of this License, and all such other provisions shall remain in full force and effect provided, however, that the purpose of the License is not frustrated. It is the intention of the Parties hereto that if any provision of this License is capable of two constructions, one of which would render the provision void and the other of which would render the provision valid, then the provision shall have the meaning which renders it valid.

32. **NOTICES:** Any notice, demand, request, consent, approval, or communication that either Party desires or is required to give to the requested other Party or any other person shall be in writing and either served personally, sent via a nationally recognized overnight courier, or sent by United States, postage prepaid, first-class mail, certified or registered, return receipt. Any notice, demand, request, consent, approval, or communication that either Party desires or is required to give to the other Party shall be addressed to the other party at the address set forth below. Either Party may change its address by notifying the other Party of the change of address. Notice shall be deemed delivered and effective upon the earlier of: (i) actual receipt; or (ii) the date of delivery or refusal of the addressee to accept delivery if such notice is sent by postage pre-paid, United States first-class mail, certified or registered, return receipt requested or via a nationally recognized overnight courier.

COUNTY's address: San Bernardino County
Real Estate Services Department
385 North Arrowhead Avenue, Third Floor
San Bernardino, CA 92415-0180

LICENSEE's address: APC Towers, LLC
8601 Six Forks Road, Suite 250
Raleigh, NC 27615

33. **SURVIVAL:** The obligations of the Parties which, by their nature, continue beyond the Term of this License, will survive the termination of this License.

34. **VENUE:** The Parties acknowledge and agree that this License was entered into and intended to be performed in San Bernardino County, California. The Parties agree that the venue for any action or claim brought by any party to this License will be the Superior Court of California, County of San Bernardino. Each Party hereby waives any law, statute (including but not limited to Code of Civil Procedure section 394), or rule of court that would allow them to request or demand a change of venue. If any third party brings an action or claim concerning this License, the Parties hereto agree to use their best efforts to obtain a change of venue to the Superior Court of California, County of San Bernardino. This License shall be construed and interpreted in accordance with the laws of the State of California.

35. **ATTORNEYS' FEES AND COSTS:** If any legal action is instituted to enforce or declare any Party's rights hereunder, each Party, including the prevailing Party, must bear its own costs and attorneys' fees. This paragraph shall not apply to those costs and attorneys' fees directly arising from any third party legal action against a Party hereto and payable under Paragraph 16, INDEMNIFICATION and those arising from COUNTY's collection efforts (whether prior to or as a result of a court action) due to non-payment of the fee or any other amounts overdue under this License.

36. **FORMER COUNTY OFFICIALS:** LICENSEE agrees to provide or has already provided information on former COUNTY administrative officials (as defined below) who are employed by or represent LICENSEE. The

information provided includes a list of former COUNTY administrative officials who terminated COUNTY employment within the last five (5) years and who are now officers, principals, partners, associates or members of the business. The information should also include the employment and/or representative capacity and the dates these individuals began employment with or representation of your business. For purposes of this provision, "COUNTY administrative official" is defined as a member of the Board of Supervisors or such officer's staff, COUNTY Administrative Officer or member of such officer's staff, COUNTY department or group head, assistant department or group head, or any employee in the Exempt Group, Management Unit or Safety Management Unit. (See Exhibit "C", List of Former County Officials.)

37. **MATERIAL MISREPRESENTATION:** If during the course of the administration of this License, the COUNTY determines that LICENSEE has made a material misstatement or misrepresentation or that materially inaccurate information has been provided to the COUNTY, this License may be immediately terminated. If this License is terminated according to this provision, the COUNTY is entitled to pursue any available legal remedies.

38. **INTERPRETATIONS:** As this License was jointly prepared by both Parties, the language in all parts of this License shall be construed, in all cases, according to its fair meaning, and not for or against either Party hereto.

39. **DISCLOSURE:** All information received by the COUNTY from any source concerning this License, including the License itself, may be treated by the COUNTY as public information subject to disclosure under the provisions of the California Public Records Act, Government Code section 7920.000 et seq. (the "Public Records Act"). LICENSEE understands that although all materials received by the COUNTY in connection with this License are intended for the exclusive use of the COUNTY, they are potentially subject to disclosure under the provisions of the Public Records Act. In the event a request for disclosure of any part or all of any information which a LICENSEE has reasonably requested COUNTY to hold in confidence is made to the COUNTY, the COUNTY shall notify the LICENSEE of the request and shall thereafter disclose the requested information unless the LICENSEE, within five (5) days of receiving notice of the disclosure request, requests nondisclosure, provides COUNTY a legally sound basis for the nondisclosure, and agrees to indemnify, defend, and hold the COUNTY harmless in any/all actions brought to require disclosure. LICENSEE waives any and all claims for damages, lost profits, or other injuries of any and all kinds in the event COUNTY fails to notify LICENSEE of any such disclosure request and/or releases any information concerning the contract received from the LICENSEE or any other source.

40. **BROKER'S COMMISSIONS:** LICENSEE is solely responsible for the payment of any commissions to any broker who has negotiated or otherwise provided services in connection with this License.

41. **EXECUTIVE ORDER N-6-22 RUSSIA SANCTIONS:** *Applicable only to contracts that are state funded* On March 4, 2022, Governor Gavin Newsom issued Executive Order N-6-22 (the EO) regarding Economic Sanctions against Russia and Russian entities and individuals. "Economic Sanctions" refers to sanctions imposed by the U.S. government in response to Russia's actions in Ukraine (<https://home.treasury.gov/policy-issues/financial-sanctions/sanctions-programs-and-country-information/ukraine-russia-related-sanctions>), as well as any sanctions imposed under state law (<https://www.dgs.ca.gov/OLS/Ukraine-Russia>). The EO directs state agencies and their contractors (including by agreement or receipt of a grant) to terminate contracts with, and to refrain from entering any new contracts with, individuals or entities that are determined to be a target of Economic Sanctions. Accordingly, should it be determined that Contractor is a target of Economic Sanctions or is conducting prohibited transactions with sanctioned individuals or entities, that shall be grounds for termination of this agreement. Contractor shall be provided advance written notice of such termination, allowing Contractor at least 30 calendar days to provide a written response. Termination shall be at the sole discretion of the County.

42. **COUNTERPARTS.** This License may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute a single instrument. The parties shall be entitled to sign and transmit an electronic signature of this License (whether by facsimile, PDF or other mail transmission), which signature shall be binding on the party whose name is contained therein. Each party providing an electronic signature agrees to promptly execute and deliver to the other party an original signed License upon request.

43. **COUNTY COOPERATION.** COUNTY, as the fee owner of the Site, agrees to cooperate, at no cost or obligation to do so, with LICENSEE in executing applications for construction permits.

44. **RECORDATION OF LICENSE:** LICENSEE shall not record this License, or short form memoranda of this License without the prior written consent of COUNTY. If COUNTY consents to the recordation of this License, LICENSEE shall pay all charges incident to such recording.

45. **INTERFERENCE.** LICENSEE shall not interfere with the radio frequency communications of COUNTY or any of COUNTY's existing licensees or users as of the date of full execution of this License.

46. **AUTHORIZED SIGNATORS:** Both Parties to this License represent that the signators executing this document are fully authorized to enter into this License.

47. **CAMPAIGN CONTRIBUTION DISCLOSURE (SB 1439)**
LICENSEE has disclosed to the County using Exhibit D - Campaign Contribution Disclosure Senate Bill 1439, whether it has made any campaign contributions of more than \$250 to any member of the Board of Supervisors or other County elected officer [Sheriff, Assessor-Recorder-Clerk, Auditor-Controller/Treasurer/Tax Collector and the District Attorney] within the earlier of: (1) the date of the submission of LICENSEE's proposal to the County, or (2) 12 months before the date this License was approved by the Board of Supervisors. LICENSEE acknowledges that under Government Code section 84308, LICENSEE is prohibited from making campaign contributions of more than \$250 to any member of the Board of Supervisors or other County elected officer for 12 months after the County's consideration of the License.

In the event of a proposed amendment to this License, the LICENSEE will provide the County a written statement disclosing any campaign contribution(s) of more than \$250 to any member of the Board of Supervisors or other County elected officer within the preceding 12 months of the date of the proposed amendment.

END OF LICENSE.

* * * * *

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* * * * *

COUNTY: SAN BERNARDINO COUNTY

**LICENSEE: APC TOWERS, LLC,
a Delaware Limited Liability Company**

By: _____
Dawn Rowe, Chair, Board of Supervisors

By: _____
Daniel C. Agresta III

Title: _____

Date: _____

Date: _____

SIGNED AND CERTIFIED THAT
A COPY OF THIS DOCUMENT
HAS BEEN DELIVERED TO THE
CHAIR OF THE BOARD

Lynna Monell, Clerk of the Board of
Supervisors

By: _____
Deputy

Date: _____

Approved as to Legal Form:

TOM BUNTON, County Counsel
San Bernardino County, California

By: _____
John Tubbs II, Deputy County Counsel

Date: _____

EXHIBIT "A"
PREMISES DESCRIPTION

Approximately 816 square feet of unimproved land, as more particularly shown on page 19, Drawing A-2 and identified therein as "Antenna and Equipment Location" (highlighted in yellow), as a portion of the County-owned property located at 780 E. Gilbert Street, commonly known as APN 0147-081-47-0000.

**THE FOLLOWING PAGES T1-T2, LS-1, LS-2, A1-A8, REPRESENT EXHIBIT “A-1” FOR THE PURPOSES
OF THIS LICENSE AGREEMENT**



PROJECT INFORMATION:
IE94562A - CA-1049
GILBERT STREET
 780 E. GILBERT ST.
 SAN BERNARDINO, CALIFORNIA 92415
 SAN BERNARDINO COUNTY

CURRENT ISSUE DATE:
 03-22-2024

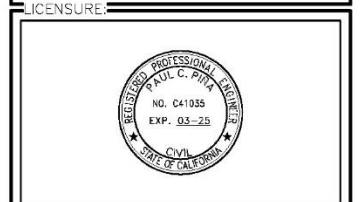
ISSUED FOR:
PLAN CHECK

REV.	DATE	DESCRIPTION	BY
14	03-22-24	FIRE/BUILDING COMMENTS	RG
13	01-25-24	UPDATE CODES	LHC
12	05-10-23	PLAN CHECK	RG
11	09-22-22	PLAN CHECK	RG
10	08-19-22	REVISED CDs	RG
9	08-04-22	REVISED CDs	RG

PLANS PREPARED BY:



DRAWN BY: CHK. APV:
 ADA LHC LHC



SHEET TITLE:
TITLE SHEET

SHEET NUMBER: **T1** REVISION: **14**
 NSB

SITE NUMBER: IE94562A - CA-1049
SITE NAME: GILBERT STREET
SITE TYPE: MONO EUCALYPTUS
CITY: SAN BERNARDINO
COUNTY: SAN BERNARDINO
JURISDICTION: CITY OF SAN BERNARDINO

PROJECT SUMMARY

SITE ADDRESS:
 780 E GILBERT ST.
 SAN BERNARDINO, CA 92415

LATITUDE AND LONGITUDE:
 LAT: 34.128136 (34° 07' 41.29" N)
 LONG: -117.269064 (-117° 16' 8.63" W)

PROPERTY OWNER CONTACT:
 KEITH BURKE
 REAL PROPERTY AGENT
 COUNTY OF SAN BERNARDINO
 PHONE: (909) 677-7961

APN:
 0147-081-07

APPLICANT:
 APC TOWERS II, LLC
 8601 SIX FORK RD, SUITE 250
 RALEIGH, NC 27715

PROJECT DESCRIPTION:
 APC PROPOSES TO CONSTRUCT, OPERATE AND MAINTAIN AN UNMANNED WIRELESS COMMUNICATIONS FACILITY. THIS FACILITY WILL CONSIST OF THE FOLLOWING:

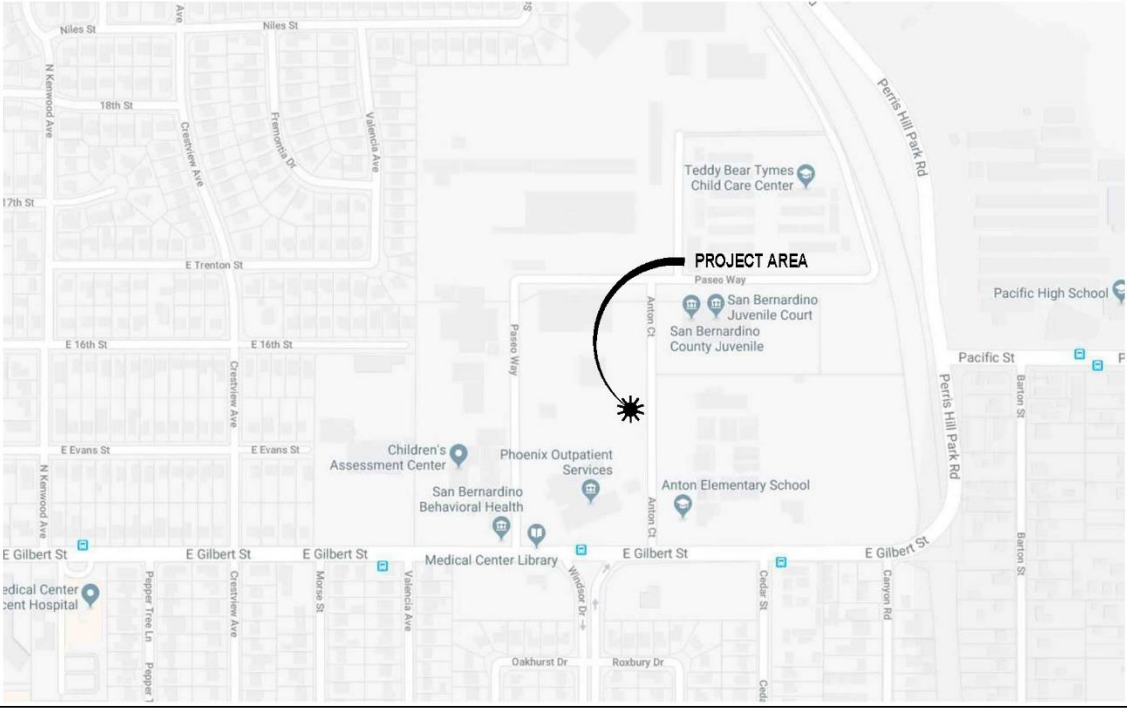
- * INSTALL 1 (N) 75' HIGH MONO EUCALYPTUS.
- * INSTALL 3 (N) AIRB419 B41 PANEL ANTENNAS (1 PER SECTOR).
- * INSTALL 3 (N) APXYAALL24_43-U-NA20 PANEL ANTENNAS (1 PER SECTOR).
- * INSTALL 3 (N) RRRUS 4480 B71+B85 (1 PER SECTOR).
- * INSTALL 3 (N) RRRUS 4480 B25+B86 (2 PER SECTOR).
- * INSTALL 1 (N) 1' MW ANTENNA WITH (2) ODU RADIOS.
- * INSTALL 1 (N) 25KW (54 GAL. MAX) DIESEL GENERATOR.
- * INSTALL 1 (N) RBS 6160 AND 1 (N) RBS 6160 BATTERY CABINET.
- * INSTALL 1 (N) RBS6601 CHASSIS INSIDE (N) CABINET.
- * INSTALL 2 (N) RP6651 UNIT.
- * INSTALL (N) UTILITY CABINETS.
- * INSTALL 1 (N) GPS ANTENNA.
- * INSTALL (N) 8' HIGH CMU WALL.
- * INSTALL 3 (N) 6x24 4AWG HCS CABLES 30M.
- * INSTALL 1 (N) FSU 4813 FOR VOLTAGE BOOSTER.
- * INSTALL (N) 1000 Mbps ROUTER.
- * INSTALL 2 (N) LIVE EUCALYPTUS TREES AROUND LEASE AREA.

BUILDING SUMMARY:
 OCCUPANCY CLASSIFICATION: UNMANNED TELECOMMUNICATION FACILITY
 ZONE: OS
 BUILDING USE: U
 CONSTRUCTION TYPE: II-B
 T-MOBILE LEASE AREA: 150 SQ. FT. TOTAL

SHEET INDEX

SHEET	DESCRIPTION
T1	TITLE SHEET
T2	GENERAL NOTES
LS1	SITE SURVEY
LS2	NOTES
A1	SITE PLAN
A2	ENLARGED SITE PLAN
A3	EQUIPMENT PLAN, ANTENNA PLAN AND ANTENNA SCHEDULE
A4	ELEVATIONS
A5	EQUIPMENT SPECIFICATIONS
A6	DETAILS
A7	DETAILS
A8	DETAILS
S1	STRUCTURAL NOTES AND SITE KEY PLAN
S2	STRUCTURAL PLAN AND DETAILS
E1	ELECTRICAL SITE PLAN
E2	SINGLE LINE DIAGRAM AND PANEL SCHEDULE
E3	EQUIPMENT/ANTENNA GROUNDING PLAN, GROUNDING DIAGRAM AND NOTES
E4	GROUNDING DETAILS
EC1	EROSION CONTROL PLAN
L1	COVER SHEET
L2	IRRIGATION PLAN
L3	IRRIGATION DETAILS
L4	PLANTING PLAN
SCE	SCE DESIGN - BY OTHERS
MP-1 TO MP-7	POLE DRAWINGS - BY OTHERS

VICINITY MAP:



DRIVING DIRECTIONS:

DIRECTIONS FROM T-MOBILE OFFICE:
 FOLLOW MCGRAW AVE TO JAMBOREE RD. HEAD NORTHEAST TOWARD MCGRAW AVE. TURN RIGHT ONTO MCGRAW AVE. TAKE CA-91 E AND I-215 N TO W BASE LINE ST IN SAN BERNARDINO. TAKE EXT 44B FROM I-215 N. TURN LEFT ONTO JAMBOREE RD. CONTINUE ONTO CA-261 N. USE ANY LANE TO MERGE ONTO CA-241 N. USE THE RIGHT 2 LANES TO TAKE EXT 39A TO MERGE ONTO CA-91 E TOWARD RIVERSIDE. MERGE ONTO I-215 N. USE THE RIGHT LANE TO TAKE EXT 44B FOR BASELINE STREET. CONTINUE ON W BASE LINE ST. DRIVE TO WINDSOR DR. USE THE RIGHT 2 LANES TO TURN RIGHT ONTO W BASE LINE ST. TURN LEFT ONTO WINDSOR DR.

APPLICABLE CODES:

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA TITLE 24
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- TIA/EIA222-G OR LATEST EDITION
- 2022 CITY OF SAN BERNARDINO MUNICIPAL CODE



CONSULTING TEAM

SAC / ZONING:
 COASTAL BUSINESS GROUP, INC.
 24310 MOULTON PKWY, SUITE D #1009
 LAGUNA HILLS, CA 92657
 CONTACT: FRANK ORTEGA
 PHONE: (949) 336-1550

ARCHITECTURAL/ENGINEERING:
 CASA INDUSTRIES, INC.
 4430 E. MIRALOMA AVE. SUITE D
 ANAHEIM, CA 92807
 CONTACT: LUIS CARDONA
 PHONE: (562) 652-5330

SURVEY:
 AMBT CONSULTING
 428 MAIN STREET SUITE 206
 HUNTINGTON BEACH, CA 92648

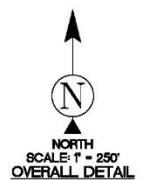
LANDSCAPE:
 CS DESIGN GROUP INC.
 6665 EL CAMINO REAL SUITE 105-842
 CARLSBAD, CA 92009

TOWER MANUFACTURER:
 CELL TREES
 5401 S. CANADA PLACE
 TUCSON, AZ 85706

APPROVALS:

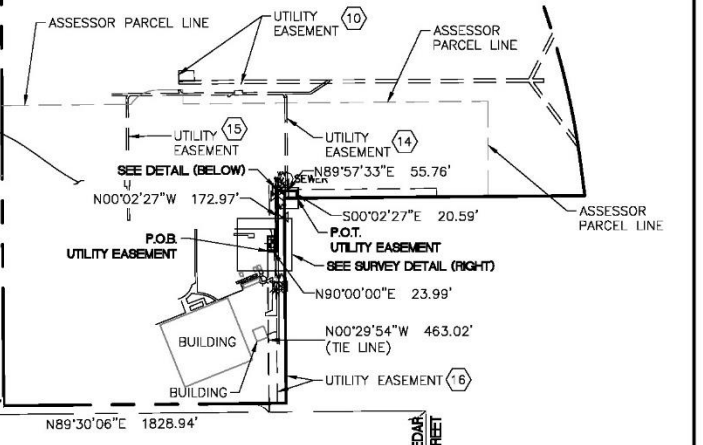
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

PRINT NAME	SIGNATURE	DATE
LANDLORD		
DEVELOP. MGR		
CONST. MGR		
PROJ. MGR		
ZONING MGR		
RF ENGINEER		
SAC REP.		
FOPS		



PARENT PARCEL
 APN: 0273-091-11-0000
 SAN BERNARDINO COUNTY

PARENT PARCEL
 APN: 0147-081-07-0000
 SAN BERNARDINO COUNTY



SURVEYOR'S NOTES
 CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.
 THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
 ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
 SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

POSITION OF GEODETIC COORDINATES
 LATITUDE 34° 07' 41.29" (34.128136°) NORTH (NAD83)
 LONGITUDE 117° 16' 08.63" (117.269064°) WEST (NAD83)
 GROUND ELEVATION @ 1128.0' (NAVD88)

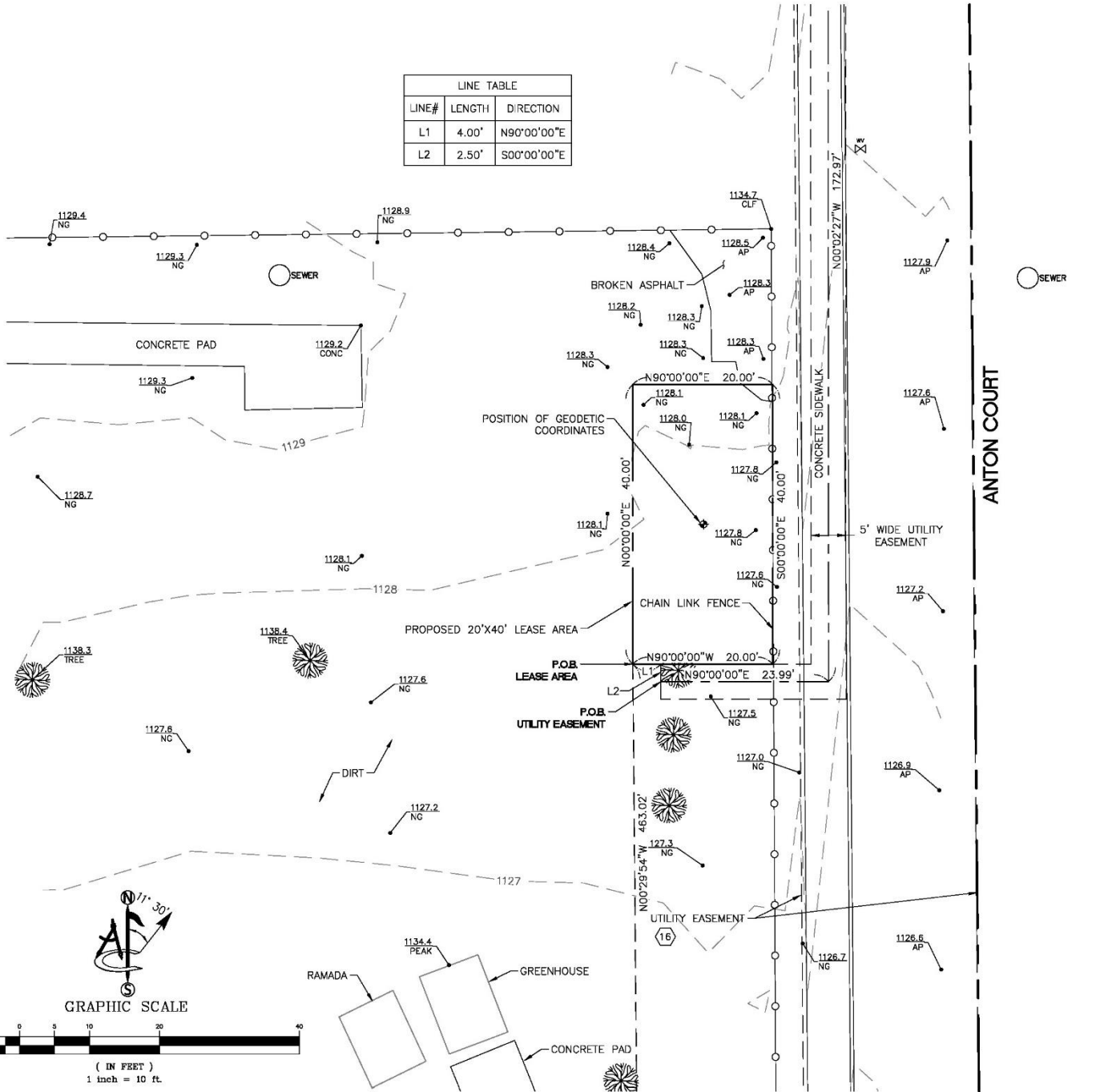
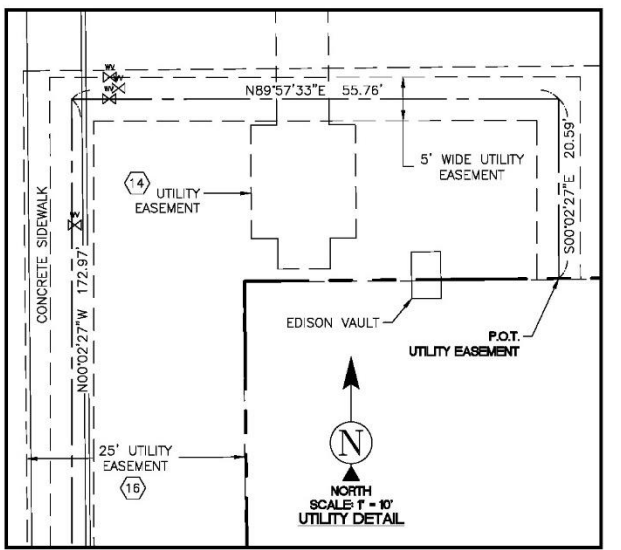
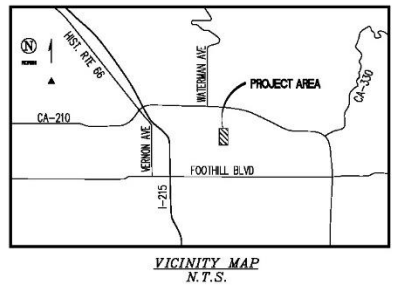
LEGEND

AP	ASPHALT		UTILITY MANHOLES
CLF	CHAIN LINK FENCE		FIRE HYDRANT
CONC	CONCRETE		LIGHT POLE
NG	NATURAL GRADE		POSITION OF GEODETIC COORDINATES
	TREES		SPOT ELEVATION
	WATER CONTROL VALVE		

	CHAIN LINK FENCE
	CURBLINES
	STREET CENTERLINES
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	LEASE AREA LIMITS
	MAJOR CONTOUR INTERVAL
	MINOR CONTOUR INTERVAL

LINE TABLE

LINE#	LENGTH	DIRECTION
L1	4.00'	N90°00'00"E
L2	2.50'	S00°00'00"E



SURVEY DATE
 09/23/2021

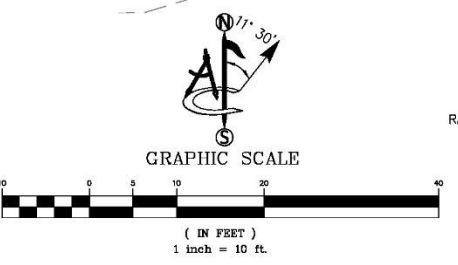
BASIS OF BEARING
 BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA ZONE FIVE STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2019.25). DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT ON THE SMARTNET REFERENCE NETWORK.

BENCHMARK
 PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE
 ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA FIVE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99992428

FLOOD ZONE
 THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06071C7944H, DATED 08/28/2008

UTILITY NOTES
 SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT B11 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION, REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.



3000 AERIAL CENTER PARKWAY, SUITE 110
 MORRISVILLE, NORTH CAROLINA 27560
 PHONE: (919) 926-9838
 WWW.APC TOWERS.COM



ambit consulting
 428 MAIN STREET SUITE 205
 HUNTINGTON BEACH, CALIFORNIA 92648
 PH. (480) 659-4072



4430 E. MIRALOMA AVE. SUITE D
 ANAHEIM, CALIFORNIA 92807

REV	DATE	DESCRIPTION	BY
1	07/06/22	UPDATE (C)	(PD)
0	03/07/22	DESCRIPTIONS (C)	(DH)
A	10/06/21	INITIAL ISSUE	(CK)



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

IE94562A
 780 E. GILBERT STREET
 SAN BERNARDINO, CA 92415

SHEET TITLE
SITE SURVEY

SHEET NUMBER
LS-1

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT COMMITMENT #01-21103592-01T, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED 08/25/2021. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I REQUIREMENTS ARE MET. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)
2. FACTS WHICH WOULD BE DISCLOSED BY A COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)
4. MECHANICS', CONTRACTORS' OR MATERIAL MEN'S LIENS AND LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)
5. ANY CHANGES IN TITLE OCCURRING SUBSEQUENT TO THE EFFECTIVE DATE OF THIS COMMITMENT AND PRIOR TO THE DATE OF ISSUANCE OF THE TITLE POLICY. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)
6. DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH MATTERS VIOLATE 42 USC 3604(C). (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)
7. QUANTITY OF ACREAGE/SQUARE FOOTAGE AS SET FORTH IN SCHEDULE A, IF ANY. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)
8. TAXES AND SPECIAL ASSESSMENTS FOR CURRENT TAX YEAR AND ALL SUBSEQUENT YEARS. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)
9. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, EASEMENTS AND RIGHTS OF WAYS, IF ANY, SET FORTH ON THE MAP OF THE SURVEY OF SAN BERNARDINO RANCHO, RECORDED IN BOOK 7, PAGE 2, OF THE SAN BERNARDINO COUNTY RECORDS. (NOTHING TO PLOT)
- ⑩ GRANT OF EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED 08/18/1988, AS DOCUMENT NO. 88-271800, OF THE SAN BERNARDINO COUNTY RECORDS. (AS SHOWN ON SURVEY)
11. CERTIFICATE OF COMPLETION, RECORDED 02/17/1994, AS DOCUMENT NO. 94085005, OF THE SAN BERNARDINO COUNTY RECORDS. (BLANKET IN NATURE)
12. DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS, RECORDED 05/05/2003, AS DOCUMENT NO. 2003-0296652, OF THE SAN BERNARDINO COUNTY RECORDS. (BLANKET IN NATURE)
13. CERTIFICATE OF COMPLIANCE AND NOTICE OF MERGER NO. 03-10, RECORDED 05/05/2003, AS DOCUMENT NO. 2003-0296653, OF THE SAN BERNARDINO COUNTY RECORDS. (BLANKET IN NATURE)
- ⑭ GRANT OF EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED 06/04/2003, AS DOCUMENT NO. 2003-0374202, OF THE SAN BERNARDINO COUNTY RECORDS. (AS SHOWN ON SURVEY)
- ⑮ GRANT OF EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED 06/04/2003, AS DOCUMENT NO. 2003-0374204, OF THE SAN BERNARDINO COUNTY RECORDS. (AS SHOWN ON SURVEY)
- ⑯ GRANT OF EASEMENT IN FAVOR OF THE COUNTY OF SAN BERNARDINO, RECORDED 02/27/2004, AS DOCUMENT NO. 2004-0140305, OF THE SAN BERNARDINO COUNTY RECORDS. (AS SHOWN ON SURVEY)
17. MEMORANDUM OF JOINT OCCUPANCY AGREEMENT BY AND BETWEEN THE COUNTY OF SAN BERNARDINO, AND THE JUDICIAL COUNCIL OF CALIFORNIA, ADMINISTRATIVE OFFICE OF THE COURTS, RECORDED 11/04/2008, AS DOCUMENT NO. 2008-0485050, OF THE SAN BERNARDINO COUNTY RECORDS. (BLANKET IN NATURE)

LESSOR'S LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA:

THAT PORTION OF LOT 1 IN BLOCK 40 OF THE SAN BERNARDINO RANCHO, PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 2, RECORDS OF SAID COUNTY, DESCRIBED AS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 1 3329 FEET EAST OF THE SOUTHWEST CORNER OF SAID BLOCK, SAID POINT OF BEGINNING BEING THREE SOUTHEAST CORNER OF THAT PORTION OF SAID LOT OWNED OR FORMERLY OWNED BY J. G. WOOD;

RUNNING THENCE EAST ON THE SOUTH LINE OF SAID LOT 680 FEET;
THENCE NORTH 1650 FEET;
THENCE WEST 680 FEET TO THE EAST LINE OF SAID J. G. WOOD LOT;
THENCE SOUTH ON THE EASTERLY LINE OF SAID LOT TO POINT OF BEGINNING, CONTAINING 25 ACRES, MORE OR LESS.

LESS AND EXCEPT THE PROPERTY CONVEYED IN THE DEEDS RECORDED IN BOOK 2272, PAGE 216; BOOK 5299, PAGE 251; AND AS DOCUMENT NO. 2003-0296651, OF THE SAN BERNARDINO COUNTY RECORDS.
AND

THE WEST HALF (W1/2) OF LOT ONE (1) IN BLOCK FORTY (40) OF THE FORTY-NINE ACRE SURVEY OF THE RANCHO SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK SEVEN OF MAPS, PAGE 2, RECORDS OF SAID COUNTY.
AND

THE EAST TWENTY (20) ACRES OF LOT TWO (2), IN BLOCK FORTY (40) OF THE 40 ACRE SURVEY OF THE RANCHO SAN BERNARDINO, AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 2, RECORDS OF SAID COUNTY.
TAX ID: 0147-081-07-0000

BEING THE SAME PROPERTY CONVEYED TO THE COUNTY OF SAN BERNARDINO, A BODY POLITIC CORPORATE, GRANTEE, FROM JOHN KIME, A SINGLE MAN, GRANTOR, BY DEED RECORDED 03/16/1922, IN BOOK 746, PAGE 40, OF THE SAN BERNARDINO COUNTY RECORDS.

BEING THE SAME PROPERTY CONVEYED TO THE COUNTY OF SAN BERNARDINO, GRANTEE, FROM FRANK PERMENTER AND ANNIE R. PERMENTER, HIS WIFE, BY DEED RECORDED IN BOOK 566, PAGE 367, OF THE SAN BERNARDINO COUNTY RECORDS.

BEING THE SAME PROPERTY CONVEYED TO THE COUNTY OF SAN BERNARDINO, GRANTEE, FROM H. H. FITTING AND ALICE MAY FITTING, GRANTOR, BY DEED RECORDED IN BOOK 566, PAGE 371, OF THE SAN BERNARDINO COUNTY RECORDS.

LEASE AREA LEGAL DESCRIPTION

THAT PORTION OF LOT 1 IN BLOCK 40 OF THE SAN BERNARDINO RANCHO, PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 2, RECORDS OF SAN BERNARDINO, CALIFORNIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL DISTANCES ARE BASED ON THE CALIFORNIA FIVE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99992428

COMMENCING AT THE CENTERLINE INTERSECTION OF GILBERT STREET AND CRESTVIEW AVENUE, FROM WHICH POINT THE CENTERLINE INTERSECTION OF SAID GILBERT STREET AND CEDAR STREET BEARS NORTH 89° 30' 06" EAST, 1828.94 FEET;

THENCE ALONG SAID CENTERLINE OF GILBERT ROAD, NORTH 89° 30' 06" EAST, 1380.26 FEET;
THENCE DEPARTING SAID CENTERLINE, NORTH 00° 29' 54" WEST, 463.02 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00° 00' 00" EAST, 40.00 FEET;
THENCE NORTH 90° 00' 00" EAST, 20.00 FEET;
THENCE SOUTH 00° 00' 00" EAST, 40.00 FEET;
THENCE NORTH 90° 00' 00" WEST, 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 800 SQUARE FEET (0.018 ACRES) OF LAND, MORE OR LESS.

UTILITY EASEMENT LEGAL DESCRIPTION

THAT PORTION OF LOT 1 IN BLOCK 40 OF THE SAN BERNARDINO RANCHO, PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 2, RECORDS OF SAN BERNARDINO, CALIFORNIA AND BEING A 5.00 FOOT WIDE STRIP, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

ALL DISTANCES ARE BASED ON THE CALIFORNIA FIVE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99992428

COMMENCING AT THE CENTERLINE INTERSECTION OF GILBERT STREET AND CRESTVIEW AVENUE, FROM WHICH POINT THE CENTERLINE INTERSECTION OF SAID GILBERT STREET AND CEDAR STREET BEARS NORTH 89° 30' 06" EAST, 1828.94 FEET;

THENCE ALONG SAID CENTERLINE OF GILBERT ROAD, NORTH 89° 30' 06" EAST, 1380.26 FEET;
THENCE DEPARTING SAID CENTERLINE, NORTH 00° 29' 54" WEST, 463.02 FEET;
THENCE NORTH 00° 00' 00" EAST, 4.00 FEET;
THENCE SOUTH 00° 00' 00" EAST, 2.50 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90° 00' 00" EAST, 23.99 FEET;
THENCE NORTH 00° 02' 27" WEST, 172.97 FEET;
THENCE NORTH 89° 57' 33" EAST, 55.78 FEET;
THENCE SOUTH 00° 02' 27" EAST, 20.59 FEET TO THE POINT OF TERMINUS.

CONTAINING 1,367 SQUARE FEET (0.031 ACRES) OF LAND, MORE OR LESS.

APC Towers

3000 AERIAL CENTER PARKWAY, SUITE 110
MORRISVILLE, NORTH CAROLINA 27560
PHONE: (919) 926-9838
WWW.APC TOWERS.COM

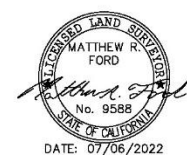


ambit consulting
428 MAIN STREET SUITE 206
HUNTINGTON BEACH, CALIFORNIA 92648
PH. (480) 659-4072



4430 E. MIRALOMA AVE. SUITE D
ANAHEIM, CALIFORNIA 92807

REV	DATE	DESCRIPTION
1	07/08/22	UPDATE (C) (PD)
0	03/07/22	DESCRIPTIONS (C) (DH)
A	10/06/21	INITIAL ISSUE (CK)



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

IE94562A
780 E. GILBERT STREET
SAN BERNARDINO, CA 92415

SHEET TITLE
NOTES

SHEET NUMBER
LS-2

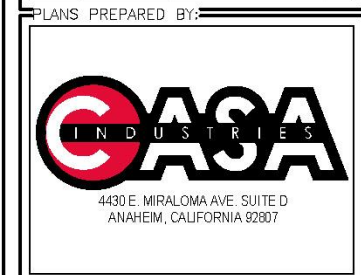


PROJECT INFORMATION:
IE94562A - CA-1049
GILBERT STREET
 780 E. GILBERT ST.
 SAN BERNARDINO, CALIFORNIA 92415
 SAN BERNARDINO COUNTY

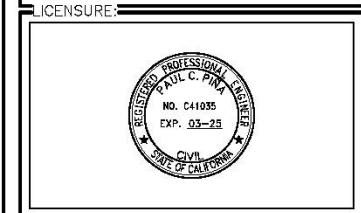
CURRENT ISSUE DATE:
 03-22-2024

ISSUED FOR:
 PLAN CHECK

REV.	DATE	DESCRIPTION	BY
14	03-22-24	FIRE/BUILDING COMMENTS	RG
13	01-25-24	UPDATE CODES	LHC
12	05-10-23	PLAN CHECK	RG
11	09-22-22	PLAN CHECK	RG
10	08-19-22	REVISED CDs	RG
9	08-04-22	REVISED CDs	RG

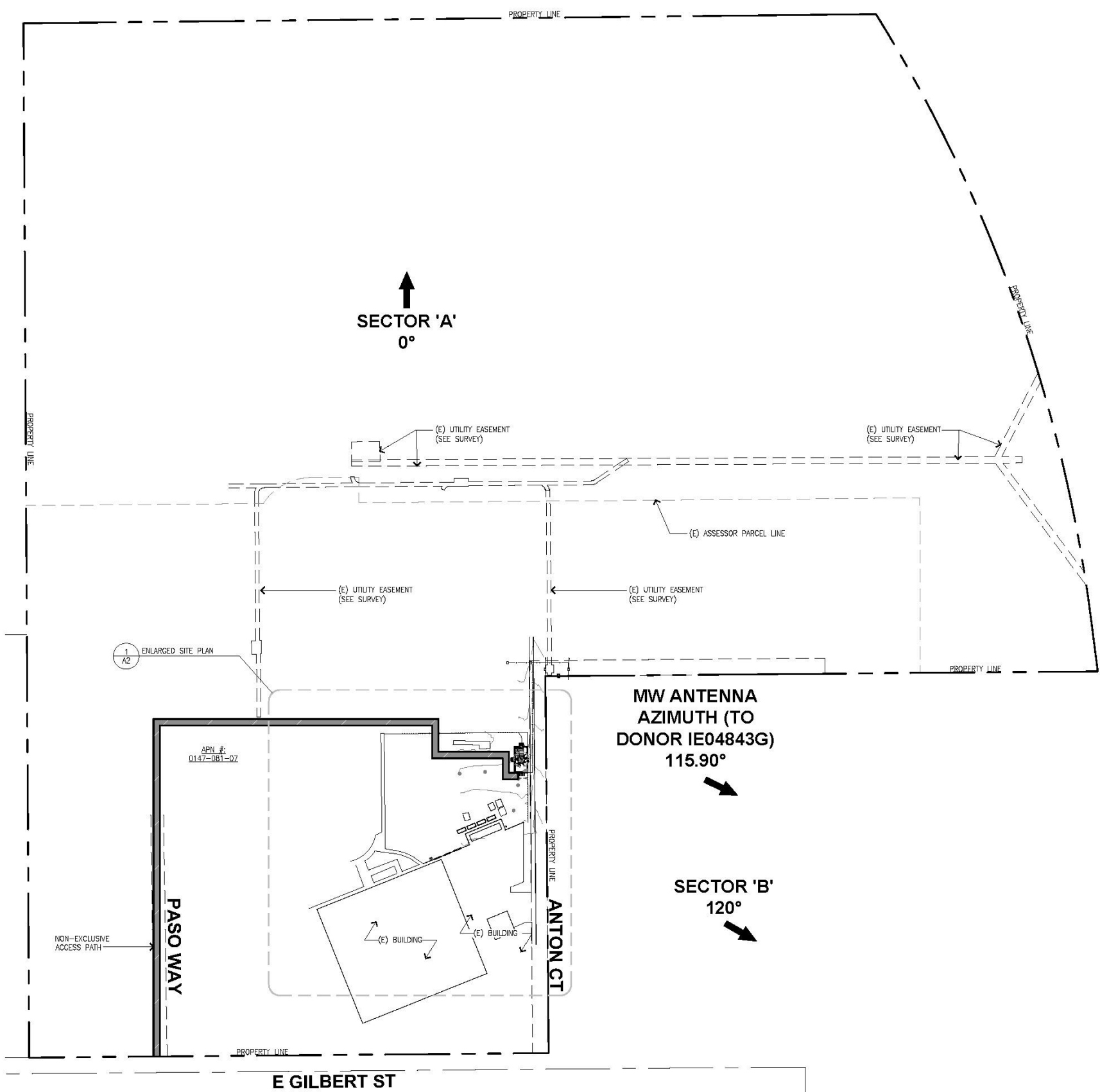


DRAWN BY: ADA CHK.: LHC APV.: LHC



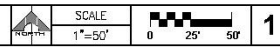
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SITE PLAN

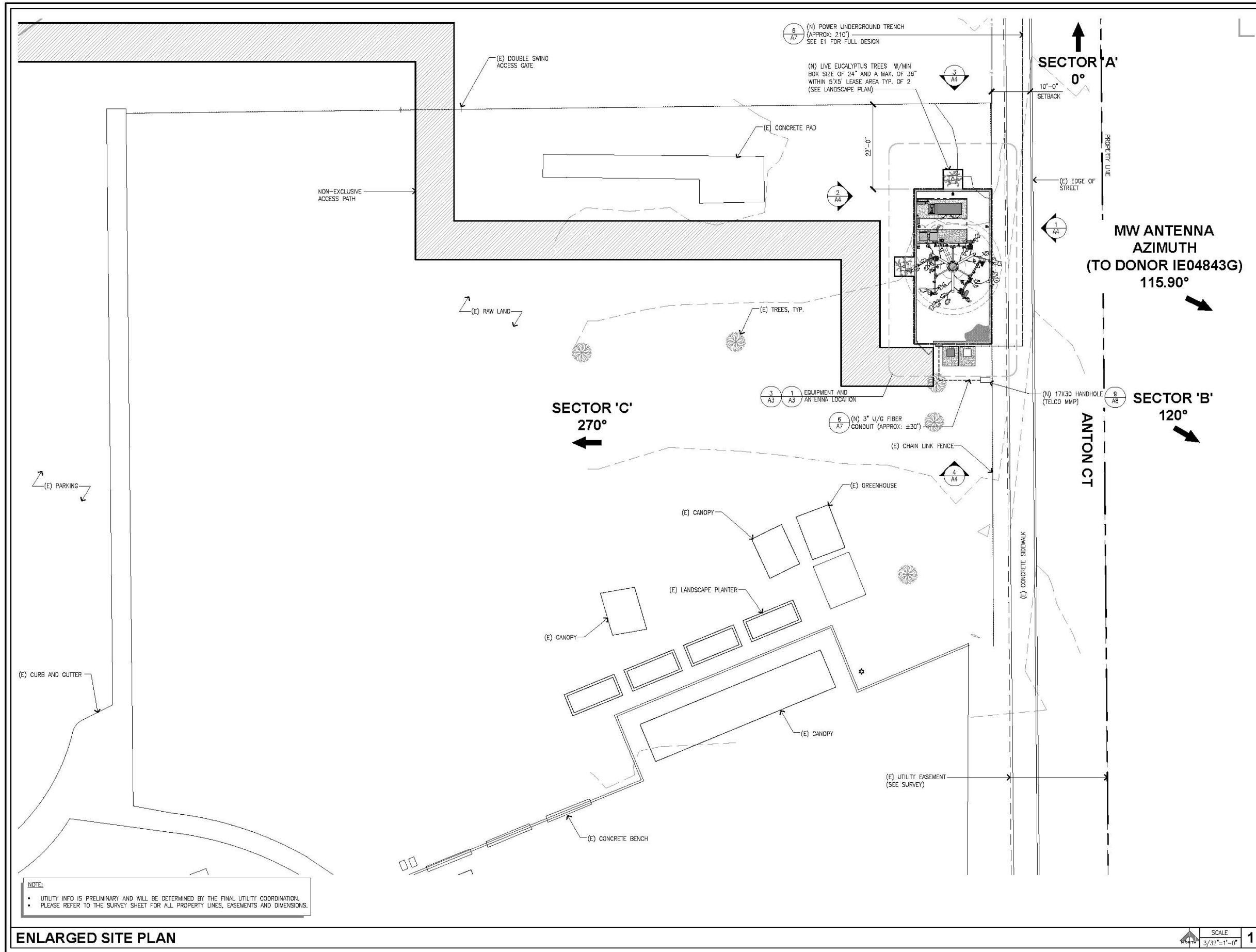
SHEET NUMBER: **A1** REVISION: 14
 NSB



NOTE:
 • UTILITY INFO IS PRELIMINARY AND WILL BE DETERMINED BY THE FINAL UTILITY COORDINATION.
 • PLEASE REFER TO THE SURVEY SHEET FOR ALL PROPERTY LINES, EASEMENTS AND DIMENSIONS.

SITE PLAN





T-Mobile
 2008 MCGAW AVENUE
 IRVINE, CA 92617

APC Towers
 8601 SIX FORK RD, SUITE 280
 RALPH, NC 28715

PROJECT INFORMATION:
IE94562A - CA-1049
GILBERT STREET
 780 E. GILBERT ST.
 SAN BERNARDINO, CALIFORNIA 92415
 SAN BERNARDINO COUNTY

CURRENT ISSUE DATE:
 03-22-2024

ISSUED FOR:
 PLAN CHECK

REV.	DATE	DESCRIPTION	BY
14	03-22-24	FIRE/BUILDING COMMENTS	RG
13	01-25-24	UPDATE CODES	LHC
12	05-10-23	PLAN CHECK	RG
11	09-22-22	PLAN CHECK	RG
10	08-19-22	REVISED CDs	RG
9	08-04-22	REVISED CDs	RG

PLANS PREPARED BY:

 4430 E. MIRALOMA AVE. SUITE D
 ANAHEIM, CALIFORNIA 92807

CONSULTANT:

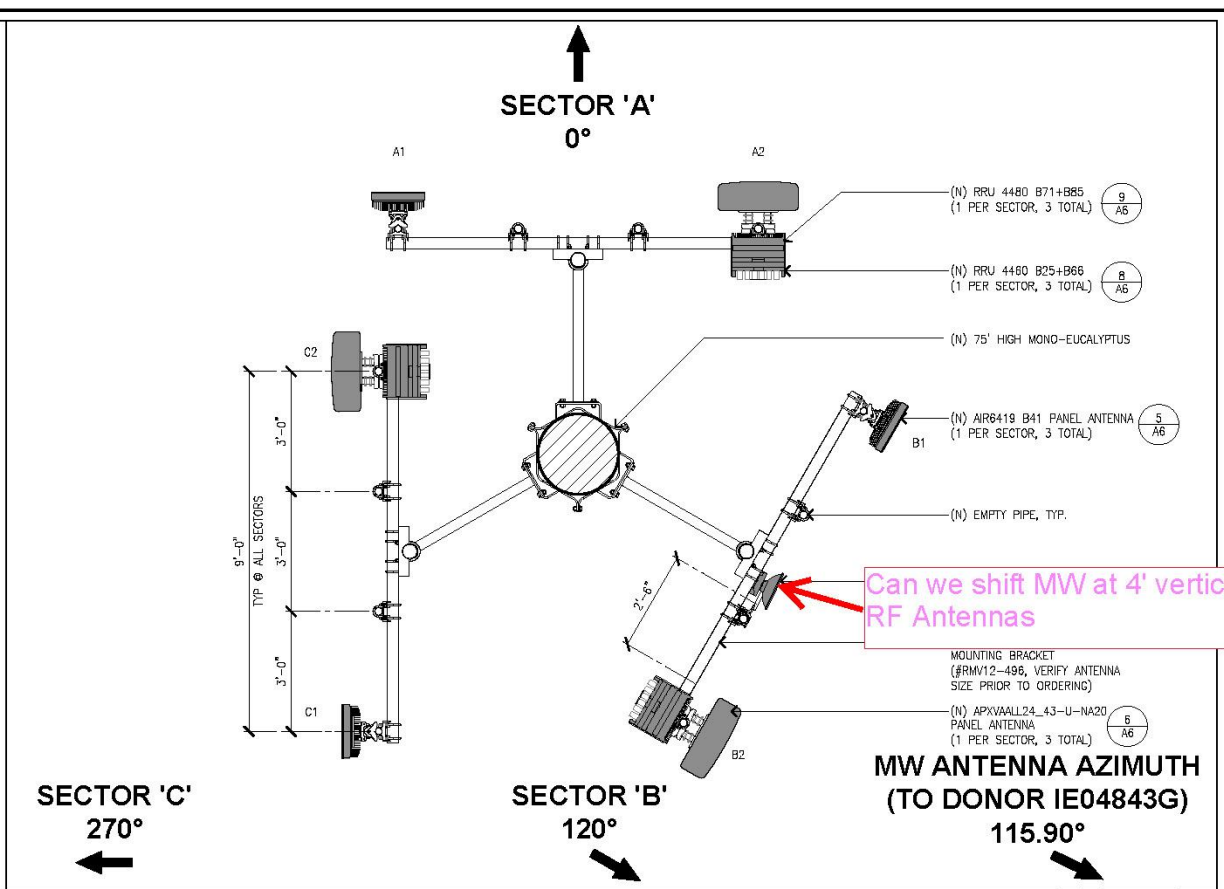
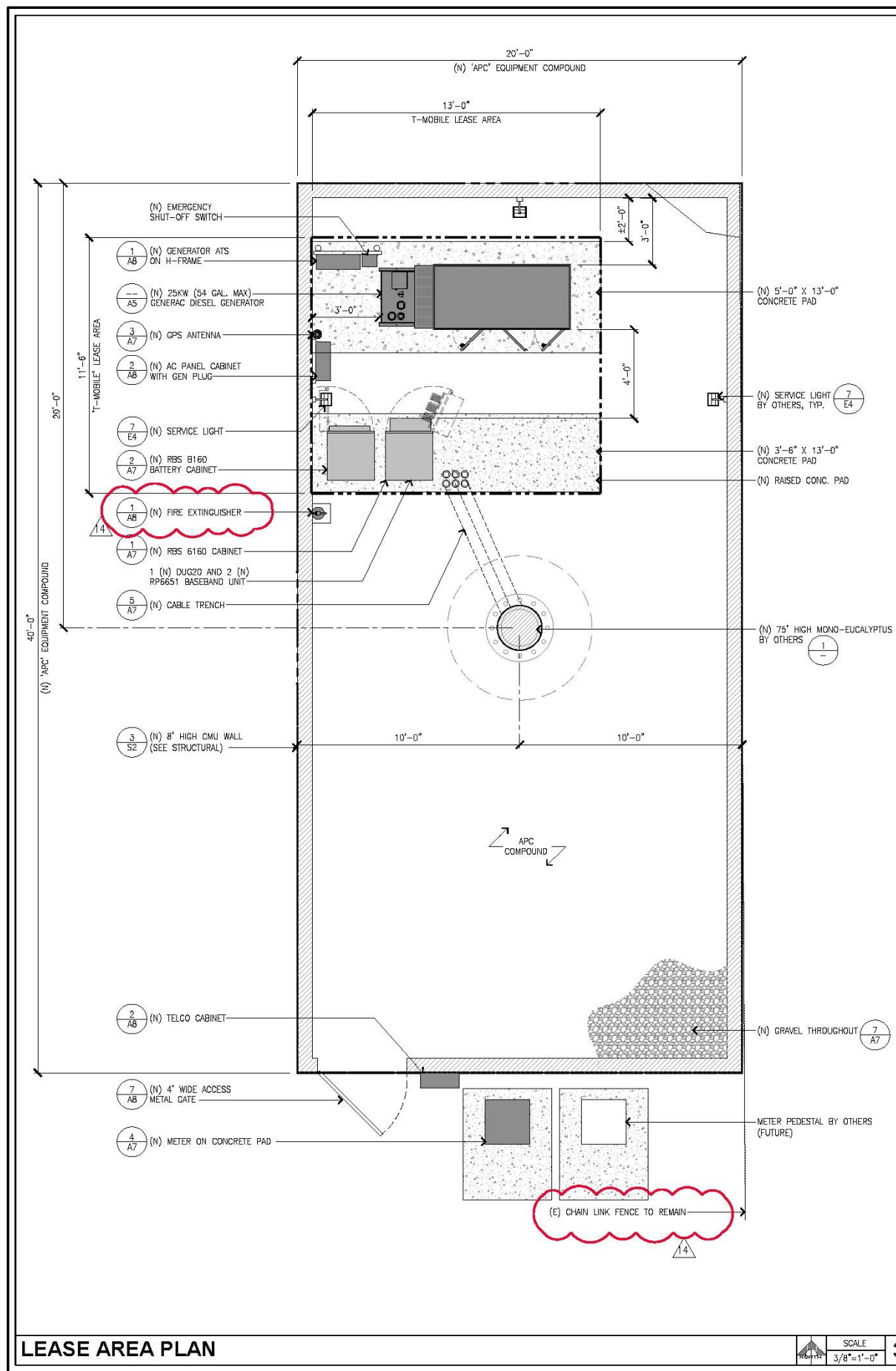
 24310 MOULTON PKWY.
 SUITE 0 #1009
 LABUMA HILLS, CA. 92627

DRAWN BY: ADA CHK.: LHC APV.: LHC

LICENSURE:

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER: **A2** REVISION: 14
 NSB



ANTENNA & CABLE SCHEDULE

SECTOR	MANUFACTURER	MODEL	TECHNOLOGY	HEIGHT	WEIGHT	AZIMUTH	RAD CENTER	TMA / RRU	CABLE TYPE	CABLE LENGTH
ALPHA	A1	ERICSSON	AIR6419 B41	L2500 N2500	28.3"	66.1 lbs	0°	68'-10"	(4) FIBER JUMPERS 2F-SM	±100'
	A2	RFS	APXWALL24_43-U-NA20	L700/L600/N600 /L1900/L2100	96.6"	138 lbs	0°	66'-0"	(1) RRU 4480 B71+B85 (6) FIBER JUMPERS 2F-SM (1) RRU 4460 B25+B66 (B) SUREFLEX JUMPERS	
BETA	B1	ERICSSON	AIR6419 B41	L2500 N2500	28.3"	66.1 lbs	120°	68'-10"	(4) FIBER JUMPERS 2F-SM	±100'
	B2	RFS	APXWALL24_43-U-NA20	L700/L600/N600 /L1900/L2100	96.6"	138 lbs	120°	66'-0"	(1) RRU 4480 B71+B85 (6) FIBER JUMPERS 2F-SM (1) RRU 4460 B25+B66 (B) SUREFLEX JUMPERS	
GAMMA	C1	ERICSSON	AIR6419 B41	L2500 N2500	28.3"	66.1 lbs	270°	68'-10"	(4) FIBER JUMPERS 2F-SM	±100'
	C2	RFS	APXWALL24_43-U-NA20	L700/L600/N600 /L1900/L2100	96.6"	138 lbs	270°	66'-0"	(1) RRU 4480 B71+B85 (6) FIBER JUMPERS 2F-SM (1) RRU 4460 B25+B66 (B) SUREFLEX JUMPERS	
MW ANTENNA	ANDREW	VHLP1-23	-	1'-0"	14 lbs	115.90°	68'-0"	(2) IP20B-23-C50-A	(2) 1/2" COAX CABLES	±100'

* COAX CABLE LENGTH IS APPROXIMATE

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



PROJECT INFORMATION:

IE94562A - CA-1049

GILBERT STREET

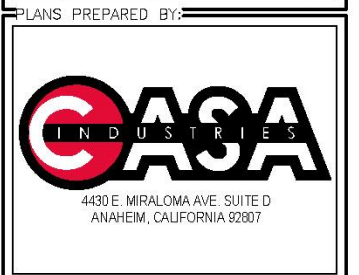
780 E. GILBERT ST.
SAN BERNARDINO, CALIFORNIA 92415
SAN BERNARDINO COUNTY

CURRENT ISSUE DATE: 03-22-2024

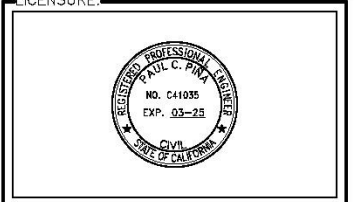
ISSUED FOR:

PLANS PREPARED BY:

NO.	DATE	DESCRIPTION	BY
14	03-22-24	FIRE/BUILDING COMMENTS	RG
13	01-25-24	UPDATE CODES	LHC
12	05-10-23	PLAN CHECK	RG
11	09-22-22	PLAN CHECK	RG
10	08-19-22	REVISED CDs	RG
9	08-04-22	REVISED CDs	RG

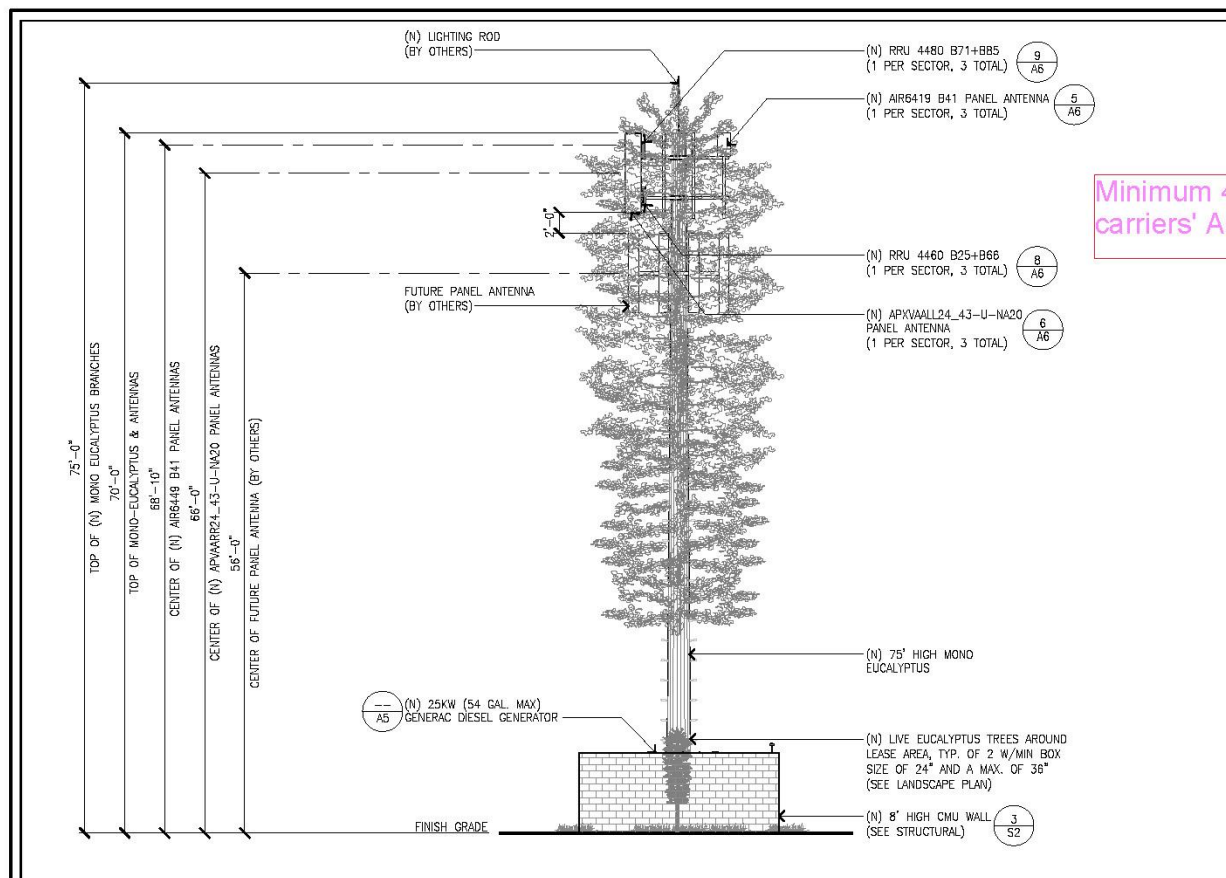


DRAWN BY: ADA CHK.: LHC APV.: LHC

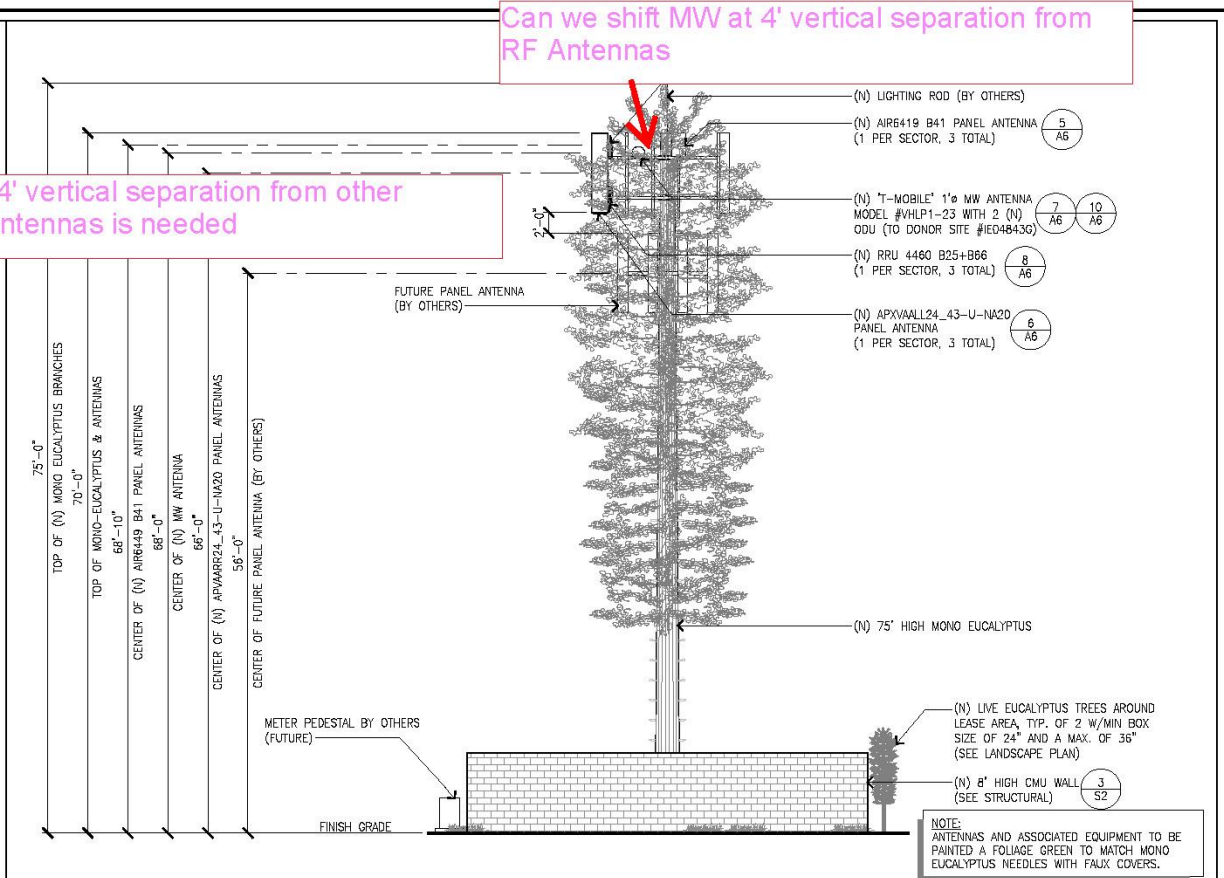


SHEET TITLE: LEASE AREA/ANTENNA PLAN AND ANTENNA SCHEDULE

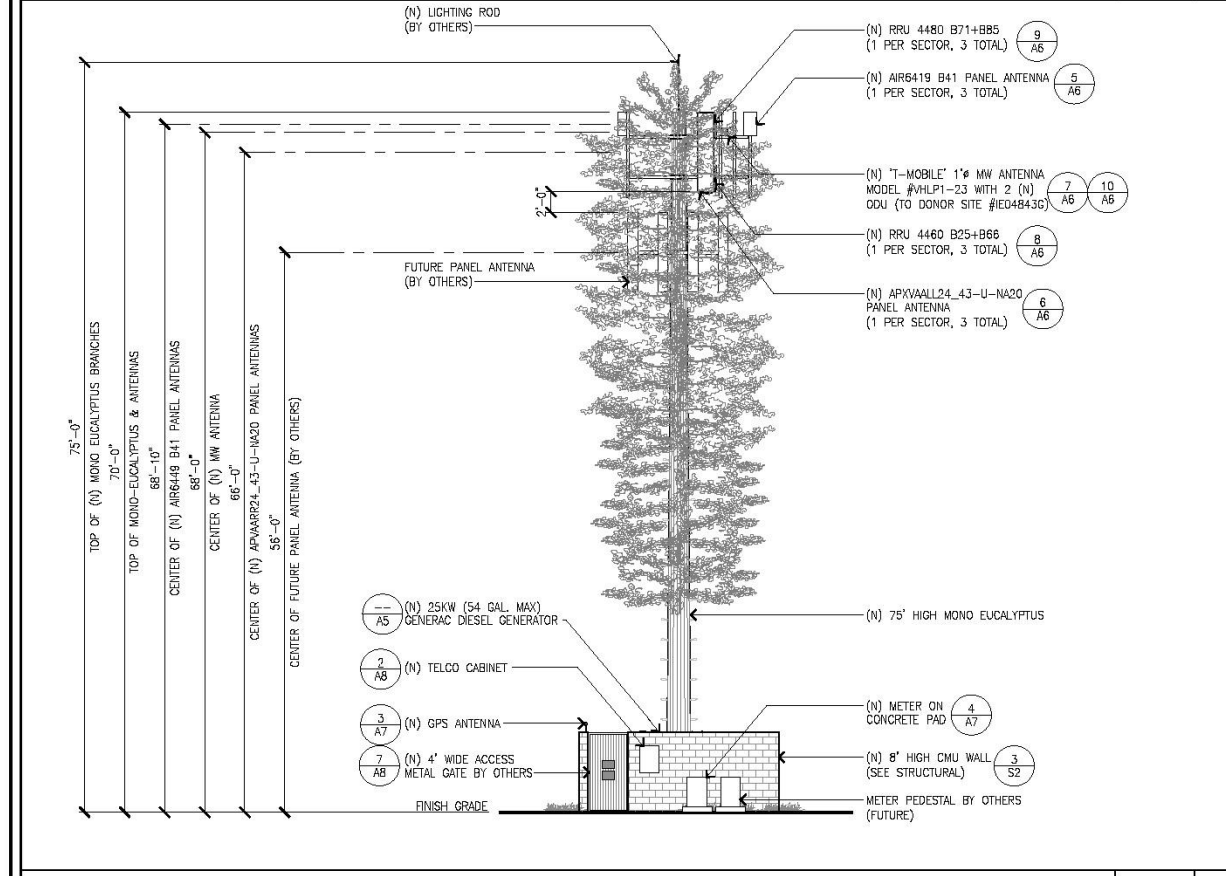
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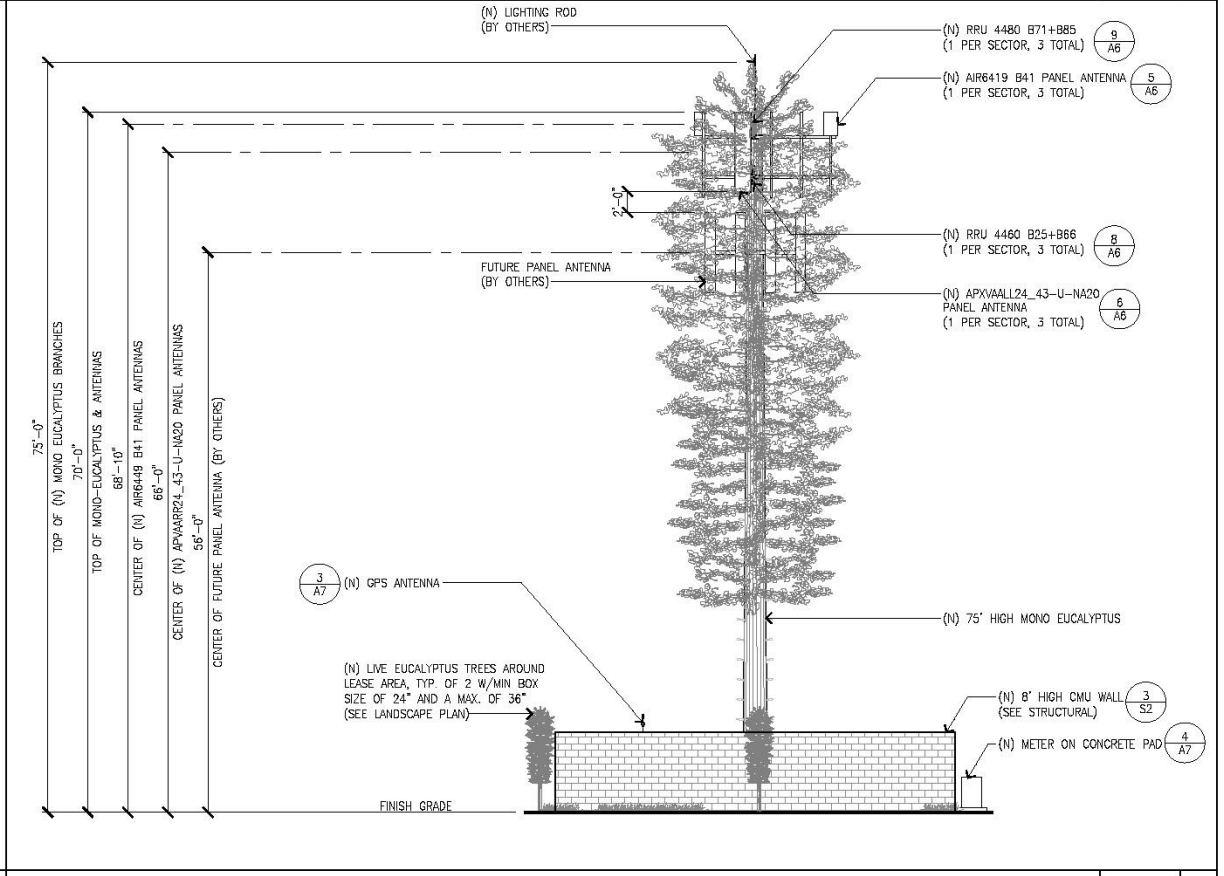
NORTH ELEVATION SCALE 1/8"=1'-0" **3**



EAST ELEVATION SCALE 1/8"=1'-0" **1**



SOUTH ELEVATION SCALE 1/8"=1'-0" **4**



WEST ELEVATION SCALE 1/8"=1'-0" **2**



PROJECT INFORMATION:
IE94562A - CA-1049
GILBERT STREET
 780 E. GILBERT ST.
 SAN BERNARDINO, CALIFORNIA 92415
 SAN BERNARDINO COUNTY

CURRENT ISSUE DATE:
 03-22-2024

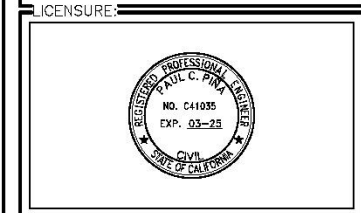
ISSUED FOR:
 PLAN CHECK

REV.	DATE	DESCRIPTION	BY
14	03-22-24	FIRE/BUILDING COMMENTS	RG
13	01-25-24	UPDATE CODES	LHC
12	05-10-23	PLAN CHECK	RG
11	09-22-22	PLAN CHECK	RG
10	08-19-22	REVISED CDs	RG
9	08-04-22	REVISED CDs	RG

PLANS PREPARED BY:



DRAWN BY: ADA CHK: LHC APV: LHC



SHEET TITLE:

ELEVATIONS

SHEET NUMBER: **A4** REVISION: 14
 NSB

MANUFACTURER: ERICSSON
MODEL: RRUS 4460 B25 + B66
DIMENSIONS, WxDxH: 19.6"x15.7"x12.1"
WEIGHT: 109 lbs
WEIGHT W/ MOUNTING BRACKET: 113.8 lbs

FRONT VIEW SIDE VIEW TOP VIEW

MANUFACTURER: ERICSSON
MODEL: AIR6419 B41
DIMENSIONS, HxWxD: 28.3" X 16.1" X 7.9"
WEIGHT (W/O MOUNTING HARDWARE): 66.1 lbs.

PLAN FRONT VIEW SIDE VIEW

AUTHORIZED ACCESS ONLY

FOR EMERGENCIES OR EQUIPMENT RELATED ISSUES CONTACT CONTACT:
NETWORK SUPPORT CENTER (NSC)
(888) 662-4662

SITE ID# IE94562A

NOTE:
1. WARNING SIGN TO BE MOUNTED AT LOCATIONS SHOWN ON DETAIL 3.

NOTES:
THE CONSTRUCTION MANAGER/GENERAL CONTRACTOR ARE TO VERIFY ALL EXHAUST PIPES/VENTILATION FOR THE GENERATOR PER MANUFACTURER SPECS PRIOR TO INSTALLATION.

(N) 20KW DIESEL GENERATOR
DIESEL FUEL SIGN, TYP ALL 4 SIDES
NO SMOKING SIGN, TYP ALL 4 SIDES
DIESEL SIGNAGE, TYP. ALL 4 SIDES

RRUS SPECIFICATIONS

MANUFACTURER: ERICSSON
MODEL NO.: RRUS 4460 B71+B85
DIMENSIONS, HxDxW: 21.8"x15.7"x7.5"
WEIGHT: 84 lbs

FRONT VIEW SIDE VIEW TOP VIEW

AIR ANTENNA SPECIFICATIONS

MANUFACTURER: RFS
MODEL: APXWALL24_43-U-NA20
DIMENSIONS, HxWxD: 95.9"x24"x8.5"
WEIGHT: 119 lbs
WEIGHT W/ MOUNTING BRACKET: 138 lbs

PLAN FRONT VIEW SIDE VIEW

WARNING

THIS FACILITY CONTAINS:
CORROSIVE LIQUID
WATER REACTIVE 1 LIQUID
TOXIC LIQUID & OTHER
HEALTH HAZARD LIQUID

NOTE:
1. WARNING SIGN TO BE MOUNTED AT LOCATIONS SHOWN ON DETAIL 3.
2. LETTERING SHALL BE MIN. 1" IN HEIGHT AND IN A COLOR WHICH CONTRASTS FROM THE SIGN BACKGROUND.

DIESEL SIGNAGE, TYP. ALL 4 SIDES
(N) 20KW DIESEL GENERATOR
DIESEL FUEL SIGN, TYP ALL 4 SIDES
NO SMOKING SIGN, TYP ALL 4 SIDES

RRUS SPECIFICATIONS

MANUFACTURER: AMAT
MODEL NO.: ODU 600
SIZE: 10.4" X 10.4" X 4.9"
WEIGHT: 11lbs.

APX ANTENNA SPECIFICATIONS

MANUFACTURER: COMMSCOPE
MODEL NO.: VALP1-23
ANTENNA SIZE: 1'-0"
WEIGHT: 14.0 lbs

(N) ODU (OUTDOOR UNIT) MOUNTED TO THE BACK OF THE MW ANTENNA WITH MFG. PROVIDED BRACKET AND HARDWARE.

WARNING SIGN

THIS ROOM CONTAINS
LEAD ACID BATTERY SYSTEMS
AND
ENERGIZED CIRCUITS
Electrolyte Solutions Are Corrosive

NFPA SIGN
NO SCALE

NFPA SIGN
NO SCALE

ALERTING SIGN
NO SCALE

GENERATOR SIGN LOCATIONS

ODU SPECIFICATIONS

MW ANTENNA SPECIFICATIONS

GENERATOR SIGNAGE DETAIL

2

T-Mobile
2008 MCGAW AVENUE
IRVINE, CA 92617

APC Towers
9001 SIX FORK RD, SUITE 200
RALEIGH, NC 27615

PROJECT INFORMATION:
IE94562A - CA-1049
GILBERT STREET
780 E. GILBERT ST.
SAN BERNARDINO, CALIFORNIA 92415
SAN BERNARDINO COUNTY

CURRENT ISSUE DATE:
03-22-2024

ISSUED FOR:
PLAN CHECK

REV.	DATE	DESCRIPTION	BY
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13	01-25-24	UPDATE CODES	LHC
12	05-10-23	PLAN CHECK	RG
11	09-22-22	PLAN CHECK	RG
10	08-19-22	REVISED CDs	RG
9	08-04-22	REVISED CDs	RG

PLANS PREPARED BY:
CASA INDUSTRIES
4430 E. MIRALOMA AVE. SUITE D
ANAHEIM, CALIFORNIA 92807

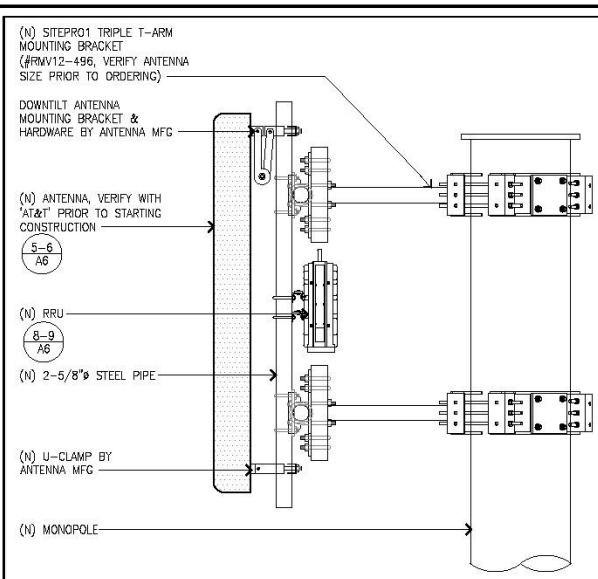
CONSULTANT:
coastal business group, inc.
84319 MOULTON PKWY.
SUITE 0 #1009
LAGUNA HILLS, CA 92653

DRAWN BY: ADA CHK: LHC APV: LHC

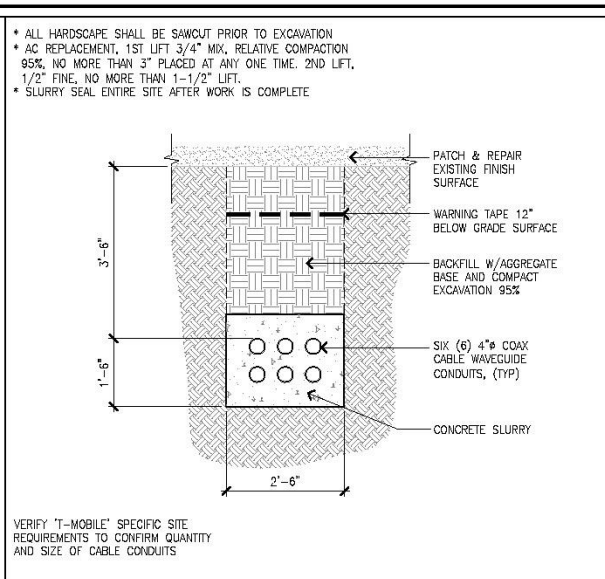
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SHEET TITLE:
EQUIPMENT SPECIFICATIONS

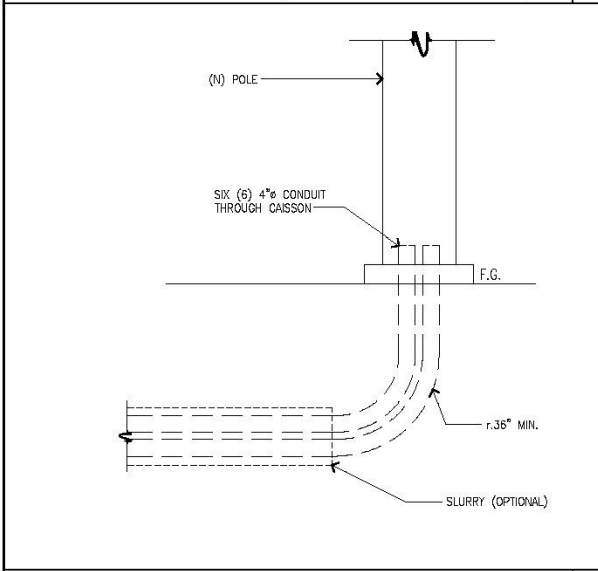
SHEET NUMBER: **A6** REVISION: 14
NSB



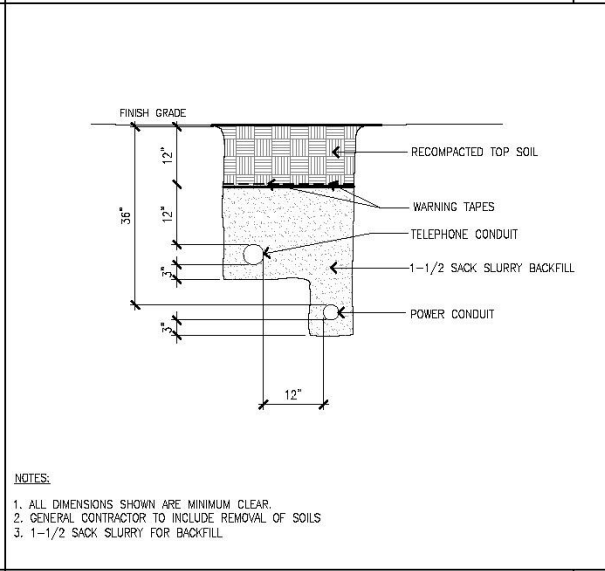
ANTENNA MOUNT (APC TO DESIGN) 8



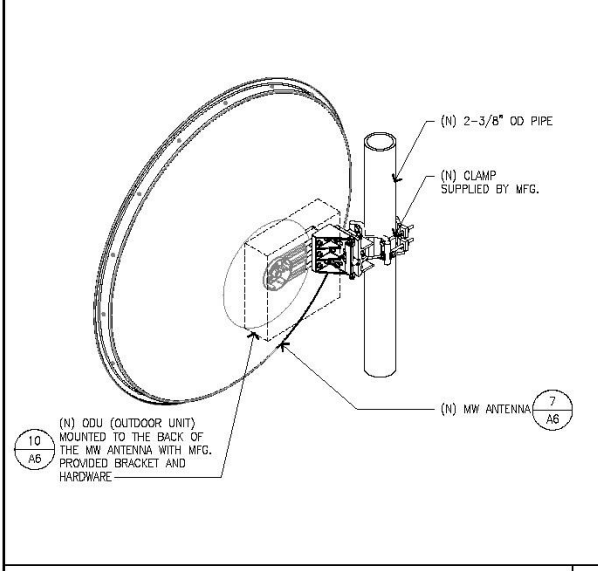
COAX CABLE TRENCH 5



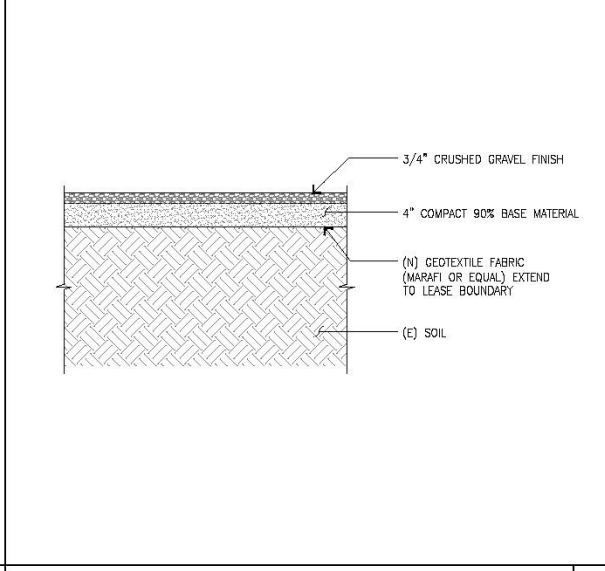
COAX TRANSITION AT POLE 9



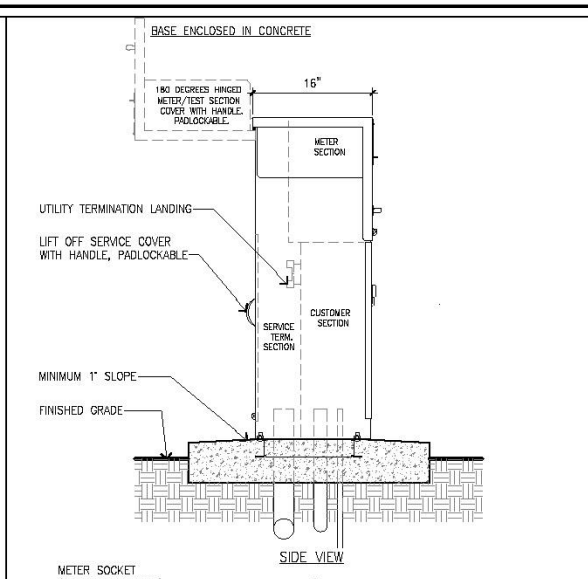
UTILITY TRENCH 6



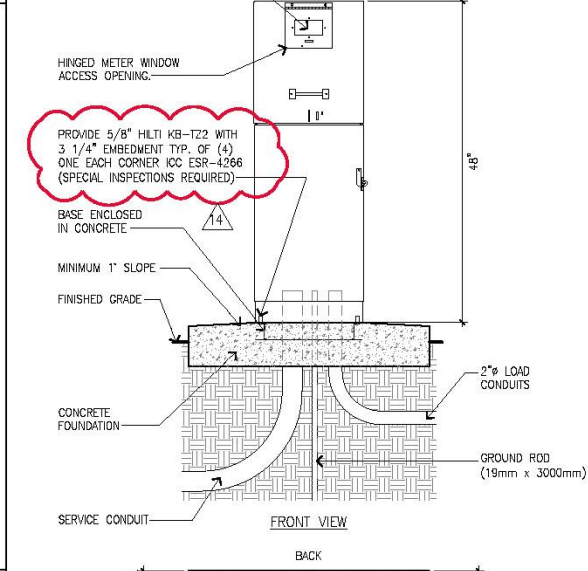
MW ANTENNA MOUNT 10



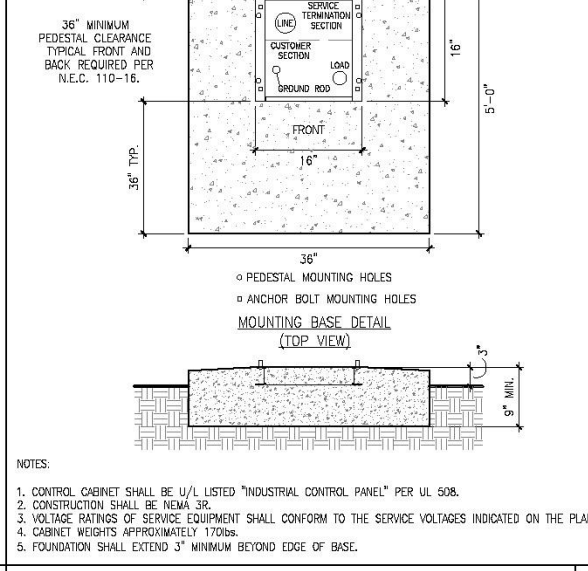
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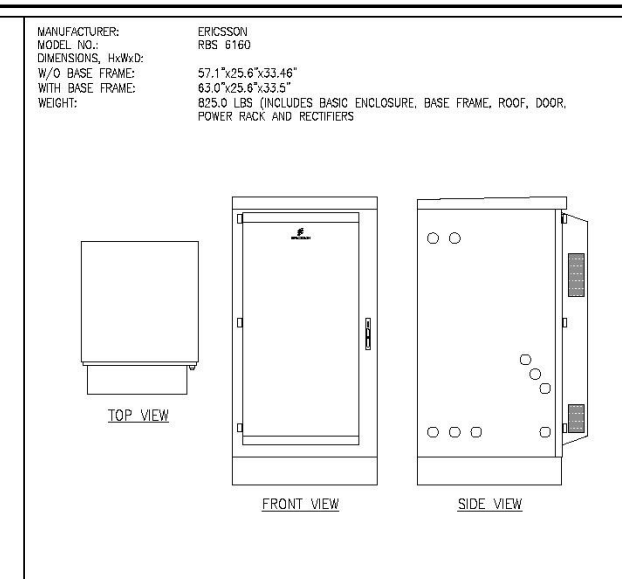
METER PEDESTAL 4



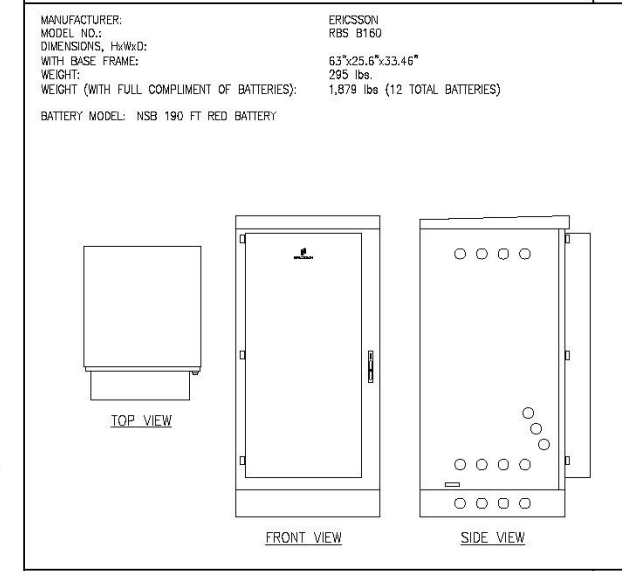
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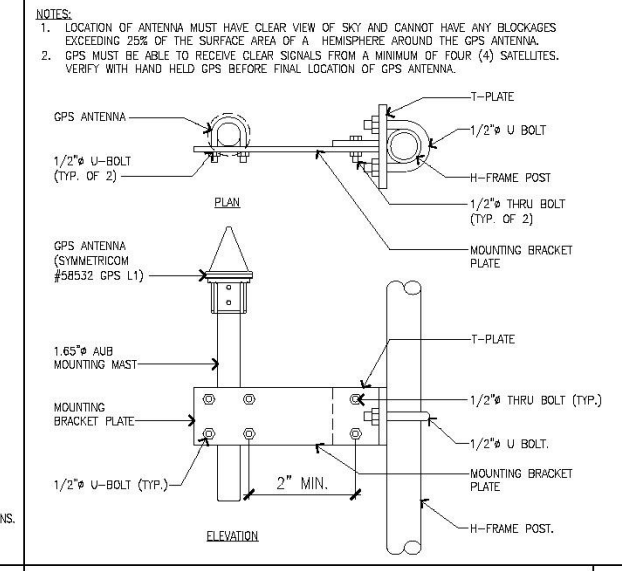
METER PEDESTAL 4



RBS 6160 SPECIFICATION 1



RBS B160 SPECIFICATION 2



GPS ANTENNA MOUNT 3

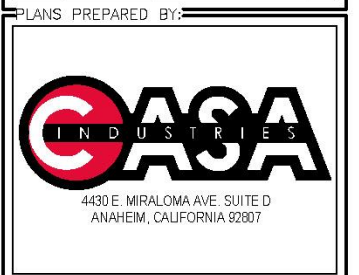


PROJECT INFORMATION:
IE94562A - CA-1049
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 SAN BERNARDINO, CALIFORNIA 92415
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CURRENT ISSUE DATE:
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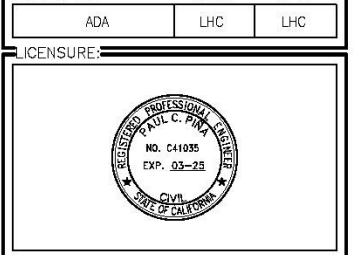
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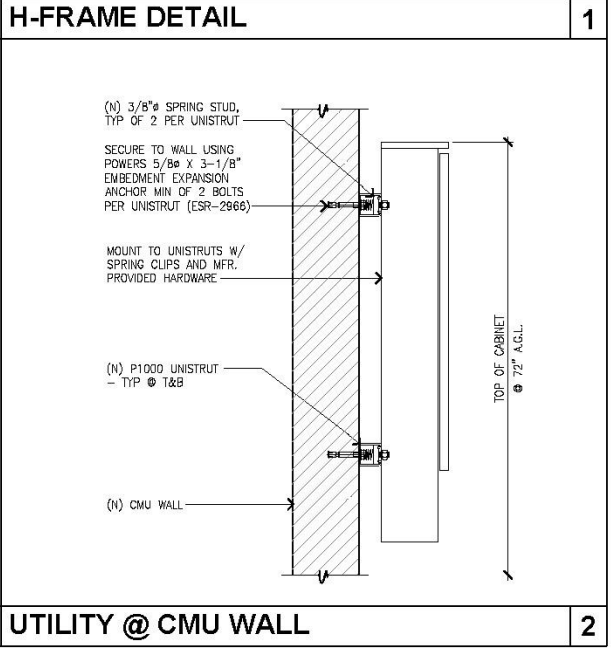
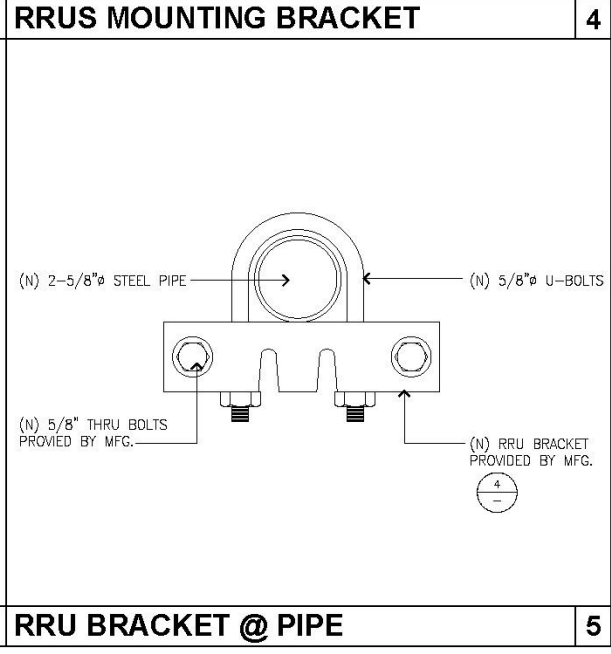
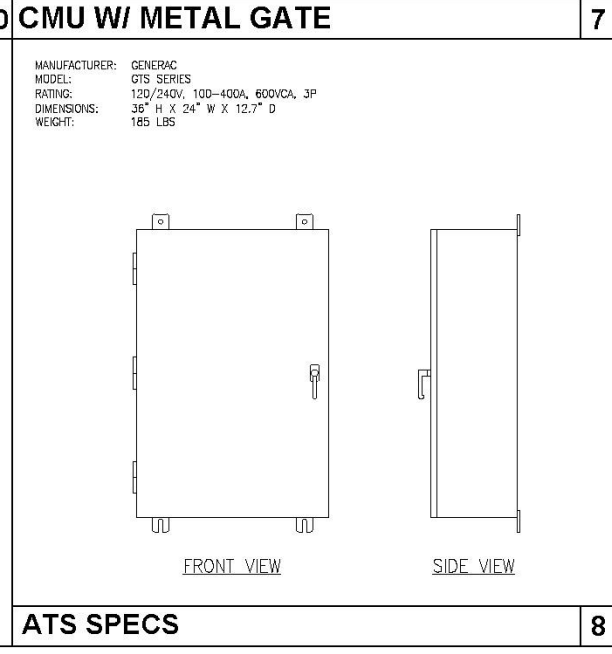
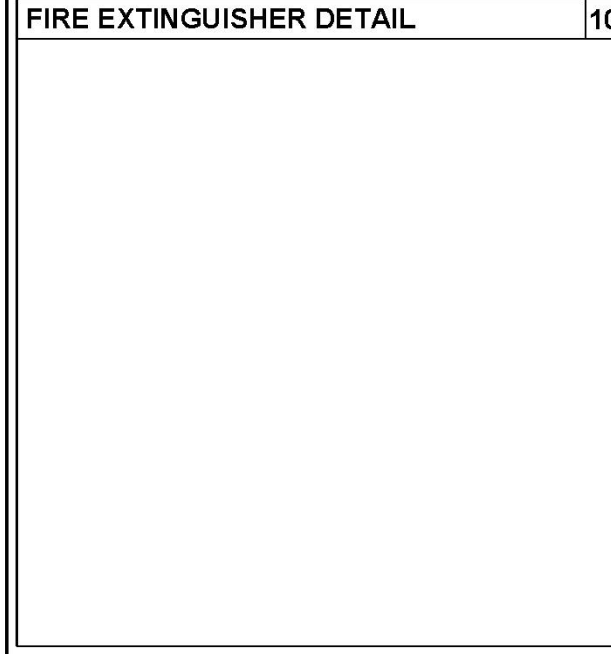
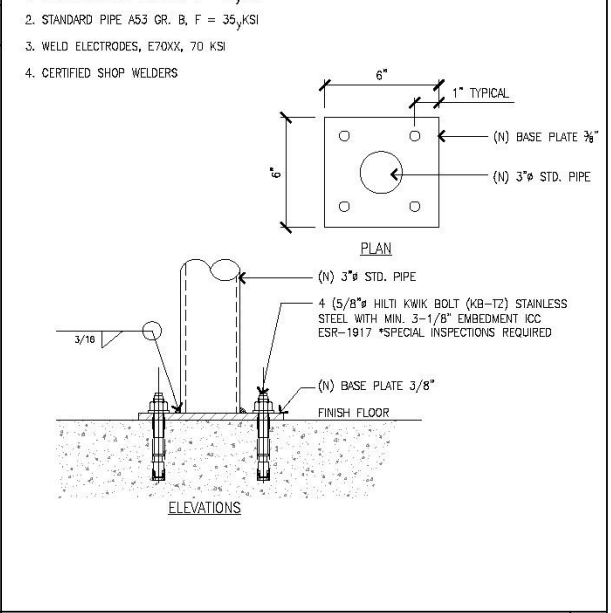
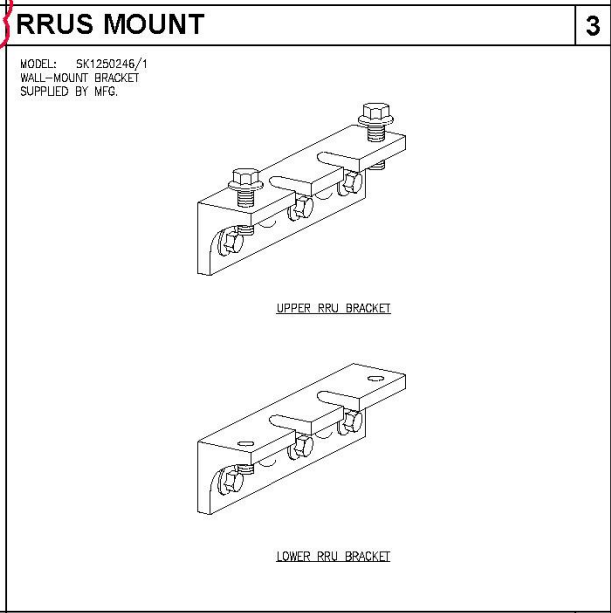
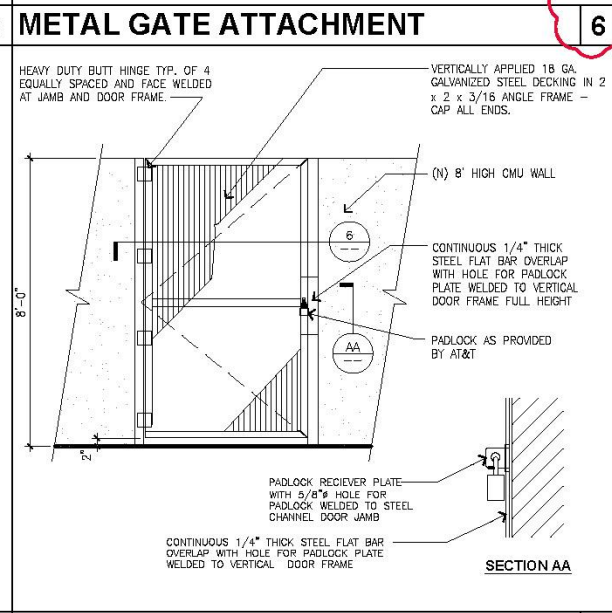
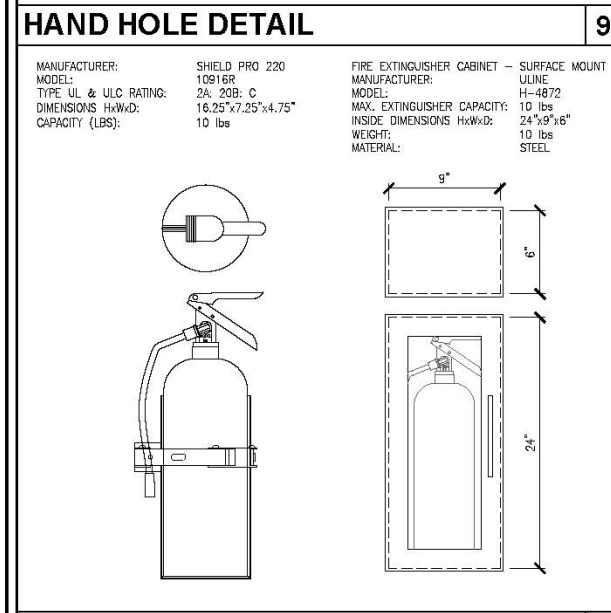
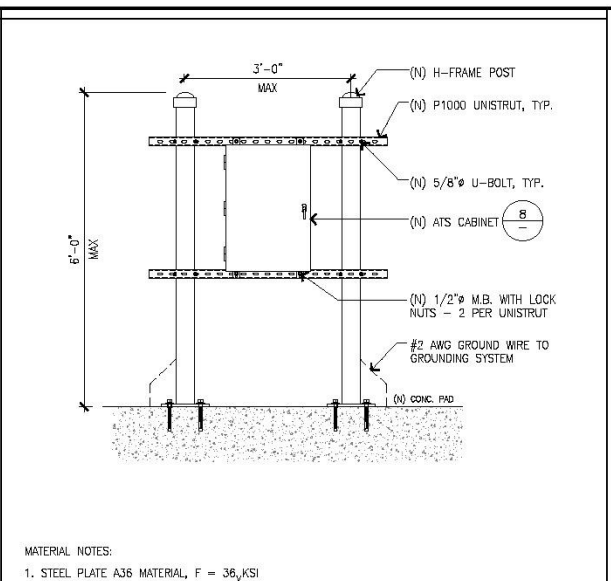
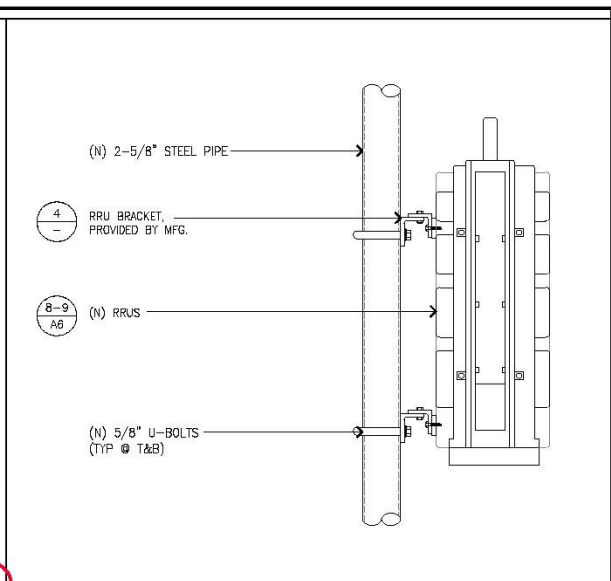
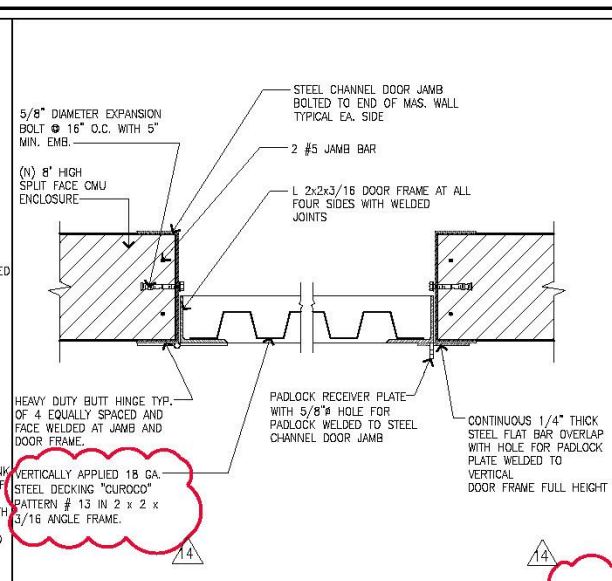
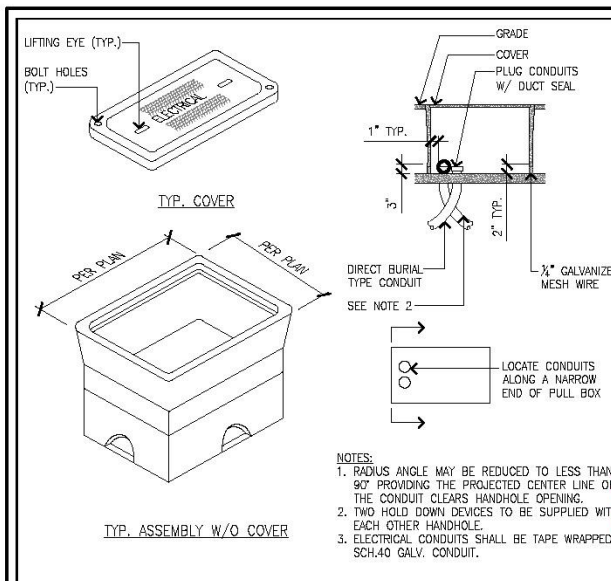
CONSULTANT:
 coastal business group, inc. 94310 MOULTON PKWY. SUITE 0 #1009 LABUENA HILLS, CA. 92687

DRAWN BY: ADA, LHC, APV: LHC



SHEET TITLE:
EQUIPMENT SPECIFICATIONS AND DETAILS

SHEET NUMBER: **A7** REVISION: 14
 NSB



T-Mobile
 2008 MCGAW AVENUE
 IRVINE, CA. 92617

APC Towers
 8601 SIX FORK RD, SUITE 280
 RALPHI, NC 26716

PROJECT INFORMATION:
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 780 E. GILBERT ST.
 SAN BERNARDINO, CALIFORNIA 92415
 SAN BERNARDINO COUNTY

CURRENT ISSUE DATE:
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PLANS PREPARED BY:
CASA INDUSTRIES
 4430 E. MIRALOMA AVE. SUITE D
 ANAHEIM, CALIFORNIA 92807

CONSULTANT:
 coastal business group, inc.
 24310 MOULTON PKWY.
 SUITE 0 #1009
 LABUMA HILLS, CA. 92687

DRAWN BY: ADA
 CHK: LHC
 APV: LHC

LICENSURE:
 REGISTERED PROFESSIONAL ENGINEER
 PAUL C. PINE
 NO. C41035
 EXP. 03-25
 CIVIL
 STATE OF CALIFORNIA

SHEET TITLE:
DETAILS

SHEET NUMBER: **A8**
 REVISION: 14
 NSB

GENERAL NOTES

ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND CBC-22 SPECIFICATIONS.

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE, AND SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND CONDITIONS OF ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUB-CONTRACTORS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE STRUCTURAL ENGINEER IMMEDIATELY AND BE RESOLVED BEFORE PROCEEDING WITH THE WORK.

STRUCTURAL DRAWINGS SHALL WORK IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.

DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE STRUCTURAL ENGINEER.

ALL CONDITIONS SHOWN OR NOTED AS EXISTING ARE BASED ON BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS. NO WARRANTY IS IMPLIED TO THEIR ACCURACY. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS, SHOULD CONDITIONS BECOME APPARENT WHICH DIFFER FROM THE CONDITIONS SHOWN, THEY SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF STRUCTURAL ENGINEER. STRUCTURAL ENGINEER WILL THEN PREPARE ADDITIONAL DRAWINGS AS MAY BE NEEDED TO ACCOMMODATE THE CONDITIONS AS BROUGHT TO THEIR ATTENTION.

MECHANICAL EQUIPMENT MUST BE FIRMLY ATTACHED TO THE STRUCTURE. ISOLATORS, FASTENERS AND ANY OTHER ELEMENT PROVIDING STABILITY FOR MECHANICAL EQUIPMENT SHALL BE CAPABLE OF TRANSMITTING CODE REQUIRED LOADS, BUT IN NO EVENT LESS THAN A SHEAR LOAD EQUIVALENT TO 0.45 TIMES THE OPERATING WEIGHT OF EQUIPMENT.

DESIGN CODE: 2022 CBC

A. WIND DESIGN:

- BASIC WIND SPEED = 110.0 MPH
RISK CATEGORY = II
WIND EXPOSURE = C

B. SEISMIC DESIGN:

- SEISMIC IMPORTANCE FACTOR, I = 1.0
RISK CATEGORY = II
SITE CLASS = E
SEISMIC DESIGN CATEGORY = D

THE FOUNDATION DESIGN IS BASED ON CBC-22 ALLOWABLE SOIL BEARING VALUE IS 1500 PSF.

REINFORCING STEEL

REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60 U.O.N.

BAR SHALL BE CLEAN OF MUD, OIL OR OTHER COATINGS LIKELY TO IMPAIR BONDING.

ALL REINFORCING SHALL BE SECURED IN PLACE PRIOR TO PLACING CONCRETE OR GROUTING MASONRY.

REINFORCING STEEL SHALL BE SPLICED AS SHOWN OR NOTED. SPLICES AT OTHER LOCATIONS SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER. ALL VERTICAL WALL REINFORCEMENT SHALL BE CONTINUOUS BETWEEN SPLICE LOCATIONS SHOWN IN THE DETAILS.

Table with 3 columns: VERIFICATION AND INSPECTION TASK, TYPE OF TASK, FREQUENCY. Includes row for EXPANSION ANCHORS IN CONCRETE.

STRUCTURAL STEEL

- 1. ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING:
A. ASTM A-572, GRADE 50 : ALL SHAPES
B. ASTM A-307 : ALL BOLTS, UNO.
C. ASTM A-36 : ANGLES, CHANNELS, PLATES AND MISC.
D. ASTM A-500, GRADE B : ALL TUBES.
2. FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE STANDARD PRACTICE OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATION LATEST EDITION.
3. OPENINGS SHALL NOT BE PLACED IN STEEL MEMBERS UNLESS SPECIFICALLY DETAILED.
4. ALL WELDING SHALL BE PERFORMED BY WELDERS HAVING CURRENT AWS WELDING CERTIFICATE. WELDING SHALL BE PERFORMED USING ELECTRIC ARC PROCESS IN ACCORDANCE WITH THE APPLICABLE PORTION OF THE CODE FOR "ARC AND GAS WELDING IN BUILDING CONSTRUCTION" OF THE AMERICAN WELDING SOCIETY AS AMENDED TO DATE.
5. ALL WELDING FOR BUILDINGS SHALL BE IN STRICT CONFORMANCE WITH AWS D1.1 CODE AS AMENDED TO DATE.
6. A WELDING PROCEDURE SPECIFICATION (WPS) PER AWS CODE, SHALL BE DEVELOPED BY THE FABRICATOR/ERECTOR AND APPROVED BY THE ENGINEER OF RECORD. THE WPS SHALL INCLUDE THE WELDING PARAMETERS RECOMMENDED BY THE ELECTRODE MANUFACTURER.
7. FIELD WELDING IS DESIGNED FOR FULL STRESSES. CONTINUOUS INSPECTION IS REQUIRED FOR MOMENT CONNECTION.
8. ALL EXPOSED STRUCTURAL STEEL AND MISC. METAL SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION. INDIVIDUAL STRUCTURAL MEMBERS AND WELDING CONNECTIONS, EXCEPT WHERE FABRICATED OF APPROVED CORROSION-RESISTANT STEEL OR OTHER APPROVED COATING, SHALL BE PROTECTED AGAINST CORROSION WITH AN APPROVED COAT OF PAINT, ENAMEL OR OTHER APPROVED PROTECTION.

CONCRETE

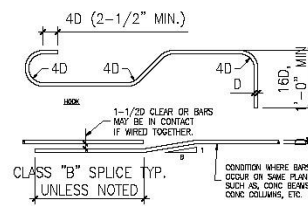
- 1. CEMENT SHALL BE TYPE II CONFORMING TO ASTM C150 UNLESS OTHER-WISE REQUIRED BY THE SOILS ENGINEER DUE TO SOILS CONDITIONS.
2. ALL POURED-IN-PLACE CONCRETE SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS, UNLESS OTHERWISE NOTED. DESIGN STRENGTH FOR GRADE BEAMS AND OTHER STRUCTURAL ELEMENTS USED FOR SEISMIC DESIGN SHALL ACHIEVE A MINIMUM STRENGTH OF 3000 PSI AT 28 DAYS. MEMBERS REQUIRING THIS STRENGTH WILL BE CLEARLY SPECIFIED IN THE STRUCTURAL DETAILS. CONCRETE SLUMP SHALL NOT EXCEED 5".
3. WATER SHALL BE CLEAN, FRESH AND SUITABLE FOR CONCRETE USE IN ACCORDANCE WITH ASTM C84.
4. AGGREGATES SHALL CONFORM TO ASTM C33, 1-1/2" MAXIMUM (TYPICAL) AND 3/4" FOR 4 INCH NOMINAL SLABS AND PUMPED CONCRETE.
5. MINIMUM CONCRETE PROTECTION FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
CONCRETE POURED AGAINST SOIL 3"
FLOOR SLAB ON GRADE 1"
BEAMS AND COLUMNS (NOT EXPOSED) 1-1/2"
A. CLEAR COVER TO TIES
B. CLEAR COVER TO MAIN REINFORCING 2"
6. CONCRETE FORM TOLERANCES SHALL BE WITHIN THE STANDARDS SET BY THE AMERICAN CONCRETE INSTITUTE.
7. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS AND OTHER INSERTS SHALL BE SECURED IN POSITION AND INSPECTED BY THE LOCAL BUILDING DEPARTMENT INSPECTOR PRIOR TO THE POURING OF ANY CONCRETE.
8. NO PIPES OR DUCTS SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. REFER TO ARCHITECTURAL, MECHANICAL PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS.
9. FORM EXPOSED CORNERS OF COLUMNS, BEAMS, WALLS, ETC. WITH 3/4 INCH CHAMFERS UNLESS DETAILED OTHERWISE.
10. PROVIDE LIGHT BROOM FINISH ON ALL EXPOSED CONCRETE UNLESS NOTED OTHERWISE.
11. CONSTRUCTION JOINTS OTHER THAN THOSE SPECIFICALLY DETAILED ON THESE PLANS SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO PLACING FORMS.

CONCRETE BLOCK MASONRY

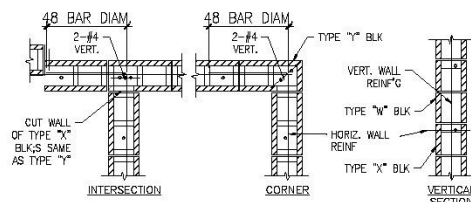
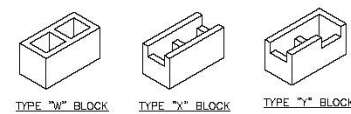
- 1. MASONRY UNITS FOR HOLLOW UNIT MASONRY SHALL BE GRADE "N" CONCRETE BLOCKS CONFORMING TO ASTM C-90. CONSTRUCTION SHALL COMPLY WITH SECTION 2104 OF CBC AND LOCAL CODES. MASONRY SHALL BE LAID IN STRAIGHT UNIFORM COURSES IN RUNNING BOND. JOINTS SHALL BE TOOLED CONCAVE AND BE UNIFORM IN SIZE. THE INTERSECTING WALLS BY OVERLAPPING UNITS IN ALTERNATE COURSES. ROUGHEN AND CLEAN CONCRETE BEARING SURFACES FOR THE PLACEMENT OF THE FIRST COURSE. VERTICAL HEAD JOINTS SHALL BE FILLED SOLID AND SHOVED TIGHTLY TO PROVIDE BOND TO BOTH BLOCKS.
2. MORTAR SHALL BE FRESHLY PREPARED AND UNIFORMLY MIXED OF 1 PART PORTLAND CEMENT, 1/2 MAXIMUM TO 1/4 MINIMUM PARTS LIME PUTTY OR HYDRATED LIME, AND 3 PARTS SAND.
3. GROUT SHALL BE FLUID CONSISTENCY AND MIXED IN RATIO OF 1 PART CEMENT AND 3 PARTS SAND FOR GROUT SPACES LESS THAN 4" IN ANY DIRECTION. FOR SPACES GREATER THAN 4" THE RATIO IS TO BE 1 PART CEMENT, 2 PARTS SAND AND 2 PARTS PEA GRAVEL AGGREGATE AND SAND SHALL CONFORM TO ASTM C-144. SOLID GROUT ALL CELLS.
4. USE CARE TO PREVENT MORTAR AND GROUT SPILLAGE ON THE FACE OF THE MASONRY. CLEAN SUCH SPILLAGE IMMEDIATELY. REPAIR ANY DAMAGES OR INTERSTICES BETWEEN BLOCK AND REMOVE STAINS AT THE COMPLETION OF WORK.
5. SPLICE ALL BARS IN MASONRY WITH A MINIMUM OF 48 BAR DIAMETER LAPS (2'-6" MINIMUM).
6. ALL ISOLATED BOLTS EMBEDDED IN MASONRY SHALL BE GROUTED SOLIDLY IN PLACE WITH NOT LESS THAN 2" OF GROUT SURROUNDING THE BOLT.
7. SEAL RETAINING FACE OF WALL AND FOOTING WITH 2 COATS OF HENRY'S 502 ASPHALTIC MASTIC.
8. HORIZONTAL REBARS SHALL BE PLACED IN BOND BEAM UNITS.

CONST. MATERIALS SPEC.

- 1. ALL CONCRETE SHALL BE MIN. fc = 2500 PSI.
2. CMU BLOCK SHALL BE MIN. fm = 1500 PSI 8"x8"x16"
3. ALL STEEL SHALL BE GRADE 60. fy = 60,000 PSI
Fs = 24000 PSI
4. MORTAR = 1800 PSI, GROUT = 2000 PSI

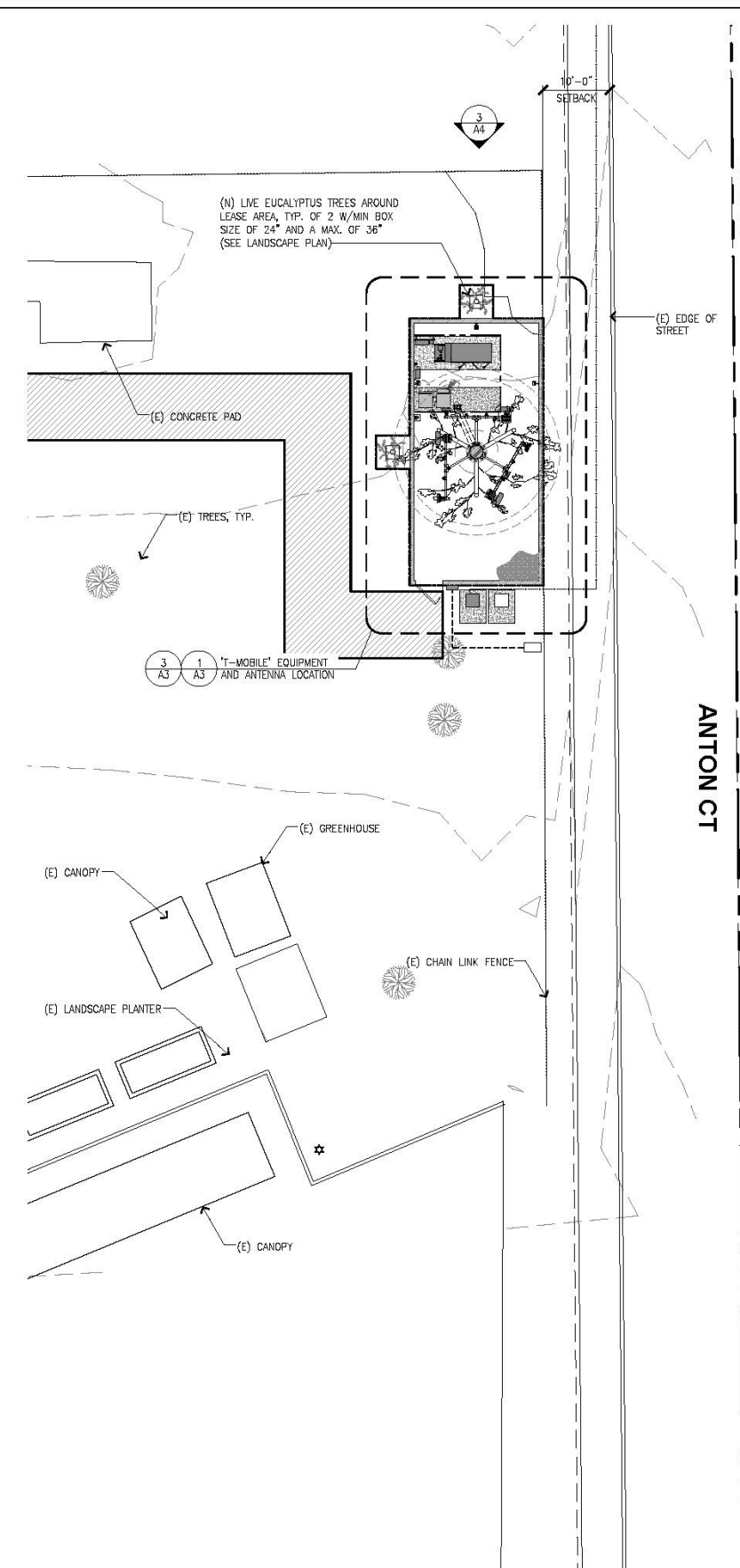


REINF. BENDING DETAIL



- NOTES 1. SOLID GROUT ALL CELLS.
2. VERTICAL REINFORCING TO BE AT Q OF WALL UNLESS NOTED OTHERWISE.
3. ALSO SEE GENERAL MASONRY NOTES.

CONC. BLOCK DETAIL



SCALE 3/32"=1'-0" 1

STRUCTURAL NOTES

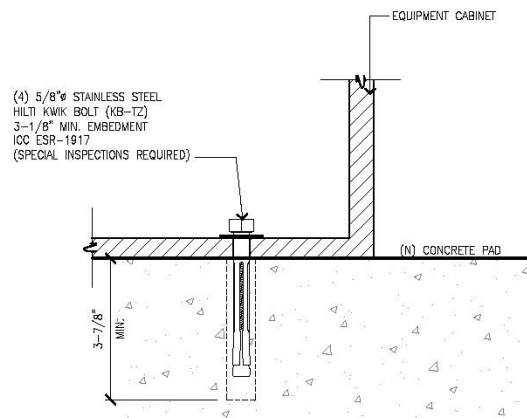
2 SITE KEY PLAN

Project information block containing logos for T-Mobile and APC Towers, project details for IE94562A - CA-1049, issue date 03-22-2024, revision table, consultant COASA INDUSTRIES, and professional seal of Paul C. Pine.

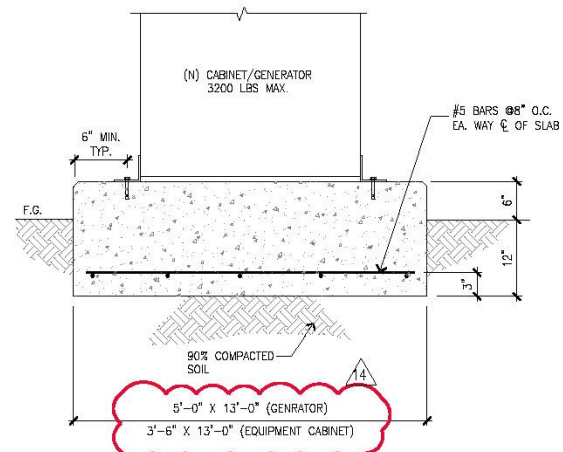
STRUCTURAL NOTES AND SITE KEY PLAN

SHEET NUMBER: S1 REVISION: 14 NSB

NOTE:
VERIFY WITH CABINET MANUFACTURER
FOR MOUNTING HOLE LOCATIONS

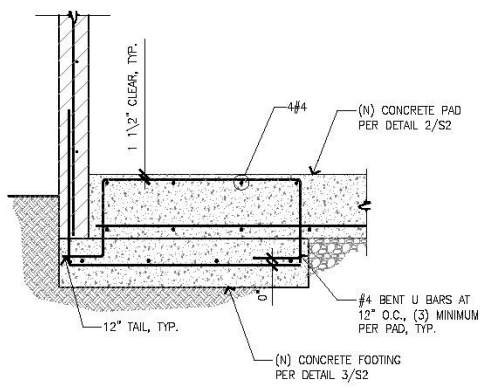


CABINET ANCHORAGE

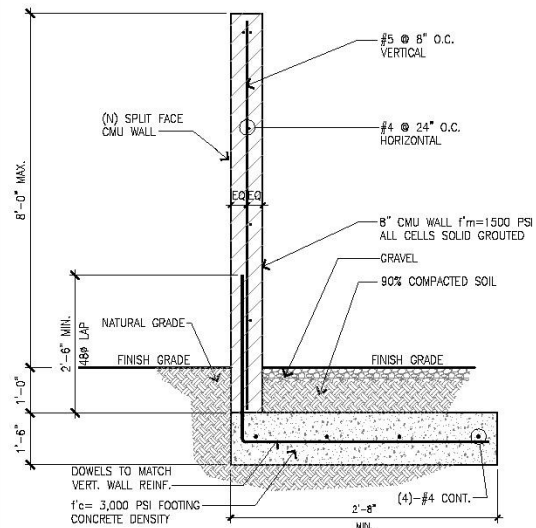


5 CABINET ANCHORAGE

2



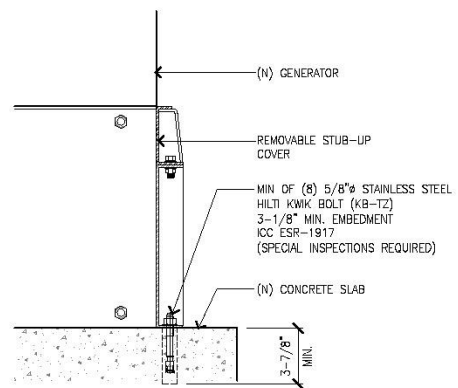
CMU WALL SECTION



6 CMU WALL SECTION

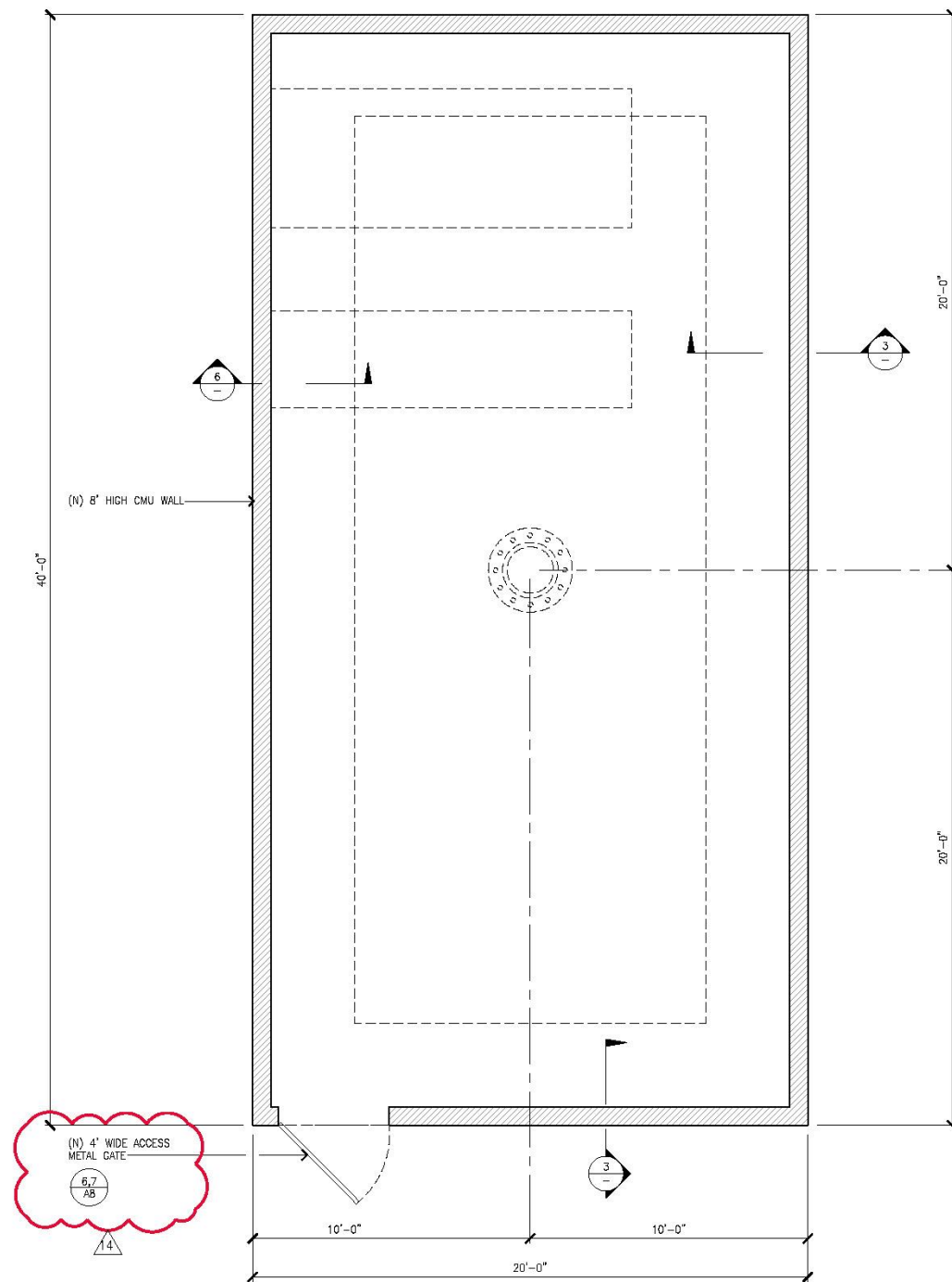
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NOTE:
GC TO VERIFY MOUNTING HOLES ON CABINET,
MIN. OF 4



GENERATOR ANCHORAGE

4



FOUNDATION PLAN

1

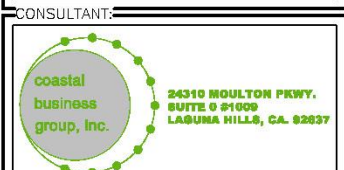


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IE94562A - CA-1049
GILBERT STREET
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SAN BERNARDINO, CALIFORNIA 92415
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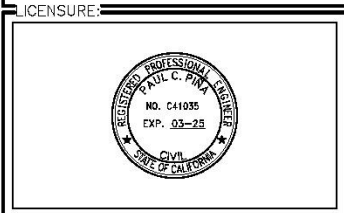
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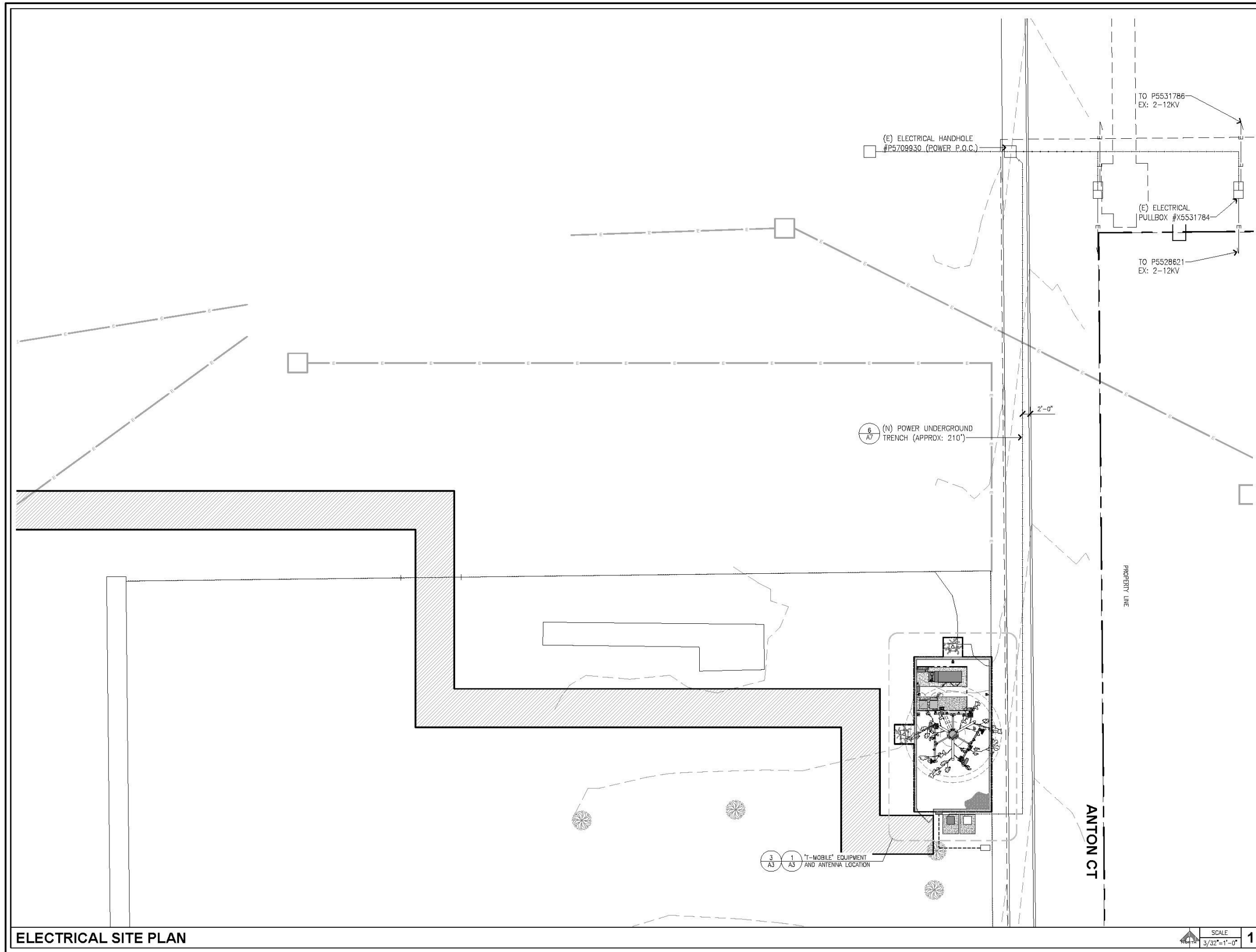


DRAWN BY: ADA
CHK.: LHC
APV.: LHC



SHEET TITLE:
**STRUCTURAL PLAN AND
DETAILS**

SHEET NUMBER: **S2**
REVISION: 14
NSB



ELECTRICAL SITE PLAN

SCALE 3/32"=1'-0" 1

T-Mobile
 2008 MCGAW AVENUE
 IRVINE, CA. 92617

APC Towers
 8601 SIX FORK RD, SUITE 280
 RALPHI, NC 28715

PROJECT INFORMATION:
IE94562A - CA-1049
GILBERT STREET
 780 E. GILBERT ST.
 SAN BERNARDINO, CALIFORNIA 92415
 SAN BERNARDINO COUNTY

CURRENT ISSUE DATE:
 03-22-2024

ISSUED FOR:
 PLAN CHECK

REV.	DATE	DESCRIPTION	BY
14	03-22-24	FIRE/BUILDING COMMENTS	RG
13	01-25-24	UPDATE CODES	LHC
12	05-10-23	PLAN CHECK	RG
11	09-22-22	PLAN CHECK	RG
10	08-19-22	REVISED CDs	RG
9	08-04-22	REVISED CDs	RG

PLANS PREPARED BY:

 4430 E. MIRALOMA AVE. SUITE D
 ANAHEIM, CALIFORNIA 92807

CONSULTANT:

 24310 MOULTON PKWY.
 SUITE 0 #1009
 LABRUM HILLS, CA. 92627

DRAWN BY: ADA CHK.: LHC APV.: LHC

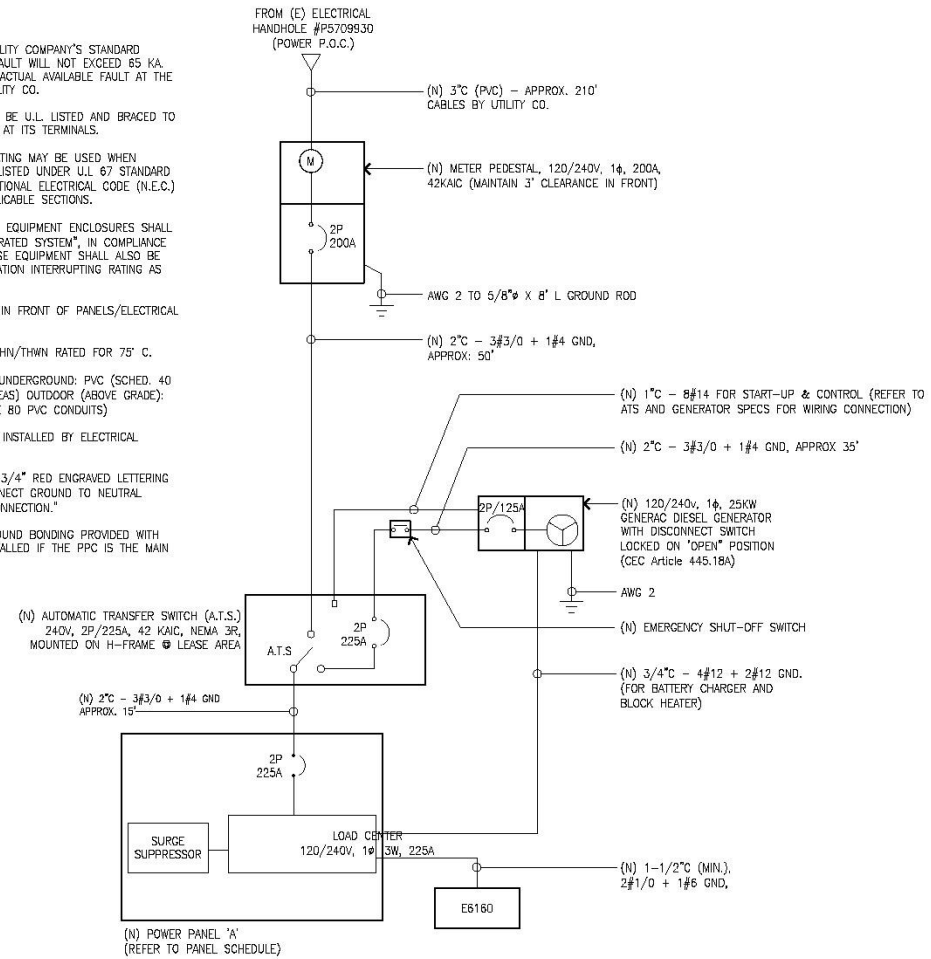
LICENSURE:

SHEET TITLE:
ELECTRICAL SITE PLAN

SHEET NUMBER: **E1** REVISION: 14
 NSB

SINGLE LINE DIAGRAM NOTES:

1. MAXIMUM AVAILABLE FAULT: SERVING UTILITY COMPANY'S STANDARD INDICATES THAT THE MAXIMUM AVAILABLE FAULT WILL NOT EXCEED 85 KA. CONTRACTOR IS REQUIRED TO VERIFY THE ACTUAL AVAILABLE FAULT AT THE TIME OF CONSTRUCTION WITH SERVING UTILITY CO.
2. ALL CURRENT CARRYING DEVICES SHALL BE U.L. LISTED AND BRACED TO WITHSTAND THE MAXIMUM AVAILABLE FAULT AT ITS TERMINALS.
3. SERIES/COMBINATION SHORT CIRCUIT RATING MAY BE USED WHEN OVERCURRENT DEVICE COMBINATIONS ARE LISTED UNDER U.L. 67 STANDARD AND INSTALLATION SHALL COMPLY WITH NATIONAL ELECTRICAL CODE (N.E.C.) ARTICLE 110-9, 110-22 AND OTHER APPLICABLE SECTIONS.
4. APPLICABLE SERIES/COMBINATION RATED EQUIPMENT ENCLOSURES SHALL BE CLEARLY MARKED "CAUTION - SERIES RATED SYSTEM", IN COMPLIANCE WITH 2022 NEC SECTION 110-22. END-USE EQUIPMENT SHALL ALSO BE MARKED WITH THE HIGHER SERIES COMBINATION INTERRUPTING RATING AS PER 2022 NEC AND 2022 CEC.
5. PROVIDE A MIN. 36" WORK CLEARANCE IN FRONT OF PANELS/ELECTRICAL EQUIPMENT.
6. ALL WIRING SHALL BE COPPER TYPE THHN/THWN RATED FOR 75° C.
7. CONDUIT REQUIREMENTS (TYP., U.N.O.): UNDERGROUND: PVC (SCHED. 40 OR 80) INDOOR: EMT (RGS IN TRAFFIC AREAS) OUTDOOR (ABOVE GRADE): RGS (ADJUST CONDUIT FILL FOR SCHEDULE 80 PVC CONDUITS)
8. CIRCUIT BREAKER TO BE PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR.
9. PROVIDE A WHITE PHEONIC SIGN WITH 3/4" RED ENGRAVED LETTERING ON PANEL "A" DOOR THAT READS "DISCONNECT GROUND TO NEUTRAL BONDING AT THE GENERATOR PRIOR TO CONNECTION."
10. DO NOT INSTALL THE NEUTRAL TO GROUND BONDING PROVIDED WITH THE PPC. BONDING SHOULD ONLY BE INSTALLED IF THE PPC IS THE MAIN SERVICE EQUIPMENT.



SINGLE LINE DIAGRAM AND NOTES

1

VOLT-AMPS		DESCRIPTION	BREAKER	CIRCUIT	CIRCUIT		BREAKER	DESCRIPTION	VOLT-AMPS	
#A	#B				#A	#B			#A	#B
10800		EB160	125	1	2	30		SURGE SUPPRESSOR	0	
	10800		2	3	4	2				0
180		6160 GFI	20/1	5	6	20/1		LIGHTS	200	
	0	SPACE	-	7	8	20/1		GFI (W.P.)		180
0		SPACE	-	9	10	20/1		BATTERY CHARGER	360	
	0	SPACE	-	11	12	20/1		BLOCK HEATER		480
0		SPACE	-	13	14	-		SPACE	0	
	0	SPACE	-	15	16	-		SPACE	0	0
0		SPACE	-	17	18	-		SPACE	0	
	0	SPACE	-	19	20	-		SPACE	0	0
0		SPACE	-	21	22	-		SPACE	0	
	0	SPACE	-	23	24	-		SPACE	0	0
0		SPACE	-	25	26	-		SPACE	0	
	0	SPACE	-	27	28	-		SPACE	0	0
0		SPACE	-	28	30	-		SPACE	0	
10980	10800								560	660
PHASE A: 11540										
PHASE B: 11460										
CONNECTED LOAD: 23000 VA										
DESIGN AMP.: 95.83 A										

PANEL SCHEDULE

2



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GILBERT STREET
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CURRENT ISSUE DATE:
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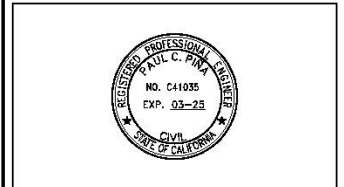
REV.	DATE	DESCRIPTION	BY
14	03-22-24	FIRE/BUILDING COMMENTS	RG
13	01-25-24	UPDATE CODES	LHC
12	05-10-23	PLAN CHECK	RG
11	09-22-22	PLAN CHECK	RG
10	08-19-22	REVISED CDs	RG
9	08-04-22	REVISED CDs	RG

PLANS PREPARED BY:



DRAWN BY: ADA
 CHK.: LHC
 APV.: LHC

LICENSURE:

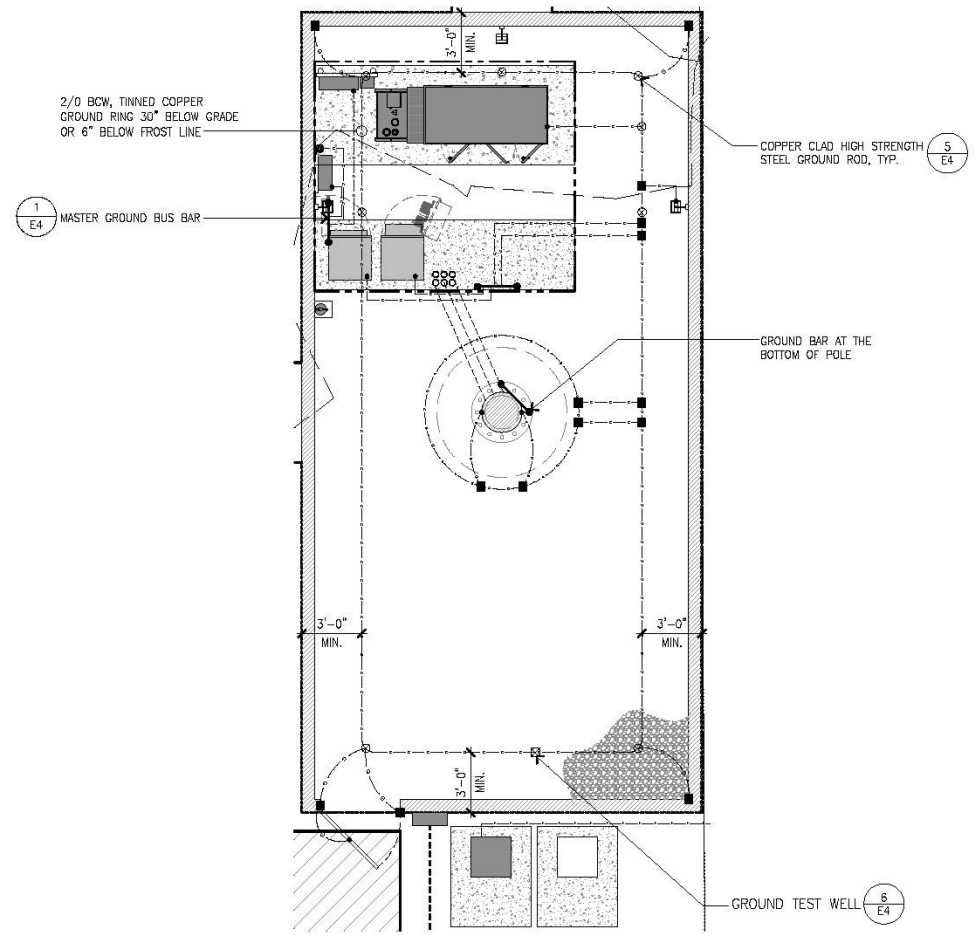


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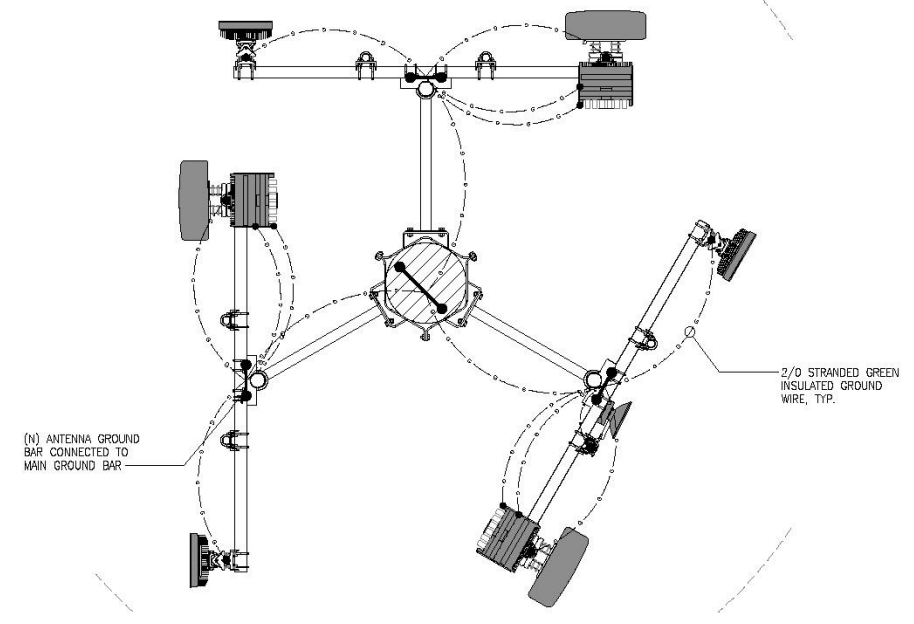
SINGLE LINE DIAGRAM AND PANEL SCHEDULE

SHEET NUMBER: **E2** REVISION: 14

NSB



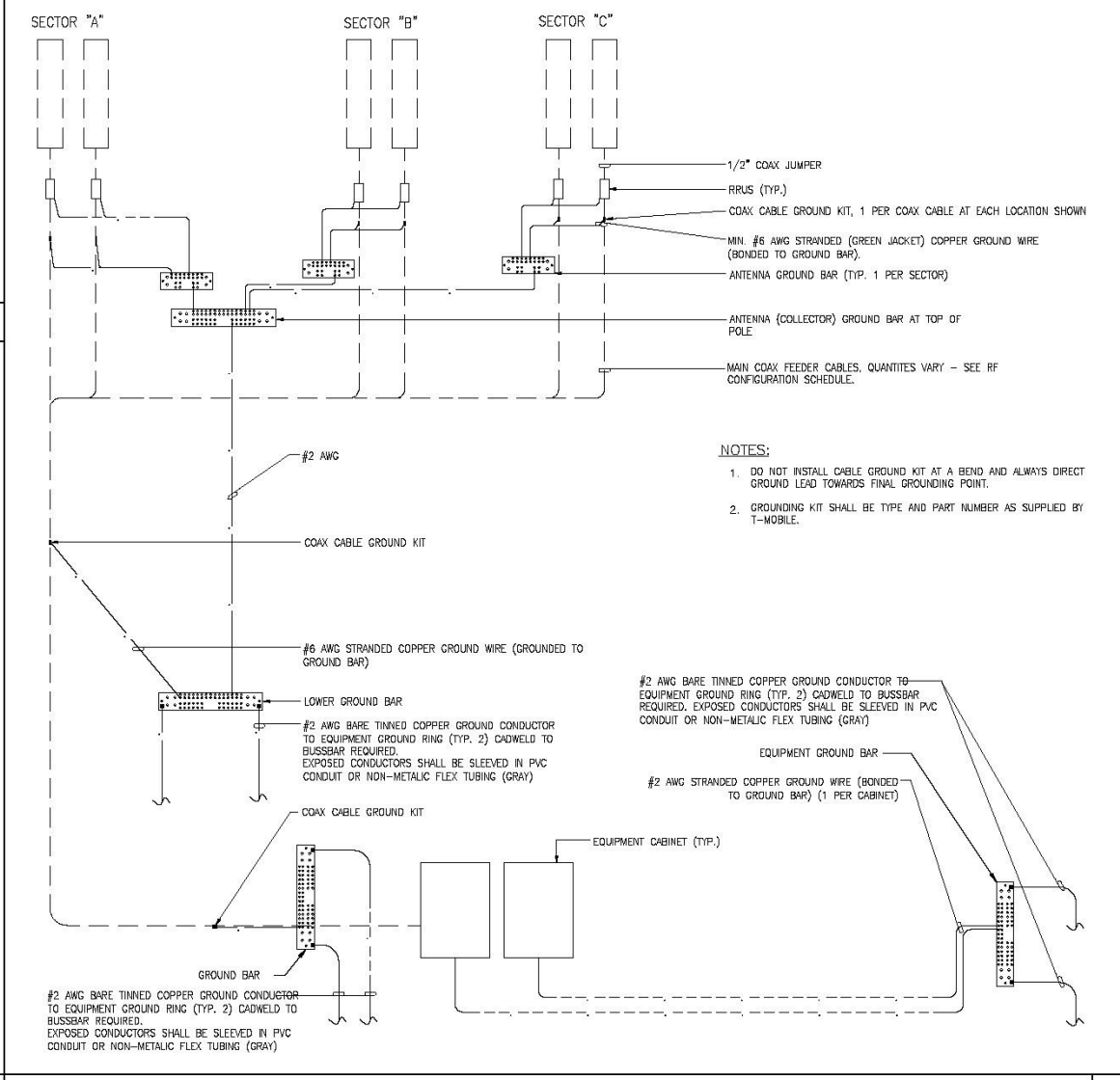
EQUIPMENT GROUNDING PLAN SCALE 1/4"=1'-0" **3**



ANTENNA GROUNDING PLAN SCALE 1/2"=1'-0" **4**

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
2. GROUND ALL ANTENNA BASES, FRAMES, CABLE RUNS, AND OTHER METALLIC COMPONENTS USING #2 GROUND WIRES AND CONNECT TO SURFACE MOUNTED GROUND BUS BARS AS SHOWN. FOLLOW ANTENNA AND BITS MANUFACTURER'S PRACTICES FOR GROUNDING REQUIREMENTS. GROUND COAX SHIELD AT BOTH ENDS USING MANUFACTURERS PRACTICES. ALL UNDERGROUND WATER PIPES, METAL CONDUITS AND GROUNDS THAT ARE A PART OF THIS SYSTEM SHALL BE BONDED TOGETHER.
3. ALL GROUND CONNECTIONS SHALL BE #2 AWG U.N.O. ALL WIRES SHALL BE COPPER THHN/THWN. ALL GROUND WIRE SHALL BE SOLID TIN COATED OR STRANDED GREEN INSULATED WIRE.
4. CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE, 5 OHMS MAXIMUM. PROVIDE SUPPLEMENT GROUNDING RODS AS REQUIRED TO ACHIEVE SPECIFIED OHMS READING. GROUNDING AND OTHER OPTIONAL TESTING WILL BE WITNESSED BY THE T-MOBILE REPRESENTATIVE.
5. NOTIFY ARCHITECT/ENGINEER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
6. BARE GROUNDING CONDUCTOR SHALL BE HARD DRAWN TINNED COPPER SIZES AS NOTED ON PLAN.
7. ALL HORIZONTALLY RUN GROUNDING CONDUCTORS SHALL BE INSTALLED MINIMUM 12" BELOW GRADE/FROST-LINE IN TRENCH, U.N.O., AND BACK FILL SHALL BE COMPACTED AS REQUIRED BY ARCHITECT.
8. ALL GROUND CONDUCTORS SHALL BE RUN AS STRAIGHT AND SHORT AS POSSIBLE, WITH A MINIMUM 12" BENDING RADIUS NOT LESS THAN 90 DEGREES.
9. ALL SUPPORT STRUCTURES, CABLE CHANNEL WAYS OR WIRE GUIDES SHALL BE BONDED TO GROUND SYSTEM AT A POINT NEAREST THE MAIN GROUNDING BUS "MGB" (OR DIRECTLY TO GROUND-RING).
10. ACCEPTABLE CONNECTIONS FOR GROUNDING SYSTEM SHALL BE:
 - a. BURNDY, HY-GRADE U.L. LISTED CONNECTORS FOR INDOOR USE OR AS APPROVED BY T-MOBILE PROJECT MANAGER.
 - b. CADWELD, EXOTHERMIC WELDS (WELDED CONNECTIONS).
 - c. TWO -(2) HOLE TINNED COPPER COMPRESSION (LONG BARREL) FITTINGS (BUS BAR CONNECTIONS).
11. ALL CRIMPED CONNECTIONS SHALL HAVE EMBOSSED MANUFACTURER'S DIEMARK VISIBLE AT THE CRIMP (RESULTING FROM USE OF PROPER CRIMPING DEVICES).
12. PRIOR TO ANY LUG-BUSSBAR CONNECTIONS, THE BUSSBAR SHALL BE CLEANED BY USE OF "SCOTCH-BRITE" OR PLAIN STEEL WOOL AS TO REMOVE ALL SURFACE OXIDATION AND CONTAMINANTS. A COATING OF "NO-OX-ID" SHALL BE APPLIED TO THE CONNECTION SURFACES.
13. ALL CONNECTION HARDWARE SHALL BE TYPE 316 SS (NOT ATTRACTED TO MAGNETS).
14. THE GROUND RING SHALL BE INSTALLED 24" MINIMUM BEYOND ANY BUILDING DRIP LINE.
15. ELECTRICAL SERVICE EQUIPMENT GROUNDING SHALL COMPLY WITH NEC, ARTICLE 250-82 AND SHALL BOND ALL EXISTING AND NEW GROUNDING ELECTRODES. NEW GROUNDING ELECTRODE SHALL INCLUDE BUT NOT LIMITED TO GROUND RODS, GROUND RING IF SERVICE IS WITHIN THE RADIO EQUIPMENT LOCATION, BUILDING STEEL IF APPLICABLE, COLD WATER CONNECTIONS MUST BE MADE ON THE STREET SIDE OF MAIN SHUT-OFF VALVE.

GROUNDING NOTES **1**



TYPICAL COAX CABLE GROUNDING SCHEMATIC DIAGRAM **2**

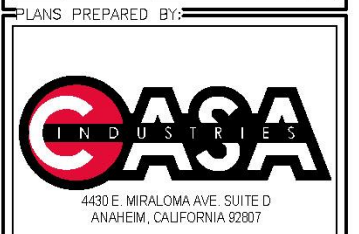


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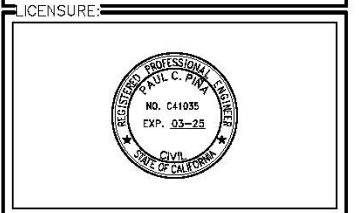
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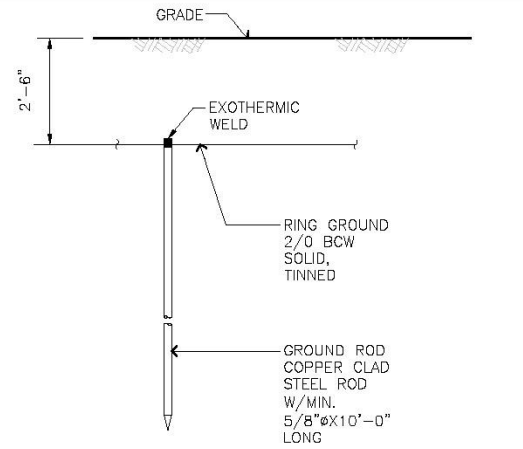


DRAWN BY: CHK.: APV.:
 ADA LHC LHC



SHEET TITLE:
EQUIPMENT/ANTENNA GROUNDING PLAN, GROUNDING DIAGRAM AND NOTES

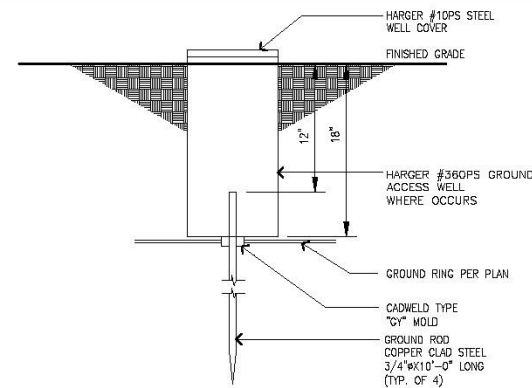
SHEET NUMBER: **E3** REVISION: **14**
 NSB



GROUND ROD SHALL BE DRIVEN VERTICALLY, NOT TO EXCEED 45 DEGREES FROM THE VERTICAL.

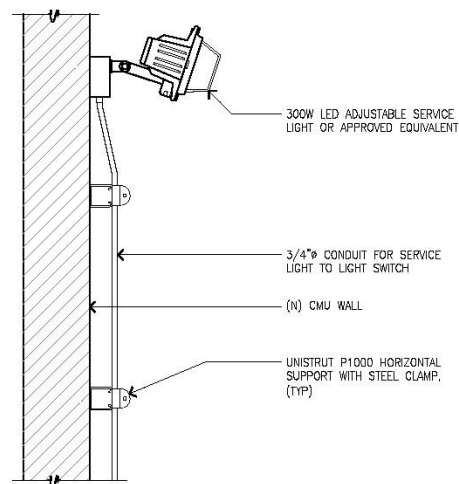
GROUND ROD

SCALE: NTS 5



GROUND ROD WITH ACCESS

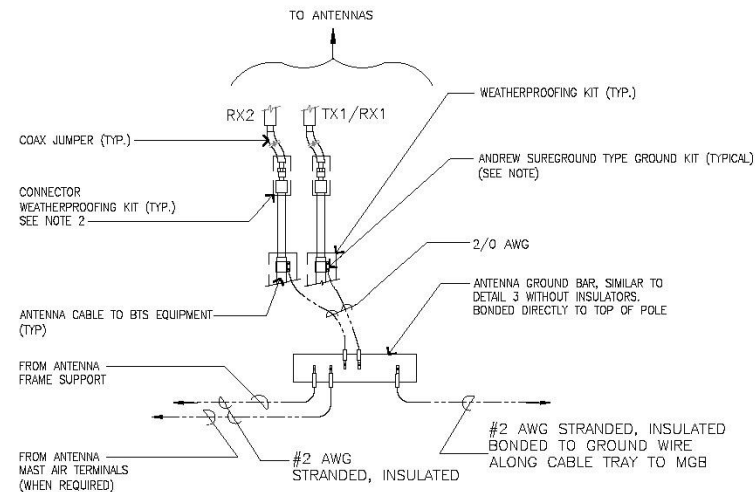
SCALE: NTS 6



SERVICE LIGHT DETAIL

SCALE: NTS 7

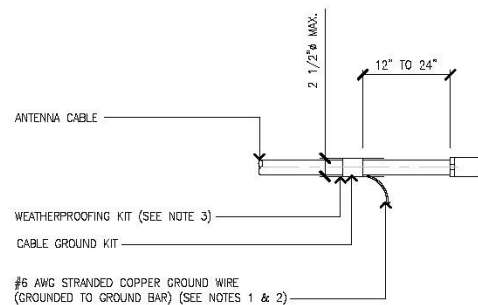
NOTES:
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO ANTENNA GROUND BAR.
2. WEATHER PROOFING SHALL BE ANDREW TWO-PART TAPE KIT, COLD SHRINK SHALL NOT BE USED.



CONNECTION OF GROUND WIRE TO GROUNDING BAR

ANTENNA GROUNDING BAR

SCALE: NTS 3

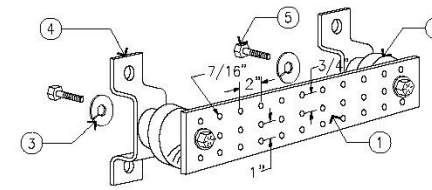


CONNECTION OF CABLE GROUND KIT TO ANTENNA CABLE

NOTES:
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. GROUNDING KIT SHALL BE ANDREW SUREGROUND TYPE KIT WITH TWO-HOLE LUG.
3. WEATHER PROOFING SHALL BE ANDREW TWO-PART TAPE SUPPLIED WITH KIT. COLD SHRINK SHALL NOT BE USED.

CONNECTION OF CABLE GROUND KIT

SCALE: NTS 4



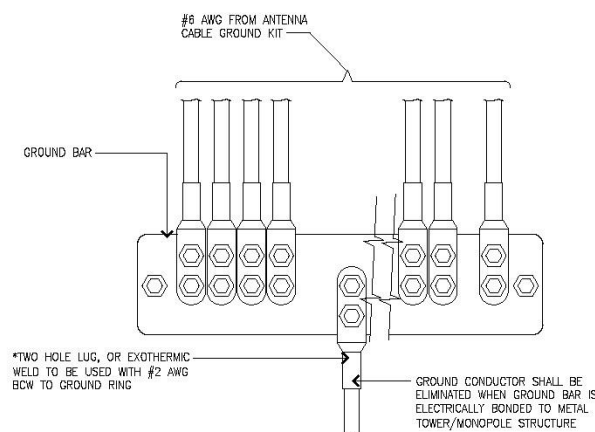
LEGEND

- 1- COPPER GROUND BAR, 1/4" X 4" X 20", NEWTON INSTRUMENT CO. CAT. NO. 9-6142 OR EQUAL. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION. (ACTUAL GROUND BAR SIZE WILL VARY BASED ON NUMBER OF GROUND CONNECTIONS)
- 2- INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4 OR EQUAL (WITHOUT INSULATOR, IF MOUNTING ON SCE TOWER)
- 3- 5/8" LOCKWASHERS, NEWTON INSTRUMENT CO. CAT. NO. 3015-B OR EQUAL
- 4- WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO. CAT. NO. A-6056 OR EQUAL
- 5- 5/8-11 X 1" HCS BOLTS, NEWTON INSTRUMENT CO. CAT. NO. 3012-1 OR EQUAL
- 6- INSULATORS SHALL BE ELIMINATED WHEN BONDING DIRECTLY TO TOWER/MONOPOLE STRUCTURE. CONNECTION TO TOWER/MONOPOLE STRUCTURE SHALL BE PER MANUFACTURERS RECOMMENDATIONS.

GROUND BAR DETAIL

GROUND BAR

SCALE: NTS 1



INSTALLATION OF GROUND WIRE TO GROUND BAR

INSTL. OF GRND. CONDUCTOR TO GRND. BAR

SCALE: NTS 2



PROJECT INFORMATION:

IE94562A - CA-1049
GILBERT STREET

780 E. GILBERT ST.
SAN BERNARDINO, CALIFORNIA 92415
SAN BERNARDINO COUNTY

CURRENT ISSUE DATE:

03-22-2024

ISSUED FOR:

PLAN CHECK

REV. DATE DESCRIPTION BY

14	03-22-24	FIRE/BUILDING COMMENTS	RG
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9	08-04-22	REVISED CDs	RG

PLANS PREPARED BY:



CONSULTANT:



DRAWN BY: CHK. APV.:

ADA LHC LHC

LICENSURE:

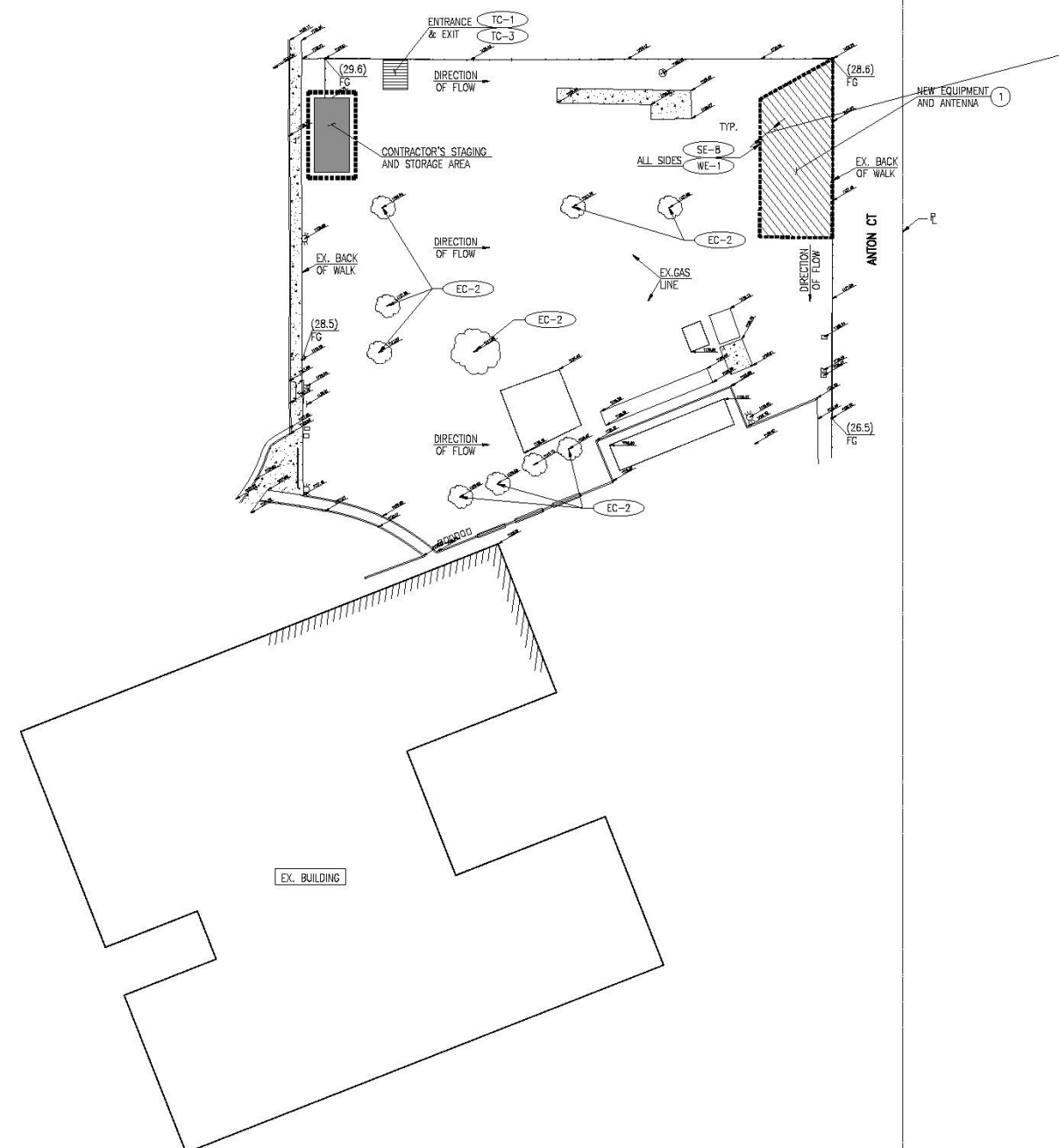


SHEET TITLE:

GROUNDING DETAILS

SHEET NUMBER: REVISION:

E4 14
NSB



CONSTRUCTION NOTES:

1. PROVIDE TEMPORARY SEDIMENT CONTROL BMPs AT SITE AREA AS NEEDED.

CONSTRUCTION BMPs:

EROSION CONTROL

EC1 - SCHEDULING PRESERVATION OF EXISTING VEGETATION
 EC2 -

TEMPORARY SEDIMENT CONTROL

SE8 - GRAVEL BAG BARRIER

WIND EROSION CONTROL

WE1 - WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL

TC1 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
 TC3 - ENTRANCE/OUTLET TIRE WASH

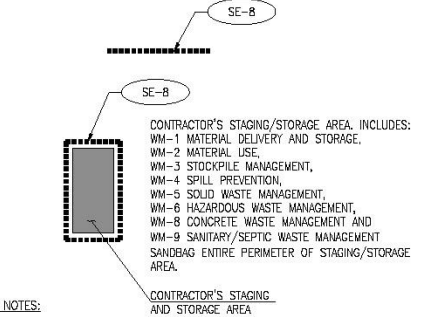
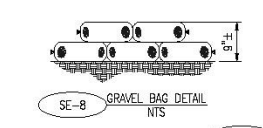
TEMPORARY SEDIMENT CONTROL

NS1 - WATER CONSERVATION PRACTICES
 NS3 - PAVING AND GRINDING OPERATIONS
 NS7 - POTABLE WATER/IRRIGATION
 NS8 - VEHICLE AND EQUIPMENT CLEANING
 NS9 - VEHICLE AND EQUIPMENT FUELING
 NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
 NS12 - CONCRETE CURING
 NS13 - CONCRETE FINISHING
 NS14 - MATERIAL AND EQUIPMENT USE

WATER MANAGEMENT & MATERIAL POLLUTION CONTROL

WM1 - MATERIAL DELIVERY
 WM2 - MATERIAL USE
 WM3 - STOCKPILE MANAGEMENT
 WM4 - SPILL PREVENTION AND CONTROL
 WM5 - SOLID WASTE MANAGEMENT
 WM6 - HAZARDOUS WASTE MANAGEMENT
 WM8 - CONCRETE WASTE MANAGEMENT
 WM9 - SANITARY/SEPTIC WASTE MANAGEMENT

LEGEND:



EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL ALL EROSION CONTROL FACILITIES AS SHOWN ON THE APPROVED EROSION CONTROL PLAN OR AS DIRECT BY THE CITY ENGINEER AT THE END OF EACH WORKING DAY.
2. THE CONTACT PERSON RESPONSIBLE FOR EROSION CONTROL IS THE OWNER INDICATED HERE: _____ 24HOUR CONTACT TELEPHONE NUMBER: _____
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN EMERGENCY WORK CREW AT ALL TIMES. THE CONTRACTOR SHALL STOCKPILE THE NECESSARY EROSION CONTROL MATERIALS ON THE SITE TO FACILITATE RAPID INSTALLATION OF EROSION CONTROL FACILITIES.
4. THE CONTRACTOR SHALL CONSTRUCT DE-SILTING FACILITIES AS NECESSARY FOR THE DURATION OF THE PROJECT.
5. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT RUNOFF OVER THE TOP SLOPES.
6. AFTER RAINSTORM:
 - A. THE CONTRACTOR SHALL REMOVE ALL SILT, STANDING WATER, AND DEBRIS FROM THE EROSION CONTROL FACILITIES.
 - B. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT PUBLIC ACCESS INTO AREAS WHERE STANDING WATER POSES A POTENTIAL HAZARD.
7. IN HIGH WIND AREAS THE CONTRACTOR SHALL WATER SPRAY-GRADED AREAS ON A DAILY BASIS TO CONTROL DUST DURING WINDY PERIODS. WHEN NECESSARY, THE CONTRACTOR SHALL TAKE MEASURES TO CONTROL DUST OR WIND-BLOWN DEBRIS BY INSTALLING DEBRIS FENCES, ADDITIONAL TRASH ENCLOSURE, CHEMICAL TREATMENT, GEO-MATS ETC. THE CONTRACTOR SHALL IMPLEMENT LONG-TERM WIND EROSION CONTROL MEASURES FOR ANY AREA THAT IS NOT IMPROVED IN A TIMELY MANNER FOLLOWING GRADING. LONG-TERM WIND EROSION CONTROL MEASURES INCLUDE BUT NOT LIMITED TO: PERIMETER WALLS, WIND BARRIERS, SOIL DUST PALLIATIVES, SOIL MATS, HYDRO-SEEDING, AND IRRIGATION SYSTEM.
8. A PORTABLE TOILET IS REQUIRED IF THE JOB IS LONGER THAN ONE DAY. ANY PORTABLE TOILET WILL REQUIRE A SECOND CONTAINMENT. A PORTABLE TOILET IS NOT REQUIRED IF THERE IS ACCESS TO A RESTROOM INSIDE THE RESIDENCE DURING CONSTRUCTION.
9. PLANS WILL NEED TO SHOW ARROWS TO INDICATE SITE DRAINAGE ACROSS THE PROPERTY.
10. INDICATE THE PROPERTY LINE AND IF THERE ARE ANY BLOCK WALLS, WOOD FENCING, OR OTHER PERIMETER CONTROLS ON SITE.
11. GRAVEL BAGS (TWO STACKS HIGH), AND OR OTHER FORM OF BEST MANAGEMENT PRACTICE (BMP) WILL BE REQUIRED TO PREVENT OFF SITE DRAINAGE.
12. THE CITY ENGINEER RESERVED THE RIGHT TO REQUIRE ALTERNATIVE OR ADDITIONAL EROSION CONTROL FACILITIES, AS HE DEEMS NECESSARY.

T-Mobile
 2008 MCGAW AVENUE
 IRVINE, CA. 92617

APC Towers
 8001 SIX FORK RD, SUITE 200
 RALEIGH, NC 28715

PROJECT INFORMATION:
IE94562A - CA-1049
GILBERT STREET
 780 E. GILBERT ST.
 SAN BERNARDINO, CALIFORNIA 92415
 SAN BERNARDINO COUNTY

CURRENT ISSUE DATE:
09-23-2022

ISSUED FOR:
PLAN CHECK

REV.	DATE	DESCRIPTION	BY
11	09-22-22	PLAN CHECK	RG
10	08-19-22	REVISED CDs	RG
9	08-04-22	REVISED CDs	RG
8	07-08-22	REVISED EQUIPMENT LAYOUT	LHC
7	04-14-22	REVISED EQUIPMENT LAYOUT	LHC
6	03-10-22	REVISED PER NEW RFDS	LHC

PLANS PREPARED BY:

 4430 E. MIRALOMA AVE. SUITE D
 ANAHEIM, CALIFORNIA 92807

CONSULTANT:

 34310 MOULTON PKWY.
 SUITE 0 #1000
 LAGUNA HILLS, CA. 92657

DRAWN BY: _____ CHK.: _____ APV.: _____
 ADA LHC LHC

LICENSURE:

EROSION CONTROL PLAN
 SHEET TITLE:

SHEET NUMBER: **EC1** REVISION: **11**
 NSB

SCALE
 1"=30'



SITE NUMBER: IE94562A
SITE NAME: GILBERT STREET
SITE TYPE: MONO EUCALYPTUS

CITY: SAN BERNARDINO
COUNTY: SAN BERNARDINO
JURISDICTION: CITY OF SAN BERNARDINO



PROJECT INFORMATION:
IE94562A - CA-1049
GILBERT STREET
 780 E. GILBERT ST.
 SAN BERNARDINO, CALIFORNIA 92415
 SAN BERNARDINO COUNTY

CURRENT ISSUE DATE:
 07-08-2022

ISSUED FOR:
 PLAN CHECK

REV.:	DATE:	DESCRIPTION:	BY:
8	07-08-22	REVISED STRUCTURAL / LANDSCAPE	LHC
7	04-14-22	REVISED EQUIPMENT LAYOUT	LHC
6	03-10-22	REVISED PER NEW RFDS	LHC
5	10-13-21	REVISED PER NEW SOW	LHC
4	02-12-21	REVISED PER NEW RFDS	LHC
3	02-27-19	ADD FINAL ELECTRICAL DESIGN	LHC

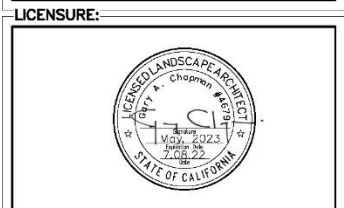
PLANS PREPARED BY:

4430 E. MIRALOMA AVE. SUITE D
 ANAHEIM, CALIFORNIA 92807

CONSULTANT:

24310 MOULTON PKWY.
 SUITE 0 #1009
 LAGUNA HILLS, CA. 92657

DRAWN BY: ADA **CHK.:** LHC **APV.:** LHC



SHEET TITLE:
 COVER SHEET

SHEET NUMBER: L-1 **REVISION:** 8
 NSB

PROJECT SUMMARY

SITE ADDRESS:
 780 E GILBERT ST.
 SAN BERNARDINO, CA 92415

LATITUDE AND LONGITUDE:
 LAT: 34.128136 (34° 07' 41.29" N)
 LONG: -117.269064 (-117° 16' 8.63" W)

PROPERTY OWNER CONTACT:
 KEITH BURKE
 REAL PROPERTY AGENT
 COUNTY OF SAN BERNARDINO
 PHONE: (909) 677-7961

APN:
 0147-081-07

APPLICANT:
 APC TOWERS III, LLC
 8601 SIX FORK RD, SUITE 250
 RALEIGH, NC 26715

PROJECT DESCRIPTION:
 APC PROPOSES TO CONSTRUCT, OPERATE AND MAINTAIN AN UNMANNED WIRELESS COMMUNICATIONS FACILITY. THIS FACILITY WILL CONSIST OF THE FOLLOWING:

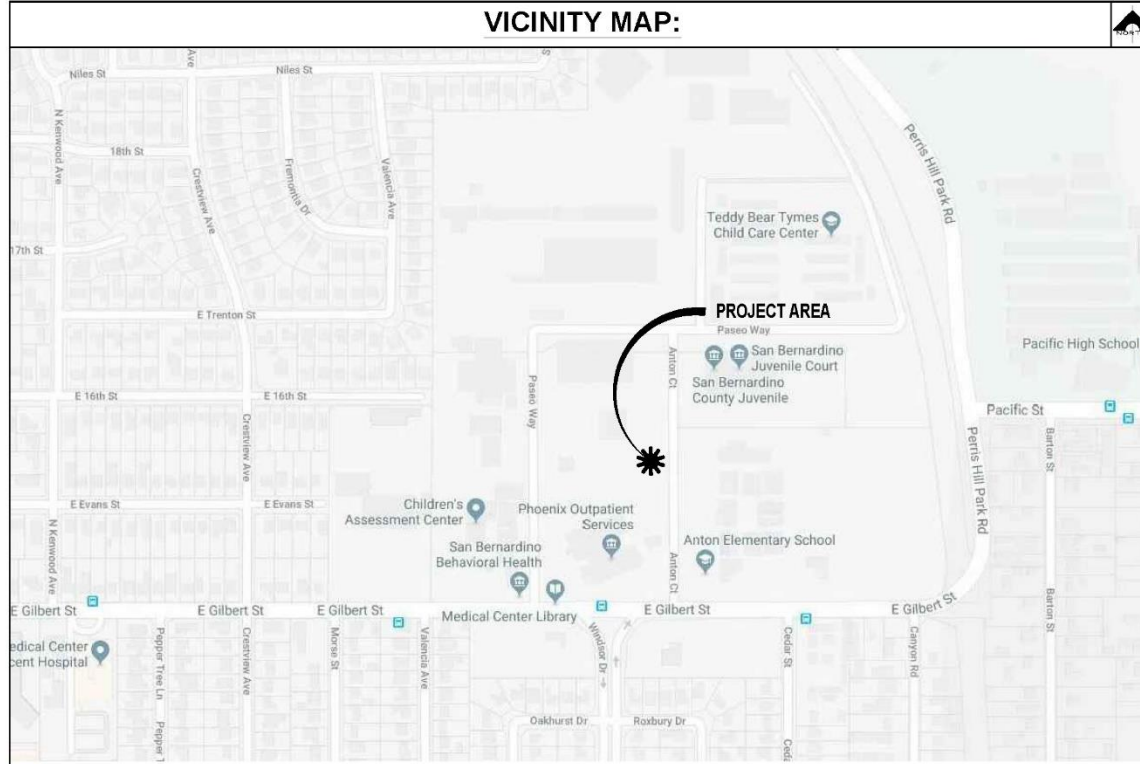
- INSTALL 1 (N) 75' HIGH MONO EUCALYPTUS.
- INSTALL 3 (N) AIR6419 B41 PANEL ANTENNAS (1 PER SECTOR).
- INSTALL 3 (N) APXVALL24_43-U-NA20 PANEL ANTENNAS (1 PER SECTOR).
- INSTALL 3 (N) RRU5 4480 B71+B85 (1 PER SECTOR).
- INSTALL 3 (N) RRU5 4460 B25+B66 (2 PER SECTOR).
- INSTALL 1 (N) 1' MW ANTENNA WITH (2) ODU RADIOS.
- INSTALL 1 (N) 25KW (54 GAL. MAX) DIESEL GENERATOR.
- INSTALL 1 (N) RBS 6160 AND 1 (N) RBS B160 BATTERY CABINET.
- INSTALL 1 (N) RBS6601 CHASSIS INSIDE (N) CABINET.
- INSTALL 2 (N) RP6651 UNIT.
- INSTALL (N) UTILITY CABINETS.
- INSTALL 1 (N) GPS ANTENNA.
- INSTALL (N) 8' HIGH CMU WALL.
- INSTALL 3 (N) 6x24 4AWG HCS CABLES 30M.
- INSTALL 2 (N) FSU 4815 FOR VOLTAGE BOOSTER.
- INSTALL (N) IRE ROUTER.
- INSTALL 2 (N) LIVE EUCALYPTUS TREES AROUND LEASE AREA.

BUILDING SUMMARY:
 OCCUPANCY CLASSIFICATION: UNMANNED TELECOMMUNICATION FACILITY
 ZONE: OS
 BUILDING USE: U
 CONSTRUCTION TYPE: II-B
 T-MOBILE LEASE AREA: 150 SQ. FT. TOTAL

SHEET INDEX

SHEET	DESCRIPTION
L-1	TITLE SHEET
L-2	IRRIGATION PLAN
L-3	IRRIGATION DETAILS
L-4	PLANTING PLAN

VICINITY MAP:



CONSULTING TEAM

SAC / ZONING:
 COASTAL BUSINESS GROUP, INC.
 24310 MOULTON PKWY, SUITE 0 #1009
 LAGUNA HILLS, CA 92657
 CONTACT: FRANK ORTEGA
 PHONE: (949) 336-1550
 EMAIL: fortega@coastalbusinessgroup.net

ARCHITECTURAL/ENGINEERING:
 CASA INDUSTRIES, INC.
 10650 REAGAN ST. #482
 LOS ALAMITOS, CA 90720
 CONTACT: LUIS CARDONA
 PHONE: (562) 852-5330

LANDSCAPE ARCHITECTURAL:
 CS DESIGN GROUP, INC.
 6965 EL CAMINO REAL,
 SUITE 105-482
 CARLSBAD, CA 92009
 CONTACT: GARY CHAPMAN
 PHONE: (760) 272-5742

APPROVALS:

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

	PRINT NAME	SIGNATURE	DATE
LANDLORD	_____	_____	_____
DEVELOP. MGR	_____	_____	_____
CONST. MGR	_____	_____	_____
PROJ. MGR	_____	_____	_____
ZONING MGR	_____	_____	_____
RF ENGINEER	_____	_____	_____
SAC REP.	_____	_____	_____
FOPS	_____	_____	_____

DRIVING DIRECTIONS:

DIRECTIONS FROM T-MOBILE OFFICE:
 FOLLOW MCGAW AVE TO JAMBOREE RD, HEAD NORTHEAST TOWARD MCGAW AVE, TURN RIGHT ONTO MCGAW AVE, TAKE CA-91 E AND I-215 N TO W BASE LINE ST IN SAN BERNARDINO. TAKE EXIT 44B FROM I-215 N, TURN LEFT ONTO JAMBOREE RD, CONTINUE ONTO CA-281 N, USE ANY LANE TO MERGE ONTO CA-241 N, USE THE RIGHT 2 LANES TO TAKE EXIT 39A TO MERGE ONTO CA-91 E TOWARD RIVERSIDE, MERGE ONTO I-215 N, USE THE RIGHT LANE TO TAKE EXIT 44B FOR BASELINE STREET, CONTINUE ON W BASE LINE ST. DRIVE TO WINDSOR DR, USE THE RIGHT 2 LANES TO TURN RIGHT ONTO W BASE LINE ST, TURN LEFT ONTO WINDSOR DR.

6965 El Camino Real
 Suite 105-482
 Carlsbad, CA 92009
 (P) 760-272-5742
 (F) 760-454-3097

COVER SHEET

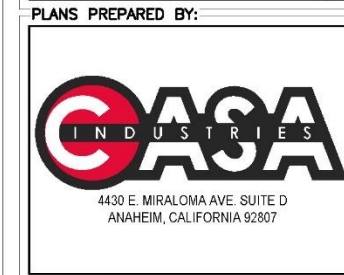


PROJECT INFORMATION:
IE94562A - CA-1049
GILBERT STREET
 780 E. GILBERT ST.
 SAN BERNARDINO, CALIFORNIA 92415
 SAN BERNARDINO COUNTY

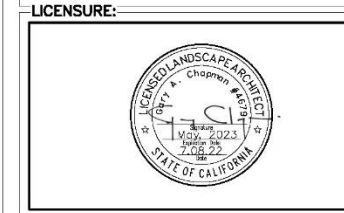
CURRENT ISSUE DATE:
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4	02-12-21	REVISED PER NEW RFDS	LHC
3	02-27-19	ADD FINAL ELECTRICAL DESIGN	LHC



DRAWN BY:	CHK.:	APV.:
ADA	LHC	LHC



SHEET TITLE:
 IRRIGATION PLAN

SHEET NUMBER:	REVISION:
L-2	8
	NSB

Irrigation Legend

Symbol	Catalogue No.	Manuf.	Description	GPM	PSI	Detail No.
■	RWS-M-B-1408	RAINBIRD	ROOT WATERING SYSTEM	2.0	30	A, SHEET L-3
●	NIBCO	NIBCO	BALL VALVE			B, SHEET L-3
○	PGA SERIES	RAINBIRD	REMOTE CONTROL VALVE	1"	SET 30PSI	C, SHEET L-3
□	ESP-SMT4	RAINBIRD	4-STATION OUTDOOR			D, SHEET L-3
R	RAIN CLIK	HUNTER	RAIN SENSOR			

Schedule 40 PVC Pipe @ 18" Min. Depth (3/4" Diameter Unless Otherwise Indicated)

Maximum Flow (GPM) Through Valve
 Valve Size

IRRIGATION NOTES

- THIS DESIGN IS PARTIALLY DIAGRAMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE (NON-TURF AREAS). AVOID CONFLICTS BETWEEN THE SPINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONSULTANTS FOR THE LOCATION OF PIPE SLEEVES THROUGH WALLS AND UNDER ROADWAYS, PAVING STRUCTURES, ETC.
- GENERAL CONTRACTOR TO SUPPLY 110 VOLT AC (2.5 AMPS) SERVICE TO CONTROLLER LOCATION. CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL SUB-OUT TO CONTROLLER.
- SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPS WIRES IN BUNDLES 10' ON CENTER. NO TAPPING PERMITTED INSIDE SLEEVES.
- INSTALL SPARE CONTROL WIRE OF A DIFFERENT COLOR BETWEEN CONTROLLER AND VALVES. LOOP 56" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
- INSTALL VALVE BOXES 12" FROM AND PERPENDICULAR TO WALK, CURB, LAWN, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE 12" AWAY. SHORT SIDE OF VALVE BOX SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC.
- NO IRRIGATION TRENCHING IS TO OCCUR UNDER ANY EXISTING TREES TO REMAIN.

INSPECTION NOTES

- PRIOR TO START OF WORK, THE CONTRACTOR AND OWNER'S REPRESENTATIVE SHALL MEET AND REVIEW UTILITIES AND EXISTING SITE CONDITIONS. AT COMPLETION OF WORK A FINAL INSPECTION SHALL BE MADE AND ACCEPTED BY OWNER AND GOVERNING JURISDICTION.
- THIS PLAN IS DIAGRAMATIC AND ALLOWS FOR ADJUSTMENT TO BE MADE TO ACCOMMODATE EXISTING SITE CONDITIONS.
- LANDSCAPE INSTALLATION SHALL MEET STANDARD SHOWN UNLESS SUPERSEDED BY LOCAL STANDARDS.
- PRECAUTIONS SHALL BE TAKEN TO PROTECT ALL UTILITIES, STRUCTURES ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGES AND REPAIRMENT.
- THE CONTRACTOR SHALL REMOVE ALL DEBRIS, WEEDS AND TRASH FROM COMMUNICATION SITE AREA AT COMPLETION OF WORK.
- CONTRACTOR TO MAINTAIN SITE FOR 30 DAYS.
- THE MAINTENANCE OF THE COMMUNICATION SITE IS DEFINED WITHIN MAINTENANCE AGREEMENT WITH OWNER.

EXISTING IRRIGATION NOTES

- ALL IRRIGATION DAMAGED DURING CONSTRUCTION OF ENCLOSURE WALLS SHALL BE REPLACED AND CONSISTENT WITH EXISTING IRRIGATION MATERIALS.

LANDSCAPE CONTRACTOR NOTES

- LANDSCAPE CONTRACTOR Hired TO INSTALL PROPOSED LANDSCAPING SHALL BE C-27 CERTIFIED.

IRRIGATION DETAIL NOTES

- APPLY TEFLON TAPE TO ALL THREADED PIPE CONNECTIONS.

CHECK VALVE NOTES

- CONTRACTOR TO UTILIZE CHECK VALVES TO PREVENT LOW HEAD DRAINAGE.

MAINTENANCE NOTE

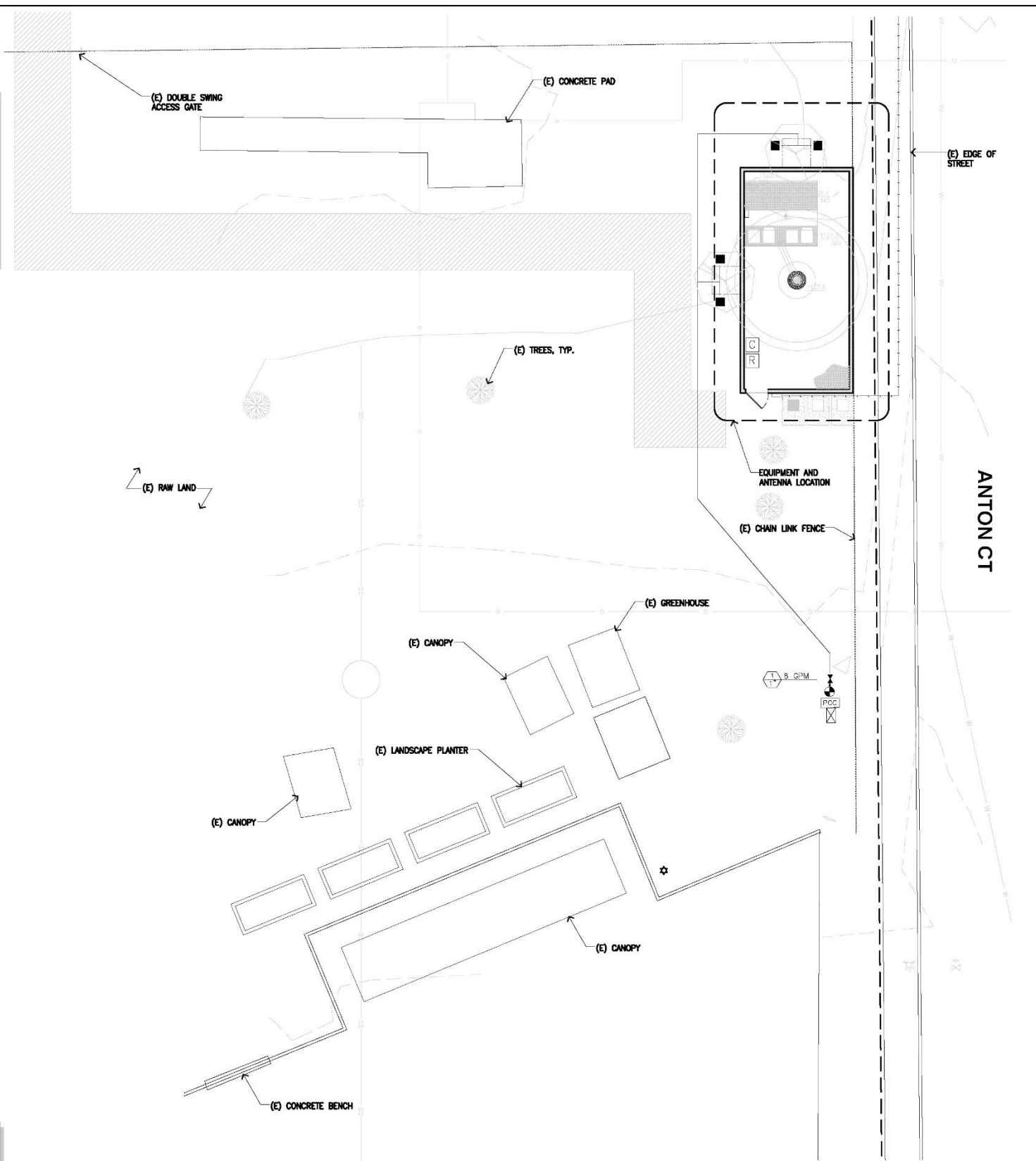
LANDSCAPE TO BE PROPERLY MAINTAINED IN A HEALTHY CONDITION FREE OF WEEDS, PESTS OR DISEASES. MAINTENANCE RESPONSIBILITY TO BE NEGOTIATED BETWEEN PROPERTY OWNER AND T-MOBILE.

P.O.C.

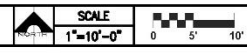
- CONNECT TO THE MAINLINE OF THE EXISTING IRRIGATION SYSTEM AND RUN CONTROL WIRES FROM THE EXISTING CONTROLLER TO THE NEW VALVE(S).
- IF THERE IS NO BACKFLOW PROTECTION DEVICE ON THE EXISTING MAINLINE, INSTALL NEW BACKFLOW DEVICE PER LEGEND AND DETAILS.
- IF THERE IS NO EXISTING CONTROLLER, INSTALL NEW CONTROLLER PER LEGEND AND DETAIL. FINAL LOCATIONS PER OWNER.

DIG-ALERT NOTE

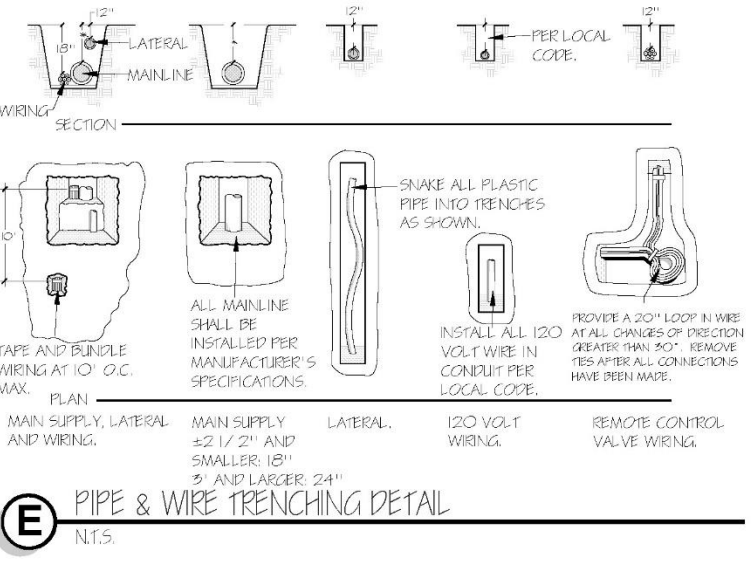
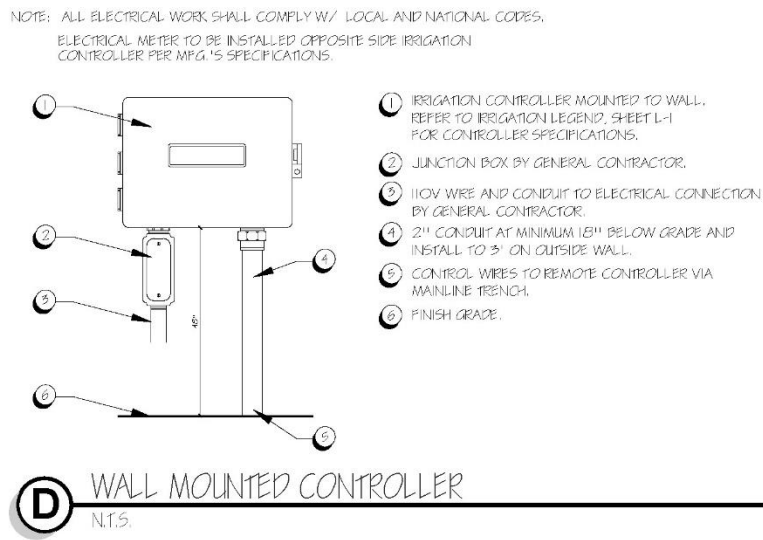
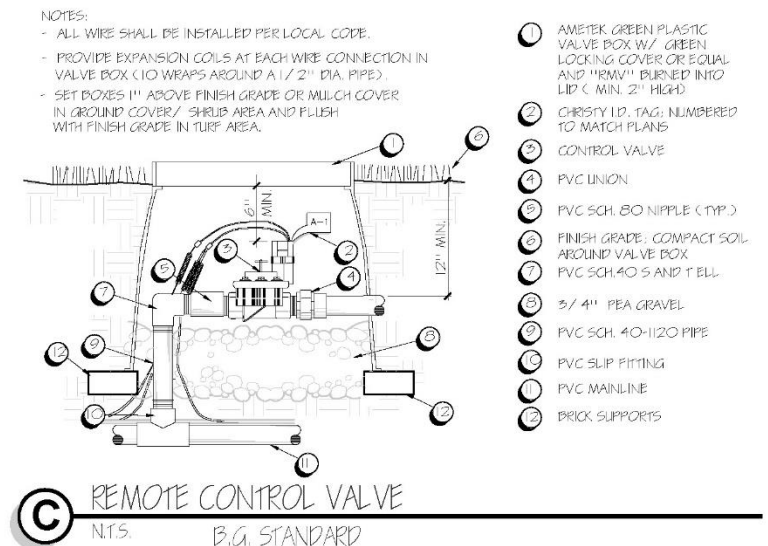
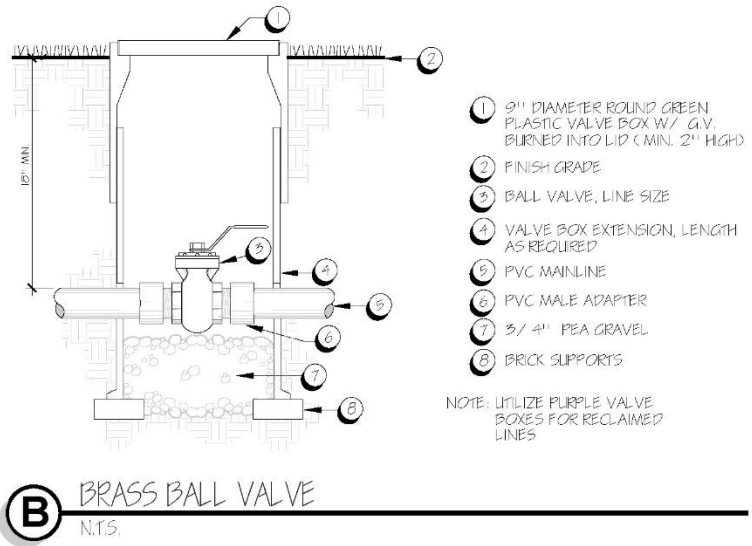
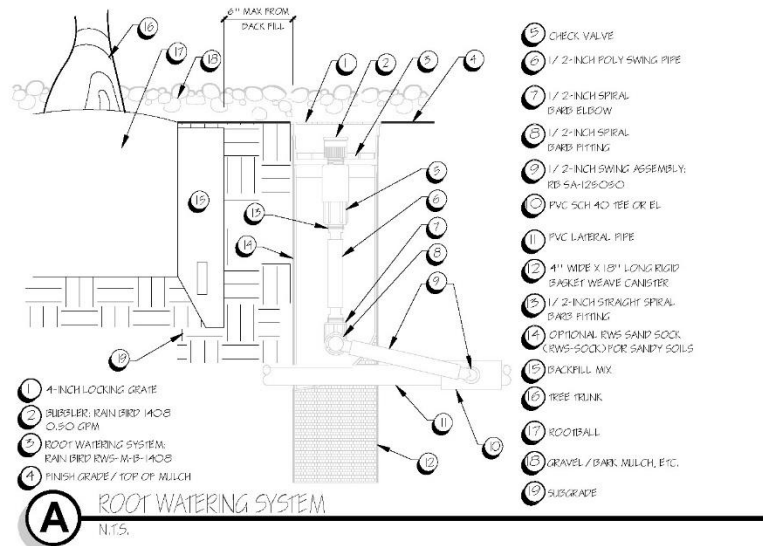
- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT BEFORE START OF CONSTRUCTION (2 WORKING DAYS OR 48 HOURS). CONTRACTOR SHALL VERIFY EXISTING LOCATION OF UTILITIES AS NECESSARY TO IDENTIFY LOCATION.



CS DG
 CS Design Group, Inc.
 6965 El Camino Real
 Suite 105-482
 Carlsbad, CA 92009
 (P) 760-272-5742
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IRRIGATION PLAN



IRRIGATION DETAILS

CS DG
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6965 El Camino Real
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Carlsbad, CA 92009
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SCALE
REFER TO DETAILS

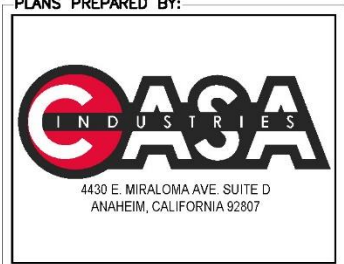


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IE94562A - CA-1049
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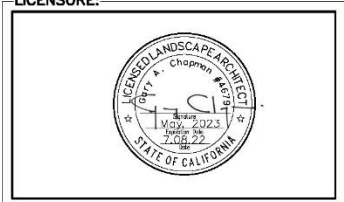
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3	02-27-19	ADD FINAL ELECTRICAL DESIGN	LHC



DRAWN BY: **ADA** CHK.: **LHC** APV.: **LHC**



SHEET TITLE:
IRRIGATION DETAILS

SHEET NUMBER: **L-3** REVISION: **8**
NSB

PLANT MATERIAL KEY-PROPOSED					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/SPREAD	QUANTITY
EXISTING TREES					
	EXISTING TREES TO REMAIN.				
PROPOSED TREES					
	Eucalyptus parvifolia	Small Leaf Gum	36" Box	50'/30'	2

PLANTING NOTES

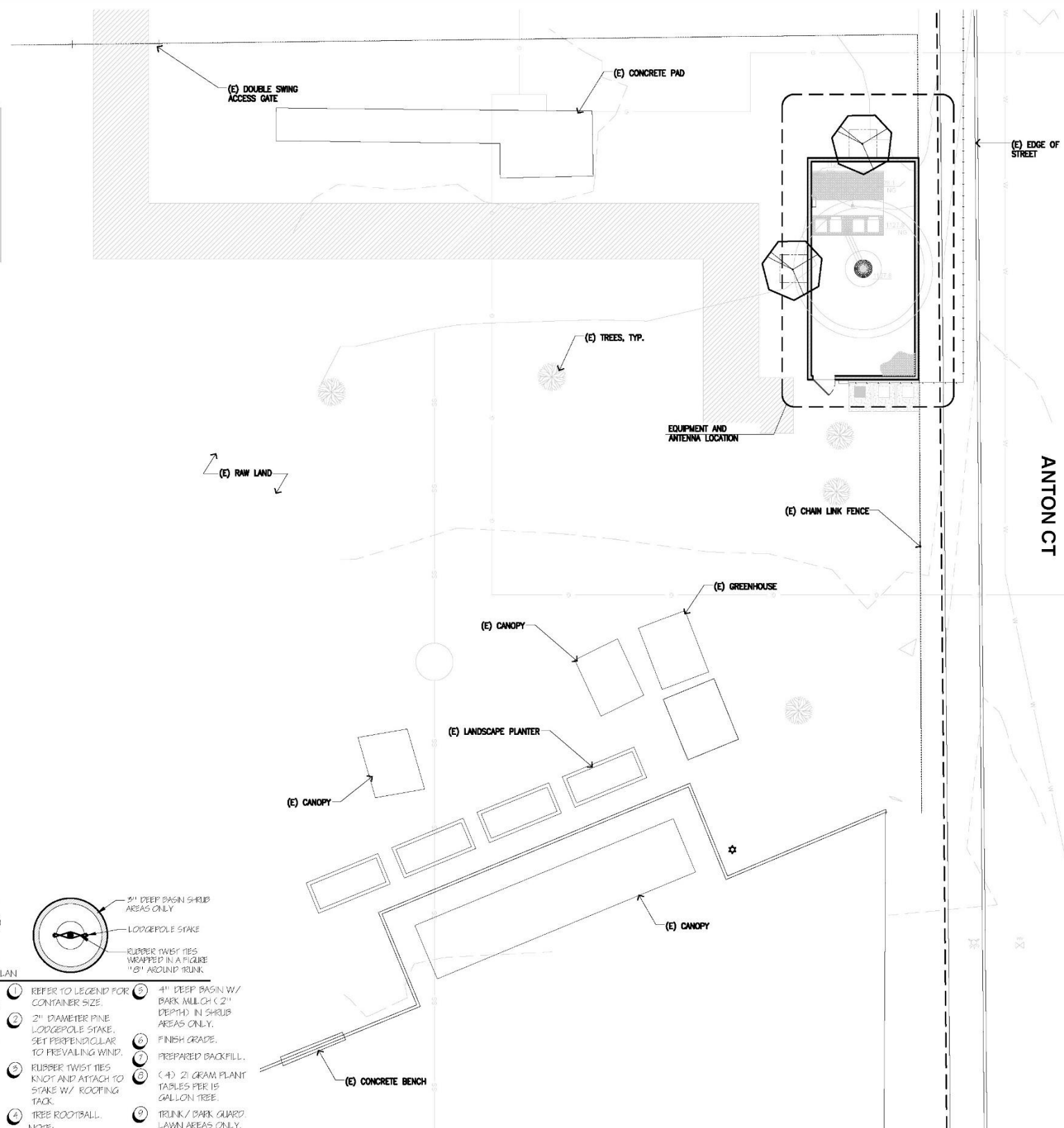
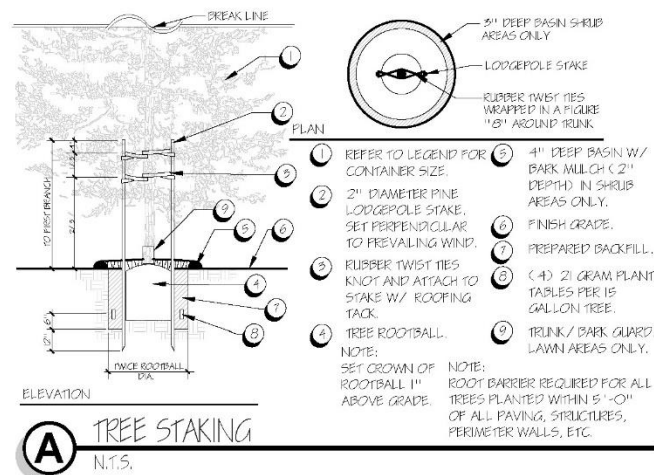
- THE SCOPE OF WORK INCLUDES FURNISHING ALL MATERIALS NECESSARY FOR THE INSTALLATION OF THE PLANTING, BACKFILL, IRRIGATION AND DRAINAGE WORK OUTLINED IN THESE DRAWINGS. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER SUPERVISION OF A QUALIFIED FOREMAN.
- PLANT MATERIAL LOCATIONS ARE DIAGRAMATIC AND MAY BE SUBJECT TO CHANGE BY THE LANDSCAPE ARCHITECT BEFORE THE MAINTENANCE PERIOD BEGINS.
- BEFORE ANY PLANTING OCCURS, ALL PLANTED AREAS ARE TO HAVE BEEN GRADED IN AN ACCEPTABLE MANNER TO ASSURE POSITIVE DRAINAGE PER THE GRADING NOTES.
- ALL PLANTING AREAS SHALL HAVE THE FOLLOWING SOIL AMENDMENTS INCORPORATED INTO THE TOP 6" OF NATIVE SOIL:
 - 3 CLBC YARDS - NITROGEN AND IRON FORTIFIED ORGANIC AMENDMENT
 - 30 LBS - 6 - 20 - 20 ORGANIC GRO-POWER FERTILIZER
- DIG PLANTING PITS 2 TIMES THE HEIGHT AND WIDTH OF THE ROOTBALL. BACKFILL PITS WITH 70% NATIVE ON SITE SOIL AND 30% NITROGENIZED SHAVINGS OR EQUIVARIANT.
- SAMPLE BACKFILL:
 - 70% NATIVE SOIL BY VOLUME
 - 30% NITROGENIZED SHAVINGS OR EQUIVARIANT
 - 16 LBS GRO-POWER PLUS, PER CLBC YARD MAX
 - * OTHER AMENDMENTS PER SOIL ANALYSIS
- IF APPLICABLE, ALL TREES TO BE STAKED AS SHOWN IN THE TREE PLANTING DETAIL.
- WHERE CIRCULAR FENCES PERMIT, PLANT NO TREE CLOSER THAN 16" TO AN EDGE OF PAVING OR HEADBOARD.
- REFER TO PLANTING DETAILS.
- USE PLANT MATERIALS ACCLIMATED TO THE AREA.
- WHERE CIRCUMSTANCES PERMIT, DO NOT PLANT SPECIMEN TREES CLOSER THAN 4'-0" FROM THE EDGE OF PAVING, HEADBOARD, OR ROOF LINES. DEEPROOT OR APPROVED ROOT BARRIERS ARE TO BE INSTALLED PER DETAIL. REFER TO PLANTING LEGEND FOR SPECIES REQUIRING DEEP ROOT BARRIERS.
- WARNING: PLANT MATERIAL LISTED MAY OR MAY NOT HAVE BEEN APPROVED BY THE AGRICULTURAL COMMISSIONER'S OFFICE. LANDSCAPE CONTRACTOR IS TO CONTACT THE DEVELOPER FOR STATUS OF AGRICULTURAL COMMISSIONER'S APPROVAL OR DENIAL. PLANT MATERIAL NOT CONFORMING WITH QUARANTINE LAWS MAY BE DESTROYED AND CIVIL ACTION TAKEN. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AT THE DISCRETION OF THE AGRICULTURAL COMMISSIONER'S OFFICE. ALL PLANT MATERIAL MUST BE FREE OF DISEASE.
- NO SHRUBS ARE TO BE PLANTED WITHIN 12" OF HARDSCAPE, MEASURED FROM CENTER OF SHRUB.

PLANTING NOTES

- ALL EXISTING TREES WITHIN THE PROPERTY LINES SHALL BE PROTECTED IN PLACE. NO TREES SHALL BE REMOVED AS A PART OF THIS PERMIT UNLESS OTHERWISE INDICATED. LANDSCAPE CONTRACTOR TO VERIFY EXISTING TREES AT LOCATION OF PROPOSED ENCLOSURE AND ANTENNAS. IF EXISTING TREES (INDICATED TO REMAIN) ARE REMOVED OR DAMAGED DURING CONSTRUCTION OF ENCLOSURE AND INSTALLATION OF ANTENNA, CONTRACTOR TO REPLACE WITH LIKE SPECIES.
- ALL FERTILIZERS AND AMENDMENTS USED DURING PLANTING PREPARATION SHALL BE DERIVED FROM ORGANIC-BASED MATERIALS AS A BEST MANAGEMENT PRACTICE FOR STORM WATER SOURCE CONTROL. NO SEWAGE SLUDGE IS ALLOWED.
- A 5" DEEP LAYER OF APPROVED ORGANIC MULCH SHALL BE APPLIED TO COVER THE SOIL WITHIN 50' OF THE MOND-TREE ON THE SUBJECT PROPERTY AFTER THE PLANTING IS COMPLETE.

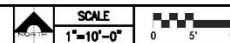
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(F) 760-454-3097

PLANTING PLAN



T-Mobile
2008 MCGAW AVENUE
IRVINE, CA. 92617

APC Towers
8601 SIX FORK RD, SUITE 250
RALEIGH, NC 28715

PROJECT INFORMATION:
IE94562A - CA-1049
GILBERT STREET
780 E. GILBERT ST.
SAN BERNARDINO, CALIFORNIA 92415
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PLANS PREPARED BY:

CASA INDUSTRIES
4430 E. MIRALOMA AVE. SUITE D
ANAHEIM, CALIFORNIA 92807

CONSULTANT:

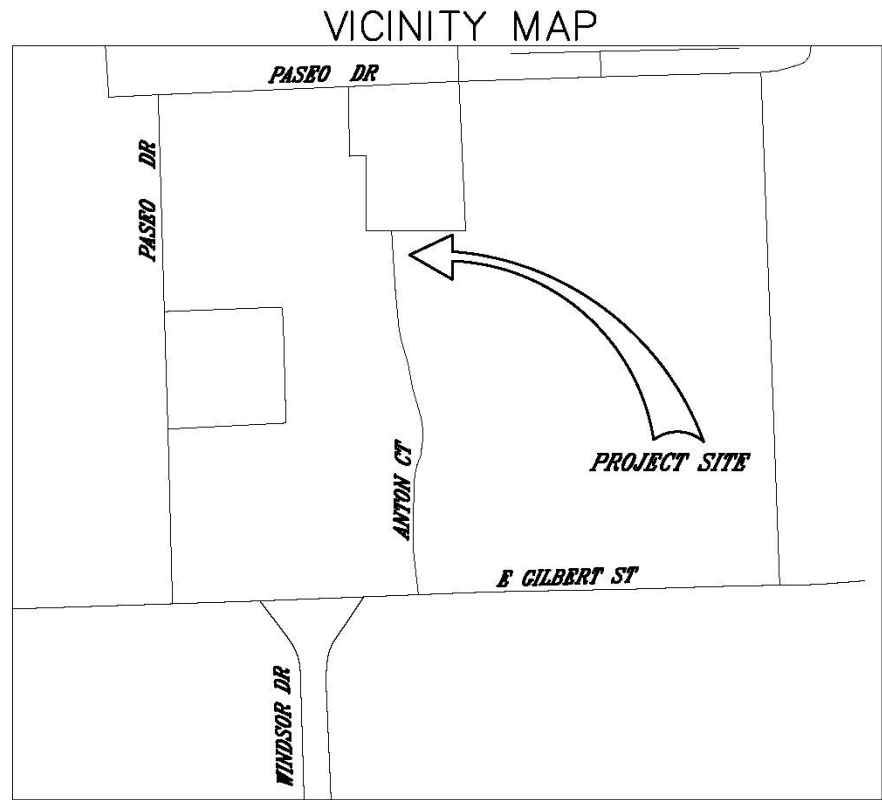
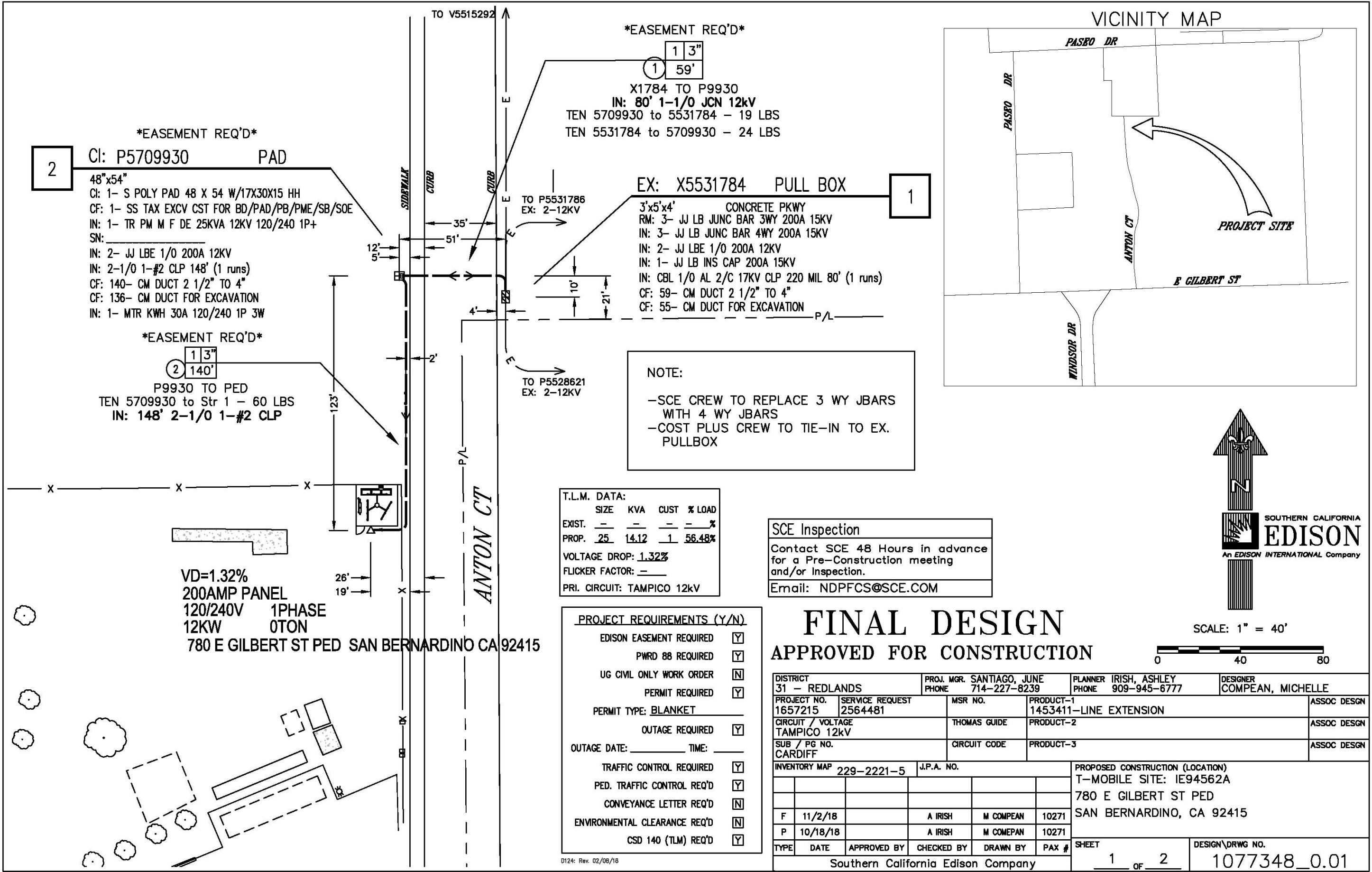
coastal business group, inc.
24310 MOULTON PKWY.
SUITE 0 #1009
LAGUNA HILLS, CA. 92657

DRAWN BY:	CHK.:	APV.:
ADA	LHC	LHC

LICENSURE:

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER: **L-4** **REVISION:** 8
NSB



EASEMENT REQ'D
 X1784 TO P9930
 IN: 80' 1-1/0 JCN 12kV
 TEN 5709930 to 5531784 - 19 LBS
 TEN 5531784 to 5709930 - 24 LBS

EASEMENT REQ'D
 Cl: P5709930 PAD
 48"x54"
 Cl: 1- S POLY PAD 48 X 54 W/17X30X15 HH
 CF: 1- SS TAX EXCV CST FOR BD/PAD/PB/PME/SB/SOE
 IN: 1- TR PM M F DE 25KVA 12KV 120/240 1P+
 SN: _____
 IN: 2- JJ LBE 1/0 200A 12KV
 IN: 2-1/0 1-#2 CLP 148' (1 runs)
 CF: 140- CM DUCT 2 1/2" TO 4"
 CF: 136- CM DUCT FOR EXCAVATION
 IN: 1- MTR KWH 30A 120/240 1P 3W

EASEMENT REQ'D
 P9930 TO PED
 TEN 5709930 to Str 1 - 60 LBS
 IN: 148' 2-1/0 1-#2 CLP

EX: X5531784 PULL BOX
 3'x5'x4" CONCRETE PKWY
 RM: 3- JJ LB JUNC BAR 3WY 200A 15KV
 IN: 3- JJ LB JUNC BAR 4WY 200A 15KV
 IN: 2- JJ LBE 1/0 200A 12KV
 IN: 1- JJ LB INS CAP 200A 15KV
 IN: CBL 1/0 AL 2/C 17KV CLP 220 MIL 80' (1 runs)
 CF: 59- CM DUCT 2 1/2" TO 4"
 CF: 55- CM DUCT FOR EXCAVATION

NOTE:
 -SCE CREW TO REPLACE 3 WY JBARS WITH 4 WY JBARS
 -COST PLUS CREW TO TIE-IN TO EX. PULLBOX

T.L.M. DATA:

SIZE	KVA	CUST	% LOAD
EXIST. -	-	-	-%
PROP. 25	14.12	1	56.48%

VOLTAGE DROP: 1.32%
 FLICKER FACTOR: -
 PRI. CIRCUIT: TAMPICO 12kV

SCE Inspection
 Contact SCE 48 Hours in advance for a Pre-Construction meeting and/or Inspection.
 Email: NDPFCS@SCE.COM

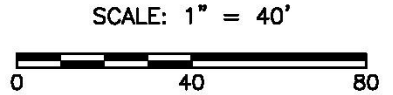
VD=1.32%
 200AMP PANEL
 120/240V 1PHASE
 12KW 0TON
 780 E GILBERT ST PED SAN BERNARDINO CA 92415

PROJECT REQUIREMENTS (Y/N)

EDISON EASEMENT REQUIRED	<input checked="" type="checkbox"/>
PWRD 88 REQUIRED	<input checked="" type="checkbox"/>
UG CIVIL ONLY WORK ORDER	<input type="checkbox"/>
PERMIT REQUIRED	<input checked="" type="checkbox"/>
PERMIT TYPE: BLANKET	
OUTAGE REQUIRED	<input checked="" type="checkbox"/>
OUTAGE DATE: _____ TIME: _____	
TRAFFIC CONTROL REQUIRED	<input checked="" type="checkbox"/>
PED. TRAFFIC CONTROL REQ'D	<input checked="" type="checkbox"/>
CONVEYANCE LETTER REQ'D	<input type="checkbox"/>
ENVIRONMENTAL CLEARANCE REQ'D	<input type="checkbox"/>
CSD 140 (TLM) REQ'D	<input checked="" type="checkbox"/>

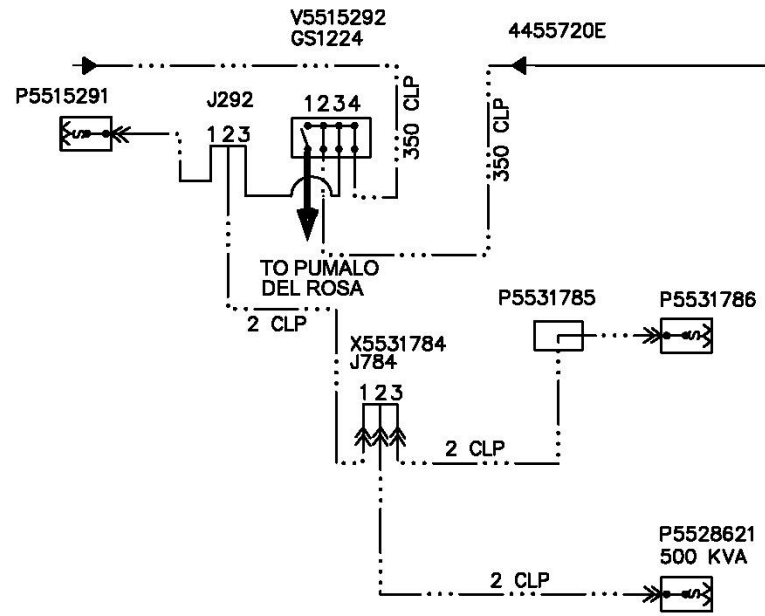
FINAL DESIGN
APPROVED FOR CONSTRUCTION

DISTRICT 31 - REDLANDS		PROJ. MGR. SANTIAGO, JUNE PHONE 714-227-8239	PLANNER IRISH, ASHLEY PHONE 909-945-6777	DESIGNER COMPEAN, MICHELLE
PROJECT NO. 1657215	SERVICE REQUEST 2564481	MSR NO.	PRODUCT-1 1453411-LINE EXTENSION	ASSOC DESGN
CIRCUIT / VOLTAGE TAMPICO 12kV		THOMAS GUIDE	PRODUCT-2	ASSOC DESGN
SUB / PG NO. CARDIFF		CIRCUIT CODE	PRODUCT-3	ASSOC DESGN
INVENTORY MAP 229-2221-5		J.P.A. NO.		
		PROPOSED CONSTRUCTION (LOCATION) T-MOBILE SITE: IE94562A 780 E GILBERT ST PED SAN BERNARDINO, CA 92415		
F	11/2/18	A IRISH	M COMPEAN	10271
P	10/18/18	A IRISH	M COMPEAN	10271
TYPE	DATE	APPROVED BY	CHECKED BY	DRAWN BY PAX #
Southern California Edison Company				
SHEET 1 OF 2			DESIGN\DRWG NO. 1077348_0.01	

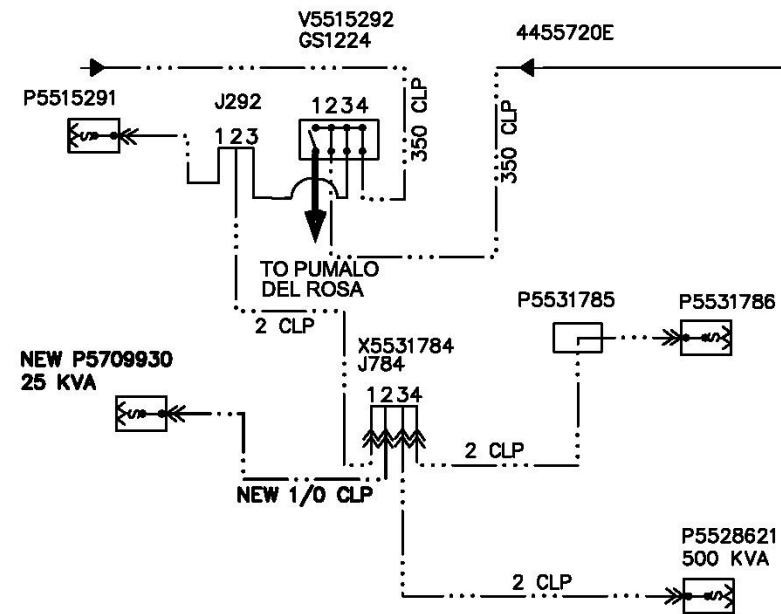


D124: Rev. 02/08/18

Existing Single Line
Circuit: TAMPICO 12kV
Sub: CARDIFF

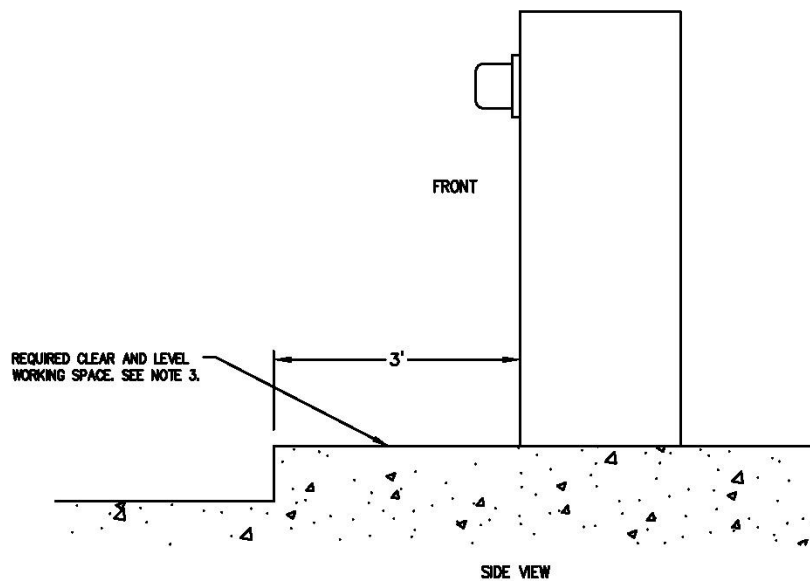


Proposed Single Line
Circuit: TAMPICO 12kV
Sub: CARDIFF



FINAL DESIGN
APPROVED FOR CONSTRUCTION

PANEL CLEARANCE
UNDERGROUND SERVICE CONNECTIONS 0-600 VOLTS
SEE ESR 3-16

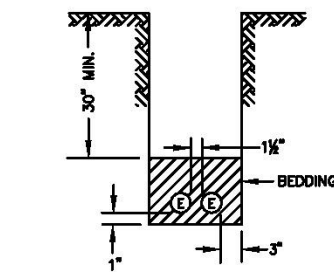


NOTES:

- A MINIMUM OF THREE (3) FEET OF CLEAR, LEVEL WORK SPACE IS REQUIRED IN FRONT OF ALL TERMINATION, METERING, AND SERVICE EQUIPMENT.
- SEE ESR-5 FOR METER-MOUNTING HEIGHT REQUIREMENTS. METER MOUNTING HEIGHT WILL BE MEASURED FROM THE STANDING AND WORKING SPACE TO THE CENTERLINE OF THE METER(S).
- WHEN SERVICE EQUIPMENT IS INSTALLED ON AN ELEVATED PORTION OF THE FLOOR/GROUND, OR HOUSEKEEPING PAD, THE PAD SHALL BE FLUSH WITH AND EXTEND A MINIMUM OF THREE (3) FEET. THIS IS MEASURED FROM THE FRONT OF THE SERVICE EQUIPMENT OR THE OUTER DOOR(S) OF THE SWITCHBOARD NEMA 3R ENCLOSURE WHEN INSTALLED. IN NO CASE SHALL THE MAXIMUM METER HEIGHT OF SIX (6) FEET THREE (3) INCHES BE EXCEEDED.
- TO MAINTAIN A SAFE, CLEAR, AND LEVEL WORKING AREA IN FRONT OF NEW OR EXISTING METER AND SERVICE EQUIPMENT, A CONCRETE SLAB OR OTHER SUITABLE PERMANENT HARD SURFACE, ACCEPTABLE TO THE COMPANY, MUST BE USED.
- FOR SWITCHBOARDS ABOVE 600V, FIVE-FOOT MINIMUM OF CLEAR AND LEVEL STANDING AND WORKING SPACE IS REQUIRED IN THE FRONT, REAR, AND SIDE OF ANY SECTION WHERE SUCH PART SUPPORTS OR PROVIDES ACCESS TO METERING, TESTING EQUIPMENT, OR SERVICE CABLE TERMINATION SECTIONS.

099: 07/08/07

TYPICAL CONDUIT BANK SECTION
SEE UGS CD 120



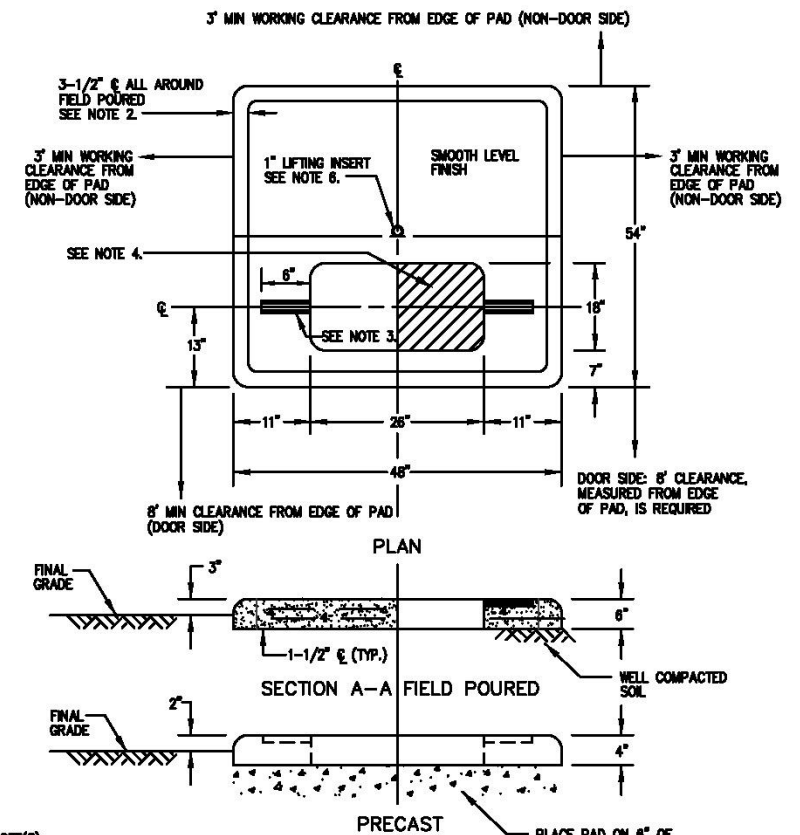
081: Rev. 06/23/09

TIE-IN MADE THROUGH SIDE WALL OF STRUCTURE
(Vault, Manhole, PME, SOE/CST, BURD, Slab Box, Pull Box, PMH)
The customer is responsible to trench to the structure entrance point and bring the conduit to within 5' of the structure being entered. The customer is to provide slip coupling and conduit.

CONDUIT RADIUS REQUIREMENTS:

- A: The minimum radius for bends are:
36" for conduits 3" in diameter or smaller
48" for conduits 4" and 5" in diameter
60" for 6" diameter conduit
- B: The minimum radius for sweeps are:
36" for conduits 3" in diameter or smaller
12'-6" for conduits 4" in diameter and larger,
unless otherwise noted.

PAD FOR SURFACE-MOUNTED TRANSFORMER
48"x 54"
(1Ø-25KVA THROUGH 167KVA)
SEE UGS SS 504



NOTE(S):

- Concrete to be 3,000 psi (minimum) at 28 days.
- Reinforcing steel to be No. 4 bars installed in double net. Perimeter bars to be continuous (6" minimum lap or weld).
- Hold-down brackets to be P-3200 series unistrut (or equal).
- Primary cables must be installed in shaded area of drawing above as far to the right as possible.
- See AC 701 for pad-mounted transformer/capacitor grounding requirements and AC 703 for approved grounding materials.
- 1" lifting insert to be located at center of gravity on precast pads.
- See SS 500 for approved manufacturers.
- Use a thin layer of red-crete (or equivalent) for rodent and weed control or where transformer does not fully cover in pad opening.
- A 17" x 30" x 15" plastic handhole (SAP 10117726) shall be inverted and installed under the cable opening of the pad. This will provide adequate cable slack for operation of the load-break elbows.

D33: Rev. 03/14/17

NOTE:
ALL ELECTRICAL DUCTS AND STRUCTURES WILL CONFORM TO GENERAL ORDER #128 (RULES FOR CONSTRUCTION OF UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATION PRESCRIBED BY THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA, JANUARY 2006).

UNDERGROUND SERVICE ALERT
Dial 811
Call USA
For Underground Locating
2 Working Days Before You Dig

DISTRICT 31 - REDLANDS		PROJ. MGR. SANTIAGO, JUNE PHONE 714-227-8239		PLANNER IRISH, ASHLEY PHONE 909-945-6777		DESIGNER COMPEAN, MICHELLE	
PROJECT NO. 1657215	SERVICE REQUEST 2564481	MSR NO.	PRODUCT-1 1453411-LINE EXTENSION	ASSOC DESGN			
CIRCUIT / VOLTAGE TAMPICO 12kV		THOMAS GUIDE	PRODUCT-2	ASSOC DESGN			
SUB / PG NO. CARDIFF		CIRCUIT CODE	PRODUCT-3	ASSOC DESGN			
INVENTORY MAP 229-2221-5	J.P.A. NO.	PROPOSED CONSTRUCTION (LOCATION) T-MOBILE SITE: IE94562A 780 E GILBERT ST PED SAN BERNARDINO, CA 92415					
F	11/2/18	A IRISH	M COMPEAN	10271			
P	10/18/18	A IRISH	M COMPEAN	10271			
TYPE	DATE	APPROVED BY	CHECKED BY	DRAWN BY	PAX #	SHEET 2 OF 2	DESIGN\DRWG NO. 1077348_0.01
Southern California Edison Company							



5401 S. CANADA PLACE
 TUCSON, AZ 85706
 PH: (520) 663-1330

APC TOWERS



JOB #: 22-047



1636 N. Greenfield Rd., Suite 112 (480) 648-3514
 Mesa, AZ 85205 www.vectorne.com

DATE: 7/6/22 DESIGNED: BMW DRAFTER: BMW

REVISIONS		
REV	DATE	DESCRIPTION

GILBERT STREET

SITE #: IE94562A-CA-1049

75'-0" MONOEUCALYPTUS

CELL TREES, INC. Job:
22-047

LOCATION:

780 E GILBERT ST.
 SAN BERNARDINO, CA 92415
 SAN BERNARDINO COUNTY

DRAWING INDEX

- MP-1 TITLE SHEET
- MP-2 NOTES & SPECIFICATIONS
- MP-3 ELEVATION VIEWS
- MP-4 DETAILS
- MP-5 NOT USED
- MP-6 FOUNDATION
- MP-7 BRANCH LAYOUT

TITLE SHEET

GILBERT STREET
 SITE #: IE94562A-CA-1049
 75'-0" MONOEUCALYPTUS
 780 E GILBERT ST.
 SAN BERNARDINO, CA 92415
 SAN BERNARDINO COUNTY

PRELIMINARY
NOT FOR
CONSTRUCTION
7/6/2022

A1212-0712-221

MP-1	REV 0
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SUMMARY OF SPECIAL INSPECTION		
NO.	DESCRIPTION OF TYPE OF INSPECTION REQ'D, LOCATION, REMARKS, ETC.	INSPECTION TYPE
1. REQUIRED INSPECTIONS FOR SOIL/FOUNDATION:		
A.	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND THAT THE MATERIALS BELOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	PERIODIC
B.	PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	PERIODIC
C.	VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	CONTINUOUS
D.	PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT IT HAS BEEN PREPARED PROPERLY	PERIODIC
2. REQUIRED INSPECTIONS FOR CAST-IN-PLACE DEEP FOUNDATION ELEMENTS		
A.	INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT	CONTINUOUS
B.	VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.	CONTINUOUS
3. REQUIRED INSPECTIONS FOR CONCRETE CONSTRUCTION		
A.	INSPECT REINFORCEMENT AND VERIFY PLACEMENT	PERIODIC
B.	INSPECT ANCHORS CAST IN CONCRETE - PLUMBNESS, ORIENTATION, TOP AND BOTTOM TEMPLATES ARE INSTALLED, AND THAT THE MINIMUM EMBEDMENT SPECIFIED BY THE FOUNDATION DESIGNER IS MET.	PERIODIC
C.	VERIFY USE OF REQUIRED DESIGN MIX AND COMPLIANCE WITH ACI 318-14	PERIODIC
D.	PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	CONTINUOUS
E.	INSPECT CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	CONTINUOUS
F.	VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	PERIODIC
G.	INSPECT FORMWORK FOR PROPER SHAPE, LOCATION AND DIMENSIONS.	PERIODIC
4. BOLTING:		
A.	ANCHOR BOLTS SHALL BE INSTALLED WITH A LOCKING MECHANISM AND BE TIGHTENED TO A "SNUG TIGHT" CONDITION PER AISC	PERIODIC
B.	ALL HIGH STRENGTH BOLTS, A325, SHALL BE TIGHTENED TO THE TURN OF NUT METHOD AS DEFINED BY AISC	PERIODIC
5. FIELD WELDING:		
A.	NO FIELD WELDING SHALL BE PERMITTED EXCEPT WHERE SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS	<= 5/16, PERIODIC > 5/16, CONTINUOUS
6. SHOP WELDING:		
A.	ALL SHOP WELDING OF STRUCTURAL STEEL SHALL BE PERFORMED BY AN APPROVED FABRICATOR'S SHOP PER 2019 CBC SECTION 1704.2.5	PROVIDE CERTS.
B.	ALL WELDED CONNECTIONS SHALL CONFORM WITH THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY (AWS) D1.1	N/A
C.	WELD ELECTRODES SHALL BE LOW HYDROGEN E70XX U.N.O.	N/A
D.	VISUAL INSPECTION OF ALL WELDS SHALL BE PERFORMED BEFORE GALVANIZING.	INSPECT AND REPORT
E.	IF A WELD IS IN QUESTION PER THE VISUAL INSPECTION THEN IT SHALL BE TESTED USING AN APPROPRIATE TEST, I.E. DIE PENETRATION, MAGNETIC PARTICLE, U.T., ETC.	INSPECT AND REPORT

SPECIAL INSPECTION:

- SPECIAL INSPECTION SHALL BE PERFORMED ACCORDING TO 2019 CBC.
- THE SPECIAL INSPECTOR SHALL BE APPROVED BY THE LOCAL JURISDICTION TO PERFORM THE TYPES OF INSPECTION REQUIRED.
- ANY SUPPORT SERVICE PERFORMED BY THE ENGINEER OF RECORD DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER OF RECORD ARE ONLY FOR THE PURPOSE OF ASSISTING IN THE QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH THE CONTRACT DOCUMENTS. THIS SUPPORT DOES NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

GENERAL DESIGN NOTES:

STRUCTURAL DESIGN IS BASED ON THE CALIFORNIA BUILDING CODE, 2019 EDITION (2018 IBC) AND THE TIA-222-H STANDARD

DESIGN LOADS:

WIND: WIND SPEED = 110 MPH (3-SEC GUST) PER THE ASCE 7-16 STANDARD

RISK CATEGORY: II
EXPOSURE: C
TOPOGRAPHIC CATEGORY: 1
CREST HEIGHT: 0 FT
ELEVATION: 1,130 FT ABOVE SEA LEVEL

ICE: NONE PER THE TIA-222-H STANDARD

SEISMIC:

IMPORTANCE FACTOR: 1.00
RISK CATEGORY: II
MAPPED SPECTRAL RESPONSE ACCELERATIONS:
S_s = 2.387g, S₁ = 0.880g
SITE CLASS: D
SPECTRAL RESPONSE COEFFICIENTS:
S_{DS} = 1.591g, S_{D1} = 0.997g
SEISMIC DESIGN CATEGORY: E
BASIC SEISMIC-FORCE-RESISTING-SYSTEM:
TELECOMMUNICATION TOWER: STEEL POLE
SEISMIC BASE SHEAR, V: 15.8 K
SEISMIC RESPONSE COEFFICIENT, C_s: 0.469
RESPONSE MODIFICATION FACTOR, R: 1.5
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

STRUCTURAL STEEL:

- POLYGONAL MONOPOLE SHAFT STEEL SHALL CONFORM w/ ASTM A572 GR. 65, U.N.O.
- BASEPLATE STEEL SHALL CONFORM w/ ASTM A572 GR. 50, U.N.O.
- ALL STEEL PIPE SHALL CONFORM w/ ASTM A53 GR. B (35 KSI), U.N.O.
- REINFORCED PORT STEEL SHALL CONFORM w/ ASTM A572 GR. 65, U.N.O.
- ALL OTHER STEEL SHAPES & PLATES SHALL CONFORM w/ ASTM A36, U.N.O.
- ALL BOLTS FOR STEEL-TO-STEEL CONNECTIONS SHALL CONFORM w/ ASTM F3125 GR. A325, U.N.O.
- ALL ANCHOR BOLTS SHALL CONFORM w/ ASTM A615 GR. 75, U.N.O.
- ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE w/ THE LATEST VERSION OF THE AMERICAN WELDING SOCIETY AWS D1.1. STEEL WELDS SHALL BE BY E70XX LOW HYDROGEN ELECTRODES, U.N.O.
- ALL STEEL SURFACES SHALL BE GALVANIZED IN ACCORDANCE w/ ASTM A123 AND ASTM F2329 STANDARDS.
- ALL BOLTED CONNECTIONS SHALL BE TIGHTENED PER THE "TURN-OF-NUT" METHOD AS DEFINED BY AISC.

BASE DESIGN REACTIONS:

MOMENT, M = 3,585 K-FT (1.0 WIND)
SHEAR, V = 56.0 K (1.0 WIND)
AXIAL, P = 40.3 K (1.2 DEAD)

DISCLAIMERS:

- ALL STRUCTURAL COMPONENTS TO BE CONNECTED TOGETHER SHALL BE COMPLETELY FIT UP ON THE GROUND OR OTHERWISE VERIFIED FOR COMPATIBILITY PRIOR TO LIFTING ANY COMPONENT INTO PLACE. REPAIRS REQUIRED DUE TO FIT-UP OR CONNECTION COMPATIBILITY PROBLEMS AFTER PARTIAL ERECTION ARE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.
- WHERE EFFECTIVE PROJECTED AREAS (EPA) ARE USED, IT IS THE RESPONSIBILITY OF OTHERS TO VERIFY INSTALLED EQUIPMENT DOES NOT EXCEED LISTED EPA.
- SOME TELECOMMUNICATIONS STRUCTURES ARE SUSCEPTIBLE TO WIND-INDUCED OSCILLATIONS. OSCILLATIONS MAY OCCUR AT LOW OR MODERATE WIND SPEEDS. TIA PROVIDES NO PRACTICAL ANALYTICS METHOD TO PREDICT AND PREVENT WIND-INDUCED STRUCTURAL OSCILLATIONS. VECTOR STRUCTURAL ENGINEERING RECOMMENDS FREQUENT MONITORING TO IDENTIFY WIND-INDUCED OSCILLATION AND REGULAR CONDITION ASSESSMENTS TO IDENTIFY FATIGUE CRACKING, LOOSE OR MISSING BOLTS, AND ANY OTHER STRUCTURAL DEFECTS. ANY OSCILLATION OR DEFECTS OBSERVED SHALL BE IMMEDIATELY REPORTED TO VECTOR STRUCTURAL ENGINEERING FOR FURTHER EVALUATION AND POSSIBLE REPAIRS OR MODIFICATIONS WHICH MAY BE REQUIRED AT THE OWNER'S EXPENSE.
- THE CONTRACTOR ASSUMES RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. THIS REQUIREMENT APPLIES CONTINUOUSLY, IS NOT LIMITED TO NORMAL WORKING HOURS, AND INCLUDES FIRE PREVENTION AND/OR DAMAGE FROM HEAT DUE TO FIELD WELDING.

APC TOWERS



JOB #: 22-047



DATE: 7/6/22 DESIGNED: BMW DRAFTER: BMW

REVISIONS		
REV	DATE	DESCRIPTION

NOTES & SPECIFICATIONS

GILBERT STREET
SITE #: IE94562A-CA-1049
75'-0" MONOEUCALYPTUS
780 E GILBERT ST.
SAN BERNARDINO, CA 92415
SAN BERNARDINO COUNTY

**PRELIMINARY
NOT FOR
CONSTRUCTION
7/6/2022**

A1212-0712-221

MP-2 REV 0

DESIGN LOADING:

FUTURE ANTENNA C.L. @ 86'-0" A.G.L.:
 EPA = 225.51 ft², WEIGHT=2,700 lbs
 (3) SECTOR FRAMES BY OTHERS
 (EPA_{FRONT}=12.1 ft², EPA_{SIDE}=9.2 ft², WEIGHT=633 lbs)
 ANTENNA C.L. @ 66'-0" A.G.L.:
 EPA = 225.51 ft², WEIGHT=2,700 lbs
 (3) SECTOR FRAMES BY OTHERS
 (EPA_{FRONT}=12.1 ft², EPA_{SIDE}=9.2 ft², WEIGHT=633 lbs)
 FUTURE ANTENNA C.L. @ 56'-0" A.G.L.:
 SAME AS DESIGN LOADING @ 66'-0" A.G.L.

NOTE: ALL FEEDLINES SHALL BE ROUTED INSIDE THE POLE SHAFT

NOTE: BRANCHES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT NECESSARILY SHOWN TO SCALE.

NOTE: MONOPOLE DESIGNED FOR 20'-0" FUTURE EXTENSION

NOTE: ANTENNAS & PORTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES & ARE NOT NECESSARILY SHOWN TO SCALE

APPURTENANCES

N.T.S.

2

MONOPOLE SECTION CHART²

SECTION	LENGTH	ØTOP ⁴	ØBOTTOM ⁴	THICKNESS	WEIGHT ^{1,3}
1	45'-0"	26.70"	40.65"	5/16"	5.3 K
2	29'-7"	38.29"	47.47"	3/8"	6.9 K

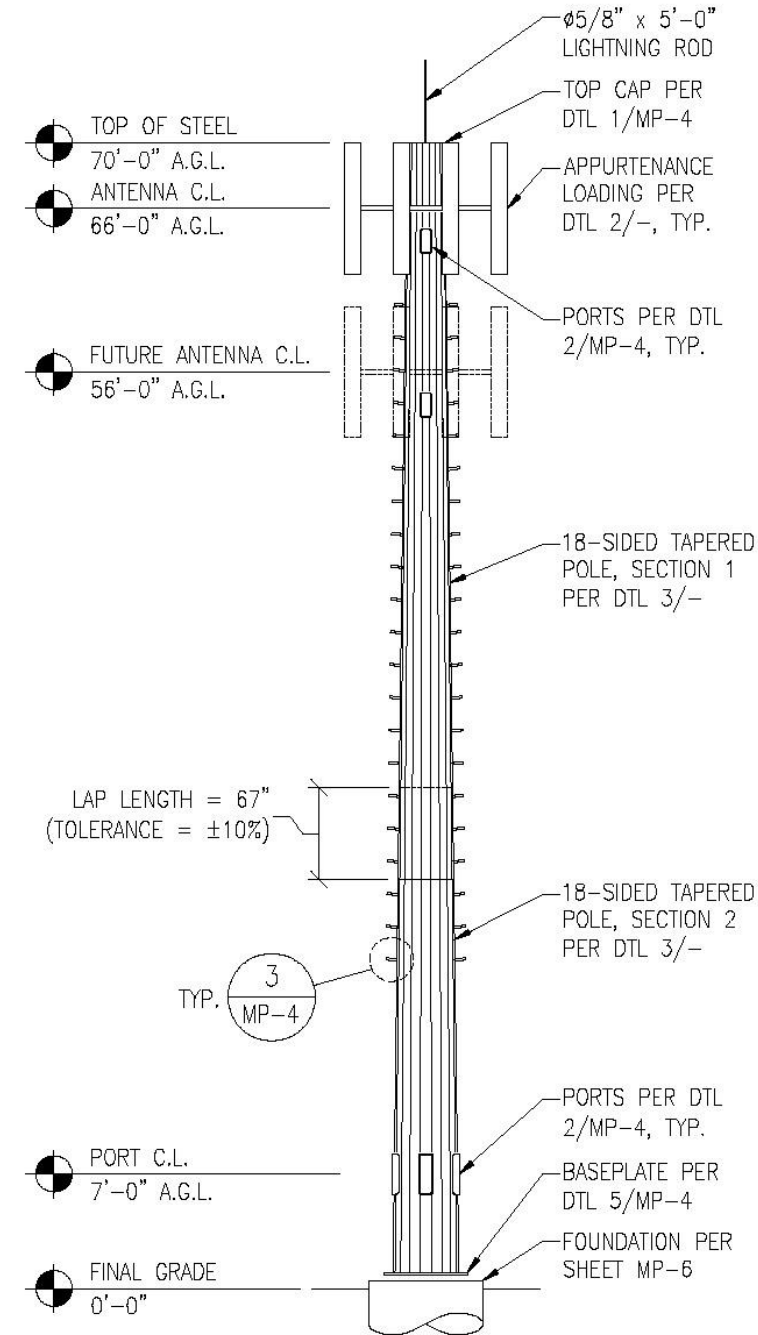
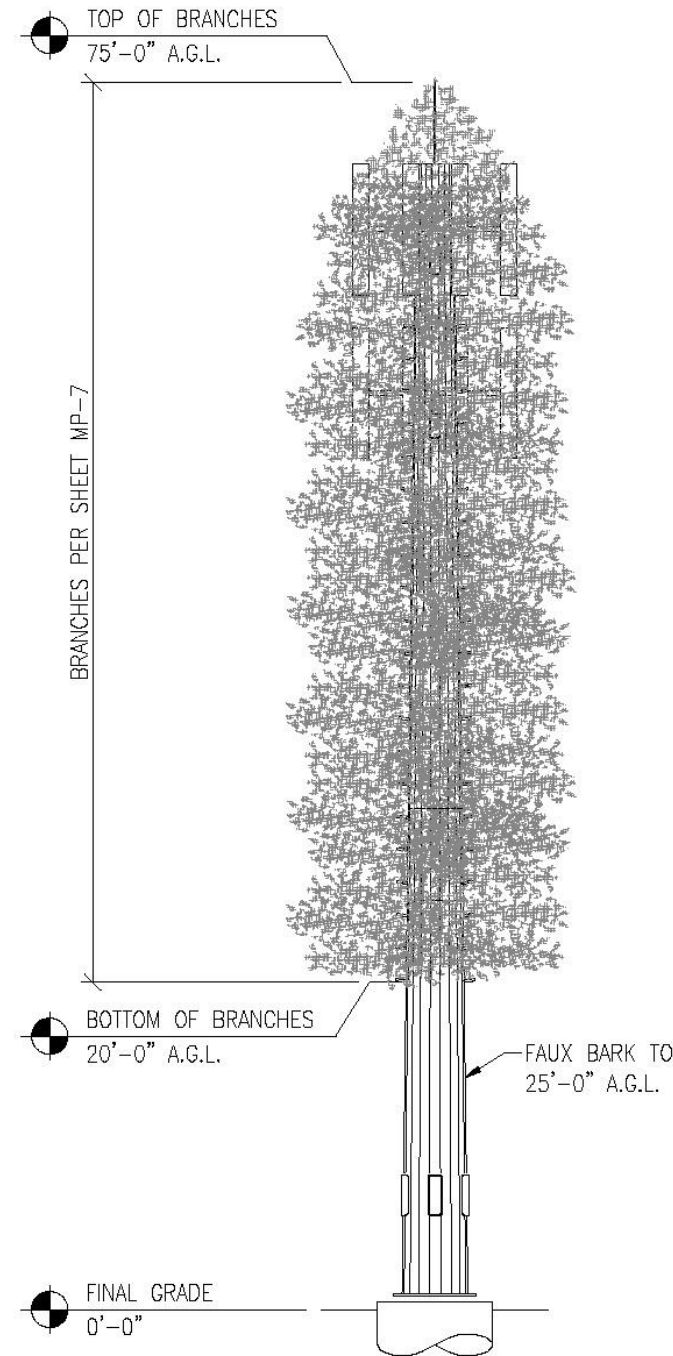
NOTES:

- SECTION WEIGHT INCLUDES PORTS. LOWEST SECTION WEIGHT INCLUDES BASEPLATE WEIGHT.
- DESIGN TAPER = 0.31 in/ft.
- WEIGHTS LISTED IN THIS CHART ARE RAW STEEL WEIGHTS. FINAL WEIGHTS MAY BE UP TO 22% GREATER DUE TO GALVANIZING AND OTHER MISCELLANEOUS ITEMS.
- DIAMETER OF POLE SECTIONS AT LAP SPLICES MAY BE ADJUSTED BY UP TO 0.06" TO ACCOUNT FOR THE THICKNESS OF COATINGS.

POLE SECTIONS

N.T.S.

3



ELEVATIONS

N.T.S.

1

APC TOWERS



JOB #: 22-047



1836 N. Greenfield Rd., Suite 112 (480) 648-3614
 Mesa, AZ 85205 www.vectorna.com

DATE: 7/6/22 DESIGNED: BMW DRAFTER: BMW

REVISIONS		
REV	DATE	DESCRIPTION

ELEVATION VIEWS

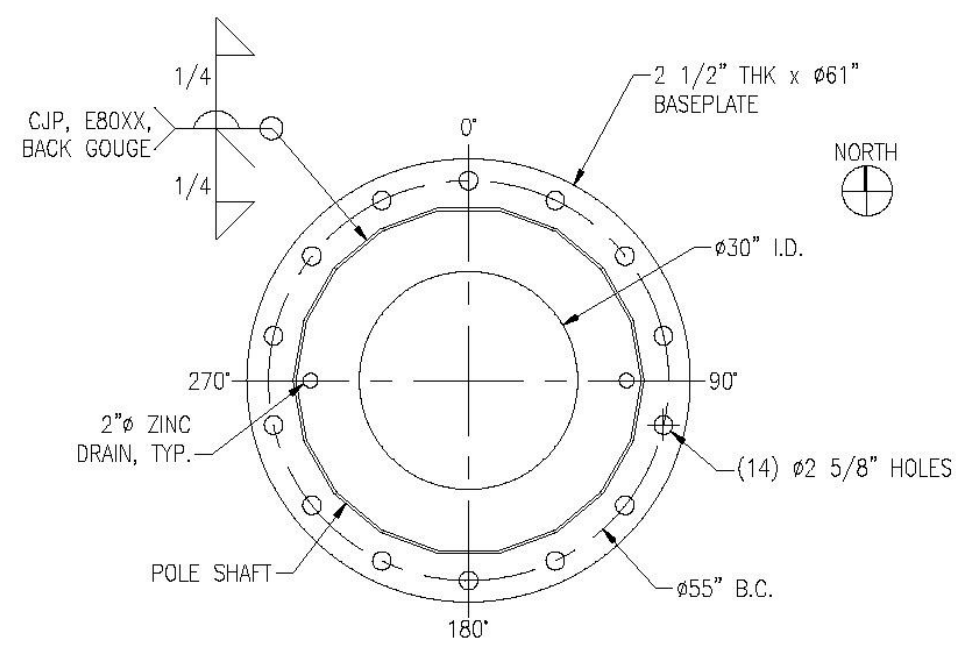
GILBERT STREET
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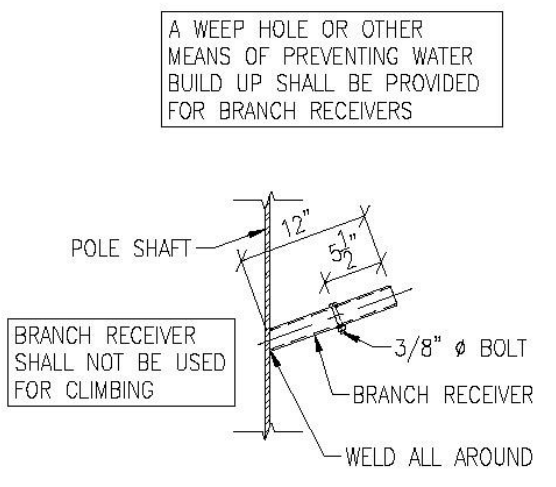
MP-3

REV
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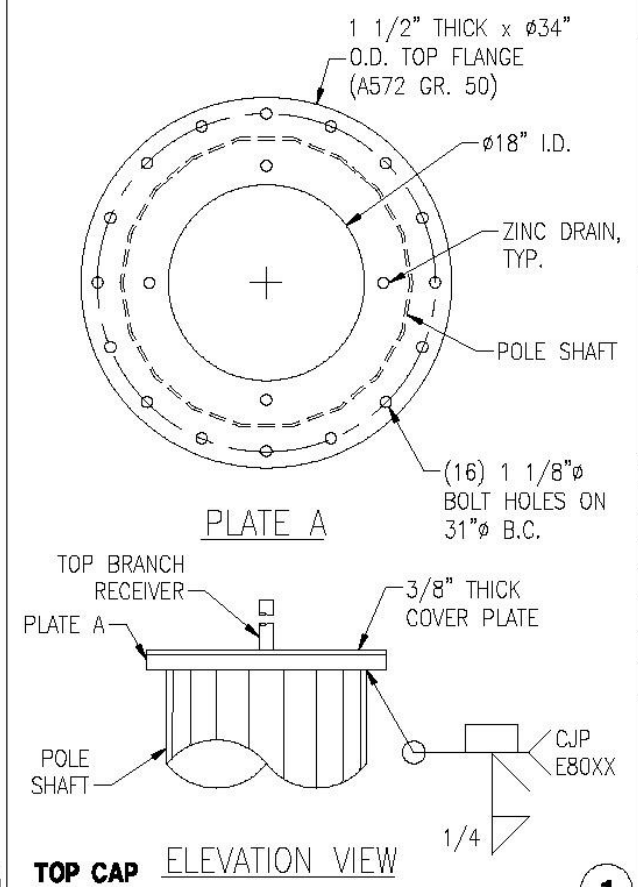
BASEPLATE

N.T.S. **5**



BRANCH RECEIVER

N.T.S. **3**



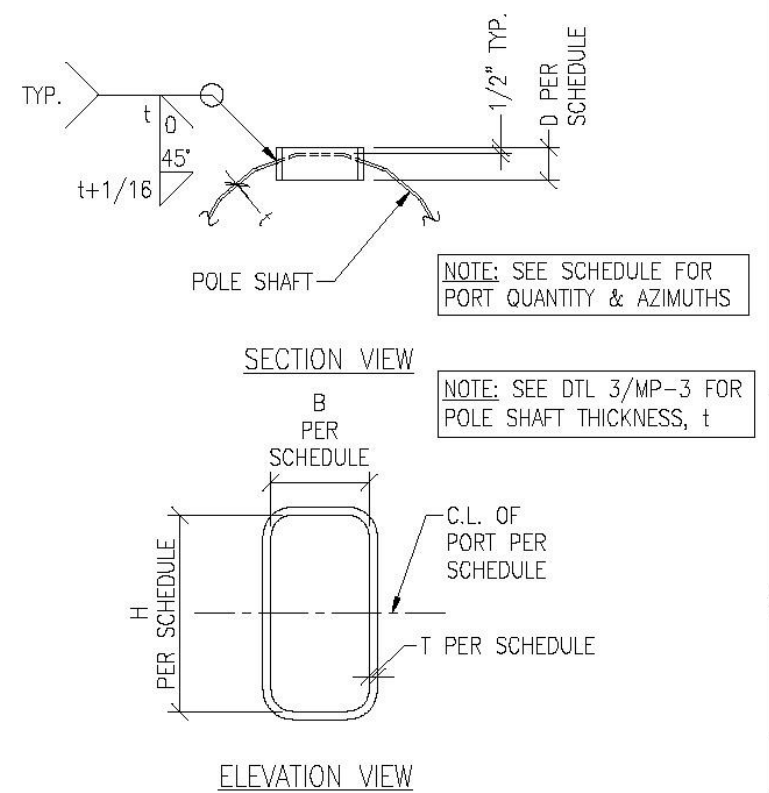
TOP CAP ELEVATION VIEW

N.T.S. **1**

PORT SCHEDULE					
C.L. ELEV.	PORT SIZE (B x H)	D	T	QTY	AZIMUTH(S)
64'-0"	8"x18"	4"	1/2"	3	0°/120°/240°
54'-0"	8"x18"	4"	1/2"	3	0°/120°/240°
7'-0"	9"x24"	4"	3/4"	3	90°/180°/270°

PORT SCHEDULE

N.T.S. **4**



PORTS

N.T.S. **2**

APC TOWERS



JOB #: 22-047



1635 N. Greenfield Rd., Suite 112 Mesa, AZ 85205 (480) 848-3514 www.vectoraz.com

DATE: 7/6/22 DESIGNED: BMW DRAFTER: BMW

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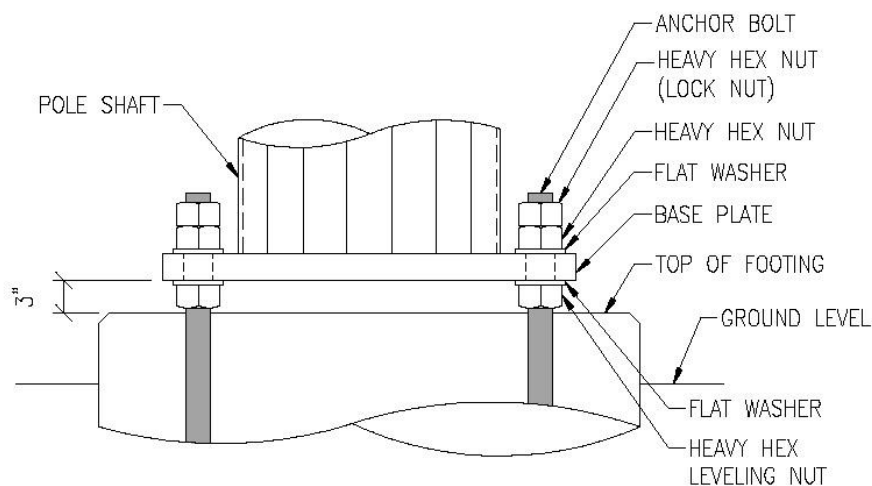
MP-4	REV 0
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FOUNDATION NOTES:

1. FOUNDATION DESIGN IS BASED ON THE FOLLOWING GEOTECHNICAL REPORT:

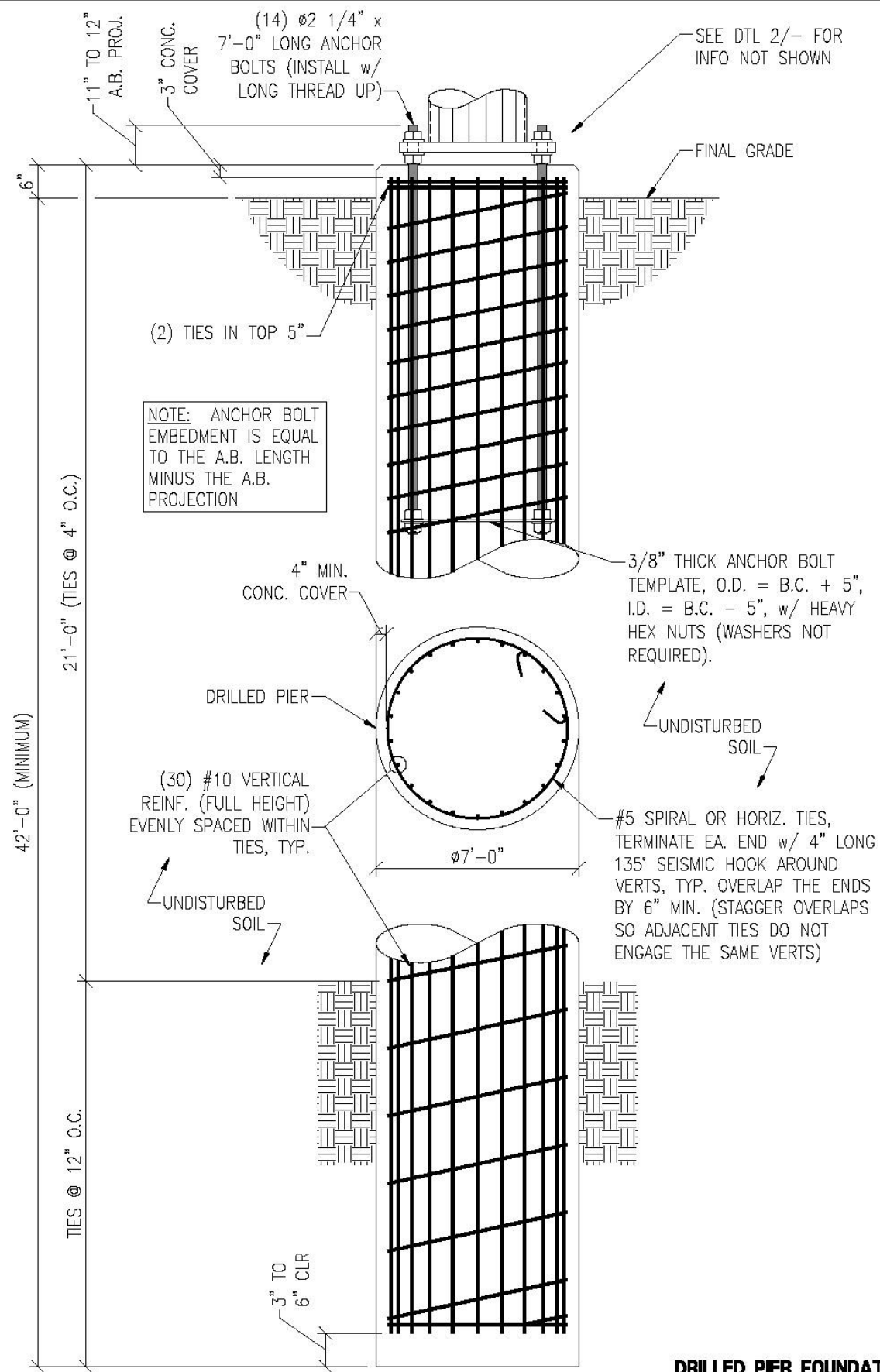
AESCO
 REPORT: 20181365-G6592
 DATE: JUNE 8, 2022

2. ALL CONCRETE SHALL USE TYPE II PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE SHALL HAVE A MINIMUM OF 6% ENTRAINED AIR (WHERE FROST DEPTH > 0"). CONCRETE SHALL HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.50. CONCRETE SHALL HAVE A SLUMP OF 5" (±1") IF PLACED IN A DRY SHAFT WITHOUT TEMPORARY CASING OR 7" (±1") IF A TEMPORARY CASING AND/OR DRILLING FLUIDS ARE USED UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH "THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE," ACI 318-14. FOUNDATION INSTALLATION SHALL BE IN ACCORDANCE WITH ACI 336, "STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF DRILLED PIERS," LATEST EDITION. SPECIAL INSPECTION SHALL BE PERFORMED AS REQUIRED PER CHAPTER 17 OF THE BUILDING CODE.
3. REINFORCING STEEL SHALL CONFORM WITH THE REQUIREMENTS OF ASTM A-615, GRADE 60. ALL REINFORCING DETAILS SHALL CONFORM TO "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," ACI 315, LATEST EDITION, UNLESS DETAILED OTHERWISE ON THIS DRAWING.
4. INSTALLATION OF THE FOUNDATION MUST BE OBSERVED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER FIRM. GEOTECHNICAL ENGINEER TO PROVIDE A NOTICE OF INSPECTION FOR THE BUILDING INSPECTOR FOR REVIEW AND RECORD PURPOSES.
5. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT REGARDING INSTALLATION METHOD, REQUIRED EQUIPMENT, WARNINGS, AND ALL OTHER RECOMMENDATIONS OR REQUIREMENTS RELATED TO THE FOUNDATION
6. MONOPOLE MAY BE ERECTED 3-DAYS AFTER FOUNDATION IS INSTALLED AND ONCE CONCRETE STRENGTH IS AT LEAST 4000 PSI.



N.T.S.

2



DRILLED PIER FOUNDATION

N.T.S.

1

APC TOWERS



JOB #: 22-047



1836 N. Greenfield Rd., Suite 112 (480) 648-3614
 Mesa, AZ 85205 www.vectorna.com

DATE: 7/6/22 DESIGNED: BMW DRAFTER: BMW

REVISIONS		
REV	DATE	DESCRIPTION

FOUNDATION

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 SITE #: IE94562A-CA-1049
 75'-0" MONOEUCALYPTUS
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 SAN BERNARDINO, CA 92415
 SAN BERNARDINO COUNTY

**PRELIMINARY
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 7/6/2022**

A1212-0712-221

MP-6

REV
 0

EXHIBIT "B"

LICENSEE's AUTHORIZED EQUIPMENT

1. One (1) 75' monopole Eucalyptus (tree coverings)
2. Three (3) APXVAALL24_43-U-NA20 Panel Antennas (one per sector)
3. Three (3) AIR6419 B41 Panel Antennas (one per sector)
4. Three (3) 6/24 4 AWG 30m Cables
5. Three (3) RRUS 4480 B71+ B85 (two per sector)
6. Three (3) RRUS 4460 B25 + B66 (1 per sector)
7. One (1) RBS 6160 cabinet
8. One (1) RBS B160 cabinet
9. One (1) 2' diameter microwave antenna with two (2) ODU radios
10. One (1) 25 KW Diesel Generator
11. One (1) GPS Antenna
12. One (1) PPC Cabinet with generator plug
13. One (1) fiber cabinet
14. One (1) dual meter cabinet with concrete pad
15. One (1) Telco Hoffman Box
16. One (1) 8'-High Concrete Masonry perimeter wall surrounding the 20' X 40' compound Site
17. Three (3) 9'-0" T-arm antenna mounts
18. One (1) 30' long access path from the north parking lot to the compound Site
19. One (1) 130' long access path from Gilbert Street
20. Two (2) live eucalyptus trees within the Premises on the Site as per that portion of the attached Exhibit "A-1" Landscape plans of LICENSEE's Initial Improvements
21. One (1) irrigation valve
22. One (1) Electrical transformer
23. Two (2) 3" conduits for electrical service
24. Two (2) 4" Conduit for fiber service (50'-0")
25. One (1) 5'-0" H-Frame with 12" Dia. X 3'-4" deep Foundations
26. One (1) 3'-0" x 14'-9" concrete equipment pad
27. Six (6) 4" conduits from the Tower to the Equipment pad
28. 2' x 40'-8' high concrete masonry perimeter wall

EXHIBIT "C"
LIST OF FORMER COUNTY OFFICIALS

INSTRUCTIONS: List the full name of the former COUNTY Administrative Official, the title/description of the Official's last position with the COUNTY, the date the Official terminated COUNTY employment, the Official's current employment and/or representative capacity with the LICENSEE, the date the Official entered LICENSEE's employment and/or representation.

OFFICIAL'S NAME:

REQUIRED INFORMATION



**Exhibit “D”
Campaign Contribution Disclosure
(Senate Bill 1439)**

DEFINITIONS

Actively supporting the matter: (a) Communicate directly with a member of the Board of Supervisors or other County elected officer [Sheriff, Assessor-Recorder-Clerk, District Attorney, Auditor-Controller/Treasurer/Tax Collector] for the purpose of influencing the decision on the matter; or (b) testifies or makes an oral statement before the County in a proceeding on the matter for the purpose of influencing the County’s decision on the matter; or (c) communicates with County employees, for the purpose of influencing the County’s decision on the matter; or (d) when the person/company’s agent lobbies in person, testifies in person or otherwise communicates with the Board or County employees for purposes of influencing the County’s decision in a matter.

Agent: A third-party individual or firm who, for compensation, is representing a party or a participant in the matter submitted to the Board of Supervisors. If an agent is an employee or member of a third-party law, architectural, engineering or consulting firm, or a similar entity, both the entity and the individual are considered agents.

Otherwise related entity: An otherwise related entity is any for-profit organization/company which does not have a parent-subsidary relationship but meets one of the following criteria:

- (1) One business entity has a controlling ownership interest in the other business entity;
- (2) there is shared management and control between the entities; or
- (3) a controlling owner (50% or greater interest as a shareholder or as a general partner) in one entity also is a controlling owner in the other entity.

For purposes of (2), “shared management and control” can be found when the same person or substantially the same persons own and manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees, or otherwise share activities, resources, or personnel on a regular basis; or there is otherwise a regular and close working relationship between the entities.

Parent-Subsidiary Relationship: A parent-subsidiary relationship exists when one corporation has more than 50 percent of the voting power of another corporation.

LICENSEE must respond to the questions on the following page. If a question does not apply respond N/A or Not Applicable.

1. Name of LICENSEE: APC Towers IV, LLC

2. Is the entity listed in Question No. 1 a non-profit organization under Internal Revenue Code section 501(c)(3)?
 Yes If yes, skip Question Nos. 3 - 4 and go to Question No. 5.
 No

3. Name of Principal (i.e., CEO/President) of entity listed in Question No. 1, if the individual actively supports the matter and has a financial interest in the decision: Daniel C. Agresta, III & Mark Cravens

4. If the entity identified in Question No.1 is a corporation held by 35 or less shareholders, and not publicly traded ("closed corporation"), identify the major shareholder(s): n/a

5. Name of any parent, subsidiary, or otherwise related entity for the entity listed in Question No. 1 (see definitions above):

Company Name	Relationship
n/a	

6. Name of agent(s) of LICENSEE:

Company Name	Agent(s)	Date Agent Retained (if less than 12 months prior)
	n/a we do not have an agent	

7. Name of Subcontractor(s) (including Principal and Agent(s)) that will be providing services/work under the awarded contract if the subcontractor (1) actively supports the matter and (2) has a financial interest in the decision and (3) will be possibly identified in the contract with the County or board governed special district:

Company Name	Subcontractor(s):	Principal and/or Agent(s):
APC Towers IV, LLC	TBD	

8. Name of any known individuals/companies who are not listed in Questions 1-7, but who may (1) actively support or oppose the matter submitted to the Board and (2) have a financial interest in the outcome of the decision:

Company Name	Individual(s) Name
n/a	

9. Was a campaign contribution, of more than \$250, made to any member of the San Bernardino County Board of Supervisors or other County elected officer within the prior 12 months, by any of the individuals or entities listed in Question Nos. 1-8?

No If no, please skip Question No. 10.

Yes If yes, please continue to complete this form.

10. Name of Board of Supervisor Member or other County elected officer: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

Please add an additional sheet(s) to identify additional Board Members or other County elected officers to whom anyone listed made campaign contributions.

By signing below, LICENSEE certifies that the statements made herein are true and correct. LICENSEE understands that the individuals and entities listed in Question Nos. 1-8 are prohibited from making campaign contributions of more than \$250 to any member of the Board of Supervisors or other County elected officer while this matter is pending and for 12 months after a final decision is made by the County.

Signature



Date

Print Name

Print Entity Name, if applicable