



SD0273 JESMOND DENE 25880 JESMOND DENE RD. ESCONDIDO, CA 92026

AT&T APPROVALS

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

AT&T RF: _____ DATE: _____
 SITE ACQUISITION: _____ DATE: _____
 PLANNER: _____ DATE: _____
 PROPERTY OWNER: _____ DATE: _____
 CONST. MGR.: _____ DATE: _____
 AT&T CONST. MGR.: _____ DATE: _____

SPECIAL INSPECTIONS

FOR "SPECIAL INSPECTIONS" SPECIFIC TO THIS PROJECT PURSUANT TO THE 2013 CBC, SECTION 1704.3, SEE SHEET T-3, "STATEMENT OF SPECIAL INSPECTIONS".

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN 24"x36" FORMAT. IF THIS DRAWING SET IS NOT 24"x36", THIS SET IS NOT TO SCALE.

VICINITY MAP



ESCONDIDO

CONSULTANT TEAM

CLIENTS REPRESENTATIVE:

M&M TELECOM, INC.
 DANIELLE WEIZMAN - PLANNING
 KRIS SANDERS - SITE ACQUISITION
 6886 MIMOSA DRIVE
 CARLSBAD, CA 92011
 PHONE: (619) 972-4944
 CONTACT: DANIELLE WEIZMAN

ARCHITECT/ENGINEER:

TERRACOM DEVELOPMENT, INC. (TDI)
 555 N. EL CAMINO REAL, STE. #A303
 SAN CLEMENTE, CA 92672
 PHONE: (949) 235-9144
 FAX: (949) 481-6689
 CONTACT: CALVIN GOUGH

CENTER OF PROPOSED ANTENNAS

"A" & "B" SECTORS:
 LATITUDE 33°10'52.82" N
 LONGITUDE 117°06'48.96" W

"C" SECTOR:
 LATITUDE 33°10'51.88" N
 LONGITUDE 117°06'50.90" W

PROJECT SUMMARY

APPLICANT: AT&T MOBILITY
 7337 TRADE STREET
 SAN DIEGO, CA 92121

OWNER: PROPERTY OWNERS
 WILLIAM AND ANITA DEJONG
 25880 JESMOND DENE ROAD
 ESCONDIDO, CA 92026

PROJECT DESCRIPTION:
 AT&T MOBILITY PROPOSES TO CONSTRUCT, OPERATE AND MAINTAIN AN UNMANNED WIRELESS COMMUNICATIONS FACILITY. ALL EQUIPMENT IS PROPOSED THIS FACILITY WILL CONSIST OF (1) NEW GROUND LEVEL EQUIPMENT BUILDING, (12) NEW ANTENNAS, (24) NEW RRU'S, (5) SURGE PROTECTORS MOUNTED ON NEW MONOPINE AND WITHIN NEW EQUIPMENT BUILDING; (2) NEW GPS ANTENNAS MOUNTED ON BUILDING, (1) GROUND MOUNTED GENERATOR MOUNTED BEHIND NEW CMU WALL AND UTILITY RUNS (178 LF) FOR TELEPHONE AND ELECTRICAL SERVICE REQUIRED PERMITS/APPROVALS ARE PLANNING AND BUILDING.

OTHER ON-SITE TELECOM FACILITIES: T-MOBILE
 PROJECT ADDRESS: 25880 JESMOND DENE RD.
 ESCONDIDO, CA 92026
 ASSESSORS' PARCEL NUMBER: 187-100-43
 EXISTING ZONING: RR
 PROPOSED PROJECT LEASE AREA: 1,232 SF
 PROPOSED TYPE OF CONSTRUCTION: V-B
 PROPOSED OCCUPANCY: B
 EXISTING TYPE OF CONSTRUCTION: N/A
 EXISTING OCCUPANCY: N/A
 JURISDICTION: COUNTY OF SAN DIEGO

LEGAL DESCRIPTION
 ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 PARCEL A:
 PARCEL 1 OF PARCEL MAP NO. 4994, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, AUGUST 12, 1976.
 PARCEL B:
 AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE WEST 60 FEET OF THE SOUTH 309 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
 THE NORTH 895.00 FEET OF THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 11 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, LYING WESTERLY OF THE CENTER LINE OF COUNTY ROAD OLD SURVEY NO. 174 COMMONLY KNOWN AS "JESMOND DENE ROAD" AS SHOWN ON PLAT ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY.
 PARCEL C:
 AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER A STRIP OF LAND, 60.00 FEET IN WIDTH OVER A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (SEE SHEET LS-1 FOR COMPLETE LEGAL DESCRIPTION).

SHEET INDEX

T-1 TITLE SHEET
 A-0 SITE PLAN
 A-1 ENLARGED SITE PLAN
 A-2 ELEVATIONS
 A-3 ELEVATIONS
 A-4 DETAILS
 A-5 DETAILS



7337 TRADE STREET
 SAN DIEGO, CA 92121



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REV	DATE	DESCRIPTION
8	01/22/15	ZD REVISED
7	11/07/14	ZD REVISED
6	08/28/14	ZD REVISED
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4	12/05/13	ZD REVISED
3	11/18/13	ZD REVISED
2	06/28/13	ZD REVISED



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SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

APPLICABLE CODES

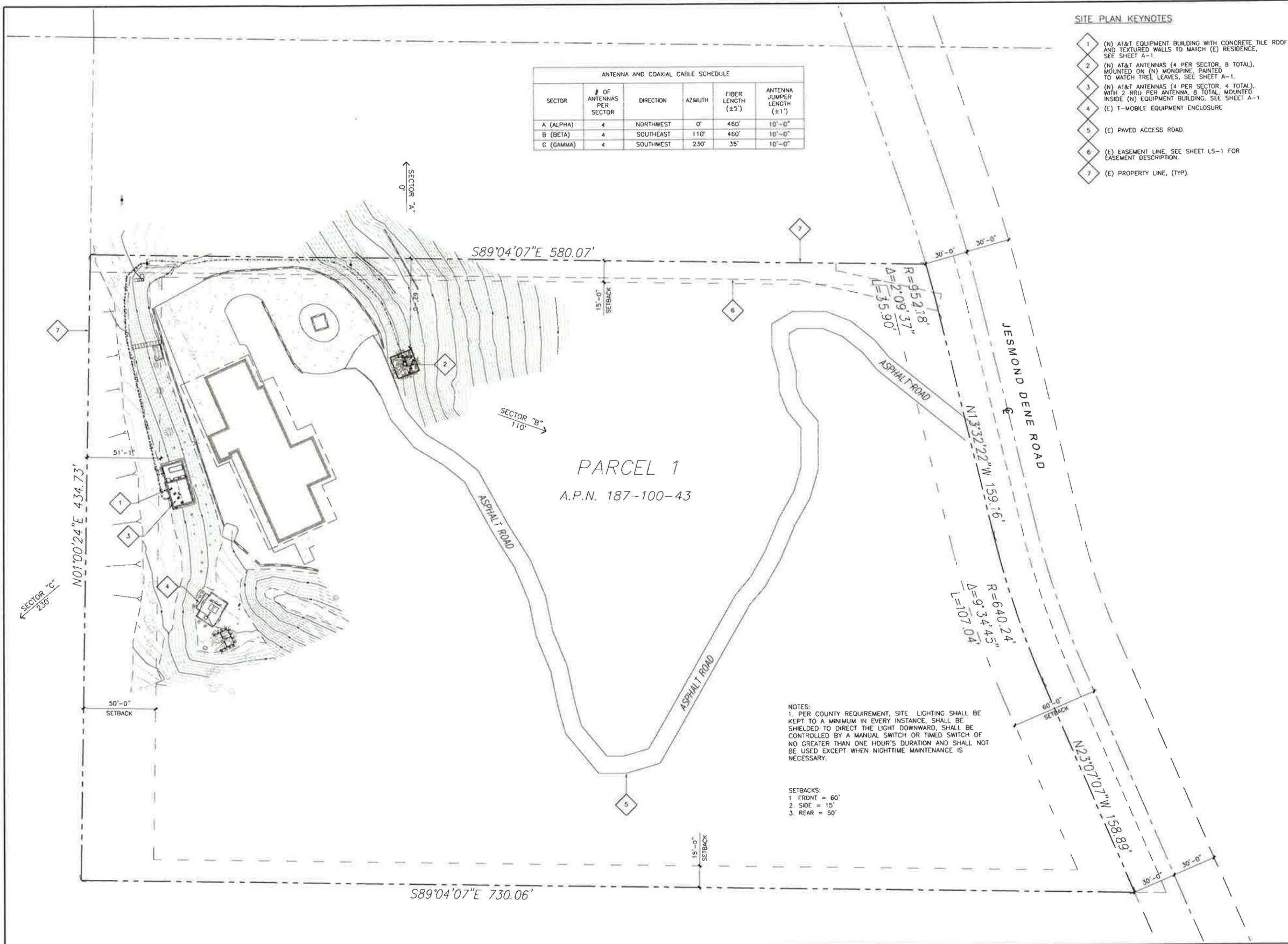
ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES

CALIFORNIA BUILDING CODE, TITLE 24, 2013 EDITION
 CALIFORNIA ELECTRICAL CODE, 2013 EDITION
 CALIFORNIA ENERGY CODE, 2013 EDITION
 CALIFORNIA PLUMBING CODE, 2013 EDITION
 CALIFORNIA MECHANICAL CODE, 2013 EDITION
 NATIONAL ELECTRICAL CODE, 2011 EDITION
 CALIFORNIA FIRE CODE (CFC), 2013 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

SDC POS RCVD
 02-02-2015

MUP14-022



ANTENNA AND COAXIAL CABLE SCHEDULE					
SECTOR	# OF ANTENNAS PER SECTOR	DIRECTION	AZIMUTH	FIBER LENGTH (±5')	ANTENNA JUMPER LENGTH (±1')
A (ALPHA)	4	NORTHWEST	0°	460'	10'-0"
B (BETA)	4	SOUTHEAST	110°	460'	10'-0"
C (GAMMA)	4	SOUTHWEST	230°	35'	10'-0"

- SITE PLAN KEYNOTES**
- 1 (N) AT&T EQUIPMENT BUILDING WITH CONCRETE TILE ROOF AND TEXTURED WALLS TO MATCH (E) RESIDENCE. SEE SHEET A-1.
 - 2 (N) AT&T ANTENNAS (4 PER SECTOR, 8 TOTAL), MOUNTED ON (N) MONOPINE, PAINTED TO MATCH TREE LEAVES. SEE SHEET A-1.
 - 3 (N) AT&T ANTENNAS (4 PER SECTOR, 4 TOTAL), WITH 2 PRRU PER ANTENNA, 8 TOTAL, MOUNTED INSIDE (N) EQUIPMENT BUILDING. SEE SHEET A-1.
 - 4 (E) T-MOBILE EQUIPMENT ENCLOSURE
 - 5 (E) PAVED ACCESS ROAD
 - 6 (E) EASEMENT LINE, SEE SHEET LS-1 FOR EASEMENT DESCRIPTION.
 - 7 (E) PROPERTY LINE, (TYP)

NOTES:
 1. PER COUNTY REQUIREMENT, SITE LIGHTING SHALL BE KEPT TO A MINIMUM IN EVERY INSTANCE, SHALL BE SHIELDED TO DIRECT THE LIGHT DOWNWARD, SHALL BE CONTROLLED BY A MANUAL SWITCH OR TIMED SWITCH OF NO GREATER THAN ONE HOUR'S DURATION AND SHALL NOT BE USED EXCEPT WHEN NIGHTTIME MAINTENANCE IS NECESSARY.

SETBACKS:
 1. FRONT = 60'
 2. SIDE = 15'
 3. REAR = 50'

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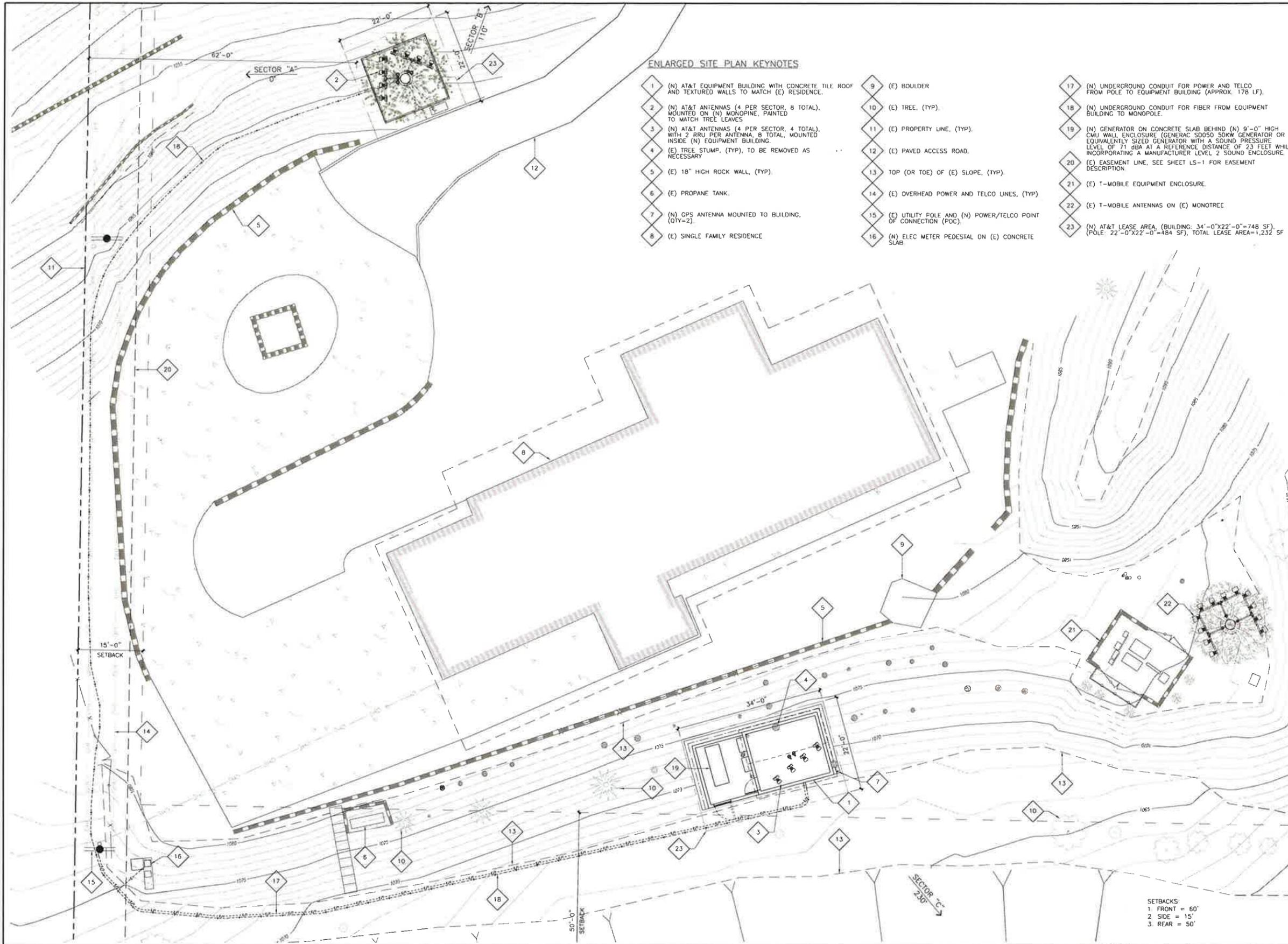
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SHEET TITLE
 SITE PLAN

SHEET NUMBER
A-0



ENLARGED SITE PLAN KEYNOTES

- | | | |
|--|--|---|
| 1 (N) AT&T EQUIPMENT BUILDING WITH CONCRETE TILE ROOF AND TEXTURED WALLS TO MATCH (E) RESIDENCE. | 9 (E) BOULDER | 17 (N) UNDERGROUND CONDUIT FOR POWER AND TELCO FROM POLE TO EQUIPMENT BUILDING (APPROX. 178 LF). |
| 2 (N) AT&T ANTENNAS (4 PER SECTOR, 8 TOTAL), MOUNTED ON (N) MONOPINE, PAINTED TO MATCH TREE LEAVES | 10 (E) TREE, (TYP). | 18 (N) UNDERGROUND CONDUIT FOR FIBER FROM EQUIPMENT BUILDING TO MONOPOLE. |
| 3 (N) AT&T ANTENNAS (4 PER SECTOR, 4 TOTAL), WITH 2 RRU PER ANTENNA, 8 TOTAL, MOUNTED INSIDE (N) EQUIPMENT BUILDING. | 11 (E) PROPERTY LINE, (TYP). | 19 (N) GENERATOR ON CONCRETE SLAB BEHIND (N) 9'-0" HIGH CMU WALL ENCLOSURE (GENERAC SD050 50KW GENERATOR OR EQUIVALENTLY SIZED GENERATOR WITH A SOUND PRESSURE LEVEL OF 71 dBA AT A REFERENCE DISTANCE OF 23 FEET WHILE INCORPORATING A MANUFACTURER LEVEL 2 SOUND ENCLOSURE. |
| 4 (E) TREE STUMP, (TYP), TO BE REMOVED AS NECESSARY | 12 (E) PAVED ACCESS ROAD. | 20 (E) EASEMENT LINE, SEE SHEET LS-1 FOR EASEMENT DESCRIPTION. |
| 5 (E) 18" HIGH ROCK WALL, (TYP). | 13 TOP (OR TOE) OF (E) SLOPE, (TYP). | 21 (E) T-MOBILE EQUIPMENT ENCLOSURE. |
| 6 (E) PROPANE TANK. | 14 (E) OVERHEAD POWER AND TELCO LINES, (TYP) | 22 (E) T-MOBILE ANTENNAS ON (E) MONOTREE |
| 7 (N) GPS ANTENNA MOUNTED TO BUILDING, (TY=2). | 15 (E) UTILITY POLE AND (N) POWER/TELCO POINT OF CONNECTION (POC). | 23 (N) AT&T LEASE AREA, (BUILDING: 34'-0"x22'-0"=748 SF), (POLE: 22'-0"x22'-0"=484 SF), TOTAL LEASE AREA=1,232 SF |
| 8 (E) SINGLE FAMILY RESIDENCE | 16 (N) ELEC METER PEDESTAL ON (E) CONCRETE SLAB. | |

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ESCONDIDO, CA 92026

SHEET TITLE
ENLARGED SITE PLAN

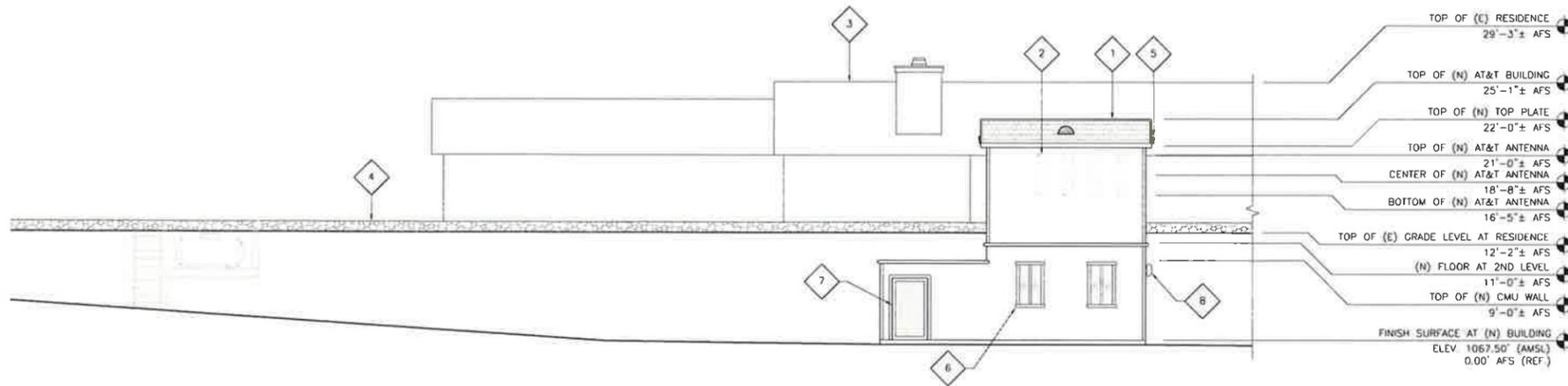
SHEET NUMBER
A-1

SETBACKS
1 FRONT = 60'
2 SIDE = 15'
3 REAR = 50'

NORTH
SCALE:
1"=10'
0 5' 10'

1

ENLARGED SITE PLAN



ELEVATION KEYNOTES

- 1 (N) AT&T EQUIPMENT BUILDING WITH CONCRETE TILE ROOF AND TEXTURED WALLS TO MATCH (E) RESIDENCE.
- 2 (N) AT&T ANTENNAS (4 PER SECTOR, 4 TOTAL), WITH 2 RRU PER ANTENNA, 8 TOTAL, MOUNTED INSIDE (N) EQUIPMENT BUILDING.
- 3 (E) RESIDENCE
- 4 (E) ROCK WALL
- 5 (N) GPS ANTENNA MOUNTED TO BUILDING, (QTY=2).
- 6 (N) FAUX WINDOW WITH DARKENED OPAQUE FRP NON-REFLECTIVE GLASS, (TYP)
- 7 (N) METAL GATE FOR GENERATOR ENCLOSURE, GATE SHALL HAVE OVERLAPPING CLOSURES ON THE BOTTOM AND SIDES WITH NO GAPS BELOW AND THROUGH DESIGN.
- 8 (N) WALL MOUNTED EXHAUST FAN

- TOP OF (E) RESIDENCE 29'-3"± AFS
- TOP OF (N) AT&T BUILDING 25'-1"± AFS
- TOP OF (N) TOP PLATE 22'-0"± AFS
- TOP OF (N) AT&T ANTENNA 21'-0"± AFS
- CENTER OF (N) AT&T ANTENNA 18'-8"± AFS
- BOTTOM OF (N) AT&T ANTENNA 16'-5"± AFS
- TOP OF (E) GRADE LEVEL AT RESIDENCE 12'-2"± AFS
- (N) FLOOR AT 2ND LEVEL 11'-0"± AFS
- TOP OF (N) CMU WALL 9'-0"± AFS
- FINISH SURFACE AT (N) BUILDING ELEV 1067.50' (AMSL) 0.00' AFS (REF.)



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WEST ELEVATION – BUILDING

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

ELEVATION KEYNOTES

- 1 (N) AT&T EQUIPMENT BUILDING WITH CONCRETE TILE ROOF AND TEXTURED WALLS TO MATCH (E) RESIDENCE.
- 2 (N) AT&T ANTENNAS (4 PER SECTOR, 4 TOTAL), WITH 2 RRU PER ANTENNA, 8 TOTAL, MOUNTED INSIDE (N) EQUIPMENT BUILDING.
- 3 (E) RESIDENCE
- 4 (E) ROCK WALL
- 5 (N) GPS ANTENNA MOUNTED TO BUILDING, (QTY=2).
- 6 (N) FAUX WINDOW WITH DARKENED OPAQUE FRP NON-REFLECTIVE GLASS, (TYP)
- 7 (N) WALL MOUNTED EXHAUST FAN

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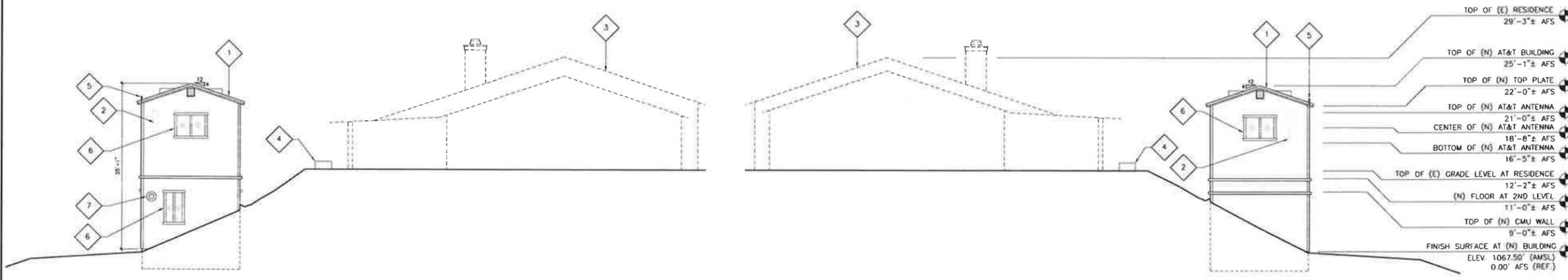


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SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-2



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

SOUTH ELEVATION – BUILDING

NORTH ELEVATION – BUILDING



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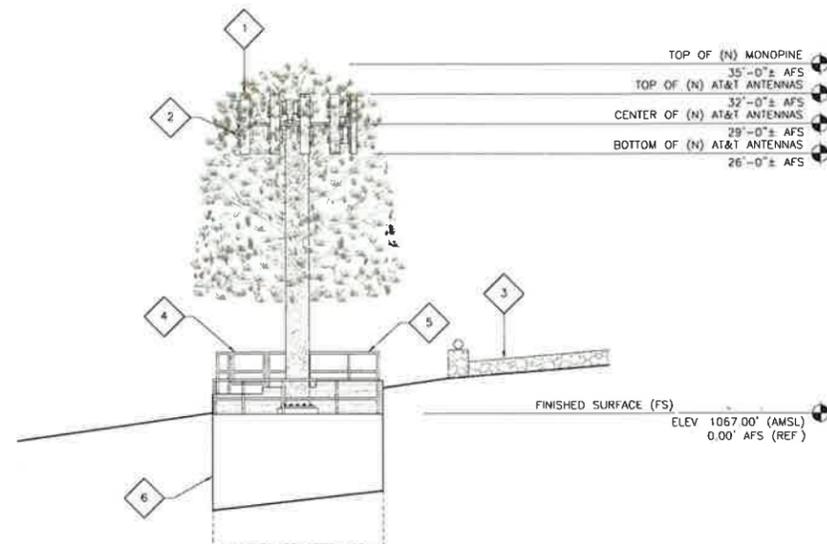
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ELEVATION KEYNOTES

- 1 (N) AT&T ANTENNAS (4 PER SECTOR, 8 TOTAL), MOUNTED ON (N) MONOPINE, PAINTED TO MATCH TREE LEAVES.
- 2 (N) RRU MOUNTED BEHIND ANTENNAS ON (N) MONOPINE, (2 PER ANTENNA, 16 TOTAL) PAINTED TO MATCH TREE LEAVES (PAINTING ON SOLAR SHIELD ONLY).
- 3 (E) ROCK WALL.
- 4 (N) GATE.
- 5 (N) SAFETY RAILING, (TYP).
- 6 (N) CONCRETE FOOTING



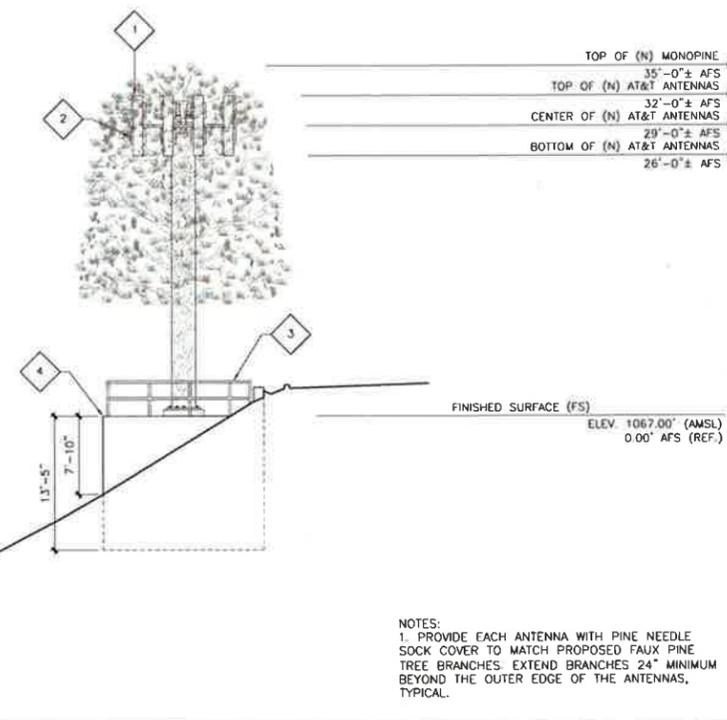
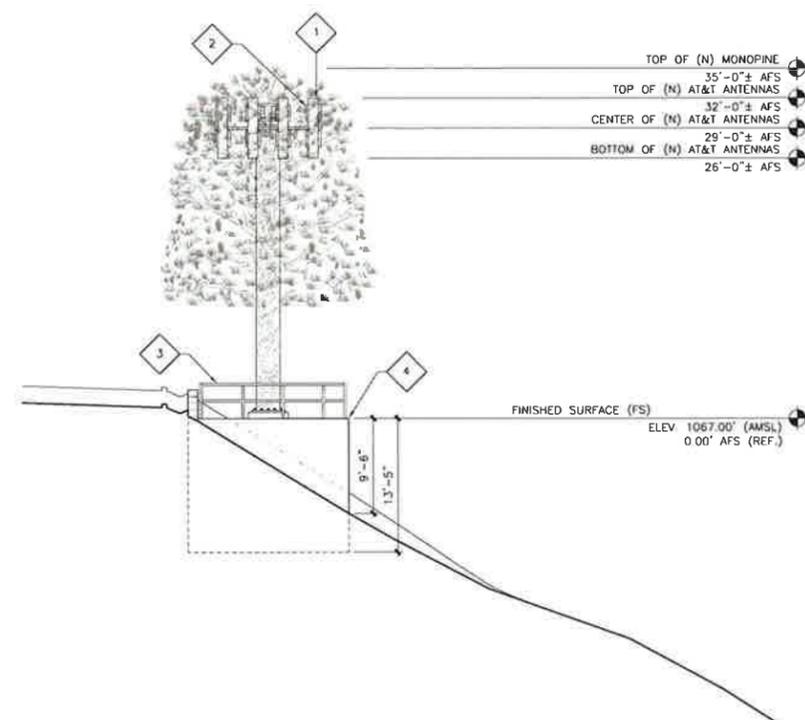
NOTES:
1. PROVIDE EACH ANTENNA WITH PINE NEEDLE SOCK COVER TO MATCH PROPOSED FAUX PINE TREE BRANCHES. EXTEND BRANCHES 24" MINIMUM BEYOND THE OUTER EDGE OF THE ANTENNAS, TYPICAL.

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

EAST ELEVATION - POLE

ELEVATION KEYNOTES

- 1 (N) AT&T ANTENNAS (4 PER SECTOR, 8 TOTAL), MOUNTED ON (N) MONOPINE, PAINTED TO MATCH TREE LEAVES.
- 2 (N) RRU MOUNTED BEHIND ANTENNAS ON (N) MONOPINE, (2 PER ANTENNA, 16 TOTAL) PAINTED TO MATCH TREE LEAVES (PAINTING ON SOLAR SHIELD ONLY).
- 3 (N) SAFETY RAILING, (TYP).
- 4 (N) CONCRETE FOOTING



NOTES:
1. PROVIDE EACH ANTENNA WITH PINE NEEDLE SOCK COVER TO MATCH PROPOSED FAUX PINE TREE BRANCHES. EXTEND BRANCHES 24" MINIMUM BEYOND THE OUTER EDGE OF THE ANTENNAS, TYPICAL.

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

SOUTH ELEVATION - POLE

NORTH ELEVATION - POLE

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SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-3



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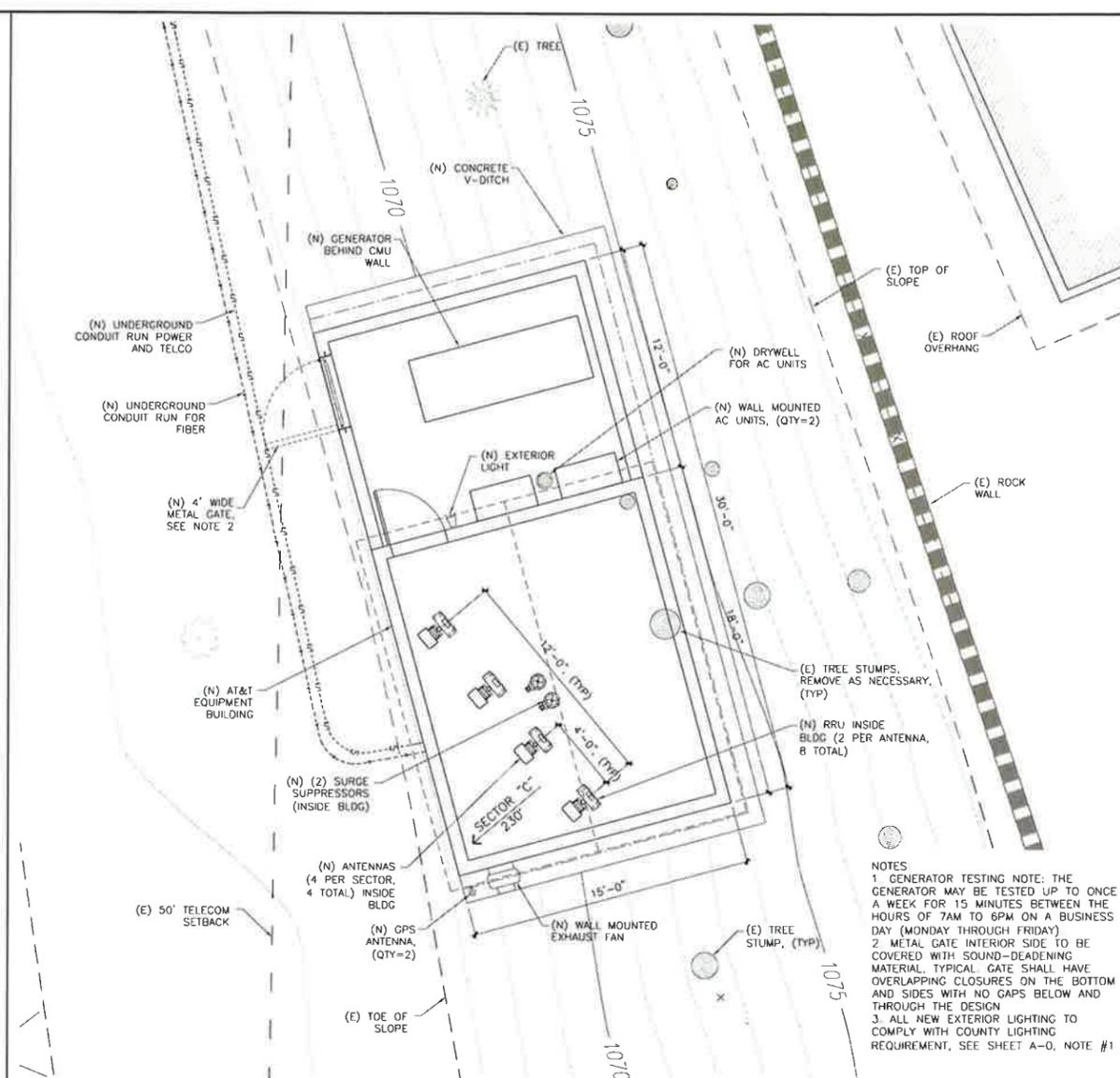
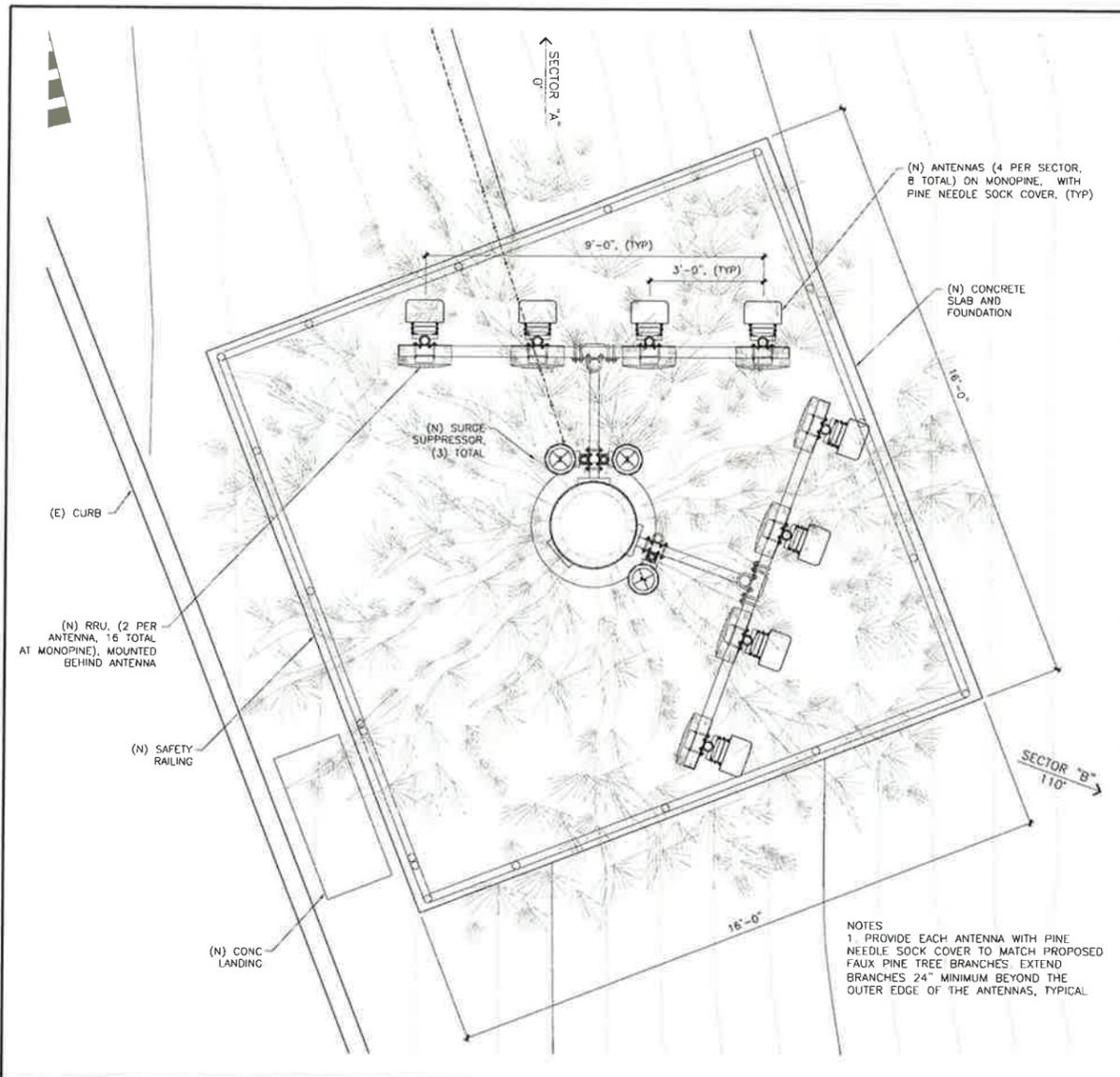


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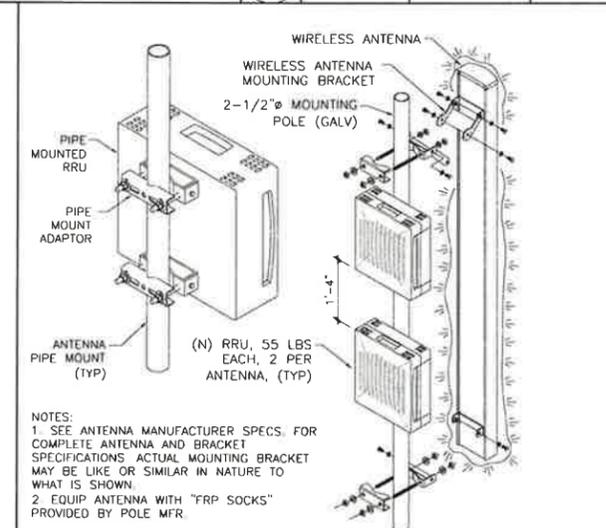
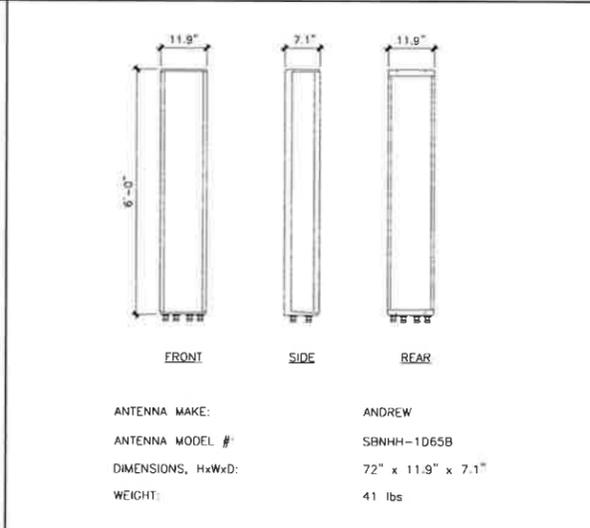
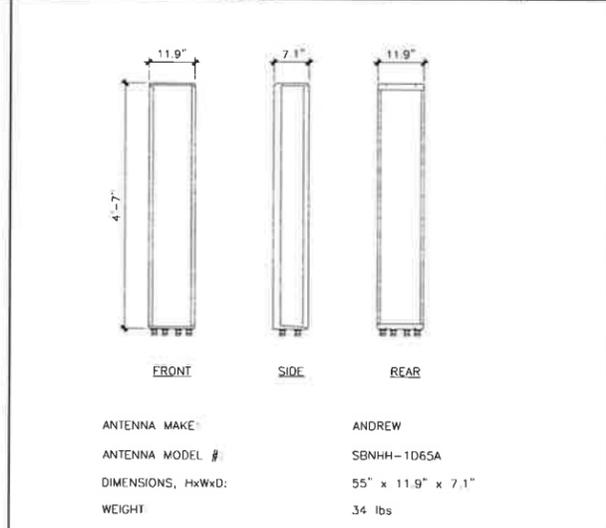
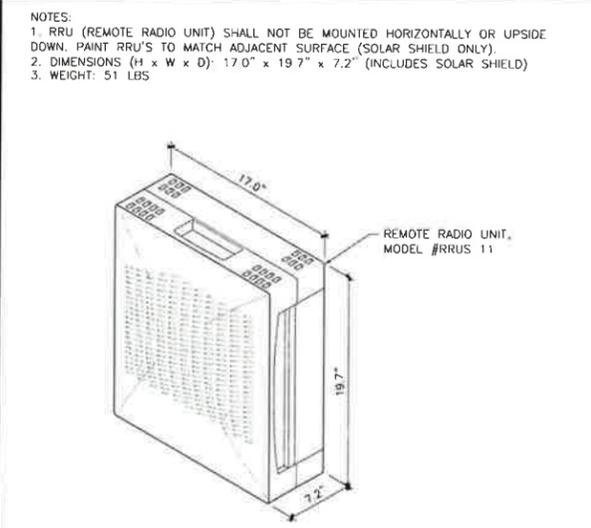
SHEET TITLE
DETAILS

SHEET NUMBER
A-4



ANTENNA PLAN SCALE: 1/2" = 1'-0" 0 1' 2' **8**

EQUIPMENT AND ANTENNA AREA PLAN SCALE: 1/4" = 1'-0" 0 2' 4' **2**



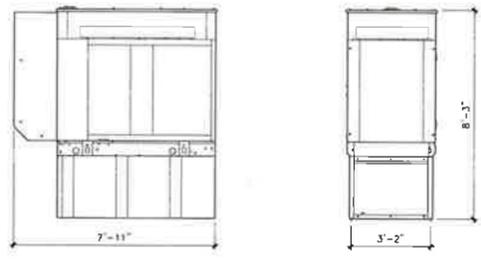
RRUS 11 DETAIL SCALE: NONE **12**

ANTENNA (230°) SCALE: NONE **9**

ANTENNA (110°, 0°) SCALE: NONE **6**

ANTENNA/RRU PIPE MOUNT SCALE: NONE **3**

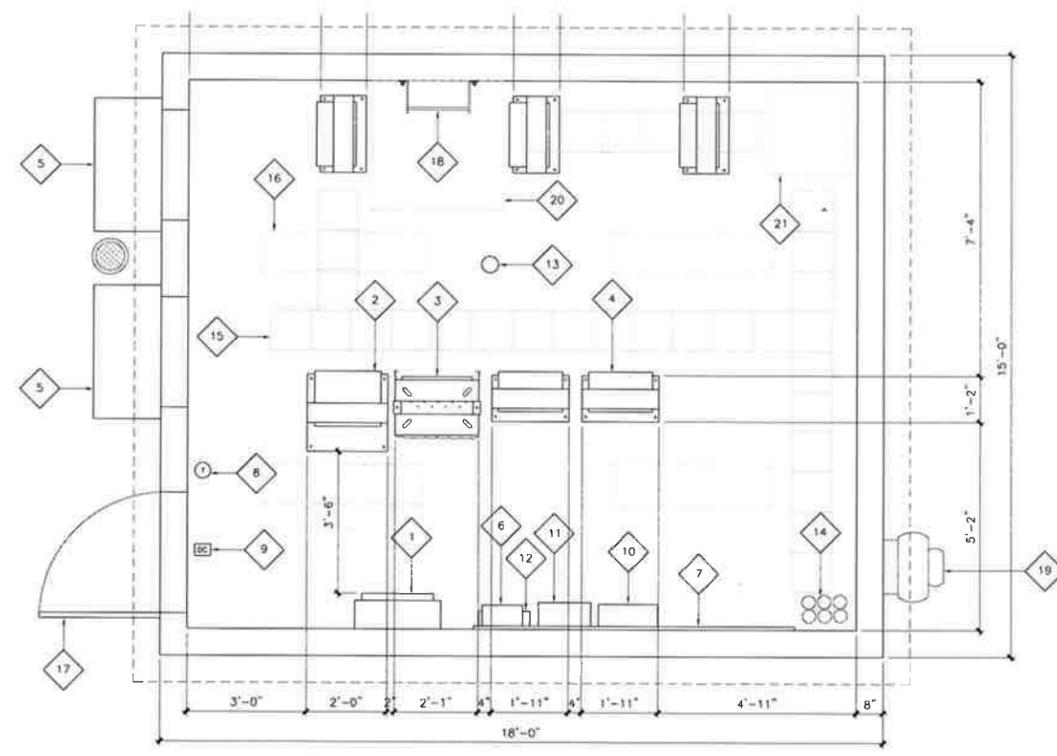
GENERATOR MAKE: GENERAC, 50KW
 GENERATOR MODEL #: SD050
 DIMENSIONS, HxWxD: 99" x 94.8" x 38"
 WEIGHT: 3,935 LBS
 OPTIONS: SINGLE SIDE SERVICE



NOTES:
 1. GENERATOR TESTING NOTE: THE GENERATOR MAY BE TESTED UP TO ONCE A WEEK FOR 15 MINUTES BETWEEN THE HOURS OF 7AM TO 6PM ON A BUSINESS DAY (MONDAY THROUGH FRIDAY)

EQUIPMENT PLAN KEYNOTES

- 1 (N) 200A POWER DISTRIBUTION PANEL WITH MANUAL TRANSFER SWITCH AND DISCONNECT
- 2 (N) AT&T 24V EXPANSION BATTERY RACK (MAX. 20 BATTERIES)
- 3 (N) AT&T 24V RECTIFIER AND BATTERY RACK
- 4 (N) AT&T 23" RACK, (QTY=5)
- 5 (N) WALL MOUNTED AC UNIT (QTY=2)
- 6 (N) PBC-02 PANEL MOUNTED ON TELCO BACKBOARD
- 7 (N) 3/4" TELCO BACKBOARD (8'x4', PLACED LENGTHWISE)
- 8 (N) 180 MINUTE 20 AMP TWIST TIMER
- 9 (N) DOOR ALARM CONTACTS WITH MAGNETIC SWITCH (BY SENTROL, P/N 29A)
- 10 (N) AT&T ALARM PANEL MOUNTED ON TELCO BACKBOARD
- 11 (N) AT&T CIENA PANEL MOUNTED ON TELCO BACKBOARD
- 12 (N) AT&T INDOOR FTE PANEL MOUNTED ON TELCO BACKBOARD
- 13 (N) SMOKE DETECTOR MOUNTED ON CEILING
- 14 (N) 4" CONDUIT STUB UP FOR FIBER
- 15 (N) OVERHEAD CABLE LADDER, (TYP)
- 16 (N) OVERHEAD LIGHTING, (TYP)
- 17 (N) 3'-0" WIDE X 7'-0" TALL METAL ACCESS DOOR
- 18 (N) ACCESS LADDER TO ANTENNA LEVEL
- 19 (N) WALL MOUNTED EXHAUST FAN
- 20 (N) ACCESS HATCH ABOVE
- 21 (N) WAVEPORT ENTRY GUIDE ABOVE



NOT USED

SCALE: NONE 10

GENERATOR

SCALE: NONE 7

NOT USED

SCALE: NONE 11

NOT USED

SCALE: NONE 8

EQUIPMENT ROOM PLAN

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

NOT USED

SCALE: NONE 12

NOT USED

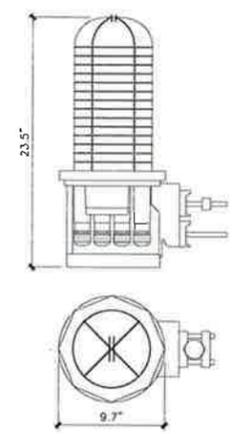
SCALE: NONE 9

NOT USED

SCALE: NONE 6

SURGE PROTECTOR (SQUID)

SCALE: NONE 3



EQUIP SURG RAYCAP DC6-48-60-18-8F
 DATE: 2010/10/15
 AKA SQUID
 NOTE: USED ON TOWER TOP
 WEIGHT: 30 LBS

NOTES:
 1. SQUID MOUNTED NEAR ANTENNAS, MAX. 10'-0" AWAY, (QTY=4) TOTAL

7337 TRADE STREET
 SAN DIEGO, CA 92121

6886 Mimosa Drive • Carlsbad • CA 92011

Architecture • Engineering • Telecommunications
 555 N El Camino Real Ste A303, San Clemente, CA 92672
 Phone 949-235-9144 Fax 949-481-6689

REV	DATE	DESCRIPTION
8	01/22/15	ZD REVISED
7	11/07/14	ZD REVISED
6	08/28/14	ZD REVISED
5	12/10/13	ZD REVISED
4	12/05/13	ZD REVISED
3	11/18/13	ZD REVISED
2	06/28/13	ZD REVISED

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

SD0273
 JESMOND DENE
 25880 JESMOND DENE RD.
 ESCONDIDO, CA 92026

SHEET TITLE
 DETAILS

SHEET NUMBER
A-5