



PLANNING COMMISSION AGENDA

PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020, THE FOLLOWING MEETING WILL TAKE PLACE SOLELY BY TELECONFERENCE / VIDEOCONFERENCE.

How Can Members of the Public Observe and Provide Public Comments?

Residents are strongly encouraged to participate remotely via Spectrum Channel 3 and 22, AT&T U-verse Channel 99 and/or El Segundo TV at YouTube.com. Members of the Public may provide comments electronically by sending comments to the following e-mail address, with a limit of 150 words and accepted up until 30 minutes prior to the meeting: **PUBLICCOMMUNICATIONS@elsegundo.org**, *in the subject line please state the meeting date and item number*. Depending on the volume of communications, the emails will be read to Council during public communications and are subject to disclosure under the Public Records Act.

Members of the Public may also provide comments in the designated area in Council Chamber up to and during public communication portion of the meeting. Members of the public must observe “social distancing” requirements at all times, *i.e.*, remain six (6) feet from other attendees during the entirety of the event or gathering.

Additional Information:

The City Council, with certain statutory exceptions, can only take action upon properly posted and listed agenda items. Any writings or documents given to a majority of the City Council regarding any matter on this agenda that the City received after issuing the agenda packet are available for public inspection in the City Clerk’s office during normal business hours. Such Documents may also be posted on the City’s website at www.elsegundo.org and additional copies will be available at the City Council meeting.

Unless otherwise noted in the Agenda, the Public can only comment on City-related business that is within the jurisdiction of the City Council and/or items listed on the Agenda during the Public Communications portions of the Meeting. Additionally, the Public can comment on any Public Hearing item on the Agenda during the Public Hearing portion of such item. The time limit for comments is five (5) minutes per person.

Before speaking to the City Council, please state: Your name and residence and the organization you represent, if desired. Please respect the time limits.

DATE: Thursday, August 27, 2020

TIME: 5:30 p.m.

PLACE: City Council Chambers, City Hall
350 Main Street
El Segundo, California 90245-0989

VIDEO: El Segundo Cable Channel 3 (Live).
Replayed Friday following Thursday's meeting
at 1:00 pm and 7:00 pm on Channel 3.
(Schedule subject to change)

All files related to this agenda are available for public review in the Planning Division office, Monday through Thursday 7:00 am to 5:00 pm and alternating Fridays until 4:00 pm beginning at 7:00 am Monday prior to the Planning Commission meeting.

The Planning Commission, with certain statutory exceptions, can only take action upon properly posted and listed agenda items.

Unless otherwise noted in the Agenda, the public can only comment on City-related business that is within the subject-matter jurisdiction of the Planning Commission and items listed on the Agenda during the Public Communications portion of the meeting. Additionally, the public can comment on any public hearing item on the Agenda during the public hearing portion of such item. The time limit for comments is generally five minutes per person.

Playing of video tapes or use of visual aids may be permitted during meetings if they are submitted to the Planning and Building Safety Director a minimum of two working days before the meeting and they do not exceed five minutes in length. Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the City Clerk's office and on the City's website, www.elsegundo.org.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact City Clerk, (310) 524-2307. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

- A. **Call to Order**
- B. **Pledge of Allegiance**
- C. **Roll Call**
- D. **Public Communications** (Related to City Business only and for which the Planning Commission is responsible—5 minutes per person; 30 minutes total).

Individuals who received value of \$50 or more to communicate to the Planning Commission on another's behalf, and employees speaking on their employer's behalf, must so identify themselves before addressing the Commission. Failure to do so is a misdemeanor. While all comments are welcome, the Brown Act does not allow the Commission to take action on any item not on the agenda. The Commission may respond to comments after public communications is closed.

E. **Consent Calendar**

All items are to be adopted by one motion without discussion. If a request for discussion of an item is made, the items should be considered individually under the next Agenda heading.

- 1. Approval of the July 09, 2020, Planning Commission Meeting Minutes.
- 2. Receive and File Zoning Code Interpretation regarding educational service businesses as permitted use in Smoky Hollow Specific Plan.

RECOMMENDED ACTION: Approve the Minutes

2. **Administrative Use Permit for a Wireless Communications Facility.**

Address: 2240 East Imperial Highway

Applicant: AT&T Mobility Represented Justin David at Synergy

Project Description: A request to install a new façade-mounted wireless communications facility for AT&T Mobility on an existing 13-story office building. The proposed facility will be fully concealed with fiberglass reinforced plastic screens and will only be visible from the interior courtyard between the existing three buildings at the site. (Environmental Assessment No. EA-1277 and Administrative Use Permit No. AUP 20-01)

Environmental Determination: The City The project is categorically exempt from environmental review pursuant to California Code of Regulations, Title 14 ("CEQA guidelines") Section 15301 as a Class 1 (Existing Facilities).

RECOMMENDED ACTION: Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1277 and Administrative Use Permit No. 20-01.

F. **Call items from Consent Calendar**

G. **Written Communications** (other than what is included in Agenda packets)

H. New Business—Public Hearing

3. Termination of Precise Plan No. 87-01 for Environmental Assessment No. EA-1280 and Precise Plan Amendment No. PPA No. 20-01

Address: 2361-2381 E. Rosecrans Avenue

Applicant: Toni Reina, representing Continental Development Corporation

Project Description: An amendment to terminate Precise Plan No. 87-01 for the development located at 2361-2381 East Rosecrans Avenue (The Terrace at Continental Park) to allow the current underlying Urban Mixed-Use South (MUS) zone development standards and uses to apply to the project site.

Environmental Determination: The project is categorically exempt from environmental review pursuant to California Code of Regulations, Title 14 (“CEQA guidelines”) Section 15332 as a Class 32 exemption (In-fill Development Projects).

RECOMMENDED ACTION: Adopt Resolution No. 2884.

I. Continued Business—Public Hearing.

J. Report from Planning and Building Safety Director or designee

K. Planning Commissioners’ Comments

L. Adjournment—next meeting scheduled for September 10, 2020, 5:30 pm.

POSTED: Venus Wesson
(Signature)

August 20, 2020 @10:05 pm
(Date and time)



**MINUTES OF THE
EL SEGUNDO VIRTUAL PLANNING COMMISSION
Regularly Scheduled Meeting**

July 09, 2020

A. Call to Order

Vice Chair Newman virtually called the meeting at 5:35 p.m.

B. Roll Call

Present via teleconferencing: Vice Chair Newman
Present via teleconferencing: Commissioner Wingate
Present via teleconferencing: Commissioner Hoeschler

Absent: Chair Baldino and Commissioner Keldorf

C. Pledge of Allegiance

Commissioner Wingate led the pledge.

D. Public Communications

None.

E. Consent Calendar

None.

F. Call items from Consent Calendar

None.

G. Written Communications (other than what is included in Agenda packets)

Agenda Item I-1 the Resolution of Approval for Exhibit B for the Community Benefits Plan.

H. New Business—Public Hearing

None.

I. Continued Business—Public Hearing.

- 1. EA 1273 – 140 Sheldon Street. Smoky Hollow Community Benefits Plan.
Project Address: 140 Sheldon Street
Applicant: Scott Fishfader**

Principal Planner Paul Samaras gave the staff report and presented a PowerPoint presentations virtually. He displayed the plans of the second floor of office space.

The proposed benefit will provide two public benches, bike racks, landscaping and accent lighting. The applicant was present for questions.

Vice Chair Newman inquired how the project was scored under the community benefits plans. Mr. Samaras stated that previous projects reviewed earlier in the year fell under Tier 2 level of review. However, this project only exceeds the FAR by a small amount so it falls under Tier 1 level of review.

Open Public Communications

Scott Fishfader and Patty Fishfader, the applicant and owner of 140 Sheldon Street, were present for questions. They stated that the Planning Manager, Gregg McClain, and Mr. Samaras assisted them with the community benefit program. Mr. Fishfader is interested upgrading the aesthetics of the building to be more appealing to their new tenant.

Ms. Newman asked Mr. and Mrs. Fishfader how many employees they have. Mr. Fishfader stated they had four full-time and one part-time employees. Ms. Newman asked the applicants about their experience with the community benefits programs.

Frank Glynn, the applicants' architect, shared his experience with the community benefit program with the commissioners. He acknowledged Mr. McClain and Mr. Samaras were both great in assisting him with the project. Mr. Glynn provided a brief history of the previous owner's concept of using the whole building as one space. He stated that the Fishfaders' design was a completely different design to utilize the first and second floor.

Commissioner Wingate concerned about the parking for two businesses being occupied in the building. Mr. Glynn stated that they have provided eight parking spaces in the back and additional on-street parking in front of the building. In addition, the applicants are planning to pay for additional parking in-lieu spaces.

Closed Public Communications

The Commission discussed the design of the building, concluding that the benches are a great asset along with the landscape to the design.

MOTION: Approved, that the Planning Commission adopt Resolution No. 2883, recommending approval of Environmental Assessment No. EA-1273 and Community Benefits Plan No. CBP 19-02 for an internal addition of 912 square-feet to an existing building at 140 Sheldon Street in the SH-W district of the Smoky Hollow Specific Plan.

Moved by Commissioner Wingate, seconded by Commissioner Hoeschler.

Motion carried by the following vote (3-0):

Roll Call Ayes: Newman, Wingate, Hoeschler,

Absent: Chair Baldino and Commissioner Keldorf

J. Report from Planning and Building Safety Director or designee

Director Sam Lee welcomed everyone back. He mentioned that on July 21, 2020, the Council has scheduled the second reading for Short Term Rental and home sharing is ordinance. He also reminded the Commissioners that the terms for Chair and Vice Chair are expiring and they will need to reapply.

K. Upcoming Agenda Items and Schedule

No updates.

M. Planning Commissioners' Comments

Mr. Hoeschler is excited about the parklets implemented on Main Street. He is concerned about the traffic backing up on PCH from the Chick-fil-A restaurant.

L. Adjournment—the meeting adjourned at 6:00 PM. The next meeting scheduled for July 27, 2020 has been adjourned.

PASSED AND APPROVED ON THIS 09 DAY OF JULY 2020.

Sam Lee, Director of Planning and Building Safety

Ryan Baldino, Planning Commission Chair

AGENDA DESCRIPTION:

New façade-mounted wireless communications facility on an existing 13-story office building located at 2240 East Imperial Highway in the Urban Mixed Use North (MU-N) zone.

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities).

Address: 2240 East Imperial Highway

Applicant: Justin David at Synergy, representing AT&T Mobility

RECOMMENDED PLANNING COMMISSION ACTION: Receive and file

ATTACHED SUPPORTING DOCUMENTS:

1. Approval letter dated August 19, 2020
2. Plans

ORIGINATED BY: Maria Baldenegro, Assistant Planner

REVIEWED BY: Gregg McClain, Planning Manager

APPROVED BY: Sam Lee, Director of Planning and Building Safety

On August 19, 2020, the Director granted approval to install a new façade-mounted wireless communications facility on an existing 13-story office building located at 2240 East Imperial Highway. Façade-mounted wireless communication facilities that are screened by solid materials on all four sides, architecturally compatible with the surrounding environment, and do not exceed the maximum height of the applicable zoning district, are considered “minor facilities” that require approval of a “Wireless Communications Facilities Permit,” otherwise known as an administrative use permit. (ESMC §§ 15-19-2, 15-19-6.)

The approval includes conditions that protect the City and surrounding users from potentially negative impacts. The conditions, findings of approval, and environmental assessment are provided in the attached approval letter. Staff believes that the project is appropriate for the location and will not operate in a way that will create unwanted impacts. Staff recommends that the Planning Commission receive and file the Director’s approval. In the alternative, any Planning Commissioner may request that an item be discussed and a decision on the application be made by the Planning Commission instead.

TYPE OF ACTION (LEGISLATIVE; QUASI-JUDICIAL; OR ADVISORY)

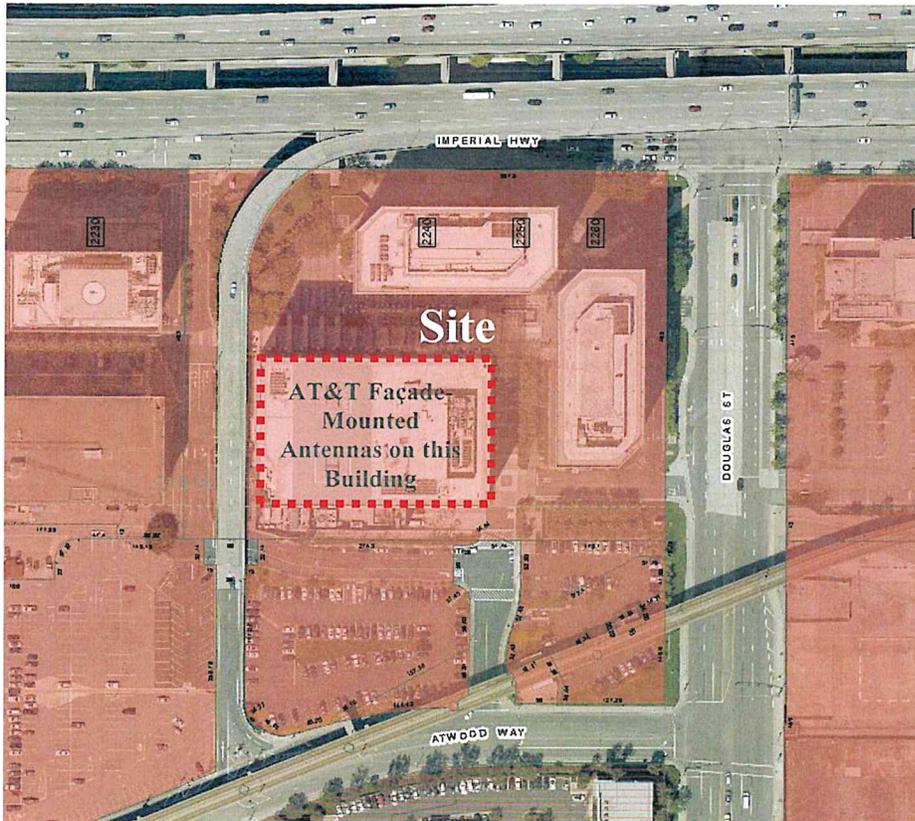
Quasi-judicial: In the event the Planning Commission desires to review the Director’s approval of the administrative use permit, the Planning Commission acts in its quasi-judicial capacity (*i.e.*, applying established standards to applications to determine specific rights under existing law).

Before an administrative use permit may be granted, the Director or the Commission must find the following findings are met as required by ESMC § 15-22-5:

1. *There is compatibility of the particular use on the particular site in relationship to other existing and potential uses within the general area in which the use is proposed to be located.*
2. *The proposed use is consistent and compatible with the purpose of the zone in which the site is located.*
3. *The proposed location and use and the conditions under which the use would be operated or maintained to not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*
4. *Potential impacts that could be generated by the proposed use, such as noise, smoke, dust, fumes, vibration, odors, traffic and hazards have been recognized and compensated for.*

As stated above, the Director found that the proposed facility satisfied these findings and thus granted the permit.

AERIAL VIEW OF SITE





City of El Segundo

Planning & Building Safety Department

August 19, 2020

Mr. Justin David
Synergy Advantage Engineers
7543 Woodley Avenue
Van Nuys, CA 91406

Subject: Environmental Assessment No. EA-1277 and Administrative Use Permit No. AUP
20-01 for a Wireless Communications Facilities Permit
Address: 2240 East Imperial Highway

Dear Mr. David,

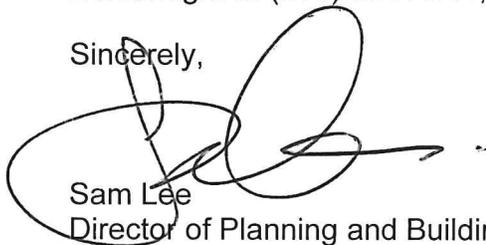
On February 21, 2020, the applications listed above were submitted to the Planning and Building Safety Department for processing. The applications request approval to install a new façade-mounted wireless communications facility on an existing 13-story office building located at 2240 East Imperial Highway. The proposed equipment is concealed by multiple fiberglass reinforced plastic screens, and boxing in the antennas from public view.

The applications have been reviewed, and are hereby APPROVED in accordance with El Segundo Municipal Code (ESMC) Chapter 15-19, and subject to the conditions of approval in the attached Exhibit A. The associated environmental determination and findings supporting the decision are described in Exhibit B.

Please note that this letter does not constitute the City's final decision in this matter. This determination is scheduled to be "received and filed" by the Planning Commission at the August 27, 2020, meeting. Any Planning Commissioner may request that this permit be discussed and a decision be made by the Commission instead of "received and filed."

Should you have any questions, please feel free to contact Assistant Planner Maria Baldenegro at (310) 524-2341, or via email at mariabaldenegro@elsegundo.org.

Sincerely,



Sam Lee
Director of Planning and Building Safety

cc: Kilroy Finance Partnership, L.P., P.O. Box 64733, Los Angeles, CA 90064
project file

Exhibit A
CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (ESMC), AT&T Mobility, agrees that it will comply with the following provisions as conditions for the City of El Segundo's approval of Administrative Use Permit No. 20-01:

1. This approval is for the location of a new wireless communications facility on the of the exterior façade of an existing 13-story office building, consisting of:
 - a. Four Antennas and supporting equipment.
 - b. Two new fiberglass reinforced plastic (FRP) boxes enclosing the antennas and equipment.
 - c. Four new equipment cabinets within an existing equipment room located on the 13th floor of the building.
2. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter shall apply.
3. Construction of the project shall substantially conform to the plans stamped as approved by the Planning Department with the effective date of this approval.
4. Prior to building permit final approval, Staff shall conduct a site visit to ensure that the conditions of approval associated with the permit are adhered to, including the painting and screening of the wireless facility panels, the location of the antennae and equipment, etc.
5. The Applicant agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney fees), injuries, or liability, arising from the City's approval of Environmental Assessment No. EA-1277 or Administrative Use Permit No. AUP 20-01. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Environmental Assessment No. EA-1277 or Administrative Use Permit No. AUP 20-01, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section, "the City" includes the City of El Segundo's elected officials, appointed officials, officers, and employees.

By signing this document, Samuel S. Cha, on behalf of AT&T Mobility, certifies that he read, understood, and agrees to the Project Conditions listed in this document.

Samuel S. Cha, Property Management, Los Angeles Market (AT&T Mobility)
{If Corporation or similar entity, needs two officer signatures or evidence that one signature binds the company}

Exhibit B
Environmental Determination and Required Findings

Environmental Assessment 1277:

After considering the facts and findings, the Director finds this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations §15301 as a Class 1 categorical exemption (Existing Facilities). The proposed project does not involve significant expansion of use beyond that previously existing. Further, the site is developed with three buildings and only one building will be utilized for the facility. The proposed project consists of new equipment mounted to the exterior façade of a 13-story office building, and with no additional site disturbance.

Administrative Use Permit 20-01:

The following are the facts in support of each finding for this decision:

Finding No. 1: There is compatibility of the particular use on the particular site in relationship to other existing and potential uses within the general area in which the use is proposed to be located.

Facts in Support of Finding No. 1:

1. The site is developed with three office buildings as a campus with parking.
2. The proposed use will help provide seamless coverage within the network for existing and future subscribers of the services provided by the applicant.
3. The proposed four antennas will be concealed within two FRP boxes, mounted at a height of 26 feet and will not exceed the 175-foot maximum height limit for the MU-N zone.
4. Four equipment cabinets will be installed within an existing equipment room on the 13th floor of the building.
5. The proposed high speed 5G network facility has an overall range of 250-feet in radius and is primarily intended to serve the tenants of the AT&T campus. The equipment will be concealed by multiple fiberglass reinforced plastic (FRP) screens and the boxing will only be visible from the interior court between the three buildings. The antennas and screening will be compatible with existing uses at the site and will not be mounted at a height that exceeds the maximum height limit in the MUN of 175 feet.

Finding No. 2: The proposed use is consistent and compatible with the purpose of the Zone in which the site is located.

Facts in Support of Finding No. 2:

1. The General Plan land use designation for the site is Urban Mixed Use North.

2. The purpose of the Urban Mixed Use North (MU-N) zone is "...to provide for a mixture of compatible commercial, office, research and development, retail and hotel uses in a mutually beneficial manner" (Section 15-5E-1). Office uses are permitted in the MUN zone. The proposed use is consistent with this purpose by providing support services to the tenants in the office building located within the MUN Zone and the surrounding land uses.

Finding No. 3: The proposed location and use, and the conditions under which the use would be operated or maintained to be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

Facts in Support of Finding No. 3:

1. The proposed facility meets all Federal Communication Commission (FCC) requirements set forth by the American National Standards Institute (ANSI) and Institute of Electrical and Electronic Engineers (IEEE) who establish operational and safety standards for radio frequency electromagnetic fields.

Finding No. 4: Potential impacts that could be generated by the proposed use, such as noise, smoke, dust, fumes, vibration, odors, traffic, and hazards have been recognized and compensated for.

Facts in Support of Finding No. 4:

1. The proposed wireless communication facility will not generate noise, smoke, fumes, vibrations or other potentially hazardous impacts would require mitigation.

SITE NUMBER: CLLN000844
SITE NAME: ENTERTAINMENT HEAD QUARTERS
PARKING STRUCTURE / L4 GARAGE

PROJECT: 5G SMALL CELL
USID NUMBER: 123083
PACE NUMBER: MRLOS061100



SITE ADDRESS: 2240 E IMPERIAL HWY.
EL SEGUNDO, CA 90245



PLANS PREPARED BY:



7543 Woodley Ave., #201, Van Nuys, CA 91406
 Office: (818) 840-0808 Fax: (818) 840-0708

PROJECT INFORMATION:

(5G - SMALL CELL)
CLLN000844
ENTERTAINMENT HEAD
QUARTERS
(L4 GARAGE)
 2240 E IMPERIAL HWY. EL SEGUNDO, CA 90245
 LOS ANGELES COUNTY

CURRENT ISSUE DATE:

02/12/20

ISSUED FOR:

CONSTRUCTION

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
A	12/20/19	90% CD, ISSUED FOR REVIEW	VTA
B	12/26/19	REVISED 90% CD, ISSUED FOR REVIEW	VTA
C	01/09/20	REVISED 90% CD, ISSUED FOR REVIEW	VTA
D	01/17/20	100% CD's	VMW
E	02/12/20	REVISED 100% CD's	VTA

DRAWN BY: CHK.: APV.:

VTA	PAD	LK
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LICENSURE:



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

SHEET TITLE:

TITLE SHEET

SHEET NUMBER: REVISION:

T-1

E

CLLN000844

LEGAL DESCRIPTION
 ABBREVIATED DESCRIPTION: SUBD:RANCHO SAUSAL REDONDO *LOT COM AT INTERSECTION OF S. LINE OF IMPERIAL HWY WITH W LINE OF DOUGLAS ST TH S ON SD W LINE 463 FT TH S 89 47' W 599.21 FT IMP1=OFF,301058SF,YB:1982;IMP2=OFF,301058SF,YB:1982.

PROJECT DESCRIPTION
 THE PROJECT ENTAILS:
 AT&T PROPOSED TO MODIFY (E) WIRELESS TELECOMMUNICATIONS SITE BY:
 • INSTALL (4) NEW ANTENNA PIPE MOUNTS
 • INSTALL (3) AIR5331 ANTENNA
 • INSTALL (1) GALTRONICS ANTENNA
 • INSTALL (4) 4402
 • INSTALL (3) PSU 08
 • INSTALL (2) RAYCAP
 • INSTALL (4) BASEBANDS
 • INSTALL (2) NEW FRP BOXES (DESIGNED BY OTHERS)

GENERAL NOTES
 THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

SITE INFORMATION

PROPERTY OWNER: KILROY REALTY FINANCE PARTNERSHIP, P.O. BOX 64733, LOS ANGELES, CA 90064
 ADDRESS: KILROY REALTY FINANCE PARTNERSHIP, P.O. BOX 64733, LOS ANGELES, CA 90064

APPLICANT: AT&T
 ADDRESS: 1452 EDINGER AVE. 2ND FLOOR., TUSTIN, CA 92780

LATITUDE (NAD 83): (WEST) 33.9301 (EAST) 33.9301
 LONGITUDE (NAD 83): (WEST) -118.3850 (EAST) -118.3841
 LONGITUDE/LATITUDE TYPE: NAD 83
 GROUND ELEVATION: TBD
 OCCUPANCY CLASSIFICATION: U - UNMANNED TELECOMMUNICATION FACILITY
 PROPOSED USE: UNMANNED TELECOMMUNICATION FACILITY
 BUILDING USE: PARKING STRUCTURE
 CONSTRUCTION TYPE: II
 ZONING CLASSIFICATION: -
 APN #: 4138-004-018
 JURISDICTION: CITY OF EL SEGUNDO

PROJECT TEAM

PROJECT MANAGER: SYNERGY A DIVISION OF ADVANTAGE ENGINEERS, LLC, 7543 WOODLEY AVENUE, SUITE 201, VAN NUYS, CA 91406. CONTACT: JARED SALISBURY, PHONE: (818) 523-9075, EMAIL: JSalisbury@synergy.cc

ENGINEER: SYNERGY A DIVISION OF ADVANTAGE ENGINEERS, LLC, 7543 WOODLEY AVENUE, SUITE 201, VAN NUYS, CA 91406. CONTACT: LESZEK KRASUSKI, P.E., PHONE: (818) 590-6317, EMAIL: LKrasuski@synergy.cc

SAC/ZONING/PERMITTING: SYNERGY A DIVISION OF ADVANTAGE ENGINEERS, LLC, 2500 RED HILL AVE, SUITE 240, SANTA ANA, CA 92705. CONTACT: JARED SALISBURY, PERMITTING: ARYIEL SANCHEZ, PHONE: (562) 567-3387

CONSTRUCTION GC:

SENIOR TECHNICAL PROJECT MANAGER: AT&T, 1452 EDINGER AVE. 3RD FLOOR., TUSTIN, CA 92780. CONTACT: DANIEL CHAMPAGNE, PHONE: (617) 650-0004, EMAIL: dc6777@ATT.COM

RF ENGINEER: AT&T, 1452 EDINGER AVE. 3RD FLOOR., TUSTIN, CA 92780. CONTACT: CARL SCUSSEL, PHONE: (828) 508-2779, EMAIL: CS130q@ATT.COM

LOCATION MAPS

VICINITY MAP

LOCAL MAP

DRIVING DIRECTIONS

FROM AT&T OFFICE: 1452 EDINGER AVE. TUSTIN, CA 92780
 HEAD NORTHEAST TOWARD AT&T; TURN LEFT TOWARD AT&T; TURN RIGHT ONTO AT&T; TURN LEFT ONTO EDINGER AVE; TURN LEFT ONTO NEWPORT AVE; TURN RIGHT TO MERGE ONTO CA-55N/STATE RTE 55 N; USE THE RIGHT (2) LANES TO TAKE EXIT 13 FOR CALIFORNIA 22 W/GARDEN GROVE FWY TOWARD LONG BEACH; USE THE RIGHT (2) LANES TO MERGE ONTO I-405 N; KEEP LEFT AT THE FORK STAY ON I-405 N; USE THE RIGHT (2) LANES TO TAKE EXIT 45A TO MERGE ONTO I-105 W TOWARD EL SEGUNDO; TAKE EXIT 1D FOR NASH ST TOWARD AIRPORT; USE THE 2ND FROM THE LEFT LANE TO TURN LEFT ONTO W IMPERIAL HWY; TURN LEFT ONTO DIRECTV E DR
 2222 E IMPERIAL HWY EL SEGUNDO, CA 90245

DRAWING INDEX

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A-5	ELEVATION
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APPROVALS

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

AT&T RF ENGINEER: _____ DATE: _____
 AT&T OPERATIONS: _____ DATE: _____
 SITE ACQUISITION: _____ DATE: _____
 CONSTRUCTION MANAGER: _____ DATE: _____
 PROPERTY OWNER: _____ DATE: _____
 ZONING: _____ DATE: _____
 PROJECT MANAGER: _____ DATE: _____

- CODE COMPLIANCE**
- CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2019
 - CALIFORNIA BUILDING CODES 2019
 - CALIFORNIA ELECTRICAL CODES 2019
 - CALIFORNIA MECHANICAL CODES 2019
 - CALIFORNIA PLUMBING CODES 2019
 - ANSI/TIA-222-H-2016
 - LOCAL BUILDING CODES
 - CITY / COUNTY ORDINANCES
 - CALIFORNIA FIRE CODE 2019 EDITION
 - ASCE 7-16
 - ACI 318-14
 - ACI 530-13
 - STEEL CONSTRUCTION MANUAL, 14TH EDITION

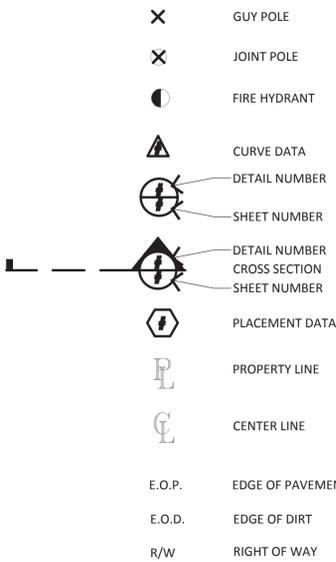
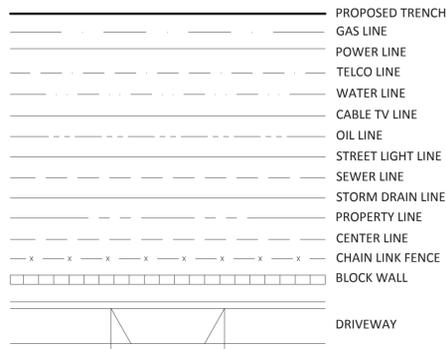
DO NOT SCALE DRAWINGS

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

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
 800-227-2600

48 HOURS BEFORE YOU DIG

LEGEND



INTENT

- THESE CONSTRUCTION DRAWINGS DESCRIBE THE WORK TO BE DONE & THE MATERIALS TO BE FURNISHED FOR CONSTRUCTION.
- THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS STIPULATED IN THE CONTRACT.
- THE PURPOSE OF THE SPECIFICATIONS IS TO INTERPRET THE INTENT OF THE DRAWINGS AND TO DESIGNATE THE METHOD OF THE PROCEDURE TYPE AND QUALITY OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK. NO CHANGES THAT ALTER THE CHARACTER OF THE WORK WILL BE MADE OR PERMITTED BY THE OWNER WITHOUT ISSUING A CHANGE ORDER.

CONFLICTS

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED IN THE CONSTRUCTION DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSIONS WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE OWNER FOR CONSTRUCTION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREAS.
- THE BIDDER, IF AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING CONCERNING WHICH SUCH BIDDER MIGHT HAVE FULLY INFORMED THEMSELVES PRIOR TO THE BIDDING.
- NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES OR CONDITIONS THAT MAY BE ENCOUNTERED OR OF ANY OTHER RELEVANT MATTER CONCERNING THE WORK TO BE PERFORMED IN THE EXECUTION OF THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF THE ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS GOVERNING THE WORK.

WARRANTIES AND BONDS

- CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF CONTRACTOR LICENSES AND BONDS.
- SEE MASTER CONTRACTION SERVICES AGREEMENT FOR ADDITIONAL DETAILS.

STORAGE

- ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY FASHION AND IN A MANNER THAT DOES NOT NECESSARILY OBSTRUCT THE FLOW OF OTHER WORK.

RELATED DOCUMENTS AND COORDINATION

- GENERAL CONSTRUCTION, ELECTRICAL AND ANTENNA DRAWINGS ARE INTERRELATED. IN PERFORMANCE OF THE WORK, THE CONTRACTOR MUST REFER TO ALL DRAWINGS. ALL COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

CHANGE ORDER PROCEDURE

- CHANGE ORDERS MAY BE INITIATED BY THE OWNER AND/OR THE CONTRACTOR INVOLVED. THE CONTRACTOR, UPON VERBAL REQUEST FROM THE OWNER SHALL PREPARE A WRITTEN PROPOSAL DESCRIBING THE CHANGE IN WORK OR MATERIALS AND ANY CHANGES IN THE CONTRACT AMOUNT AND PRESENT TO THE OWNER WITHIN 72 HOURS FOR APPROVAL. SUBMIT REQUESTS FOR SUBSTITUTIONS IN THE FORM AND IN ACCORDANCE WITH PROCEDURES REQUIRED FOR CHANGE ORDER PROPOSALS. ANY CHANGES IN THE SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT A WRITTEN CHANGE ORDER AS DESCRIBED & APPROVED BY THE OWNER SHALL PLACE FULL RESPONSIBILITY OF THESE ACTIONS ON THE CONTRACTOR.
- BTS CABINETS MUST BE STORED INSIDE UNTIL THERE IS POWER ON SITE.
- STORAGE METHOD MUST MEET ALL RECOMMENDATIONS OF THE ASSOCIATED MANUFACTURER.

SHOP DRAWINGS

- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS REQUIRED AND LISTED IN THESE DRAWINGS TO THE OWNER FOR APPROVAL.
- ALL SHOP DRAWINGS SHALL BE REVIEWED, CHECKED AND CORRECTED BY CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER.

PRODUCTS & SUBSTITUTIONS

- SUBMIT 3 COPIES OF EACH REQUEST FOR SUBSTITUTION. IN EACH REQUEST IDENTIFY THE PRODUCT OR FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION. INCLUDE RELATED SPECIFICATION SECTION AND DRAWING NUMBERS AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTION.
- SUBMIT ALL NECESSARY PRODUCT DATA AND CUT SHEETS WHICH PROPERLY INDICATE AND DESCRIBE THE ITEMS, PRODUCTS AND MATERIALS BEING INSTALLED. THE CONTRACTOR SHALL, IF DEEMED NECESSARY BY THE OWNER SUBMIT ACTUAL SAMPLES TO THE OWNER FOR APPROVAL IN LIEU OF CUT SHEETS.

CODE COMPLIANCE

- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THESE SHALL INCLUDE BUT NOT BE LIMITED TO THE LATEST VERSION OF THE FOLLOWING:
 - 2017 LA CITY BLDG CODE
 - 2016 CALIFORNIA BUILDING CODE.
 - 2016 CALIFORNIA ELECTRICAL CODE.
 - 2016 CALIFORNIA PLUMBING CODE.
 - 2016 CALIFORNIA MECHANICAL CODE.
 - 2016 CALIFORNIA CODE OF REGULATIONS FOR ENERGY CONSERVATION.

INSURANCE AND BONDS

- CONTRACTOR SHALL AT THEIR OWN EXPENSE CARRY AND MAINTAIN FOR THE DURATION OF THE PROJECT ALL INSURANCE REQUIRED AND LISTED.
- CONTRACTOR SHALL NOT COMMENCE WITH THEIR WORK UNTIL THEY HAVE PRESENTED AN ORIGINAL CERTIFICATE OF INSURANCE STATING ALL COVERAGE TO THE OWNER.

- THE OWNER SHALL BE NAMED AS AN ADDITIONAL INSURED ON ALL POLICIES.
- REFER TO THE MASTER AGREEMENT FOR REQUIRED INSURANCE LIMITS.

ADMINISTRATION

- BEFORE THE COMMENCEMENT F ANY WORK, THE CONTRACTOR WILL ASSIGN A PROJECT MANAGER WHO WILL ACT AS A SINGLE POINT OF CONTACT FOR ALL PERSONNEL INVOLVED IN THIS PROJECT. THIS PROJECT MANAGER WILL BE DEVELOPING A MASTER SCHEDULE FOR THE PROJECT WHICH WILL BE SUBMITTED TO THE OWNER PRIOR TO THE COMMENCEMENT OF ANY WORK.
- SUBMIT A BAR TYPE PROGRESS CHART NOT MORE THAN THREE (3) DAYS AFTER THE DATE ESTABLISHED FOR COMMENCEMENT OF THE WORK ON THE SCHEDULE, INDICATING A TIME BAR FOR EACH MAJOR CATEGORY OF WORK TO BE PERFORMED AT THE SITE, PROPERLY SEQUENCED AND COORDINATED WITH OTHER ELEMENTS OF WORK AND SHOWING COMPLETION OF THE WORK SUFFICIENTLY IN ADVANCE OF THE DATE ESTABLISHED FOR SUBSTANTIAL COMPLETION OF THE SITE.
- PRIOR TO COMMENCING CONSTRUCTION, THE OWNER SHALL SCHEDULE AN ON-SITE MEETING WITH ALL MAJOR PARTIES. THIS WOULD INCLUDE(THOUGH NOT LIMITED TO) THE OWNER, PROJECT MANAGER, CONTRACTOR, LAND OWNER REPRES' ENTATIVE, LOCAL TELEPHONE COMPANY, TOWER ERECTION FOREMAN(IF SUBCONTRACTED).
- CONTRACTOR SHALL BE EQUIPPED WITH SOME MANS OF CONSTANT COMMUNICATIONS, SUCH AS A MOBILE PHONE OR A BEEPER. THIS EQUIPMENT WILL NOT BE SUPPLIED BY THE OWNER, NOR WILL WIRELESS SERVICE BE ARRANGED.
- DURING CONSTRUCTION, CONTRACTOR MUST ENSURE THAT EMPLOYEES AND SUBCONTRACTORS WEAR HARD HATS AT ALL TIMES. CONTRACTOR WILL COMPLY WITH ALL AT&T SAFETY REQUIREMENTS IN THEIR AGREEMENT.
- PROVIDE WRITTEN DAILY UPDATES AND PHOTOGRAPHS OF ON SITE PROGRESS TOTHE PROJECT MANAGER VIA E-MAIL.
- A COMPLETE INVENTORY OF CNSTRUCITON MATERIALS AND EQUIPMENT IS REQUIRED PRIOR TO START OF CONSTRUCTION.
- NOTIFY THE OWNER/PROJECT MANAGER IN WRITING NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, TOWER ERECTIONS, AND EQUIPMENT CABINET PLACEMENTS.
- CLOSEOUT PACKAGE IS DUE COMPLETE WITH DETAILED TOP PHOTOS UPON SITE PUNCHWALK WITH PROJECT MANAGER (SEE PROJECT MANAGER FOR SAMPLE CLOSEOUT PACKAGE).

CLEAN UP

- THE CONTRACTOR SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATON OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR EMPLOYEES AT WORK. AT THE COMPLETION OF THE WORK, THEY SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE BUILDING AREA, INCLUDING ALL THEIR TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND SHALL LEAVE THEIR WORK CLEAN AND READY FOR USE.
- VISUALLY INSPECT EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES, AND OTHER FOREIGN MATTER.
- REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
- IF NECESSARY TO ACHIEVE A UNIFORM DEGREE OF CLEANLINESS, HOSE DOWN THE EXTERIOR OF THE STRUCTURE.

GENERAL NOTES

- INDEMNIFICATION CLAUSE: THE CONTRACTOR AGREES AND SHALL: ASSUME SOLE AND COMPLETE RESPONSIBILITY OF THE JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTIES. THAT THESE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONDITIONS. THE CONTRACTOR FURTHER AGREES TO DEFEND INDEMNITY AND HOLD AT&T, REPRESENTATIVES AND ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT.
- PRIOR TO THE BEGINNING OF ANY CONSTRUCTION AND THROUGHOUT THE COURSE OF CONSTRUCTION WORK, THE CONTRACTOR SHALL FULLY COMPLY WITH "CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH " ACT OF 1973 INCLUDING ALL REVISIONS AND AMENDMENTS THERETO.
- ALL WORK SHALL CONFORM TO THE LATEST EDITION OF GO 95, 128, AND THE STANDARD "SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", AS ADOPTED BY THE CITY, COUNTY OR STATE AS MODIFIED BY STANDARD PLANS AND ADDENDUMS.
- THE EXISTENCE AND LOCATION OF UTILITIES AND OTHER AGENCIES FACILITIES AS SHOWN HEREON ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. OTHER FACILITIES MAY EXIST, THE CONTRACTOR SHALL VERIFY PRIOR TO THE START OF CONSTRUCTION AND SHALL USE EXTREME CARE AND PROTECTIVE MEASURES TO PREVENT DAMAGE TO THESE FACILITIES. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY OR AGENCY FACILITIES WITHIN THE LIMITS OR WORK, WHETHER THEY ARE SHOWN ON THIS PLAN OR NOT.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT 811 AT LEAST TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
- THE CONTRACTOR SHALL NOTIFY THE CITY, COUNTY OR STATE ENGINEER INSPECTION DEPARTMENT, AT LEAST TWO DAYS BEFORE THE START OF ANY WORK REQUIRING THEIR INVOLVEMENT.
- ALL WORK AREA AND STREET TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WORK AREA TRAFFIC CONTROL BOOK AND SPECIFICATIONS FROM THE CITY, COUNTY OR STATE.
- THE CITY, COUNTY OR STATE SHALL SPECIFY THE EXPIRATION PERIOD OF THE PERMIT FOR THIS CONSTRUCTION PROJECT.
- THE MINIMUM COVER FOR ALL CONDUITS PLACED UNDERGROUND SHALL BE 36 INCHES TO THE FINISHED GRADE AT ALL TIMES.
- THE CONTRACTOR SHALL TUNNEL ALL CURB AND GUTTERS AND BORE ALL CONCRETE DRIVEWAYS AND WALKWAYS AT THE DIRECTION OF THE CITY, COUNTY OR STATE INSPECTOR.
- ALL AC AND/OR CONCRETE PAVEMENT SHALL BE REPLACED AT THE DIRECTION OF THE CITY, COUNTY OR STATE ENGINEERS.

- ALL SHRUBS, PLANTS OR TREES THAT HAVE BEEN DAMAGED OR DISTURBED DURING THE COURSE OF THE WORK, SHALL BE REPLANTED AND/OR REPLACED SO AS TO RESTORE THE WORK SITE TO ITS ORIGINAL CONDITION.
- IF DAMAGE OCCURS TO THE CITY OR COUNTY FACILITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY, TRAFFIC CONTROL LIGHTING; STREET LIGHTING.
- AT LEAST TWO DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK, NOTIFY THE POLICE TRAFFIC BUREAU; AND THE FIRE DEPARTMENT.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROCESSING OF ALL APPLICATION PERMIT FORMS ALONG WITH THE REQUIRED LIABILITY INSURANCE FORMS, CLEARLY DEMONSTRATING THAT AT&T, THE CITY, COUNTY OR STATE AS ALSO INSURED WITH THE REQUIRED LIABILITY INSURANCE IN THE AMOUNT OF \$1,000,000.00 FOR THIS CONSTRUCTION PROJECT.
- VAULTS, PEDESTALS, CONDUITS AND OTHER TYPES OF SUBSTRUCTURE ARE EITHER SPECIFIED ON THIS PLAN OR WILL BE SPECIFIED BY THE CONSTRUCTION ENGINEER. ANY AND ALL DEVIATIONS FROM THE SPECIFIED TYPES OF MATERIAL MUST BE APPROVED BY THE SYSTEM ENGINEER, IN WRITING BEFORE INSTALLATION THEREOF.
- ALL U.G. CONDUIT MUST BE SCHEDULE 40 OR BETTER.
- CONDUIT REQUIREMENTS:
 - UG-SCHEDULE 40 EXCEPT ALL RADIUS CONDUITS TO BE SCH. 80 RISERS-SCHEDULE 80
- GROUND REQUIREMENTS:
 - 5/8" ROD - 8' LENGTH
 - #2 GROUND WIRE
 - WOOD MOLDING, STAPLED EVERY 3' AND AT EACH END GROUNDS 2' FROM POLE
- THE MYERS ELECTRICAL METER PEDESTAL NEEDS SILICONE SEALANT AT BASE AROUND THE PED TO PREVENT RAIN INTRUSION (LEAVE 1/2 INCH OPENING) AND ADD DESICCANT BAG "ADCOA" TYPE 1, SIZE 16 TO PEDESTAL AS REQUIRED.
- POWER REQUIREMENT FOR 3 WIRE SERVICE 120/240V.
- CONTRACTOR SHALL NOTIFY POWER AND TELCO COMPANIES THREE DAYS PRIOR TO THE START OF CONSTRUCTION FOR CONDUIT INSPECTION.

- STIPULATED CONDITIONS**
- INSTALLATION OF IMPROVEMENTS SHALL BE SUBJECT TO RESTORATION UPON TERMINATION OF THE LEASE AND VACATING OF THE PREMISES.
 - INSTALLATION SHALL BE COMPLIANT WITH THE CBC, NEC, UMC AND ALL OTHER GORVERNING CODES AND ORDINANCES.
 - ALL IMPACTED SURFACES AND BUILDING COMPONENTS SHALL BE RESTORED BACK TO THE ORIGINAL PRE-LEASE CONDITIONS UPON TERMINATION OF THE LEASE AND VACATING OF THE PREMISES.
 - FINISH COLOR ON FIBER CONDUIT TO MATCH ADJACENT WALL.
 - CONFIRM EMON DMON UNIT IS TIED INTO PANEL "1PE" AND "TL2"
 - FINISH COLOR ON PROPOSED FRP BOX TO MATCH ADJACENT WALL
 - ALL FLOOR CORES MUST BE REVIEWED AND APPROVED BY BUILDING ENGINEERS
 - ALL REQUIRED PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF THE WORK
 - EVIDENCE OF FINAL INSPECTION SHALL BE PROVIDED TO LANDLORD UPON COMPLETION OF THE WORK
 - PRIOR TO COMMENCEMENT OF THE WORK TENANT SHALL SUBMIT INSURANCE DOCUMENTATION FOR ANY TRADE(S) ASSOCIATED WITH THE WORK NAMING KILROY REALTY CORPORATION AS ADDITIONALLY INSURED AND AS CERTIFICATE HOLDER.
 - LANDLORD SHALL POST A "NOTICE OF NON-RESPONSIBILITY" ON THE PREMISES.
 - TENANT SHALL NOTIFY LANDLORD A MINIMUM OF TEN (10) DAYS PRIOR TO COMMENCEMENT OF THE WORK.



PLANS PREPARED BY:



7543 Woodley Ave., #201, Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

PROJECT INFORMATION:

(5G - SMALL CELL)
CLLN000844
ENTERTAINMENT HEAD
QUARTERS
(L4 GARAGE)
2240 E IMPERIAL HWY. EL SEGUNDO, CA 90245
LOS ANGELES COUNTY

CURRENT ISSUE DATE:

02/12/20

ISSUED FOR:

CONSTRUCTION

REV.:	DATE:	DESCRIPTION:	BY:
A	12/20/19	90% CD, ISSUED FOR REVIEW	VTA
B	12/26/19	REVISED 90% CD, ISSUED FOR REVIEW	VTA
C	01/09/20	REVISED 90% CD, ISSUED FOR REVIEW	VTA
D	01/17/20	100% CD's	VMW
E	02/12/20	REVISED 100% CD's	VTA

DRAWN BY: _____ CHK.: _____ APV.: _____

VTA	PAD	LK
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LICENSURE:



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

SHEET TITLE:

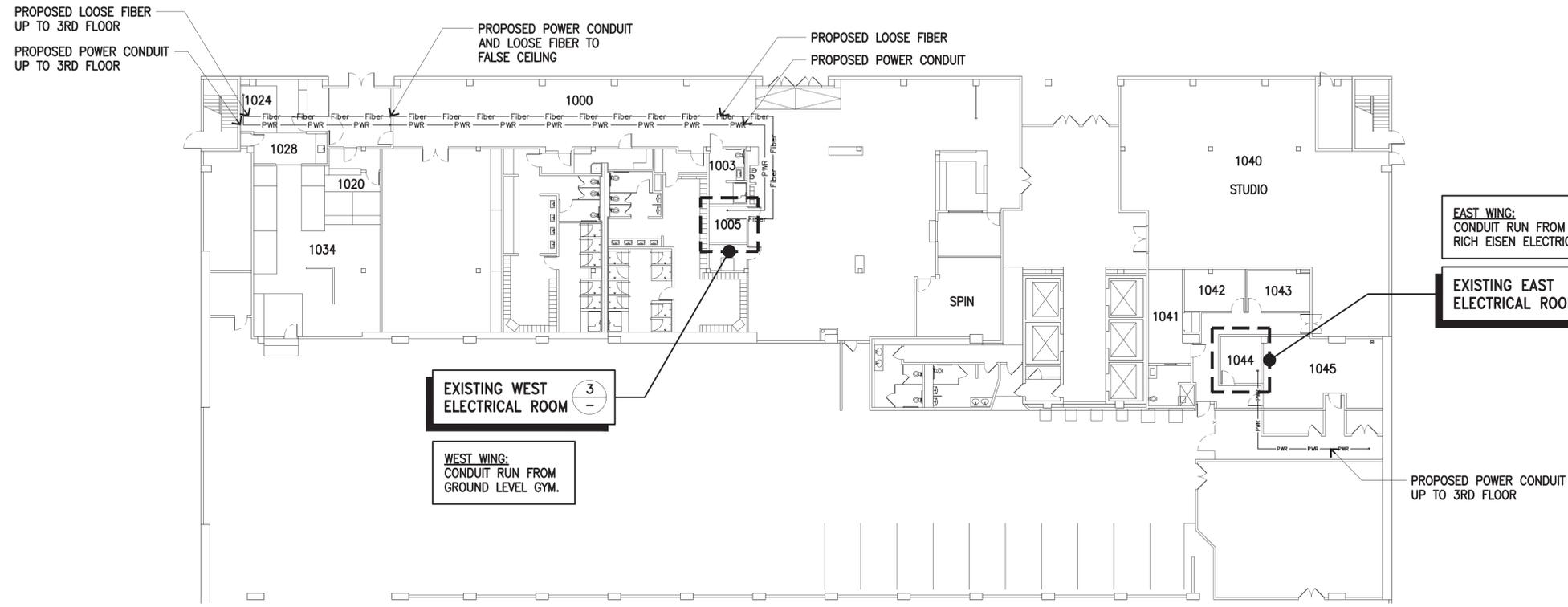
GENERAL NOTES, LEGEND AND ABBREVIATIONS

SHEET NUMBER: _____ REVISION: _____

T-2

E

CLLN000844



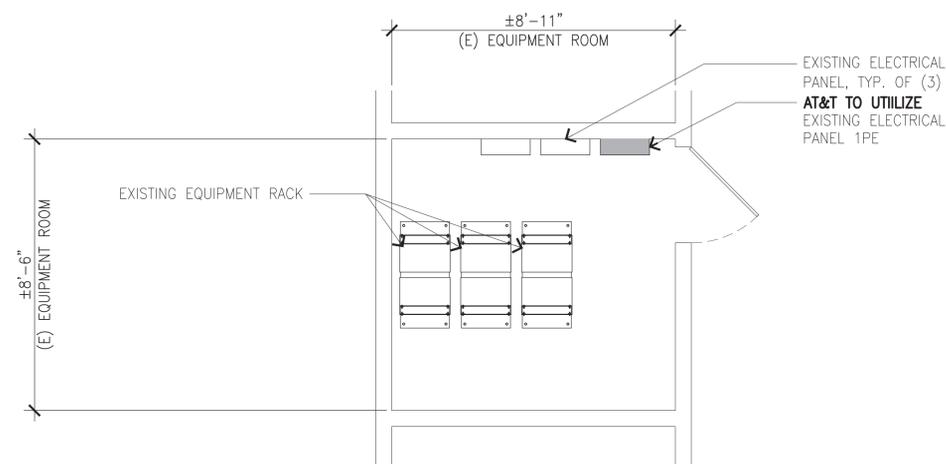
1ST LEVEL FLOOR PLAN

SCALE: 1/16"=1'-0" 0 5' 15' 30' 1

SCOPE OF WORK:

WEST WING:

- GROUND LEVEL GYM ELECTRICAL ROOM
- PANEL "1PE" BREAKERS 16 & 18.
- AVAILABLE FIBERS TO BE UTILIZED.



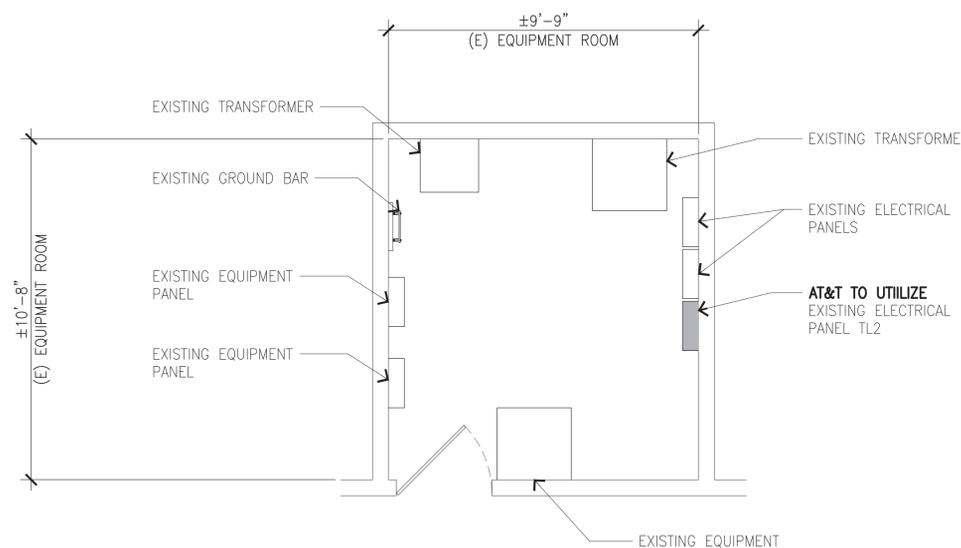
(E) WEST ELECTRICAL ROOM LAYOUT PLAN

SCALE: 3/8"=1'-0" 0 1' 2' 5' 3

SCOPE OF WORK:

EAST WING:

- RICH EISEN ELECTRICAL ROOM PANEL "TL2" (208Y/120V 3 PHASE 4W) FED FROM TRANSFORMER "TL1" BREAKERS 26 & 28.



(E) EAST ELECTRICAL ROOM LAYOUT PLAN

SCALE: 3/8"=1'-0" 0 1' 2' 5' 2

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DRAWN BY: VTA CHK.: PAD APV.: LK

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SHEET TITLE:

1ST LEVEL FLOOR PLAN

SHEET NUMBER: A-1 REVISION: E

CLLN000844



1452 EDINGER AVE, 2ND FLOOR
TUSTIN, CA 92780



7543 Woodley Ave., #201, Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

PROJECT INFORMATION:
(5G - SMALL CELL)
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QUARTERS
(L4 GARAGE)
2240 E IMPERIAL HWY. EL SEGUNDO, CA 90245
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DRAWN BY: VTA CHK.: PAD APV.: LK

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SHEET TITLE:

3RD LEVEL FLOOR PLAN

SHEET NUMBER: A-2 REVISION: E

A-2

E

CLLN000844

PROPOSED AT&T ANTENNA LOCATION A-5

PROPOSED AT&T ANTENNA LOCATION A-5

PROPOSED AT&T RAYCAP & FIBER BOX

PROPOSED AT&T RAYCAP & FIBER BOX, (2) 4402 RRUS

PROPOSED POWER CONDUIT FROM RICH EISEN ELECTRICAL ROOM AT 1ST FLOOR

PROPOSED LOOSE FIBER FROM 13TH FLOOR EXISTING AT&T TELE/DATA ROOM

NOTE: 3RD FLOOR LIMIT

RAMP UP

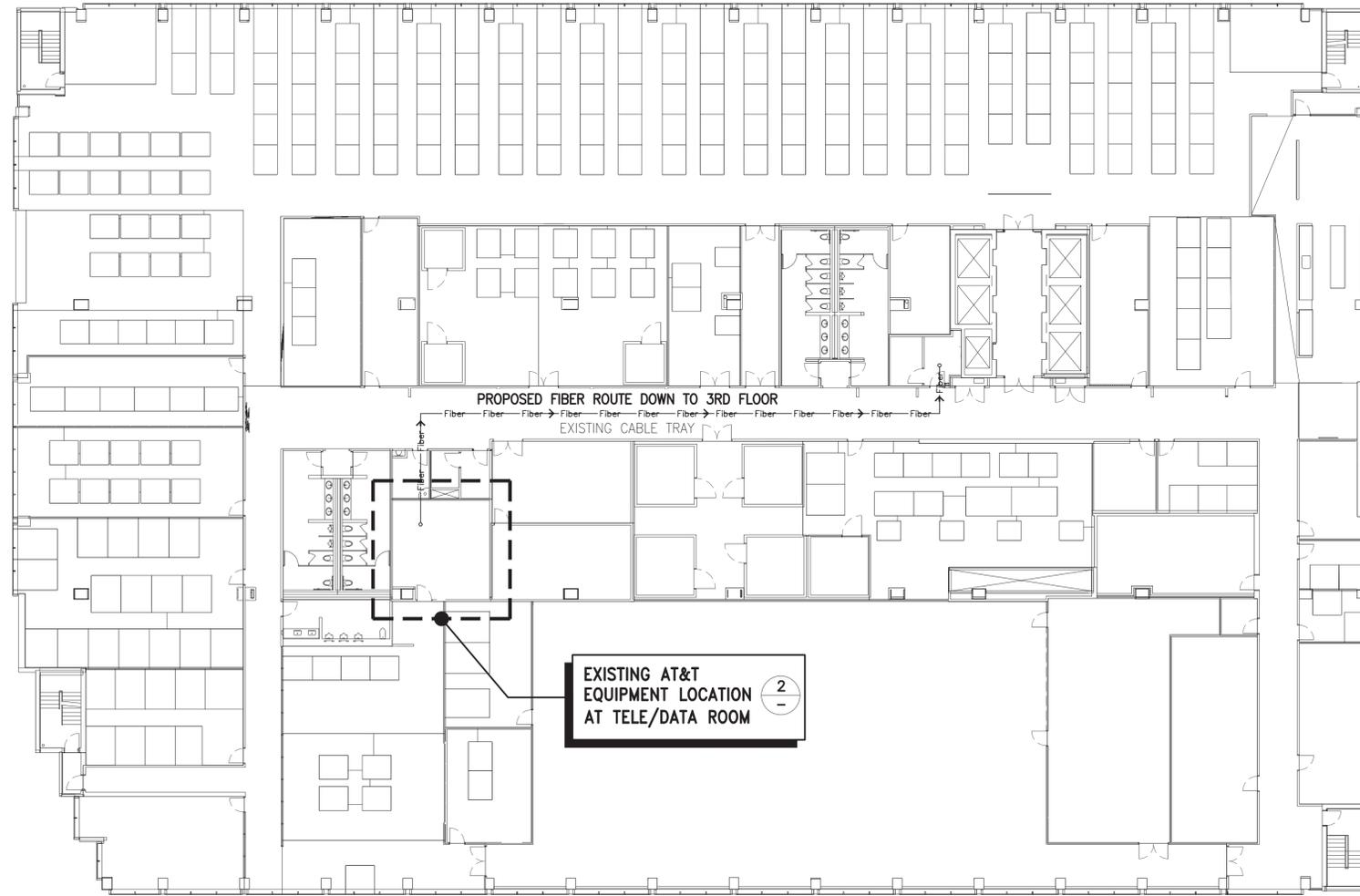
RAMP DOWN

RAMP UP

3RD LEVEL FLOOR PLAN

SCALE: 1/16"=1'-0" 0 5' 15' 30' 1

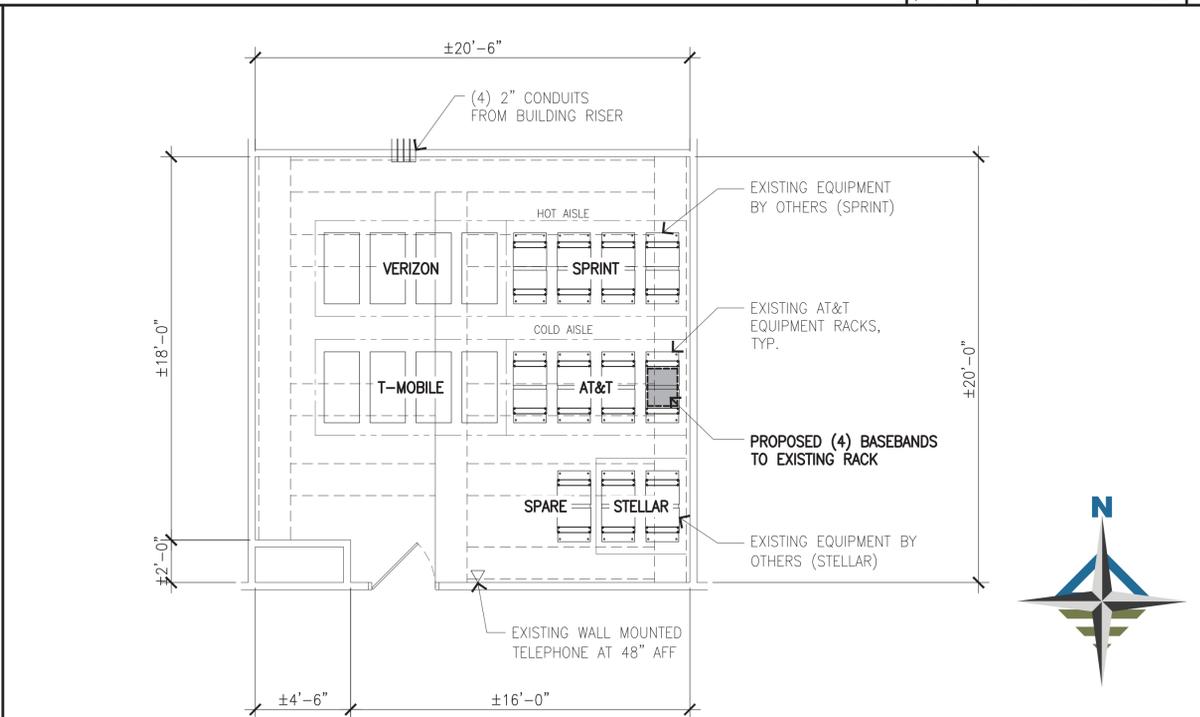




13TH LEVEL FLOOR PLAN

SCALE: 1/16"=1'-0" 0 5' 15' 30' 1

NOT USED



(E) EQUIPMENT ROOM LAYOUT PLAN

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



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DRAWN BY: VTA CHK.: PAD APV.: LK

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SHEET TITLE:
13TH LEVEL FLOOR PLAN AND EQUIPMENT LAYOUT PLAN

SHEET NUMBER: A-3 REVISION: E

A-3 E

CLLN000844



1452 EDINGER AVE, 2ND FLOOR
TUSTIN, CA 92780



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PROJECT INFORMATION:
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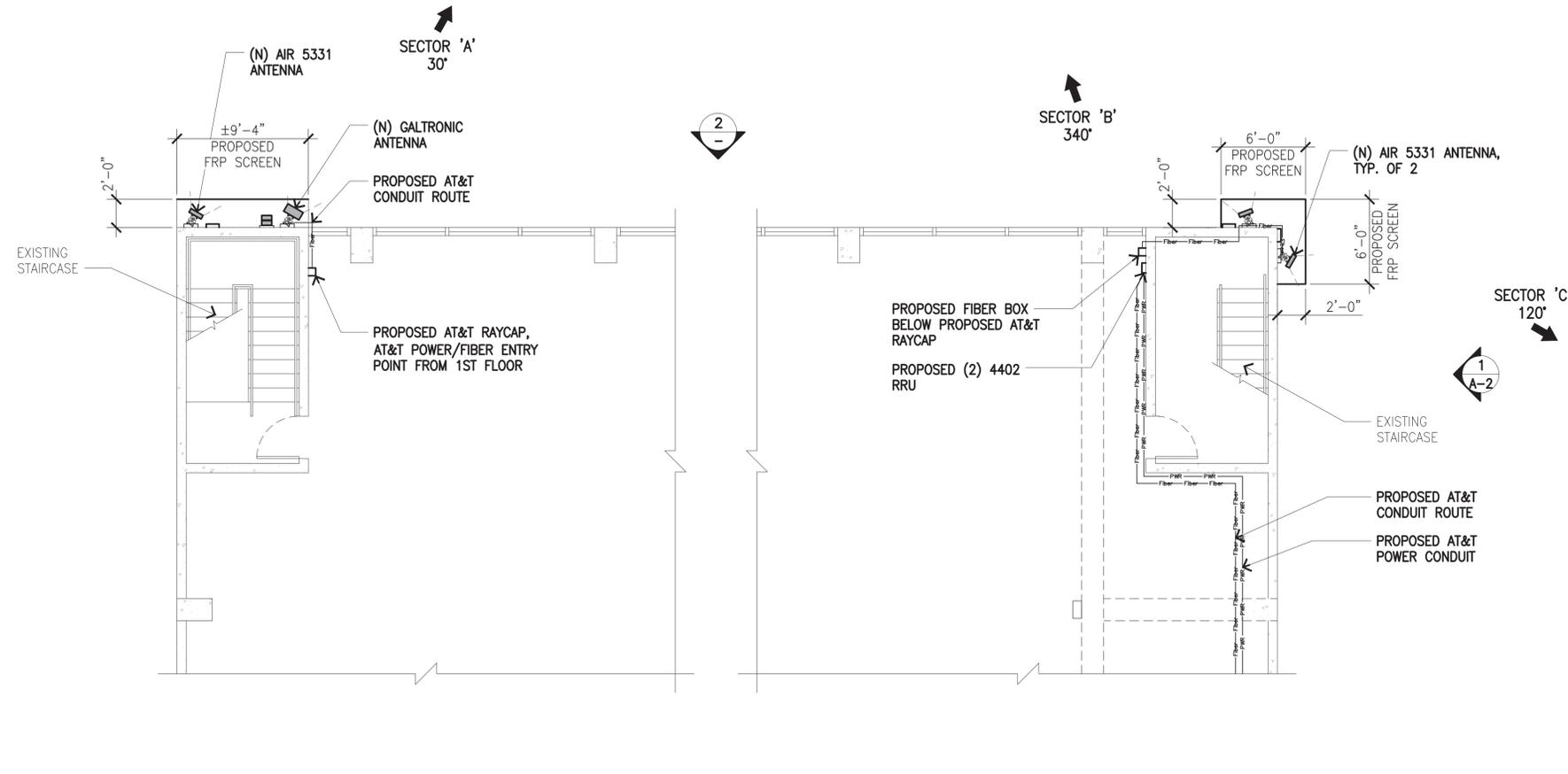
DRAWN BY: VTA CHK.: PAD APV.: LK

LICENSURE:

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SHEET TITLE:
PARTIAL FLOOR PLAN AND ELEVATION

SHEET NUMBER: **A-4** REVISION: **E**
CLLN000844



PARTIAL FLOOR PLAN

SCALE: 3/16"=1'-0" 0' 1' 3' 5' 10' 1



PARTIAL ELEVATION (FROM NORTH)

SCALE: 3/16"=1'-0" 0' 1' 3' 5' 10' 2



1452 EDINGER AVE, 2ND FLOOR
TUSTIN, CA 92780

PLANS PREPARED BY:



7543 Woodley Ave., #201, Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

PROJECT INFORMATION:

(5G - SMALL CELL)
CLLN000844
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QUARTERS
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2240 E IMPERIAL HWY. EL SEGUNDO, CA 90245
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CONSTRUCTION

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DRAWN BY: CHK.: APV.:

VTA PAD LK

LICENSURE:



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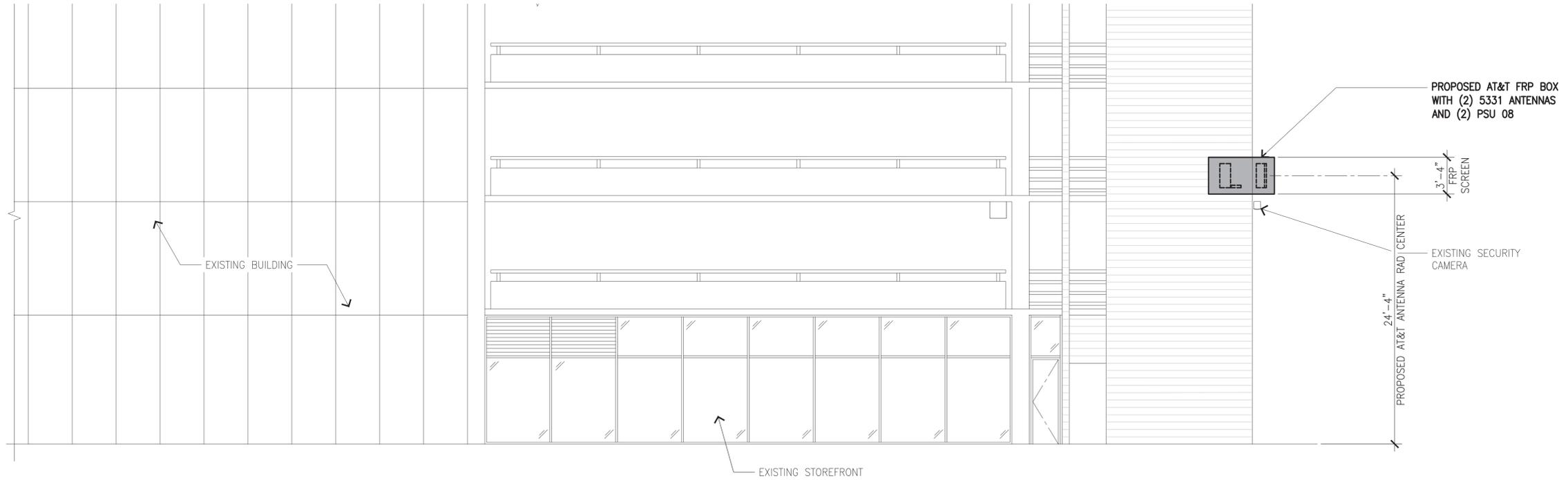
ELEVATION

SHEET NUMBER: REVISION:

A-5

E

CLLN000844



PARTIAL ELEVATION (FROM EAST)

SCALE: 3/16"=1'-0" 0 1' 3' 5' 10'

1

NOT USED

2

PTS 120V SURGE PROTECTED AC DISCONNECTS



- Internal Disconnect With Breakers**
Service Entrance Rated
- PICO - NEQ.20213
 - MICRO - NEQ.20214



- HXWXD – 10.13" X 6.15" X 6"
- WEIGHT – 10 LBS.
- PICO LOAD BREAKERS – FIVE 10 AMP
- MICRO LOAD BREAKERS – FIVE 20 AMP
- LOAD BREAKER POSITIONS - FIVE
- PICO & MICRO DISCONNECT BREAKER – 60 AMP

- External Disconnect With Breakers**
Service Entrance Rated
- PICO - NEQ.20283
 - MICRO - NEQ.20284



- HXWXD – 16.15" X 6.68" X 6.285"
- WEIGHT – 11 LBS.
- PICO LOAD BREAKERS – FIVE 10 AMP
- MICRO LOAD BREAKERS – FIVE 20 AMP
- LOAD BREAKER POSITIONS - FIVE
- PICO & MICRO DISCONNECT BREAKER – 60 AMP

- PTS Breakers**
- 20 AMP – NEQ.20285
 - 25 AMP – NEQ.20286



- 13MM DIN RAIL LOAD BREAKER

3 Technical Data

Table 1 lists regulatory approved configurations. The listed standards on a specific frequency band may not be generally available on all markets. Contact the local Ericsson responsible for details.

Description	Value
Maximum nominal output power ⁽¹⁾	4 + 3 W
Number of carriers per branch	LTE: 6 downlink, 6 uplink WCDMA: 6 downlink, 6 uplink NB-IoT in-band mode: 1 NB-IoT carrier per configured LTE host carrier NB-IoT standalone mode: 1 carrier per RF port NB-IoT guard band mode: 1 NB-IoT carrier per configured LTE host carrier
Number of carriers per radio	LTE: 4 + 6 downlink, 4 + 6 uplink WCDMA: 4 + 6 downlink, 4 + 6 uplink NB-IoT in-band mode: 1 NB-IoT carrier per configured LTE host carrier NB-IoT standalone mode: 4 + 1 carriers per RF port NB-IoT guard band mode: 1 NB-IoT carrier per configured LTE host carrier
Frequency ⁽²⁾	B66A for WCDMA, LTE, NB-IoT in-band mode, NB-IoT standalone mode, and NB-IoT guard band mode 2130–2180 MHz uplink 2130–2180 MHz downlink
Dimensions with Cover, Single Radio	
Height (A)	213.5 mm
Width (B)	200 mm
Depth (C)	185 mm
Dimensions with Antenna, Single Radio	
Height (A)	213.5 mm
Width (B)	200 mm
Depth (C)	125 mm

Radio Description

Description	Value
Weight	Radio 4402 with Cover, Single Radio: 4.7 kg Radio 4402 with Antenna, Single Radio: 5.1 kg
Color	Gray
Body	NCS S 1002-B

(1) For detailed information about Norms and MVA, see the following:
WCDMA: Licenses and Hardware Activation Codes in Ericsson Software Model in the WCDMA RAN CP1 library.
LTE: Norms Licenses and Hardware Activation Codes in the Radio Node libraries.
NB-IoT: Norms Licenses and Hardware Activation Codes in the NB-IoT libraries.

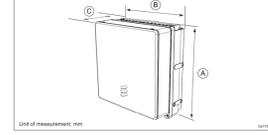


Figure 2 Radio 4402 Dimensions with Cover, Single Radio

Antenna Integrated Radio Unit Description

3.1 Physical Characteristics

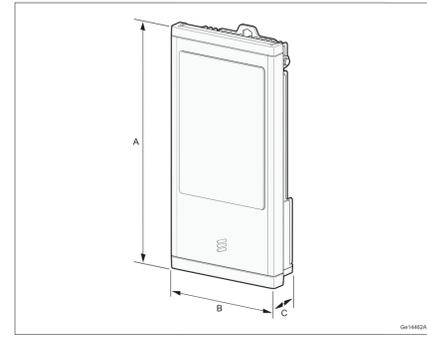


Figure 2 AIR 5331 Dimensions

Description	Value
Height (A)	600 mm
Width (B)	303 mm
Depth (C)	Excluding handle: 110 mm Including handle: 159 mm

AIR Unit Type	Weight without Mounting Kit	Weight with Mounting Kit
AIR 5331 B260	14 kg	18.5 kg (SXK 189 2015/1) 20.2 kg (SXK 189 2016/1)

The whole body of the AIR Unit including the radome is gray, and the color code is NCS S 1002-B.

RAYCAP SPECIFICATION

PSU AC 08 (100–250) VAC
DIMENSIONS:
HEIGHT = 2.71"
DEPTH = 10.78"
WIDTH = 7.08"
WEIGHT = 11.46 LBS

4 RADIO 4402 SPECIFICATION

2-Port Dual-Band 65° Base Station Antenna (617-896 and 1695-2690 MHz)
GP2408-06789

Description:

- Single-sector 8-Port MIMO antenna for Base Station, Small Cell and Outdoor DAS applications.
- 65° beam width dual-polarized covering 600 MHz/LTE/CELL and AWS/PCS/WCS/BRS Bands.
- 4x ports for 617-896 MHz
- 4x ports for 1695-2690 MHz with Manual Electrical Tilt (MET)

Electrical Specifications

Frequency Band (MHz)	617-698	698-806	806-896	1695-2180	2300-2400	2496-2690
Input Connector Type	4x 4.3-10T			4x 4.3-10T		
Polarization	Dual (slant 40° L&R)			Dual (slant 40° L&R)		
Horizontal Beamwidth	71°	71°	65°	65°	67°	62°
Vertical Beamwidth	76.8°	72.0°	60.1°	15.1°	11.6°	10.7°
Electrical Tilt	0° Fixed			2° - 12° MET		
Gain (max.)	8.6 dBi	8.8 dBi	9.3 dBi	14.2 dBi	14.8 dBi	15.6 dBi
Gain (avg.)	7.7 dBi	8.1 dBi	8.7 dBi	13.2 dBi	13.9 dBi	14.2 dBi
Front-to-Back Ratio, 180°	28 dB	30 dB	30 dB	28 dB	28 dB	25 dB
XPOL Discrimination @ 0°	18 dB	20 dB	20 dB	20 dB	20 dB	25 dB
VSWR/RL	1.51 / 14.0 dB					
Port-to-Port Isolation	20 dB					
PIM @ 2x43 dBm	< -153 dBc					
Max Power / Port	100 Watts			100 Watts		
Impedance	50 Ω					

Mechanical Specifications

Operating Temperature	-40° to 158°F (-40° to +70°C)
Antenna Weight	31 lbs (14 kg)
Antenna Dimension (Height x Width x Depth)	24.7" (626 mm) x 15.0" (380 mm) x 7.2" (184 mm)
Radome Material	ASA
RoHS	Compliant
Radome Color	Gray
Ingress Protection	Outdoor (IP65)
Wind Survival Rating	150 mph (241 km/h)

Bottom Plate with Port Labels

Antenna Outline

3 AIR5331 ANTENNA SPECIFICATION

Part Numbers, Ordering Options and Accessories

Description	Part Number:
Antenna with Ex 4.3-10T Connectors, Gray (Including MK-0653 Wall/Pole Mounting Bracket)	GP2408-06789-112
Mounting Brackets:	Part Number:
Heavy Duty Mounting Bracket (wind speed of 150mph) (Included)	MK-0653
Heavy Duty Mounting Bracket (wind speed of 150 mph) (Optional)	62-45-09

Matting Connector Torque:
4.3-10: 3.7 N·m (3.5 lbf·ft)

PSU AC 08

5 GALTRONICS ANTENNA SPECIFICATION



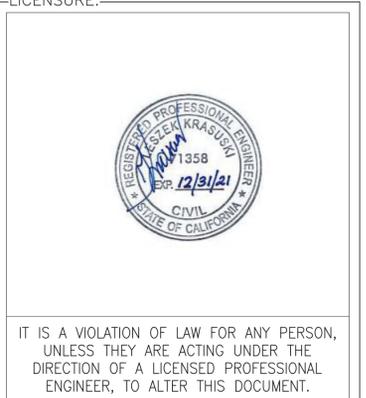
PLANS PREPARED BY:
PROJECT INFORMATION:
(5G - SMALL CELL)
CLLN000844
ENTERTAINMENT HEAD
QUARTERS
(L4 GARAGE)
2240 E IMPERIAL HWY. EL SEGUNDO, CA 90245
LOS ANGELES COUNTY

CURRENT ISSUE DATE:
02/12/20

ISSUED FOR:
CONSTRUCTION

REV.:	DATE:	DESCRIPTION:	BY:
A	12/20/19	90% CD, ISSUED FOR REVIEW	VTA
B	12/26/19	REVISED 90% CD, ISSUED FOR REVIEW	VTA
C	01/09/20	REVISED 90% CD, ISSUED FOR REVIEW	VTA
D	01/17/20	100% CD's	VMW
E	02/12/20	REVISED 100% CD's	VTA

DRAWN BY: VTA **CHK.:** PAD **APV.:** LK



SHEET TITLE:
SPECIFICATIONS

SHEET NUMBER: A-6 **REVISION:** E

CLLN000844

REV.:	DATE:	DESCRIPTION:	BY:
A	12/20/19	90% CD, ISSUED FOR REVIEW	VTA
B	12/26/19	REVISED 90% CD, ISSUED FOR REVIEW	VTA
C	01/09/20	REVISED 90% CD, ISSUED FOR REVIEW	VTA
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DRAWN BY:	CHK.:	APV.:
VTA	PAD	LK

LICENSURE:



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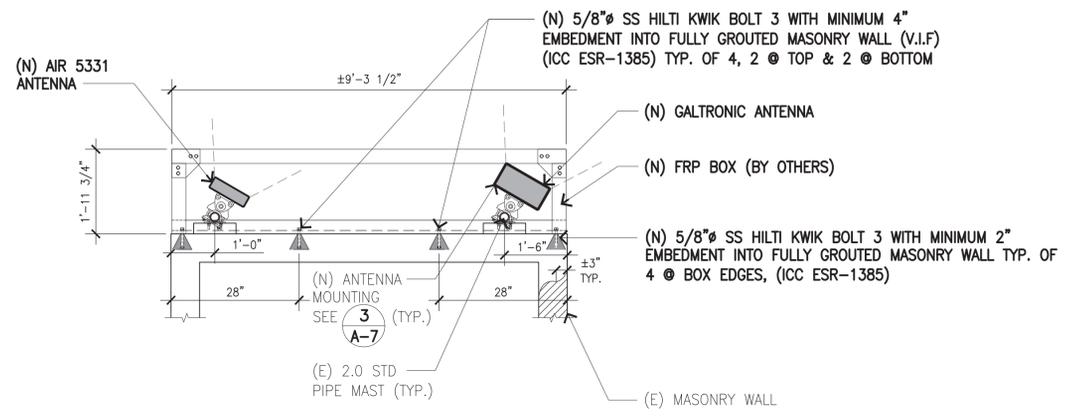
DETAILS AND SPECIFICATIONS

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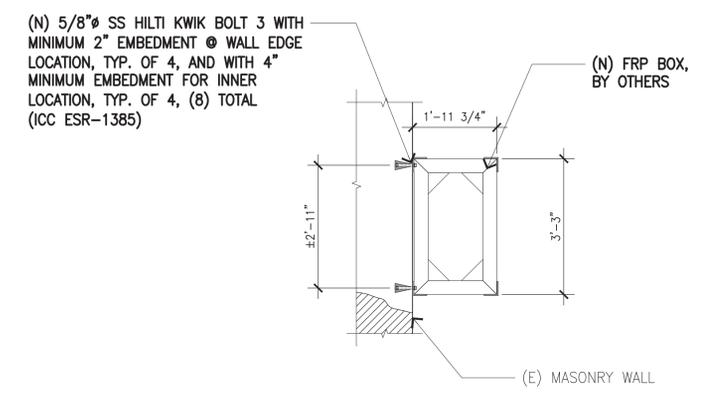
A-7

E

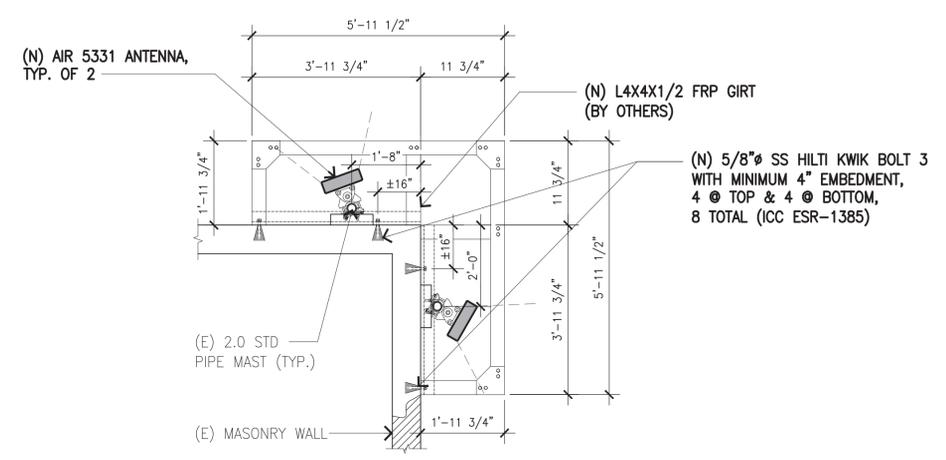
CLLN000844



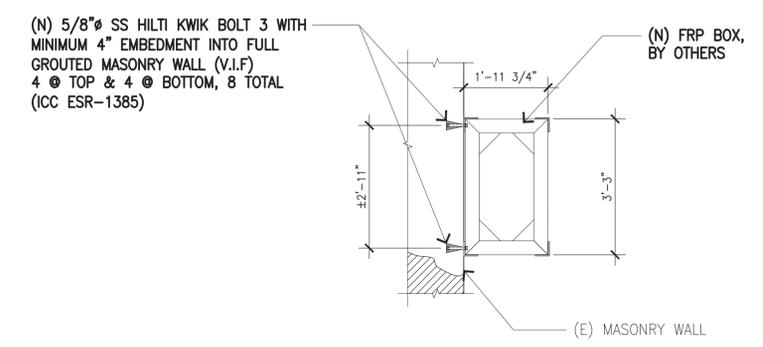
PLAN VIEW



SIDE ELEVATION VIEW



PLAN VIEW



SIDE ELEVATION VIEW

(N) FRP CONNECTION @ SECTOR 'A'

SCALE: 2
N.T.S.

(N) FRP CONNECTION @ SECTOR 'B' & 'C'

SCALE: 1
N.T.S.

NOT USED

ERICSSON

13.85"

19"

1U

BASEBAND 6630

OPTIMIZED FOR MAIN-REMOTE CONFIGURATIONS

- 19 INCH WIDE, 1U HIGH, <352mm DEEP
- 15 SFP/SFP+FOR CPRI INTER-CONNECT TO RADIO UNITS REDUCING THE NEED FOR BASEBAND R503
- 2 OPTICAL 1/10Gbps SFP/SFP+ PORTS AND 2 ELECTRICAL 1Gbps RJ45 PORTS
- EIGHT EXTERNAL ALARM PORTS
- DUAL 48V DC POWER FEEDING
- SELF-CONTAINED ENVIRONMENTAL CONTROL & FIELD REPLACEABLE FAN UNITS
- HARDWARE PREPARED FOR NR (5G) AND eCPRI

COMPARISON

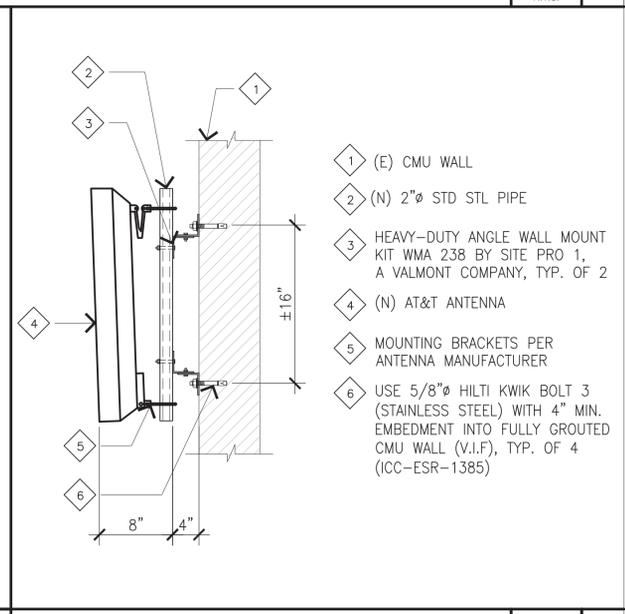
- BASEBAND 6630 IS STANDALONE & HAS ITS OWN CLIMATE CONTROL
- BASEBAND 663 HAS 15 CPRI PORTS & DUAL POWER FEEDING
- 123W est. POWER CONSUMPTION (@ 25°C, TYPICAL LOAD)

LTE, WCDMA AND GSM CAPACITY AND MIXER MODE CAPABILITY

- BASEBAND 6630 CAPACITY & CAPABILITIES EQUIVALENT TO BASEBAND 5216

FRO NR, BASEBAND 6630 HAS CONNECTIVITY ADVANTAGES OVER BASEBAND 5216 (UNDER STUDY)

- BB 6630: 4 TO 6 CPRI-8 PORTS (10.1 Gbps) ACCESSIBLE FOR mm WAVE RADIO WITH NR CONFIGURED
- BB 5216: 2 TO 3 CPRI-8 PORTS ACCESSIBLE FOR mmWAVE RADIOS WITH NR CONFIGURED



5

BASEBAND 6630 SPECIFICATION

SCALE: 4
N.T.S.

(N) ANTENNA MOUNTING DETAIL

SCALE: 3
N.T.S.



1452 EDINGER AVE, 2ND FLOOR
TUSTIN, CA 92780



7543 Woodley Ave., #201, Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

PROJECT INFORMATION:

(5G - SMALL CELL)
CLLN000844
ENTERTAINMENT HEAD
QUARTERS
(L4 GARAGE)
2240 E IMPERIAL HWY. EL SEGUNDO, CA 90245
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VTA PAD LK

LICENSURE:

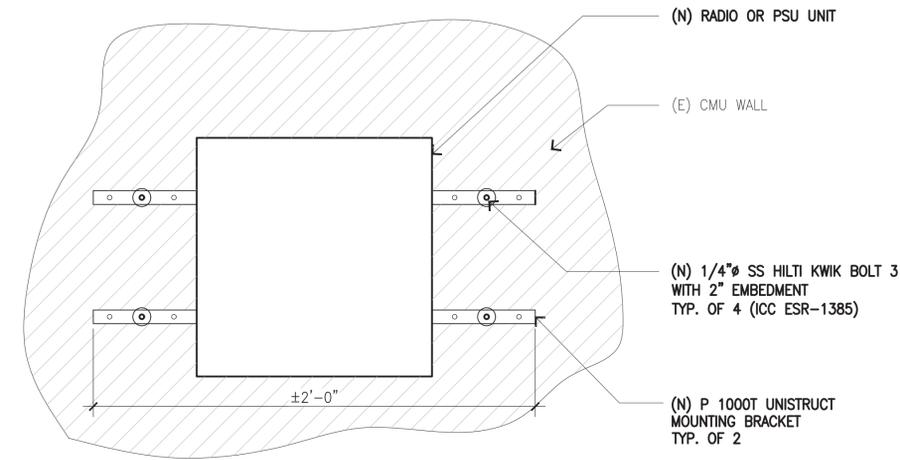
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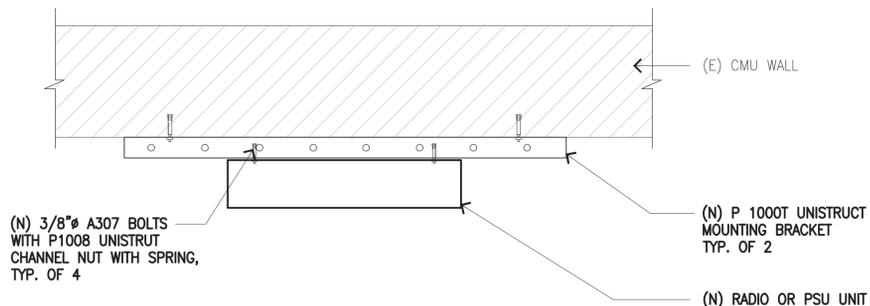
DETAILS

SHEET NUMBER: REVISION:

A-8 E
CLLN000844



FRONT VIEW



TOP VIEW

NOT USED 2 PROPOSED RADIO & PSU UNIT INSTALLATION METHOD SCALE: 1

DESIGN CRITERIA:

- WIND DESIGN DATA
 - ULTIMATE WIND VELOCITY = 110 MPH
 - EXPOSURE = C
 - INTERNAL PRESSURE COEFFICIENT = 0.18
- SEISMIC DESIGN DATA
 - SITE CLASS = D
 - RISK CATEGORY = II
 - SEISMIC IMPORTANCE FACTOR (I) = 1.0
 - MAPPED SPECTRAL RESPONSES $S_s = 1.85$ $S_1 = 0.651$ $S_{ds} = 1.233$
 - SEISMIC DESIGN CATEGORY = D
 - RESPONSE MODIFICATION (R_p) = 2.5
 - AMPLIFICATION FACTOR (a_p) = 1.0
 - ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE

NOT USED 5 NOT USED 4 NOT USED 3

ALPHA

BETA/GAMMA

7555-A PALMETTO COMMERCE PARKWAY
NORTH CHARLESTON, SC 29420 USA
P: (800)-755-0689 / F: (843)-207-0207
WWW.STEALTHCONCEALMENT.COM
PROJECT MANAGER: MATT LOCHER : 843-437-6109

FINAL ENGINEERING

SYNERGY DEVELOPMENT SERVICES, INC.
ENTERTAINMENT HQ PARKING
STRUCTURE/L4 GARAGE
2240 E. IMPERIAL HWY
EL SEGUNDO, CA 90245

STEALTH JOB #: AT19-01232H-29R0

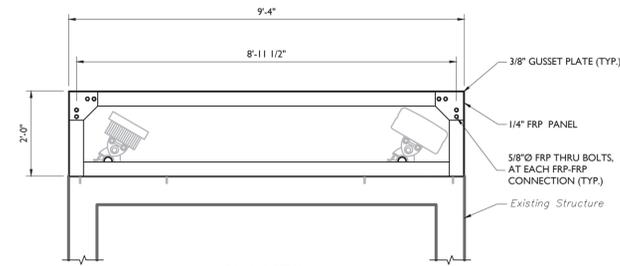
DRAWING INDEX

T1 TITLE SHEET
N1-N2 NOTES & SPECIFICATIONS
S1-S2 PLAN & ELEVATION VIEWS
ALPHA SECTOR
S3-S4 PLAN & ELEVATION VIEWS
BETA/GAMMA SECTORS
SS DETAILS

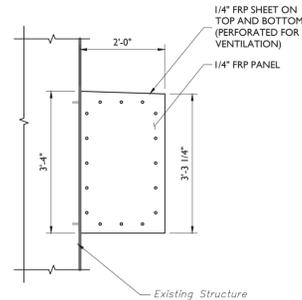
T1 of 1
02-10-20 1

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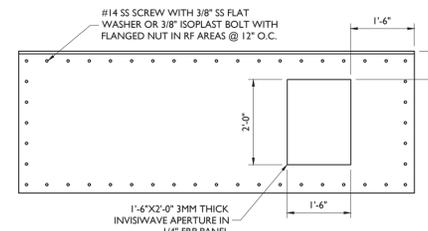
<p>GENERAL</p> <ol style="list-style-type: none"> THE TYPICAL NOTES SHALL APPLY FOR ALL CASES UNLESS OTHERWISE SPECIFICALLY DETAILED WITHIN THE DRAWINGS. SOME NOTES MAY NOT BE APPLICABLE IN PART OR IN WHOLE FOR EVERY PROJECT. ANY ITEMS REFERENCED AS BEING ON "HOLD" ARE TO BE INCLUDED IN THE WORK AS SHOWN. HOWEVER, CONSTRUCTION OR FABRICATION IS NOT TO BEGIN UNTIL THE "HOLD" REFERENCE IS REMOVED. DIMENSIONS CONTAINED WITHIN MUST BE FIELD VERIFIED AND CUSTOMER APPROVED PRIOR TO FABRICATION OF MATERIALS. THE MODIFICATIONS DEPICTED IN THESE DRAWINGS ARE INTENDED TO PROVIDE STRUCTURAL SUPPORT FOR THE ADDITION OF THE ANTENNA SCREENING SYSTEMS OUTLINED WITHIN. THE EXISTING STRUCTURE OR BUILDING SHALL BE ANALYZED AND RETROFITTED AS REQUIRED, BY OTHERS, TO WITHSTAND THE LOADS IMPOSED BY THE NEW STEALTH® ENCLOSURE SHOWN ON THE DRAWINGS. ANTENNA CONCEALMENT PRODUCTS SHALL BE INSTALLED BY A CONTRACTOR EXPERIENCED IN SIMILAR WORK. CARE SHALL BE TAKEN IN THE INSTALLATION OF ANY AND ALL MEMBERS IN ACCORDANCE WITH RECOGNIZED INDUSTRY STANDARDS AND PROCEDURES. ALL APPLICABLE OSHA SAFETY GUIDELINES ARE TO BE FOLLOWED. STEALTH® IS NOT PROVIDING FIELD INSTALLATION SUPERVISION. THESE DRAWINGS INDICATE THE MAJOR OPERATIONS TO BE PERFORMED, BUT DO NOT SHOW EVERY FIELD CONDITION THAT MAY BE ENCOUNTERED. THEREFORE, PRIOR TO BEGINNING OF WORK THE CONTRACTOR SHOULD SURVEY THE JOB SITE THOROUGHLY TO MINIMIZE FIELD PROBLEMS. PROTECTION OF EXISTING STRUCTURES DURING THE COURSE OF THE CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE STRUCTURAL INTEGRITY OF THIS STRUCTURE IS DESIGNED TO BE ATTAINED IN ITS COMPLETED STATE. WHILE UNDER CONSTRUCTION ANY TEMPORARY BRACING OR SHORING WHICH MAY BE REQUIRED TO MAINTAIN STABILITY PRIOR TO COMPLETION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE PLANS AND DETAILS WITHIN DO NOT INCLUDE DETAILS OR DESIGN FOR DRAINAGE FROM OR WATERPROOFING OF EXTERIOR OR INTERIOR SURFACES OF THE EXISTING BUILDING OR STRUCTURE. THESE DETAILS MUST BE COMPLETED BY OTHERS. <p>DESIGN NOTES: 2017 COUNTY OF LOS ANGELES BUILDING CODE INCORPORATING THE 2016 CALIFORNIA BUILDING CODE</p> <p>DESIGN LOADS:</p> <table border="0"> <tr> <td>WIND: ULTIMATE WIND SPEED 110 MPH PER ASCE 7-10 STANDARD</td> <td>SEISMIC DESIGN LOADS:</td> </tr> <tr> <td>OCCUPANCY CATEGORY: II</td> <td>S_v: 1.645</td> </tr> <tr> <td>EXPOSURE: C</td> <td>S_i: 0.656</td> </tr> <tr> <td>DESIGN WIND PRESSURE : 47.0 PSF</td> <td>IMPORTANCE FACTOR : 1</td> </tr> </table> <p>DESIGN:</p> <ol style="list-style-type: none"> ENGINEERING AND DESIGN CALCULATIONS FOR STEALTH® POLE AND TOWER PRODUCTS ARE PREPARED IN ACCORDANCE WITH THE LATEST VERSION OF THE ASCE 7-10. OTHER STRUCTURES ARE DESIGNED IN ACCORDANCE WITH APPLICABLE LOCAL OR NATIONAL STANDARDS PER CLIENT INPUT. <p>ENCLOSURE:</p> <p>DESIGN REACTIONS (LRFD):</p> <table border="1"> <thead> <tr> <th colspan="2">Reactions - Alpha Sector</th> <th colspan="2">Reactions - Beta & Gamma Sectors</th> </tr> </thead> <tbody> <tr> <td>T (lb)</td> <td>99.0</td> <td>T (lb)</td> <td>122.1</td> </tr> <tr> <td>C (lb)</td> <td>324.0</td> <td>C (lb)</td> <td>86.5</td> </tr> <tr> <td>V (lb)</td> <td>94.7</td> <td>V (lb)</td> <td>110.1</td> </tr> <tr> <td>M (kip-ft)</td> <td>0.0</td> <td>M (kip-ft)</td> <td>0.0</td> </tr> </tbody> </table> <p>THE DESIGN REACTIONS ARE TYPICAL AT EACH CONNECTION. THE DESIGN REACTIONS ARE CONSIDERED TO ACT IN ANY DIRECTION. THE CONNECTION OF THE CONCEALMENT TO THE STRUCTURE SHALL BE COMPLETED BY OTHERS FOR THE DESIGN REACTIONS LISTED ABOVE. THE ADEQUACY OF THE EXISTING STRUCTURE TO SUPPORT THE DESIGN REACTIONS SHALL BE DETERMINED BY OTHERS.</p>	WIND: ULTIMATE WIND SPEED 110 MPH PER ASCE 7-10 STANDARD	SEISMIC DESIGN LOADS:	OCCUPANCY CATEGORY: II	S _v : 1.645	EXPOSURE: C	S _i : 0.656	DESIGN WIND PRESSURE : 47.0 PSF	IMPORTANCE FACTOR : 1	Reactions - Alpha Sector		Reactions - Beta & Gamma Sectors		T (lb)	99.0	T (lb)	122.1	C (lb)	324.0	C (lb)	86.5	V (lb)	94.7	V (lb)	110.1	M (kip-ft)	0.0	M (kip-ft)	0.0	<p>STEALTHSKIN PANELS</p> <ol style="list-style-type: none"> FASTENER HOLES IN ESSV PANELS ARE NOT FACTORY DRILLED AND MUST BE DRILLED IN THE FIELD. PANEL FASTENERS TO BE SPACED 12" O.C. MAX. AND LOCATED 6" MAX. HORIZONTALLY FROM EACH EDGE AT TOP AND BOTTOM OF PANEL. MAINTAIN 1" MIN. EDGE DISTANCE FROM ALL EDGES. 6" WIDE PANELS REQUIRE (5) FASTENERS TOP AND BOTTOM. WHEN FASTENER BOLT HEAD OR NUT BEARS DIRECTLY ON SURFACE OF ESSV PANEL, TIGHTEN PANEL BOLTS ONLY 1/2 TURN PAST SNUG. APPLY THREAD LOCK COMPOUND TO THE THREADS OF METAL BOLTS. USE THIN BEAD OF EPOXY TO LOCK THE NUTS OF FRP BOLTS AND STEALTH® STAINLESS STEEL PANEL BOLTS. USE WASHER OR FLANGED HEAD BOLT, OR FASTENER WITH LARGE BEARING SURFACE. PANELS WILL EXPAND AND CONTRACT DUE TO TEMPERATURE. WHEN INSTALLING PANELS IN COLD TEMPERATURES, EVENLY SPACE PANELS ALONG LENGTH OF SCREEN WALL WITH EQUAL GAPS BETWEEN PANELS TO ALLOW FOR EXPANSION DURING WARM TEMPERATURES. SURFACES OF PANELS SHALL BE COATED WITH SUITABLE PAINT FOR UV PROTECTION. TOP EDGE OF PANEL MUST BE COVERED TO PREVENT WATER TRAVEL BETWEEN PANELS. USE SHERWIN WILLIAMS "COROTHANE II" OR PRE APPROVED EQUIVALENT. EXPOSED TOP AND SIDE FOAM EDGES OF PANELS MUST BE COVERED OR COATED FOR UV PROTECTION. STEALTH® WILL PROVIDE PANEL EDGE CAPS TO BE FIELD APPLIED FOR THIS PURPOSE. FOR MOST APPLICATIONS, PANEL EDGE CAPS TO BE SECURED WITH TEK SCREW INSTALLED @ 12" MAXIMUM SPACING ON THE INSIDE FACE OF THE PANEL. 	<p>STRUCTURAL STEEL</p> <ol style="list-style-type: none"> STEEL FABRICATION AND INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL AND SPECIFICATIONS. STEEL I-SHAPE, ANGLE, CHANNEL, AND MISCELLANEOUS MEMBERS SHALL CONFORM TO ASTM A36 (36 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS, U.N.O. STEEL PLATE MEMBERS SHALL CONFORM TO ASTM A36 (36 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS U.N.O. STEEL PIPE AND ROUND TUBE MEMBERS SHALL CONFORM TO ASTM A500 GRADE B (42 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS, U.N.O. STEEL RECTANGULAR AND SQUARE TUBE MEMBERS SHALL CONFORM TO ASTM A500 GRADE B (42 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS, U.N.O. STEEL WIDERANGE MEMBERS SHALL CONFORM TO ASTM A992 (50 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS U.N.O. ALL BOLTS FOR STEEL-TO-STEEL CONNECTIONS SHALL CONFORM TO ASTM F3125 GRADE A325 SPECIFICATIONS, U.N.O. A325N AND A325X ALLOWED. STRUCTURAL BOLTS SHALL BE TIGHTENED USING TURN-ON-THE-NUT METHOD. BOLT HOLE EDGE DISTANCES SHALL BE A MINIMUM 1", U.N.O. ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND PROCEDURES OF THE AMERICAN WELDING SOCIETY (AWS) BY CERTIFIED WELDERS PER AWS D1.1 FOR STEEL AND AWS D1.2 FOR ALUMINUM. STEEL WELDS SHALL BE BY E70XX, LOW HYDROGEN ELECTRODE. STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123 SPECIFICATIONS AFTER FABRICATION OR PAINTED WITH RUST INHIBITIVE PRIMER. STEEL HARDWARE SHALL BE HOT DIP GALVANIZED PER ASTM F2329, U.N.O. AFTER ANY FIELD HOLE PUNCHING / DRILLING OR CUTTING HAS BEEN COMPLETED, OR FOR ANY DAMAGED STRUCTURAL MEMBER, TOUCH UP ALL BARE MATERIAL AND WELDED AREAS WITH TWO COATS OF GAL-CON OR SIMILAR MATERIAL TO RESTORE THE GALVANIZED PROTECTION ON THE MEMBERS. ALL WELDED STEEL ASSEMBLIES AND INDIVIDUAL STEEL PARTS SHOULD HAVE THE PART NUMBER WELDED ONTO THE PART OR ASSEMBLY. THE PART NUMBERS SHOULD BE LOCATED CONSISTENTLY AND AWAY FROM ANY CONNECTION POINT TO AVOID ANY INTERFERENCE ISSUES WITH THE WELD. <p>DISCLAIMER</p> <p>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.</p>	<div style="text-align: center;">  <p>7555 A PALMATED RICHMONDE PARKWAY NORTH CHARLES CITY, MO 63042 USA P: WWW.STEALTHCONCEALMENT.COM</p> </div> <div style="text-align: center;">  <p>PROFESSIONAL ENGINEER C 85880</p> </div> <div style="text-align: center;">  <p>EXP. 05/31/2025 STATE OF CALIFORNIA ENGINEER 5880</p> </div> <div style="text-align: center;"> <p>NOTES & SPECIFICATIONS</p> <p>SYNERGY DEVELOPMENT SERVICES, INC. ENTERTAINMENT HQ PARKING STRUCTURE/14 GARAGE 2240 E. IMPERIAL HWY EL SEGUNDO, CA 90245</p> </div> <table border="1"> <tr> <td>JOB #:</td> <td>110-13321-280</td> </tr> <tr> <td>DRAWN:</td> <td>MSG</td> </tr> <tr> <td>DESIGNED:</td> <td>PKA</td> </tr> <tr> <td>REVISION:</td> <td></td> </tr> <tr> <td>N1</td> <td>REVISION</td> </tr> <tr> <td>02-10-20</td> <td>1</td> </tr> </table>	JOB #:	110-13321-280	DRAWN:	MSG	DESIGNED:	PKA	REVISION:		N1	REVISION	02-10-20	1
WIND: ULTIMATE WIND SPEED 110 MPH PER ASCE 7-10 STANDARD	SEISMIC DESIGN LOADS:																																										
OCCUPANCY CATEGORY: II	S _v : 1.645																																										
EXPOSURE: C	S _i : 0.656																																										
DESIGN WIND PRESSURE : 47.0 PSF	IMPORTANCE FACTOR : 1																																										
Reactions - Alpha Sector		Reactions - Beta & Gamma Sectors																																									
T (lb)	99.0	T (lb)	122.1																																								
C (lb)	324.0	C (lb)	86.5																																								
V (lb)	94.7	V (lb)	110.1																																								
M (kip-ft)	0.0	M (kip-ft)	0.0																																								
JOB #:	110-13321-280																																										
DRAWN:	MSG																																										
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REVISION:																																											
N1	REVISION																																										
02-10-20	1																																										



PLAN VIEW



SIDE ELEVATION VIEW



FRONT ELEVATION VIEW

- NOTES:
- 1.) THE INTEGRITY OF THE EXISTING STRUCTURE SHALL BE VERIFIED BY OTHERS.
 - 2.) DIMENSIONS OF THE EXISTING STRUCTURE ARE BASED UPON DRAWINGS BY SYNERGY ADVANTAGE ENGINEERS DATED 09/27/19.
 - 3.) THE ATTACHMENT TO THE EXISTING STRUCTURE (DESIGN AND FASTENERS) SHALL BE PROVIDED BY OTHERS.
 - 4.) THE PANELS ARE TO BE PAINTED / TEXTURED ACCORDING TO THE CUSTOMER APPROVED SAMPLE(S).
 - 5.) IT IS THE CUSTOMER'S RESPONSIBILITY TO VERIFY FIT WITH SPECIFIC MOUNTING AND COAX CABLES.
 - 6.) IT IS STRONGLY RECOMMENDED THAT THE CUSTOMER REVIEWS THE RF CONSIDERATIONS IN THIS DESIGN.
 - 7.) DUE TO THE USE OF NON-CONVENTIONAL MATERIALS FOR RF PERFORMANCE, THIS CONCEALMENT WAS NOT DESIGNED TO BE WATERPROOF. A WATERPROOF MEMBRANE OR CONNECTION METHOD MUST BE INSTALLED BELOW CONCEALMENT BY CONTRACTOR TO PREVENT WATER INTRUSION TO THE EXISTING STRUCTURE IS REQUIRED.

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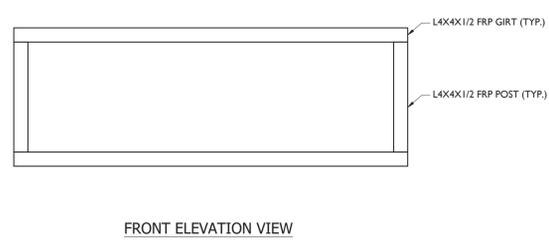
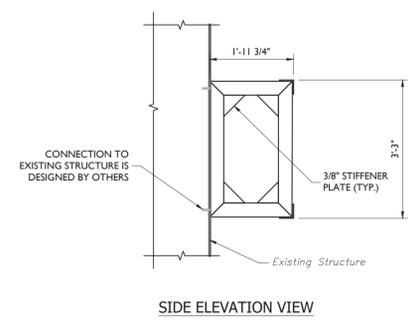
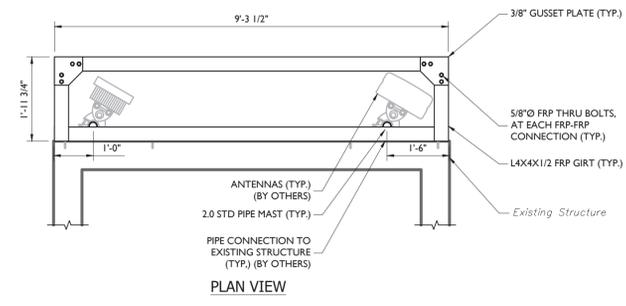
Raycap | OSTEALTH
 7555-A PALMATED OSHANESSE PARKWAY
 NORTH CHARLES TOWN, MD 20422 USA
 P: WWW.STEALTHCONCEALMENT.COM



PLAN & ELEVATION VIEWS
 ALPHA SECTOR
 SYNERGY DEVELOPMENT SERVICES, INC.
 ENTERTAINMENT HQ PARKING
 STRUCTURE U4 GARAGE
 2240 E. IMPERIAL HWY
 EL SEGUNDO, CA 90245

JOB #:	3110-13320-2980
DRAWN:	MSS
DESIGNED:	JWA
REVISED:	
S1	REVISION
02-10-20	1

- NOTES:
1. FRAME TO BE BONDED IN THE FACTORY.
 2. CONNECTION TO THE STRUCTURE IS DESIGNED BY OTHERS.



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 NORTH CHARLES TOWN, MD 20422 USA
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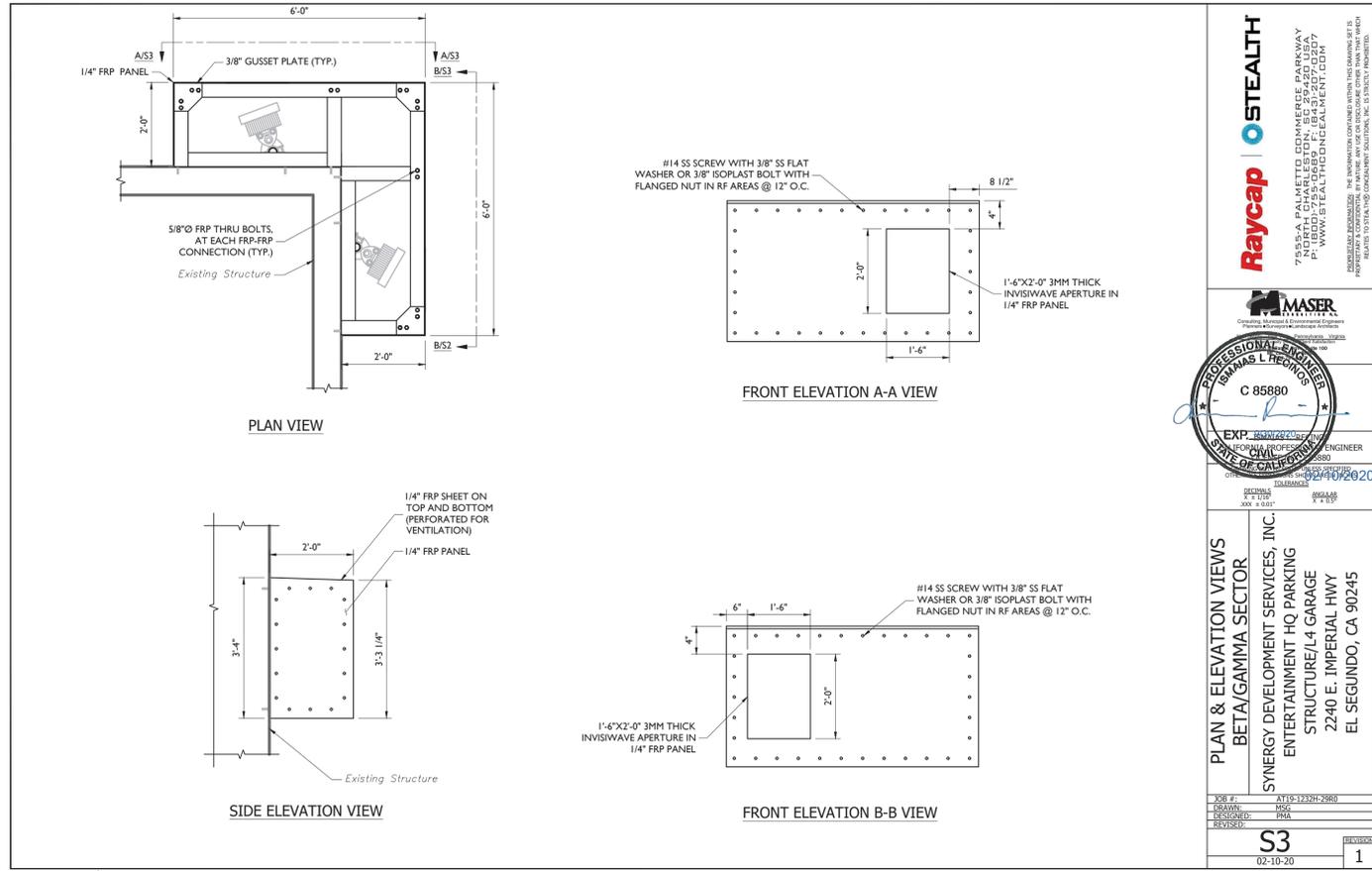


PLAN & ELEVATION VIEWS
 ALPHA SECTOR

SYNERGY DEVELOPMENT SERVICES, INC.
 ENTERTAINMENT HQ PARKING
 STRUCTURE/L4 GARAGE
 2240 E. IMPERIAL HWY
 EL SEGUNDO, CA 90245

JOB #:	110-13301-280
DRAWN:	MSS
DESIGNED:	MSA
REVISED:	
S2	REVISION
02-10-20	1

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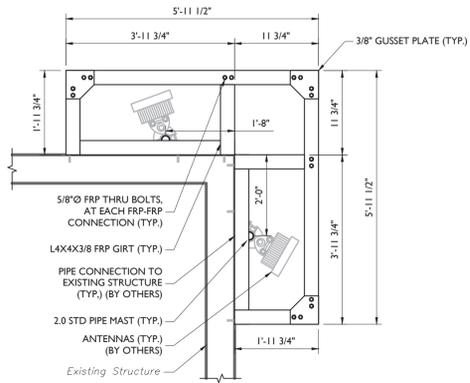
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 7555-A PALMATED TOMAHAWKE PARKWAY
 NORTH CHARLES TOWN, MD 20422 USA
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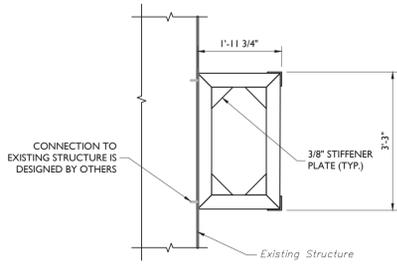
PLAN & ELEVATION VIEWS
 BETA/GAMMA SECTOR
 SYNERGY DEVELOPMENT SERVICES, INC.
 ENTERTAINMENT HQ PARKING
 STRUCTURE I/4 GARAGE
 2240 E. IMPERIAL HWY
 EL SEGUNDO, CA 90245

JOB #:	115-13321-2680
DRAWN:	MSG
DESIGNED:	MSA
REVISED:	
S3	REVISION
02-10-20	1

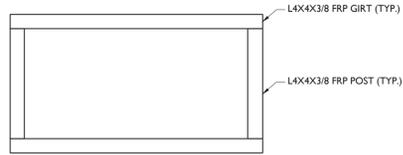
- NOTES:
1. FRAME TO BE BONDED IN THE FACTORY.
 2. CONNECTION TO THE STRUCTURE IS DESIGNED BY OTHERS.



PLAN VIEW



SIDE ELEVATION VIEW



FRONT ELEVATION VIEW

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PLAN & ELEVATION VIEWS
 BETA/GAMMA SECTORS
 SYNERGY DEVELOPMENT SERVICES, INC.
 ENTERTAINMENT HQ PARKING
 STRUCTURE/L4 GARAGE
 2240 E. IMPERIAL HWY
 EL SEGUNDO, CA 90245

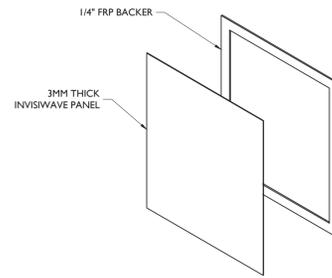
JOB #:	110-13320-280
DRAWN:	MSS
DESIGNED:	MSA
REVISED:	
S4	REVISION
02-10-20	1

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PLEASE NOTE:
THIS DESIGN TYPICAL FOR QTY. (2)
CONCEALMENTS

PLEASE NOTE:
FRP AND STEALTHCORE
FRAMING ASSEMBLY TO BE
FULLY FACTORY-BONDED

PLEASE NOTE:
FOR OPTIMUM PERFORMANCE, MOUNT SO THAT
THE FACE OF THE INVISIWAVE RADIO IS 1.25"-1.5"
FROM THE INSIDE OF THE INVISIWAVE
CONCEALMENT MATERIAL, WITH AZIMUTH
ADJUSTED AS CLOSE TO PERPENDICULAR AS
POSSIBLE



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7555-A PALMATED ROMANENSE PARKWAY
NORTH CHARLES TOWN, MD 20422 USA
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DETAILS

SYNERGY DEVELOPMENT SERVICES, INC.
ENTERTAINMENT HQ PARKING
STRUCTURE/L4 GARAGE
2240 E. IMPERIAL HWY
EL SEGUNDO, CA 90245

JOB #: 110-13320-280
DRAWN: MSQ
DESIGNED: JWA
REVISED:

S5

02-10-20

REVISION
1



1452 EDINGER AVE, 2ND FLOOR
TUSTIN, CA 92780

PLANS PREPARED BY:



7543 Woodley Ave., #201, Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

PROJECT INFORMATION:

(5G - SMALL CELL)
CLLN000844
ENTERTAINMENT HEAD
QUARTERS
(L4 GARAGE)
2240 E IMPERIAL HWY, EL SEGUNDO, CA 90245
LOS ANGELES COUNTY

CURRENT ISSUE DATE:

12/26/19

ISSUED FOR:

CONSTRUCTION

REV.: DATE: DESCRIPTION: BY:

A	12/20/19	90% CD, ISSUED FOR REVIEW	VTA
B	12/26/19	REVISED 90% CD, ISSUED FOR REVIEW	VTA

DRAWN BY: CHK.: APV.:

MJS MJS MJS

LICENSURE:



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

SHEET TITLE:

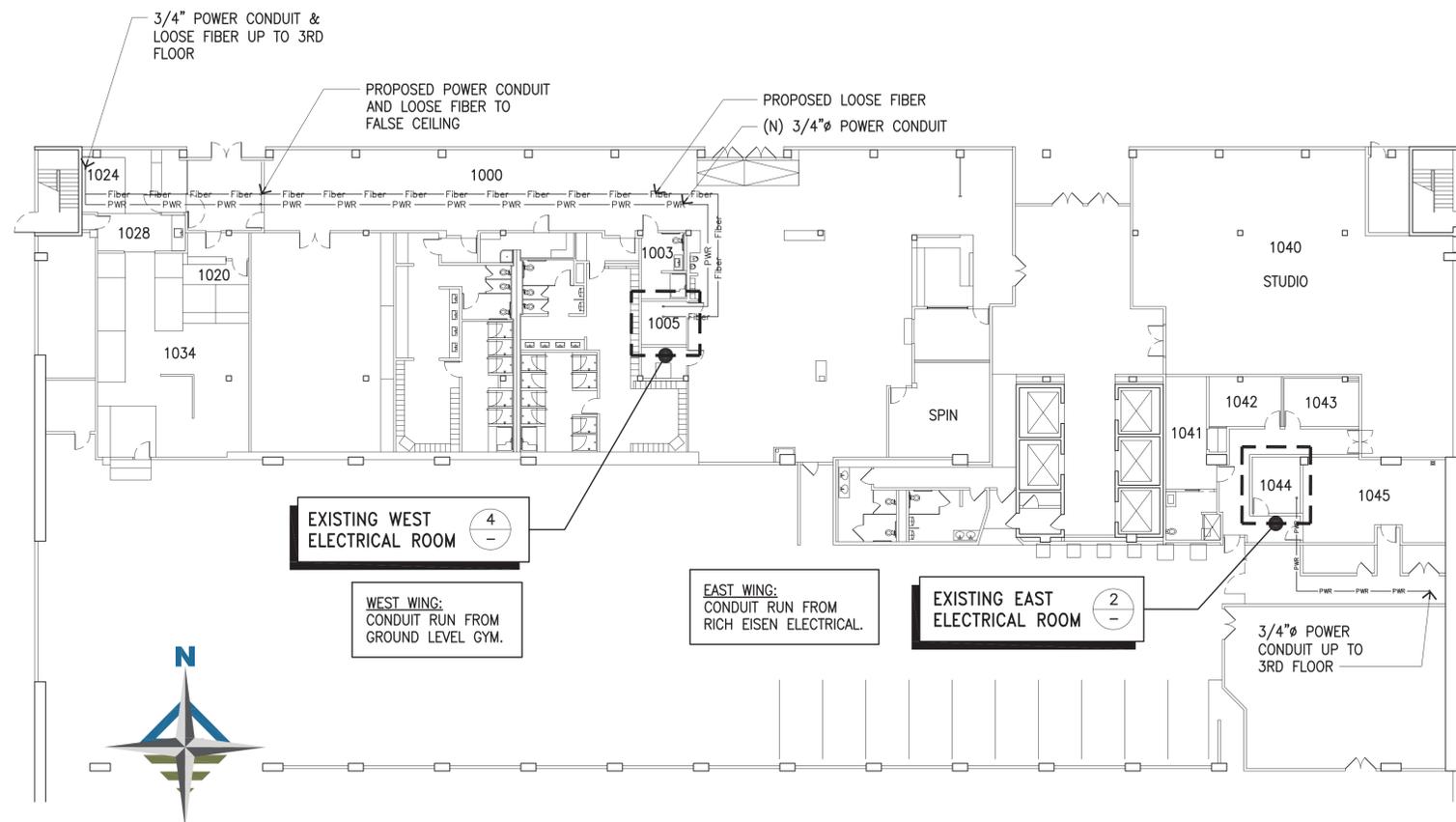
1ST LEVEL FLOOR PLAN
AND ELECTRICAL ROOM
LAYOUT PLAN

SHEET NUMBER: REVISION:

E-1

B

CLLN000844



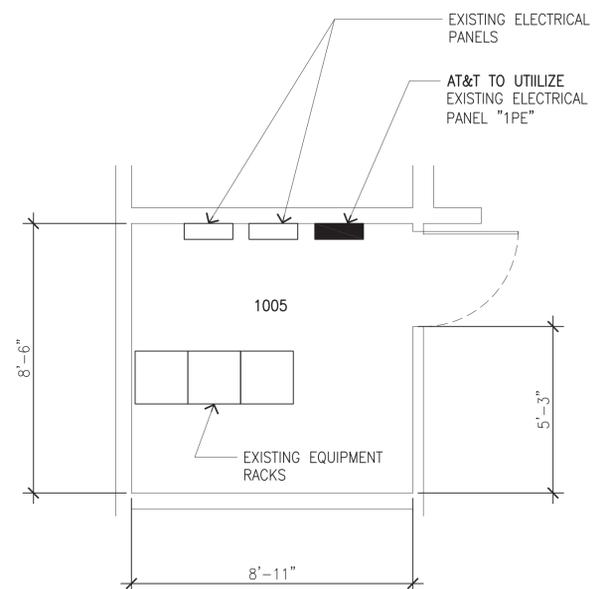
1ST LEVEL FLOOR PLAN

SCALE: 1/16"=1'-0"
0 5' 15' 30'

3 PARTIAL 3RD LEVEL FLOOR PLAN SCALE: 1/16"=1'-0"
0 5' 15' 30'

SCOPE OF WORK:

- WEST WING:
- GROUND LEVEL GYM ELECTRICAL ROOM PANEL "1PE" BREAKERS 16 & 18.
 - AVAILABLE FIBERS TO BE UTILIZED.

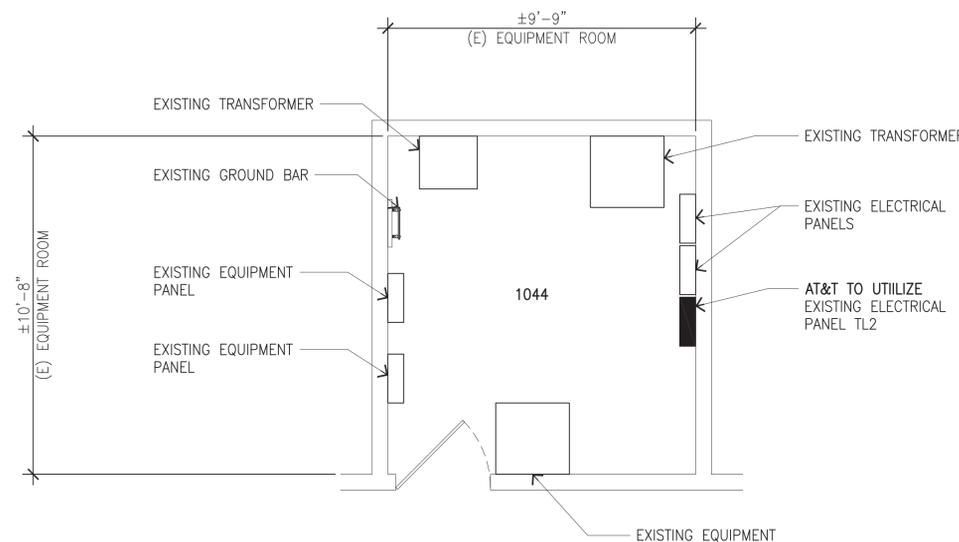


WEST ELECTRICAL ROOM LAYOUT PLAN

SCALE: 3/8"=1'-0"
0 1' 2' 5'

SCOPE OF WORK:

- EAST WING:
- RICH EISEN ELECTRICAL ROOM PANEL "TL2" (208Y/120V 3 PHASE 4W) FED FROM TRANSFORMER "TL1" BREAKERS 26 & 28.



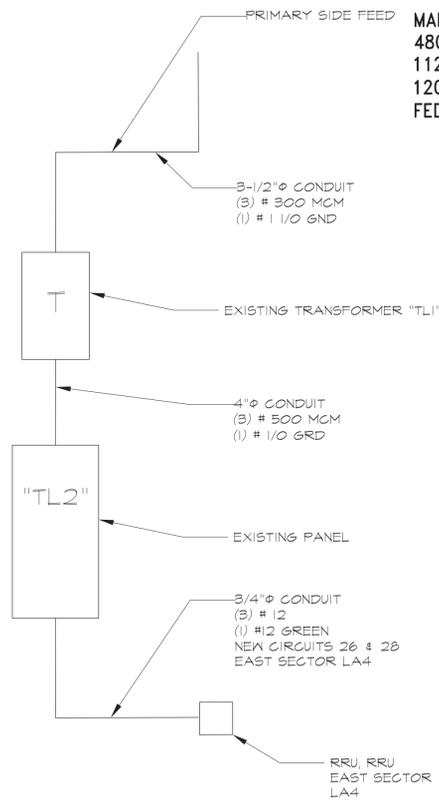
4 EAST ELECTRICAL ROOM LAYOUT PLAN

SCALE: 3/8"=1'-0"
0 1' 2' 5'

2

MOUNTING SURFACE		PANEL "TL2"																MAIN MLO	
120/208 VOLTS		3 PHASE			4 WIRE Y												BUSS 400A		
LOCATION	VOLT			AMPS			LIG	REC	MSC	BKR	CIR	CIR	BKR	MSC	LIG	REC	MSC	LOCATION	
	φ A	φ B	φ C	φ A	φ B	φ C													φ A
DIMMING MODULE	1200									20	1		2	20				DIMMING MODULE	
SPARE TO J-BOX										20	3		4	20				SPARE TO J-BOX	
SPARE TO J-BOX										20	5		6	20				SPARE TO J-BOX	
SPARE TO J-BOX										20	7		8	20				SPARE TO J-BOX	
DIMMING MODULE		1200								20	9		10	20				DIMMING MODULE	
SPARE TO J-BOX										20	11		12	20				SPARE TO J-BOX	
SPARE TO J-BOX										20	13		14	20		1200		DIMMING MODULE	
SPARE TO J-BOX										20	15		16	20				SPARE TO J-BOX	
DIMMING MODULE			1200							20	17		18	20				SPARE TO J-BOX	
SPARE TO J-BOX										20	19		20	20				SPARE TO J-BOX	
SPARE TO J-BOX										20	21		22	20				SPARE TO J-BOX	
SPARE TO J-BOX										20	23		24	20		1200		DIMMING MODULE	
DIMMING MODULE	1200									20	25		26	20		1200		RRU RADIO (NEW)	
SPARE TO J-BOX										20	27		28	20		1200		RRU RADIO (NEW)	
SPACE										20	29		30	20				SPACE	
SPACE										20	31		32	20				SPACE	
SPACE										20	33		34	20				SPACE	
SPACE										20	35		36	20				SPACE	
SPACE										20	37		38	20				SPACE	
SPACE										20	39		40	20				ROLL UP DOOR	
MONITOR & EXIT SIGNS			1800							20	41		42	30					
VOLT-AMPS PER PHASE:		φ A = 6,000			φ B = 3,600			φ C = 6,200											
TOTAL VOLT-AMPS=		15,800			AMPS= 43.88			LCL=											
NOTES:																			

PANEL SCHEDULE



SINGLE LINE DIAGRAM

ELECTRICAL NOTES:

- CONTRACTOR SHALL INSPECT THE EXISTING CONDITIONS PRIOR TO SUBMITTING BID. ANY QUESTIONS ARISING DURING THE BID PERIOD IN REGARDS TO THE CONTRACTORS FUNCTIONS, THE SCOPE OF WORK, OR ANY OTHER ISSUE RELATED TO THIS PROJECT SHALL BE BROUGHT UP DURING THE BID PERIOD WITH THE PROJECT MANAGER FOR CLARIFICATION, NOT AFTER THE CONTRACT HAS BEEN AWARDED.
- LOCATION OF EQUIPMENT, CONDUIT AND DEVICES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE COORDINATED WITH FIELD CONDITIONS PRIOR TO ROUGH-IN.
- THE CONDUIT RUNS AS SHOWN ON THE PLANS ARE APPROXIMATE. EXACT LOCATION AND ROUTING SHALL BE PER EXISTING FIELD CONDITIONS.
- PROVIDE PULL BOXES AND JUNCTION BOXES WHERE SHOWN OR REQUIRED BY NEC.
- ALL CONDUITS SHALL BE MET WITH BENDS MADE IN ACCORDANCE WITH NEC CHAPTER 9, TABLE #2, NO RIGHT ANGLE DEVICE OTHER THAN STANDARD CONDUIT ELBOWS WITH 12" MINIMUM INSIDE SWEEPS FOR ALL CONDUITS 2" OR LARGER.
- ALL CONDUIT TERMINATION'S SHALL BE PROVIDED WITH PLASTIC THROAT INSULATING GROUNDING BUSHINGS.
- ALL WIRE SHALL BE TYPE THHN/THWN-2, SOLID, ANNEALED COPPER UP TO SIZE #10 AWG (#8 AND LARGER SHALL BE CONCENTRIC STRANDED) 75 DEGREE C, (167 DEGREES F), 98% CONDUCTIVITY, MINIMUM #12.
- ALL WIRES SHALL BE TAGGED AT ALL PULL BOXES, J-BOXES, EQUIPMENT BOXES AND CABINETS WITH APPROVED PLASTIC TAGS, ACTION CRAFT, BRADY, OR APPROVED EQUAL.
- ALL NEW MATERIAL SHALL HAVE A UL LABEL.
- CONDUIT ROUGH-IN SHALL BE COORDINATED WITH THE MECHANICAL EQUIPMENT TO AVOID LOCATION TO CONFLICTS. VERIFY WITH MECHANICAL CONTRACTOR AND COMPLY AS REQUIRED.
- ALL PANEL DIRECTORIES SHALL BE
- INSTALL AN EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS PER THE SPECIFICATIONS AND NEC. THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE BONDED AT ALL JUNCTION BOXES, PULL BOXES, AND ALL DISCONNECT SWITCHES, STARTERS, AND EQUIPMENT CABINETS.
- THE CONTRACTOR SHALL PREPARE AS-BUILT DRAWINGS, DOCUMENT ANY AND ALL WIRING AND EQUIPMENT CONDITIONS AND CHANGES WHILE COMPLETING THIS CONTRACT. SUBMIT AT SUBSTANTIAL COMPLETION.
- ALL DISCONNECT SWITCHES AND OTHER CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED LAMICOD NAMEPLATES INDICATING EQUIPMENT CONTROLLED, BRANCH CIRCUITS INSTALLED ON, AND PANEL FIELD LOCATIONS FED FROM (NO EXCEPTIONS).
- PROVIDE CORE DRILLING AS NECESSARY FOR PENETRATIONS OR RISERS THROUGH BUILDING. DO NOT PENETRATE STRUCTURAL MEMBERS WITHOUT STRUCTURAL ENGINEER'S APPROVAL. SLEEVES AND/OR PENETRATIONS IN FIRE RATED CONSTRUCTION SHALL BE PACKED WITH FIRE RATED MATERIAL WHICH SHALL MAINTAIN THE FIRE RATING OF THE WALL OR STRUCTURE. FILL FOR FLOOR PENETRATIONS SHALL PREVENT PASSAGE OF WATER, SMOKE, FIRE AND FUMES. ALL MATERIAL SHALL BE UL APPROVED FOR THIS PURPOSE.
- ELECTRICAL CHARACTERISTICS OF ALL EQUIPMENT (NEW AND EXISTING) SHALL BE FIELD VERIFIED WITH THE OWNER'S REPRESENTATIVE AND EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN OF CONDUIT AND WIRE. ALL EQUIPMENT SHALL BE PROPERLY CONNECTED ACCORDING TO THE NAMEPLATE DATA FURNISHED ON THE EQUIPMENT (THE DESIGN OF THESE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN AND SOME EQUIPMENT CHARACTERISTICS MAY VARY FROM DESIGN AS SHOWN ON THESE DRAWINGS). LOCATION OF ALL OUTLET BOXES, ETC., AND THE TYPE OF CONNECTION (PLUG OR DIRECT) SHALL BE CONFIRMED WITH THE OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN.

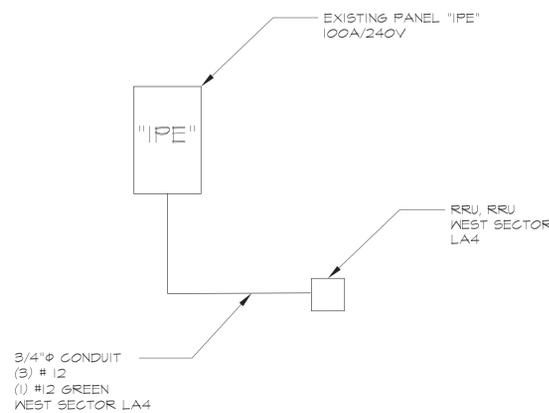
ABBREVIATIONS:

AWG	AMERICAN WIRE GAUGE
BCTW	BARE COPPER TINNED WIRE
GPS	GLOBAL POSITIONING SYSTEM
PCS	PERSONAL COMMUNICATION SYSTEM
PPC	POWER PROTECTION CABINET
PRC	PRIMARY RADIO CABINET
RWY	RACEWAY
TYP	TYPICAL
RCS	RIGID GALVANIZED STEEL
EWT	ELECTRICAL METALLIC TUBING
DWG	DRAWING
IGR	INTERIOR GROUND RING (HALO)
ACCA	ANTENNA CABLE COVER ASSEMBLY
MGB	MASTER GROUND BAR
BTS	BASE TRANSMISSION SYSTEM
GEN	GENERATOR
GR	GROWTH
SICW	STRANDED INSULATED COPPER WIRE
PTLC	POWER TRANSFER LOAD CENTER
(C)	EXISTING

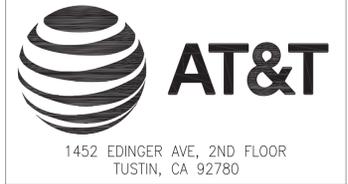
EXISTING PANEL "TL2"- PANEL SCHEDULE AND SINGLE LINE DIAGRAM



MOUNTING SURFACE		PANEL "1PE"																MAIN MLO	
120/208 VOLTS		3 PHASE			4 WIRE Y												BUSS 100A		
LOCATION	VOLT			AMPS			LIG	REC	MSC	BKR	CIR	CIR	BKR	MSC	LIG	REC	MSC	LOCATION	
	φ A	φ B	φ C	φ A	φ B	φ C													φ A
SPACE											1		2	15				EMON DMON	
A/C AV ROOM		1200								30	3		4	15				EMON DMON	
A/C AV ROOM			1200							20	5		6	15				EMON DMON	
A/C AV ROOM	1200									20	7		8	20				SPARE	
SPARE										20	9		10	20				SPARE	
SPARE										20	11		12	20				SPARE	
SPARE										20	13		14	20				SPARE	
SPARE										20	15		16	20		1200		RRU RADIO (NEW)	
SPARE										20	17		18	20		1200		RRU RADIO (NEW)	
										19			20						
										21			22						
										23			24						
										25			26						
										27			28						
										29			30						
										31			32						
										33			34						
										35			36						
										37			38						
										39			40						
										41			42						
VOLT-AMPS PER PHASE:		φ A = 1,800			φ B = 3,000			φ C = 3,000											
TOTAL VOLT-AMPS=		7,800			AMPS= 21.66			LCL=											
NOTES:		CIRCUIT BREAKERS 16 & 18 ARE EXISTING																	



EXISTING PANEL "1PE"- PANEL SCHEDULE AND SINGLE LINE DIAGRAM



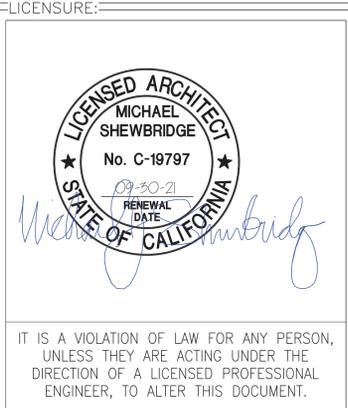
PLANS PREPARED BY:
 PROJECT INFORMATION:
 (5G - SMALL CELL)
 CLLN000844
 ENTERTAINMENT HEAD
 QUARTERS
 (L4 GARAGE)
 2240 E IMPERIAL HWY. EL SEGUNDO, CA 90245
 LOS ANGELES COUNTY

CURRENT ISSUE DATE:
 12/26/19

ISSUED FOR:
 CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A	12/20/19	90% CD, ISSUED FOR REVIEW	VTA
B	12/26/19	REVISED 90% CD, ISSUED FOR REVIEW	VTA

DRAWN BY: MJS CHK.: MJS APV.: MJS



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SHEET TITLE:
 SINGLE LINE DIAGRAMS & PANEL SCHEDULES

SHEET NUMBER: E-2 REVISION: B
 CLLN000844



1452 EDINGER AVE., 2ND FLOOR
TUSTIN, CA 92780

PLANS PREPARED BY:



7543 Woodley Ave., #201, Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

PROJECT INFORMATION:

(5G - SMALL CELL)
CLLN000844
ENTERTAINMENT HEAD
QUARTERS
(L4 GARAGE)
2240 E IMPERIAL HWY. EL SEGUNDO, CA 90245
LOS ANGELES COUNTY

CURRENT ISSUE DATE:

12/26/19

ISSUED FOR:

CONSTRUCTION

REV.: DATE: DESCRIPTION: BY:

A	12/20/19	90% CD, ISSUED FOR REVIEW	VTA
B	12/26/19	REVISED 90% CD, ISSUED FOR REVIEW	VTA

DRAWN BY: CHK.: APV.:

MJS MJS MJS

LICENSURE:



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SHEET TITLE:

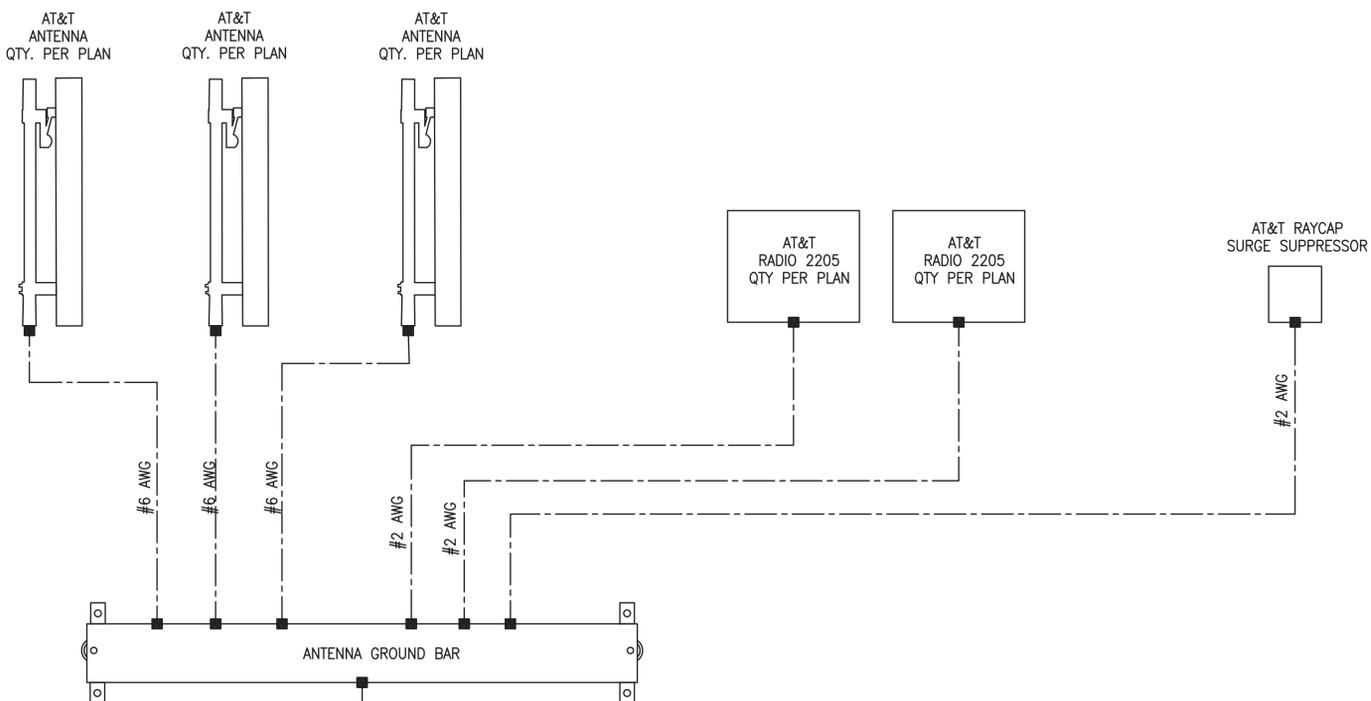
GROUNDING SCHEMATIC
&
GROUNDING DETAILS

SHEET NUMBER: REVISION:

E-3

B

CLLN000844



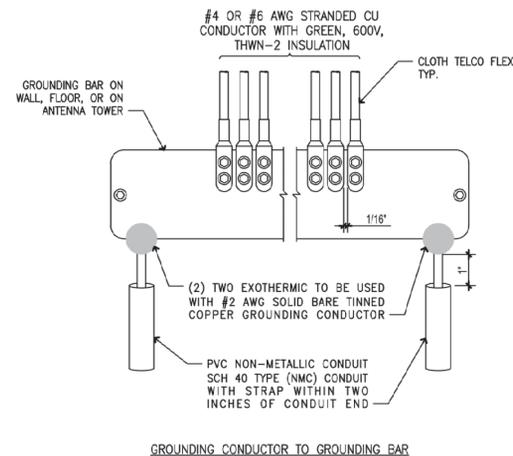
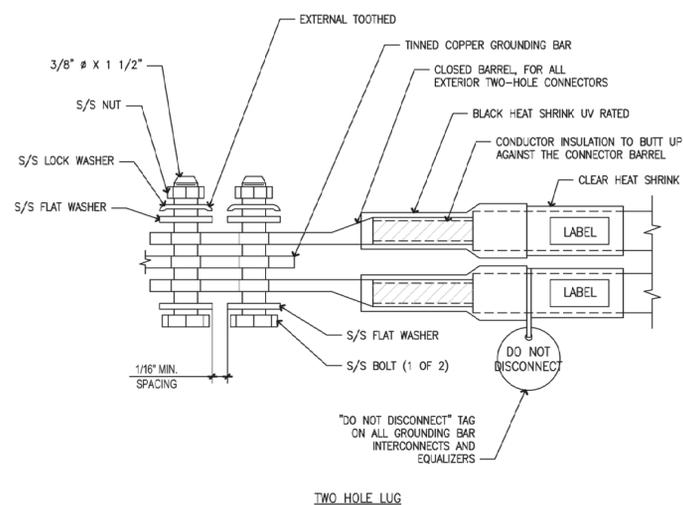
SCHEMATIC GROUNDING DIAGRAM

NOTES:

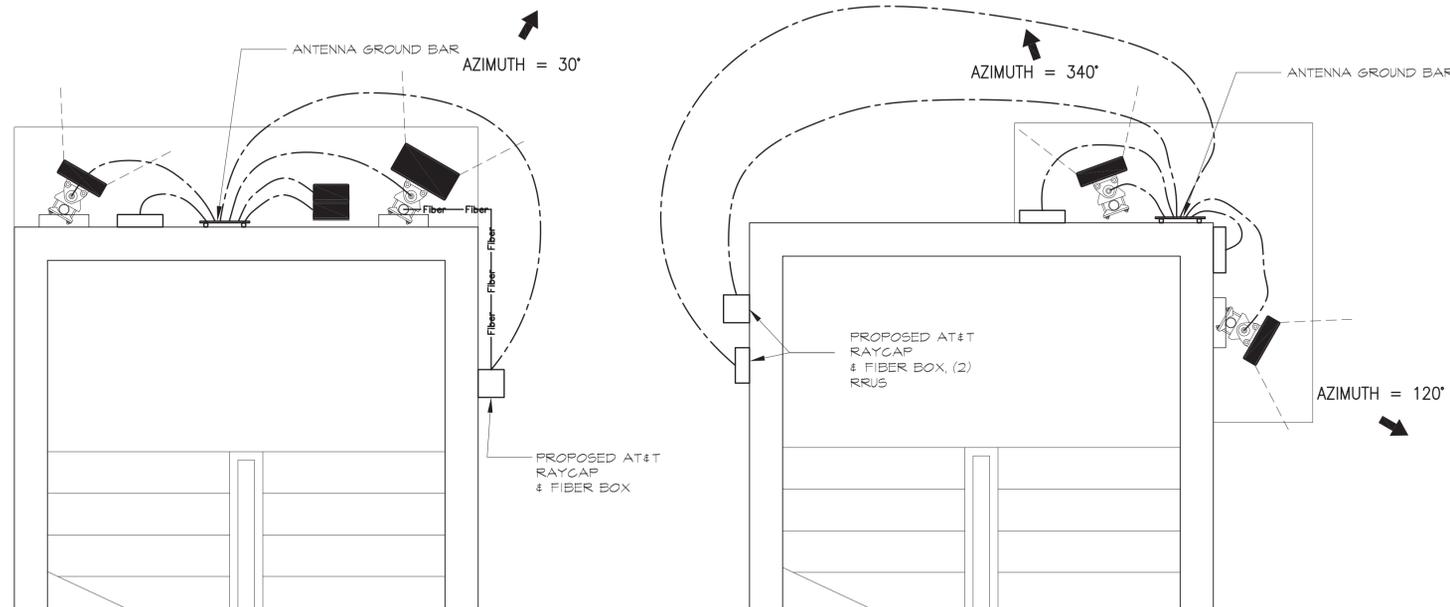
- GROUNDING IS SHOWN DIAGRAMMATICALLY ONLY.
- CONTACTOR SHALL GROUND ALL EQUIPMENT AS A COMPLETE SYSTEM. GROUNDING SHALL BE IN COMPLIANCE WITH CEC SECTION 250 AND AT&T GROUNDING AND BONDING REQUIREMENTS (ATT-TP-76416) AND MANUFACTURER'S SPECIFICATIONS.
- ALL GROUND CONDUCTORS SHALL BE COPPER; NO ALUMINUM CONDUCTORS SHALL BE USED.
- GROUNDING EARTH RESISTANCE SHALL NOT EXCEED 25 OHMS. IF A SINGLE ROD, PIPE OR PLATE HAS EARTH RESISTANCE IN EXCESS OF 25 OHMS, SUPPLEMENTAL GROUNDING ELECTRODES SHALL BE ADDED AT 6 FEET MINIMUM INTERVALS IN ORDER TO ACHIEVE EARTH RESISTANCE OF LESS THAN 25 OHMS.

LEGEND

- EXOTHERMIC CONNECTION
- MECHANICAL CONNECTION
- GROUND ROD
- TEST GROUND ROD WITH INSPECTION SLEEVE



GROUNDING DETAILS



GROUNDING PLANS

GROUNDING PLANS, SCHEMATIC GROUNDING DIAGRAM, & GROUNDING DETAILS

GENERAL ELECTRICAL NOTES

1. ALL WORK AND MATERIAL SHALL BE IN COMPLETE COMPLIANCE WITH THE LATEST EDITION OF THE N.E.C. AND ALL REGULATIONS, LAWS, SAFETY ORDERS, ORDINANCES OR CODES AND ANY OTHER LAWFUL OWNER OR ANY PUBLIC AUTHORITY WITH JURISDICTION BEARING ON THIS PROJECT. IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.
2. THE SEISMIC BRACING AND ANCHORAGE OF ELECTRICAL CONDUITS AND WIREWAYS SHALL BE IN ACCORDANCE WITH THE UNIFORM BUILDING CODE, CHAPTER 23 AND "GUIDELINE FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS", PUBLISHED BY SMACNA AND PPIC, OR THE SUPERSTRUT-SEISMIC RESTRAINT SYSTEM, OR THE KIN-LINE SEISMIC RESTRAINT SYSTEM.
3. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE NEW AND FREE FROM DEFECTS AND SHALL BE LISTED BY UNDERWRITER'S LABORATORIES (UL) AND BEAR THEIR LABEL, OR LISTED AND CERTIFIED BY A NATIONALLY RECOGNIZED TESTING AUTHORITY WHERE UL DOES NOT HAVE A LISTING. CUSTOM MADE EQUIPMENT SHALL HAVE COMPLETE TEST DATA SUBMITTED BY THE MANUFACTURER ATTESTING TO ITS SAFETY. IN ADDITION, THE MATERIALS, EQUIPMENT, AND INSTALLATION SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING CODES AND REGULATIONS:
 AMERICAN SOCIETY OF TESTING MATERIALS (ASTM)
 INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
 NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
 AMERICAN STANDARD ASSOCIATION (ASA)
 NATIONAL FIRE PROTECTION AGENCY (NFPA)
 AMERICAN NATIONAL STANDARD INSTITUTE (ANSI)
 NATIONAL ELECTRICAL CODE (NEC)
 CALIFORNIA CODE OF REGULATIONS TITLE 24 (CCR)
 INSULATED POWER CABLE ENGINEERS ASSOCIATION (IPCEA)
 ALL LOCAL CODES HAVING JURISDICTION
4. THE CONTRACTOR SHALL VISIT THE SITE INCLUDING ALL AREAS INDICATED ON THE DRAWINGS AND SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AS WELL AS THE ELECTRICAL AND GROUNDING REQUIREMENTS OF THIS PROJECT AND BY SUBMITTING A BID, ACCEPTS THE CONDITIONS UNDER WHICH HE SHALL BE REQUIRED TO PERFORM HIS WORK.
5. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN A COMPLETE SET OF CONTRACT DOCUMENTS, ADDENDA, DRAWINGS AND SPECIFICATIONS AS WELL AS THE LATEST EDITION OF ANY T-MOBILE DESIGN SPECIFICATIONS. HE SHALL CHECK THE DRAWINGS OF THE OTHER TRADES AND SHALL CAREFULLY READ THE ENTIRE SPECIFICATIONS AND DETERMINE HIS RESPONSIBILITIES. FAILURE TO DO SO SHALL NOT RELEASE THE CONTRACTOR FROM DOING THE WORK IN COMPLETE ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
6. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES AT THE SITE. ANY COSTS TO INSTALL WORK TO ACCOMPLISH SAID COORDINATION WHICH DIFFERS FROM THE WORK AS SHOWN ON THE DRAWINGS SHALL BE INCURRED BY THE CONTRACTOR. ANY DISCREPANCIES, AMBIGUITIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE T-MOBILE PROJECT MANAGER AND THE ARCHITECT IN WRITING PRIOR TO SUBMITTING A BID. ANY SUCH CONFLICTS NOT CLARIFIED PRIOR TO BID SHALL BE SUBJECT TO THE INTERPRETATION OF THE T-MOBILE PROJECT MANAGER AT NO ADDITIONAL COST.
7. THE CONTRACTOR SHALL OBTAIN AND KEEP UP-TO-DATE A COMPLETE RECORD SET OF DRAWINGS. UPON COMPLETION OF THE WORK, A SET OF REPRODUCTIBLE CONTRACT DRAWINGS SHALL BE OBTAINED FROM THE T-MOBILE PROJECT MANAGER, AND ALL CHANGES AS NOTED ON THE RECORD SET OF DRAWINGS SHALL BE INCORPORATED THEREON BY THE CONTRACTOR WITH RED INK IN A NEAT, LEGIBLE, UNDERSTANDABLE AND PROFESSIONAL MANNER.
8. ALL INTERRUPTION OF ELECTRICAL POWER SHALL BE KEPT TO A MINIMUM. HOWEVER, WHEN AN INTERRUPTION IS NECESSARY THE SHUTDOWN MUST BE COORDINATED WITH T-MOBILE AND THE PROPERTY OWNER 14 DAYS PRIOR TO THE OUTAGE. ANY OVERTIME PAY SHALL BE INCLUDED IN THE CONTRACTOR'S BID. WORK IN EXISTING SWITCHBOARDS OR PANEL BOARDS SHALL BE COORDINATED WITH THE T-MOBILE PROJECT MANAGER AND THE BUILDING OWNER PRIOR TO REMOVING ACCESS PANELS OR DOORS.
9. SHOP DRAWINGS SHALL BE SUBMITTED FOR ITEMS INDICATED ON PLANS. SHOP DRAWINGS SHALL INCLUDE ALL DATA WITH CAPACITIES, SIZES, DIMENSIONS, CATALOG NUMBERS AND MANUFACTURER'S BROCHURES.
10. AFTER ALL REQUIREMENTS OF THE SPECIFICATIONS ANENFHE DRAWINGS HAVE BEEN FULLY COMPLETED, REPRESENTATIVES OF T-MOBILE WILL INSPECT THE WORK. THE CONTRACTOR SHALL PROVIDE COMPLETE PERSONNEL TO DEMONSTRATE THE OPERATION OF ANY ITEM OR SYSTEM TO THE FULL SATISFACTION OF THOSE REPRESENTATIVES. FINAL ACCEPTANCE OF THE WORK WILL BE MADE BY T-MOBILE AFTER RECEIPT OF APPROVAL AND RECOMMENDATION OF ACCEPTANCE FROM EACH REPRESENTATIVE.
11. THE CONTRACTOR SHALL FURNISH A ONE YEAR WRITTEN GUARANTEE OF MATERIALS AND WORKMANSHIP FROM THE DATE OF SUBSTANTIAL COMPLETION.
12. COORDINATE WITH OTHER TRADES AS TO THE EXACT LOCATION OF THEIR RESPECTIVE EQUIPMENT. SUPPLY POWER AND MAKE CONNECTION TO EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS. REVIEW THE DRAWINGS OF OTHER TRADES AND LOCATION OF EQUIPMENT.
13. EXACT METHOD AND LOCATION OF CONDUIT PENETRATIONS AND OPENINGS IN CONCRETE WALLS OR FLOORS OR STRUCTURAL STEEL MEMBERS SHALL BE AS DIRECTED BY THE STRUCTURAL ENGINEER. PERFORM CORING, SAWCUTTING, PATCHING, AND REFINISHING OF EXISTING WALLS AND SURFACES WHEREVER IT IS NECESSARY TO PENETRATE. OPENINGS SHALL BE SEALED IN AN APPROVED METHOD TO MEET THE FIRE RATING OF THE PARTICULAR WALL, FLOOR OR CEILING.
14. UTILITY PENETRATIONS OF ANY KIND IN FIRE AND SMOKE PARTITIONS AND CEILING ASSEMBLIES, SHALL BE FIRESTOPPED AND SEALED WITH AN APPROVED MATERIAL SECURELY INSTALLED.
15. CONNECTIONS TO VIBRATING EQUIPMENT AND SEISMATIC SEPARATIONS:
 LIQUID-TIGHT FLEXIBLE STEEL CONDUIT IN DRY INTERIOR LOCATIONS AND IN AREAS EXPOSED TO WEATHER, DAMP LOCATIONS, CONNECTIONS TO TRANSFORMER ENCLOSURES, AND FINAL CONNECTIONS TO MOTORS.
 PROVIDE A SEPARATE INSULATED GROUNDING CONDUCTOR IN FLEXIBLE CONDUIT RUNS. MAXIMUM LENGTH SHALL BE SIX FEET UNLESS OTHERWISE NOTED.
16. ROUTE EXPOSED AND CONCEALED CONDUIT PARALLEL AND PERPENDICULAR TO WALL AND ADJACENT PIPING. ARRANGE CONDUIT TO MAINTAIN HEADROOM AND TO PRESENT A NEAT APPEARANCE.
17. WHENEVER A DISCREPANCY IN QUANTITY OR SIZE OF CONDUIT, WIRE EQUIPMENT DEVICES, CIRCUIT BREAKERS, GROUND FAULT PROTECTION SYSTEMS, ETC. (ALL MATERIALS), ARISES ON THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIAL AND SERVICES REQUIRED BY THE STRICTEST CONDITIONS NOTES ON THE DRAWINGS OR IN THE SPECIFICATIONS TO ENSURE COMPLETE AND OPERABLE SYSTEMS AS REQUIRED BY T-MOBILE AND THE ARCHITECT.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAW CUTTING, TRENCHING, BACK FILLING, COMPACT ION AND PATCHING OF CONCRETE AND ASPHALT AS REQUIRED TO PERFORM HIS WORK. ATTENTION IS CALLED TO THE FACT THAT THERE ARE EXISTING UNDERGROUND UTILITY LINES. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION AND COORDINATION WITH ALL PROPERTY OWNERS, UTILITIES AND APPROPRIATE "DIG-ALERT" UNDERGROUND MARKING AGENCIES AND COMPANIES. THE CONTRACTOR SHALL ALWAYS USE EXTREME CAUTION WHEN TRENCHING FOR HIS WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER AND APPROVED REPAIR OF ANY AND ALL DAMAGES CAUSED DURING THE COURSE OF HIS WORK.
18. STRAIGHT FEEDER, BRANCH CIRCUIT, AND CONDUIT RUNS SHALL BE PROVIDED WITH SUFFICIENT WEATHER PROOF PULL BOXES OR JUNCTION BOXES TO LIMIT THE MAXIMUM LENGTH OF ANY SINGLE CABLE PULL TO 100 FEET. PULL BOXES SHALL BE SIZED PER CODE OR PER THE LATEST EDITION OF THE T-MOBILE DESIGN SPECIFICATIONS WHICHEVER IS MOST RESTRICTIVE. LOCATIONS SHALL BE DETERMINED IN THE FIELD OR AS INDICATED ON THE DRAWINGS.
19. MAXIMUM NUMBER OF CONDUCTORS IN OUTLET OR JUNCTION BOXES SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL CODES.
20. IDENTIFICATION NAME PLATES SHALL BE MICARTA 1/8 INCH THICK AND APPROVED SIZE WITH BEVELED EDGES AND ENGRAVED WHITE LETTERS A MINIMUM OF 1/4 INCH HIGH ON BLACK BACKGROUND. NAMEPLATES SHALL BE PROVIDED FOR ALL CIRCUITS IN THE SERVICE DISTRIBUTION AND POWER DISTRIBUTION SWITCH BOARDS OR PANEL BOARDS, DISCONNECTING SWITCHES, TRANSFORMERS, TERMINAL CABINETS, TELEPHONE CABINETS, ETC. ALL NAMEPLATES SHALL BE ATTACHED WITH SCREWS. PULL BOXES, JUNCTION BOXES, AND DEVICE BOXES SHALL BE MARKED WITH A PERMANENT MARKER.
21. THE EXACT LOCATION OF ALL ELECTRICAL DEVICES AND EQUIPMENT SHALL BE COORDINATED WITH THE PLANS AND DETAILS, PRIOR TO INSTALLATION.
22. DRAWINGS ARE DIAGRAMMATIC ONLY. ROUTING OF RACEWAYS SHALL BE AT THE OPTION OF THE CONTRACTOR UNLESS OTHERWISE NOTED AND SHALL BE COORDINATED WITH OTHER SECTIONS. DO NOT SCALE THE ELECTRICAL DRAWINGS FOR LOCATIONS OF ANY ELECTRICAL, ARCHITECTURAL, STRUCTURAL, CIVIL, OR MECHANICAL ITEMS OR FEATURES.
23. ELECTRICAL METALLIC TUBING (EMT) MAY BE USED WHERE NOT SUBJECT TO MECHANICAL DAMAGE. DIRECT BURIED PVC SCHEDULE 40 MAY BE INSTALLED BENEATH SLAB OR BELOW GRADE AND SHALL BE CONCRETE ENCASED UNLESS NOTED OTHERWISE. RIGID GALVANIZED STEEL CONDUIT SHALL BE FULL WEIGHT THREADED TYPE AND SHALL ONLY BE USED WHEN REQUIRED BY PERMITTING AUTHORITY. AN EQUIPMENT GROUNDING CONDUCTOR SHALL BE PROVIDED IN ALL CONDUIT RUNS.
24. ELECTRICAL METALLIC TUBING (EMT) CONDUIT FITTINGS SHALL BE STEEL, RAIN TIGHT THREADLESS COMPRESSION TYPE. DIE CAST, SET SCREW, OR INDENTURE TYPES ARE NOT ACCEPTABLE. SET SCREW TYPE AT IS NOT ACCEPTABLE. RIGID STEEL CONDUIT FITTINGS INCLUDING COUPLINGS, LOCKNUTS, NIPPLES, ETC. SHALL BEAR THE U.L. LABEL AND SHALL BE THREADED AND THOROUGHLY GALVANIZED EXCEPT WHERE AN ADAPTER IS NEEDED TO CONNECT TO PVC.
25. ALL TELCO CONDUIT INSTALLATIONS AND OTHER CONDUIT RUNS AND STUBS SHALL INCLUDE A YELLOW 3/8" POLYPROPYLENE PULL STRING WITH MINIMUM 200 POUNDS OF PULLING TENSION. IN ADDITION IN EMPTY CONDUIT RUNS, PROVIDE A "TRUE-TAPE" MEASURING LINE.
26. ALL CONDUCTORS SHALL BE COPPER #12 AWG MINIMUM SIZE, TYPE THHN/THWN THERMOPLASTIC, 600 VOLT, 75 DEGREES CELSIUS WET AND 90 DEGREES CELSIUS DRY AND UL LISTED UNLESS NOTED OTHERWISE. CONDUCTORS #12 AWG AND SMALLER SHALL BE SOLID. CONDUCTORS #10 AWG AND LARGER SHALL BE STRANDED, UNLESS SPECIFICALLY NOTED TO THE CONTRARY.
27. JUNCTION AND PULL BOXES: FOR INTERIOR DRY LOCATIONS, BOXES SHALL BE GALVANIZED ONE-PIECE, DRAWN STEEL, KNOCKOUT TYPE WITH REMOVABLE MACHINE SCREW SECURED COVERS. FOR OUTSIDE, DAMP OR SURFACE LOCATIONS, BOXES SHALL BE HEAVY CAST ALUMINUM OR CAST IRON WITH REMOVABLE, GASKETED, NON-FERROUS MACHINE SCREW SECURED COVERS. BOXES SHALL BE SIZED FOR THE NUMBER AND SIZES OF CONDUCTORS AND CONDUIT ENTERING THE BOX AS EQUIPPED WITH PLASTER EXTENSION RINGS WHERE REQUIRED. BOXES SHALL BE LABELED TO INDICATE PANEL AND CIRCUIT NUMBER, OR TYPE OF SIGNAL OR COMMUNICATIONS SYSTEM.
28. ALL OUTDOOR ELECTRICAL DEVICES OR EQUIPMENT SHALL BE OF WEATHERPROOF TYPE.
29. ALL PANELS, DISCONNECT SWITCHES, TRANSFER SWITCHES AND ALL OTHER EXPOSED ELECTRICAL DEVICES SHALL BE SUPPLIED WITH A LOCKABLE DEVICE PER T-MOBILE REQUIREMENTS.
30. ALL EQUIPMENT, MONOPOLE, FRAME, CABLE TRAY AND ANTENNA GROUND WIRE CONNECTIONS TO GROUND BUSSES SHALL BE MADE WITH CRIMP TYPE COMPRESSION CONNECTIONS TO CONNECTORS (MINIMUM 2 HOLE LUGS WITH FULL BOLTING). BUSS SHALL BE PRE-DRILLED TO ACCOMMODATE ALL CONNECTORS.
31. ALL GROUNDING SHALL BE PER N.E.C. SECTION 250 AND 810 AND THE GROUNDING REQUIREMENTS OF THESE DRAWINGS.
32. ALL GROUND WIRE CONNECTIONS BETWEEN GROUND BUSSES AND OTHER GROUND BUSSES AND GROUND RODS SHALL BE CADWELDED.
33. ALL METALLIC GROUND WIRE CONDUIT SHALL BE GROUNDED TO THE GROUND WIRE USING SET SCREW CONNECTIONS AT CONDUIT END CAPS AND CRIMP CONNECTIONS AT WIRE.
34. COAT ALL BOLTED LUG & BUSS GROUND CONTACT SURFACES WITH KOPR-SHIELD NO-OX, OR EQUAL PRIOR TO ATTACHMENT.
35. MAIN CIRCUIT BREAKER SHALL BE RATED FOR STANDARD A.I.C. RATING HIGHER THAN INCOMING A.I.C.
36. ALL EQUIPMENT SHALL BE U.L. LISTED.
37. ALL EQUIPMENT SHALL BE BRACED FOR STANDARD A.I.C. RATING HIGHER THAN INCOMING FROM UTILITY COMPANY.
38. ALL CORING CLEARANCES SHALL BE FIELD VERIFIED AND ALL CONDUIT ROUTING SHALL BE COORDINATED WITH PROPERTY OWNERS /REPRESENTATIVE.
39. ALL CONNECTIONS TO EXISTING MAIN SWITCH GEAR INCLUDING "BUS-TAPS" AND/OR "HOT-TAPS" REQUIRE CERTIFICATION AND APPROVAL. FABRICATION AND CERTIFICATION SHALL BE FURNISHED BY A CONTRACTOR APPROVED BY THE APPLICABLE UTILITY.
40. CONTRACTOR SHALL COORDINATE WORK WITH UTILITY COMPANIES FOR FINAL AND EXACT WORK AND MATERIAL REQUIREMENTS. CONSTRUCT TO UTILITY COMPANIES ENGINEERING PLANS AND SPECIFICATIONS ONLY.
41. ALL BROCHURES, OPERATION MANUALS, CATALOGS, SHOP DRAWINGS, ETC. SHALL BE TURNED OVER TO THE T-MOBILE PROJECT MANAGER AT THE COMPLETION OF WORK.

GENERAL ELECTRICAL NOTES



1452 EDINGER AVE, 2ND FLOOR
TUSTIN, CA 92780

PLANS PREPARED BY:



7543 Woodley Ave., #201, Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

PROJECT INFORMATION:

(5G - SMALL CELL)
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ENTERTAINMENT HEAD
QUARTERS
(L4 GARAGE)
2240 E IMPERIAL HWY. EL SEGUNDO, CA 90245
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DRAWN BY: CHK.: APV.:

MJS	MJS	MJS
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SHEET TITLE:

**GENERAL
ELECTRICAL NOTES**

SHEET NUMBER: REVISION:

E-4	B
	CLLN000844

AGENDA DESCRIPTION:

Consideration and possible action regarding approval of:

1. Environmental Assessment No. EA-1280; and
2. Precise Plan Amendment No. PPA 20-01:
 - a) Amendment to terminate Precise Plan No. PP 87-01 for properties located at 2361-2381 East Rosecrans Avenue (The Terrace at Continental Park) to allow the current underlying Urban Mixed-Use South (MUS) zone development standards and uses to apply.

Applicant: Toni Reina, representing Continental Development Corporation.

RECOMMENDED PLANNING COMMISSION ACTION: Continue this item to the next regular scheduled meeting on September 10, 2020, to provide additional time for staff to evaluate the environmental impacts of this project.

ATTACHED SUPPORTING DOCUMENTS: None

ORIGINATED BY: Maria Baldenegro, Assistant Planner *MB*
REVIEWED BY: Gregg McClain, Planning Manager *GM*
APPROVED BY: Sam Lee, Director of Planning and Building Safety *SL*

I. Introduction

On April 14, 2020, Toni Reina representing Continental Development Corporation filed an application to terminate Precise Plan No. PP 87-1 for “The Terrace” at Continental Park so that the development standards and permitted uses of the underlying Mixed-Use South (MUS) zone will apply to the property located at 2361-2381 East Rosecrans Avenue.

II. Recommendation

Staff recommends that the Planning Commission continue this item to the next regular scheduled meeting on September 10, 2020, to provide time for staff to conduct additional research.