



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/5/2015

TO: _____

FROM: Airlin Singewald (805-781-5198 or asingewald@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2014-00149 ANGELLO Proposed minor use permit for a Verizon micro cell installation, replacing an existing light pole and adding ground mounted equipment. Site location is 307 Pier Ave, Oceano. APN: 061-011-046

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

DRC2014-00149

ANGELLO LORI

MINOR USE PERMIT

VERIXON MICRO CELL INSTALLATION.
REPLACING EXISTING LIGHT POLE, ADDING
SOCST/ OCNO

AR AS CAZ CR LCP VSA

APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Tree Permit
- PI
- Site Plan
- Minor Use Permit
- Variance
- Other
- Conditional Use Permit/Development Plan
- Surface Mining/Reclamation Plan
- Curb, Gutter & Sidewalk Waiver
- Amendment to approved land use permit

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name Lori Angello Daytime Phone 805-801-4284
 Mailing Address 1630 Laguna Drive Oceano, CA 93445 Zip Code 93445
 Email Address: _____

Applicant Name Verizon Wireless - Nicki Dearmon Daytime Phone 905-464-6306
 Mailing Address 2785 Mitchell Drive Walnut Creek, CA Zip Code 94598
 Email Address: nicki.dearmon@verizonwireless.com

Agent Name NSA Wireless, Inc - Brooks Conley Daytime Phone 661-284-1509
 Mailing Address 12898 Alcosta Blvd. Suite G San Ramon Zip Code 94583
 Email Address: brookscconley@gmail.com

PROPERTY INFORMATION

Total Size of Site: 11,832 sq. ft. Assessor Parcel Number(s): 061-011-046
 Legal Description: OCEANO BCH TR BL 43 LTS 21 TO 23
 Address of the project (if known): 307 Pier Ave. Oceano, CA 93445
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Pier Ave access

Describe current uses, existing structures, and other improvements and vegetation on the property:

Existing light pole on property

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Verizon micro cell installation. Replacing existing light pole, adding ground mounted equipment.

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature _____

Date _____

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): N/A

Describe existing and future access to the proposed project site: Off Pier Avenue

Surrounding parcel ownership: Do you own adjacent property? Yes No
If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Commercial South: Commercial
East: Commercial West: Recreation

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 0 sq. feet _____% Landscaping: 0 sq. feet _____%
Paving: 0 sq. feet _____% Other (specify) _____
Total area of all paving and structures: _____ sq. feet acres
Total area of grading or removal of ground cover: 0 sq. feet acres
Number of parking spaces proposed: 0 Height of tallest structure: 24' 8 1/2"
Number of trees to be removed: 0 Type: _____
Setbacks: Front _____ Right _____ Left _____ Back _____

Proposed water source: On-site well Shared well Other _____
 Community System - List the agency or company responsible for provision: N/A
Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Proposed sewage disposal: Individual on-site system Other _____
 Community System - List the agency or company responsible for sewage disposal: N/A
Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: Five Cities Fire Authority

For commercial/industrial projects answer the following:

Total outdoor use area: 54 sq. feet acres
Total floor area of all structures including upper stories: N/A sq. feet

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____
Total floor area of all structures including upper stories, but not garages and carports: _____
Total of area of the lot(s) minus building footprint and parking spaces: _____

Water Supply Information

N/A

1. What type of water supply is proposed?
 - Individual well Shared well Community water system
2. What is the proposed use of the water?
 - Residential Agricultural - Explain _____
 - Commercial/Office - Explain _____
 - Industrial – Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
 - Yes No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
 - Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
 - Bacteriological? Yes No
 - Chemical? Yes No
 - Physical Yes No
 - Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 - Well Driller's Letter Water Quality Analysis OK or Problems
 - Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 - Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

N/A

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
 - Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 - Yes No
4. Has a piezometer test been completed?
 - Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 - Yes No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

N/A

1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

N/A

- 1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
- 2. Name of Solid Waste Disposal Company: _____
- 3. Where is the waste disposal storage in relation to buildings? _____
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No

Community Service Information

- 1. Name of School District: _____
- 2. Location of nearest police station: _____
- 3. Location of nearest fire station: _____
- 4. Location of nearest public transit stop: _____
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:

- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
 If yes, please describe: _____
- 3. Has an archaeological surface survey been done for the project site? Yes No
 If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

- 1. Days of Operation: 7 Hours of Operation: 24
- 2. How many people will this project employ? 0
- 3. Will employees work in shifts? Yes No N/A
 If yes, please identify the shift times and number of employees for each shift N/A
- 4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: _____
- 5. Will this project increase the noise level in the immediate vicinity? Yes No
 If yes, please explain: _____
 (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
- 6. What type of industrial waste materials will result from the project? Explain in detail: NONE
- 7. Will hazardous products be used or stored on-site? Yes No
 If yes, please describe in detail: _____
- 8. Has a traffic study been prepared? Yes No If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 0 Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
 Yes No If yes, please describe: _____

Agricultural Information *N/A*

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): NONE
2. Will the development occur in phases? Yes No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: _____

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No

If yes, please list: _____

3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No

If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): _____

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

CELL SITE APPLICATION FORM

San Luis Obispo County Department of Planning and Building File No _____

Type of project: Co-located Co-sited Stealth Other

Please check one of the following - the Land Use Ordinance requires placement of facilities in the following preferential order:

- Side-mount antenna on existing structures (buildings, water tanks, etc.) when integrated into the existing structure, completely hidden from public view or painted and blended to match existing structures; or
- Within existing signs when blended within or on existing signage to be completely hidden from public view; or
- Atop existing structures (buildings, water tanks, etc) with appropriate visual/architectural screening to be completely hidden from public view; or
- Existing monopoles, existing electric transmission towers, and existing lattice towers; or
- New locations.

If **NOT** co-located, provide information pertaining to the feasibility of joint-use antenna facilities, and discuss the reasons why such joint use is not a viable option or alternative to a new facility site. This includes written notification of refusal of the existing structure owner to lease space on the structure. Is it feasible to locate proposed sites where facilities already exist?

Yes No If no, provide the reason: N/A

Provide information on any existing structure which is closest to the site of the proposed tower :

What is the existing structure's structural capacity: _____

Are there interference or incompatibility issues: Yes No If yes, explain the incompatibilities: _____

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): N/A

Describe existing and future access to the proposed project site (i.e. dirt roads, locked gates, etc): Pier Avenue

Lease Site: Do you have a lease agreement? Yes No

If yes, what is the size of your lease area?: 54 ϕ

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Commercial South: Commercial

East: Commercial West: Recreation

GPS Lat/Long Coordinates (as decimal degrees in NAD 83) - 35° 6' 20.9" / -120° 37' 84.4"

SUMMARY SHEET - RF EXPOSURE

San Luis Obispo County Department of Planning and Building File No _____

SUMMARY SHEET FOR RF EXPOSURE

This sheet should accompany the report required by Sections 22.30.180 and 23.08.284a(2)

Land Owner: Lori Angelo
Applicant: NSA Wireless, Inc. & Verizon Wireless
APN: 061-011-046

1. Is this the only transmitting facility proposed or permitted on this property?
 Yes No (please answer questions 7 - 9)
2. Structure type Freestanding Building/Roof mounted Other
3. Will the lowest point of the antenna be at least 10 meters above the ground? Yes No
4. Please indicate height above ground of lowest point of the antenna 19' agl
5. Indicate the estimated exposure from this facility 0.044 mW/cm²
6. What percent of the FCC guidelines does this represent? 4.4%

CUMULATIVE ANALYSIS

7. Enter number of transmitting facilities on site: (1) proposed
8. Indicate the total estimated RF exposure from this site: 0.044 mW/cm²
9. What percent of the FCC guidelines does this represent? 4.4%

PROPOSED MITIGATION

N/A

FOR MORE INFORMATION

The following should be contacted with questions:

Marsha Lee - County of San Luis Obispo - 788-2008

Lauren Lajoie - Lajoie Planning Services - 545-7738

On-site pre-application meetings can be arranged to discuss design issues and potential locations. We encourage you to schedule a pre-application meeting in advance of completing lease negotiations and applications for cell facilities.



PIER AVENUE SC1

307 PIER AVENUE
OCEANO, CA 93445

JPA Pole #N/A
Peoplesoft Project #20141010267
Peoplesoft Location #285357



Verizon Wireless
2785 Mitchell Drive
Suite 9
Walnut Creek, CA 94598

Client:



V-ONE DESIGN
5100 CLAYTON ROAD, B-1 SUITE 354
CONCORD CA 94521

Design Firm:

100% CONSTRUCTION DRAWINGS

Drawing Phase:

PIER AVENUE SC1

307 PIER AVENUE
OCEANO, CA 93445
285357

Site:

PROFESSIONAL SEAL:

it is a violation of law for any person, unless they are acting under the direction of a licensed professional Architect/Engineer to alter this document.

NSA Wireless, Inc.

2010 Crow Canyon Place
3rd Floor, Suite 355
San Ramon, CA 94583
Tel: 925.244.1890
info@nsawireless.com

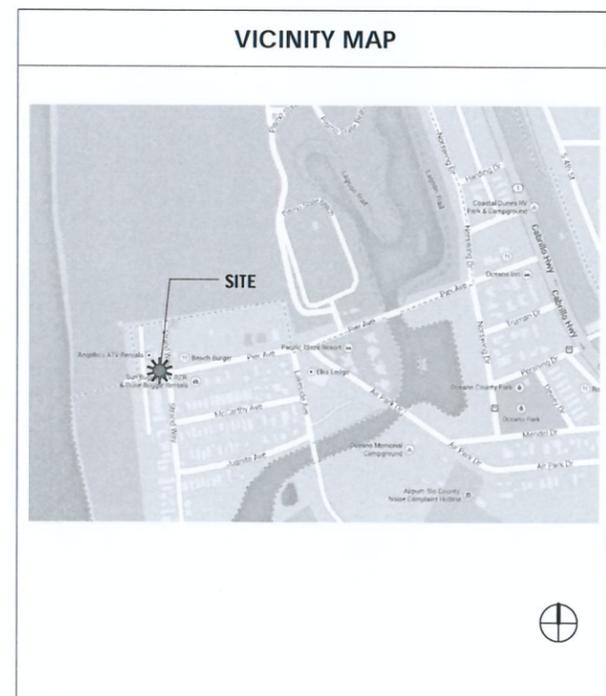
No.	Description	Date
1	90% CD DRAWINGS	08/29/14
2	100% CD DRAWINGS	12/11/14
3	100% CD DRAWINGS	01/15/15

Date: 01/15/15
Drawn By: JS
Checked By: RS

TITLE SHEET

T-1

SITE INFORMATION	
PS PROJECT I.D. #:	20141010267
OWNER:	
APPLICANT:	JOINT POLE AUTHORITY VERIZON WIRELESS 2785 MITCHELL DRIVE, SUITE #9 WALNUT CREEK, CA 94598
AGENT:	NSA WIRELESS BROOKS CONLEY 2010 CROW CANYON PLACE SAN RAMON, CA 94583 BROOKS CONLEY (925) 244-1890 brooks.conley@nsawireless.com
APN:	(NEAR) 061-011-046
SITE ADDRESS:	307 PIER AVENUE OCEANO, CA 93445
COUNTY:	SAN LUIS OBISPO
LATITUDE:	35° 06' 20.9" (NAD 83)
LONGITUDE:	-120° 37' 48.4" (NAD 83)
GROUND ELEV.:	17.4' AMSL
ZONING:	C - COMMERCIAL
ZONING JURISDICTION:	CITY OF ARROYO GRANDE



PROJECT TEAM	
AGENT:	NSA WIRELESS BROOKS CONLEY 2010 CROW CANYON PLACE SAN RAMON, CA 94583 (925) 244-1890 brooks.conley@nsawireless.com
PROJECT MANAGER:	NSA WIRELESS CHRIS DURAND 2010 CROW CANYON PLACE SAN RAMON, CA 94583 (925) 244-1890 chris.durand@nsawireless.com
CONSTRUCTION MANAGER:	NSA WIRELESS ROGER SHARP 2010 CROW CANYON PLACE SAN RAMON, CA 94583 (415) 261-0000 roger.sharp@nsawireless.com
V-ONE PROJECT MANAGER:	RENE SANCHEZ 5100 CLAYTON ROAD, B01 SUITE 354 CONCORD, CA 94521 (925) 577-9800 rsanchez@v-one-design.com
ARCHITECT OF RECORD:	V-ONE DESIGN GROUP 5100 CLAYTON ROAD, B-1 SUITE 354 CONCORD, CA 94521 (925) 639-1469
VERIZON WIRELESS	VERIZON PROJECT MANAGER:
	MAUREEN CRUZEN (925) 2279-6638 maureen.cruzen@verizonwireless.com

PROJECT DESCRIPTION	
THIS IS AN UNMANNED TELECOMMUNICATIONS FACILITY FOR VERIZON WIRELESS CONSISTING OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT ON A NEW VERIZON WIRELESS STEEL POLE LOCATED ON COMMERCIAL PROPERTY.	
<u>SCOPE OF WORK:</u>	
1.	INSTALL NEW TELECOMMUNICATIONS EQUIPMENT BOXES ON AN PROPOSED STEEL POLE. CONSISTING OF (1) ELECTRICAL METER, (2) RRUS, (1) GROUND MOUNTED CHARLES CABINET, (1) FUTURE GROUND MOUNTED CHARLES CABINET AND (1) PANEL ANTENNA.
2.	ALL EQUIPMENT TO BE PAINTED TO MEET JURISDICTION APPROVAL.
3.	UTILITY LINES BETWEEN EXISTING POINT OF CONNECTION AND POLE TO BE UNDERGROUNDED AND/OR OVERHEAD.

DRAWING INDEX	
SHEET NO:	SHEET TITLE
I-1	TITLE SHEET
I-2	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C-1	SITE SURVEY
C-2	SITE SURVEY
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN, EQUIPMENT PLAN & ELEVATION
A-3	ELEVATIONS
A-4	ELEVATIONS
A-5	POLE EQUIPMENT ISO VIEWS, SMALL CELL CABINETS & SIGNAGE
A-6	CHARLES CABINET DETAILS AND PARCEL MAP
E-1	ELECTRICAL SPECS, NOTES, LEGEND & ABBREVIATIONS
E-2	ELECTRICAL GROUND DIAGRAMS
E-3	ELECT. SINGLE-LINE DIAGRAM & DETAILS

CODE COMPLIANCE	
CONSTRUCTION WORKS AND MATERIALS MUST COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AS ADOPTED BY LOCAL JURISDICTION, INCLUDING BUT NOT LIMITED TO:	
1.	2013 CALIFORNIA BUILDING CODE, VOLUME 1 AND 2 (CBC)
2.	2013 CALIFORNIA ELECTRICAL CODE (CEC)
3.	2013 CALIFORNIA MECHANICAL CODE (CMC)
4.	2013 CALIFORNIA PLUMBING CODE (CPC)
5.	2013 CALIFORNIA CALIFORNIA FIRE CODE (CFC)
6.	2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
7.	2010 CALIFORNIA ENERGY CODE
8.	CITY / COUNTY ORDINANCES
<u>ACCESSIBILITY REQUIREMENTS:</u>	
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH THE 2007 CALIFORNIA BUILDING CODE PART 2, TITLE 24, PART 2, VOLUME 1, CHAPTER 11B, SECTION 11238, EXCEPTION 1	

DRIVING DIRECTIONS	
<u>DIRECTIONS FROM VERIZON WIRELESS WALNUT CREEK OFFICE</u>	
2785 Mitchell Dr Walnut Creek, CA 94598	
1.	Get on I-680 S from Ygnacio Valley Rd 4.3 mi
2.	Head northeast on Mitchell Dr toward Oak Grove Rd 30 ft
3.	Turn right onto Oak Grove Rd 0.4 mi
4.	Take the 2nd right onto Ygnacio Valley Rd 3.5 mi
5.	Continue onto Hillside Ave 0.1 mi
6.	Turn left onto the Interstate 680 S ramp to San Jose 0.3 mi
7.	Merge onto I-680 S 45.8 mi
8.	Take the exit onto US-101 S toward Los Angeles 19.4 mi
9.	Take the CA-1 S exit toward Pismo Beach/Wadsworth Ave 0.2 mi
10.	Continue on CA-1 S. Drive to Pier Ave in Oceano 3.4 mi
11.	Slight right onto CA-1 S/Dolliver St Continue to follow CA-1 S 3.0 mi
12.	Turn right onto Pier Ave 0.4 mi
299 Pier Ave Oceano, CA 93445	

THREE DAYS BEFORE YOU DIG

ADMINISTRATIVE REQUIREMENTS	
CONTRACTOR SHALL VERIFY ALL PLANS & (E) 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 IF USING 11" x 17" PLOT, DRAWINGS WILL BE HALF SCALE	

NOTES

OWNER(S): LORI ANGELO, TRUSTEE OF THE SURVIVOR'S TRUST OF THE DAVID C. AND LORI ANGELO FAMILY TRUST, DATED JUNE 5, 2003, AS TO AN UNDIVIDED 50% INTEREST; AND LORI ANGELO, TRUSTEE OF THE CREDIT SHELTER TRUST OF THE DAVID C. AND LORI ANGELO FAMILY TRUST DATED JUNE 5, 2003, AS TO AN UNDIVIDED 50% INTEREST

APN: 061-011-046

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: FIDELITY NATIONAL TITLE COMPANY, TITLE NO. 14-405106625-B-LM, DATED JULY 1, 2014. WITHIN SAID TITLE REPORT THERE ARE EIGHT (8) EXCEPTIONS LISTED, NONE (0) OF WHICH ARE EASEMENTS.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 06079C, PANEL NO. 15B2C, DATED NOVEMBER 16, 2012, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

THE LATITUDE AND LONGITUDE AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 35° 06' 20.9" N. NAD 83
LONG. 120° 37' 48.4" W. NAD 83
ELEV. 17.4' NAVD 88 - GROUND (BASIS OF DRAWING)

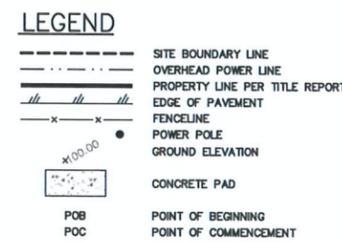
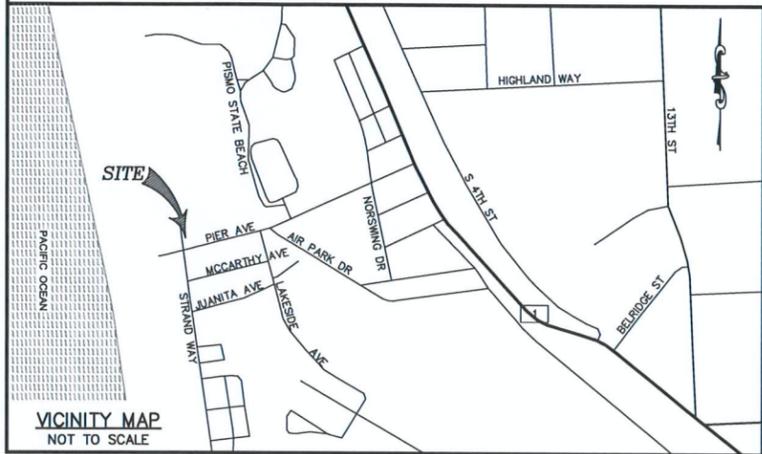
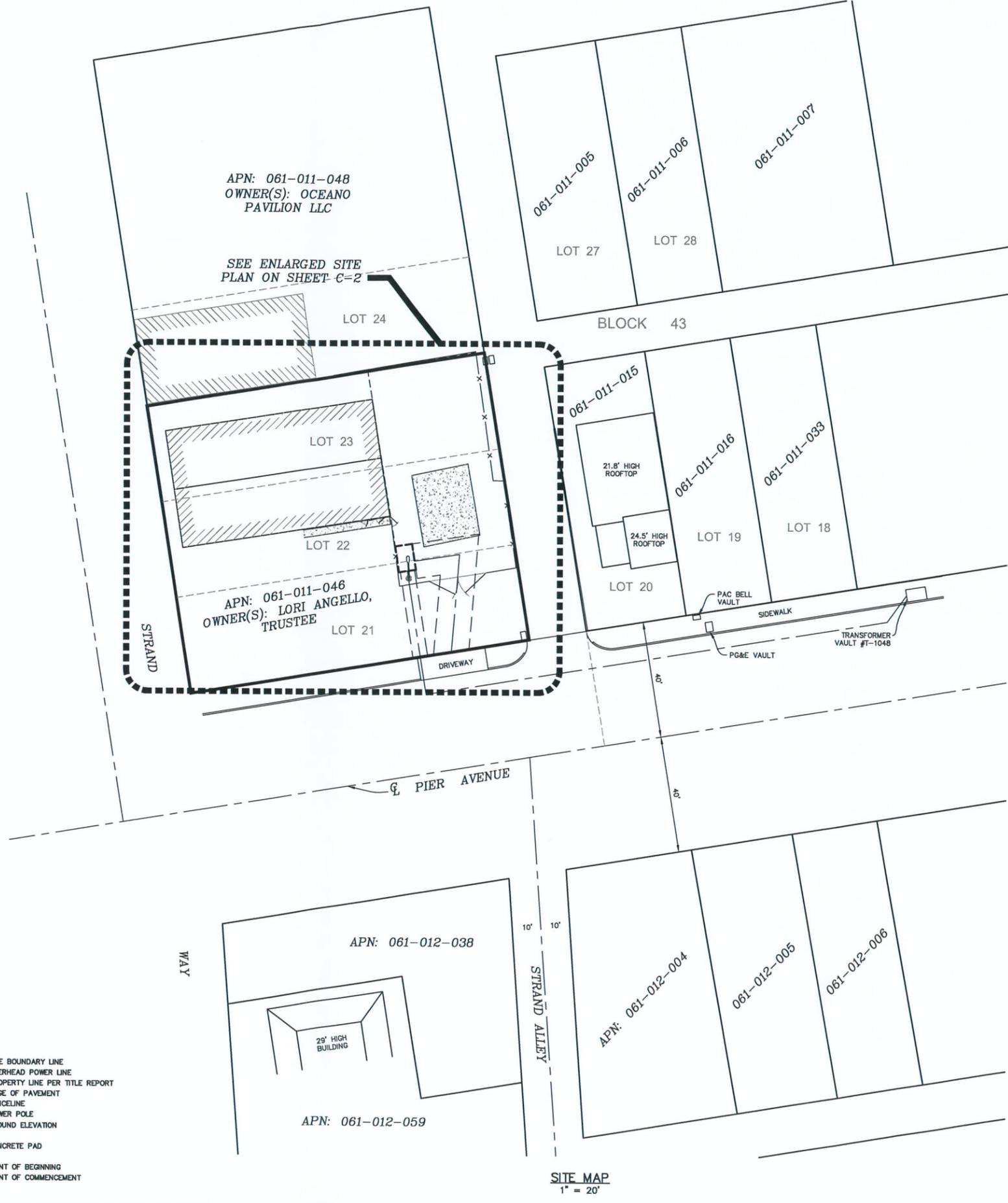
The information shown above meets or exceeds the requirements set forth in FAA order B260.19D for 1-A accuracy ($\pm 20'$ horizontally and $\pm 3'$ vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

LESSOR'S PROPERTY LEGAL DESCRIPTION PER TITLE REPORT:

LOTS 21, 22 AND 23 IN BLOCK 43 OF OCEANO BEACH SUBDIVISION NO. 2, IN THE TOWN OF OCEANO, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED AUGUST 10, 1905 IN BOOK A, PAGE 150 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENT(S) PER TITLE REPORT:

NONE



NSA Wireless, Inc.
2010 Crow Canyon Place, Ste. 355
San Ramon, CA 94583
Office: 925-244-1890 Fax: 925-355-0672

SMITHCO
SURVEYING ENGINEERING
P.O. BOX 81626 BAKERSFIELD, CA 93380
PHONE: (661) 393-1217 FAX: (661) 393-1218

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SPACE RESERVED FOR PROFESSIONAL SEAL

PRELIMINARY

REVISION

NO.	DESCRIPTION	BY	DATE
1	PRELIM. ISSUE	DL	06/17/14
2	TITLE REVIEWED	DL	08/22/14
3	LEASE/ESMNTS	DA	01/09/15
4	REDLINES	SL	01/15/15
5	REDLINES	SL	01/15/15

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DRAWN BY: DL
CHECKED BY: DA
DATE DRAWN: 06/16/14
SMITHCO JOB #: 88-010

SITE NAME
285357
PIER AVE
SC1

SITE ADDRESS
307 PIER AVE
OCEANO, CA 93445

SAN LUIS OBISPO COUNTY
SHEET TITLE

SITE SURVEY
FOR EXAMINATION ONLY
SHEET

C-1

SITE MAP
1" = 20'

PROPOSED LESSEE DEMISED PREMISE 'A' DESCRIPTION:

ALL THAT PORTION OF THE HEREON DESCRIBED LESSOR'S PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE ALONG THE NORTH LINE OF SAID PROPERTY S 80°46'13" W, A DISTANCE OF 40.75 FEET, THENCE LEAVING SAID NORTH LINE S 09°13'47" E, A DISTANCE OF 60.99 FEET TO THE TRUE POINT OF BEGINNING;

COURSE 1) THENCE N 81°16'18" E, A DISTANCE OF 6.00 FEET;
 COURSE 2) THENCE S 08°43'42" E, A DISTANCE OF 6.00 FEET TO POINT 'A';
 COURSE 3) THENCE CONTINUING S 08°43'42" E, A DISTANCE OF 3.00 FEET;
 COURSE 4) THENCE S 81°16'18" W, A DISTANCE OF 3.00 FEET TO POINT 'B';
 COURSE 5) THENCE CONTINUING S 81°16'18" W, A DISTANCE OF 3.00 FEET;
 COURSE 6) THENCE N 08°43'42" W, A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 54 SQUARE FEET, MORE OR LESS.

PROPOSED LESSEE ACCESS ROUTE DESCRIPTION:

A 12.00 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS PURPOSES, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE ABOVE DESCRIBED POINT 'A';

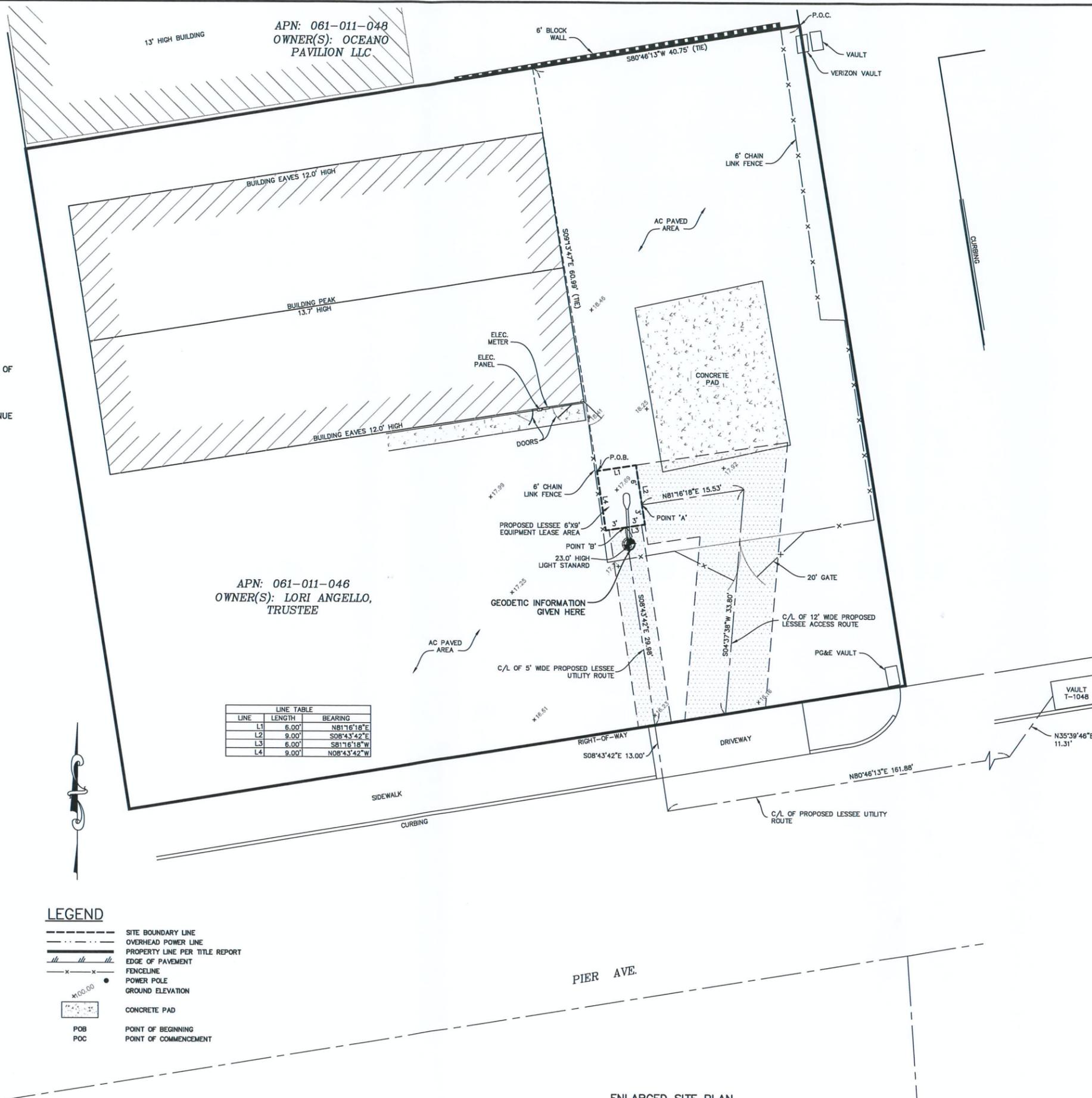
COURSE 1) THENCE N 81°16'18" E, A DISTANCE OF 15.53 FEET;
 COURSE 2) THENCE S 04°37'38" W, A DISTANCE OF 33.80 FEET TO THE NORTH LINE OF PIER AVENUE AND THE TERMINUS OF THIS DESCRIPTION.

PROPOSED LESSEE UTILITY ROUTE DESCRIPTION:

A 5.00 FOOT WIDE EASEMENT FOR POWER AND TELCO PURPOSES, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE ABOVE DESCRIBED POINT 'B';

COURSE 1) THENCE S 08°43'42" W, A DISTANCE OF 29.98 FEET TO THE NORTH LINE OF PIER AVENUE AND THE TERMINUS OF THIS DESCRIPTION.



NSA Wireless, Inc.

2010 Crow Canyon Place, Ste. 355
 San Ramon, CA 94583
 Office: 925-244-1890 Fax: 925-355-0672

SMITHCO
 SURVEYING ENGINEERING

P.O. BOX 81626 BAKERSFIELD, CA 93380
 PHONE: (661) 393-1217 FAX: (661) 393-1218

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SPACE RESERVED FOR PROFESSIONAL SEAL

PRELIMINARY

NO.	DESCRIPTION	BY	DATE
1	PRELIM. ISSUE	DL	06/17/14
2	TITLE REVIEWED	DL	08/22/14
3	LEASE/ESMNTS	DA	01/09/15
4	REDLINES	SL	01/15/15
5	REDLINES	SL	01/15/15

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DRAWN BY: DL
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SITE NAME

285357
 PIER AVE
 SC1

SITE ADDRESS

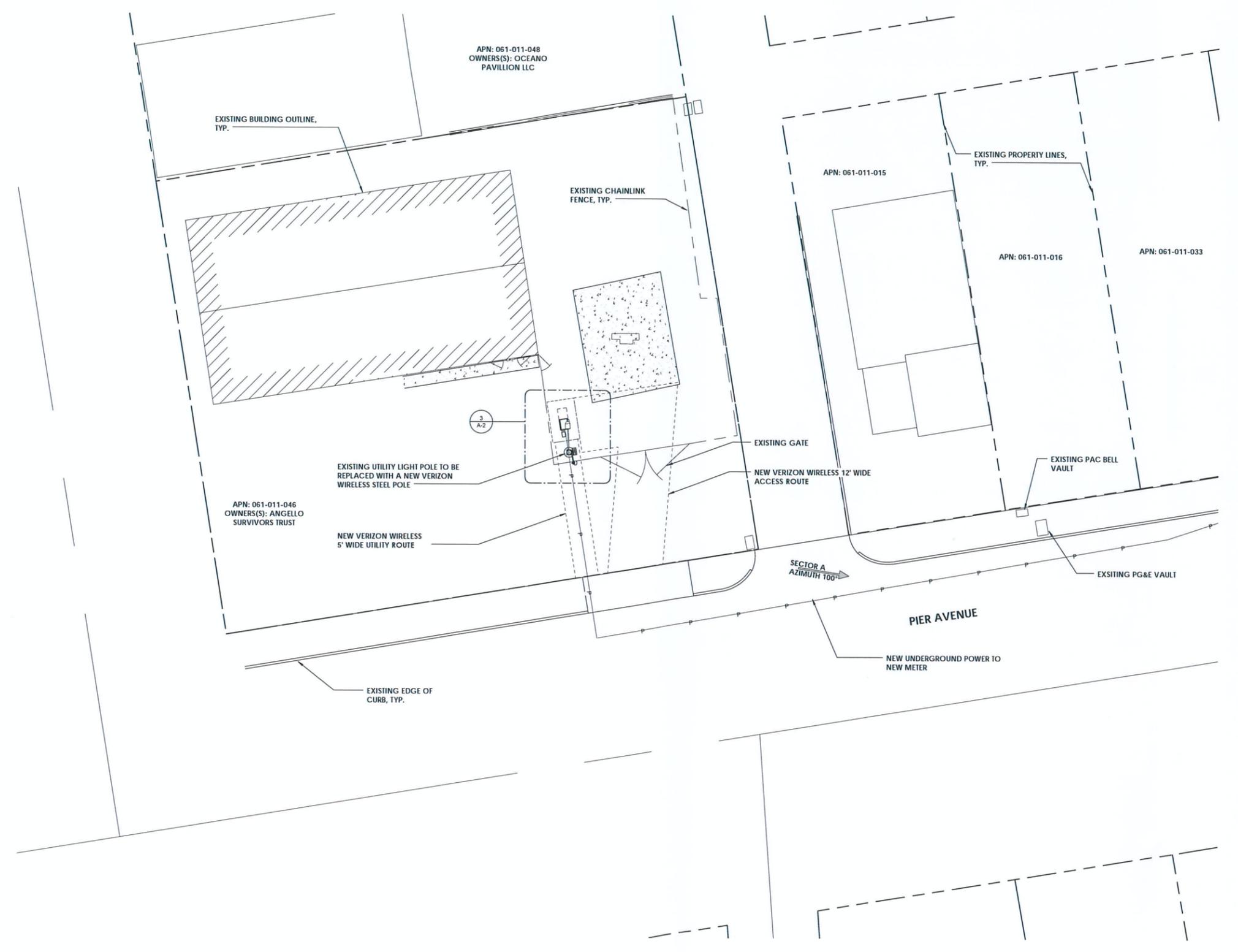
307 PIER AVE
 OCEANO, CA 93445

SAN LUIS OBISPO COUNTY

SHEET TITLE

SITE SURVEY

FOR EXAMINATION ONLY
 SHEET



Verizon Wireless
2785 Mitchell Drive
Suite 9
Walnut Creek, CA 94598

Client:



V-ONE DESIGN
5100 CLAYTON ROAD, B-1 SUITE 354
CONCORD CA 94521

Design Firm:

100% CONSTRUCTION DRAWINGS

Drawing Phase:

PIER AVENUE SC1

307 PIER AVENUE
OCEANO, CA 93445
285357

Site:

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San Ramon, CA 94583
Tel: 925.244.1890
info@nsawireless.com

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2	100% CD DRAWINGS	12/11/14
3	100% CD DRAWINGS	01/15/15

Date: 01/15/15
Drawn By: JS
Checked By: RS

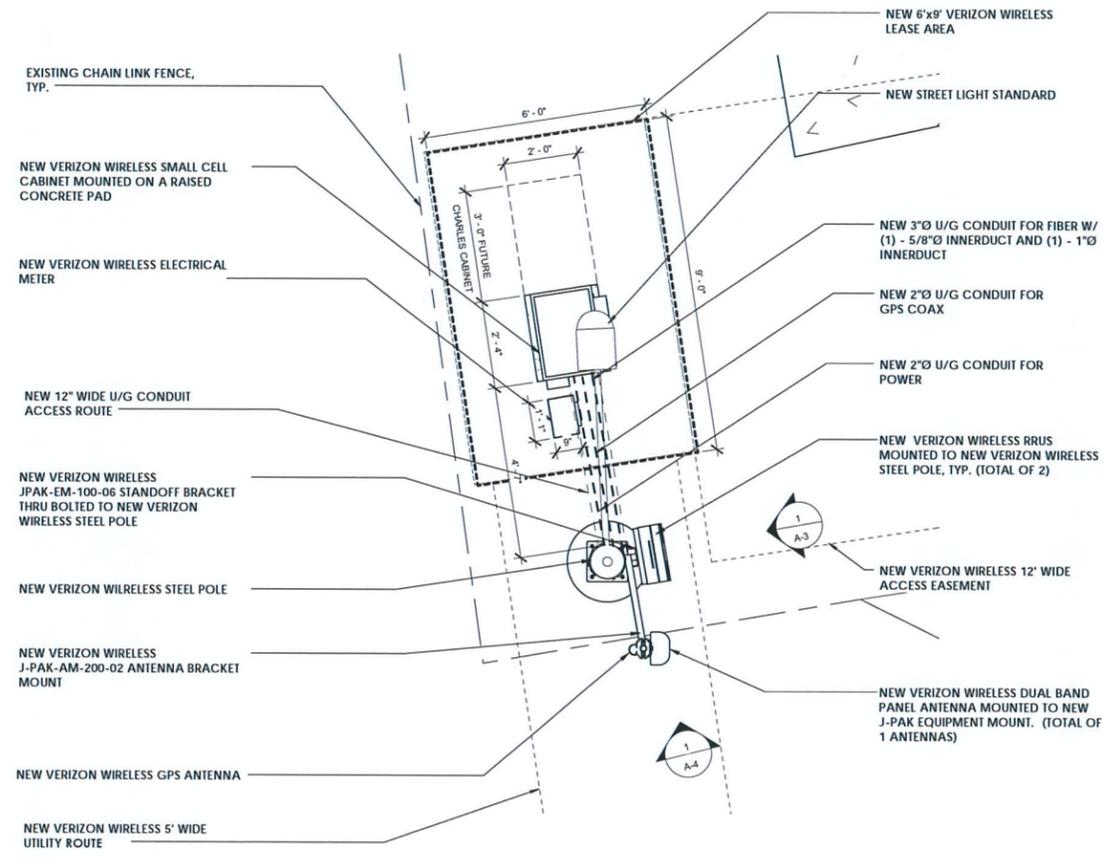
OVERALL SITE PLAN

A-1

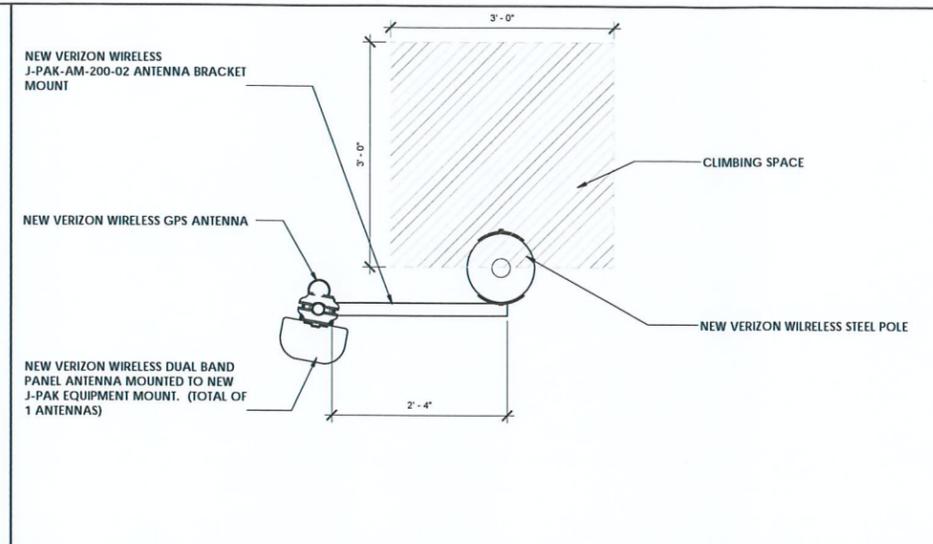
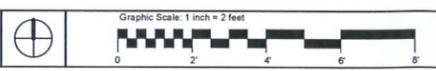


Graphic Scale: 1 inch = 20 feet

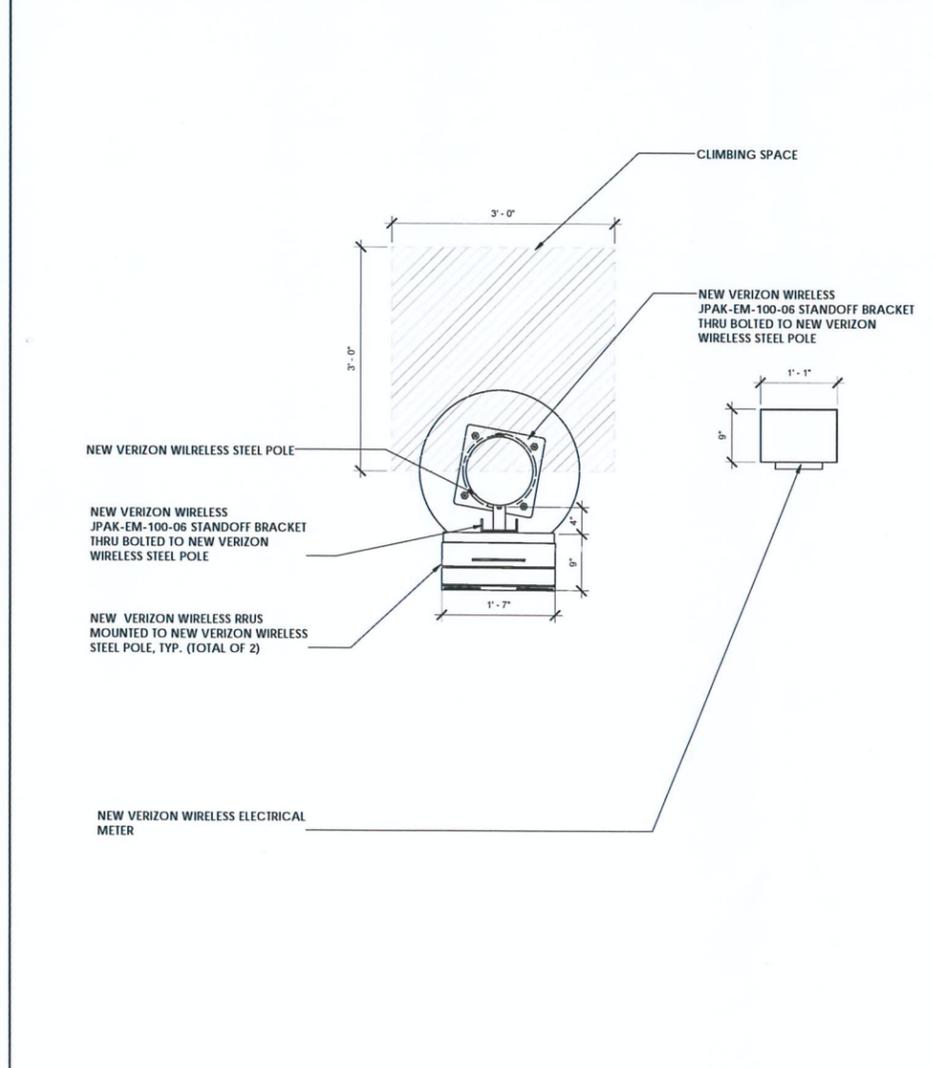
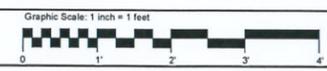




3 ENLARGED SITE PLAN



1 ANTENNA PLAN



2 RRUS AND ELECTRICAL METER PLAN



verizonwireless
 Verizon Wireless
 2785 Mitchell Drive
 Suite 9
 Walnut Creek, CA 94598
 Client:

One Design Group Inc.
 One Design Group Inc.
 5100 CLAYTON ROAD, B-1 SUITE 354
 CONCORD CA 94521

Design Firm:
 100% CONSTRUCTION DRAWINGS

Drawing Phase:

Site:
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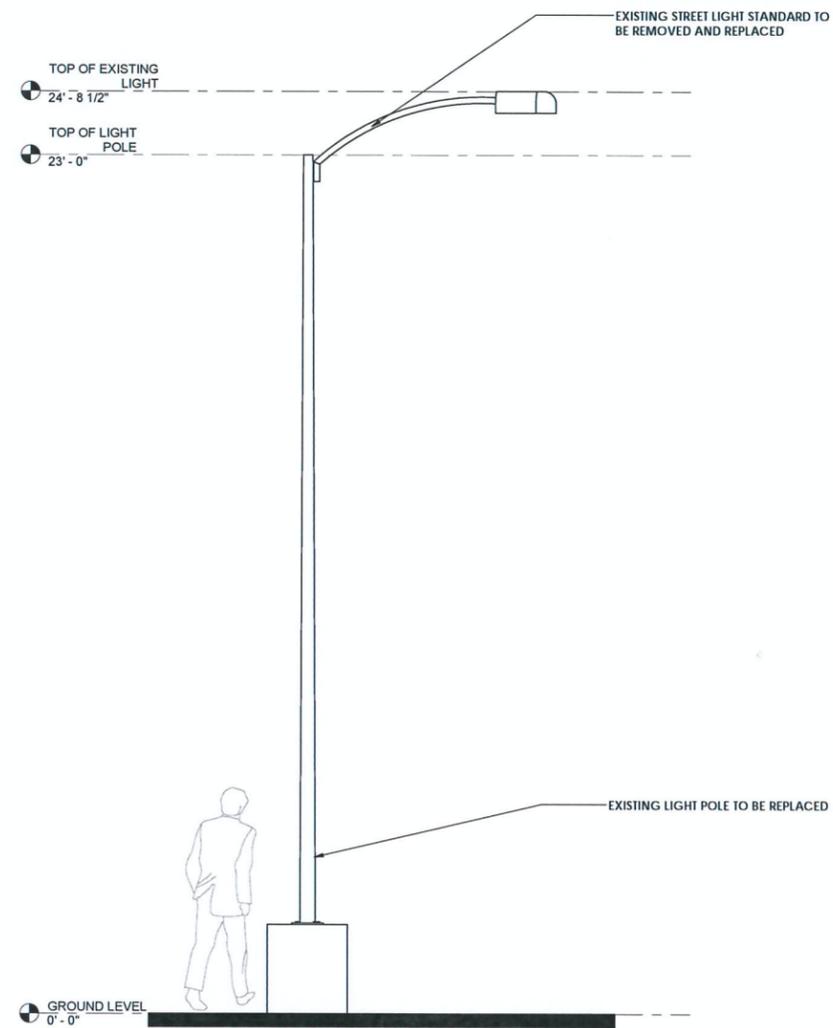
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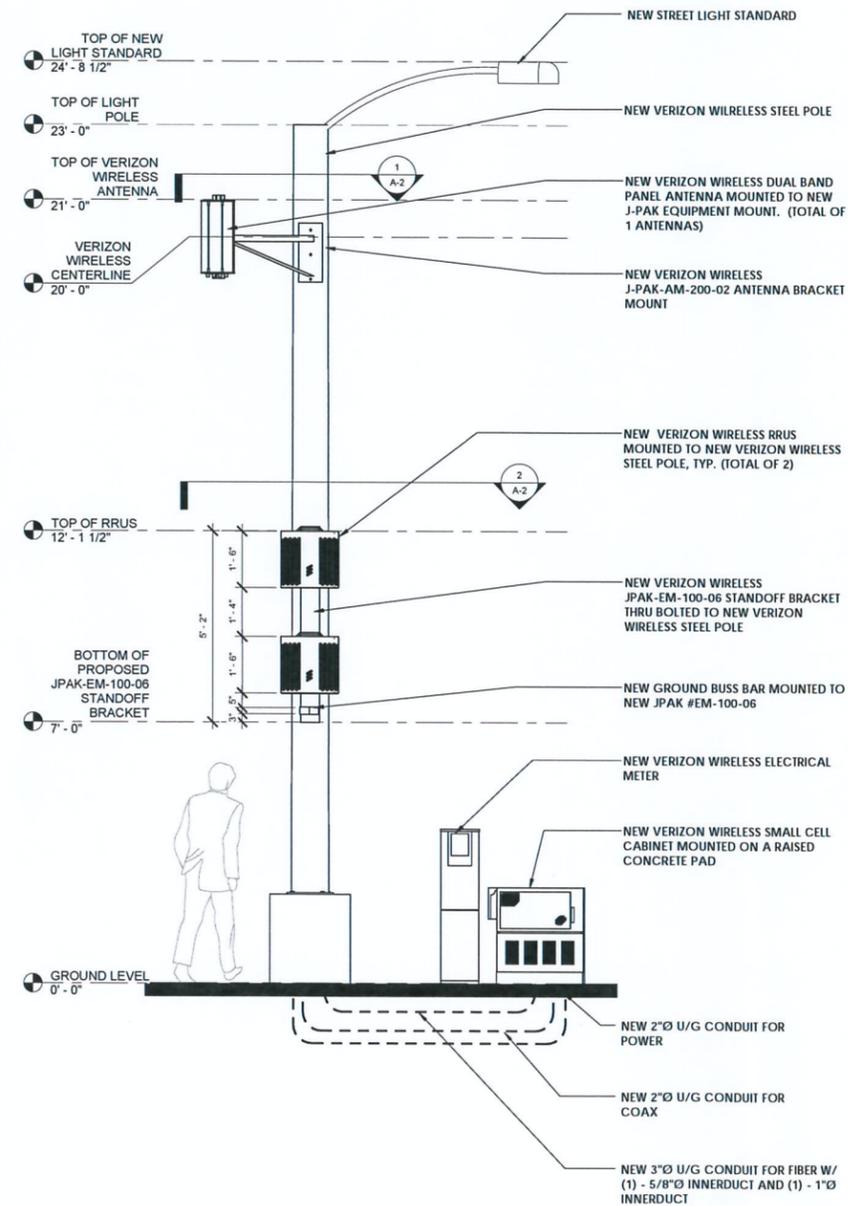
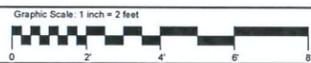
**ENLARGED SITE PLAN,
 EQUIPMENT PLAN &
 ELEVATION**

A-2

1/15/2015 11:58:41 AM



2 EXISTING EAST ELEVATION



1 PROPOSED EAST ELEVATION



Verizon Wireless
2785 Mitchell Drive
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Walnut Creek, CA 94598

Client:



V-ONE DESIGN
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CONCORD CA 94521

Design Firm:

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Drawing Phase:

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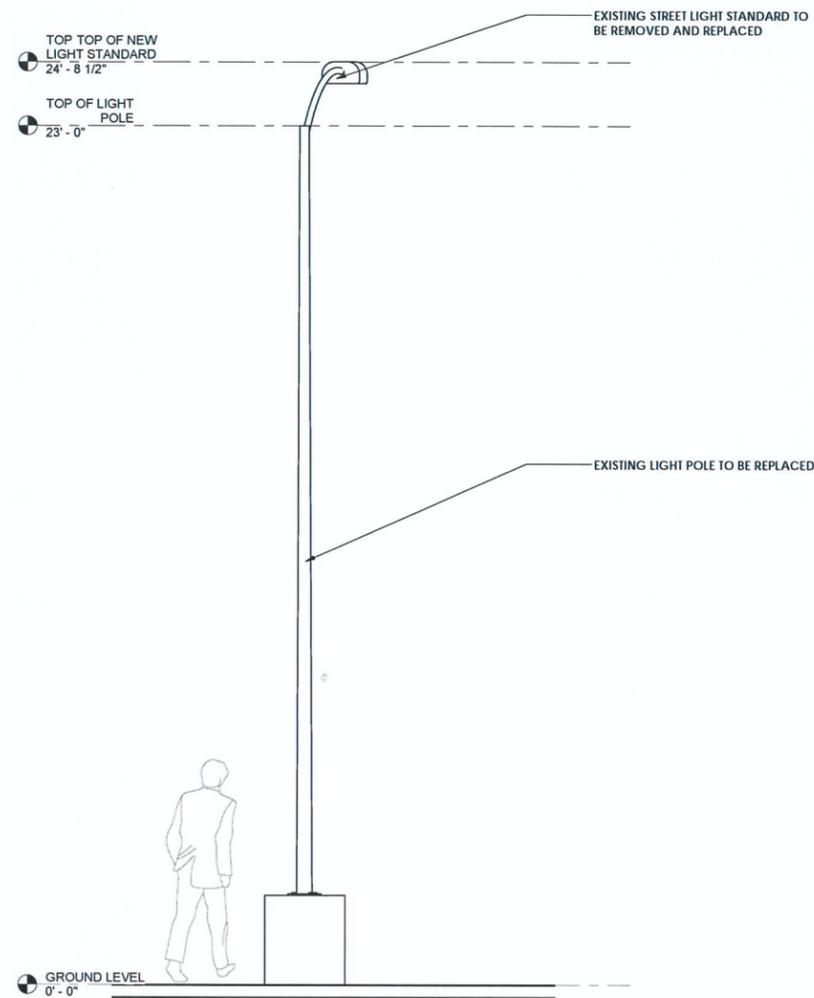
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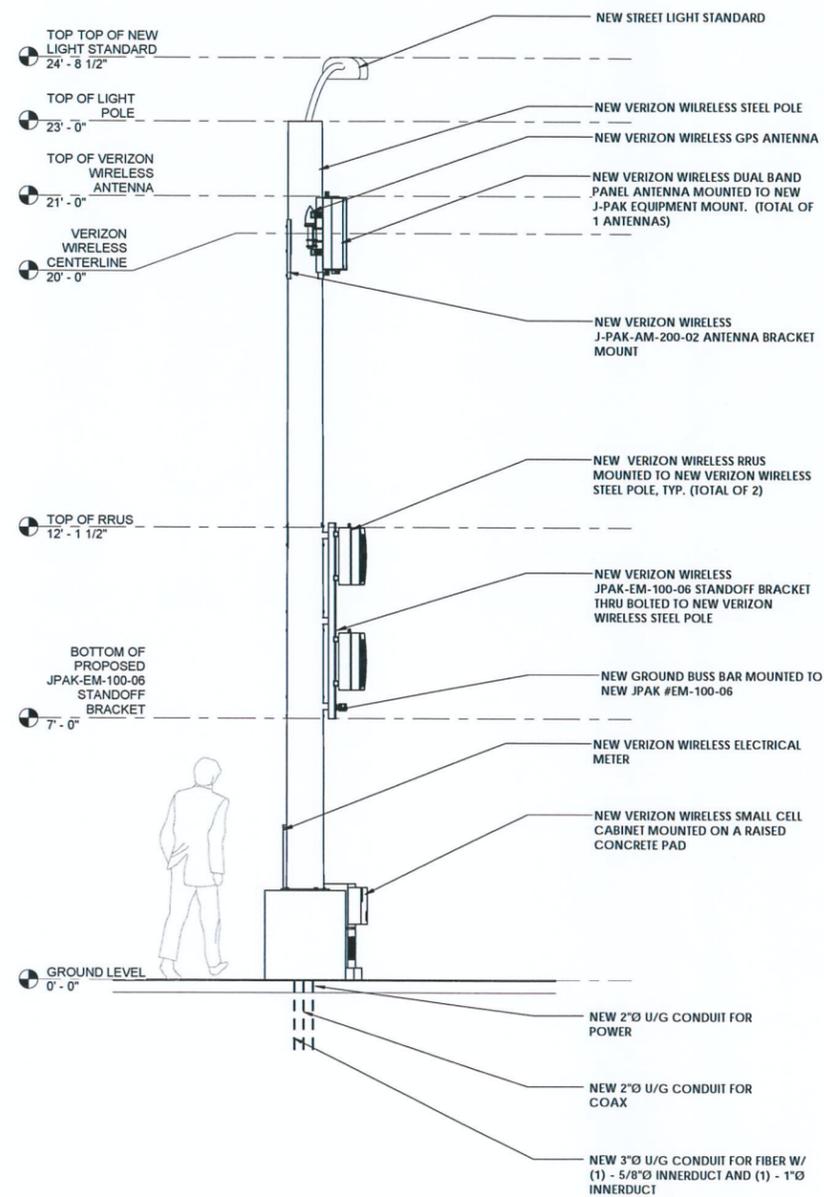
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ELEVATIONS

A-3



2 EXISTING SOUTH ELEVATION



1 PROPOSED SOUTH ELEVATION



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CONCORD CA 94521

Design Firm:

100% CONSTRUCTION DRAWINGS

Drawing Phase:

PIER AVENUE SC-1

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285357

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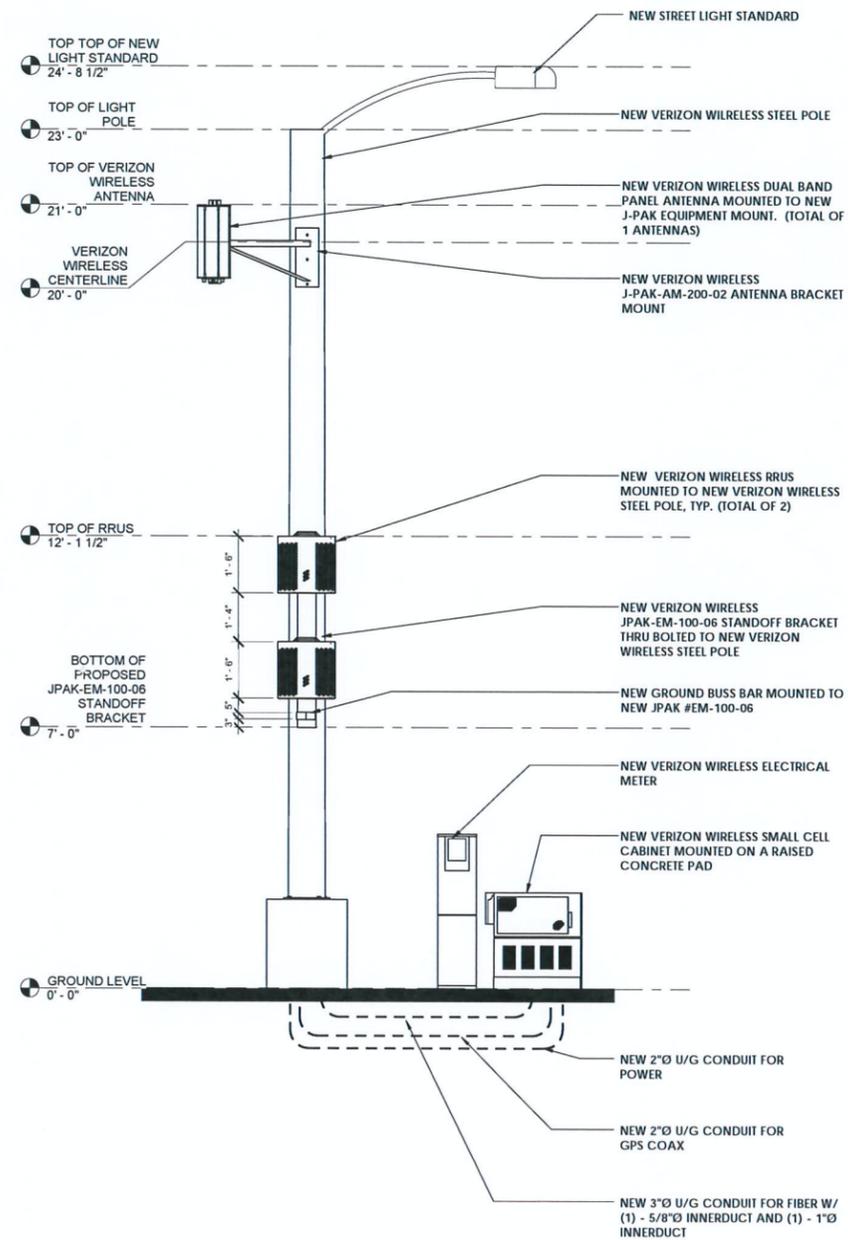
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ELEVATIONS

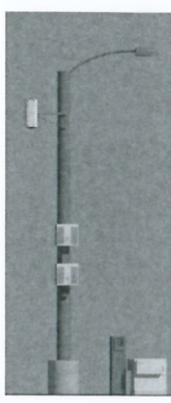
A-4



4 EQUIPMENT ELEVATION

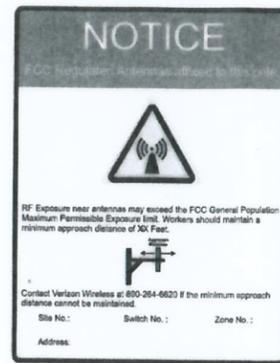


NOTE:
EQUIPMENT IN THE 3D
RENDERINGS SHOWN IN
WHITE FOR CLARITY



3 3D EQUIPMENT VIEWS

NOTE:
NEW VINYL SIGN TO BE PROVIDED BY VERIZON
WIRELESS AND BE PLACED ON THE POLE 7' BELOW
ANTENNA. COLOR TO BE DETERMINED PRIOR TO
INSTALL



1 FCC SIGN

RRUS 12

- > 2x60 Watts
- > GSM, WCDMA & LTE
- > Frequencies:
 - Band 2 (PCS, KRC 161 299/2)
 - Band 4 (AWS, KRC 161 349/2)
 - Band 5 (850MHz, KRC 161 321/2)
- > IBW: 40 MHz (B2, B4), 25 MHz (B5)
- > Up to 4 carriers WCDMA or LTE
- > 2.5 Gbps CPRI
- > 6 external alarms
- > DC supply (AC as an option)
- > Dimensions (HxWxD): 20.4"x18.5"x7.5" (including sun shield and handle)
- > Weight: 50 lbs, excluding mounting hardware
 - 58 lbs in Extranet description, applicable to heaviest (non-AT&T) frequency model



2 RRUS SPECIFICATIONS



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Design Firm:

100% CONSTRUCTION DRAWINGS

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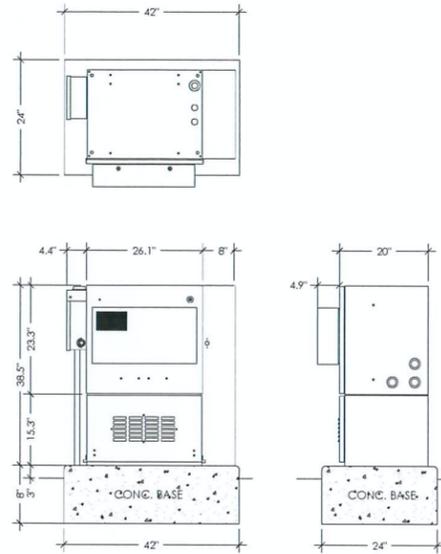
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**POLE EQUIPMENT ISO
VIEWS, SMALL CELL
CABINETS & SIGNAGE**

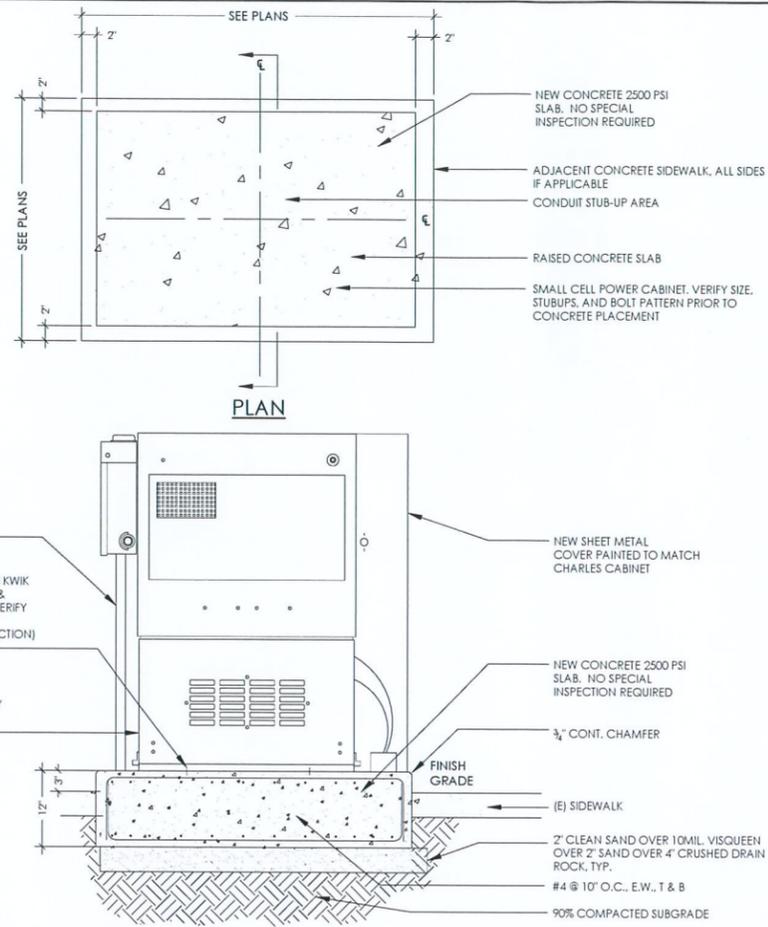
A-5



Charles CUBE-RL

- Wall/Pole/Pad Mount
- Equipment Compartment
 - 7 or 12 RU Configurations
 - Integrated power is optional
 - AC Load Center, GFCI
 - Pad Lockable Door Latch
 - 580W HX
- Battery Compartment
 - 100AH VRLA or Ni-Cd
- Overall Dimensions
 - 39"H x 26"W x 20"D for 12 RU Configuration
- Cable Ingress/Egress
 - 1.75"/2.5" Knockouts on side and bottom
- GR-487 Compliant

**RL21221.xxx
(12RU)**



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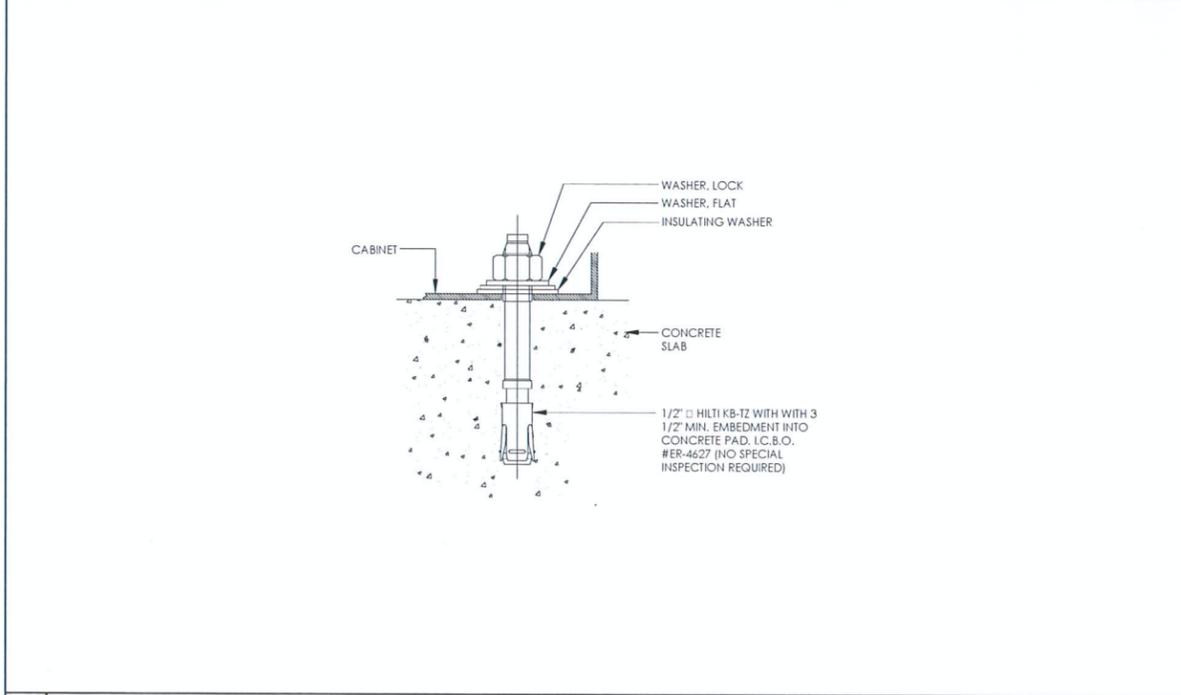
Date: 01/15/15
Drawn By: JS
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**CHARLES CABINET
DETAILS AND PARCEL
MAP**

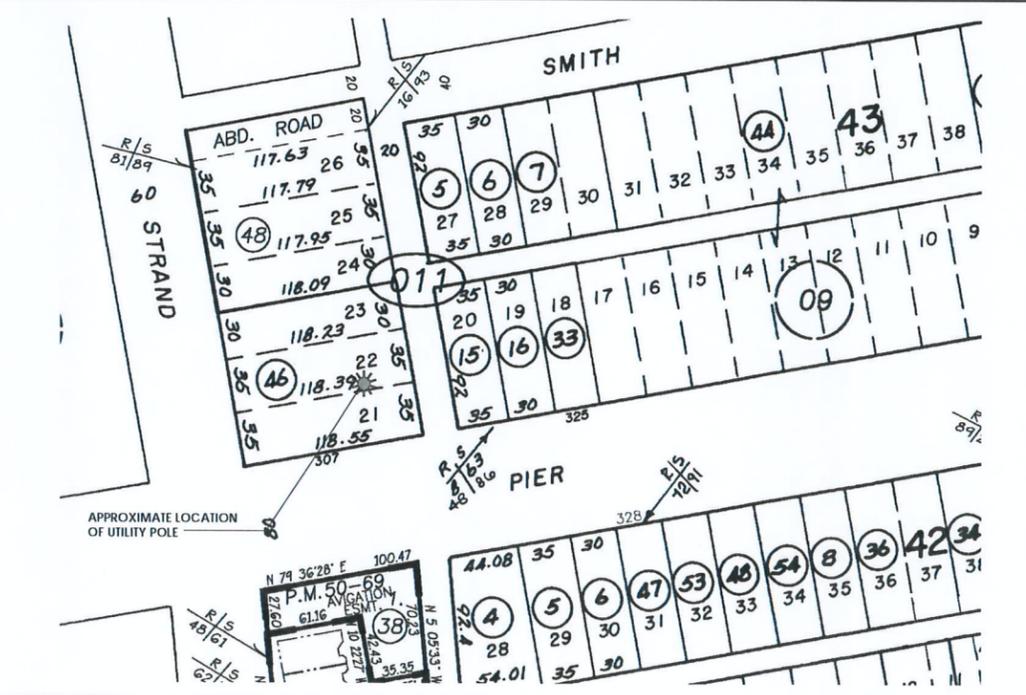
A-6

3 CHARLES CABINET

1 RAISED CONCRET PAD



4 CABINET ANCHORAGE



2 PARCEL MAP

1. GENERAL REQUIREMENTS

- A. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRICAL CODE AND ALL STATE AND LOCAL CODES. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED AS TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF THESE CODES. SHOULD CHANGES BE NECESSARY IN THE DRAWINGS OR SPECIFICATIONS TO MAKE THE WORK COMPLY WITH THESE REQUIREMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING AND CEASE WORK ON PARTS OF THE CONTRACT WHICH ARE AFFECTED.
- B. THE CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES. THE CONTRACTOR ASSUMES ALL LIABILITY FOR FAILURE TO COMPLY WITH THIS PROVISION.
- C. THE EXTENT OF THE WORK IS INDICATED BY THE DRAWINGS, SCHEDULES, AND SPECIFICATIONS AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. THE WORK SHALL CONSIST OF FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND SUPPLIES NECESSARY FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM. THE WORK SHALL ALSO INCLUDE THE COMPLETION OF ALL ELECTRICAL WORK NOT MENTIONED OR SHOWN WHICH ARE NECESSARY FOR SUCCESSFUL OPERATION OF ALL SYSTEMS.
- D. THE CONTRACTOR SHALL PREPARE A BID FOR A COMPLETE AND OPERATIONAL SYSTEM, WHICH INCLUDES THE COST FOR MATERIAL AND LABOR.
- E. WORKMANSHIP AND NEAT APPEARANCE SHALL BE AS IMPORTANT AS THE OPERATION. DEFECTIVE OR DAMAGED MATERIALS SHALL BE REPLACED OR REPAIRED PRIOR TO FINAL ACCEPTANCE IN A MANNER ACCEPTABLE TO OWNER AND ARCHITECT/ENGINEER.
- F. COMPLETE THE ENTIRE INSTALLATION AS SOON AS THE PROGRESS OF THE WORK WILL PERMIT. ARRANGE ANY OUTAGE OF SERVICE WITH THE OWNER AND BUILDING MANAGER IN ADVANCE. MINIMIZE DOWNTIME ON THE BUILDING ELECTRICAL SYSTEM.
- G. THE ENTIRE ELECTRICAL SYSTEM INSTALLED UNDER THIS CONTRACT SHALL BE DELIVERED IN PROPER WORKING ORDER. REPLACE WITHOUT ADDITIONAL COST TO THE OWNER, ANY DEFECTIVE MATERIAL AND EQUIPMENT WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
- H. ANY ERROR, OMISSION OR DESIGN DISCREPANCY ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER FOR CLARIFICATION OR CORRECTION BEFORE CONSTRUCTION.
- I. "PROVIDE": INDICATES THAT ALL ITEMS ARE TO BE FURNISHED, INSTALLED AND CONNECTED IN PLACE.
- J. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND PAY ALL REQUIRED FEES.

2. EQUIPMENT LOCATION

- A. THE DRAWINGS INDICATE DIAGRAMMATICALLY THE DESIRED LOCATIONS OR ARRANGEMENTS OF CONDUIT RUNS, OUTLETS, EQUIPMENT, ETC., AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. PROPER JUDGMENT MUST BE EXERCISED IN EXECUTING THE WORK SO AS TO SECURE THE BEST POSSIBLE INSTALLATION IN THE AVAILABLE SPACE AND TO OVERCOME LOCAL DIFFICULTIES DUE TO SPACE LIMITATIONS OR INTERFERENCE OF STRUCTURE CONDITIONS ENCOUNTERED.
- B. IN THE EVENT CHANGES IN THE INDICATED LOCATIONS OR ARRANGEMENTS ARE NECESSARY, DUE TO FIELD CONDITIONS IN THE BUILDING CONSTRUCTION OR REARRANGEMENT OF FURNISHINGS OR EQUIPMENT, SUCH CHANGES SHALL BE MADE WITHOUT COST, PROVIDING THE CHANGE IS ORDERED BEFORE THE CONDUIT RUNS, ETC., AND WORK DIRECTLY CONNECTED TO THE SAME IS INSTALLED AND NO EXTRA MATERIALS ARE REQUIRED.
- C. LIGHTING FIXTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ONLY. COORDINATE THE FIXTURE LOCATION WITH MECHANICAL EQUIPMENT TO AVOID INTERFERENCE.
- D. COORDINATE THE WORK OF THIS SECTION WITH THAT OF ALL OTHER TRADES. WHERE CONFLICTS OCCUR, CONSULT WITH THE RESPECTIVE CONTRACTOR AND COME TO AGREEMENT AS TO CHANGES NECESSARY. OBTAIN WRITTEN ACCEPTANCE FROM ARCHITECT/ENGINEER FOR THE PROPOSED CHANGES BEFORE PROCEEDING.

3. SHOP DRAWINGS

- A. SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL WITHIN 35 DAYS OF AWARD OF CONTRACT. SHOP DRAWINGS SHALL BE SUBMITTED IN A COMPLETE BOUND MANUAL INCLUDING LIGHT FIXTURES, SERVICE METERING, TRANSFER SWITCH, PANELBOARD, AND DISCONNECT SWITCHES. THE CONTRACTOR SHALL VERIFY DIMENSIONS OF EQUIPMENT TO INSURE THAT THEY FIT IN THE DESIGNATED AREA AND COMPLY WITH REQUIREMENTS OF ALL APPLICABLE CODES FOR REQUIRED WORKING CLEARANCES ABOUT ELECTRICAL EQUIPMENT PRIOR TO SUBMITTING SHOP DRAWINGS FOR APPROVAL. DEPARTURE FROM THE ABOVE WILL RESULT IN RE-SUBMITAL AND DELAYS.

4. SUBSTITUTIONS

- A. NO SUBSTITUTIONS ARE ALLOWED.

5. TESTS

- A. BEFORE FINAL ACCEPTANCE OF WORK, THE CONTRACTOR SHALL INSURE THAT ALL EQUIPMENT, SYSTEMS, FIXTURES, ETC., ARE WORKING SATISFACTORILY AND TO THE INTENT OF THE DRAWINGS.

6. PERMITS

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING OUT AND PAYING FOR ALL THE REQUIRED PERMITS, INSPECTION AND EXAMINATION WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

7. GROUNDING

- A. THE CONTRACTOR SHALL PROVIDE A COMPLETE, AND APPROVED GROUNDING SYSTEM INCLUDING ELECTRODES, ELECTRODE CONDUCTOR, BONDING CONDUCTORS, AND EQUIPMENT CONDUCTORS AS REQUIRED BY ARTICLE 250 OF NATIONAL ELECTRICAL CODE.
- B. CONDUITS CONNECTED TO EQUIPMENT AND DEVICES SHALL BE METALLICALLY JOINED TOGETHER TO PROVIDE EFFECTIVE ELECTRICAL CONTINUITY.
- C. FEEDERS AND BRANCH CIRCUIT WIRING INSTALLED IN A NONMETALLIC CONDUIT SHALL INCLUDE A CODE SIZED GROUNDING CONDUCTOR HAVING GREEN INSULATION. THE GROUND CONDUCTOR SHALL BE PROPERLY CONNECTED AT BOTH ENDS TO MAINTAIN ELECTRICAL CONTINUITY.
- D. REFER TO GROUND BUS DETAILS. PROVIDE NEW GROUND SYSTEM COMPLETE WITH CONDUCTORS, GROUND ROD AND DESCRIBED TERMINATIONS.
- E. ALL GROUNDING CONDUCTORS SHALL BE SOLID TINNED COPPER AND ANNEALED #2 UNLESS NOTED OTHERWISE.
- F. ALL NON-DIRECT BURIED TELEPHONE EQUIPMENT GROUND CONDUCTORS SHALL BE #2 STRANDED, THHN (GREEN) INSULATION.
- G. ALL GROUND CONNECTIONS SHALL BE MADE WITH "NYGROUNDED" COMPRESSION SYSTEM BURNDY CONNECTORS EXCEPT WHERE NOTED OTHERWISE.
- H. PAINT AT ALL GROUND CONNECTIONS SHALL BE REMOVED.
- I. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE OWNER FOR FUTURE INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE. SUBMIT TEST REPORTS AND FURNISH TO SMART SMR ONE COMPLETE SET OF PRINTS SHOWING "INSTALLED WORK".

8. UTILITY SERVICE

- A. TELEPHONE AND ELECTRICAL METERING FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF THE SERVING UTILITY COMPANIES. CONTRACTOR SHALL VERIFY SERVICE LOCATIONS AND REQUIREMENTS. SERVICE INFORMATION WILL BE FURNISHED BY THE SERVING UTILITIES.
- B. CONFORM TO ALL REQUIREMENTS OF THE SERVING UTILITY COMPANIES.

9. PRODUCTS

- A. ALL MATERIALS SHALL BE NEW, CONFORMING WITH THE NEC, ANSI, NEMA, AND THEY SHALL BE U.L. LISTED AND LABELED.
- B. CONDUIT:
 1. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR, RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.
 2. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTINGS SHALL BE COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.
 3. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL HAVE FULL SIZE GROUND WIRE.
 4. CONDUIT RUNS MAY BE SURFACE MOUNTED IN CEILING OR WALLS UNLESS INDICATED OTHERWISE. CONDUIT INDICATED SHALL RUN PARALLEL OR AT RIGHT ANGLES TO CEILING, FLOOR OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH ARCHITECT PRIOR TO INSTALLING.
 5. ALL UNDERGROUND CONDUITS SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE.
 6. ALL CONDUIT ONLY (C.O.) SHALL HAVE PULL ROPE.
 7. CONDUITS RUN ON ROOFS SHALL BE INSTALLED ON 4 X 4 REDCHAINLINK SLEEPERS, 6'-0" ON CENTER, SET IN NON-HARDENING MASTIC.

- C. ALL WIRE AND CABLE SHALL BE COPPER, 600 VOLT, #12 AWG MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED. TYPE THHN INSULATION USED UNLESS CONDUCTORS INSTALLED IN CONDUIT EXPOSED TO WEATHER, IN WHICH CASE TYPE THWN INSULATION SHALL BE USED.
- D. PROVIDE GALVANIZED COATED STEEL BOXES AND ACCESSORIES SIZED PER CODE TO ACCOMMODATE ALL DEVICES AND WIRINGS.
- E. DUPLEX RECEPTACLES SHALL BE SPECIFICATION GRADE WITH WHITE FINISH (UNLESS NOTED BY ARCHITECT/ENGINEER), 20 AMP, 125 VOLT, THREE WIRE GROUNDING TYPE, NEMA 5-20R. MOUNT RECEPTACLE AT +12" ABOVE FINISHED FLOOR UNLESS OTHERWISE INDICATED ON DRAWINGS OR IN DETAILS. WEATHERPROOF RECEPTACLES SHALL BE GROUND FAULT INTERRUPTER TYPE WITH SIERRA #WPD-8 LIFT COVERPLATES.
- F. TOGGLE SWITCHES SHALL BE 20 AMP, 120 VOLT A.C., SPECIFICATION GRADE WHITE (UNLESS NOTED OTHERWISE) FINISH. MOUNT SWITCHES AT +48" ABOVE FINISHED FLOOR.
- G. PANELBOARDS SHALL BE DEAD FRONT SAFETY TYPE WITH ANTI-BURN SOLDERLESS COMPRESSION APPROVED FOR COPPER CONDUCTORS, COPPER BUS BARS, FULL SIZED NEUTRAL BUS, GROUND BUS AND EQUIPPED WITH QUICK-MAKE QUICK-BREAK BOLT-IN TYPE THERMAL MAGNETIC CIRCUIT BREAKERS. MOUNT TOP OF THE PANELBOARDS AT 6'-3" ABOVE FINISHED FLOOR. PROVIDE TYPEWRITTEN CIRCUIT DIRECTORY.
- H. ALL CIRCUIT BREAKERS, MAGNETIC STARTERS AND OTHER ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED.
- I. GROUND RODS SHALL BE COPPER CLAD STEEL, 5/8" ROUND AND 10' LONG. COPPERWELD OR APPROVED EQUAL.

10. INSTALLATION

- A. PROVIDE SUPPORTING DEVICES FOR ALL ELECTRICAL EQUIPMENT, FIXTURES, BOXES, PANEL, ETC. SUPPORT LUMINARIES FROM UNDERSIDE OF STRUCTURAL CEILING. EQUIPMENT SHALL BE BRACED TO WITHSTAND HORIZONTAL FORCES IN ACCORDANCE WITH STATE AND LOCAL CODE REQUIREMENTS. PROVIDE PRIOR ALIGNMENT AND LEVELING OF ALL DEVICES AND FIXTURES.
- B. CUTTING, PATCHING, CHASES, OPENINGS, PROVIDE LAYOUT IN ADVANCE TO ELIMINATE UNNECESSARY CUTTING OR DRILLING OF WALLS, FLOORS, CEILINGS, AND ROOFS. ANY DAMAGE TO BUILDING STRUCTURE OR EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR. OBTAIN PERMISSION FROM THE ARCHITECT/ENGINEER BEFORE CORING.
- C. IN DRILLING HOLES INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., IT MUST BE CLEARLY UNDERSTOOD THAT TENDONS AND/OR REINFORCING STEEL WILL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES.
- D. LOCATION OF TENDONS AND/OR REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE, MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT VIA X-RAY OR OTHER DEVICES THAT CAN ACCURATELY LOCATE THE REINFORCING AND/OR STEEL TENDONS.
- E. PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE C.B.C.

11. PROJECT CLOSEOUT

- A. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
- B. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.
- C. ALL BROCHURES, OPERATING MANUALS, CATALOG, SHOP DRAWINGS, ETC., SHALL BE TURNED OVER TO OWNER AT JOB COMPLETION.

- 1. SERVICE POWER SHALL BE 200A, 1ϕ, 3W, 120/208 OR 120/240V.
- 2. UTILITY RECEPTACLE IS A GFCI DUPLEX OUTLET INSTALLED IN THE DEADFRONT OF PPC.
- 3. NOT USED
- 4. PROVIDE A MIN. 36" WORK CLEARANCE IN FRONT OF PANELS/SERVICE EQUIP.
- 5. ALL BREAKERS IN THE ELEC. PANEL ARE RATED 10,000 RMS SYMMETRICAL AMPS, 240V MAX. 75° C.
- 6. ALL WIRING SHALL BE COPPER 75° C U.N.O.
- 7. CONDUIT REQUIREMENTS (TYP., U.N.O.): UNDERGROUND: PVC (SCHED 40 OR 80) INDOOR: EMT (RGS IN TRAFFIC AREAS) OUTDOOR (ABOVE GRADE): RGS.
- 8. APPLETON EMERGENCY GENERATOR PLUG AT 36" A.F.F. CONTRACTOR TO VERIFY EXACT LOCATION WITH LANDLORD AND UTILITY COORDINATOR.
- 9. PLACE "TRUE TAPE" AND PULL ROPE IN THE CONDUITS AS REQUIRED.

A	AMPERE	ELEC	ELECTRICAL	MFR	MANUFACTURER	SAF	SAFETY
ACCA	ANTENNA CABLE COVER ASSEMBLY	EMT	ELECTRICAL METALLIC TUBING	MIN	MINIMUM	SDBC	SOFT DRAWN BARE COPPER
		ENCL	ENCLOSURE	MLO	MAIN LUGS ONLY	SEC	SECONDARY
AIC	AMPERE INTERRUPTING CAPACITY	EXIST	EXISTING	MTD	MOUNTED	S.N.	SOLID NEUTRAL
APPROX	APPROXIMATELY	FAC	FACTOR	MTG	MOUNTING	SURF	SURFACE
AT	AMPERE TRIP	F/A	FIRE ALARM	MJS	MANUAL TRANSFER SWITCH	SW	SWITCH
AWG	AMERICAN WIRE GAGE	FLUCR	FLUORESCENT	N	NEUTRAL	TEL	TELEPHONE
BATT	BATTERY	FT	FOOT/FEET	(N)	NEW	TYP	TYPICAL
BD	BOARD	FU	FUSE	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOC.	U/G	UNDERGROUND
BR	BRANCH	G	GROUND			U.L.	UNDERWRITER'S LABORATORY INC.
BRKR	BREAKER	GEN	GENERATOR	OH	OVERHEAD		
BTBW	BARE TINNED COPPER WIRE	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	P	POLE	U.N.O.	UNLESS NOTED OTHERWISE
BTS	BASE TRANSMISSION SYSTEM			PCS	PERSONAL COMMUNICATION SYSTEM	V	VOLT
C	CONDUIT	GND	GROUNDING			VAC	VOLT ALTERNATING CURRENT
CAB	CABINET	GPS	GLOBAL POSITIONING SYSTEM	PH	PHASE	W	WAIT OR WIRE
CB	CIRCUIT BREAKER	GR	GROWTH	PNLBD	PANELBOARD	W/	WITH
CKT	CIRCUIT	HDBC	HARD DRAWN COPPER WIRE	PPC	POWER PROTECTION CABINET	W/O	WITHOUT
CONT	CONTINUOUS	HPS	HIGH PRESSURE SODIUM	PRC	PRIMARY RADIO CABINET	XFR	TRANSFER
DEM	DEMAND	LG	LENGTH	PR1	PRIMARY	XFMR	TRANSFORMER
(EI)	EXISTING	LPS	LOW PRESSURE SODIUM	PWR	POWER	XLPE	CROSS-LINK POLYETHYLENE
EGR	EMERGENCY GEN. RECEPTACLE	MAX	MAXIMUM	RCPT	RECEPTACLE		
		MECH	MECHANICAL	RGS	RIGID GALVANIZED STEEL		

	OVERHEAD TELEPHONE/OVERHEAD POWER		LIGHTING FIXTURE, 1/175W, METAL HALIDE, HUBBELL CAT #MHC-0175H-336
	OVERHEAD TELEPHONE LINE		5/8" X 10'-0" .CU. GND ROD 30' MIN. BELOW GRADE.
	OVERHEAD POWER LINE		5/8" X 10'-0" .CU. GND ROD IN TEST WELL 30' MIN. BELOW GRADE.
E	POWER RUN		CHEMICAL GROUND ROD (KIT GROUND ROD)
	TELCO RUN		CADWELD CONNECTION
T/E	POWER/TELCO RUN		MECHANICAL CONNECTION
	GROUNDING CONDUCTOR		HALO GROUND CONNECTION
	GROUNDING CONDUCTOR		CIRCUIT BREAKER
	CONDUIT UNDERGROUND		UTILITY METER BASE
	FUSE, SIZE AND TYPE AS INDICATED.		TRANSFORMER
	SAFETY SWITCH, 2P-240V-40A W/60A FUSES, NEMA 3R ENCLOSURE, SQ D CATALOG NO. H222NR8		STEPDOWN TRANSFORMER
	MANUAL TRANSFER SWITCH, 2P-240V-200A, NO FUSE, NEMA 3R ENCLOSURE		RECEPTACLE, 2P-3W-125V-15A, DUPLEX, GROUND TYPE, HUBBELL CATALOG #5362
	LIGHTING FIXTURE, FLUORESCENT, 10.94' x 4'-0", 2/40W, SURFACE MOUNTING TYPE, HUBBELL LIGHTING CATALOG #WSW232T		TOGGLE SWITCH, 1P-125V-15A, HUBBELL CATALOG #HBL1201CN
	LIGHTING FIXTURE, FLUORESCENT, 10.94' x 8'-0", 2/95W, SURFACE MOUNTING TYPE, HUBBELL LIGHTING CATALOG #1W3M232T		TOGGLE SWITCH, 1P-120V-15A, "WP"
	LIGHTING FIXTURE, HIGH PRESSURE SODIUM, 1/700W, WALL MOUNTING TYPE, HUBBELL LIGHTING CATALOG #NRG-307 OR 1/50W, HUBBELL LIGHTING CATALOG #NRG-121		IONIZATION SMOKE DETECTOR W/ALARM HORN & AUXILIARY CONTACT, 120 VAC, GENIEK PART NO. 7100F
	EXIT SIGN, THERMOPLASTIC LED, SINGLE FACE, UNIVERSAL MOUNTING, W/BATTERY PACK, HUBBELL LIGHTING CATALOG #PR8		POLE
	COMBINATION EXIT SIGN & EMERGENCY LIGHTING, HUBBELL LIGHTING CATALOG #PRC		(N) POLE MOUNTED XFMR
	EMERGENCY LIGHTING, 2/50W, HUBBELL LIGHTING CATALOG #HE6-50-2-R91		(E) POLE MOUNTED XFMR
	LIGHTING FIXTURE, INCANDESCENT, 1/100W, WALL MOUNTING TYPE, HUBBELL LIGHTING CATALOG #BRH-100-06-1		(N) PAD MOUNTED XFMR
	MOTOR OUTLET		(E) PAD MOUNTED XFMR

verizonwireless

Verizon Wireless
2785 Mitchell Drive
Suite 9
Walnut Creek, CA 94598

Client:

V-ONE DESIGN
5100 CLAYTON ROAD, B-1 SUITE 354
CONCORD CA 94521

Design Firm:

100% CONSTRUCTION DRAWINGS

Drawing Phase:

PIER AVENUE SC1
307 PIER AVENUE
OCEANO, CA 93445
285357

Site:

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NSA Wireless, Inc.

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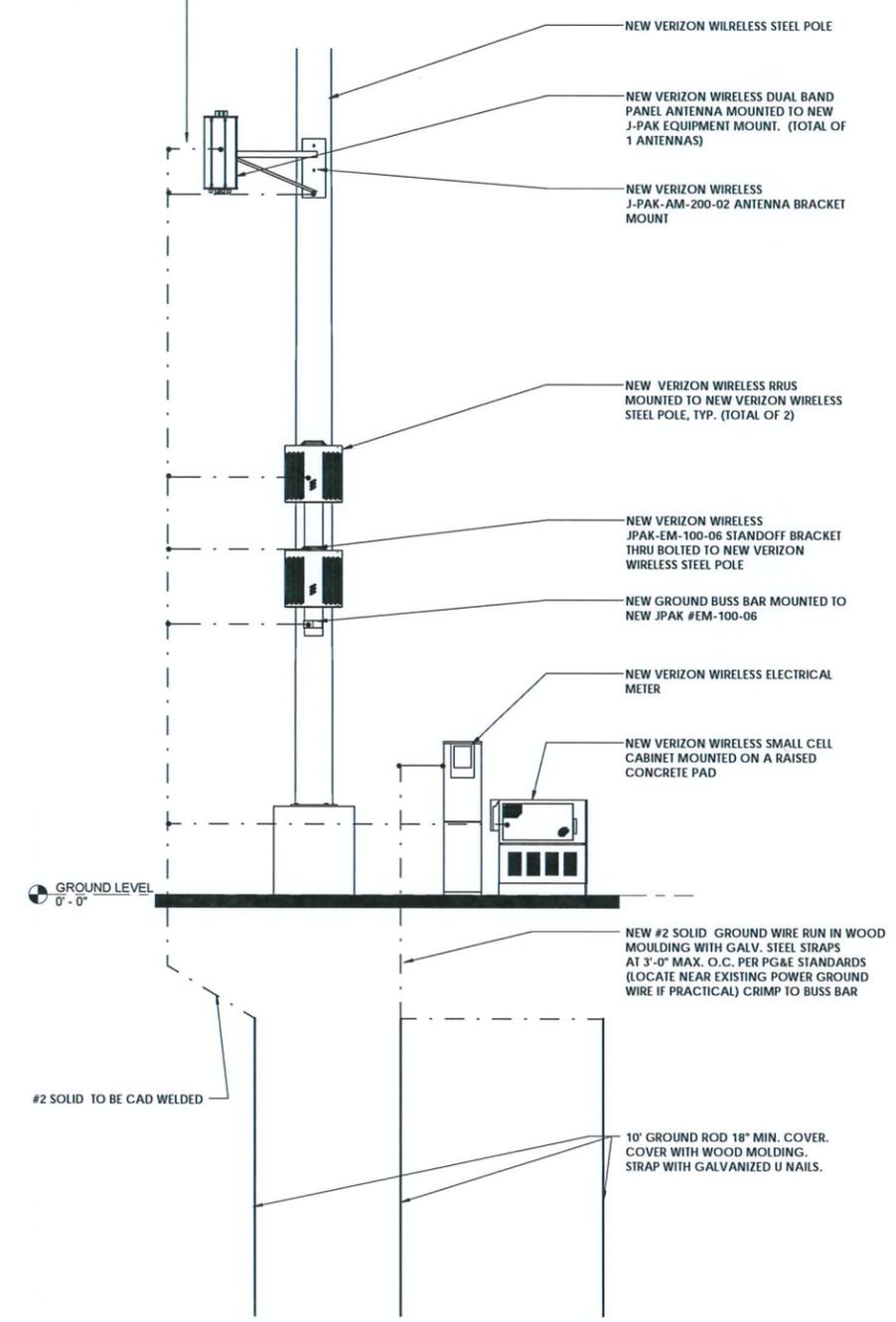
No.	Description	Date
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2	100% CD DRAWINGS	12/11/14
3	100% CD DRAWINGS	01/15/15

Date: 01/15/15
Drawn By: JS
Checked By: RS

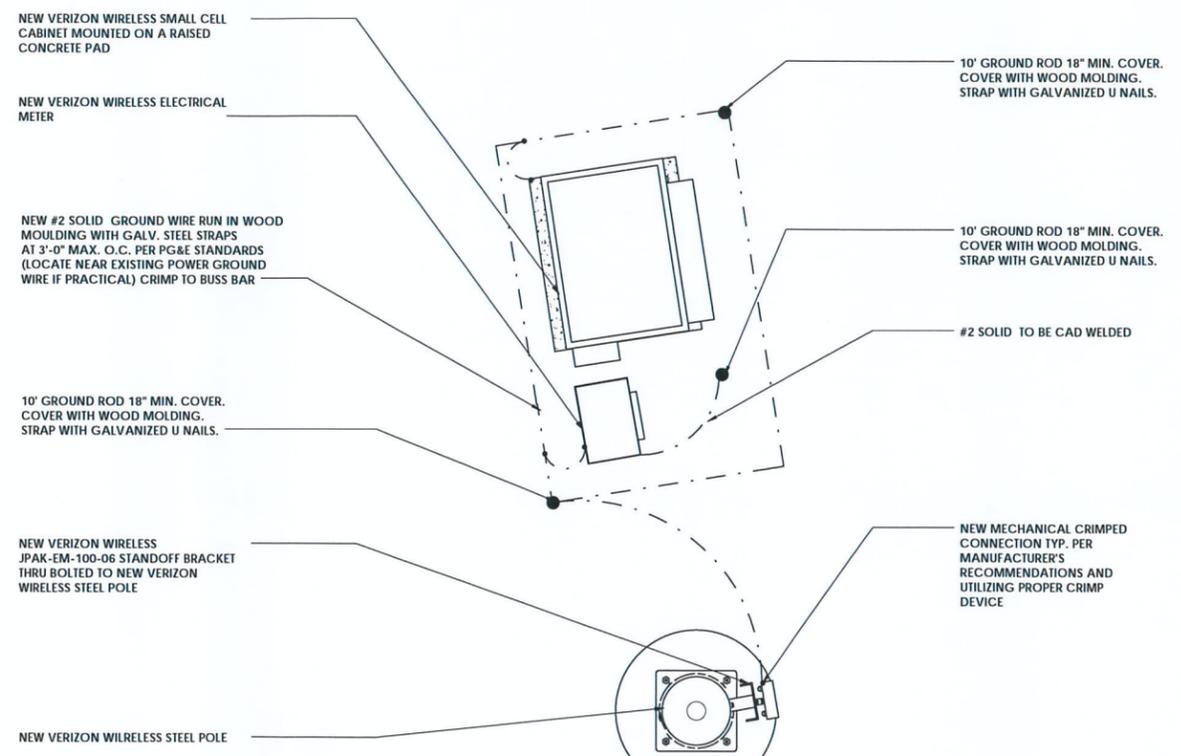
ELECTRICAL SPECS,
NOTES, LEGEND &
ABBREVIATIONS

E-1

NEW MECHANICAL CRIMPED CONNECTION TYP. PER MANUFACTURER'S RECOMMENDATIONS AND UTILIZING PROPER CRIMP DEVICE



2 POLE GROUNDING DIAGRAM



1 GROUNDING PLAN



Verizon Wireless
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Date: 01/15/15
Drawn By: JS
Checked By: RS

ELECTRICAL GROUND DIAGRAMS

E-2

1/15/2015 11:56:15 AM

POWER AND TELCO NOTES:

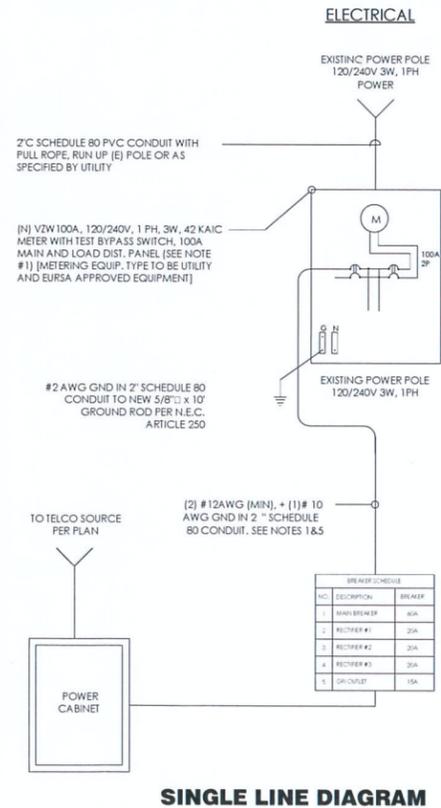
- POWER AND TELCO POINTS OF CONNECTION AND ANY EASEMENTS ARE PRELIMINARY AND SUBJECT TO CHANGE BY THE UTILITY COMPANIES.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL AND EXACT WORK/MATERIALS REQUIREMENTS AND CONSTRUCT TO UTILITY ENGINEERING PLANS AND SPECIFICATIONS ONLY WHERE APPLICABLE PER PROJECT SCOPE OF WORK.
- CONTRACTOR SHALL FURNISH AND INSTALL CONDUIT, PULL WIRES, CABLE PULL BOXES, CONCRETE ENCASEMENT OF CONDUIT, TRANSFORMER PAD, BARRIERS, POLE RISER TRENCHING, BACK FILL AND UTILITY FEES, AND INCLUDE REQUIREMENTS IN SCOPE.
- CONTRACTOR SHALL LABEL ALL MAIN DISCONNECT SWITCHES AS REQUIRED BY CODE.

NOTES:

- SUBCONTRACTOR SHALL PROVIDE METER WITH DIST. PANEL AND BREAKERS FOR POWER TO THE BTS UNITS AND THE BTS/UTILITY CABINET.
- ALL SERVICE EQUIPMENT AND INSTALLATIONS SHALL COMPLY WITH THE N.E.C. AND UTILITY COMPANY AND LOCAL CODE REQUIREMENTS.
- SUBCONTRACTOR SHALL PROVIDE ELECTRICAL SERVICE ENTRANCE EQUIPMENT WITH FAULT CURRENT RATINGS GREATER THAN THE AVAILABLE FAULT CURRENT FROM THE POWER UTILITY.
- FIELD ROUTE CONDUIT TO CABINETS AS REQUIRED.
- MAXIMUM ONE WAY CIRCUIT RUN NOT TO EXCEED 75 FEET.

GENERAL ELECTRICAL NOTES:

- PROVIDE ALL ELECTRICAL WORK & MATERIALS AS SHOWN ON THE DWGS, AS CALLED FOR HEREIN, & AS IS NECESSARY TO FURNISH A COMPLETE INSTALLATION.
- THE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT ADOPTED CALIFORNIA ELECTRICAL CODE, STATE OF CALIFORNIA TITLE24, ALL OTHER APPLICABLE CODES AND ORDINANCES & THE REQUIREMENTS OF THE FIRE MARSHALL. ALL EQUIPMENT & WIRING SHALL BEAR THE APPROVAL STAMP OF UNDERWRITERS LABORATORY (UL) OR AN APPROVED TESTING LABORATORY. PAYMENT FOR ALL INSPECTION FEES AND PERMITS ARE PART OF THIS CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND GOOD CONDITION OF ALL MATERIALS & EQUIPMENT FOR THE ENTIRE INSTALLATION & UPON COMPLETION OF WORK, ERECT & MAINTAIN APPROVED & SUITABLE BARRIERS, PROTECTIVE DEVICES & WARNING SIGNS, BE FULLY RESPONSIBLE FOR ANY LOSS OR INJURY TO PERSONS OR PROPERTY RESULTING FROM NEGLIGENCE AND/OR ENFORCEMENT OF ALL SAFETY PRECAUTIONS & WARNINGS.
- COORDINATE THE ELECTRICAL INSTALLATION WITH ALL OTHER TRADES.
- ALL SAW CUTTING, TRENCHING, BACK FILLING & PATCHING SHALL BE PART OF THIS CONTRACT.
- FINALIZE ALL ELECTRICAL SERVICE ARRANGEMENTS, INCLUDING VERIFICATION OF LOCATIONS, DETAILS, COORDINATION OF THE INSTALLATION & PAYMENT OF ACCRUED CHARGES WITH LOCAL POWER COMPANY, VERIFY LOCATION FOR FACILITIES & DETAILS WITH POWER UTILITY, IN ADDITION TO THE REQUIREMENTS SHOWN IN THE CONTRACT DOCUMENTS, WORK SHALL COMPLY WITH CONSTRUCTION STANDARDS & SERVICE REQUIREMENTS OF THE RESPECTIVE UTILITIES, INCLUDING ANY SUPPLEMENTAL DWGS ISSUED & SHALL BE SUBJECT TO APPROVAL OF THESE UTILITIES.
- ALL WIRING SHALL BE COPPER. INSULATION FOR BRANCH CIRCUIT CONDUCTORS SHALL BE TYPE "THWN" CONDUCTORS LARGER AND #6 AWG MAY BE TYPE "THWN" OR "TWN".
- PROVIDE CONDUIT SEALS FOR ALL CONDUITS PENETRATING WEATHERPROOFING OR WEATHERPROOF ENCLOSURE ENVELOPE. MASTIC SEAL ALL CONDUIT OPENING PENETRATIONS COMPLETELY WATERTIGHT.
- UNLESS SHOWN OTHERWISE, FUSED DISCONNECT SWITCHES SHALL BE PROVIDED WITH LOW-PEAK, S/DUAL ELEMENT FUSES SIZED TO EQUIPMENT NAMEPLATE FUSE CURRENT RATING. MOTOR STARTERS SHALL BE PROVIDED WITH SIMILARLY SIZED FUSIBLE ELEMENTS. SWITCHES AND OTHER OUTDOOR EQUIPMENT SHALL BE RATED NEMA 3R AND/OR UL LISTED FOR WET ENVIRONMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING THE GROUNDING SYSTEM AND ENSURING A 5 OHM OR LESS GROUNDING PATH. ADDITIONAL GROUND RODS AND/OR CHEMICAL ROD SYSTEM SHALL BE USED TO ACHIEVE THIS REQUIREMENT IF THE GIVEN DESIGN CANNOT BE MADE TO ACHIEVE THIS REQUIREMENT.



LOAD CALCULATIONS - VERIZON WIRELESS

EXISTING LOAD: 0 AMPS
 NEW LOAD: 10.0 AMPS MAX.
 NEW TOTAL LOAD: 10.0 AMPS MAX.

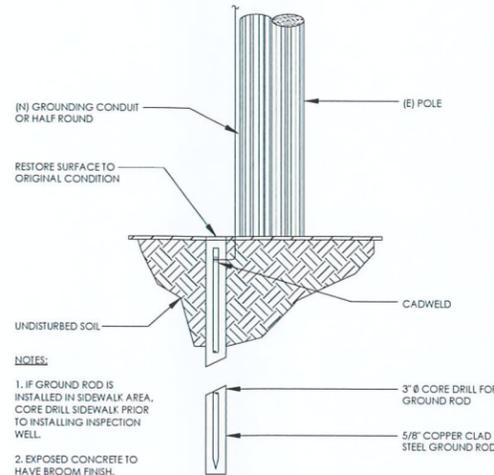
POWER AND TELCO DESIGN IS BASED ON INITIAL SITE VISIT.

CONTRACTOR SHALL OBTAIN CURRENT UTILITY COORDINATOR PLANS PRIOR TO START OF CONSTRUCTION.

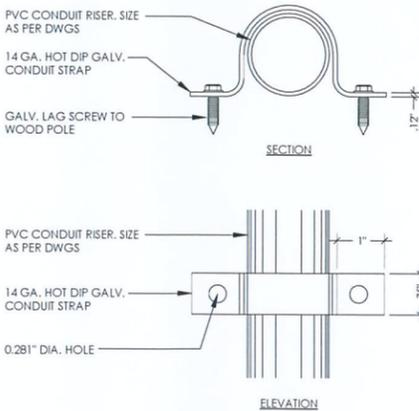
AVAILABLE FAULT CURRENT PER UTILITY.

NOTE: CONTRACTOR TO CHECK WITH UTILITY TO ENSURE ELEC. METER IS BRACED FOR ACTUAL FAULT CURRENT.

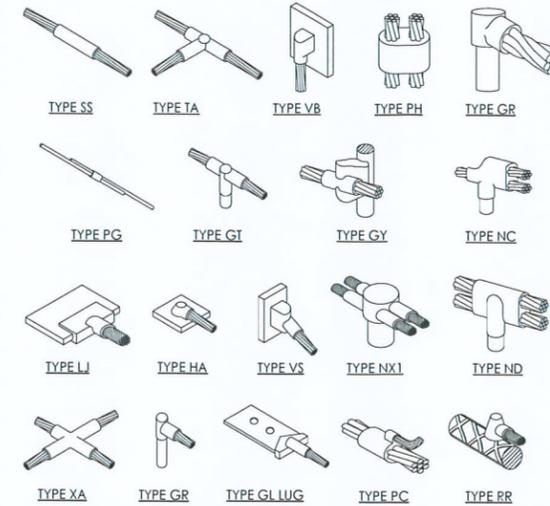
4 POLE GROUNDING ROD



5 POLE CONDUIT STRAP



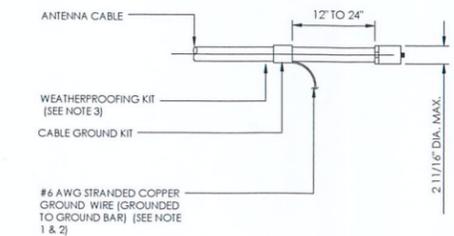
1 EXOTHERMIC WELD CONNECTION



NOTES:

- GALVANIZED STEEL GROUND BAR, HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION. (ACTUAL GROUND BAR SIZE WILL VARY BASED ON NUMBER OF GROUND CONNECTIONS)
- INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4 OR APPROVED EQUAL
- 5/8" LOCK WASHERS, NEWTON INSTRUMENT CO., CAT. NO. 3015-8 OR APPROVED EQUAL
- WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO., CAT NO. A-6056 OR APPROVED EQUAL
- 5/8-11 X 1" HHCS BOLTS, NEWTON INSTRUMENT CO., CAT NO. 3012-1 OR APPROVED EQUAL
- INSULATORS SHALL BE ELIMINATED WHEN BONDING DIRECTLY TO TOWER/MONOPINE STRUCTURE. CONNECTION TO TOWER/MONOPINE STRUCTURE SHALL BE PER MANUFACTURERS RECOMMENDATIONS.

2 BUSS BAR



NOTES:

- DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
- GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
- WEATHER PROOFING SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.

3 CONN. OF CABLE GND. KIT TO ANT.

verizonwireless

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One Design Group Inc.
 One Design Group, Inc. Wireless Solutions

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 CONCORD CA 94521

Design Firm:

100% CONSTRUCTION DRAWINGS

Drawing Phase:

PIER AVENUE SC1

307 PIER AVENUE
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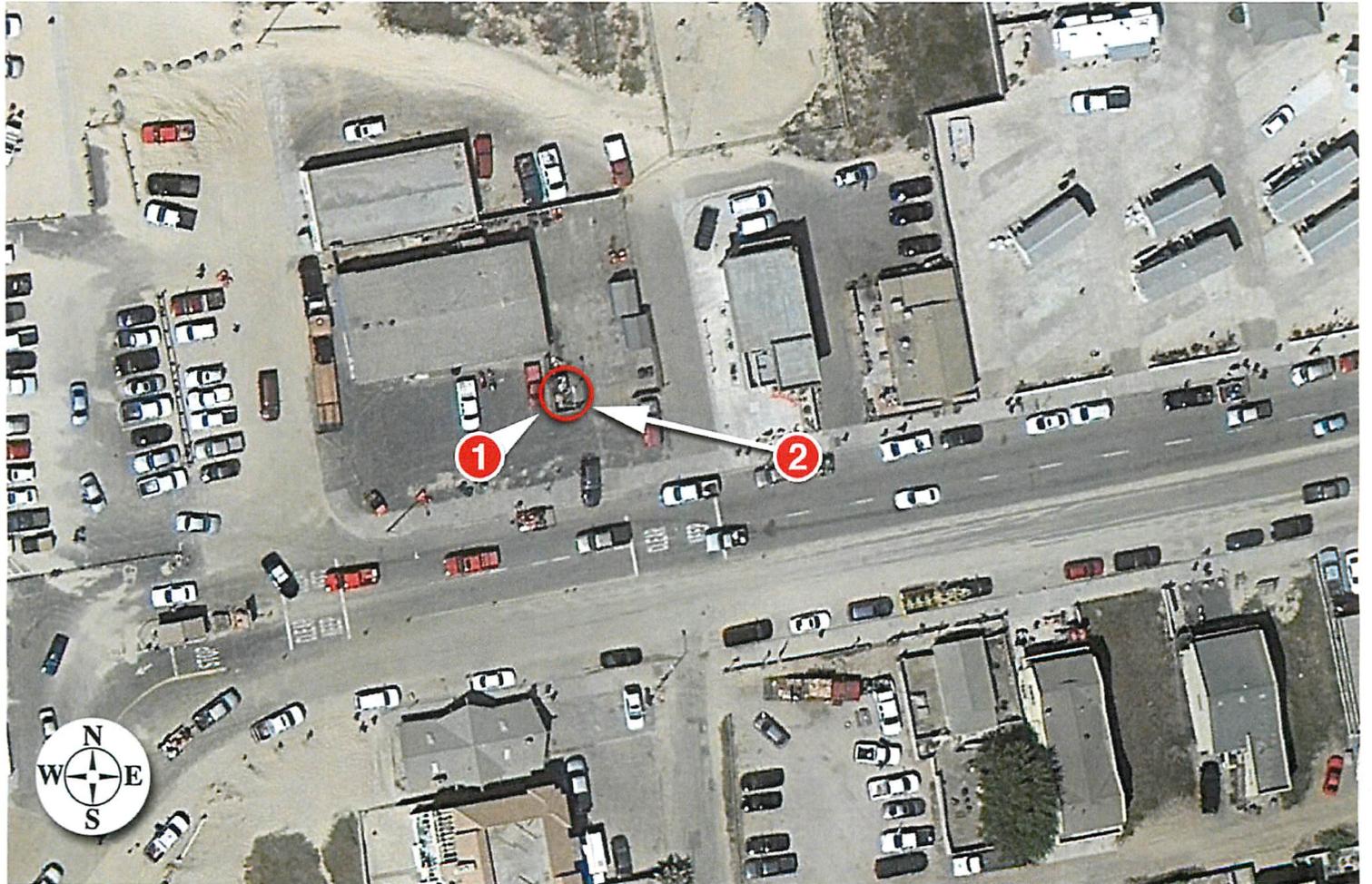
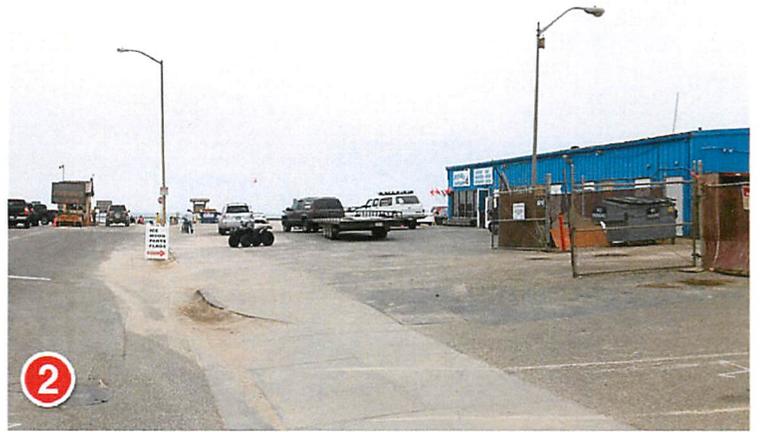
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Checked By: RS

**ELECT. SINGLE-LINE
 DIAGRAM & DETAILS**

E-3

1/15/2015 11:59:16 AM





Existing

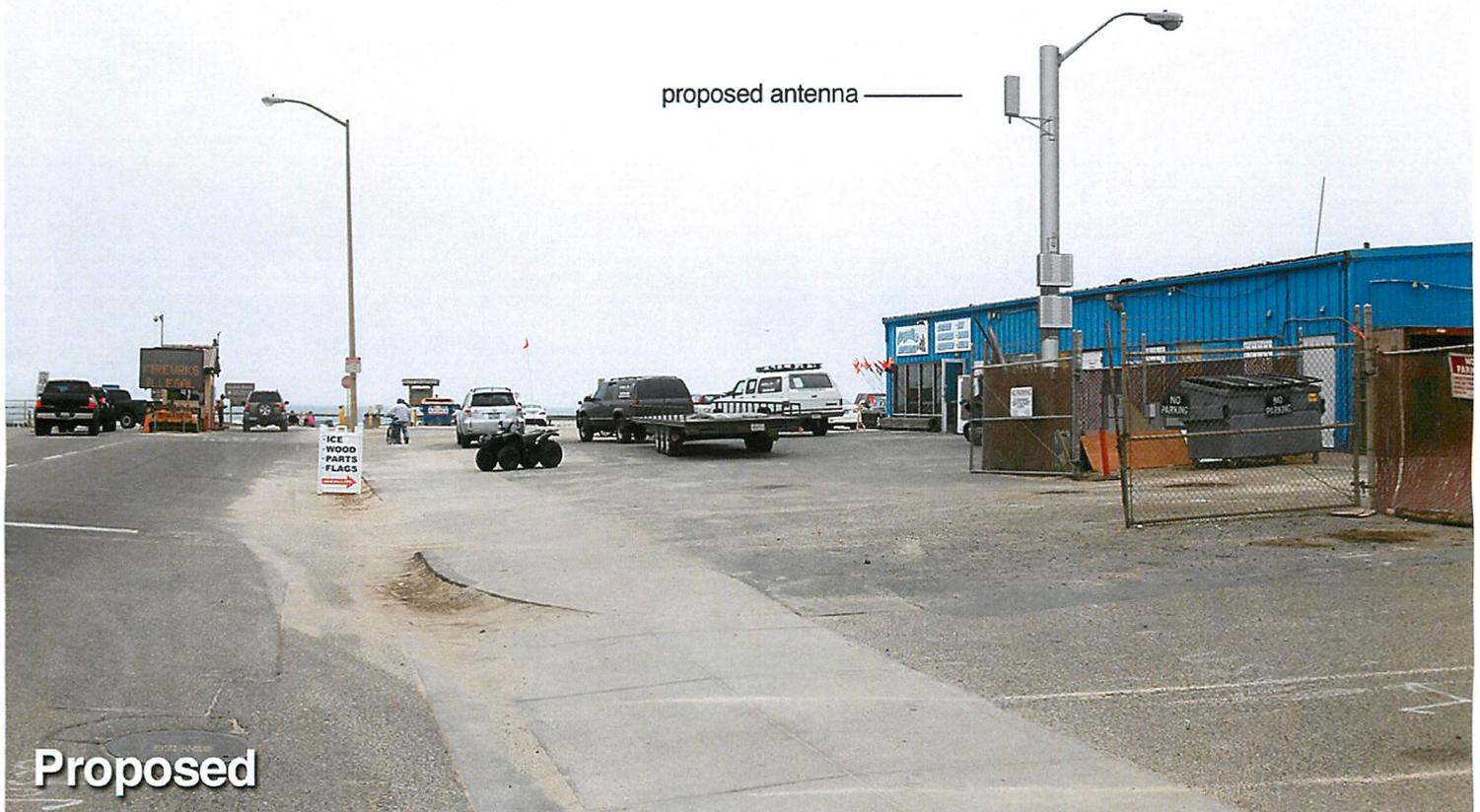


proposed antenna

Proposed

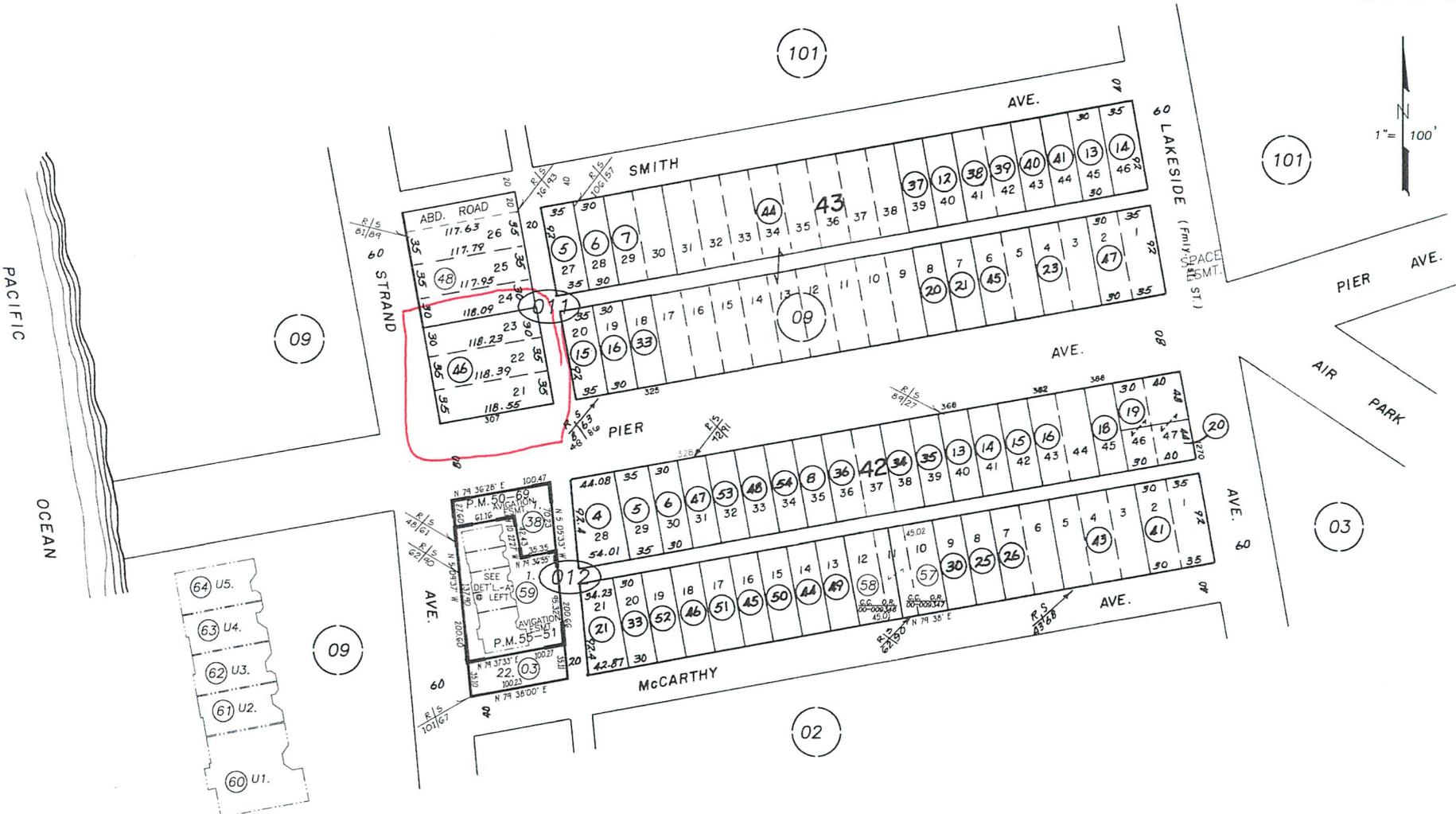


Existing



proposed antenna

Proposed



REVISIONS	
I.S.	DATE
NA	07-22-04
07-106	07-31-06

NOTE: EACH UNIT INCLUDES AN UNDIVIDED INTEREST IN THE COMMON AREA.

DETAIL A
(SCALE: 1"=200')

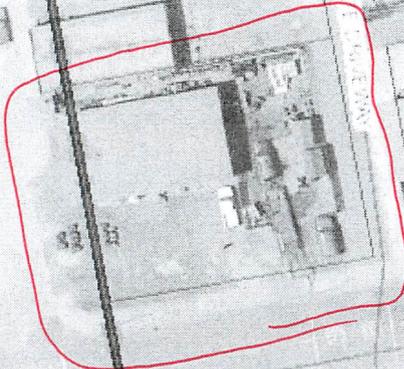


LZ 04-27-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

REC

Louis Bay Coastal Planning Area
Planning Area

Coastal Zone
Planning Area



CR

County HILL

RMF

MCCARTHY AVE

50 m





Parcel Summary Report For Parcel # 061-011-046

6/3/2015
1:17:10PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN ANGELLO LORI
 1630 LAGUNA ST OCEANO CA 93445-9722

OWN ANGELLO DAVID C

OWN ANGELLO DAVID C & LORI FAMILY TRUST

OWN ANGELLO DAVID C & LORI FAMILY TRUST

Address Information

<u>Status</u>	<u>Address</u>
P	00307 PIER AV OCNO

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
061011	046	0001	Oceano	South County (AS	CAZ	VSA	N	VP		E920980L / E980063L /
OCNOBCH2	0043	0021	Oceano	South County (CR	AR	LCP	Y	VP / L3 / ZL		G85052801 / D860180
OCNOBCH2	0043	0022	Oceano	South County (CR	AR	LCP	Y	VP / L3		E921042L / E922822L /
OCNOBCH2	0043	0023	Oceano	South County (CR	AR	LCP	Y	L3 / VP		E020568L

Parcel Information

<u>Status</u>	<u>Description</u>
Active	OCEANO BCH TR BL 43 LTS 21 TO 23

Notes

Tax Districts

LUCIA MAR



Parcel Summary Report For Parcel # 061-011-046

6/3/2015
1:17:10PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SAN LUIS OBISPO JT(27,40)
ARROYO GRANDE
COASTAL SAN LUIS
COUNTY-ZONE NO. 03
SAN LUIS
NO. 04
SOUTH SAN LUIS OBISPO COUNTY
OCEANO
AREA NO. 21

Case Information

Case Number:

Case Status:

84411 FNL Primary Parcel

Description:

DEMO ILLEGAL ROOF BETWEEN BUILDINGS

88489 FNL Primary Parcel

Description:

TENANT IMPROVEMENTS 4 OUTLETS/1-SINK& SUSP CLG

COD2009-00076 CLD Primary Parcel

Description:

LIGHT FROM COMMERCIAL BUSINESS SHINING INTO RESIDENTIAL USE

D020051P EXP Primary Parcel

Description:

ADD 1200 SQ FT BLDG FOR AG

D990315P CMP Primary Parcel

Description:

ADD SALES AND SERVICING OF USED ATV'S

DRC2014-00149 REC Primary Parcel

Description:

VERIZON MICRO CELL INSTALLATION. REPLACING EXISTING LIGHT POLE, ADDING GROUND MOUNTED EQUIPMENT

E020035 RES Primary Parcel

Description:

STORAGE CONTAINER



Parcel Summary Report For Parcel # 061-011-046

6/3/2015
1:17:10PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

E020568 RES Primary Parcel

Description:

LAND USE VIOLATION

E980063 RES Primary Parcel

Description:

ENPOUND YARD N/A

E980355 CLO Primary Parcel

Description:

ILLEGAL STORAGE YARD

G840051T CMP Primary Parcel

Description:

LU MODIFY COMM STD ALLOW ATV SALE/RENT

P010617Z APP Primary Parcel

Description:

FOOD SUMMER SERVICE

P020152 WIT Primary Parcel

Description:

P970004Z DEN Primary Parcel

Description:

TOWING, STORAGE YARD, AND IMPOUND SERVICES

P980269P APP Primary Parcel

Description:

DBA ANGELLO'S ATV RENTALS, SALES AND SERVICE

TOWING SERVICE-OFFICE USE ONLY

P990143Z APP Primary Parcel

Description:

OWNERSHIP CHANGE ONLY DBA ARNIE'S AT THE BEACH

PMT2002-22732 REC Primary Parcel

Description:

SIGNS FOR COMMERCIAL BLDG

PMT2002-22733 REC Primary Parcel

Description:

ELECTRICAL/PLUMBING

PMT2007-02560 FNL Primary Parcel

Description:

WASH AREA SAND TRAP - 20 X 25' AREA



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D860180D

CMP

Related Parcel

Description:

ATV SALES AND SERVICE DEALERSHIP