



**PLANNING DEPARTMENT**

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**DATE:** April 20, 2017

**TO:** Planning Commission

**APPLICANT:** Core Development Services for AT&T Mobility  
3550 E. Birch Street, Suite 250  
Brea, CA 92821

**CASE NO.:** WIRE-01320-2017

**LOCATION:** 28545 Driver Avenue (Agoura High School)

**REQUEST:** Request for approval of a wireless telecommunications facility/conditional use permit to modify an existing wireless telecommunications facility by removing, replacing, and adding antennas and associated equipment on one stadium light standard, and in an equipment enclosure; and making a finding of exemption under the California Environmental Quality Act (CEQA).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt from CEQA per Section 15303 of the CEQA Guidelines.

**RECOMMENDATION:** Staff recommends the Planning Commission approve Wireless Telecommunications Facility/Conditional Use Permit Case No. WIRE-01320-2017, subject to the conditions of approval in and based on the findings of the attached Draft Resolution.

**ZONING DESIGNATION:** School (SH)

**GENERAL PLAN DESIGNATION:** Public Facility (PF)

## **I. PROJECT BACKGROUND AND DESCRIPTION**

Core Development Services, an authorized representative for AT&T Mobility and applicant for the project, has applied for a Wireless Telecommunications Facility/Conditional Use Permit to modify a wireless telecommunications facility at Agoura High School located at 28545 Driver Avenue, east of Argos Avenue, and south of Thousand Oaks Boulevard. The site is zoned School (SH). On June 5, 2003, the Planning Commission approved Conditional Use Permit (Case No. 03-CUP-005) submitted by Infranext, Inc. to install several facilities at the high school sports field. These include four (4) antennas, one (1) Global Positioning Satellite antenna (GPS), and one (1) Location Measuring Unit (LMU) antenna at the top of a stadium light pole located at the high school's sports field and a new 140 square-foot equipment enclosure, placed under the western bleachers, containing four (4) radio equipment cabinets. Cabling between the pole and the equipment enclosure was undergrounded. Included in the scope of the original application was the installation, operation and regular maintenance of all the equipment.

Currently, AT&T Wireless is seeking to upgrade the technology of the facility to extend phone coverage and data delivery to a larger geographical radius from the existing pole. The upgrade serves to provide higher technology and faster service.

Core Development Services submitted an application with plans and requested to be reviewed pursuant to Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012. Section 6409 requires local governments to approve modifications to existing wireless facilities that do not substantially change the facility. However, staff determined, and Core Development Services agreed, that this application was ineligible for the treatment under Section 6409 because unpermitted modifications were made to the existing facility at the high school site. At this time there are no details of what was initially constructed after the CUP for the existing facility was approved in 2003. Because Section 6409 does not apply, the applicant modified the application and the plans to include the previously unpermitted equipment to be considered as part of this application in addition to other requested changes. The plans include the original equipment, the added unpermitted equipment and the existing equipment proposed to be modified, removed or added that was already installed. Specifically, these include: a revised equipment enclosure design. The enclosure in the original plans showed an opening on the south side with a different type of ventilation equipment. There will be two (2) heating, ventilation, and air conditioning systems instead of one (1) exhaust fan. In the past, all the accessory equipment was contained in cabinets which were placed in an enclosure. It is now common to have equipment both inside the cabinets, outside the cabinets near the antennas. The application will permit the following equipment on the ground:

- six (6) unpermitted Remote Radio Units (Type: RRUs 11) which are used to convert the digital signal from the radio equipment to an analog signal

- the antennas can send out and vice versa, will remain in place on the exterior wall of the equipment shelter;
- four (4) diplexers, which allow two different devices to share a common communications channel will remain on the exterior wall of the equipment shelter;
  - three (3) more diplexers will be attached to the roof of the equipment shelter;
  - three (3) DC2 surge suppressors, which shields the equipment from surges in electrical power will remain on the exterior wall of the equipment shelter;
  - three (3) fiber junction boxes attached to the exterior of the enclosure wall where wires are connected will remain on the exterior wall of the equipment;
  - three (3) UMTS 1900 RRUW will be removed and replaced by three (3) RRUs 32;
  - three (3) UMTS 850 RRUW and three RRUs 12 will remain;
  - two (2) RBS cabinets, one of which will be replaced by a rack containing 18 batteries;
  - one (1) FIF rack will have one (1) RBS 6601 Chassis and one (1) converter shelf and three (3) converter modules added to it;
  - three (3) equipment rack;
  - other equipment and antennas to remain:
    - two (2) DUS41 (a network switching equipment)
    - one (1) power plant cabinet (power source for the equipment)
    - one (1) CIENA (fiberoptic point of connection)
    - one (1) distribution panel (power distribution to the equipment)
    - one (1) generator plug (back-up generator access)
    - one (1) conduit stub-ups (conduit endpoints that connect the base of the pole to run cables)
    - one (1) telco cabinet (provides the connection to the hard-line telecommunications network)
    - two (2) GPS antenna (global positioning system which enables location services for first responders to locate callers and enables location services to the end user)

In regards to the equipment proposed to be attached to the light standard, the four existing antennas that are believed to be a more recent generation of antennas, which are also included in this application, would be replaced with one removed and placed at the top of the existing radome. Furthermore, the application would retroactively approve five (5) Tower Mounted Amplifiers (TMAs), which boost the analog signal to and from the RRUs and the antennas, that were located below the antennas also within the radome. And as part of the

latest proposal, two (2) of these TMAs would be removed and three (3) new ones would be installed in place of the three (3) remaining ones. With the TMAs, three (3) new diplexers would be mounted below the three new antennas within the radome as well. Finally, the existing radome is damaged and would be replaced with a new one.

AT&T Mobility is considered a public utility company and is regulated and licensed by the Federal Communications Commission (FCC). Per the Telecommunication Act of 1996, all facilities are required to operate below the maximum allowable radio frequency exposure limits. The applicant has provided staff with specifications of the equipment to be installed and certifies that the proposed facility meets FCC standards, developed by the American National Standards Institute (ANSI). If and when the project is approved, the applicant would be required to obtain the approval the State Architect for the installation of the new equipment since they are located on a public school facility.

## **II. STAFF ANALYSIS**

For applications that cannot be reviewed pursuant to Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 and are subject to the City's standard review process, the City's Wireless Telecommunications Facilities (WTF) Ordinance stipulates a three tier review process based on the scope of the application. Tier I can be approved by the Planning Director, and consists of certain types of facilities in the Business Park-Manufacturing (BP-M) zone only. Tier II includes most other wireless facilities and locations, and requires a Planning Commission conditional use permit-approved or an amendment to an existing conditional use permit. Finally, Tier III includes projects that require an exception to the provisions of the ordinance (e.g. dimensions, design characteristics, location) and also requires a Planning Commission-approved conditional use permit. This project is subject to Tier II's review process which requires a Planning Commission-approved conditional use permit.

### **A. Site Plan and Buildings**

The sports field is located at the western corner of the school property and covers approximately 6.5 acres of the 47.6-acre property. The pad elevation is below the elevation of Thousand Oaks Boulevard to the north and above the elevation of Argos Street to the west. The pole is one of four (4) stadium light poles that illuminate the sports field. The pole is setback 80 feet from the right-of-way of Argos Street, and also placed at a distance of 180, 300 and 350 feet to the other three (3) poles. Each pole is located on each side of the field and on each side of the bleachers.

The original light poles were replaced with wider and taller poles to support the weight of the wireless telecommunication facility, while continuing to serve as a stadium light as its primary use. Each pole remained a metal pole but with a wider base (36 inches) and taller overall (91.5 feet). The four-by-four grid used to support the existing individually mounted light cans were reinstalled below the

radome so they could be maintained without health risks to the school's maintenance staff.

Four antennas were approved to be installed on the pole in a radome with two (2) at the top and two more (2) right below. The four-foot tall panel antennas were attached around the pole in three sectors and encased within a cylindrical casement called a radome that is transparent to emission but opaque to screen the equipment. Existing conditions show three (3) antennas at the top and one (1) below with one (1) tower mounted amplifier (TMA), which boost the analog signal to and from the RRUs and the antennas. These antennas appear to be a more recent generation of antennas because they require a TMA to operate, which was not the case of older antennas. This current proposal includes three (3) new antennas at the top with three (3) new TMAs boxes below, instead of the existing antenna. The antennas will be oriented in three azimuth directions to serve Sectors A, B, and C in order to serve the desired emission array. Both the antennas and the TMAs will be enclosed in a new radome of the same size and same height as previously approved because the existing radome is damaged and must be replaced.

Two (2) GPS antennas were installed instead of one (1) GPS antenna, and one (1) LMU antenna, which are small size antennas will remain on the light standard. They were mounted lower on the pole at 15 feet above ground level.

With respect to the equipment, the original application showed an equipment enclosure containing four (4) cabinets without specifying the name of the individual pieces and their purpose. The equipment enclosure remains in the same location near the chain-link fence below the bleachers. No public access is provided to that enclosure. The application indicates new cabinets and specific items that are required as new generation antennas are installed to address the demand. Some of the items are installed inside and some are attached to the exterior of the enclosure but in the rear of the enclosure so as to not be visible from the grounds and the Argos Street right-of-way.

The power source originates from a meter that was installed when the first application was approved. The meter was placed at the base of the slopes of the property adjacent to Argos Street to be readily accessible to utility companies. The meters powering the wireless telecommunications facilities at the school were placed in the same location and screened with a masonry enclosure. No changes are proposed to the meter or the enclosure.

The project would be consistent with Section 9661.5.B. of the City's Wireless Telecommunications Facility Ordinance, which addresses dimensions, height, screening, and other standards. The antennas and TMAs are attached to the pole and enclosed inside a radome at the top of a stadium light pole in an effort to screen and camouflage the new equipment to ensure that the facility is visually inconspicuous and does not impact the predominant views. The elevation of the sports field is, in relation to the adjacent right-of-way and nearby private

properties, below, at grade, and above the public right-of-way, resulting in different lines-of-sight of the poles and a considerable distance from the public access. Although a new radome is proposed to replace the existing damaged one, it will not exceed the already approved height of the pole, so the neighboring properties are accustomed to the structure and have been since 2004. The pole was replaced as part of the original application with the intent to support the added weight from the facility, and therefore, is engineered to withstand high wind loads. All cablings are contained within the pole and undergrounded between the pole and the enclosure. The radome is slightly wider than the top of the pole width just enough to contain a standard size antenna and TMAs all around and will not be wider than the pole width at its base thereby limiting the visual impact. Furthermore, the accessory equipment associated with the operation of the facility is contained in an equipment enclosure built with masonry walls and placed under the sports field bleachers and surrounded by chain link fencing. The underside of the western bleachers is exposed to the views from the right-of-way where the enclosure is located but at a higher elevation than a pedestrian eye level. As such, the project is conditioned to provide additional landscaping on the slopes to screen the view of the space under the bleachers.

#### B. Architectural Design

The potential visual impacts are minimized from both Thousand Oaks and Argos Street right-of-way since the facility looks like an extension of the existing stadium light. The equipment enclosure, located under the bleachers is built to resemble a storage facility typically found on a public facility. No design changes to the equipment enclosure are proposed. All poles will maintain the same design. The equipment will remain under the bleachers and the wall mounted pieces of equipment are located behind the enclosure (east facing side) which has no public access. The modification of the existing facility will continue to comply with the general guidelines of Section 9661 of the Agoura Hills Municipal Code in that it will continue to be visually inconspicuous. The proposed construction methods of using a solid screen around the antennas and the TMAs, and placing the accessory equipment in an equipment shelter built out of slump stone blocks and located under the bleacher have accomplished the goal of blending methods required by the Code. Furthermore, the equipment enclosure is conditioned to be screened by additional landscaping on the slopes adjacent to the bleachers.

#### C. Landscaping

The applicant has submitted a landscape plan, which incorporates planting on the slope adjacent to the western bleachers to screen the equipment enclosure as viewed from the street. The plan proposes trees and appropriate irrigation to allow the trees to grow a full canopy, whereas previous plants had failed. The City's Landscape Consultant will verify that the planting, including screening trees, are appropriate as part of the final plan check. The landscaping is required to be completed before the facility can become operational, as included in the Conditions of Approval (Condition Nos. 9 and 10).

D. General Plan Consistency

Staff finds the project will be consistent with the following applicable General Plan goals and policies:

*Goal U-6: Telecommunication System.* Quality communication systems that meet the demands of new and existing developments in the City.

The project will provide quality communications systems to meet the demands of new and existing developments in the City by extending coverage and adding capacity, with minimal equipment installation.

- Policy U-6.1: Access and Availability. Work with service providers to ensure access to and availability of a wide range of state-of-the-art telecommunications systems and services for households, businesses and institutions throughout the City.

The project will provide state-of-the art wireless telecommunication services by extending coverage and adding capacity with minimal equipment installation.

- Policy U-6.2: Design and Siting of Facilities. Require that the installation of telecommunications infrastructure, such as cellular sites and towers, be designed in a manner to minimize visual impacts on the surrounding environment and neighborhood, and to be as unobtrusive as possible.

The proposed wireless telecommunications facilities will use antennas and equipment that are completely screened and unobtrusive, as the antennas are contained in a radome and the equipment is contained in an equipment shelter underneath the bleachers.

E. Wireless Telecommunication Facilities Findings:

In addition to the Conditional Use Permit findings, the Planning Commission must make findings specifically related to wireless telecommunications facilities.

The proposed facility has been designed and located in compliance with all applicable provisions of the Zoning Ordinance Section 9661. The wireless use remains secondary to the light standards, and is permitted in this zone with a Conditional Use Permit. The service carrier and the applicant on behalf of the carrier have demonstrated that they are permitted to install and operate such a service as demonstrated in the Supplemental Application for wireless telecommunications facilities.

The proposed facility has been designed and located to achieve compatibility with the community. Wireless telecommunications facilities are being incorporated into a light standard that serves a sports field and behind a screen and completely invisible to public view. The pole, while remaining a light standard, could serve other potential carriers. This would reduce the demand for

more poles and therefore reduce clutter. The facility is not expected to generate noise above the existing exterior noise level of fifty-five (55) dBA three feet from the noise source, which could be excessive, annoying, or be detrimental to the public health, safety, and welfare particularly to residentially zoned properties located within 500 feet from the project location.

#### **F. Environmental Review**

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA), and has been determined to be Categorical Exempt from the CEQA Guidelines per Section 15303. This exemption includes the construction of accessory structures. No significant environmental impacts are expected from the development of this project. No exception to this categorical exemption applies as set forth in Section 15300.2 of the CEQA Guidelines including but not limited to subsection (c) which relates to unusual circumstances that could have a significant effect on the environment.

### **III. RECOMMENDATION**

Staff recommends that based on the findings of the attached resolution, the Planning Commission approve Wireless Telecommunications Facility/Conditional Use Permit Case No. WIRE-01320-2017, subject to conditions of approval.

### **IV. ATTACHMENTS**

1. Draft Resolution for the Wireless Telecommunications Facility/Conditional Use Permit with Exhibit A Conditions of Approval
2. Vicinity Map
3. Approved Wireless Telecommunications Facilities Map
4. Reduced Copy of Plans
5. Photo-simulations of the Proposed Changes

Case Planner: Valerie Darbouze, Associate Planner



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING WIRELESS TELECOMMUNICATIONS FACILITY/CONDITIONAL USE PERMIT CASE NO. WIRE-01320-2017 FOR THE MODIFICATION OF A FACILITY LOCATED AT 28545 AGOURA ROAD; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section I. An application was duly filed by Core Development Services, with respect to the real property located at 28545 Driver Avenue requesting approval of a wireless telecommunications facility/conditional use permit (Case No. WIRE-01320-2017) to modify a wireless telecommunications facility by removing, replacing, and adding antennas and associated equipment on a stadium light standard, and in an equipment enclosure.

Section II. The project has been reviewed pursuant to the California Environmental Quality Act (CEQA), and has been determined to be Categorically Exempt from the CEQA Guidelines per Section 15303. This exemption includes the construction of accessory structures. No significant environmental impacts are expected from development of this project. No exception to this categorical exemption applies as set forth in Section 15300.2 of the CEQA Guidelines including but not limited to subsection (c) which relates to unusual circumstances that could have a significant effect on the environment.

Section III. The Planning Commission considered the application for a wireless telecommunications facility/conditional use permit (Case No. WIRE-01320-2017) at a public meeting held on April 20, 2017, at 6:30 p.m. in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of time, date and place and purpose of the aforesaid hearing was duly given.

Section IV. Evidence, both written and oral, including the staff report and supporting documentation, was presented to and considered by the Planning Commission at the aforesaid public hearing.

Section V. Conditional Use Permit Findings. Pursuant to Section 9673.2.E. of the Agoura Hills Zoning Ordinance, and based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, that:

1. The proposed use is consistent with the objectives of the Zoning Ordinance and the purposes of the district in which the use is located. Wireless telecommunication

facilities are allowed in the School (SH) zone subject to the issuance of a wireless telecommunication facility/conditional use permit. The antennas will be completely contained in a solid radome which replaces the existing radome with the same dimensions at the top of the light standard, and constructed with a radio frequency emission-transparent material made to look like an extension of a light standard on the sports field. The additions to the pole will not create a visual distraction or block views against the hillside since the addition will be contained within a solid structure, which is the radome, the same as the current design. The accessory equipment would continue to be contained in an equipment enclosure located under the field's western bleachers, and will be screened with new landscaping.

2. The proposed use is compatible with the surrounding properties. The wireless telecommunications facilities, including antennas and accessory equipment, are allowed by the Zoning Ordinance. The use is consistent with the land use designation of the High School (SH) zone since the use provides a communication service not only to the school but to neighboring commercial and residential properties, as well as to motorists. Per the Zoning Ordinance Wireless Telecommunications Facilities' requirements, the antennas would be sited at least 100 feet away from the nearest residential district and therefore, the request does not require an exception. In addition, the facility will be incorporated into an existing sports stadium light pole in a stealth-like manner to avoid undue aesthetics or visual impacts on surrounding properties.

3. The proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare. Wireless telecommunications facilities on public school property, are subject to the review and approval of, and inspection by the State Architect to ensure they are constructed in a safe manner. The Federal Communications Commission (FCC) also regulates wireless telecommunications facilities with regards to other related health and safety issues, particularly radio frequency (RF) emissions, and establishes thresholds of the RF emissions beyond which a wireless telecommunications facility cannot exceed. Pursuant to the conditions of approval and the Wireless Telecommunications Facilities Ordinance, the applicant must demonstrate continued compliance with established FCC RF emission standards. The City's expert concludes that the facility would comply with the FCC emission and exposure guidelines.

4. The proposed use will comply with each of the applicable provisions of the Zoning Ordinance. Wireless telecommunications facilities are allowed in the SH zone, subject to the issuance of a wireless telecommunications facility/conditional use permit. Each of the proposed antennas, as well as the accessory equipment, will comply with the applicable provisions of the Zoning Ordinance relative to the use, the property location, and the facility dimensions and appearance. The antennas and Tower Mounted Amplifiers (TMAs) will be placed inside a radome, and most of the accessory equipment will be placed inside, with a few items attached to the exterior of the walls of the equipment enclosure. No expansion of the existing structure is proposed.

5. The distance from other similar and like uses is sufficient to maintain the diversity within the community. Over the years, other telecommunications facilities have been approved on other structures in the vicinity of the project location, including a traffic light pole (1,280 feet away) and a commercial building (1,880 feet away), which have been screened from public view. There are three (3) other wireless telecommunication providers on three (3) other stadium light standards at the high school. There are presently only four (4) light standards in total on the sports field. The project would not result in an additional location, rather it would be an expansion of an existing wireless facility. The proposed modification would not impact the concentration limitation imposed by the conditional use permit requirements.

6. The proposed use is consistent with the goals and policies of the General Plan with respect to wireless telecommunications facilities, particularly with Goal U-6 and Policies U-6.1 and U-6.2. The General Plan seeks quality communication systems that meet the demands of new and existing developments in the City, which this proposed use does by providing improved wireless telecommunication services and implementation of state-of-the-art telecommunications services. The General Plan requires that the installation of telecommunication infrastructure, such as cellular sites, be designed in a manner as to minimize visual impacts on the surrounding environment and neighborhood. Additionally, the screening method must be as unobtrusive as possible, which this project accomplishes by using a narrow radome, and by placing the equipment in an equipment enclosure below the bleachers in an area fenced with a chain link fence and screened by landscaping.

Section VI. Wireless Telecommunications Findings. Pursuant to Section 9661.7 of the Agoura Hills Zoning Ordinance, and based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds that:

1. The proposed facility has been designed and located in compliance with all applicable provisions of Division 11 of Part 2, Chapter 6 of Title IX Zoning. Wireless telecommunication facilities are allowed in the School (SH) zone subject to the issuance of a wireless telecommunications facility/conditional use permit. The proposed facility remains secondary to the stadium light on this parcel. The facility has been designed to effectively screen and camouflage the antennas by maintaining the same design, which uses a radome to screen both the antennas and the TMAs and appears as an extension of the light standard, and an equipment enclosure to conceal the equipment necessary to operate the facility underneath the sports field bleachers out of public view.

2. The proposed facility has been designed and located to achieve compatibility with the surrounding community. The facility was mounted on a light standard on the school's sports field in the same manner as three other wireless telecommunications facilities on the same sports field. The wireless telecommunications facility is incorporated into an existing radio frequency transparent radome so it is adequately screened from the surrounding area. The radome will remain the same color and same size as existing to maintain a stealth design. The equipment will remain in the

same equipment enclosure with the same dimensions and will contain most of the items required to operate the facility with the exception of a few mounted on the exterior of the equipment wall which will be facing away from public view. The enclosure will be screened from public view with new landscaping to be provided on the slopes between the bleachers and Argos Street.

3. The applicant has submitted a statement of its willingness to allow other carriers to collocate on the proposed wireless telecommunications facilities wherever technically and economically feasible and where collocation would not harm community compatibility. The approval of this CUP does not change this representation.

4. Noise generated by equipment will not be excessive, annoying nor be detrimental to the public health, safety, and welfare and will not exceed the standards set forth in Division 11 of Part 2, Chapter 6 of Title IX Zoning. The project does not increase the overall number of antennas, and the application has certified that the project will not result in an increase of noise over the noise levels of the originally approved installation. Further, the conditions of approval regulate permissible noise and provide a procedure for addressing potential adverse noise effects to ensure noise emissions are not excessive.

Section VII. Based on the aforementioned findings, the Planning Commission hereby approves Wireless Telecommunications Facility/Conditional Use Permit Case No. WIRE-01320-2017, subject to the conditions of approval, attached herein as Exhibit A, with respect to the property described in Section I hereof.

Section VIII. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and this certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED and ADOPTED this 20<sup>th</sup> day of April, 2017, by the following vote to wit:

AYES:	(0)
NOES:	(0)
ABSTAIN:	(0)
ABSENT:	(0)

\_\_\_\_\_  
Curtis Zacuto, Chairperson

ATTEST:

\_\_\_\_\_  
Doug Hooper, Secretary

## **Exhibit A**

### **CONDITIONS OF APPROVAL (CASE NO. WIRE-01320-2017)**

#### **PLANNING DEPARTMENT CONDITIONS**

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the required forms and related fees with the City.
2. This approval of this action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all Conditions of this Permit with the Planning Department.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved labeled exhibits: Site Plan; Elevation Plan; and Details Plan reviewed and approved by the Planning Commission on April 20, 2017.
4. It is hereby declared to be the intent that if any provision of this action is held or declared invalid, the approval shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a Condition of this action that if any Condition herein is violated, the approval shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. The approval of the Wireless Telecommunications Facility/Conditions Use Permit shall expire within two (2) years from the date of City approval, Case No. WIRE-01320-2107 will expire.
7. All requirements of the City Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in the Wireless Telecommunications Facility/Conditional Use Permit.
8. Operation of the use shall not be granted until all Conditions of Approval have been complied with as determined by the Director of Planning.
9. The City Landscape Consultant shall review and approve the final landscape plan, including the selection of the new trees proposed to screen the equipment enclosure prior to the start of construction.

10. The facility will require the approval of the installation of the landscaping on the slopes adjacent to the equipment enclosure to the satisfaction of the Planning Director prior to the start of the operation of the facility.
11. The applicant shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought up against the City because of the approval of this application. Although the applicant is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of the action, but such participation shall not relieve the applicant of any obligation under this condition.
12. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from an against any claim, action or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul any approval or condition of approval. The City shall notify the applicant of any claim, action or proceeding and the City shall cooperate in the defense. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter at applicant's expense.
13. The term "facility" shall mean the wireless telecommunications facility described in the application and set forth in Section 1 of the Resolution approving these conditions of approval.
14. Permittee shall abide by the conditions of operation stipulated in the Telecom Law Firm PC Report dated February 8, 2017.
15. Permittee shall keep the climbing system affixed to the stadium light standard secured against use at all times except when active maintenance is performed on the stadium light standards.
16. Permittee shall install and at all times maintain in good condition an "RF Notice" sign at the base of the stadium light standard.
17. Permittee shall install and at all times maintain in good condition an "RF Notice" below the bottom radome. Permittee shall the signs required under this condition so that a person may clearly see and understand the sign as he or she approaches the radome.
18. Permittee shall ensure that all signage complies with FCC OET Bulletin 65 or ANSI C95.2 for color, symbol, and content conventions. All such signage shall at all times provide a working local or toll-free telephone number to its network operations center, and such telephone number shall be able to reach a live person who can exert transmitter power-down control over this site as required by the FCC.

**WIRELESS TELECOMMUNICATIONS FACILITIES STANDARD CONDITIONS**

19. The permittee shall submit an as built drawing within ninety (90) days after installation of the facility.
20. The permittee shall submit and maintain current at all times basic contact and site information on a form to be supplied by the City. The permittee shall notify the City of any changes to the information submitted within seven (7) days of any change, including change of the name or legal status of the owner or operator. This information shall include, but is not limited to, the following:
  - a. Identity, including the name, address and 24-hour local or toll free contact phone number of the permittee, the owner, the operator, and the agent or person responsible for the maintenance of the facility.
  - b. The legal status of the owner of the wireless telecommunications facility, including official identification numbers and Federal Communications Commission certification.
  - c. Name, address and telephone number of the property owner if different than the permittee.
21. Upon any transfer or assignment of the permit, the Director may require submission of any supporting materials or documentation necessary to determine that the proposed use is in compliance with the existing permit and all of its conditions of approval including, but not limited to, statements, photographs, plans, drawings, models, and analysis by a qualified radio frequency engineer demonstrating compliance with all applicable regulations and standards of the Federal Communications Commission and the California Public Utilities Commission. If the Director determines that the proposed operation is not consistent with the existing permit, the Director shall notify the permittee who shall either revise the application or apply for modification of the permit pursuant to the requirements of the Agoura Hills Municipal Code.
22. The permittee shall not place any facilities that will deny access to, or otherwise interfere with, any public utility, easement, or right-of-way located on the site. The permittee shall allow the City reasonable access to, and maintenance of, all utilities and existing public improvements within or adjacent to the site, including, but not limited to, pavement, trees, public utilities, lighting and public signage.
23. At all times, all required notices and signs shall be posted on the site as required by the Federal Communications Commission and California Public Utilities Commission, and as approved by the City. The location and dimensions of a sign bearing the emergency contact name and telephone number shall be posted pursuant to the approved plans.

24. At all times, the permittee shall ensure that the facility complies with the most current regulatory and operational standards including, but not limited to, radio frequency emissions standards adopted by the Federal Communications Commission and antenna height standards adopted by the Federal Aviation Administration, and shall timely submit all monitoring reports required pursuant to section 9661.13 of the Agoura Hills Municipal Code.
25. If the Director determines there is good cause to believe that the facility may emit radio frequency emissions that are likely to exceed Federal Communications Commission standards, the Director may require post-installation testing, at permittee's expense, or the Director may require the permittee to submit a technically sufficient written report certified by a qualified radio frequency emissions engineer at other than the regularly required intervals specified in Section 9661.13 of the Agoura Hills Municipal Code, certifying that the facility is in compliance with such FCC standards.
26. Permittee shall pay for and provide a performance bond, which shall be in effect until the facility is fully and completely removed and the site reasonably returned to its original condition, to cover permittee's obligations under these conditions of approval and the Agoura Hills Municipal Code. The bond coverage shall include, but not be limited to, removal of the facility, maintenance obligations and landscaping obligations. Such performance bond shall be in a form satisfactory to the City Attorney and Risk Manager, naming the City as obligee, in an amount equal to \$25,000.
27. If a nearby property owner registers a noise complaint and such complaint is verified as valid by the City, the City may hire a consultant to study, examine and evaluate the noise complaint and the permittee shall pay the fee for the consultant. The matter shall be reviewed by the Director. If the Director determines sound proofing or other sound attenuation measures should be required to bring the project into compliance with the Agoura Hills Municipal Code, the Director may impose that condition on the project after notice and a public hearing.
28. Permittee shall defend, indemnify, protect and hold harmless City, its elected and appointed Council Members, boards, commissions, officers, officials, agents, consultants, employees, and volunteers from and against any and all claims, actions, or proceeding against the City, and its elected and appointed Council Members, boards, commissions, officers, officials, agents, consultants, employees, and volunteers to attack, set aside, void or annul, an approval of the City, Planning Commission or City Council concerning this permit and the project. Such indemnification shall include damages, judgments, settlements, penalties, fines, defensive costs or expenses, including, but not limited to, interest, attorneys' fees and expert witness fees, or liability of any kind related to or arising from such claim, action, or proceeding. The City shall promptly notify the permittee of any claim, action, or proceeding. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding. The City shall have



the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at permittee's expense.

29. "Permittee" shall include the applicant and all successors in interest to this permit.
30. The facility shall bear no signs or advertising devices other than certification, warning or other signage required by law or permitted by the City.
31. The facility shall not be illuminated unless specifically required by the Federal Aviation Administration or other government agency. Lightning arresters and beacon lights are not permitted unless required by the Federal Aviation Administration or other government agency. Any required lighting shall be shielded to eliminated, to the maximum extent possible, impacts on the surrounding neighborhoods, and a lighting study shall be prepared by a qualified lighting professional to evaluate potential impacts to adjacent properties, which must be reviewed and approved by the City prior to the installation of any lighting.
32. Permittee shall submit to the City within ninety (90) days of beginning operations under this permit, and every two years from the date the facility begins operations, a technically sufficient report ("monitoring report") that demonstrates the following:
  - a. The facility is in compliance with applicable federal regulations, including Federal Communications Commission RF emissions standards, as certified by a qualified radio frequency emissions engineer;
  - b. The facility is in compliance with all provisions of this section and its conditions of approval.
  - c. The bandwidth of the facility has not been changed since the original application or last report, as applicable, and if it has, a full written description of that change.
33. Noise.
  - a. The facility shall be operated and maintained in such a manner so as to minimize any possible disruption caused by noise.
  - b. The facility is not approved for a backup generator. In the event of an emergency that results in a loss of power to the facility, a temporary emergency backup generator may be employed and shall only be operated during periods of power outages, and shall not be tested on weekends or holidays, or between the hours of 7:00 PM and 7:00 AM. The temporary emergency backup generator shall be promptly removed from the premises once the emergency is terminated.
  - c. At no time shall equipment noise from the facility exceed an exterior noise level of fifty-five (55) dBA at the facility's property line and such equipment noise shall at no time be audible at the property line of any property zoned

residential or improved with a residential use that is located within five hundred (500) feet of the facility.

- d. All air conditioning units and any other equipment that may emit noise that would be audible from beyond the facility's property line shall be enclosed or equipped with noise attenuation devices to the extent necessary to ensure compliance with applicable noise limitations under the City of Agoura Hills Municipal Code.
  - e. Except for emergency repairs, any testing and maintenance activities that will be audible beyond the property line shall only occur between the hours of 7:00 a.m. and 7:00 p.m. on Monday through Friday, excluding holidays, unless alternative hours are approved by the Director.
34. Features designed to make the facility resistant to, and minimize opportunities for, unauthorized access, climbing, vandalism, graffiti and other conditions that would result in hazardous situations, visual blight or attractive nuisances shall not be removed by permittee and shall be maintained in good condition.
35. The facility, including, but not limited to, antennas, accessory equipment, walls, shields, cabinets, camouflage, and the facility site, shall be maintained in good condition, including ensuring the facility is reasonably free of:
- a. General dirt and grease;
  - b. Chipped, faded, peeling, and cracked paint;
  - c. Rust and corrosion;
  - d. Cracks, dents, and discoloration;
  - e. Missing, discolored or damaged screening or other camouflage;
  - f. Graffiti, bills, stickers, advertisements, litter and debris;
  - g. Broken and misshapen structural parts; and
  - h. Any damage from any cause.

The permittee shall replace its facility, or part thereof, after obtaining all required permits, if maintenance or repair is not sufficient to return the facility to the condition it was in at the time of installation. The permittee shall routinely inspect the facility and site to ensure compliance with the standards set forth in the Agoura Hills Municipal Code and these conditions of approval.

36. Graffiti shall be removed from a facility as soon as practicable, and in no instance more than twenty-four (24) hours from the time of notification by the City unless a provision of the Agoura Hills Municipal Code provides a shorter time period for removal.
37. In the event Permittee desires to modify the facility, Permittee shall apply for and obtain all permits or permit amendments required by the Agoura Hills Municipal

Code prior to making any modification to the facility. At a minimum, any application for modification to the facility shall use the screening and camouflage designs approved by this permit unless a more effective screen, concealment or camouflage design is proposed by the permittee or required by the Agoura Hills Municipal Code, or the building is remodeled such that it necessitates a new screen, concealment or camouflage design that is consistent with the building façade. Additionally, to the extent feasible, existing equipment shall be replaced with equipment that reduces visual, noise and other impacts, including, but not limited to, replacing larger, more visually intrusive facilities with smaller, less visually intrusive facilities. "Modification" means a change to an existing wireless telecommunications facility that involves any of the following: collocation, expansion, alteration, enlargement, intensification, reduction, or augmentation, including, but not limited to, changes in size, shape, color, visual design, or exterior material. "Modification" does not include repair, replacement or maintenance if those actions do not involve a change to the existing facility involving any of the following: collocation, expansion, alteration, enlargement, intensification, reduction, or augmentation

38. This permit shall be valid for a period of ten (10) years from the date of Planning Commission approval, which is the date of issuance, unless pursuant to another provision of the Agoura Hills Municipal Code it lapses sooner or is revoked. At the end of ten (10) years from the date of issuance, this permit shall expire.
39. In the event the facility ceases to provide wireless telecommunications services for ninety (90) or more consecutive days, the facility shall be considered abandoned and shall be promptly removed as provided in these conditions of approval and the Agoura Hills Municipal Code. If there are two (2) or more users of a single facility, then this provision shall not become effective until all users cease using the facility.
40. Permittee shall notify the City in writing of its intent to abandon or cease use of the facility within ten (10) days of ceasing or abandoning use. Additionally, the Permittee shall provide written notice to the Director of any discontinuation of operations of thirty (30) days or more.
41. Failure to inform the Director of cessation or discontinuation of operations of the facility as required by these conditions of approval shall constitute a violation of the conditions of approval and be grounds for:
  - a. Prosecution;
  - b. Revocation or modification of the permit;
  - c. Calling of any bond or other assurance required by the Agoura Hills Municipal Code or conditions of approval of the permit;
  - d. Removal of the facility by the City in accordance with the procedures established under the Agoura Hills Municipal Code for abatement of a public nuisance at the permittee's expense; and/or

- e. Any other remedies permitted under the Agoura Hills Municipal Code.
42. Upon the expiration date of the permit, including any extensions, earlier termination or revocation of the permit or abandonment of the facility, the permittee, the property owner, or both shall remove the facility and restore the site to its natural condition except for retaining the landscaping improvements and any other improvements at the discretion of the City. Removal shall be in accordance with proper health and safety requirements and all ordinances, rules, and regulations of the City. The facility shall be removed from the property, at no cost or expense to the City. The private property owner shall be independently responsible for the expense of timely removal and restoration.
  43. Failure of the permittee, property owner, or both to promptly remove the facility and restore the property within thirty (30) days after expiration of this permit, earlier termination or revocation of this permit, or abandonment of the facility, shall be a violation of the Agoura Hills Municipal Code, and shall be grounds for:
    - a. Prosecution;
    - b. Calling of any bond or other assurance required by the Agoura Hills Municipal Code or conditions of approval of permit;
    - c. Removal of the facility by the City in accordance with the procedures established under the Agoura Hills Municipal Code for abatement of a public nuisance at the permittee and/or property owner's expense; and/or
    - d. Any other remedies permitted under the Agoura Hills Municipal Code.
  44. The facility shall comply at all times with any and all applicable local, state, and federal laws, regulations and guidelines. Any violation of these conditions of approval or the Agoura Hills Municipal Code may be subject to the citations, penalties and fines as set forth in the Agoura Hills Municipal Code, other available remedies and/or revocation or modification of this permit at the discretion of the City Attorney and City Prosecutor.
  45. Each permittee of a wireless telecommunications facility or wireless telecommunications co-location facility shall provide the director with the name, address, twenty-four-hour local or toll-free contact phone number of the permittee, the owner, the operator and the agent responsible for the maintenance of the facility. Contact information shall be updated within seven (7) days of any change.
  46. All trees, foliage or other landscaping elements approved as part of the facility shall be maintained in good condition at all times, and the permittee, owner and operator of the facility shall be responsible for replacing any damaged, dead or decayed landscaping. No amendment to any approved landscaping plan may be made until it is submitted to and approved by the director.

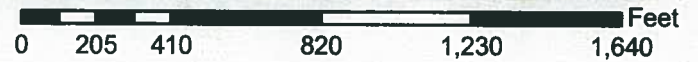
47. Each facility shall be operated and maintained to comply at all times with the noise standards of the City of Agoura Hills Noise Ordinance and the facility's conditions of approval, and shall be operated and maintained in a manner that will minimize noise impacts to surrounding residents. Except for emergency repairs, any testing and maintenance activities that will be audible beyond the property line shall only occur between the hours of 7:00 am and 7:00 pm on Monday through Friday, excluding holidays, unless alternative hours are approved by the director. Back-up generators, if permitted, shall only be operating during periods of power outages for testing.
48. Each owner or operator of a facility shall routinely inspect each site to ensure compliance with the standards set forth in the Wireless Telecommunications Facility Ordinance, and the and the conditions of approval.

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# City of Agoura Hills

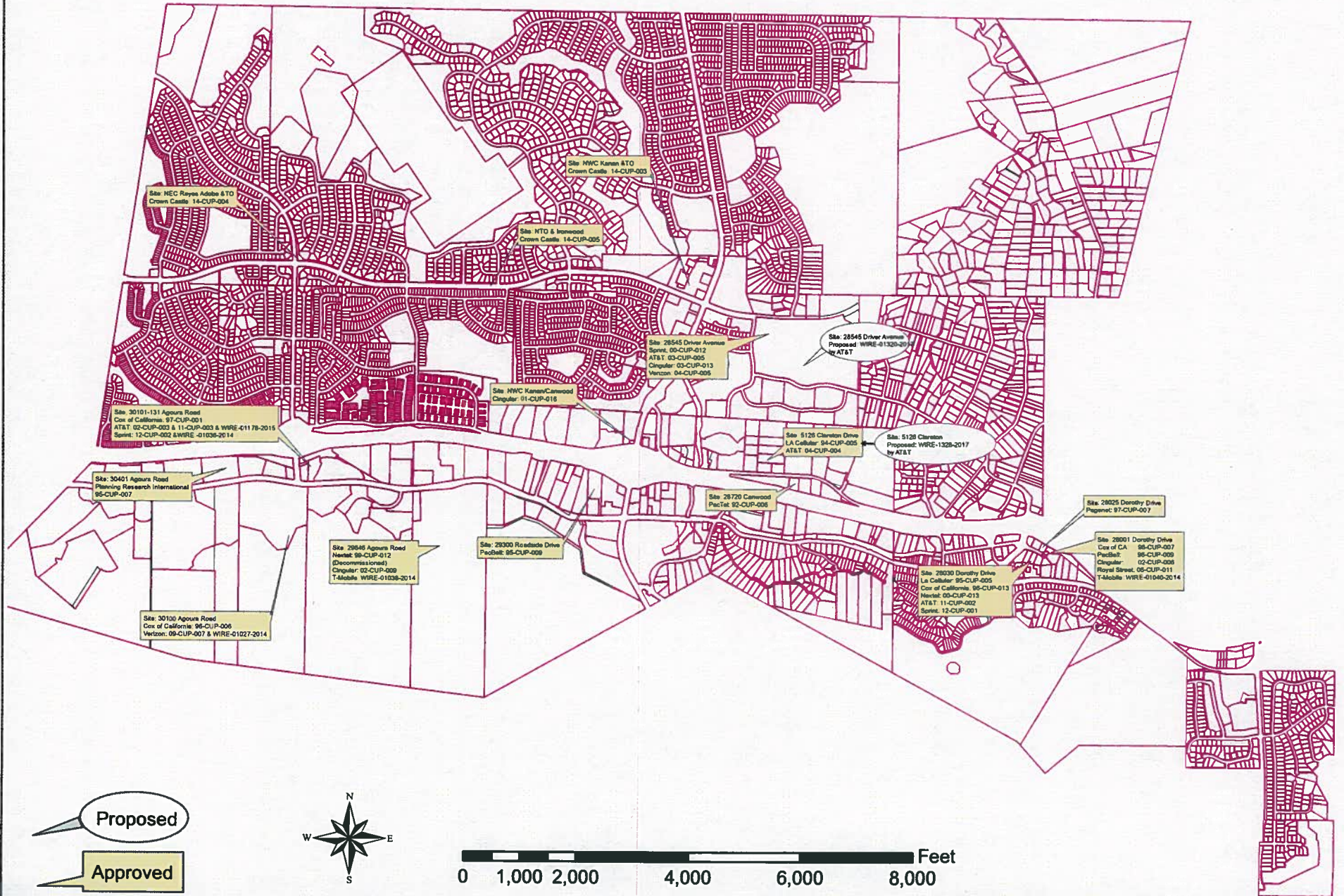
WIRELESS TELECOMMUNICATIONS FACILITY/CONDITIONAL USE PERMIT CASE NO. WIRE-01320-2017



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# Approved and Proposed Wireless Telecommunication Facilities (As of March 2017)



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ABBREVIATIONS & SYMBOLS			
AB	ANCHOR BOLT	LAM	LAMINATED
AC	ASPHALTIC CONCRETE	LBS	POUNDS
A/C	AIR CONDITIONING	LT	LIGHT
A.F.F.	ADJUSTABLE ABOVE FINISH FLOOR	LA	LIGHTNING ARRESTER
ARCH	ARCHITECTURAL	LJA	LOW NOISE AMPLIFIER
APPROX.	APPROXIMATELY ABOVE	MFR	MANUFACTURER
A.G.L.	GRADE LEVEL ABOVE MEAN SEA LEVEL	MAT	MATERIAL
BD	BOARD	MAX	MAXIMUM
BLDG	BUILDING	MECH	MECHANICAL
BLKG	BLOCKING	MEN	MINIMUM
BOT	BOTTOM	MISC	MISCELLANEOUS
BSMT	BASEMENT	ML	METAL LATH
BTS	BASE TRANSMICER STATION	MO	MASONRY OPENINGS
C	COURSE(S)	MS	MACHINE SCREW
CEM	CEMENT	MTD	MOUNTED
CL	CHAIN LINK	MTL	METAL
CLG	CEILING	(N)	NEW
CLR	CLEAR	NO	NOT IN CONTRACT
COL	COLUMN	NTS	NOT TO SCALE
CONC	CONCRETE	OA	OVERALL ON CENTER
CONST	CONSTRUCTION	OC	ON CENTER
CONT CORR	CONTINUOUS CORRIDOR	OP	OPENING
CONDUIT	CONDUIT ONLY	OPP	OPPOSITE
DA	DIAMETER	(P)	PERMIT
DBL	DOUBLE	PARTN	PARTITION
DEPT	DEPARTMENT	PL	PLATE
DEM'D	DEMOLITION	PLAS	PLASTER
DIM	DIMENSION	PLYWD	PLYWOOD
DN	DOWN	POC	POINT OF CONNECTION
DOOR	DOOR	PROP	PROPERTY
DTL	DETAIL	PT	PRESSURE TREATED
DWG	DRAWING	R	RISER
(E)	EXISTING	REQD	REQUIRED
EA	EACH	RD	ROOM DRAIN
ELEC	ELECTRIC	RM	ROOM
ELEV	ELEVATION	RMS	ROOMS
EQUIP	EQUIPMENT	RO	ROUGH OPENING
EXP	EXPANSION	SC	SOLID CORE
EXT	EXTERIOR	SCH	SCHEDULE
FA	FIRE ALARM	SECT	SECTION
FB	FLAT BAR	SHT	SHEET
FF	FINISH FLOOR	SH	SIMLAR
FL	FLAT HEAD	SMS	SPECIFICATIONS
FM FLR	FLOOR FACE OF STUDS	SS	STAINLESS STEEL
FS	FINISH SURFACE	STL	STEEL
FRP	FIBER REINFORCED PLASTIC	STOR	STORAGE
FT	FOOT, FEET	STRUC	STRUCTURAL
FTG	FOOTING	SUSP	SUSPENDED
FW	FINISH WALL	SW	SWITCH
F.G.	FINISH GRADE	SWBD	SWITCHBOARD
FUTURE	FUTURE	THK	THICK
GA	GAUGE	TENANT IMPROVEMENT	
GLV	GALVANIZED	TMA	TOWER MOUNTED AMPLIFIER
GL	GLASS	TOS	TOP OF SURFACE
GR	GRADE	TST	TUBE STEEL
GYP	GYP-SUM	TYP	TYPICAL
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	UNO	UNLESS NOTED OTHERWISE
GND	GROUND	VCT	VINYL COMPOSITION TILE
HC	HOLLOW CORE	VERT	VERTICAL
HDW	HARDWARE	V.I.F.	VERIFY IN FIELD
HTR	HEATER	VG	VERTICAL GRAIN
HM	HOLLOW METAL	W/	WITH
HORIZ	HORIZONTAL	WTD	WOOD
HR	HOUR	WR	WATER RESISTANT
HT	HEIGHT	WT	WEIGHT
HV	HIGH VOLTAGE	XFMR	TRANSFORMER
ID	INSIDE DIMENSION		
INS	INSULATION		
INT	INTERIOR		
JO	JOINT		

ABBREVIATIONS & SYMBOLS 2 GENERAL NOTES AND SPECIFICATIONS 1

**GENERAL NOTES:**

- THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY ERRORS, OMISSIONS, OR INCONSISTENCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS, OR NOTES PRIOR TO STARTING CONSTRUCTION. ISSUES NOT NOTED BY CONTRACTOR SHALL BE CORRECTED IMMEDIATELY AFTER THE DATE OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER AND SHALL BE SUBJECT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE ARCHITECT/ENGINEER.
- PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUB-CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRS OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK.
- A COPY OF THE APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE COVERING AGENCY, AND IF LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDITIONS, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT/REVISED DRAWINGS TO THE ARCHITECT/ENGINEER AT THE CONCLUSION OF THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE WORK IS IN PROGRESS UNTIL THE JOB IS COMPLETE.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, AND TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER OR COVERING AGENCY.
- ALL CONSTRUCTION THROUGH THE PROJECT SHALL CONFORM TO GOVERNING CODES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE ENGINEER WILL NOT ADVISE ON HOW TO PROVIDE PROTECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.
- THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK UNDER CONTRACTOR PROFESSIONAL KNOWLEDGE AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS, MEANS, TECHNIQUES, PROCEDURES AND SEQUENCES AND COORDINATING ALL PORTIONS OF THE WORK UNDER THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSURANCES WITHIN THE SCOPE OF THE WORK UNDER THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR THEIR REPRESENTATIVE. CONTRACTOR SHALL OBTAIN THE PERMIT AND MAKE FINAL PAYMENT OF SAID DOCUMENT.
- ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BRACING, FRAMING, HANGERS OR SUPPORTS FOR INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE THE FIRE RESISTANT APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
- ALL CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, FINISH, MATERIAL AND FINISH COLOR (DEPTH AS NOTED IN THE PLANS).
- WHERE SPECIFIED MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR RECORDING THE RESULTS.
- ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.
- ALL ITEMS AND RESIDUE IS TO BE REMOVED FROM THE PROJECT. PREMISES SHALL BE LEFT IN A CLEAN BROOM SWEEP CONDITION AT ALL TIMES.
- ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT/ENGINEER SHALL BE NOTIFIED FOR CLARIFICATION.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE METHODS, TECHNIQUES AND SEQUENCES OR PROCEDURES TO REMOVE THE WORK. THE SUPERVISION OF THE WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTORS SHALL VISIT THE SITE PRIOR TO BID TO ASCERTAIN CONDITIONS WHICH MAY ADVERSELY AFFECT THE WORK OR COST THEREOF.
- THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSION, ELEVATION, ETC. NECESSARY FOR THE PROPER EXECUTION OF THE WORK. SHALL BE PROVIDED AS DIRECTED BY ENGINEER. EXERCISE CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHICH ARE ENCOUNTERED IN THE WORK SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE REPAIRED AS DIRECTED BY ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHICH INTERFERE WITH THE EXECUTION OF THE WORK SHALL BE REPAIRED AND SHALL BE COVERED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK SUBJECT TO THE APPROVAL OF THE ENGINEER.
- NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE ARCHITECT/ENGINEER. UNAUTHORIZED CHANGES RENDER THESE DRAWINGS VOID.
- ANY REFERENCE TO THE WORKS APPROVED, OR APPROVAL IN THESE DOCUMENTS SHALL BE DEEMED TO BE A REFERENCE TO THE WORKS APPROVED AND SHALL NOT BE CONSIDERED AS A REFERENCE TO THE CONTRACTOR AND/OR THEIR SUB-CONTRACTORS OF ANY LIABILITY IN FURNISHING THE REQUIRED MATERIALS OR LABOR SPECIFIED.

**SUBMITTALS:**

- SUBMITTALS FOR SHOP DRAWINGS, MILL TESTS, PRODUCT DATA, ETC. FOR ITEMS DESIGNATED BY THE ARCHITECT/ENGINEER OF RECORD SHALL BE MADE TO THE ARCHITECT/ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW THE SUBMITTALS BEFORE FURNISHING TO THE ENGINEER. SUBMITTALS SHALL BE MADE IN TIME TO PROVIDE A TWO-WEEK REVIEW PERIOD FOR THE ARCHITECT/ENGINEER. UNAUTHORIZED CHANGES RENDER THESE DRAWINGS VOID.

**SITE PREPARATION NOTES:**

- THE PREPARATION OF THE SITE FOR CONSTRUCTION SHALL INCLUDE THE REMOVAL OF ALL EXISTING CONDITIONS AND ANY OTHER ITEMS THAT WOULD BE OBSTACLES TO THE FOOTINGS OF THE NEW STRUCTURE.
- BACK FILLING AT TRENCHES SHALL BE OF CLEAN, SILENT SOIL, WORKING A SAND EQUIVALENT OF 20 OR GREATER TRENCH FILLING SHALL BE DONE IN A HIGH LAYER, WORKING EQUIVALENT AND PROPERLY COMPACTED. ADJACENT DRAINAGE SHALL BE PROVIDED SUCH THAT NO POORING OCCURS AFTER THESE RECOMMENDATIONS ARE APPROVED BY THE ARCHITECT/ENGINEER.
- ALL FOUNDATION FOOTINGS SHALL EXTEND INTO AND BEAR AGAINST NATURAL UNSATURATED SOIL OR APPROVED COMPACTED FILL. FOOTINGS SHALL EXTEND INTO SOIL DEPTH INDICATED ON DETAILS.
- SHOULDER ANY LOOSE FILL DURING SOIL CLOSING WATER OR ANY OTHER DANGEROUS CONDITIONS BE ENCOUNTERED DURING THE EXCAVATION FOR THE NEW FOUNDATION, THE ARCHITECT/ENGINEER SHALL BE NOTIFIED AND ALL FOUNDATION WORK SHALL CEASE IMMEDIATELY.
- WITHIN AN AREA A MINIMUM OF 5 FEET EXCEEDING THE BUILDING LIMITS, EXCAVATE A MINIMUM OF 4" OF EXISTING SOIL, REMOVE ALL ORGANICS, PAVEMENT, ROOTS, DEBRIS AND OTHERWISE UNSATISFACTORY MATERIAL.
- THE SURFACE OF THE EXPOSED SUBGRADE SHALL BE INSPECTED BY PROBING OR TESTING TO CHECK FOR POCKETS OF SOFT OR UNSATURATED MATERIAL. EXCAVATE UNSATURATED SOIL AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.
- PROTECT THE SURFACE OF THE EXPOSED SUBGRADE WITH A LOADED TANDEM AXLE DUMP TRUCK, REMOVING ALL SOIL FROM PAVEMENT OR HOT CORNER PROPERTY AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.
- FILL ALL EXCAVATED AREAS WITH APPROVED CONTROLLED FILL PLACE IN 8" LOOSE LIFTS AND THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1558. COMPACT TO A MINIMUM OF 95% RELATIVE COMPACTION.
- THE STRUCTURAL DRAWINGS HEREIN REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK AND CONNECTIONS HAVE BEEN COMPLETED. THE BRACING, BRACING, SAFETY, ADJUSTMENT AND MODIFICATION OF EXISTING BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO WORK ON EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS.
- WHERE REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE ALLOWED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.
- BEFORE PROCEEDING WITH ANY WORK WITHIN THE EXISTING FACILITY, THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH EXISTING STRUCTURAL AND OTHER CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY BRACING, SHORING AND OTHER SAFETY DEVICES TO MAINTAIN ALL PARTS OF THE EXISTING WORK IN A SAFE CONDITION DURING THE PROCESS OF DEMOLITION AND CONSTRUCTION AND TO PROTECT FROM DAMAGE THOSE PORTIONS OF THE EXISTING WORK WHICH ARE TO REMAIN.

**SHOP DRAWING REVIEW:**

- REVIEW BY THE ARCHITECT/ENGINEER IS FOR GENERAL COMPLIANCE WITH THE DESIGN CONCEPT AND THE CONTRACT DOCUMENTS. WORKMAN OR COMMENTS SHALL NOT BE CONSIDERED AS RELIEVING THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. HOUR DEPARTURES THEREFROM THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY. FOR COMPLIANCE AND CORRECTING ALL QUANTITIES AND DIMENSIONS. WHEN SHOP DRAWINGS DIFFER FROM OR ADD TO THE REQUIREMENTS OF THE STRUCTURAL DRAWINGS THEY SHALL BE DESIGNATED AND SHOWN BY AN ENGINEER OF RECORD. ALL SHOP DRAWING ELEMENTS THAT DIFFER FROM CONTRACT DOCUMENTS SHALL BE SPECIFICALLY IDENTIFIED BY THE CONTRACTOR IN WRITING.


**ACCESSIBILITY NOTE:**

- THE TELECOMMUNICATIONS EQUIPMENT SPACE SHOWN HEREON THESE PLANS IS NOT CONSIDERED OCCUPIED. WORK TO BE PERFORMED IN THIS FACILITY CANNOT REASONABLY BE PERFORMED BY PERSONS WITH A SEVERE IMPAIRMENT: MOBILITY, SIGHT, AND/OR HEARING. HOWEVER, FOR CALIFORNIA BUILDING CODE THIS FACILITY SHALL BE EXEMPTED FROM ALL TITLE 24 ACCESS REQUIREMENTS.

REV	DATE/BY	DESCRIPTION
0	02/29/17 AS	ISSUED FOR 100% CD

ENGINEER / CONSULTANT

SITE BUILDER



A&E DEVELOPMENT

DEVELOPMENT SERVICES  
A&E SERVICES

2310 E. Birch Street #250  
Brea, California 92621  
(714)728-8434 (714)333-4441 fax  
www.aae-us.com

SITE DEVELOPMENT

DEVELOPMENT SERVICES

3310 E. Birch Street #250  
Brea, California 92621  
(714)728-8434 (714)333-4441 fax  
www.aae-us.com

SITE INFORMATION

SITE NAME:  
**AGOURA HIGH SCHOOL  
LA0403**

PA#3551A062J9 & 3551A070FT

SITE ADDRESS:  
28545 DRIVER AVENUE  
AGOURA HILLS, CA 91301

LOS ANGELES COUNTY

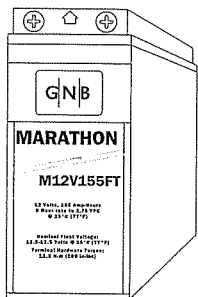
SHEET TITLE  
GENERAL NOTES & SPECIFICATIONS

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
SMR	SMR	07/27/2016

SHEET NUMBER  
**T-2**

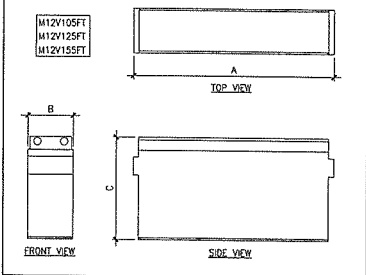
# MARATHON™



## SPECIFICATIONS Front Terminal Batteries



MODEL NUMBER	VOLTAGE	CAPACITY (AH)			NOMINAL DIMENSIONS						NOMINAL WEIGHT
		20°C	25°C	30°C	A	B	C	A	B	C	
M12V105FT	12	104	109	20.32	4.33	9.58	5.11	11.0	2.28	7.4	35.6
M12V125FT	12	125	131	22.00	4.90	11.15	5.59	12.4	2.83	10.5	47.6
M12V155FT	12	155	160	22.00	4.90	11.15	5.59	12.4	2.83	11.9	53.8



### BATTERY RACK

BATTERY MANUFACTURER INFORMATION	
BATTERY MANUFACTURER:	GNB INDUSTRIAL POWER
ADDRESS:	3950 SUSSEX AVE AURORA, IL 60504
PHONE:	(800) 523-4622
FAX:	(610) 921-4052
ATTN:	ERIC MURRAY
BATTERY SUMMARY	
BATTERY TYPE:	M12V155FT
BATTERY QUANTITY:	18
BATTERY WEIGHT:	119 LBS PER BATTERY
TOTAL BATTERY WEIGHT PER CABINET/RACK:	18 BATTERIES X 119 LBS = 2142 LBS
ELECTROLYTE VOLUME PER BATTERY:	1.88 GALLONS PER BATTERY
ACID % BY WEIGHT:	17% PER BATTERY
% OF ACID IN ELECTROLYTES:	40% PER BATTERY
ELECTROLYTE QUANTITY PER CABINET/RACK:	18 BATTERIES X 1.88 GALLONS = 33.84 GALLONS
ACID QUANTITY PER CABINET/RACK:	18 BATTERIES X 0.75 GALLONS = 13.5 GALLONS
ARTICLE 64:	NOT APPLICABLE
ARTICLE 80:	NOT APPLICABLE

### FIRE DEPARTMENT NOTES:

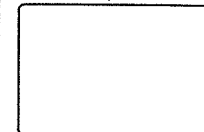
- FIRE SPRINKLER SYSTEM WITHIN THE BUILDING OR TENANT SPACE WAS APPROVED FOR THE ORIGINAL OCCUPANCY AND LAYOUT OF THE BUILDING. THE SPRINKLER SYSTEM WILL HAVE TO BE MODIFIED. (SEE NFPA 13). A LICENSED C-16 CONTRACTOR SHALL DO SPRINKLER WORK. PLANS SHALL BE SUBMITTED WITH CURRENT FEE TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. (FEE MUST BE SUBMITTED WITH PLANS) THE MAINTENANCE RECORDS FOR THE SPRINKLER SYSTEM IN THIS BUILDING MUST BE AVAILABLE ON-SITE FOR REVIEW BY A FIRE DEPARTMENT INSPECTOR. A FIVE YEAR CERTIFICATION FOR THE EXISTING SPRINKLER SYSTEM IS REQUIRED PER NFPA 25, 2002 EDITION SPRINKLER STANDARDS. ALL CORRECTION WORK NOTED AT FIVE YEAR CERTIFICATION MUST BE PERFORMED AND COMPLETED. PROOF OF WORK FROM THE SPRINKLER CONTRACTOR WILL BE REQUIRED. SPRINKLER RISER ROOM MUST HAVE INDICATING EXTERIOR AND/OR INTERIOR DOOR SIGNS, AS APPLICABLE.
- DURING CONSTRUCTION, COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE PREMISES WHENEVER PRACTICAL (I.E.: AT THE END OF THE WORK DAY). COMBUSTIBLES SHALL NOT BE BURNED ON SITE. REF CFC, SECTION 1404.2
- WHEN CUTTING AND WELDING OR USING A TORCH OR ANY OPEN FLAME DEVICES AROUND COMBUSTIBLES, A FIRE WATCH SHALL BE POSTED WITH AN APPROVED MEANS OF EXTINGUISHING AN ANTICIPATED FIRE. CONTACT THE FIRE DEPARTMENT FOR FIRE WATCH WRITTEN GUIDELINE PACKET. REF CFC, SECTION 2604.2, AS APPLICABLE.
- AN ACCESS KEY SHALL BE PROVIDED TO CITY FIRE DEPARTMENT AND PLACED IN THE KNOX BOX LOCATED ON BUILDING SITE. CFC, 506.1, AS APPLICABLE.
- CONTACT CITY FIRE SERVICES 48 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION. CANCELLATION AFTER 1:00 P.M. THE DAY BEFORE SHALL CONSTITUTE AN ADDITIONAL INSPECTION FEE. AN ADDITIONAL INSPECTION FEE MAY BE ASSESSED WHEN SUCH PORTION OF WORK FOR WHICH INSPECTION WAS CALLED IS NOT COMPLETE OR CORRECTIONS NOT MADE. THE BUILDING CONSTRUCTION JOB CARD AND APPROVED PLANS MUST BE AT THE JOB SITE AND MADE AVAILABLE TO THE FIRE DEPARTMENT FOR INSPECTION DOCUMENTATION OF ALL INSPECTIONS. FAILURE TO PROVIDE THEM WILL RESULT IN CANCELLATION OF INSPECTION AND ADDITIONAL INSPECTION FEES.
- FIRE DEPARTMENT FINAL INSPECTION REQUIRED. SCHEDULE INSPECTION 2 DAYS IN ADVANCE.
- A CFC PERMIT TO OPERATE BATTERY SYSTEMS WITH STATIONARY LEAD-ACID BATTERIES MAY BE REQUIRED.
- A CFC PERMIT MAY BE REQUIRED FOR THE HAZARDOUS MATERIALS ON SITE AND WILL BE ISSUED BY A FIRE INSPECTOR.
- A HAZARDOUS MATERIALS IDENTIFICATION SIGN MAY BE REQUIRED, WITH THE FOLLOWING IN 1-INCH LETTERS: TOXIC LIQUID, CLASS 1 WATER REACTIVE LIQUID, CORROSIVE LIQUID.
- AN APPROVED METHOD TO NEUTRALIZE SPILLED ELECTROLYTE SHALL BE PROVIDED IN THE BATTERY ROOM.
- LOCATIONS AND CLASSIFICATIONS OF FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE UFC STANDARD 10-1 AND PLACEMENT IS SUBJECT TO THE APPROVAL OF THE FIRE INSPECTOR.

### NOTE:

- THESE LEVELS ARE BELOW THE THRESHOLD OF ARTICLE 64 STATIONARY LEAD-ACID BATTERY SYSTEMS OF 100 GALLONS IN SPRINKLERED BUILDINGS & 50 GALLONS IN UNSPRINKLERED BUILDINGS.

REV	DATE/BY	DESCRIPTION
0	02/27/11 SMR	ISSUED FOR 100K CD

ENGINEER / CONSULTANT



SITE BUILDER



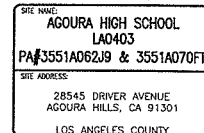
A&E DEVELOPMENT



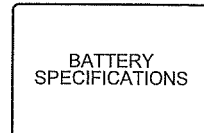
SITE DEVELOPMENT



SITE INFORMATION



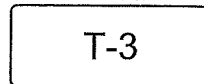
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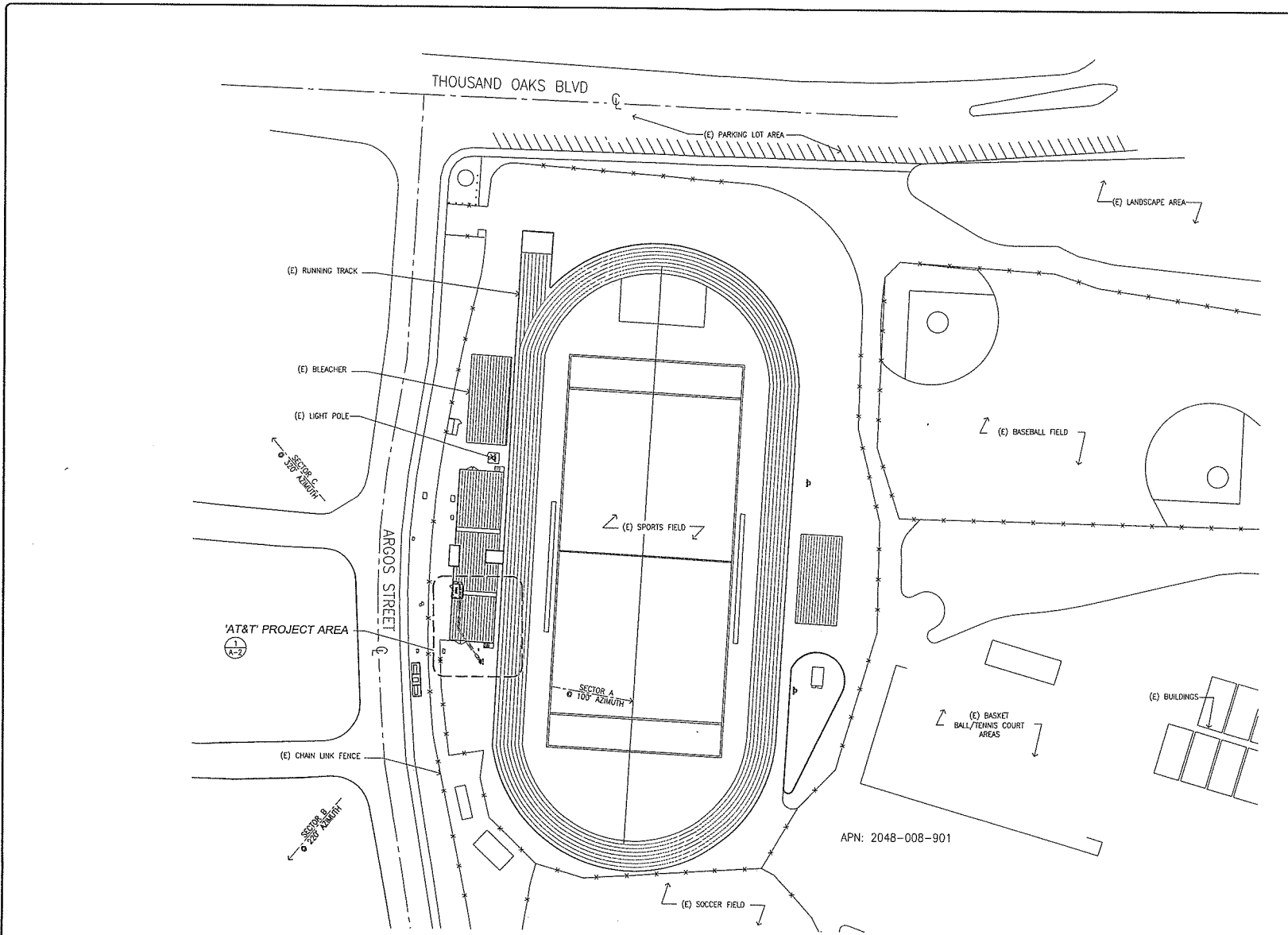


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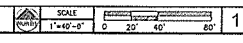
DRAWN BY	CHECKED BY	ISSUE DATE
SMR	SMR	07/27/2016

SHEET NUMBER





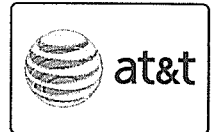
SITE PLAN



REV	DATE/BY	DESCRIPTION
0	02/25/17 AM	ISSUED FOR 100% CDR

ENGINEER / CONSULTANT

SITE BUILDER



A&E DEVELOPMENT

DEVELOPMENT SERVICES  
A&E SERVICES  
3350 E. Birch Street #250  
Brea, California 92821  
(714)728-8484 (714)353-4441 fax  
www.aae.us.com

SITE DEVELOPMENT

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A&E SERVICES  
3350 E. Birch Street #250  
Brea, California 92821  
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SITE INFORMATION

SITE NAME:  
AGOURA HIGH SCHOOL  
LA0403  
PA#3551A062J9 & 3551A070FT  
SITE ADDRESS:  
28545 DRIVER AVENUE  
AGOURA HILLS, CA 91301  
LOS ANGELES COUNTY

SHEET TITLE

SITE PLAN

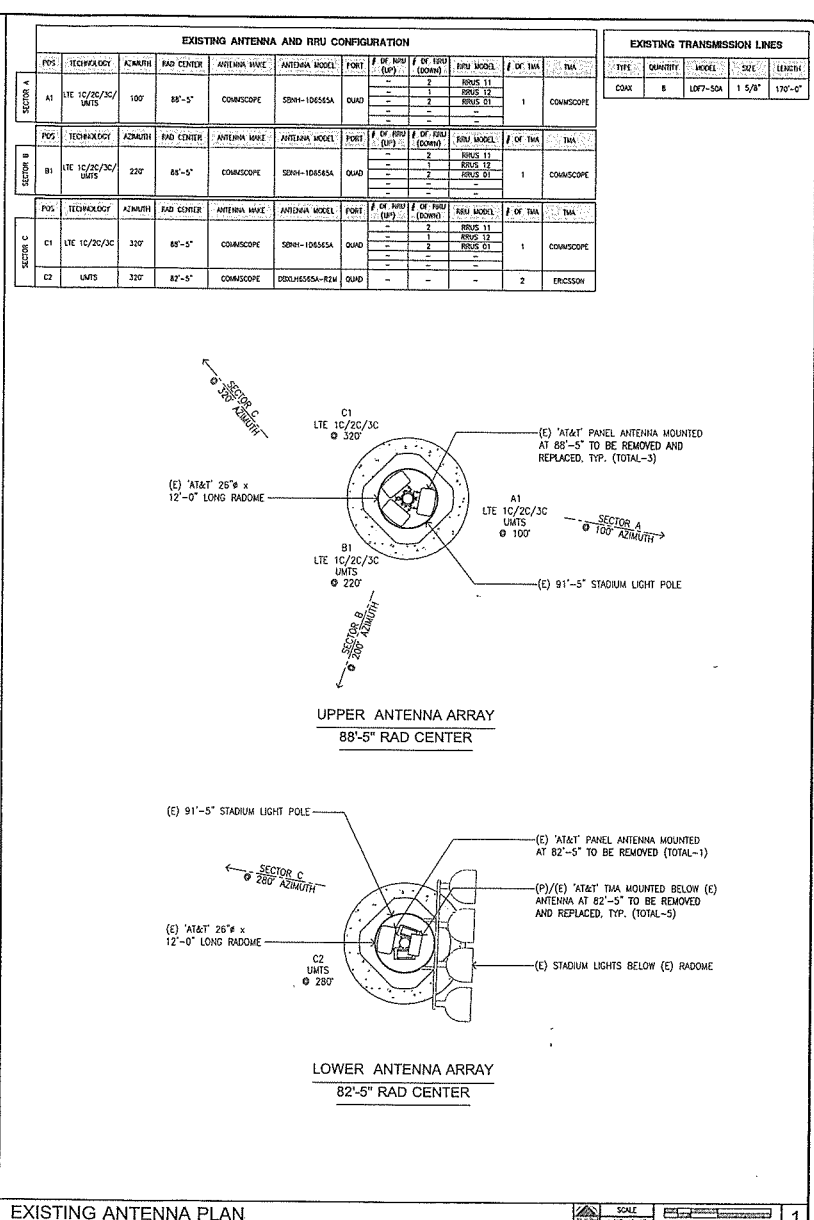
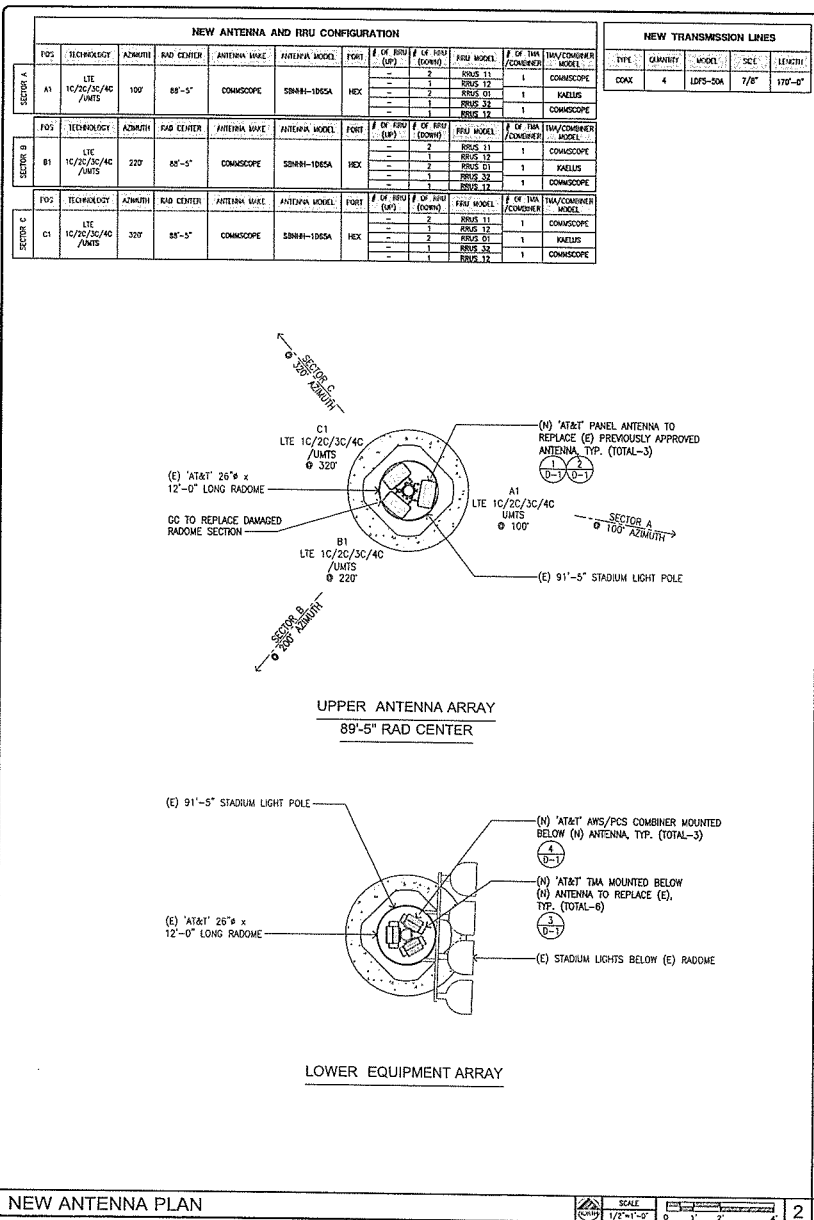
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DRAWN BY	CHECKED BY	ISSUE DATE
SMR	SMR	07/27/2016

SHEET NUMBER

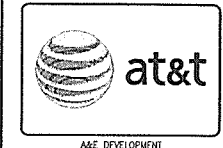
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REV	DATE	BY	DESCRIPTION
0	02/20/17	SMR	ISSUED FOR 100% CDs

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SITE DEVELOPMENT  
 DEVELOPMENT SERVICES  
 2350 E. Birch Street #250  
 Brea, California 92621  
 (714) 728-0454 (714) 333-4441 fax  
 www.aandd.com

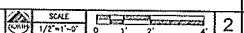
SITE INFORMATION  
 SITE NAME: AGOURA HIGH SCHOOL LA0403  
 PA#3551A062J9 & 3551A070FT  
 SITE ADDRESS: 28545 DRIVER AVENUE AGOURA HILLS, CA 91301  
 LOS ANGELES COUNTY  
 SHEET TITLE

ANTENNA PLANS

DRAWING INFORMATION		
DRAWN BY	CHECKED BY	ISSUE DATE
SMR	SMR	07/27/2016

SHEET NUMBER  
**A-3**

NEW ANTENNA PLAN



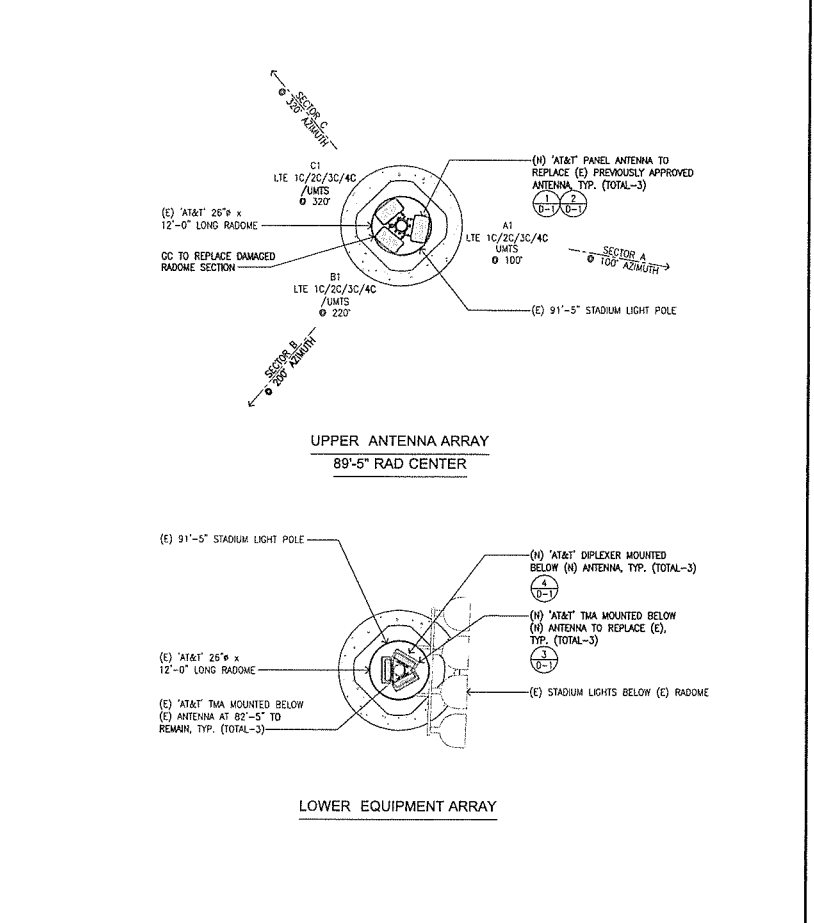
EXISTING ANTENNA PLAN





NEW ANTENNA AND RRU CONFIGURATION												
SECTOR	POS	TECHNOLOGY	AZIMUTH	RAD CENTER	ANTENNA WAVE	ANTENNA MODEL	PORT	# OF RRU (RRP)	# OF RRU (EDMP)	RRU MODEL	# OF TRX /COMPONENT	TMA/DIPLEXER MODEL
SECTOR A	A1	LTE 1C/2C/3C/4C /UMTS	100°	88'-5"	CONSCOPE	SBNH-1065A	HEX	-	2	RRUS 11	1	CONSCOPE
								-	1	RRUS 12	1	KAEIUS
								-	2	RRUS 01	1	KAEIUS
								-	1	RRUS 32	1	KAEIUS
SECTOR B	B1	LTE 1C/2C/3C/4C /UMTS	320°	88'-5"	CONSCOPE	SBNH-1065A	HEX	-	2	RRUS 11	1	CONSCOPE
								-	1	RRUS 12	1	KAEIUS
								-	2	RRUS 01	1	KAEIUS
								-	1	RRUS 32	1	KAEIUS
SECTOR C	C1	LTE 1C/2C/3C/4C /UMTS	330°	88'-5"	CONSCOPE	SBNH-1065A	HEX	-	2	RRUS 11	1	CONSCOPE
								-	1	RRUS 12	1	KAEIUS
								-	2	RRUS 01	1	KAEIUS
								-	1	RRUS 32	1	KAEIUS

NEW TRANSMISSION LINES					
TYPE	QUANTITY	MODEL	SIZE	LENGTH	
COAX	4	L2FS-50A	7/8"	170'-0"	



REV	DATE/BY	DESCRIPTION
0	07/28/17	ISSUED FOR 100% CD
1	04/03/17	REVISED PER PLANNING COMMENTS
2	04/07/17	REVISED PER PLANNING COMMENTS

ENGINEER / CONSULTANT

SITE BUILDER



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SITE DEVELOPMENT

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Irvine, California 92618  
(714)728-8408 (714)333-4441 fax  
www.sdfc-us.com

SITE INFORMATION

SITE NAME:  
**AGOURA HIGH SCHOOL  
LA0403**

PA# 3551A062J9 & 3551A070FT

SITE ADDRESS:  
28545 DRIVER AVENUE  
AGOURA HILLS, CA 91301  
LOS ANGELES COUNTY

SHEET TITLE

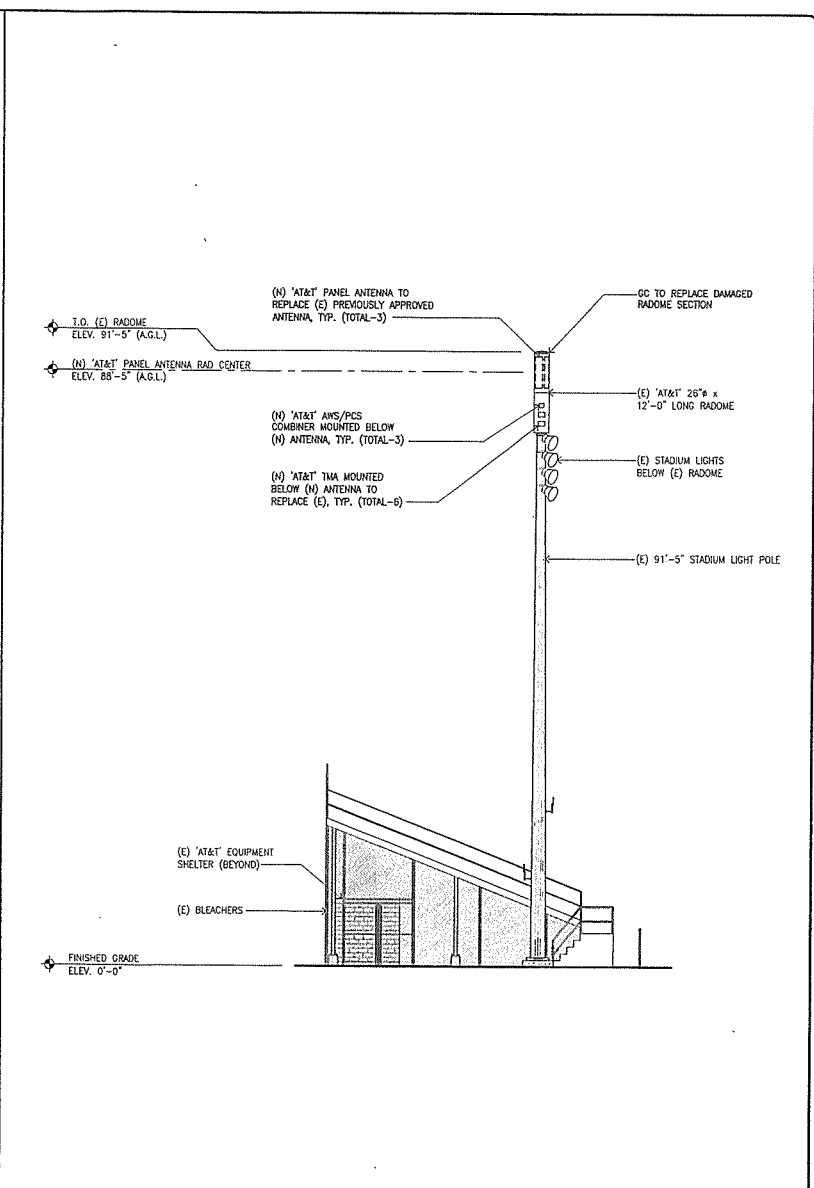
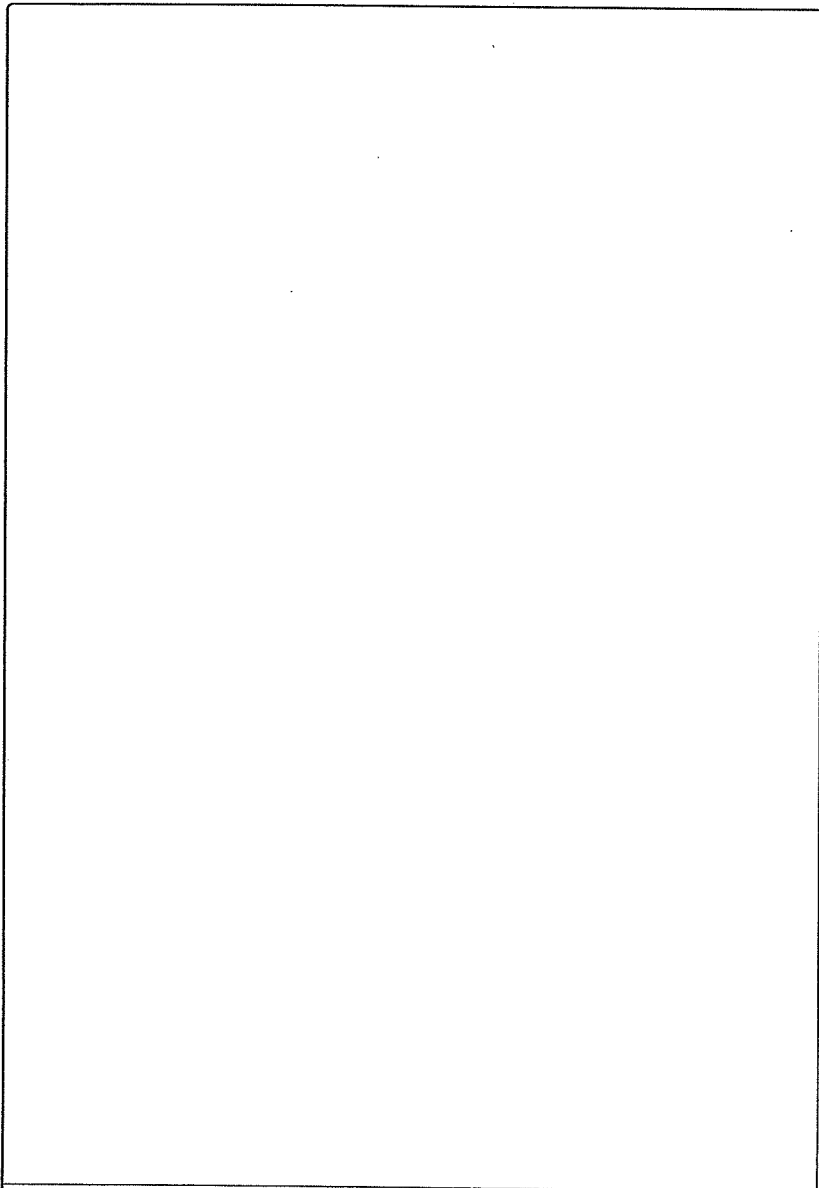
ANTENNA PLANS

DRAWING INFORMATION			
DRAWN BY	CHECKED BY	ISSUE DATE	ISSUE NUMBER
SMR	SMR	07/27/2016	

SHEET NUMBER

**A-4**

NOT USED



REV	DATE/BY	DESCRIPTION
0	02/22/17 AT	ISSUED FOR 100% CDR

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SITE INFORMATION

SITE NAME  
**AGOURA HIGH SCHOOL  
LA0403**  
**PA#3551A062J9 & 3551A070FT**  
SITE ADDRESS  
28545 DRIVER AVENUE  
AGOURA HILLS, CA 91301  
LOS ANGELES COUNTY

SHEET TITLE

**FINAL SOUTH  
ELEVATION**

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
SMR	SMR	07/27/2016

SHEET NUMBER

**A-5**

NOT USED

2 FINAL SOUTH ELEVATION

SCALE  
1/8"=1'-0"  
0 2' 4' 8' 16'

1

REV	DATE/BY	DESCRIPTION
0	07/22/17 SMR	ISSUED FOR 100% CD
1	04/26/17 SMR	REVISED PER PLANNING COMMENTS
2	04/27/17 SMR	REVISED PER PLANNING COMMENTS

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SITE INFORMATION

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**AGOURA HIGH SCHOOL  
LA0403**

PA# 3551A062J9 & 3551A070FT

SITE ADDRESS:  
28545 DRIVER AVENUE  
AGOURA HILLS, CA 91301  
LOS ANGELES COUNTY

SHEET TITLE

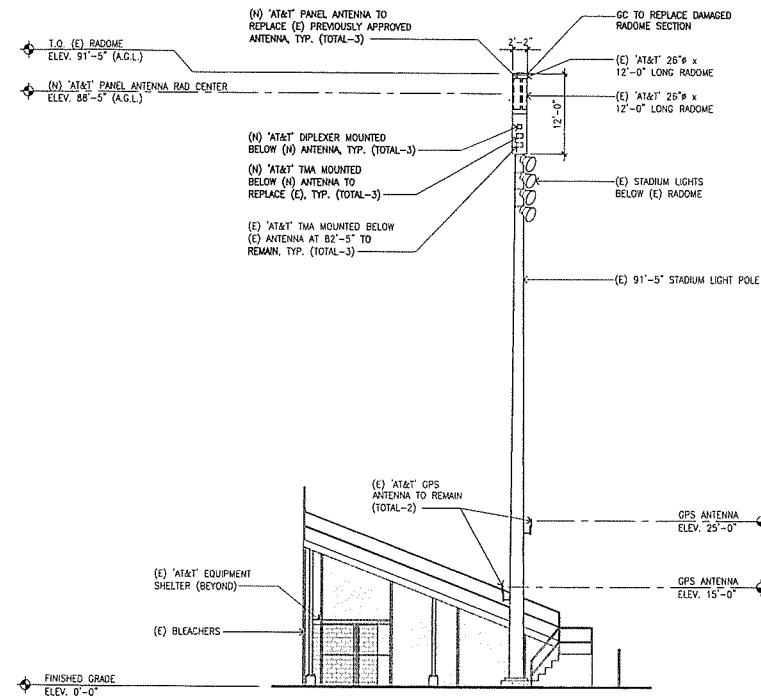
**FINAL SOUTH  
ELEVATION**

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
SMR	SMR	07/27/2016

SHEET NUMBER

**A-6**

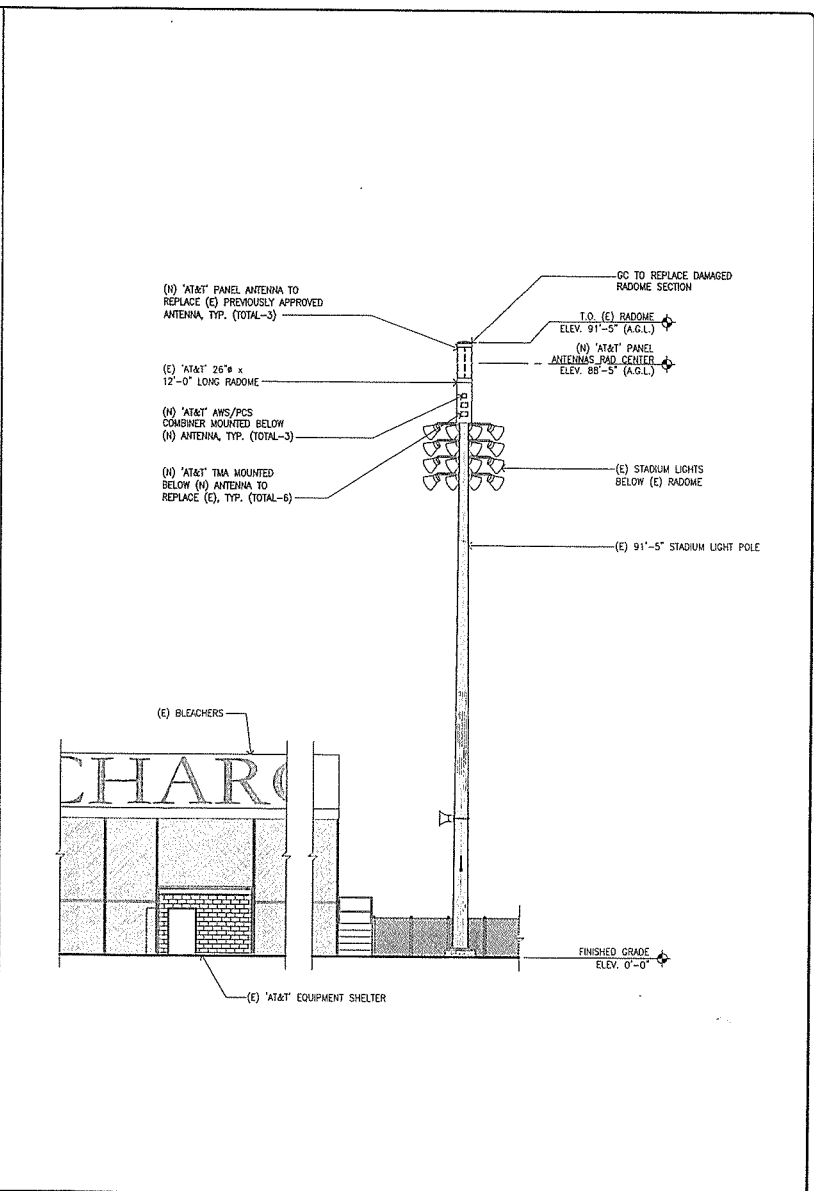
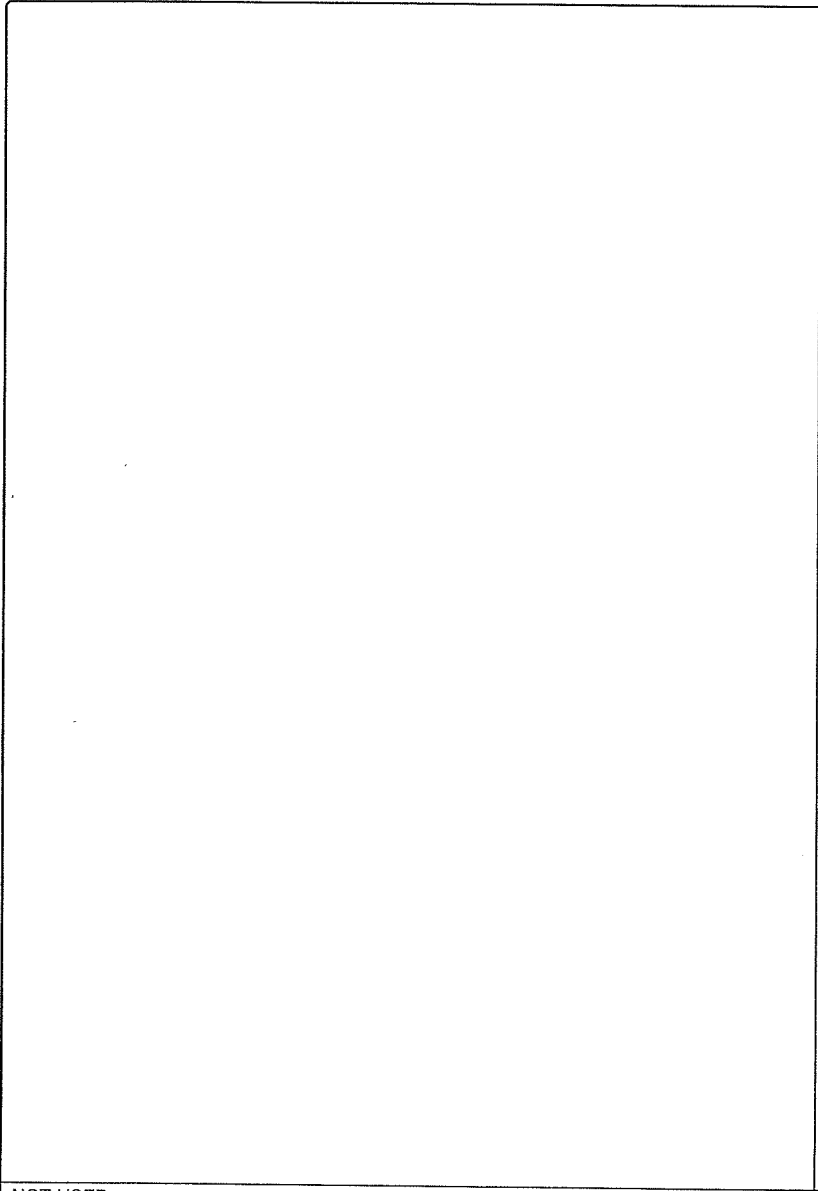


NOT USED

2 FINAL SOUTH ELEVATION

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

1



REV	DATE/BY	DESCRIPTION
0	02/28/17 SM	ISSUED FOR 100% CD

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3350 E. Birch Street #250  
Irvine, California 92617  
(714)733-8404 (714)335-4441 fax  
www.aae.us.com

SITE INFORMATION

SITE NAME:  
AGOURA HIGH SCHOOL  
LA0403  
PA#3551A062J9 & 3551A070FT

SITE ADDRESS:  
28545 DRIVER AVENUE  
AGOURA HILLS, CA 91301

LOS ANGELES COUNTY

SHEET TITLE

FINAL WEST ELEVATION

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
SMR	SMR	07/27/2016

SHEET NUMBER

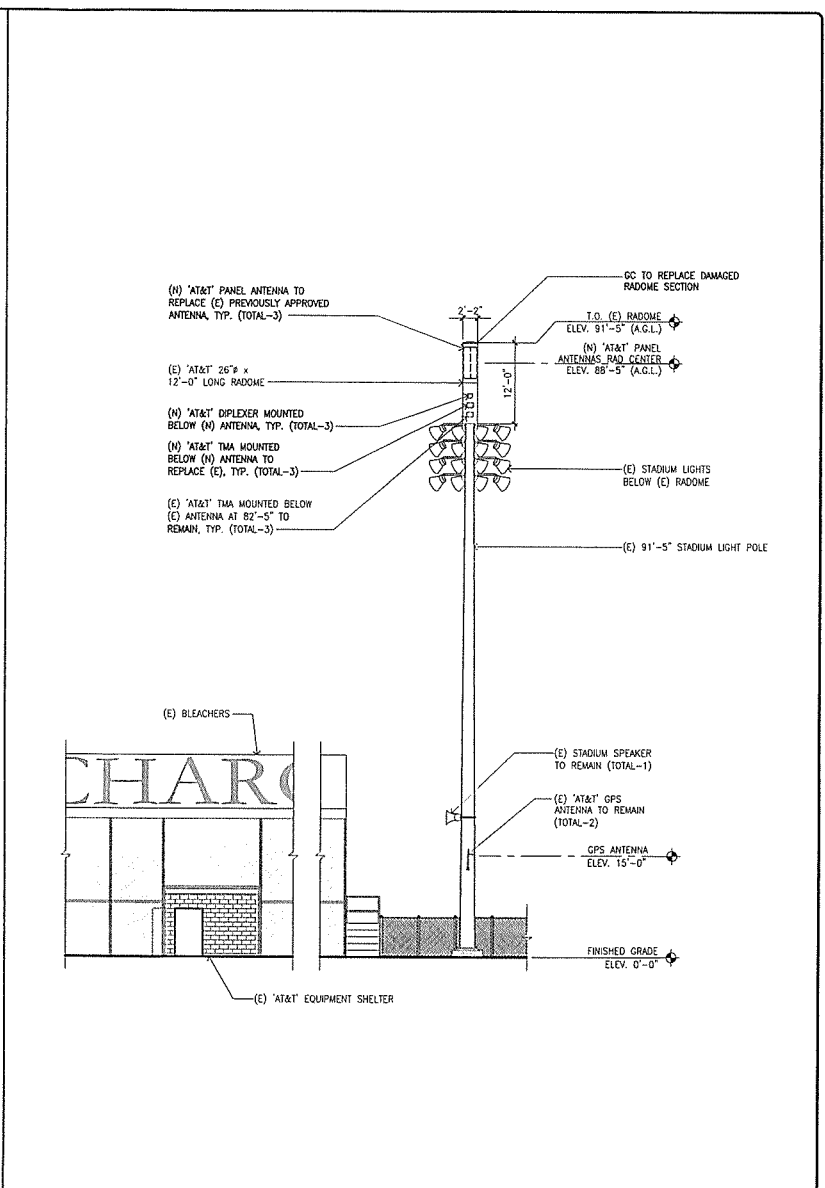
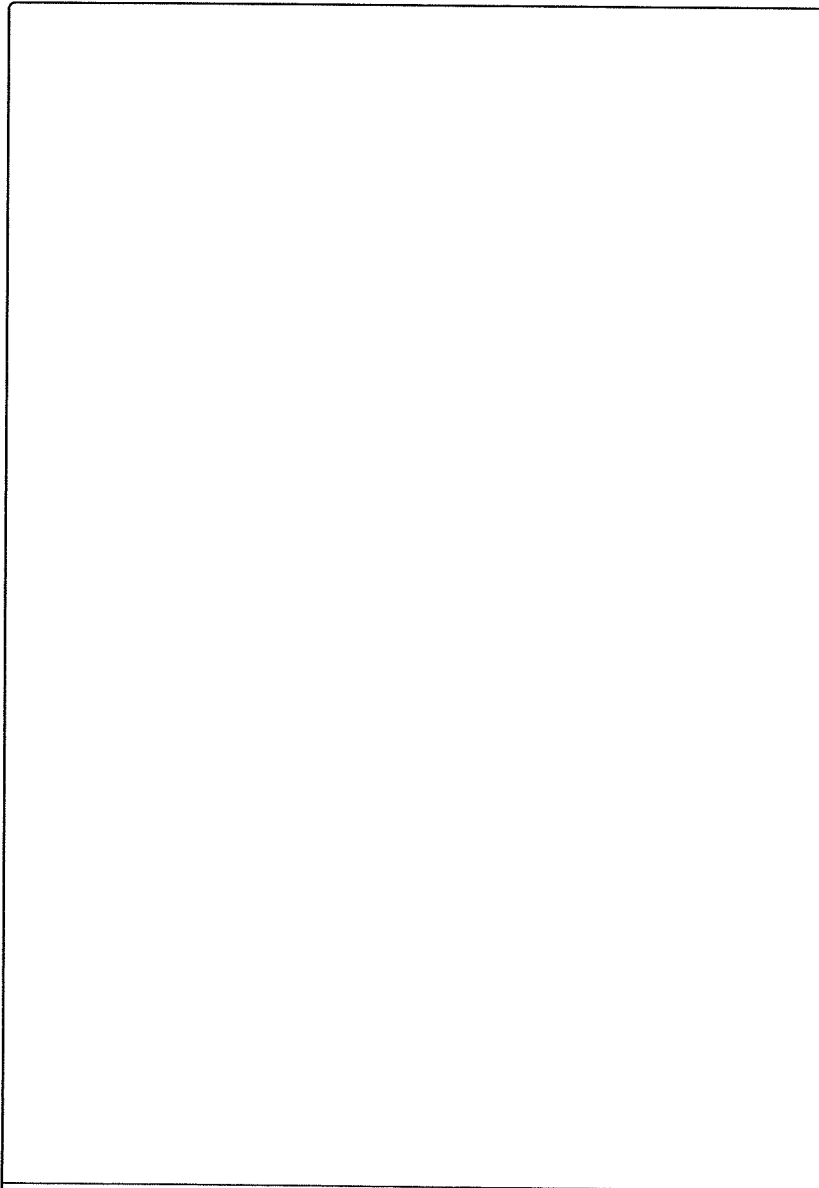
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NOT USED

2 FINAL WEST ELEVATION

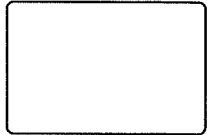
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0 2' 4' 8' 16'

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REV	DATE/BY	DESCRIPTION
0	02/29/17 SMR	ISSUED FOR ISSUE EDC
1	04/25/17 SMR	REVISED FOR PLANNING COMMENTS
2	04/27/17 SMR	REVISED FOR PLANNING COMMENTS

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SITE BUILDER



A&E DEVELOPMENT



SITE DEVELOPMENT



SITE INFORMATION

SITE NAME:  
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LA0403**  
PA#3551A062J9 & 3551A070FT  
SITE ADDRESS:  
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AGOURA HILLS, CA 91301  
LOS ANGELES COUNTY  
SHEET TITLE

**FINAL WEST  
ELEVATION**

DRAWING INFORMATION

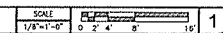
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SMR	SMR	07/27/2016

SHEET NUMBER

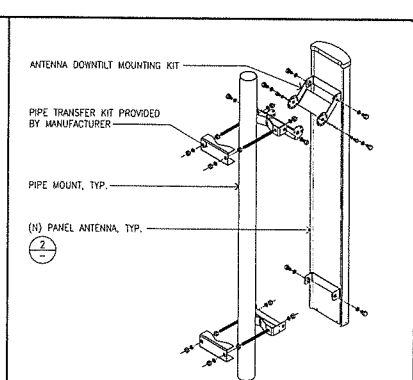
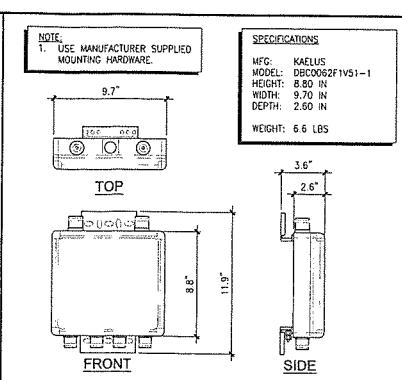
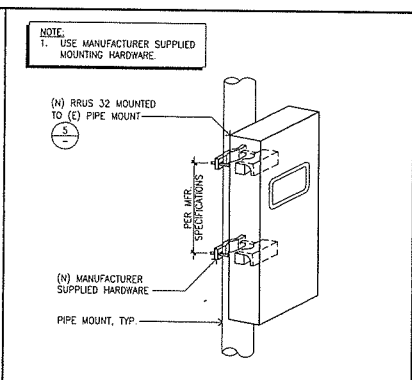
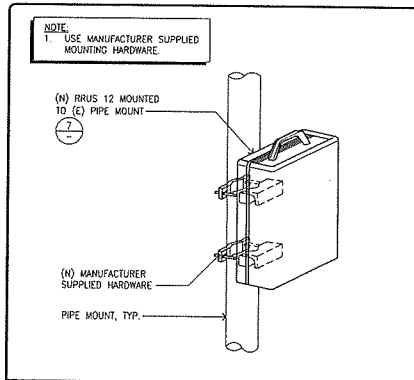
**A-8**

NOT USED

2 FINAL WEST ELEVATION



1

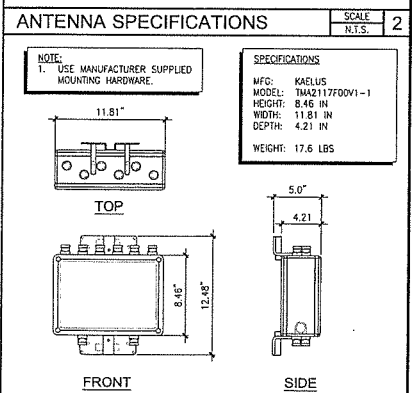
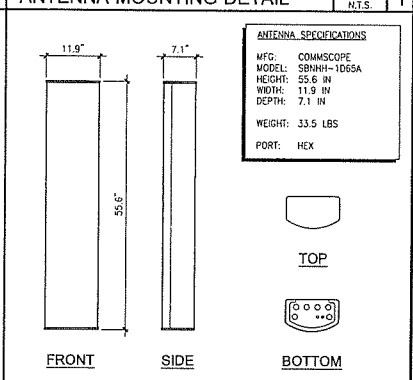
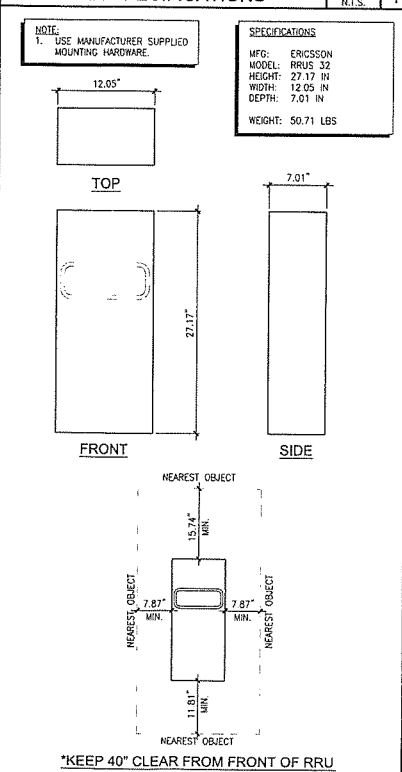
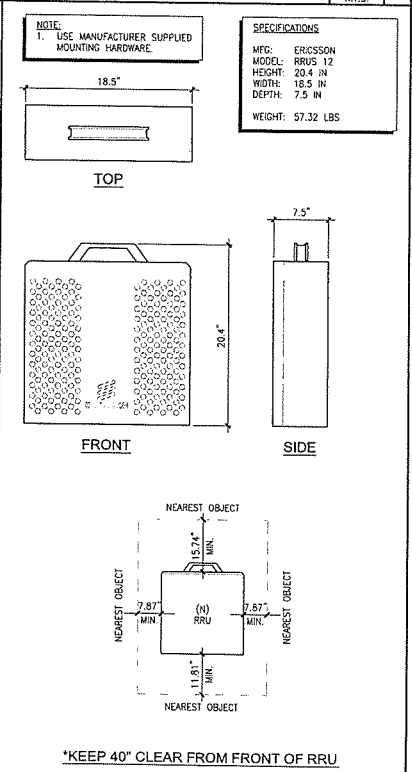
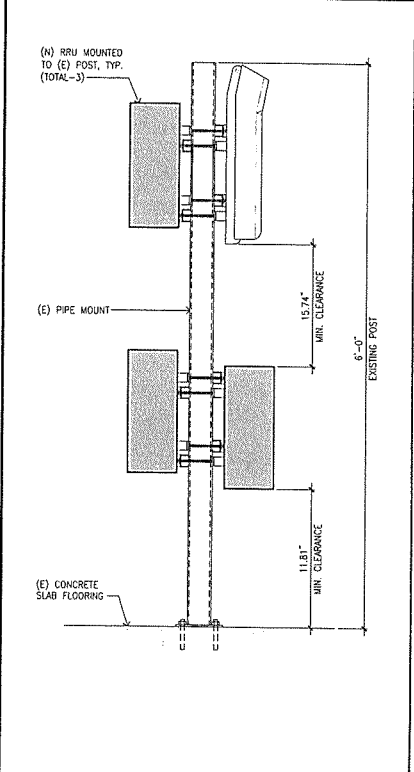


RRUS 12 MOUNTING DETAIL SCALE N.T.S. 8

RRUS 32 MOUNTING DETAIL SCALE N.T.S. 6

DIPLEXER SPECIFICATIONS SCALE N.T.S. 4

ANTENNA MOUNTING DETAIL SCALE N.T.S. 1



RRU MOUNTING DETAIL SCALE N.T.S. 9

RRUS 12 SPECIFICATIONS SCALE N.T.S. 7

RRUS 32 SPECIFICATIONS SCALE N.T.S. 5

TMA SPECIFICATIONS SCALE N.T.S. 3

REV	DATE/BY	DESCRIPTION
0	02/05/17 SM	ISSUED FOR 100% CDR
1	04/05/17 SM	REVISED FOR PLANNING COMMENTS
2	04/05/17 SM	REVISED FOR PLANNING COMMENTS

ENGINEER / CONSULTANT

SITE BUILDER



A&E DEVELOPMENT

DEVELOPMENT SERVICES  
A&E SERVICES  
3350 E. 81st Street #250  
Irvine, California 92617  
(714)728-8404 (714)333-4441 fax  
www.cdr-wi.com

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Irvine, California 92617  
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PA#3551A062J9 & 3551A070FT  
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AGOURA HILLS, CA 91301  
LOS ANGELES COUNTY

SHEET TITLE

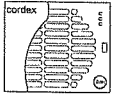
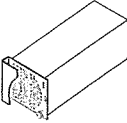
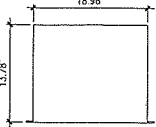
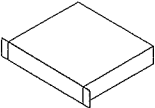

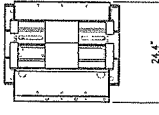
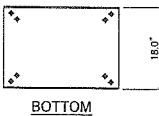
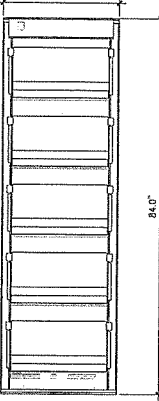
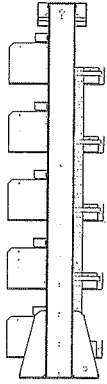
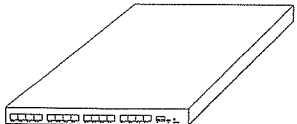
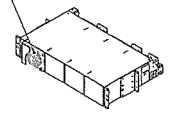

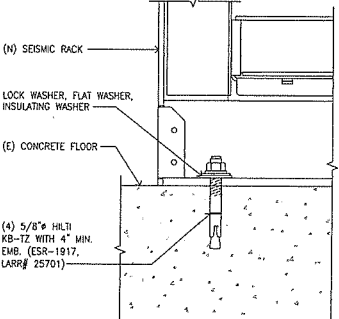
DETAILS

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DRAWN BY: SMR  
CHECKED BY: SMR  
ISSUE DATE: 07/27/2016

SHEET NUMBER

D-1

	<p><b>NOTE:</b> 1. USE MANUFACTURER SUPPLIED MOUNTING HARDWARE.</p> <p><b>EQUIPMENT SPECIFICATIONS</b> MFG: ALPHA TECHNOLOGIES MODEL: 012-526-20-D40 HEIGHT: 3.30 IN WIDTH: 3.94 IN DEPTH: 9.25 IN WEIGHT: 6.20 LBS</p>  <p>FRONT VIEW</p>  <p>ISOMETRIC VIEW</p>	<p><b>NOTE:</b> 1. USE MANUFACTURER SUPPLIED MOUNTING HARDWARE.</p> <p><b>EQUIPMENT SPECIFICATIONS</b> MFG: ERICSSON MODEL: RBS 6601 HEIGHT: 2.60 IN WIDTH: 18.98 IN DEPTH: 13.78 IN WEIGHT: 23.15 LBS</p>  <p>TOP VIEW</p>  <p>SIDE VIEW</p>  <p>FRONT VIEW</p> <p>(N) XMU WITHIN RBS 6601 CASING</p>	<p><b>EQUIPMENT SPECIFICATIONS</b> MFG: EMERSON NETWORK POWER MODEL: 24BA1200-23/48BA1200-23 HEIGHT: 84.0 IN WIDTH: 25.8 IN DEPTH: 18 IN S TRAY: 300 LBS MAX WEIGHT W/ BATTERIES: 3,510 LBS</p>  <p>TOP</p>  <p>BOTTOM</p>  <p>FRONT</p>  <p>SIDE</p>
NOT USED	9 CONVERTER MODULE	RBS 6601 - V2 CHASSIS DETAIL	
NOT USED	10 NOT USED	<p><b>NOTE:</b> 1. USE MANUFACTURER SUPPLIED MOUNTING HARDWARE.</p> <p><b>EQUIPMENT SPECIFICATIONS</b> MFG: ERICSSON MODEL: R503 XMU HEIGHT: 1.22 IN WIDTH: 13.80 IN DEPTH: 11.00 IN WEIGHT: 6.90 LBS</p> 	<p><b>EQUIPMENT SPECIFICATIONS</b> MFG: ERICSSON MODEL: R503 XMU HEIGHT: 1.22 IN WIDTH: 13.80 IN DEPTH: 11.00 IN WEIGHT: 6.90 LBS</p>
NOT USED	11 NOT USED	7 XMU SPECIFICATIONS	NETSURE BATTERY RACK-5 TRAY
NOT USED	11 NOT USED	<p><b>NOTE:</b> 1. USE MANUFACTURER SUPPLIED MOUNTING HARDWARE. 2. THE SYSTEM IS A UNIVERSAL 19" OR 23" RACK MOUNT DESIGN.</p> <p><b>EQUIPMENT SPECIFICATIONS</b> MFG: ALPHA TECHNOLOGIES MODEL: 052-997-20-000 HEIGHT: 8.75 IN WIDTH: 17.24 IN DEPTH: 12.20 IN WEIGHT: 42.0 LBS</p>  <p>ISOMETRIC VIEW</p>  <p>FRONT VIEW</p> <p>012-526-20 MODULE</p>	 <p>(N) SEISMIC RACK</p> <p>LOCK WASHER, FLAT WASHER, INSULATING WASHER</p> <p>(E) CONCRETE FLOOR</p> <p>(4) 5/8" HILTI KB-TZ WITH 4" MIN. EMB. (CSR-1917, LARR# 25701)</p>
NOT USED	11 NOT USED	8 DC CONVERTER SHELF	SEISMIC RACK MOUNTING

REV	DATE/BY	DESCRIPTION
0	02/25/17	ISSUED FOR 100% CON

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DEVELOPMENT SERVICES  
A&E SERVICES  
3318 E. Birch Street #250  
Folsom, California 95721  
(714)778-8424 (714)333-4441 fax  
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SITE DEVELOPMENT

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3318 E. Birch Street #250  
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SITE INFORMATION

SITE NAME:  
AGOURA HIGH SCHOOL  
LA0403  
PA#3551A062J9 & 3551A070FT  
SITE ADDRESS:  
28545 DRIVER AVENUE  
AGOURA HILLS, CA 91301  
LOS ANGELES COUNTY

DETAILS

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
SMR	SMR	07/27/2016

SHEET NUMBER

D-2

**GENERAL NOTES:**

1. THE SEISMIC BRACING AND ANCHORAGE OF ELECTRICAL CONDUITS AND WIRE WAY SHALL BE IN ACCORDANCE WITH THE 2016 CALIFORNIA BUILDING CODE AND "GUIDELINE FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS," PUBLISHED BY SAMINA AND PPG, OR THE SUPER STRUT -SEISMIC RESTRAINT, OR THE KIN-LINE-SEISMIC RESTRAINT SYSTEM.

2. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE NEW 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 REQUIREMENTS OF THE FOLLOWING:

- AMERICAN SOCIETY OF TESTING MATERIALS (ASTM)
- INSULATED POWER CABLE ENGINEERS ASSOCIATION (IPCEA)
- NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
- AMERICAN STANDARD ASSOCIATION (ASA)
- FIRE PROTECTION AGENCY (NFPA)
- AMERICAN NATIONAL STANDARD INSTITUTE (ANSI)
- CALIFORNIA ELECTRICAL CODE (CEC) - LATEST EDITION
- CALIFORNIA CODE OF REGULATIONS TITLE 24 (CCR)
- INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
- ALL LOCAL CODES AND ORDINANCES OF AGENCIES HAVING JURISDICTION, WHERE THE CODES HAVE DIFFERENT LEVELS OF REQUIREMENTS, THE MOST STRINGENT RULE SHALL APPLY.

3. THE CONTRACTOR SHALL VISIT THE SITE INCLUDING ALL AREAS INDICATED ON THE DRAWINGS. HE SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND BY ACCEPTS THE CONDITIONS UNDER WHICH HE SHALL BE REQUIRED TO PERFORM HIS WORK.

4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COMPLETE SET OF CONTRACT DOCUMENTS, ADDENDA, DRAWINGS AND 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.

5. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, CHARGES, AND INCIDENTAL COSTS NECESSARY FOR EXECUTION AND COMPLETION OF ELECTRICAL WORK, INCLUDING ALL CHARGES BY STATE, COUNTY AND LOCAL GOVERNMENTAL AGENCIES.

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 ARCHITECT DURING BID TIME FOR CLARIFICATION. ANY SUCH CONFLICTS NOT CLARIFIED PRIOR TO BID SHALL BE SUBJECT TO THE INTERPRETATION OF THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

7. THE CONTRACTOR SHALL PROVIDE AND KEEP UP-TO-DATE A COMPLETE RECORD SET OF DRAWINGS. UPON COMPLETION OF THE WORK, A SET OF REPRODUCIBLE CONTRACT DRAWINGS SHALL BE OBTAINED FROM THE ARCHITECT, AND ALL CHANGES AS NOTED ON THE RECORD SET OF DRAWINGS SHALL BE INCORPORATED THEREON WITH BLACK INK IN A NEAT, LEGIBLE, UNDERSTANDABLE AND PROFESSIONAL MANNER. FAILURE TO KEEP RECORD DRAWINGS UP-TO-DATE SHALL CONSTITUTE CAUSE FOR WITHHOLDING OF PROGRESS PAYMENTS.

8. ALL INTERRUPTION OF ELECTRICAL POWER SHALL BE KEPT TO A MINIMUM. HOWEVER, WHEN AN INTERRUPTION IS NECESSARY, THE SHUTDOWN MUST BE COORDINATED WITH THE OWNER 14 DAYS PRIOR TO THE OUTAGE. ANY OVERTIME PAY SHALL BE INCLUDED IN THE CONTRACTOR'S BID. WORK IN EXISTING SWITCHBOARDS OR PANELBOARDS SHALL BE COORDINATED WITH THE 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 AND/OR THE DRAWINGS HAVE BEEN FULLY COMPLETED, REPRESENTATIVES OF THE OWNER WILL INSPECT THE WORK. THE CONTRACTOR SHALL PROVIDE COMPETENT PERSONNEL TO DEMONSTRATE THE OPERATION OF ANY ITEM OR SYSTEM TO THE FULL SATISFACTION. FINAL ACCEPTANCE OF THE WORK WILL BE MADE BY THE OWNER 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. ALL EQUIPMENT MOUNTED ON ROOF FOR CONNECTION TO PCS EQUIPMENT SHALL BE MOUNTED ON UNSTRUT STANDS UTILIZING APPROVED PITCH POCKETS, FLASHING, ETC.

13. ALL FINAL CONNECTIONS TO OWNER FURNISHED EQUIPMENT SHALL BE MADE BY THE CONTRACTOR.

14. 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.

15. EXACT METHOD AND LOCATION OF CONDUIT PENETRATION AND OPENINGS IN CONCRETE WALLS OR FLOORS OR STRUCTURAL STEEL MEMBERS SHALL BE AS DIRECTED BY THE STRUCTURAL ENGINEER. PERFORM CORING, SAWCUTTING, PATCHING, AND REINFORCING 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. EXACT METHOD AND LOCATIONS OF CONDUIT PENETRATIONS AND OPENINGS IN CONCRETE WALLS OR FLOORS SHALL BE U.L. APPROVED. DO NOT CUT OR BREAK ANY EXISTING REINFORCING BARS IN EXISTING CONCRETE OR MASONRY. IF IN DOUBT REGARDING LOCATION OF REINFORCING, THEN CONTRACTOR, AT CONTRACTOR'S EXPENSE, SHALL UTILIZE X-RAY, ULTRA-SOUND, OR OTHER AVAILABLE TECHNOLOGY TO LOCATE EXISTING REINFORCEMENTS PRIOR TO DRILLING OR CORING OPERATIONS.

16. CONNECTIONS TO VIBRATING EQUIPMENT AND SEISMIC SEPARATIONS: LIQUID-TIGHT FLEXIBLE STEEL CONDUIT IN DRY INTERIOR LOCATIONS; LIQUID-TIGHT FLEXIBLE STEEL CONDUIT IN AREAS EXPOSED TO WEATHER, DAMP LOCATIONS, CONNECTIONS TO TRANSFORMER ENCLOSURES, AND FINAL CONNECTIONS TO MOTORS. PROVIDE A SEPARATE INSULATED EQUIPMENT GROUNDING CONDUCTOR IN FLEXIBLE CONDUIT RUNS. MAXIMUM LENGTH SHALL BE SIX FEET UNLESS OTHERWISE NOTED.

17. ROUTE EXPOSED CONDUIT AND CONDUIT ABOVE ACCESSIBLE CEILING SPACES PARALLEL AND PERPENDICULAR TO WALLS AND ADJACENT PIPING. ARRANGE CONDUIT TO MAINTAIN HEADROOM AND TO PRESENT A NEAT APPEARANCE.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAWCUTTING, TRENCHING, BACKFILLING, COMPACTING 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 SHALL 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 BY HIM OR HIS WORK.

19. 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 NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS TO ENSURE COMPLETE AND OPERABLE SYSTEMS AS REQUIRED BY THE OWNER AND ARCHITECT/ENGINEER.

20. UTILITY PENETRATIONS, OF ANY KIND, IN FIRE AND SMOKE PARTITIONS, NON-RATED CEILINGS, AND/OR NON-RATED WALLS, SHALL BE FIRESTOPPED AND SEALED WITH AN APPROVED MATERIAL SECURELY INSTALLED.

21. STRAIGHT FEEDER, BRANCH CIRCUIT, AND CONDUIT RUNS SHALL BE PROVIDED WITH SUFFICIENT PULL BOXES OR JUNCTION BOXES TO LIMIT THE MAXIMUM LENGTH OF ANY SINGLE CABLE PULL TO 300 FEET. PULL BOXES SHALL BE SIZED PER CODE OR AS INDICATED ON DRAWINGS. LOCATIONS SHALL BE DETERMINED IN THE FIELD OR AS INDICATED ON THE DRAWINGS.

22. MAXIMUM NUMBER OF CONDUCTORS IN OUTLET OR JUNCTION BOXES SHALL CONFORM TO THE CALIFORNIA ELECTRICAL CODE, ARTICLE 370-6.

23. IDENTIFICATION NAMEPLATES SHALL BE MICARTA 1/8" INCH THICK AND OF 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 SWITCHBOARDS OR PANELBOARDS, DISCONNECT 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.

24. THE EXACT LOCATION OF ALL ELECTRICAL DEVICES AND EQUIPMENT SHALL BE COORDINATED WITH THE DETAILS, OR SECTIONS PRIOR TO INSTALLATION.

25. DRAWINGS ARE DIAGRAMMATIC ONLY. ROUTING OF CONDUITS, RACEWAYS, CABLE TRAYS, AND/OR LADDER RACKS SHALL BE AT THE DISCRETION 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, CML OR MECHANICAL ITEMS OR FEATURES.

26. SPECIAL RECEIPTABLE FOR CONNECTION TO PORTABLE EMERGENCY GENERATOR WHEN SPECIFIED SHALL BE 200 AMPERE, THREE-WIRE, THREE-POLE, REVERSE SERVICE, P/N AND SLEEVE TYPE WITH MOUNTING BOX. VERIFY TYPE OF EMERGENCY GENERATOR CONNECTION WITH CONSTRUCTION MANAGER.

27. RIGID GALVANIZED STEEL CONDUIT SHALL BE FULL WEIGHT THREADED TYPE. ELECTRICAL METALLIC TUBING (EMT) MAY BE USED IN WALLS OR CEILING SPACES WHERE NOT SUBJECT TO MECHANICAL DAMAGE. PVC SCHEDULE 40 MAY BE INSTALLED BENEATH SLAB OR BELOW GRADE. FLEXIBLE STEEL CONDUIT MAY BE USED AT OUTLET CONNECTIONS WITH NO RUNS LONGER THAN SIX FEET. AN EQUIPMENT GROUNDING CONDUCTOR SHALL BE PROVIDED IN ALL CONDUITS.

28. RIGID GALVANIZED STEEL CONDUIT FITTINGS SHALL BE THREADED AND THOROUGHLY GALVANIZED. ELECTRICAL METALLIC TUBING (EMT) CONDUIT FITTINGS SHALL BE STEEL, PAINTIGHT THREADLESS COMPRESSION TYPE. DIE CAST, SET SCREW, OR INDENTER TYPES ARE NOT ACCEPTABLE. FLEXIBLE STEEL CONDUIT FITTINGS SHALL BE MALLEABLE IRON CLAMP, SQUEEZE TYPE OR STEEL TWIST-IN TYPE WITH INSULATED THROAT. SET SCREW TYPE IS NOT ACCEPTABLE.

29. ALL CONDUCTORS SHALL BE COPPER #10 AWG MINIMUM SIZE, TYPE THIN/TWNY THERMOPLASTIC, 600 VOLT, 75 DEGREES CELSIUS WET AND 90 DEGREES CELSIUS DRY AND U.L. LISTED UNLESS OTHERWISE SPECIFIED. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED.

30. 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, GASKET NON-FERROUS MACHINE SCREW SECURED COVERS. BOXES SHALL BE SIZED FOR THE NUMBER AND SIZES OF CONDUCTORS AND CONDUIT ENTERING THE BOX AND EQUIPPED WITH PLASTER EXTENSION RINGS WHERE REQUIRED. BOXES SHALL BE LABELED TO INDICATE PANEL AND CIRCUIT NUMBER, OR TYPE OF SIGNAL OR COMMUNICATIONS SYSTEM.

31. ALL OUTDOOR ELECTRICAL DEVICES OR EQUIPMENT SHALL BE OF WEATHERPROOF TYPE.

32. ALL CONNECTIONS TO GROUND BUSES SHALL BE MADE W/CRIMP TYPE COMPRESSION CONNECTORS (2 HOLE LUGS). BUSES SHALL BE DRILLED TO ACCOMMODATE ALL CONNECTORS.

**GROUNDING NOTES:**

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.

2. GROUND ALL ANTENNA BASES, FRAMES, CABLE RUNS, AND OTHER METALLIC COMPONENTS USING #2 GROUND WIRES AND CONNECT TO SURFACE MOUNTED GROUND BUS BARS AS SHOWN. FOLLOW ANTENNA AND BTS MANUFACTURER'S PRACTICES FOR GROUNDING REQUIREMENTS. GROUND COAX SHIELD AT BOTH ENDS USING MANUFACTURER'S PRACTICES. ALL UNDERGROUND WATER PIPES, METAL CONDUITS AND GROUNDS THAT ARE A PART OF THIS SYSTEM SHALL BE BONDED TOGETHER.

3. ALL GROUND CONNECTIONS SHALL BE #2 AWG U.L.O. ALL WIRES SHALL BE COPPER THIN/TWNY. ALL GROUND WIRE SHALL BE TIN COATED OR GREEN INSULATED WIRE.

4. CONTRACTOR TO VERIFY AND TEST GROUNDING TO SOURCE TO A RANGE OF 5 TO 10 OHMS MAXIMUM. PROVIDE SUPPLEMENT GROUNDING RODS AS REQUIRED TO ACHIEVE SPECIFIED OHMS READING. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE GROUND CONDUCTOR FROM THE ANTENNA TO GROUNDING POINT. GROUNDING AND OTHER OPTIONAL TESTING WILL BE WITNESSED BY THE WIRELESS CARRIER REPRESENTATIVE.

5. NOTIFY ARCHITECT/ENGINEER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.

6. BARE GROUNDING CONDUCTOR SHALL BE HARD DRAWN TINNED COPPER SIZES AS NOTED ON PLAN.

7. ALL HORIZONTALLY RUN GROUNDING CONDUCTORS SHALL BE INSTALLED MINIMUM 30" BELOW GRADE IN TRENCH, U.L.O., AND BACK FILL SHALL BE COMPACTED AS REQUIRED BY ARCHITECT.

8. ALL GROUND CONDUCTORS SHALL BE RUN AS STRAIGHT AND SHORT AS POSSIBLE, WITH A MINIMUM 12" BENDING RADIUS NOT LESS THAN 90 DEGREES.

9. ALL SUPPORT STRUCTURES, CABLE CHANNEL WAYS OR WIRE GUIDES SHALL BE BONDED TO GROUND SYSTEM AT A POINT NEAREST THE MAIN GROUNDING BUS "MGB" WITH A MINIMUM NO. 6 TINNED COPPER CONDUCTOR AND (2) 2-HOLE COMPRESSION CONNECTOR AT 1".

- 10. ACCEPTABLE CONNECTIONS FOR GROUNDING SYSTEM SHALL BE:
  - a. BURNDY, HY-GRADE U.L. LISTED CONNECTORS (MECHANICAL CONNECTIONS).
  - b. CADWELD, EXOTHERMIC WELDS (WELDED CONNECTIONS).
  - c. TWO (2) HOLE TINNED COPPER COMPRESSION FITTINGS (BUS BAR CONNECTIONS).

11. ALL CRAMPED CONNECTIONS SHALL HAVE EMBOSSED MANUFACTURER'S DEMARK VISIBLE AT THE CRAMP.

12. ALL GROUND CONNECTIONS SHALL BE BURNISHED AND SHALL HAVE A COATING OF "KOPR-SHIELD" OR "HO-OX-ID" APPLIED TO THE CONNECTION.

13. ALL CONNECTION HARDWARE AT EQUIPMENT SHALL BE TYPE 316 SS, OR DUREM BRONZE. "KOPR-SHIELD" OR "HO-OX-ID" APPLIED TO THE CONNECTION.

14. THE GROUND RING SHALL BE INSTALLED 24" MINIMUM BEYOND ANY BUILDING DRIP LINE.

15. ELECTRICAL SERVICE EQUIPMENT GROUNDING SHALL COMPLY WITH NEC, ARTICLE 250-82 AND SHALL BOND ALL EXISTING AND NEW GROUNDING ELECTRODES. NEW GROUNDING ELECTRODE SHALL INCLUDE BUT NOT LIMITED TO GROUND RODS. GROUND RING IF SERVICE IS WITHIN THE RADIO EQUIPMENT LOCATION, BUILDING STEEL IF APPLICABLE, COLD WATER PIPE WITHIN FIVE FEET OF WATER SERVICE IF APPLICABLE.

ABBREVIATIONS:			
AWG	AMERICAN WIRE GAUGE	(#)	NEW
AFC	AVAILABLE FAULT CURRENT	#	PHASE
BTWC	BARE TINNED COPPER WIRE	P	POLE
		P.O.C.	POINT OF CONNECTION
BTS	BASE TRANSMISSION SYSTEM	PVC	POLYVINYL CHLORIDE CONDUIT
C	CONDUIT	(R)	REPLACE OR REWIRE WITH AS (E)
CB	CIRCUIT BREAKER	ROS	RIGID GALVANIZED STEEL
CO	CONDUIT ONLY	TEL	TELEPHONE
DWG	DRAWING	Typ.	TYPICAL
EMT	ELECTRICAL METALLIC TUBING	U.G.	UNDERGROUND
(E)	EXISTING EQUIPMENT	UNO	UNLESS NOTED OTHERWISE
(F)	EQUIPMENT	W	WIRE
GEN	GENERATOR	WP	WEATHERPROOF EQUIPMENT
GFCI	GROUND FAULT CIRCUIT INTERRUPTER		
GND	GROUND		
KAC	THOUSAND AMPS INTERRUPTING CAPACITY		
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION		

ABBREVIATIONS		1
<b>SYMBOLS:</b>		
	GROUNDING WIRE, DASHED LINE INDICATES UNDERGROUND	
	POWER LINE, DASHED INDICATES UNDERGROUND, 3/4" C-2#1261#12GND, UNO	
	TELEPHONE LINE, DASHED LINE INDICATES UNDERGROUND	
	COAXIAL CABLE, DASHED LINE INDICATES UNDERGROUND	
	DETAIL REFERENCE DETAIL NO. X ON SHEET X-X	
	GROUND ROD	
	GROUND ROD WITH ACCESS	
	FUSED DISCONNECT SWITCH, 240V, 2P, 30A, WEATHERPROOF, UNO	
	UTILITY METER	
	CIRCUIT BREAKER	
	FUSE	
	DUPLEX RECEIPTABLE WITH GFCI IN WEATHERPROOF ENCLOSURE	
	SWITCH, 120AC, 20A 00 - SWITCH LEAD M - MANUAL MOTOR STARTER	
	CLAMP OR DOUBLE HOLE LUG TYPE GROUND CONNECTION	
	EXOTHERMIC CONNECTION (CADWELD) TO GROUND RING AND COMPRESSION CONNECTION TO GROUND HALO	

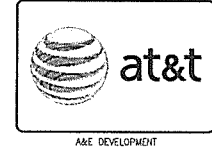
**ELECTRICAL NOTES AND SPECIFICATIONS**

**3 SYMBOLS**

REV	DATE/BY	DESCRIPTION
0	02/27/17 RL	ISSUED FOR TAKE OFF

ENGINEER / CONSULTANT

SITE BUILDER



A&E DEVELOPMENT  
 DEVELOPMENT SERVICES  
 A&E SERVICES  
 3350 E. Buena Street #250  
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SITE INFORMATION  
 DRAWN BY: AGOURA HIGH SCHOOL  
 LA0403  
 PA#3551A062J9 & 3551A070FT  
 SITE ADDRESS:  
 28545 DRIVER AVENUE  
 AGOURA HILLS, CA 91301  
 LOS ANGELES COUNTY

SHEET TITLE  
**ELECTRICAL NOTES AND SPECIFICATIONS**

DRAWING INFORMATION  
 DRAWN BY: SMR | CHECKED BY: SMR | ISSUE DATE: 07/27/2018

SHEET NUMBER  
**E-1**





PLANT MATERIAL KEY						
SYMBOL	BOTANICAL NAME	COMMON NAME	FUNCTION	SIZE	HEIGHT & SPREAD	COUNT
	<u>EXISTING TREES</u>					
	EXISTING TREES TO REMAIN					
	<u>PROPOSED TREES</u>					
	Acacia longifolia	Golden Wattle Tree	Screen	24" Box	25'x25'	5

**PLANTING NOTES**

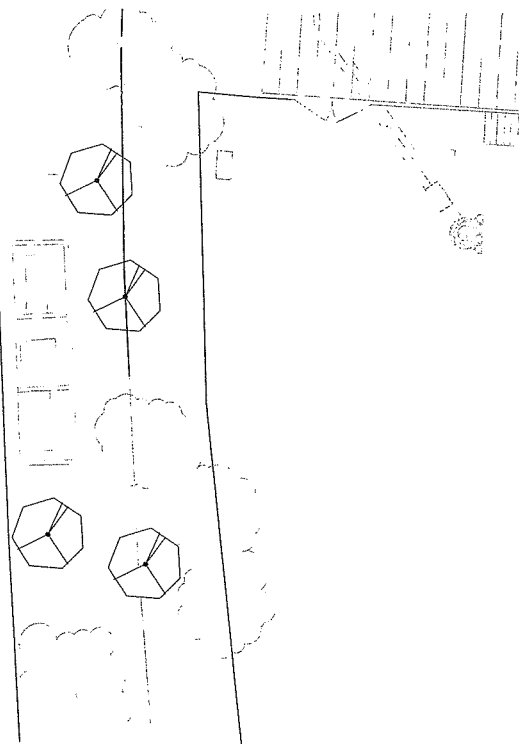
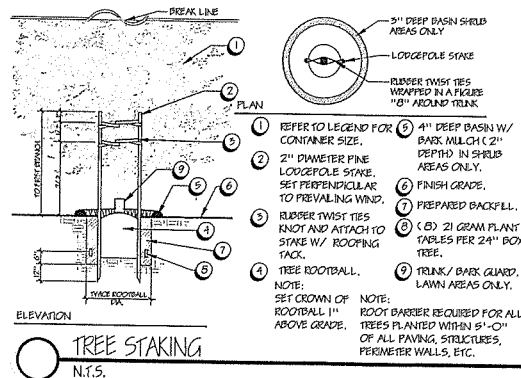
1. THE SCOPE OF WORK INCLUDES FURNISHING ALL MATERIALS NECESSARY FOR THE INSTALLATION OF THE PLANTING, IRRIGATION, AND DRAINAGE WORK OUTLINED IN THESE DRAWINGS. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING PRACTICES AND UNDER SUPERVISION OF A QUALIFIED GROWER.
2. PLANT MATERIAL LOCATIONS ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE BY THE LANDSCAPE ARCHITECT BEFORE THE MAINTENANCE PERIOD BEGINS.
3. BEFORE ANY PLANTING OCCURS, ALL PLANTED AREAS ARE TO HAVE BEEN GRADED IN AN ACCEPTABLE MANNER TO ASSURE POSITIVE DRAINAGE PER THE GRADING NOTES.
4. ALL PLANTING AREAS SHALL HAVE THE FOLLOWING SOIL AMENDMENTS INCORPORATED INTO THE TOP 6" OF EXISTING SOIL:
  - 50% CLINIC WIPPS - NITROGEN AND IRON FORTIFIED ORGANIC AMENDMENT
  - SOILS 4 - 20" - 20% ORGANIC GRO FEVER FERTILIZER
5. PRE-PLANTING TESTS 2 FEET BELOW THE SURFACE AND WITHIN OF THE ROOTBALL. BACKFILL WITH 10% MORE ON SITE SOIL AND 90% NITROGEN FERTILIZER OR EQUIVALENT.
  - SHADE BACKFILL:
  - 70% EXISTING SOIL BY VOLUME
  - 30% NITROGEN FERTILIZER OR EQUIVALENT
  - 16 LBS GRO FEVER PLUS PER CLINIC WIPPS 10K
  - \* OTHER AMENDMENTS PER SOIL ANALYSIS
6. IF APPLICABLE, ALL TREES TO BE SPACED AS SHOWN IN THE TREE PLANTING DETAIL.
7. WHERE CIRCUMFERENCES PERMIT, PLANT NO TREE CLOSER THAN 10" TO AN EDGE OF PAVING OR HORIZONTALS.
8. REFER TO PLANTING DETAILS.
9. USE PLANT MATERIALS ACQUACURED TO THE AREA.
10. WHERE CIRCUMFERENCES PERMIT, DO NOT PLANT SPECIEM TREES CLOSER THAN 4'-0" FROM THE EDGE OF PAVING, HORIZONTALS, OR ROOF LINES. DEEPROOT OR APPROVED ROOT BARBERS ARE TO BE INSTALLED PER DETAIL. REFER TO PLANTING LEGEND FOR SPECIES REQUIRING DEEP ROOT BARBERS.
11. VARIATIONS: PLANT MATERIAL LISTED MAY OR MAY NOT HAVE BEEN APPROVED BY THE AGRICULTURAL COMMISSIONER'S OFFICE. LANDSCAPE CONTRACTOR IS TO CONTACT THE DEVELOPER FOR STATUS OF AGRICULTURAL COMMISSIONER'S APPROVAL OR PERMIT. PLANT MATERIAL IS SUBJECT TO INSPECTION AT THE DISCRETION OF THE AGRICULTURAL COMMISSIONER'S OFFICE. ALL PLANT MATERIAL MUST BE FREE OF DISEASE.
12. NO SHRUBS ARE TO BE PLANTED WITHIN 12" OF HORIZONTALS, MEASURED FROM CENTER OF SHED.

**PLANTING NOTES**

1. ALL EXISTING TREES WITHIN THE PROPERTY LINES SHALL BE PROTECTED IN PLACE. NO TREES SHALL BE REMOVED AS A RESULT OF THIS PROJECT UNLESS OTHERWISE INDICATED. LANDSCAPE CONTRACTOR TO VERIFY EXISTING TREES AT LOCATION OF PROPOSED ENCLOSURE AND HORIZONTALS. IF EXISTING TREES (INDICATED TO REMAIN) ARE REMOVED OR DAMAGED DURING CONSTRUCTION OF ENCLOSURES AND INSTALLATION OF HORIZONTALS, CONTRACTOR TO RE-PLANT WITH LIKE SPECIES.
2. ALL FERTILIZERS AND AMENDMENTS USED DURING PLANTING PREPARATION SHALL BE OBTAINED FROM ORGANIC-BASED MATERIALS AS A BEST MANAGEMENT PRACTICE FOR SHOW WATER SOURCE CONTROL. NO SEWAGE SLUDGE IS ALLOWED.
3. A 2" DEEP LAYER OF APPROVED ORGANIC MULCH SHALL BE APPLIED TO COVER THE SOIL WITHIN 50' OF THE NONO-TREE ON THE SUBJECT PROPERTY AFTER THE PLANTING IS COMPLETE.

**DIG-ALERT NOTE**

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



REV	DATE/BY	DESCRIPTION
0	02/28/17 AJ	ISSUED FOR 100% CDs

ENGINEER / CONSULTANT

SITE BUILDER

A&E DEVELOPMENT

DEVELOPMENT SERVICES  
A&E SERVICES  
3350 E. Birch Street #250  
Irvine, California 92621  
(714)720-8400 (714)353-4441 fax  
www.aae.com

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3350 E. Birch Street #250  
Irvine, California 92621  
(714)720-8400 (714)353-4441 fax  
www.aae.com

SITE INFORMATION

SITE NAME:  
AGOURA HIGH SCHOOL  
LA0403  
PA#3551A062J9 & 3551A070FT  
SITE ADDRESS:  
28545 DRIVER AVENUE  
AGOURA HILLS, CA 91301  
LOS ANGELES COUNTY

SHEET TITLE

PLANTING

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
SMR	SMR	07/27/2016

SHEET NUMBER

3



**CS DG**  
CS Design Group, Inc.  
6905 El Camino Real  
Suite 105-402  
Carlsbad, CA 92009  
(760) 272-5742  
(760) 454-3097

SCALE	DATE
1/4" = 1'-0"	2

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VIEW 1



EXISTING



PROPOSED

LOOKING NORTHEAST FROM ARGOS STREET

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VIEW 2



EXISTING



PROPOSED

LOOKING NORTHWEST FROM DRIVE AVENUE

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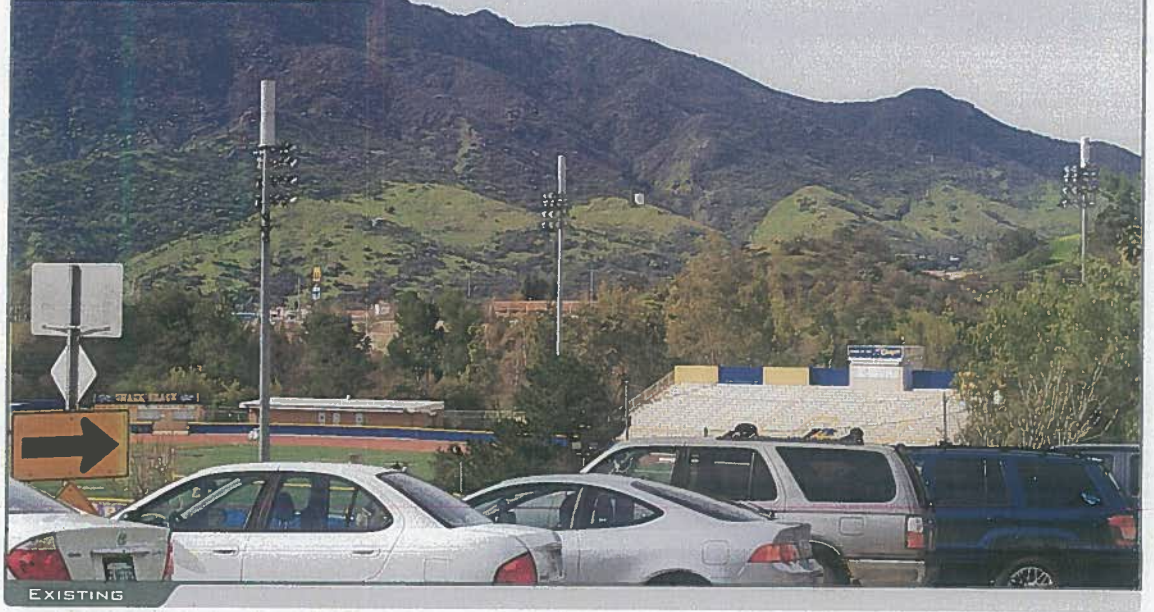
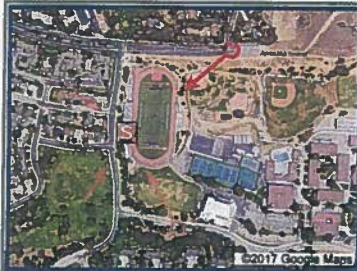
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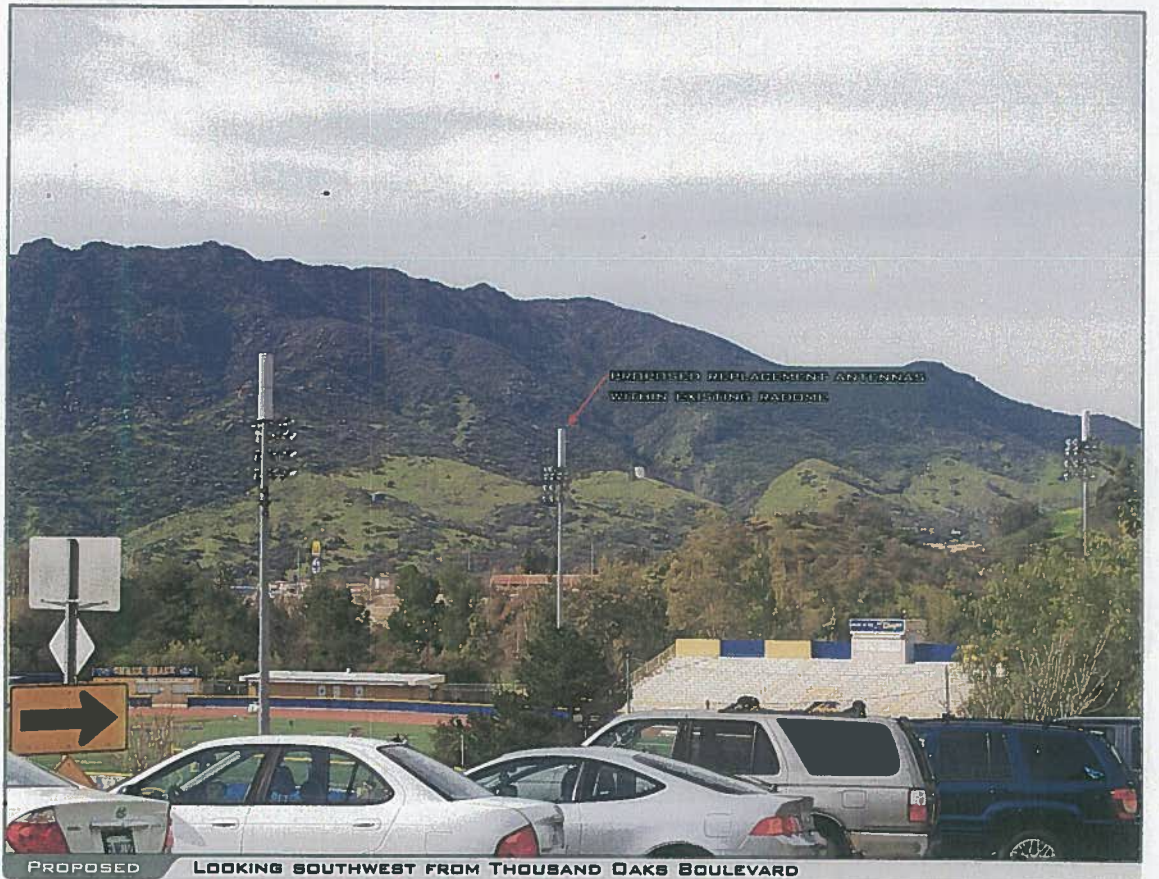
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VIEW 3



EXISTING



PROPOSED

LOOKING SOUTHWEST FROM THOUSAND OAKS BOULEVARD



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AGOURA HIGH SCHOOL

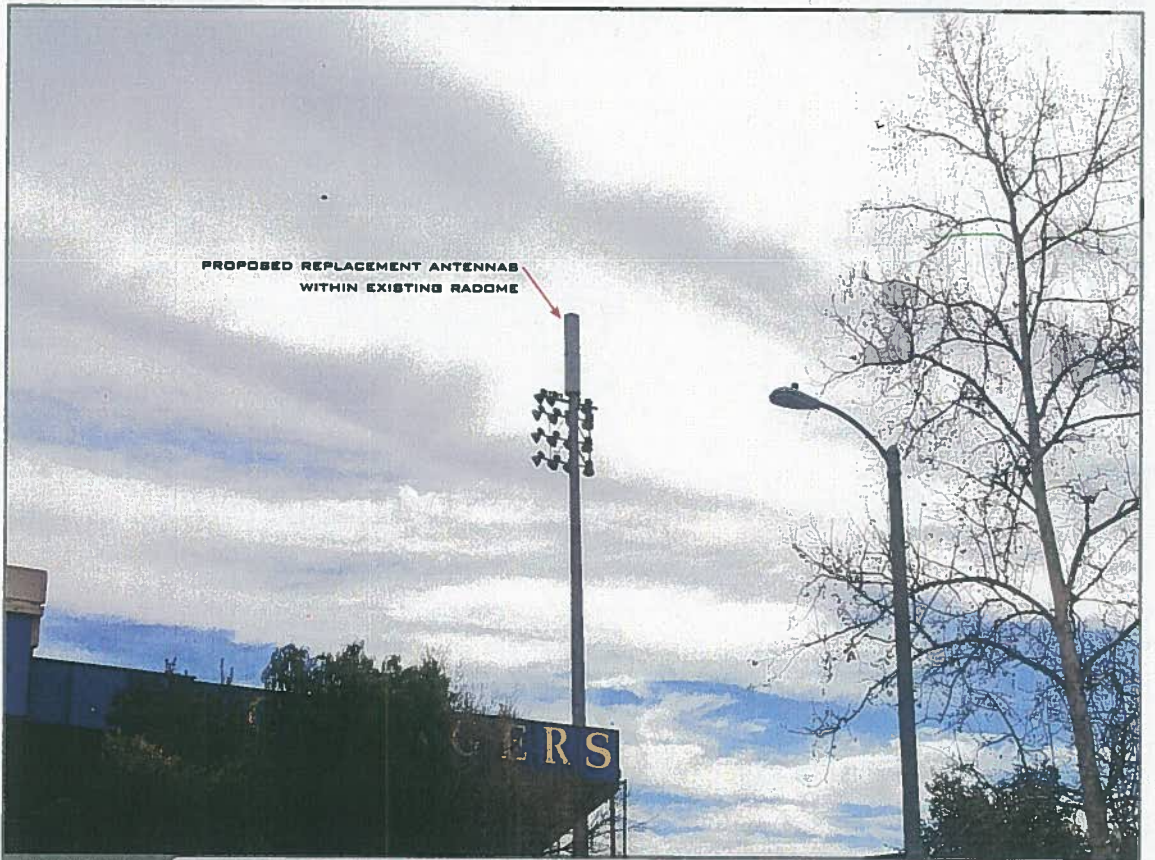
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VIEW 4



EXISTING



PROPOSED

LOOKING SOUTHEAST FROM VALLEY HEIGHTS DRIVE