CITY OF
AGOURA HILLS

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION DATE:	August 6, 2009
TO:	Planning Commission
APPLICANT:	Royal Street Communications, LLC 2913 El Camino Real, #561 Tustin, CA 92782
CASE NO.:	06-CUP-011
LOCATION:	28001 Dorothy Drive
REQUEST:	Request for approval of a Conditional Use Permit to install, operate, and maintain a wireless telecommunication facility consisting of five (5) panel antennas mounted to exterior walls of an existing building, one (1) GPS antenna and four (4) equipment cabinets with related cabling installation.
ENVIRONMENTAL ANALYSIS:	Categorically Exempt under CEQA per Section 15301
RECOMMENDATION:	Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit No. 06-CUP-011, subject to conditions, based on findings in the Draft Resolution.
ZONING DESIGNATION:	BP-OR-FC (Business Park-Office/Retail - Freeway Corridor)
GENERAL PLAN DESIGNATION:	BP-O/R (Business Park – Office/Retail)

I. PROJECT BACKGROUND AND DESCRIPTION

The applicant is proposing the co-location of a wireless telecommunication facility consisting of the installation, operation and maintenance of five (5) panel antennas and one (1) GPS antenna to be mounted to an existing three-story office building located at 28001 Dorothy Drive. The five antennas will be located 30' 6" above finished grade on the building wall and linked to ancillary equipment cabinets located within a 170 square foot lease area on the 19,386 square foot property owned by Haybliss Properties, LLC.

In 1996, the Planning Commission approved Conditional Use Permit Case No. 96-CUP-009, allowing the installation of two (2) roof-mounted antennas and two (2) wall-mounted antennas. The roof antennas are currently attached to the west roof parapet of the building, while the wall antennas are mounted against the third-story of the eastern façade of the building. The equipment for these antennas is mounted on the roof. The applicant was originally PacBell and has been since replaced by T-Mobile. The installation has not changed since its approval. Another Conditional Use Permit for the installation of additional equipment for a wireless facility was approved on November 2, 2002 but the entitlement expired without its installation.

The five proposed antennas are 57" by 10" by 5" that will be painted to match the wall surface they are mounted to. These panel antennas are used to transmit and receive the actual data to and from the handheld phones and other wireless devices. Two panel antennas (Sectors A and E) will be located on the west elevation near the corner of the building closest to the freeway, directly under the eave. Two panel antennas (Sectors B and C) will be located on the opposite side of the east elevation near corner of the building, directly under the eave. The last panel antenna (Sector D) will be boxed in the south elevation wall on the upper floor. A GPS antenna is also proposed to be mounted on the top of the mansard roof which would protrude a maximum of 6 inches above the apex.

In addition, the wireless telecommunication facility requires the installation of mechanical equipment, which consists of one (1) primary modcell cabinet, one (1) growthcell cabinet, two (2) battery cabinets, one (1) power protection cabinet and two (2) telco cabinets, to be ground-mounted all on a new concrete pad. In order to make room for the pad, the applicant proposes to eliminate a portion of an existing unused raised landscape planter. A masonry enclosure is proposed to be built around the equipment with sliding gates. The applicant is expected to trench approximately 20' from the equipment cabinets south to connect with an existing meter.

Royal Street Communications, LLC is considered a public utility company and is regulated and licensed by the Federal Communications Commission (FCC). The FCC authorizes a utility's initial system and then delegates its authority to local agencies to regulate the location, construction and aesthetics of the wireless telecommunication facilities. In the event of a natural disaster, Royal Street Communications will assist in providing emergency communication for the community. Therefore, while the intent of the wireless telecommunication facility is for private commercial use, the service provided will benefit the public at large.

Furthermore, the Telecommunication Act of 1996 states that: "No state or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emission." However, staff requested a cumulative study of the impact of emission from several telecommunication facilities when located in proximity from each other to verify that he combined facilities still meet the federal maximum standards of exposure. As certified by the radio frequency engineers, all facilities operate below the maximum allowable exposure limits. A copy of the study is attached.

The applicant has provided staff with specification of the equipment to be installed and certifies that the proposed facility meets FCC standards. The FCC relies on standards developed by a

non-profit privately funded organization known as the American National Standards Institute (ANSI). Standards are continually reviewed to account for newly reached finding and modified when appropriate. In addition, the State Public Utilities Commission (PUC) requires quarterly updates of new cellular sites approved by local governmental agencies and built as a result of the approval.

II. STAFF ANALYSIS

Potential Visual Impacts

The applicant is proposing to mount the 5 antennas to replicate the existing installation and design in order to minimize the visual impacts of the new antennas and to provide visual balance. The potential visual impact of Sectors A and E antennas would be from the south bound lanes of the freeway. It is unlikely that these antennas would be visible from Dorothy Drive given the existing foliage of trees along the western property line. Sectors B and C antennas are mounted on the east building elevation which would be visible from the northbound lanes of the 101 Freeway. However, they are not expected to visually stand out because of the size and color of the antennas when painted to match the existing building, and because of the distance from the freeway. Sector D antenna's potential visual impact would be from the south side of the property but the antenna will be enclosed in the building wall and the emission transparent material used to surround the antenna will match the existing building wall material.

Site Improvements

The property was originally developed with less than 20% overall landscape coverage which is the current minimum requirement. In building the proposed outdoor equipment enclosure, a 100 square-foot portion of a raised landscape planter west of the building will be removed which would have the effect of further reducing the landscape coverage but the most visible side of the raised planter, as viewed from the street, would remain. To help offset this loss of landscape planter area, the applicant proposes to refurbish the landscaping in the remainder of the planting areas. Lattice cover structures (carports) are proposed over six parking spaces located furthest from the building. Vines are also proposed to grow on the cover structure. The covers will help screen the building from the 101 corridor when traveling northbound, and soften the parking lot character by increasing the shade coverage and adding visual interest to the parking lot. As a result, the applicant is improving this non-conforming site shade coverage from 11% to 16% (a 45% increase). The applicant did apply for an Oak Tree Permit as two oak trees are located off-site near the project work area. The oak trees are separated from the work area by a retaining wall and are at a lower elevation. Staff worked with the applicant to minimize impacts to the trees' protected zone and can approve the permit administratively. The project is conditioned as if no improvement existed but it is expected that the impacts will be less than anticipated.

Design Requirements

In order for a Conditional Use Permit to be approved, the applicant must demonstrate compliance with five required findings specified in the Zoning Ordinance. The Planning Commission must find the proposed use is consistent with the objectives of the Zoning Ordinance and the purposes of the district in which the use is located, and will comply with each

of the applicable provisions of the Zoning Ordinance. Wireless telecommunication facilities are allowed in the BP-OR-FC (Business Park-Office-Retail-Freeway Corridor) zone and are subject to the issuance of a Conditional Use Permit. As such, applicants are encouraged to camouflage telecommunication antennas by incorporating the apparatus in an architectural feature of an existing building or structure. In this case the proposed antennas are to be mounted flat against the wall of an existing building and painted to match the building in effect camouflaging them from view.

Another finding that the Planning Commission must make is that the proposed use is compatible with the surrounding properties. The proposed antennas would not impact the surrounding community in that they are camouflaged from view and the equipment is not visible from three sides by structures and by one side by mature landscaping. The antennas will not interfere with any of the existing business on or around the proposed site in that there are no parking spaces proposed to be removed with the project.

The Planning Commission must also find 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 telecommunication facilities are regulated through the State Public Utilities Commission as a public utility, which addresses related health and safety issues. If approved by the Planning Commission, staff recommends the antenna installation comply with FCC regulations, the National Electric Code, ANSI, and any applicable published federal standards that pertain to electromagnetic field exposure limits and the safe installation and maintenance of electric and radio frequency equipment. The proposed antennas and mechanical equipment will be installed such that they are incorporated into building and with minimal pedestrian access and that the facility will not generate additional traffic or parking.

Another finding is that the proposed use will comply with each of the applicable provisions of the Zoning Ordinance. Telecommunication facilities are allowed in the BP-OR-FC zone, subject to the issuance of a Conditional Use Permit. The location of the antennas and ancillary equipment will comply with State and Federal requirements.

A finding must also be made that the distance from other similar and like uses is sufficient to maintain the diversity within the community. Although, one similar facility has been approved at this location, the proposed project is intended to replicate the design of the existing, thus creating design uniformity for both facilities. Two other similar installations are located within a 3,000-foot radius, and two additional facilities are located within a 5,000-foot radius of the project site. As such, the new facility would not contribute to the over-concentration of similar uses. Attached is an exhibit showing all wireless telecommunication facilities approved in the City.

Finally, a finding must be made that the proposed use in consistent with the goals, objectives and policies of the General Plan. The General Plan calls for maintenance of a quality visual experience along the entire length of scenic highways through protection and enhancement of views. The proposed individual panel antennas will be mounted against an existing wall and will be painted to match approximately 30 feet above grade. Moreover, improvements to landscaping most visible from the freeway are proposed as well as a new landscaped shade structure over six parking spaces. These improvements will provide additional aesthetic qualities to the site.

Staff reviewed the proposed project and determined it is exempt under Section 15301 (Class 1) of the California Environment Quality Act.

III. RECOMMENDATION

Based on the above analysis, staff recommends approval of Conditional Use Permit Case No. 06-CUP-011, subject to conditions of the attached Draft Resolution.

IV. ATTACHMENTS

- Draft Resolution of Approval and Conditions of Approval
- Exhibit A: Approved Telecommunications Facilities Map
- Exhibit B: Cumulative Radio Frequency Impact Study
- Exhibit C: Applicant's Burden of Proof
- Exhibit D: Vicinity/Zoning Map
- Exhibit E: Copy of Reduced Plans
- Exhibit F: Photographs of Project Site

Case Planner: Valerie Darbouze, Associate Planner

DRAFT RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF AGOURA HILLS
APPROVING A CONDITIONAL USE PERMIT
(CASE NO. 06-CUP-011)

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS DOES HEREBY RESOLVE, FIND, DETERMINE, AND ORDER AS FOLLOWS:

Section 1. An application was duly filed by Royal Street Communications LLC with respect to property located at 28001 Dorothy Drive (Assessor's Parcel No. 2061-011-021), requesting the approval of a Conditional Use Permit (Case No. 06-CUP-011) to allow the installation, operation and maintenance of a telecommunications facility consisting of five (5) panel antennas mounted flush to exterior of an existing building, one GPS antenna and four (4) equipment cabinets with ancillary equipment. A public hearing was duly held on August 6, 2009, at 6:30 p.m. in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was presented to and was considered by the Planning Commission at the aforesaid public meeting.

Section 3. The Planning Commission finds, pursuant to the Agoura Hills Zoning Ordinance, that:

1. The proposed use, as conditioned, is consistent with the objectives of the Zoning Ordinance and the purposes of the district in which the use is located, and will comply with each of the applicable provisions of the Zoning Ordinance. Wireless telecommunication facilities are allowed in the Business Park-Office-Retail (BP-OR) zone, subject to the issuance of a Conditional Use Permit. The required equipment meets setback and height requirements of the zone.

2. The proposed use, as conditioned, is compatible with the surrounding properties. The antennas will be mounted flat against an existing wall and will be painted to match the color of the building. The visibility of the equipment will be limited because of its location behind a planter wall and the mature landscaping blocking the view from the adjacent property.

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 telecommunication facilities are regulated through the state Public Utilities Commission as a public utility, which has addressed health and safety issues. The antennas installation will comply with FCC regulations, the National Electric Code, ANSI, and any applicable published federal standards that pertain to electromagnetic field exposure limits and the safe installation and maintenance of electric and radio frequency equipment. The proposed mechanical equipment will

be installed such that they are incorporated into the existing building and no additional traffic or parking demand for this use is anticipated.

4. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance. Telecommunication facilities are allowed in the Business Park-Office Retail zone, subject to the issuance of a Conditional Use Permit. The location of the antennas and ancillary equipment will comply with the state federal requirements.

5. The proposed use as conditioned, will maintain the diversity of the community. Although a similar wireless telecommunication facility has already been approved at that location, the proposed project is intended to replicate the design of the existing facilities, thus creating balance. Two other similar installations are located within a 3,000-foot radius, and two additional facilities are located within a 5,000-foot radius of the project site. As such, the new facility would not contribute to the over-concentration of similar uses.

6. The proposed use is consistent with the goals, objectives and policies of the General Plan. The General Plan Community Design Element calls for an efficiently organized and aesthetically pleasing City. The project meets this goal by locating the new antennas on an existing building and screening the required ancillary equipment from public view.

Section 4. The project is exempt from the California Environmental Quality Act, as defined in Section 15301 (Class 1) and does not require the adoption of an environmental impact report or negative declaration. The project consists of a minor change to an existing facility involving ground and wall mounted equipment.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Case No. 06-CUP-011, subject to the attached Conditions, with respect to property located described in Section 1 herein.

PASSED, APPROVED, and ADOPTED this 6th day of August, 2009, by the following vote to wit:

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

John O'Meara, Chairperson

ATTEST:

Doug Hooper, Secretary

CONDITIONS OF APPROVAL
(Case No. 06-CUP-011)

STANDARD 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 appropriate forms and related fees.

2. 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 Department of Planning and Community Development.

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; Floor Plan; Landscape Plans and Details Plan, as approved with 06-CUP-011.

4. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.

5. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.

6. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit 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.

7. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in the Conditional Use Permit.

8. Unless this permit is used within two (2) years from the date of City approval, Case No. 06-CUP-011 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.

9. No roof-mounted equipment, other than attic ventilation systems and solar panels, as allowed by the Municipal Code, shall be permitted.

10. Operation of the use shall not be granted until all Conditions of Approval have been complied with as determined by the Director of Planning and Community Development.

11. Prior to the issuance of building permits, all requirements of the Los Angeles County Fire Department shall be satisfied.

SPECIAL CONDITIONS

12. The applicant shall submit specification plans of the new antennas, cabinets and cabling installation to the Building and Safety Department for approval before Building Permit issuance.

13. The panel antennas shall be painted to match the existing building, as approved by the Director of Planning and Community Development.

14. The antenna installation shall comply with Federal Communication Commission regulations, the National Electric Code, the American National Standard Institute, and any applicable published federal standards that pertain to electromagnetic field exposure limits and safe installation and maintenance of electric and radio frequency equipment. The power levels of each antenna shall be verified by the applicant approved by the Director of Planning and Community Development.

15. If any future inspection discloses that the subject property is being used in violation of any one of the Conditions of Approval, the applicant shall be financially responsible and shall reimburse the City of Agoura Hills for all additional enforcement efforts necessary to bring the subject use into compliance.

16. The antennas and appurtenant equipment shall be removed fro the property within 60 days in the event the wireless telecommunication facility ceases operation.

17. If any circumstance of change to the site results in greater visibility of the facility, the approval of this Conditional Use Permit shall be subject to re-evaluation which my result in the revocation of the Conditional Use Permit or modifications to the Conditions of Approval.

18. As part of the approval, the Planning Department shall receive from the applicant a copy of the notice of completion registered with the State Public Utility Commission.

19. Any landscaping removed and/or damaged as a result in the installation of the wireless communication facilities shall be replaced on-site with similar species and volume.

20. Any trenching associated with the project shall be done in a manner as to minimize the disturbance to any existing landscaping.

LANDSCAPE/OAK TREE CONDITIONS

Oak Trees

21. All trees shall be shown and labeled and protected zones of all oak trees must be shown on all project plans, consistent with the oak tree report prepared by L. Newman Design Group.

22. The applicant is permitted to encroach within the protected zones of Oak Trees 1 and 2 to install telecommunications equipment in accordance with the approved plans. The contractor shall meet on site with the applicant's oak tree consultant to determine the routing which best protects these trees prior to any trenching.

23. All excavation within the protected zones of Oak Tree Numbers 1 and 2 (as identified in the oak tree report) shall be performed using only hand tools under the direct supervision of the applicant's oak tree consultant.

24. The following preservation measures shall be complied with and prominently listed on the construction and grading plans:

    a. No vehicles, equipment, materials, spoil or other items shall be used or placed within the protected zone of any oak tree at any time, except as specifically required to complete the approved work.
    b. Prior to occupancy, each existing and new oak tree shall be mulched throughout the dripline with three inches (3") of approved organic mulch as needed to supplement natural leaf litter.
    c. No pruning of live wood shall be permitted unless specifically authorized by the City Oak Tree Consultant. Any authorized pruning shall be performed by a qualified arborist under the direct supervision of the applicant's oak tree consultant. All pruning operations shall be consistent with The Pruning Standards of the Western Chapter of the International Society of Arboriculture.
    d. No irrigation or planting shall be installed within the dripline of any existing or new oak tree unless specifically approved by the City Oak Tree Consultant.
    e. The applicant shall provide forty-eight (48) hour notice prior to the start of any approved work within the protected zone of any oak tree.
    f. Within ten (10) calendar days of the completion of work and prior to removal of the protective fencing, the applicant shall contact the City Oak Tree Consultant to perform a final inspection. The applicant shall proceed with any remedial measures the City Oak Tree Consultant deems necessary to protect or preserve the health of the subject oak tree at that time.
    g. No fencing, planting or irrigation shall be placed within the protected zone of any oak tree unless specifically approved by the City Oak Tree Consultant.

Landscape

25. The final landscape plan shall generally conform to the approved preliminary landscape plan, as prepared by Bill Shapton, revised June 12, 2009.

26. The applicant is permitted to remove *Platanus acerifolia* (London Plane Tree) Number 6 as depicted on the Arborist's Tree Location Map.

27. The applicant shall remove the frost-damaged Eucalyptus tree and plant one thirty-six inch (36") box-size *Platanus racemosa* (California Sycamore) in the same general location.

28. The applicant shall plant three (3) twenty-four inch (24") box size *Prunus caroliniana* Bright & Tight (Bright and Tight Carolina Cherry Trees) to replace three (3) *Grevillea robusta* to be removed.

29. The applicant shall install a hedge using native/naturalistic plants at the east end of the site to screen the parking lot and outdoor seating area from the freeway.

30. The applicant shall be required to replace missing, dead and declining plants on the site to the satisfaction of the City Landscape and Oak Tree Consultant.

31. The applicant shall construct a twenty foot (20') deep arbor with irrigated vines covering the three parking spaces facing and visible from the freeway at the east end of the parking lot. The applicant shall also install a twenty foot (20') deep arbor with irrigated vines covering the three on-site, east-facing parking spaces near the Eucalyptus trees.

32. Prior to the approval of building permits, the applicant shall submit three (3) sets of landscape plans meeting the following requirements:

    a. A California-licensed landscape architect shall prepare, stamp and sign the plans.

    b. All plans shall be legible and clearly drawn.

    c. Plans shall not exceed thirty inches (30") by forty-two inches (42") in size. Plans shall be a minimum of twenty-two inches (22") by thirty-six inches (36") in size.

    d. A true north arrow and plan scale shall be noted. The scale shall be no smaller than one inch equals twenty feet (1"=20'), unless approved by the City Landscape Consultant.

    e. A title block shall be provided, indicating the names, addresses and telephone numbers of the applicant and landscape architect.

    f. The project identification number shall be shown on each sheet.

    g. The plans shall accurately and clearly depict the following existing and proposed features:

        - Landscape trees, shrubs, ground cover and any other landscaping materials
        - Property lines
        - Streets, street names, right-of-ways, easements, driveways, walkways, bicycle paths, and any other paved areas

- Buildings and structures
- Parking areas, including lighting, striping and wheel stops
- General contour lines
- Grading areas, including tops and toes of slopes
- Utilities, including street lighting and fire hydrants
- Natural features, including watercourses, rock outcroppings

h. The Planting Plan shall indicate the botanical name and size of each plant.

33. Plant symbols shall depict the size of the plants at maturity.

34. Plant container sizes and/or spacing shall be provided. Minimum sizes shall be acceptable to the City Landscape Consultant and the Director.

35. The landscape plans shall prominently display the following notes:

a. All plant material shall conform to the most recent edition of ANSI Z60.1 - American Standard for Nursery Stock.

b. All trees shall also conform to the California Department of Forestry and Fire Protection "Standards for Purchasing Container-Grown Landscape Trees."

c. Prior to scheduling an inspection of the landscape installation with the City, the applicant's landscape architect shall certify in writing that the installation is in conformance with the approved landscape plans.

36. The Irrigation Plan shall be provided separate from but utilizing the same format as the Planting Plan.

37. The irrigation design shall provide adequate coverage and sufficient water for the continued healthy growth of all proposed plantings with a minimum of waste and over spray on adjoining areas.

38. The Irrigation Plan shall include the following items:

a. New location for valves displaced by proposed construction.

b. Repair of any sprinklers and pipe that is affected by the construction.

c. New permanent irrigation for all proposed planting. Separate, permanent irrigation shall be provided for the new *Platanus racemosa*, hedge and vines.

39. The Irrigation Plan shall be concise and accurate and shall include the manufacturer, model, size, demand, radius, and location of the following, as appropriate:

a. Design and static pressures

b. Point of connection

c. Backflow protection

d. Valves, piping, controllers, heads, quick couplers

e. Gallon requirements for each valve

40. Three (3) copies of details and specifications shall be provided, addressing but not limited to, planting, soil preparation, tree staking, guying, installation details, and post installation maintenance.

41. One copy of each of the following approved plans shall be submitted with the initial landscape plan check:

- Site Plan
- Elevations
- Grading Plan
- Conditions Of Approval

42. A complete Landscape Documentation package is required at the time of initial plan check submittal, prepared in accordance with Article IX, Section 9658.6 – Water Efficient Landscaping, contained in the Zoning Code.

43. In accordance with the Freeway Corridor Overlay District, the final plant palette and arrangement shall provide a naturalistic and native theme. The landscape design shall enhance the scenic quality of the freeway corridor to the satisfaction of the Director.

44. The final plans shall not include any palm species.

45. All plant material must be considered compatible with Sunset Zone 18.

46. Non-native plants considered invasive in the Santa Monica Mountains shall not be included within the final plant palette.

47. All landscaping shall be irrigated and maintained in perpetuity in accordance with the approved Landscape Plan.

48. Poor landscape practices such as topping, hedging and "lollipopping" shall not be permitted and may require that plant materials be replaced with like size materials at the discretion of the City Landscape consultant.

49. The existing drains on the west building wall where the communications equipment is to be installed shall be modified to the satisfaction of the City Landscape and Oak Tree Consultant.

50. No pruning or removal of existing oleander shrubs shall be permitted to accommodate the proposed work without the express permission of the City Landscape and Oak Tree Consultant.

END

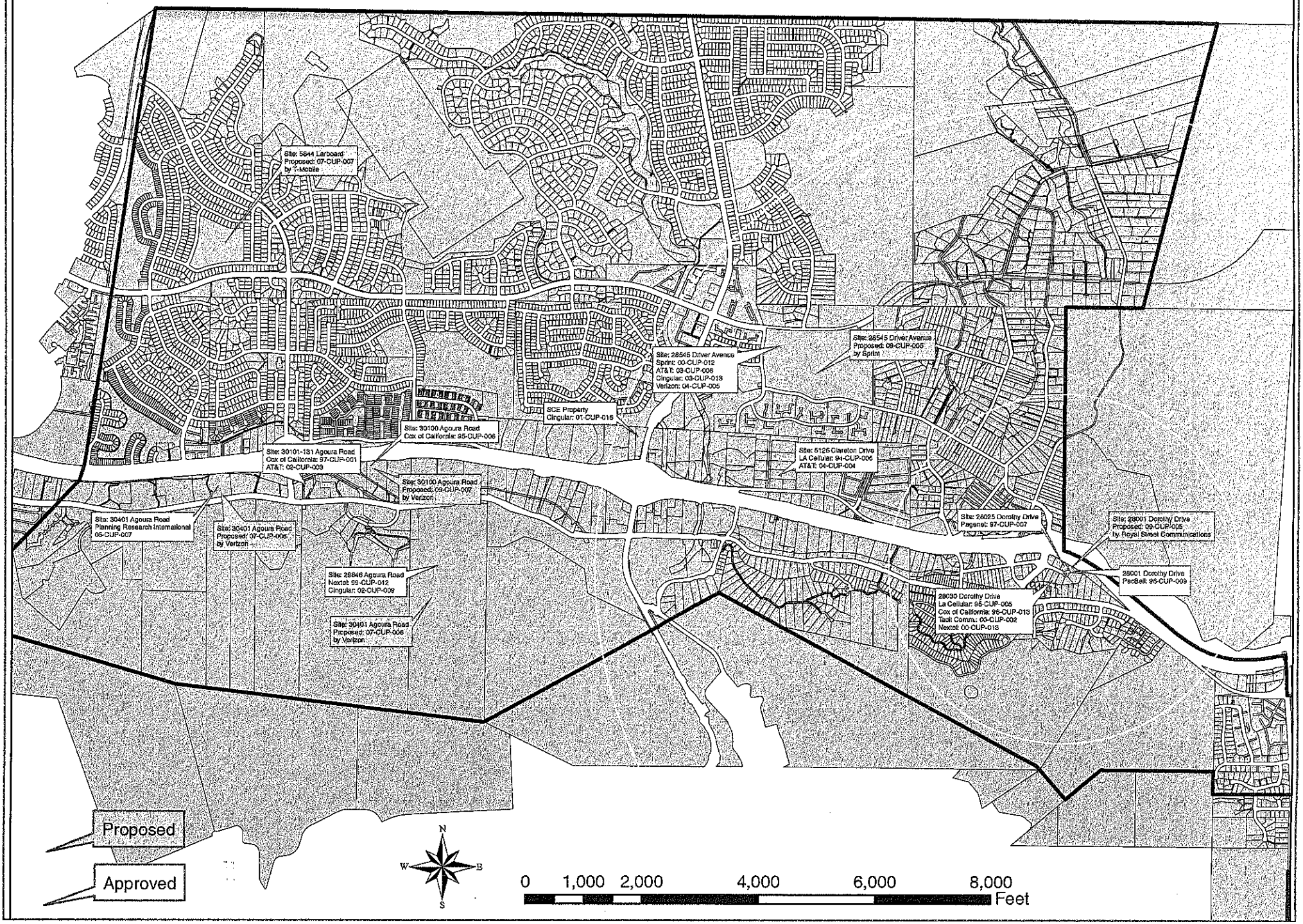
CITY OF
AGOURA HILLS

Wireless Telecommunication Facility
Located at
28001 Dorothy Drive,
Agoura Hills

CONDITIONAL USE PERMIT
CASE NO. 06-CUP-011

EXHIBIT A
Approved Telecommunication Facilities Map

Approved and Proposed Wireless Telecommunication Facilities (As of July 2009)



CITY OF
AGOURA HILLS

Wireless Telecommunication Facility
Located at
28001 Dorothy Drive,
Agoura Hills

CONDITIONAL USE PERMIT
CASE NO. 06-CUP-011

EXHIBIT B
Cumulative Radio Frequency Impact Study

HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
RADIO AND TELEVISION

WILLIAM F. HAMMETT, P.E.
DANE E. ERICKSEN, P.E.
STANLEY SALEK, P.E.
ROBERT D. WELLER, P.E.
MARK D. NEUMANN, P.E.
ROBERT P. SMITH, JR.
RAJAT MATHUR

ROBERT L. HAMMETT, P.E.
1920-2002
EDWARD EDISON, P.E.

BY E-MAIL CLAUDIA.MUELLER@CORTEL-LLC.COM

October 20, 2006

Ms. Claudia Mueller
Royal Street Communications, LLC
2913 El Camino Road, #561
Tustin, California 92782

Dear Claudia:

As you requested, we have analyzed the RF exposure conditions near the Royal Street Communications, LLC base station (Site No. LA0011B) proposed to be located at 28001 Dorothy Drive in Agoura Hills, California. An electronic copy of our report is enclosed. Fields in publicly accessible areas at the site are calculated to be well below the applicable limits.

We appreciate the opportunity to be of service and would welcome any questions on this material. Please let me know if we may be of additional assistance.

Sincerely yours,

Bill Hammett

William F. Hammett

tm

Enclosure

cc: Ms. Kathleen Hill (w/encl) - BY E-MAIL KHILL1@METROPCS.COM

e-mail: **bhammett@h-e.com**
US Mail: **Box 280068 • San Francisco, California 94128**
Delivery: **470 Third Street West • Sonoma, California 95476**
Telephone: **707/996-5200 San Francisco • 707/996-5280 Facsimile • 202/396-5200 D.C.**

Royal Street Communications, LLC • Proposed Base Station (Site No. LA0011B)
28001 Dorothy Drive • Agoura Hills, California

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Royal Street Communications, LLC, a personal wireless telecommunications carrier, to evaluate the base station (Site No. LA0011B) proposed to be located at 28001 Dorothy Drive in Agoura Hills, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. In Docket 93-62, effective October 15, 1997, the FCC adopted the human exposure limits for field strength and power density recommended in Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent Institute of Electrical and Electronics Engineers ("IEEE") Standard C95.1-1999, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes nearly identical exposure limits. A summary of the FCC's exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

The most restrictive limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Personal Wireless Service	Approx. Frequency	Occupational Limit	Public Limit
Personal Communication ("PCS")	1,950 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Cellular Telephone	870	2.90	0.58
Specialized Mobile Radio	855	2.85	0.57
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called "radios" or "channels") that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables about 1 inch thick. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are

installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. Along with the low power of such facilities, this means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, "Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation," dated August 1997. Figure 2 attached describes the calculation methodologies, reflecting the facts that a directional antenna's radiation pattern is not fully formed at locations very close by (the "near-field" effect) and that the power level from an energy source decreases with the square of the distance from it (the "inverse square law"). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Royal Street, including zoning drawings by DCI Pacific, dated June 27, 2006, it is proposed to mount three Andrew Model UMWD-03319-XDM directional panel PCS antennas on the face of the three-story commercial building located at 28001 Dorothy Drive in Agoura Hills. The antennas would be mounted with up to 7° downtilt at an effective height of about 28 feet above ground and would be oriented toward 125°T, 265°T, and 345°T. The maximum effective radiated power in any direction would be 1,615 watts, representing the simultaneous operation of three channels.

Presently installed on the roof of the subject building are similar antennas for use by T-Mobile, another wireless communications carrier, and on a separate building about 200 feet to the south are similar antennas for use by Sprint Nextel and by Cingular Wireless, other wireless communications carriers. For the limited purpose of this study, transmitting facilities of those carriers are assumed to be as follows:

Carrier	Antenna Model	Service	Height	Maximum ERP
T-Mobile	EMS RR6515-02DPL	PCS	28 ft	1,500 watts
Sprint Nextel	Andrew 844G65	SMR	35	1,500
	EMS RR9017-02DPL	PCS	35	1,500
Cingular	Allgon 7770.02	Cellular	35	1,500
	Allgon 7770.02	PCS	35	1,500

Study Results

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed Royal Street operation by itself is calculated to be 0.015 mW/cm^2, which is 1.5% of the applicable public exposure limit. The maximum calculated cumulative level at ground for the simultaneous operation of all three carriers is 4.0% of the applicable public exposure limit; the maximum calculated cumulative level at the second-floor elevation of any nearby building would be 11% of the public exposure limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels. Levels on the roof of the subject building near the T-Mobile antennas may exceed the public limit; these levels are unaffected by the proposed Royal Street operation.

Recommended Mitigation Measures

Due to their mounting locations, the Royal Street antennas are not accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, no access within 2 feet directly in front of the Royal Street antennas themselves, such as might occur during building maintenance work, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory warning signs* at the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines. Similar measures should already be in place for the other carrier at the site; applicable keep-back distances have not been determined as part of this study.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that the base station proposed by Royal Street Communications, LLC at 28001 Dorothy Drive in Agoura Hills, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Posting of explanatory signs is recommended to establish compliance with occupational exposure limitations.

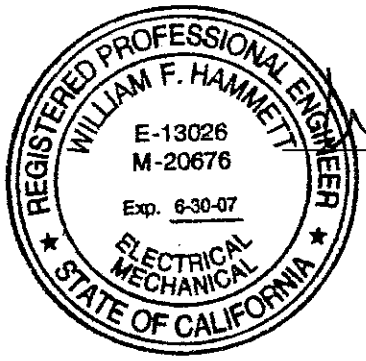
---

* Warning signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (*e.g.*, a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.

Royal Street Communications, LLC • Proposed Base Station (Site No. LA0011B)
28001 Dorothy Drive • Agoura Hills, California

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2007. This work has been carried out by him or under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



William F. Hammett, P.E.

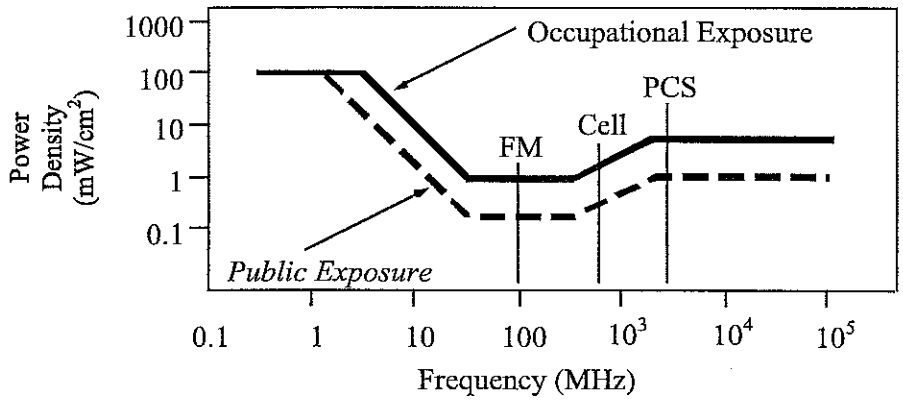
October 20, 2006

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements, which are nearly identical to the more recent Institute of Electrical and Electronics Engineers Standard C95.1-1999, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz." These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency	Electromagnetic Fields (f is frequency of emission in MHz)					
Applicable Range (MHz)	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm^2)	
0.3 – 1.34	614	*614*	1.63	*1.63*	100	*100*
1.34 – 3.0	614	*823.8/f*	1.63	*2.19/f*	100	*180/f^2*
3.0 – 30	1842/ f	*823.8/f*	4.89/ f	*2.19/f*	900/ f^2	*180/f^2*
30 – 300	61.4	*27.5*	0.163	*0.0729*	1.0	*0.2*
300 – 1,500	$3.54\sqrt{f}$	*$1.59\sqrt{f}$*	$\sqrt{f}/106$	*$\sqrt{f}/238$*	f/300	*f/1500*
1,500 – 100,000	137	*61.4*	0.364	*0.163*	5.0	*1.0*



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications cell sites. The near field zone is defined by the distance, D, from an antenna beyond which the manufacturer's published, far field antenna patterns will be fully formed; the near field may exist for increasing D until some or all of three conditions have been met:

$$1)\ D > \frac{2h^2}{\lambda} \qquad 2)\ D > 5h \qquad 3)\ D > 1.6\lambda$$

where h = aperture height of the antenna, in meters, and
λ = wavelength of the transmitted signal, in meters.

The FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives this formula for calculating power density in the near field zone about an individual RF source:

$$\text{power density}\quad S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}, \quad \text{in } mW/cm^2,$$

where θ_{BW} = half-power beamwidth of antenna, in degrees, and
P_{net} = net power input to the antenna, in watts.

The factor of 0.1 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates distances to FCC public and occupational limits.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

$$\text{power density}\quad S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}, \quad \text{in } mW/cm^2,$$

where ERP = total ERP (all polarizations), in kilowatts,
RFF = relative field factor at the direction to the actual point of calculation, and
D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.

CITY OF
AGOURA HILLS

Wireless Telecommunication Facility
Located at
28001 Dorothy Drive,
Agoura Hills

CONDITIONAL USE PERMIT
CASE NO. 06-CUP-011

EXHIBIT C
Applicant's Burden of Proof

LA00M

Conditional Use Permit Submittal Requirements (Cont'd)

CONDITIONAL USE PERMIT
BURDEN OF PROOF FORM 06-CUP-011

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Planning Commission, the following facts;

A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or

2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or

3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare because;

Royal St. Communications proposed project is an unmanned wireless facility that will not adversely affect, be materially detrimental or jeopardize the general welfare of the public or surrounding uses.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Ordinance, or as is otherwise required in order to integrate said use with the uses in the surrounding area because:

Proposed antennas are located on a rooftop of existing office building and equipment will be located at grade without taking parking.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and

2. By other public or private service facilities as are required because:

This project is unmanned, therefore it is adequately served by highways, streets and for other public services.

CITY OF
AGOURA HILLS

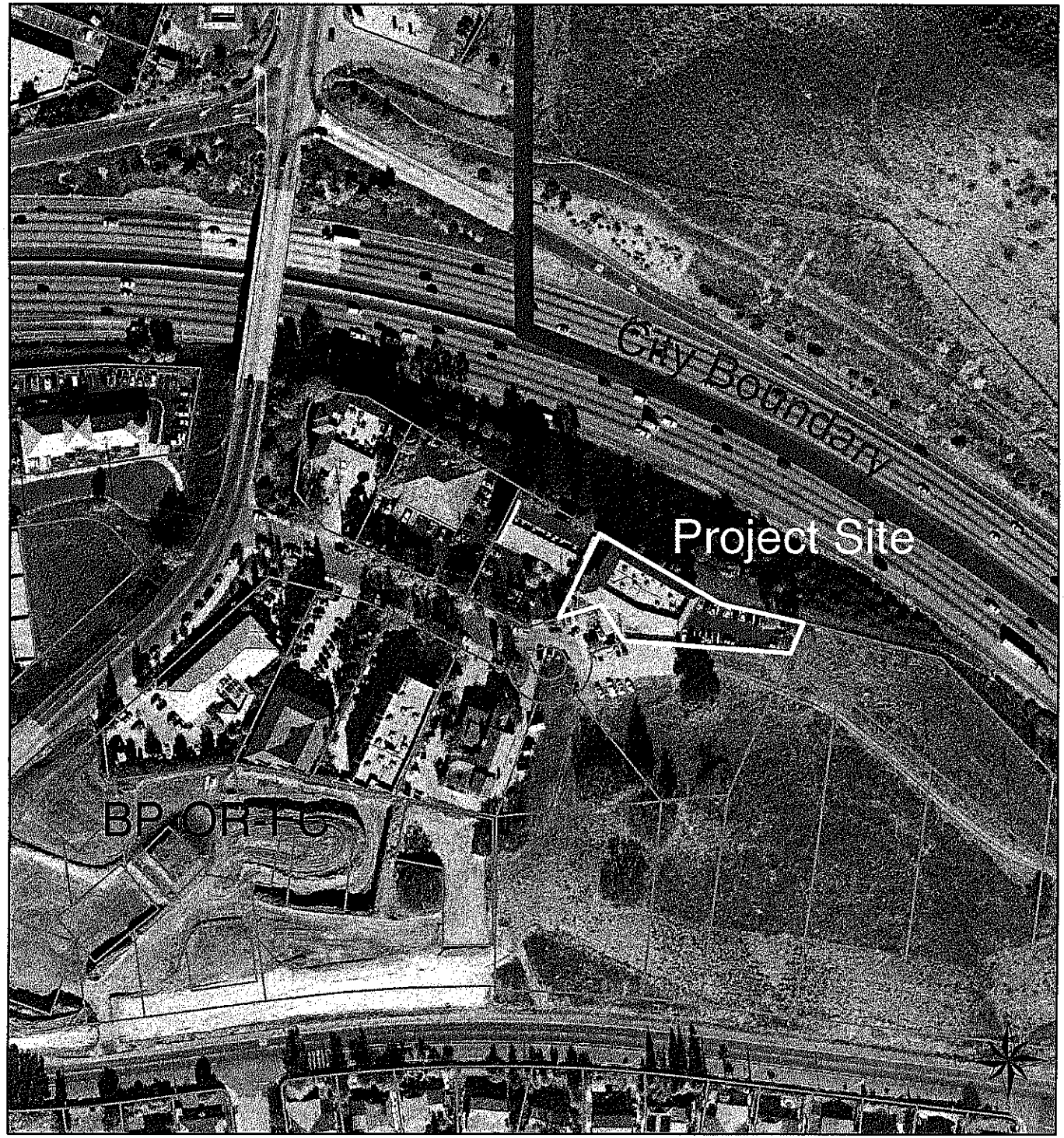
Wireless Telecommunication Facility
Located at
28001 Dorothy Drive,
Agoura Hills

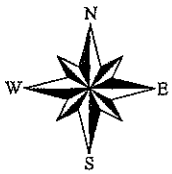
CONDITIONAL USE PERMIT
CASE NO. 06-CUP-011

EXHIBIT D
Vicinity/Zoning Map

CONDITIONAL USE PERMIT -
CASE NO. 06-CUP-011

Vicinity/Zoning Map





CITY OF
AGOURA HILLS

Wireless Telecommunication Facility
Located at
28001 Dorothy Drive,
Agoura Hills

CONDITIONAL USE PERMIT
CASE NO. 06-CUP-011

EXHIBIT E
Copy of Reduced Plans

Royal Street Communications California, LLC

HAYBLISS BUILDING
LA0011B
28001 DOROTHY DR. 1/4
AGOURA HILLS, CA 91301

metroPCS

On Behalf of Royal Street Communications, LLC
350 Commerce Suite 200
Irvine, CA 92602

- 24 hour emergency number is 1-866-428-2964 (Network Service Center)
- Zeke Moreno is the next person to be contacted should NSC not respond
  - Director of Field Operations
  - 714-730-3132 (office)
  - 949-257-5047 (mobile)

PROJECT TEAM

ARCHITECT:
DCI PACIFIC
2450 DUPONT DRIVE
IRVINE, CA 92612
CONTACT: D.K. DO E-MAIL: DK@DCIPACIFIC.COM
PHONE: (949) 475-1000 FAX: (949) 475-1001

SITE ACQUISITION:
COMPANY NAME: CORTEL, LLC
1225 WEST 190TH STREET, SUITE 310
GARDENA, CA 90248
LEASING: ROGER SPENCER E-MAIL: ROGER.SPENCER@CORTEL-LLC.COM
PHONE: (310) 293-5168 FAX: (310) 347-4165
ZONING: ROGER SPENCER E-MAIL: ROGER.SPENCER@CORTEL-LLC.COM
PHONE: (310) 293-5168 FAX: (310) 347-4165

RF ENGINEER:
COMPANY NAME: ERICSSON
2913 EL CAMINO REAL, #561
TUSTIN, CA 92782
CONTACT: SIRK ZENA E-MAIL: –
PHONE: – FAX: –

STRUCTURAL ENGINEER:
COMPANY NAME: DONALD J. INMAN & ASSOCIATES
5131 FOX HILLS AVENUE,
BUENA PARK, CA 90621-1408
CONTACT: DONALD J. INMAN E-MAIL: –
PHONE: (714) 521-0554 FAX: –

LANDSCAPE ARCHITECT:
COMPANY NAME: BILL SHAFTON'S LANDSCAPING DESIGN
28170 ENTERTAINMENT WAY, SUITE 400
LAKE FOREST, CA 92630
CONTACT: BILL SHAFTON E-MAIL: BILLSHAFTON@HOTMAIL.COM
PHONE: (714) 955-9325 FAX: (949) 457-9375

SURVEYOR:
COMPANY NAME: PHIL AUER SURVEYING
14407 CORTE LEJOS
BAKERSFIELD, CA 93314
CONTACT: TIM NIEDERKORN E-MAIL: TNIEDERKORN@COMCAST.NET
PHONE: (707) 447-7199 FAX: –

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS IF NOT FULL-SIZE (24X36)

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

ALSO, SEE GENERAL NOTES ON SHEET T2, AND SITE DEVELOPMENT NOTES ON SHEET T3.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE INSTALLATION OF (6) PANEL ANTENNAS MOUNTED ON (E) BUILDING WALL, (4) EQUIPMENT CABINETS ON EQUIPMENT PAD, PARTIAL 6'-8" CMU ENCLOSURE WITH ROLLING GATE, POWER & TELCO CABINETS, (1) GPS ANTENNA, COAX CABLE RUNS AND PARKING LOT CARPORTS AND LANDSCAPE IMPROVEMENTS. -SEE SHEET L01.

ANTENNA ORIENTATION / CABLE TABLE

SECTOR DESIGNATION	AZIMUTH	CABLE RUN	RAD CENTER	CABLE SIZE
SECTOR "A"	0°	±100'-0"	28'-0"	7/8"
SECTOR "B"	80°	±200'-0"	28'-0"	1 5/8"
SECTOR "C"	125°	±200'-0"	28'-0"	1 5/8"
SECTOR "D"	265°	±100'-0"	28'-0"	7/8"
SECTOR "E"	345°	±100'-0"	28'-0"	7/8"

PROJECT INFORMATION

APPLICANT/LESSEE:
ROYAL STREET COMMUNICATIONS, LLC

LOCAL CONTACT:	2913 EL CAMINO REAL, #561 TUSTIN, CA 92782 CONTACT: JEFFREY CLARKE PHONE: (714) 730-3285
SITE ADDRESS:	28001 DOROTHY DR. 1/4 AGOURA HILLS, CA 91301
APN:	2801-011-021
OWNER:	V D A PROPERTY CO. 4605 LANKERSHIM NORTH HOLLYWOOD, CA 91602 CONTACT: TOM VON DER AHE PHONE: (818) 980-8721
EQUIP. LEASE AREA:	240' SQ. FT.
OWNER SITE I.D. #:	LA00118
LATITUDE:	34°15'44"
LONGITUDE:	118°36'86"
ZONING:	BP-OR-FC
JURISDICTION:	CITY OF AGOURA HILLS

CODE SUMMARY

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LOCAL CODES.

1. 2007 CALIFORNIA ADMINISTRATIVE CODE – TITLE 24, PART 1
2. 2007 CALIFORNIA BUILDING CODE – TITLE 24, PART 2, WITH APPENDIX C,F,G,H,J
3. 2007 CALIFORNIA ELECTRICAL CODE – TITLE 24, PART 3
4. 2007 CALIFORNIA MECHANICAL CODE – TITLE 24, PART 4
5. 2007 CALIFORNIA PLUMBING CODE – TITLE 24, PART 5
6. 2007 CALIFORNIA ENERGY CODE – TITLE 24, PART 6
7. 2007 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE – TITLE 24, PART 7
8. 2007 CALIFORNIA HISTORICAL BUILDING CODE – TITLE 24, PART 8
9. 2007 CALIFORNIA FIRE CODE – TITLE 24, PART 9
10. 2007 CALIFORNIA EXISTING BUILDING CODE – TITLE 24, PART 10
11. 2007 CALIFORNIA REFERENCED STANDARDS – TITLE 24, PART 12
12. ANSI/EIA-222-F LIFE SAFETY CODE
13. NFPA-101-1997
14. LOCAL BUILDING CODE(S)
15. CITY AND/OR COUNTY ORDINANCES

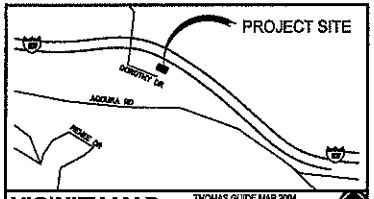
UTILITY PROVIDER

POWER:
CONTACT: JUNO GALVAN (LA-DWP) E-MAIL: –
PHONE: (213) 367-3352 FAX: –

TELCO:
CONTACT: BRIAN PROCTOR (AT&T) E-MAIL: –
PHONE: (626) 535-9608 FAX: –

DRIVING DIRECTIONS

1) START OUT GOING NORTHWEST ON EL CAMINO REAL TOWARD WEST DR – 0.5 MILES; 2) TURN LEFT ONTO TUSTIN RANCH RD – 0.2 MILES; 3) MERGE ONTO I-5 N TOWARD LOS ANGELES – 32.0 MILES; 4) MERGE onto US-101 N VIA THE EXIT ON THE LEFT TOWARD LOS ANGELES / CMC CENTER – 35.8 MILES; 5) TAKE THE EXIT TOWARD CHESEBRO RD / AGOURA HILLS – 0.2 MILES; 6) TURN LEFT ONTO PALO COMADO CANYON RD – <0.1 MILES; 7) TURN LEFT ONTO DOROTHY DR <0.1 MILES; 8) END AT 28001 DOROTHY DR, AGOURA HILLS, CA 91301-2609



VICINITY MAP — THOMAS GUIDE MAP 2004 PAGE-GRID: 563 - A4

SHEET	DESCRIPTION	REV.
T1	TITLE SHEET	0
T2	GENERAL NOTES, ANTENNA & CABLE SCHEDULE, LEGEND AND ABBREVIATIONS	0
T3	SITE DEVELOPMENT NOTES, BATTERY SPECIFICATIONS & BATTERY TABLE	0
C-1	TOPOGRAPHIC SURVEY (FOR REFERENCE ONLY)	0
A1	LOCATION PLAN / ROOF PLAN	0
A1.1	SITE PLAN	0
A2	EQUIPMENT AND ANTENNA LAYOUT PLANS	0
A3	ELEVATIONS	0
A4	ELEVATIONS	0
D1	DETAILS	0
D2	DETAILS	0
D3	DETAILS AND STRUCTURAL NOTES	0
L01	TITLE SHEET	0
L02	PRIOR SUBMITTAL FOR REFERENCE (WITH LOT COVERAGE)	0
L03	LAYOUT & MATERIALS PLAN	0
L04	CONSTRUCTION DETAILS	0
L05	CONSTRUCTION DETAILS & SPECIFICATION	0
L06	IRRIGATION PLAN	0
L07	PLANTING PLAN	0
L08	IRRIGATION & PLANTING DETAILS	0
EN1	ELECTRICAL NOTES & SYMBOLS	0
E1	UTILITY PLAN, ELECTRICAL NOTES, PANEL SCHEDULE & SINGLE LINE DIAGRAM	0
E2	GROUNDING PLAN, NOTES & LEGEND	0
E3	ELECTRICAL DETAILS	0
24	SHEETS TOTAL	ISSUED FOR:

SHEET INDEX — BP SUBMITTAL

APPROVALS

OWNER / LANDLORD: _____
CONSTRUCTION MGR: _____
R.F. ENGINEER: _____
SITE ACQUISITION: _____
ZONING MANAGER: _____
UTILITY COORDINATOR: _____
REGIONAL PROGRAM MGR: _____
NET OPS: _____
SIGNATURE DATE

Royal Street Communications California, LLC
2913 EL CAMINO REAL, #561
TUSTIN, CA 92782

PROJECT INFORMATION:
HAYBLISS BUILDING
LA0011B
28001 DOROTHY DR. 1/4
AGOURA HILLS, CA 91301

CURRENT BIDLE DATE:
06/22/09

ISSUED FOR:
BP SUBMITTAL

REV.:	DATE:	DESCRIPTION:	BY:
0	06/22/09	REV. LANDSCAPE DWG'S AND A1.1 SHEET ADDED.	JGD
0	06/10/09	100% CD REV. LEASE AREA PER FINAL SURVEY	JGD
0	05/27/09	100% CD ANT. SWIVEL MOUNT ADDED.	JGD
0	02/02/09	90% CD; F.D.F. APP'D MOD'S DATED, 01-30-09	JGD
0	12/22/08	UPDATED SURVEY ADDED	JGD
0	12/02/08	90% CD; NEW PANNING LOT COVERAGE & LANDSCAPE IMPROVEMENT PER CITY OF AGOURA HILLS	JGD
0	01/21/08	50% CD	PV

PLANS PREPARED BY:
DCI PACIFIC
ARCHITECTURE – ENGINEERING – CONSULTING
2450 DUPONT DRIVE, IRVINE, CA 92612
TEL: 949-475-1000 FAX: 949-474-1001

CONSULTANT:

DRAWN BY:	CHK.:	APV.:
JGD	BOK	DKD

LICENSURE:
LICENSED ARCHITECT R. E. PAGE C-18016 EXP. 11/09 STATE OF CALIFORNIA

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T1

ABBREVIATIONS 4

A.B.	ANCHOR BOLT	HDR.	HEADER
ABV.	ABOVE	HGR.	HANGER
ACCA	ANTENNA CABLE COVER ASSEMBLY	H.	HIGH/HEIGHT
ADD'L	ADDITIONAL	ICGB.	ISOLATED COPPER GROUND BUS
A.F.F.	ABOVE FINISHED FLOOR	IN.(")	INCH(ES)
A.F.G.	ABOVE FINISHED GRADE	INT.	INTERIOR
ALUM.	ALUMINUM	LB.(#)	POUND(S)
ALT.	ALTERNATE	L.B.	LAG BOLTS
ANT.	ANTENNA	L.F.	LINEAR FEET (FOOT)
APPRX.	APPROXIMATE(LY)	L.	LONG(ITUDINAL)
ARCH.	ARCHITECT(URAL)	MAS.	MASONRY
AWG.	AMERICAN WIRE GAUGE	MAX.	MAXIMUM
BLDG.	BUILDING	M.B.	MACHINE BOLT
BLK.	BLOCK	MECH.	MECHANICAL
BLKG.	BLOCKING	MFR.	MANUFACTURER
BM.	BEAM	MIN.	MINIMUM
B.N.	BOUNDARY NAILING	MISC.	MISCELLANEOUS
BTCW.	BARE TINNED COPPER WIRE	MTL.	METAL
B.O.F.	BOTTOM OF FOOTING	(N)	NEW
B/U	BACK-UP CABINET	NO.(#)	NUMBER
CAB.	CABINET	N.T.S.	NOT TO SCALE
CANT.	CANTILEVER(ED)	O.C.	ON CENTER
C.I.P.	CAST IN PLACE	OPNG.	OPENING
℄	CENTERLINE	P/C	PRECAST CONCRETE
CLG.	CEILING	PCS	PERSONAL COMMUNICATION SERVICES
CLR.	CLEAR	ℙ	PROPERTY LINE
COL.	COLUMN	PL.	PLATE
CONC.	CONCRETE	PLY.	PLYWOOD
CONN.	CONNECTION(OR)	PPC	POWER PROTECTION CABINET
CONST.	CONSTRUCTION	PRC	PRIMARY RADIO CABINET
CONT.	CONTINUOUS	P.S.F.	POUNDS PER SQUARE FOOT
¢	PENNY (NAILS)	P.S.I.	POUNDS PER SQUARE INCH
DBL.	DOUBLE	P.T.	PRESSURE TREATED
DEPT.	DEPARTMENT	PWR.	POWER (CABINET)
D.F.	DOUGLAS FIR	QTY.	QUANTITY
DIA.	DIAMETER	RAD.(R)	RADIUS
DIAG.	DIAGONAL	REF.	REFERENCE
DIM.	DIMENSION	REINF.	REINFORCEMENT(ING)
DWG.	DRAWING(S)	REQ'D.	REQUIRED
DWL.	DOWEL(S)	RGS.	RIGID GALVANIZED STEEL
EA.	EACH	SCH.	SCHEDULE
EL.	ELEVATION	SHT.	SHEET
ELEC.	ELECTRICAL	SIM.	SIMILAR
ELEV.	ELEVATOR	SPEC.	SPECIFICATION(S)
EMT.	ELECTRICAL METALLIC TUBING	SQ.	SQUARE
E.N.	EDGE NAIL	S.S.	STAINLESS STEEL
ENG.	ENGINEER	STD.	STANDARD
EQ.	EQUAL	STL.	STEEL
EXP.	EXPANSION	STRUC.	STRUCTURAL
EXST.(E)	EXISTING	TEMP.	TEMPORARY
EXT.	EXTERIOR	THK.	THICK(NESS)
FAB.	FABRICATION(OR)	T.N.	TOE NAIL
F.F.	FINISH FLOOR	T.O.A.	TOP OF ANTENNA
F.G.	FINISH GRADE	T.O.C.	TOP OF CURB
FIN.	FINISH(ED)	T.O.F.	TOP OF FOUNDATION
FLR.	FLOOR	T.O.P.	TOP OF PLATE (PARAPET)
FDN.	FOUNDATION	T.O.S.	TOP OF STEEL
F.O.C.	FACE OF CONCRETE	T.O.W.	TOP OF WALL
F.O.M.	FACE OF MASONRY	TYP.	TYPICAL
F.O.S.	FACE OF STUD	U.G.	UNDER GROUND
F.O.W.	FACE OF WALL	U.L.	UNDERWRITERS LABORATORY
F.S.	FINISH SURFACE	U.N.O.	UNLESS NOTED OTHERWISE
FT.(')	FOOT(FEET)	V.I.F.	VERIFY IN FIELD
FTG.	FOOTING	W.	WIDE/WIDTH
G.	GROWTH (CABINET)	W/	WITH
GA.	GAUGE	WD.	WOOD
G.C.	GENERAL CONTRACTOR	W.P.	WEATHERPROOF
GL	GALVANIZE(D)	WT.	WEIGHT
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER		
GLB	GLUE LAMINATED BEAM		
GLU-LAM	GLUE LAMINATED BEAM		
GPS	GLOBAL POSITIONING SYSTEM		
GRND.	GROUND		

LEGEND 3

- NEW ANTENNA
- EXISTING ANTENNA
- GROUND ROD
- GROUND BUS BAR
- MECHANICAL GRND. CONN.
- CADWELD
- GROUND ACCESS WELL
- ELECTRIC BOX
- TELEPHONE BOX
- LIGHT POLE
- FOUND MONUMENT
- DATUM ELEVATION POINT/LINE
- SET POINT
- REVISION
- SWITCH
- GRID REFERENCE
- DETAIL REFERENCE
- ELEVATION REFERENCE
- SECTION REFERENCE
- GROUT OR PLASTER
- (E) BRICK
- (E) MASONRY
- CONCRETE
- EARTH
- GRAVEL
- PLYWOOD
- SAND
- WOOD CONTINUOUS
- WOOD BLOCKING
- STEEL
- CENTERLINE
- PROPERTY/LEASE LINE
- MATCH LINE
- WORK POINT
- GROUND CONDUCTOR
- TELEPHONE CONDUIT
- ELECTRICAL CONDUIT
- COAXIAL CABLE
- JOINT TRENCH FOR POWER & TELCO CONDUITS
- CHAIN LINK FENCING

ANTENNA & CABLE SCHEDULE 2

SECTOR	ANTENNAS MODEL/MODE:	CABLE SIZE:	LENGTH	RAD CENTER	CABLE COLOR CODE
A (0°)	UMWD-03319-XDM/ANDREW NO. OF ANTENNA: 1 MECH. DOWNTILT: 2° ELEC. DOWNTILT: 0°	7/8" COAXIAL TOP JUMPER: 2 BOT JUMPER: 2 E-PLANE: --	2 LENGTHS AT ±100'-0"	±28'-0"	RED
B (120°)	UMWD-03319-XDM/ANDREW NO. OF ANTENNA: 1 MECH. DOWNTILT: 2° ELEC. DOWNTILT: 0°	1 5/8" COAXIAL TOP JUMPER: 2 BOT JUMPER: 2 E-PLANE: --	2 LENGTHS AT ±200'-0"	±28'-0"	YELLOW
C (120°)	UMWD-03319-XDM/ANDREW NO. OF ANTENNA: 1 MECH. DOWNTILT: 2° ELEC. DOWNTILT: 0°	1 5/8" COAXIAL TOP JUMPER: 2 BOT JUMPER: 2 E-PLANE: --	2 LENGTHS AT ±200'-0"	±28'-0"	BLUE
D (240°)	UMWD-03319-XDM/ANDREW NO. OF ANTENNA: 1 MECH. DOWNTILT: 2° ELEC. DOWNTILT: 0°	7/8" COAXIAL TOP JUMPER: 2 BOT JUMPER: 2 E-PLANE: --	2 LENGTHS AT ±100'-0"	±28'-0"	WHITE
E (240°)	UMWD-03319-XDM/ANDREW NO. OF ANTENNA: 1 MECH. DOWNTILT: 2° ELEC. DOWNTILT: 0°	7/8" COAXIAL TOP JUMPER: 2 BOT JUMPER: 2 E-PLANE: --	2 LENGTHS AT ±100'-0"	±28'-0"	GREEN
GPS	T.B.D.	1/2" COAXIAL	2 LENGTHS AT ±20'-0"		

NOTE: 1. CONTRACTOR TO FIELD VERIFY ALL CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, AND/OR INSTALLATION.
2. PROVIDE MECHANICAL DOWNTILT BRACKETS FOR ALL ANTENNAS
3. COAX LENGTH = ±10'-0"

GENERAL STRUCTURAL NOTES:

1. WHERE A CONSTRUCTION DETAIL IS NOT SHOWN OR NOTED, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
2. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES.
3. NO PIPES, DUCTS, SLEEVES, CHASES, ETC., SHALL BE PLACED IN SLABS, BEAMS, OR WALLS UNLESS SPECIFICALLY SHOWN OR NOTED, NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC., UNLESS OTHERWISE NOTED. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC.
4. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD SPRINT AND THE ARCHITECT/ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF SPRINT OR THE ARCHITECT/ENGINEER.
5. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS AND PEDESTRIANS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, TEMPORARY STRUCTURES, AND PARTIALLY COMPLETED WORK, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT/ENGINEER SHALL NOT INCLUDE INSPECTION OF SUCH ITEMS.
6. ASTM SPECIFICATIONS NOTED ON THE DRAWINGS SHALL BE OF THE LATEST REVISION.
7. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOOR OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING/BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE PROSECUTION OF THIS WORK.
9. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS. 10. THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATIONS.
11. ALL ITEMS REMOVED DURING CONSTRUCTION WORK (I.E., DRYWALL, PLYWOOD, CEILING PANELS, ETC.) SHALL BE REPLACED TO MATCH EXISTING.
12. THE FOLLOWING REQUIREMENTS SHALL BE MET FOR SPECIAL INSPECTION:
A. THE SPECIAL INSPECTOR SHALL BE UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER.
B. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE THE ARCHITECT/ENGINEER, AND OTHER DESIGNATED PERSONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION; THEN, IF UNCORRECTED, TO THE PROPER DESIGN AUTHORITY AND THE BUILDING OFFICIAL.
C. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL REPORT SIGNED BY HE AND HIS SUPERVISOR STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE UNIFORM BUILDING CODE. BOTH
D. COMPLY WITH ALL OSHPD SPECIAL INSPECTION REQUIREMENTS
13. LATERAL FORCE DESIGN CRITERIA THE CONTRACT DOCUMENTS SHALL SPECIFY THE FOLLOWING PARAMETERS USED FOR DESIGN OF THE LATERAL FORCE RESISTING SYSTEMS. WIND LOADS PER DIVISION III: Ce, Cc, qs, Iw EARTHQUAKE LOADS PER DIVISION IV: Cs, Cv, I, Ip, Na, Nv, R, Rp, hx, hr SEE CHAPTER 16A, 2001 CBC FOR DEFINITIONS OF THE ABOVE TERMS. FOR SMALL PROJECTS IN SEISMIC ZONE 4, WHERE A GEOLOGIC HAZARDS REPORT IS NOT REQUIRED, THE MAXIMUM VALUE OF Ca (Na) CAN BE USED IN LIEU OF A SPECIFIC DETERMINATION OF THOSE COEFFICIENTS.

GENERAL CONSTRUCTION NOTES:

1. THE FACILITY IS AN UNOCCUPIED DIGITAL TELECOMMUNICATION FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE IMPLEMENTATION ENGINEER AND ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
5. CONTRACTOR SHALL CONTACT USA BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
6. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
7. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
8. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE IMPLEMENTATION ENGINEER AND WITH THE HOSPITAL'S AUTHORIZED REPRESENTATIVE.
9. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.
10. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF THE UBC REGARDING EARTHQUAKE PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS AND MECHANICAL EQUIPMENT. ALL WORK MUST BE IN ACCORDANCE WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
12. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
13. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, VEGETATION, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF SPRINT AND HOSPITAL REPRESENTATIVE
14. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE.
15. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWING (SHEET LS1), SHALL NOT BE USED TO IDENTIFY OR ESTABLISH THE BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT/ENGINEER.
16. PENETRATIONS OF ROOF MEMBRANES SHALL BE PATCHED/FLASHED AND MADE WATERTIGHT USING LIKE MATERIALS IN ACCORDANCE WITH NRCA ROOFING STANDARDS AND DETAILS. CONTRACTOR SHALL OBTAIN DETAILING CLARIFICATION FOR SITE-SPECIFIC CONDITIONS FROM ARCHITECT/ENGINEER, IF NECESSARY, BEFORE PROCEEDING.

STANDARD STRUCTURAL STEEL NOTES:

1. ALL METAL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATION GALVANIZED ASTM 572 GRADE 50 (GALV.) UNLESS NOTED OTHERWISE.
2. STRUCTURAL TUBING MEMBERS SHALL CONFORM TO ASTM A500, GALV. GRADE A OR A501.
3. ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC AND AWS D1.1. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION", 9TH EDITION.
4. BOLTED CONNECTIONS SHALL USE BEARING TYPE GALVANIZED ASTM A325 BOLTS (3/4" DIA.) AND SHALL HAVE A MINIMUM OF TWO BOLTS U.N.O.
5. NON-STRUCTURAL CONNECTIONS FOR HANDRAIL, LADDERS AND STEEL GRATING MAY USE 5/8" DIA. GALVANIZED ASTM A307 BOLTS U.N.O.
6. MISCELLANEOUS STEEL PLATES AND STEEL ANGLES SHALL CONFORM TO ASTM A36 AND BE GALVANIZED
7. ALL WELDS EXPOSED TO WEATHER SHALL BE GALVANIZED OR PAINTED

GENERAL NOTES 1

Royal Street Communications California, LLC
2913 EL CAMINO REAL, #561
TUSTIN, CA 92782

PROJECT INFORMATION:

HAYBLISS BUILDING
LA0011B
28001 DOROTHY DR. 1/4
AGOURA HILLS, CA 91301

CURRENT ISSUE DATE:

06/22/09

ISSUED FOR:

BP SUBMITTAL

REV.:	DATE:	DESCRIPTION:	BY:
0	05/23/08	REV. LANDSCAPE SHEETS AND A1.1 SHEET ADDED.	JCD
0	08/19/08	100% CDs REV. LEASE AREA PER MAIL SUBWAY	JCD
0	09/27/08	100% CDs ANT. SWIVEL MOUNT ADDED.	JCD
0	03/23/09	90% CDs P.S.F. APP'D RECV'D DATED, 01-28-09	JCD
0	12/22/08	UPDATED SURVEY ADDED	JCD
0	12/22/08	90% CDs NEW PLANNING NOT CHANGES & LANDSCAPE IMPROVEMENT PER CITY OF AGOURA HILLS	JCD
0	01/21/09	90% CD	PV

PLANS PREPARED BY:

DCI PACIFIC
ARCHITECTURE - ENGINEERING - CONSULTING
2400 DUPONT DRIVE, IRVINE, CA 92612
TEL: 949-475-1500 FAX: 949-475-1501

CONSULTANTS:

DRAWN BY:	CHK:	APV:
JCD	MDK	DKD

LICENSURE:

STATE OF CALIFORNIA — C-10/31 — EXP. 11/09

SHEET TITLE:

GENERAL NOTES, ANTENNA & CABLE SCHEDULE, LEGEND, AND ABBREVIATIONS

SHEET NUMBER:

T2

SITE ADDRESS/A.P.N.:

28001 DOROTHY DRIVE
AGOURA HILLS, CA. 91301

2061-011-021

BENCHMARK:

BM # Y10424 DPW BM TAG IN EAST CURB SOUTH OF BCR @ SE COR AGOURA RD. & LAURA LA PLANTE DR.
ELEV. = 941.002 (MALIBU 1998)

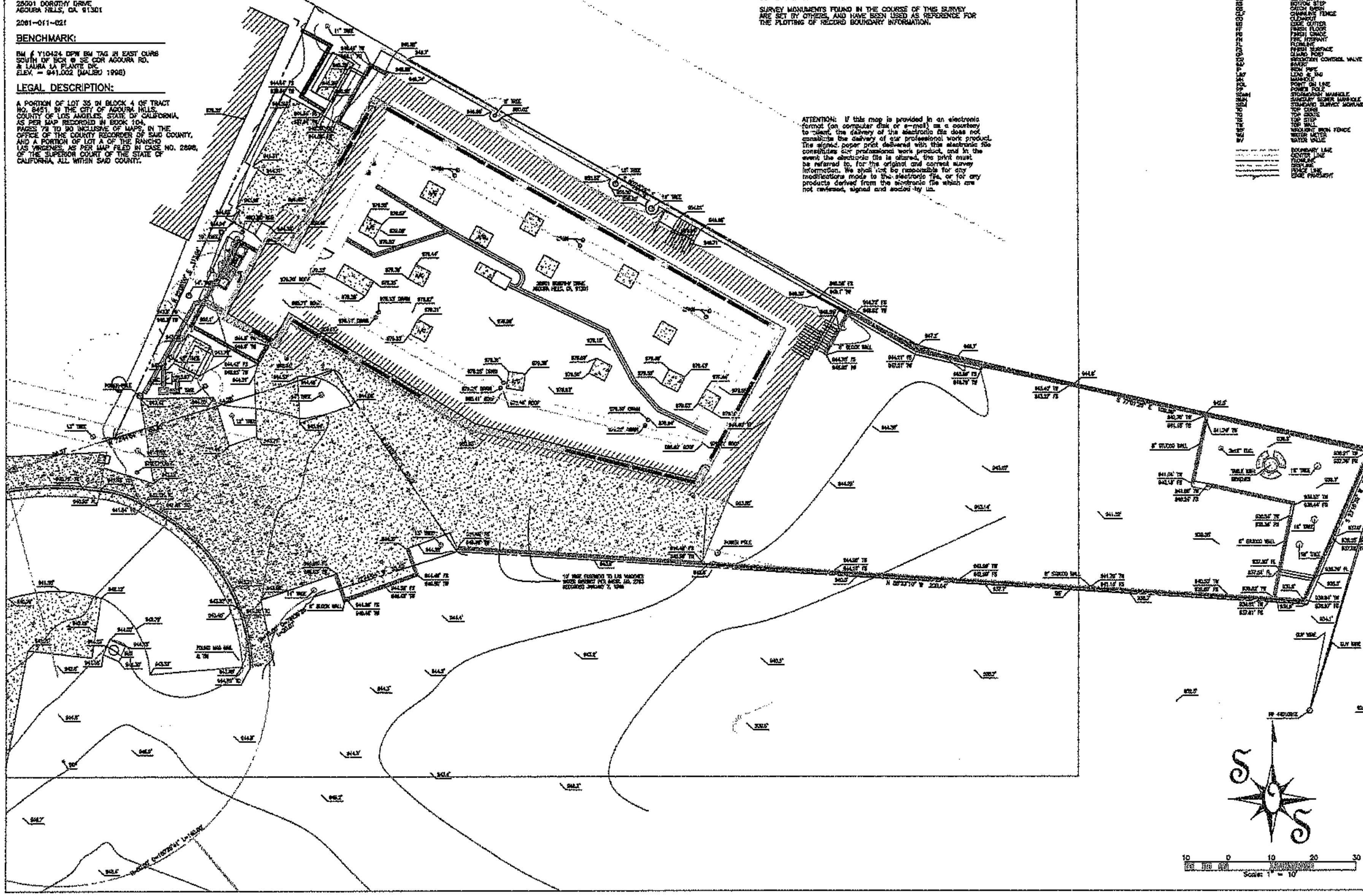
LEGAL DESCRIPTION:

A PORTION OF LOT 35 IN BLOCK 4 OF TRACT NO. 8451, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 104, PAGES 78 TO 90 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND A PORTION OF LOT A OF THE RANCHO LAS VIRGENES, AS PER MAP FILED IN CASE NO. 2898, OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, ALL WITHIN SAID COUNTY.

IN AREA OF CRITICAL DESIGN, TOPOGRAPHICAL FEATURES SHOULD BE VERIFIED PRIOR TO FINAL DESIGN.

SURVEY MONUMENTS FOUND IN THE COURSE OF THIS SURVEY ARE SET BY OTHERS, AND HAVE BEEN USED AS REFERENCE FOR THE PLOTTING OF RECORD BOUNDARY INFORMATION.

ATTENTION: If this map is provided in an electronic format (on computer disk or e-mail) as a courtesy to client, the delivery of the electronic file does not constitute the delivery of our professional work product. The signed paper print delivered with this electronic file constitutes our professional work product, and in the event the electronic file is altered, the print must be referred to, for the original and correct survey information. We shall not be responsible for any modifications made to the electronic file, or for any products derived from the electronic file which are not reviewed, signed and sealed by us.



LEGEND

AD	AREA DRAIN
BM	BENCHMARK
BS	BOTTOM STEP
CB	CATCH BASIN
CLF	CHAINLINE FENCE
CO	CLEANOUT
EG	EDGE GUTTER
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FS	FINISH SURFACE
GP	GUARD POST
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
IP	IRON PIPE
L&T	LEAD & TAG
MH	MANHOLE
POL	POINT ON LINE
PP	POWER POLE
SDMH	STORMDRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
SSM	STANDARD SURVEY MONUMENT
TC	TOP CURB
TG	TOP GRATE
TS	TOP STEP
TW	TOP WALL
WIF	WROUGHT IRON FENCE
WM	WATER METER
WV	WATER VALVE
	BOUNDARY LINE
	CENTER LINE
	FLOWLINE
	DRIPLINE
	FENCE LINE
	EDGE PAVEMENT

10 0 10 20 30
Scale: 1" = 10'

TOPOGRAPHY 28001 DOROTHY DRIVE

PREPARED BY:
STEVE OPDAHL SURVEYING
889 PIERCE COURT
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THOUSAND OAKS, CA. 91360
(805)495-9435

PREPARED FOR:
ROBERT MACLACHLAN

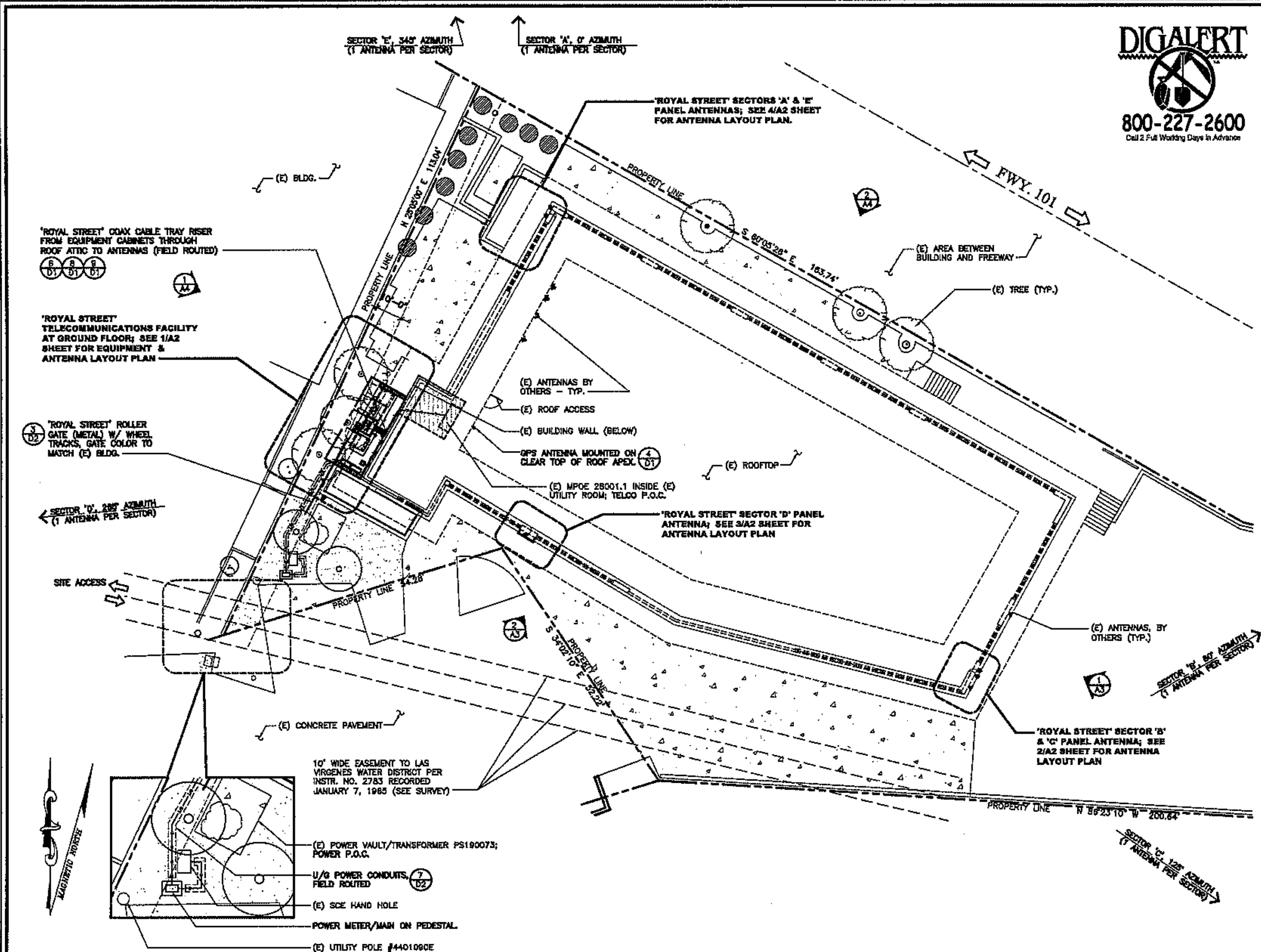
DRAWN BY / DATE: SMO 04/18/08

REVISION / DATE:

JOB #: 0802008

SHEET: 1 OF 1

RESEARCH: MB 104/78-90



LOCATION PLAN / ROOF PLAN

SCALE: 1

Royal Street Communications California, LLC

PROJECT INFORMATION:

HAYBLISS BUILDING
LA0011B
26001 DOROTHY DR. 1/4
AGOURA HILLS, CA 91301

CURRENT ISSUE DATE:

06/10/09

ISSUED FOR:

BP SUBMITTAL

REV.	DATE	DESCRIPTION	BY
0	06/10/09	100% CD: REV. LEASE AREA PER FINAL SURVEY	JGD
0	03/27/09	100% CD: ANT. SWIVEL MOUNT ADDED.	JGD
0	02/02/09	100% CD: F.I.F. APPV'D REDV'D DATED, 01-28-09	JGD
0	12/22/08	UPDATED SURVEY ADDED	JGD
0	12/02/08	90% CD: NEW PARKING LOT CARPORTS & LANDSCAPE IMPROVEMENT PER CITY OF AGOURA HILLS	JGD
0	01/21/08	90% CD	PV

PLANS PREPARED BY:

DCI PACIFIC

CONSULTANT:

DRAWN BY:	CHK.:	APV.:
JGD	SCK	DKD

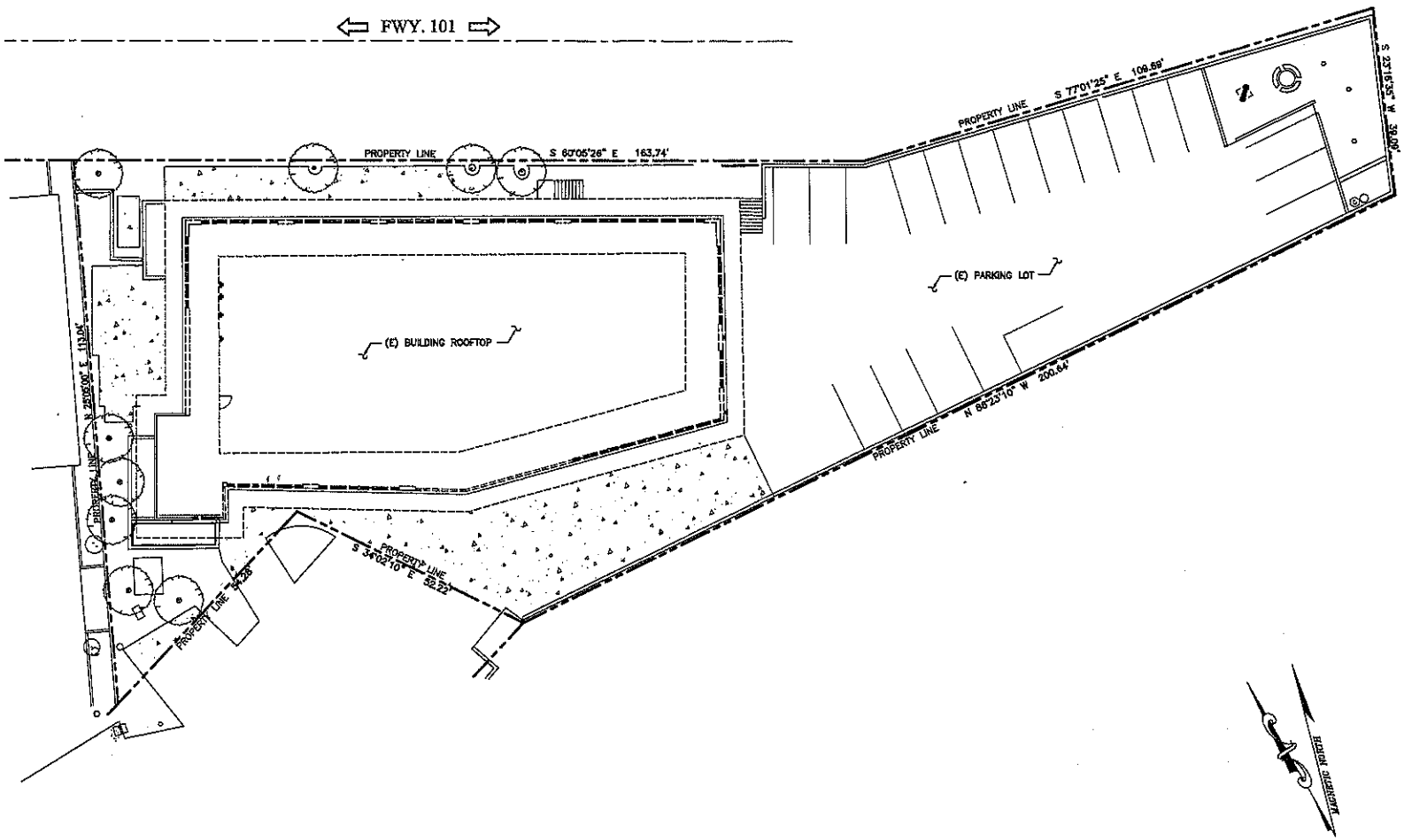
LICENSURE:

SHEET TITLE:

LOCATION PLAN / ROOF PLAN

SHEET NUMBER:

A1



SITE PLAN

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

Royal Street Communications California, LLC
2913 EL CAMINO REAL, #681
TUSTIN, CA 92782

PROJECT INFORMATION:

HAYBLISS BUILDING
LA0011B
25001 DOROTHY DR. 1/4
AGOURA HILLS, CA 91301

CURRENT ISSUE DATE:

06/22/09

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BP SUBMITTAL

REV.	DATE	DESCRIPTION	BY
0	06/22/09	REV. LANDSCAPE DWG'S AND A1.1 SHEET ADDED.	JSO
0	06/10/09	100% CD: REV. LEASE AREA PER FINAL SURVEY	JSO
0	05/27/09	100% CD: ANT. SWIVEL MOUNT ADDED.	JSO
0	02/02/09	100% CD: P.E.P. APPV'D RED'D DATED, 01-29-09	JSO
0	12/22/08	UPDATED SURVEY ADDED	JSO
0	12/05/08	90% CD: NEW PARKING LOT DISPOSITION & LANDSCAPE IMPROVEMENT PER CITY OF AGOURA HILLS	JSO
0	01/21/08	90% CD	PV

PLANS PREPARED BY:

DCI PACIFIC
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TEL: 949-476-2000 FAX: 949-476-2001

CONSULTANTS:

DRAWN BY:	CHK.:	APV.:
JSO	BON	DKO

LICENSURE:

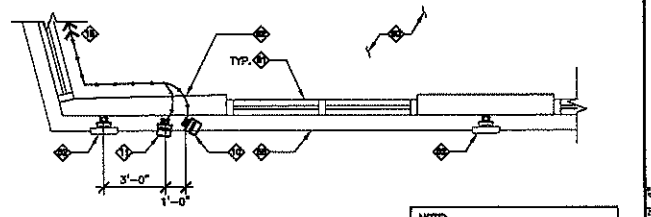
LICENSED ARCHITECT
C-13016
EXP. 11/09
STATE OF CALIFORNIA

SHEET TITLE:

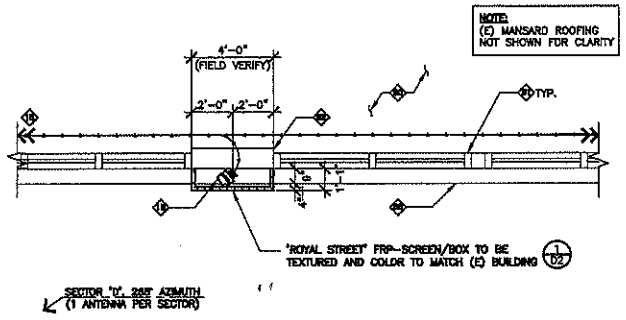
SITE PLAN

SHEET NUMBER:

A1.1



ANTENNA LAYOUT PLAN (SECTOR 'B' & 'C') SCALE: 3/8"=1'-0" 2



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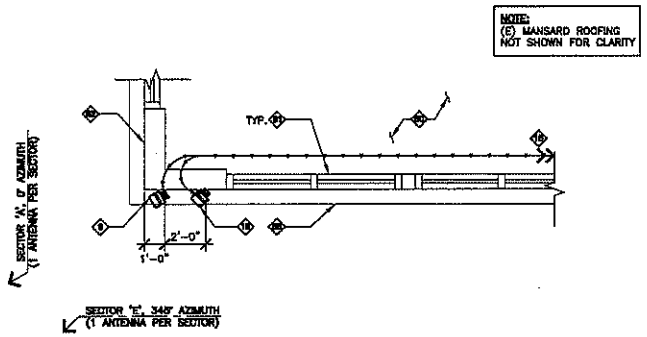
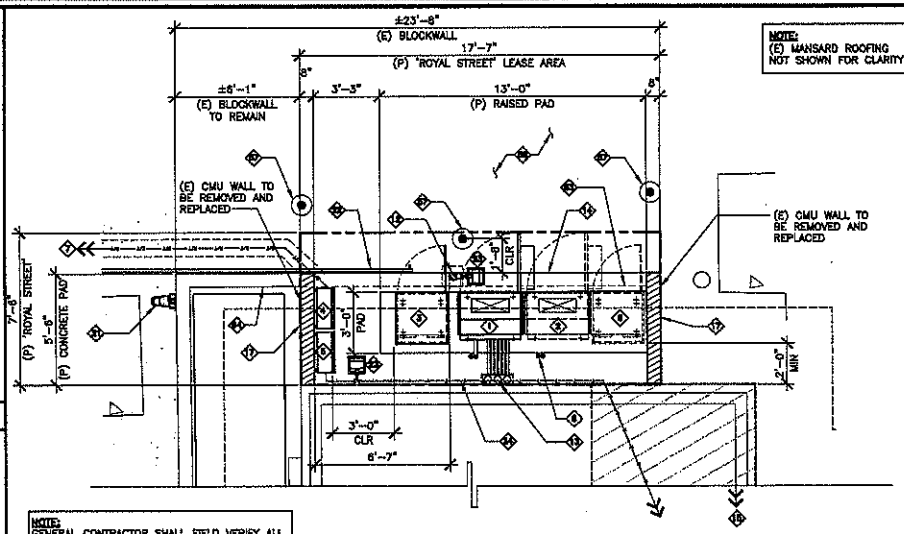


ANTENNA LAYOUT PLAN (SECTOR 'A' & 'E') SCALE: 3/8"=1'-0" 4



EQUIPMENT AND ANTENNA KEYNOTES:

1. "ROYAL STREET" PRIMARY MODCELL CABINET V4.0 MOUNTED ON CONCRETE PAD – WEIGHT: 1538 LBS (11/D1) (1/D2)
2. FUTURE "ROYAL STREET" GROWTH MODCELL CABINET V4.0 MOUNTED ON CONCRETE PAD – WEIGHT: 1285 LBS (1538 LBS. MAX.) (1/D2)
3. "ROYAL STREET" BATTERY CABINET MOUNTED ON CONCRETE PAD – WEIGHT: 2174 LBS (1/D2)
4. "ROYAL STREET" POWER PROTECTION CABINET – WEIGHT: 200 LBS; MOUNTED ON CMU WALL. (4/D2)
5. "ROYAL STREET" TELCO CABINET – WEIGHT: 200 LBS; MOUNTED ON CMU WALL. (4/D2)
6. FUTURE "ROYAL STREET" BATTERY CABINET MOUNTED ON CONCRETE PAD – WEIGHT: 2174 LBS (1/D2)
7. U/G TRENCH FOR POWER CONDUITS FROM P.O.C. (7/D2)
8. 2–2"ø POWER & TELCO CONDUIT STUB–UP, TOTAL OF 4 (8/D2)
9. "ROYAL STREET" SECTOR 'A', 0° AZIMUTH, (1) ANTENNA PER SECTOR, FACADE MOUNTED ON (E) BUILDING WALL (1/D1) (2/D1)
10. "ROYAL STREET" SECTOR 'B', 60° AZIMUTH, (1) ANTENNA PER SECTOR, FACADE MOUNTED ON (E) BUILDING WALL (1/D1) (2/D1)
11. "ROYAL STREET" SECTOR 'C', 125° AZIMUTH, (1) ANTENNA PER SECTOR, FACADE MOUNTED ON (E) BUILDING WALL (1/D1) (2/D1)
12. TS 4x4x¼" THK. GATE POST
13. "ROYAL STREET" COAX CABLE CABLE TRAY RISER, COLOR TO MATCH (E) BUILDING (8/D1)
14. "ROYAL STREET" CONCRETE PAD (2/D2)
15. "ROYAL STREET" FLOOR MOUNTED COAX CABLE THROUGH ATTIC, FIELD ROUTED (9/D1)
16. NOT IN USED
17. "ROYAL STREET" 6'–8" HIGH CMU WALL, TEXTURE AND COLOR TO MATCH (E) WALL (2/D2)
18. "ROYAL STREET" SECTOR 'D', 285° AZIMUTH, (1) ANTENNA PER SECTOR, FACADE MOUNTED BEHIND FRP–SCREEN ON (E) BUILDING WALL (1/D1) (3/D1)
19. "ROYAL STREET" SECTOR 'E', 345° AZIMUTH, (1) ANTENNA PER SECTOR, FACADE MOUNTED ON (E) BUILDING WALL (1/D1) (2/D1)
20. NOT IN USED
21. "ROYAL STREET" EMERGENCY GENERATOR RECEPTACLE (EGR) MOUNTED ON (E) CMU WALL (1/D1)
22. "ROYAL STREET" CANTILEVER TYPE SLIDING METAL GATE, COLOR TO MATCH (E) BUILDING (3/D2)
23. "ROYAL STREET" SERVICE LIGHTS, TYP. OF 2 (9/D2)
24. "ROYAL STREET" WALL MOUNTED TELCO CONDUIT FROM P.O.C. TO TELCO CABINET (7/D1) (5/D2)
25. THROUGH 29 NOT USED
30. (E) ROOFTOP
31. (E) POLE MOUNTED ANTENNAS –BY OTHERS.
32. (E) FACADE MOUNTED ANTENNAS –BY OTHERS.
33. (E) BUILDING PARAPET
34. (E) COAX CABLE TRAY
35. (E) BUILDING DECORATIVE POPOUT FRAMED FURRING BAND
36. (E) ROOF TILES
37. (E) TREES TO REMAIN
38. (E) BUILDING LINE (BELOW)
39. (E) PLANTER/LANDSCAPE
40. (E) BUILDING
41. (E) BUILDING WINDOW (BELOW)
42. (E) BUILDING WALL (BELOW)
43. (E) CMU WALL SHOWN IN HIDDEN LINE TO BE REMOVED
44. (E) REMAINING CMU WALL TO BE PATCHED, REPAIRED, AND REPAINTED TO MATCH (E) WALL AS NEEDED

EQUIPMENT LAYOUT PLAN SCALE: 3/8"=1'-0" 0 16' 32' 1

Royal Street Communications California, LLC
2913 EL CAMINO REAL, #661
TUSTIN, CA 92782

PROJECT INFORMATION:

HAYBLISS BUILDING
LA0011B
26001 DOROTHY DR. 1/4
AGOURA HILLS, CA 91301

CURRENT ISSUE DATE:
06/22/09

ISSUED FOR:
BP SUBMITTAL

REV.	DATE	DESCRIPTION:	BY:
0	06/22/09	REV. LANDSCAPE DWG'S AND A1.1 SHEET ADDED.	JBD
0	06/10/09	100% CDs. INCL. LEASE AREA PER FINAL SURVEY	JBD
0	05/27/09	100% CDs. ANT. SWIVEL MOUNT ADDED.	JBD
0	05/08/09	100% CDs. F.I.F. APPV'D REV'D DATED. 01-28-09	JBD
0	12/22/08	UPDATED SURVEY ADDED	JBD
0	12/02/08	90% CDs. NEW PARKING LOT CUTBACKS & LANDSCAPE IMPROVEMENT PER CITY OF AGOURA HILLS	JBD
0	01/21/08	90% CD	PV

PLANS PREPARED BY:

DCI PACIFIC
ARCHITECTURE – ENGINEERING – CONSULTING
2480 DUPONT DRIVE, IRVINE, CA 92612
TEL 949-679-2000 FAX 949-679-2001

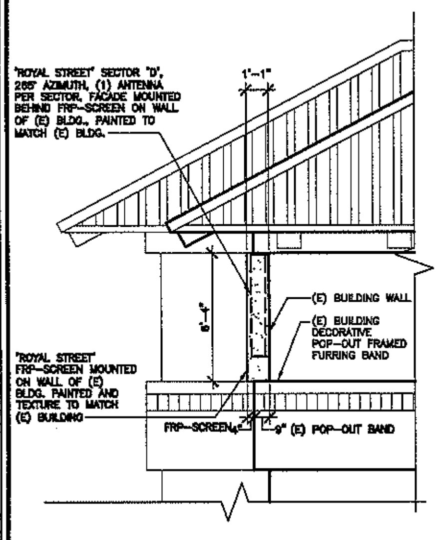
CONSULTANT:

DRAWN BY:	CHK'D:	APP'D:
JBD	BDK	DKD

LICENSURE:

SHEET TITLE:
EQUIPMENT AND ANTENNA LAYOUT PLAN PLANS

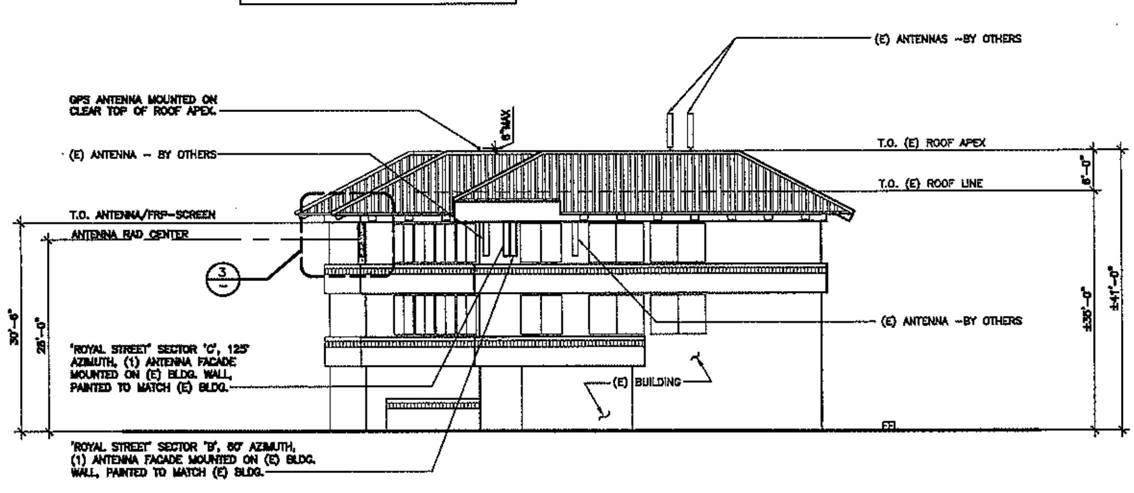
SHEET NUMBER:
A2



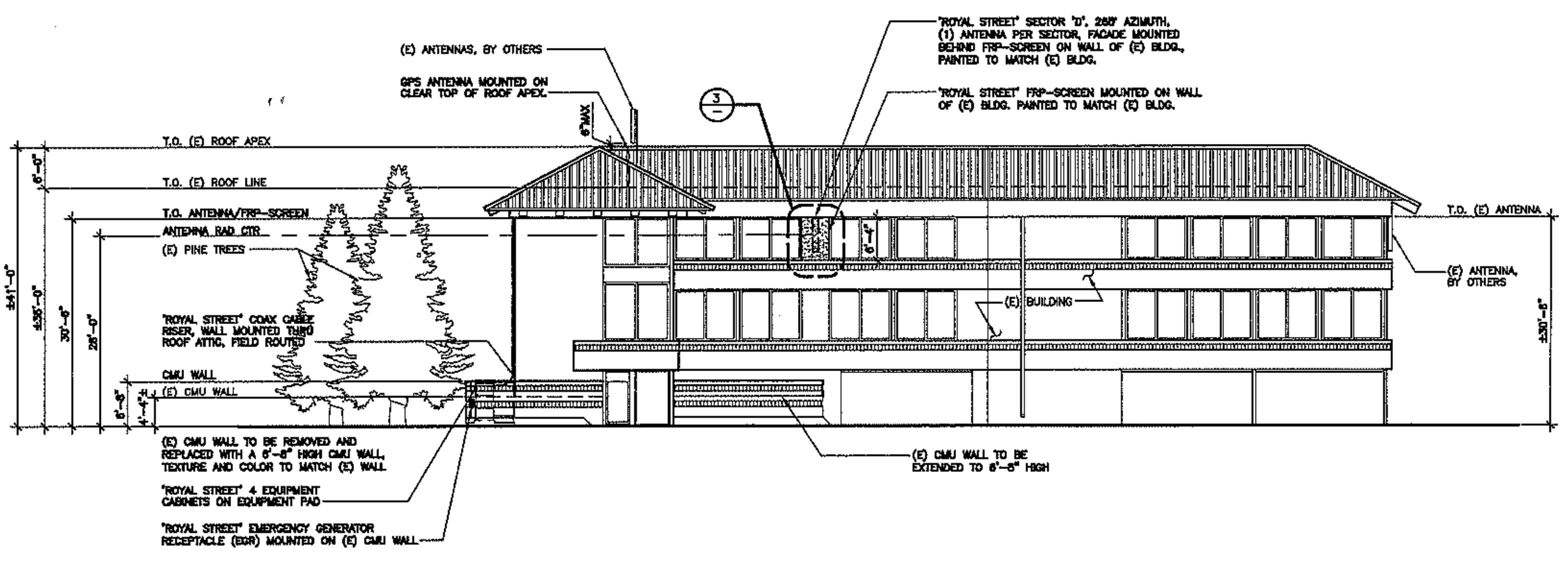
ANTENNA DETAIL | SCALE: 3/8"=1'-0" | 3

NOTE:
ALL 'ROYAL STREET' FLUSHED MOUNTED ANTENNAS TO BE PAINTED TO MATCH (E) COLOR OF BLDG.

NOTE:
GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND SHALL NOTIFY THE ARCHITECT/ENGINEER FOR ANY DISCREPANCIES ON PLANS PRIOR TO CONSTRUCTION OR FABRICATION.



SOUTHEAST ELEVATION | SCALE: 1/8"=1'-0" | 1



SOUTHWEST ELEVATION | SCALE: 1/8"=1'-0" | 2

Royal Street Communications California, LLC
2913 EL CAMINO REAL, #561
TUSTIN, CA 92782

PROJECT INFORMATION:
HAYBLISS BUILDING
LA0011B
25001 DOROTHY DR. 1/4
AGOURA HILLS, CA 91301

CURRENT ISSUE DATE:
06/22/09

ISSUED FOR:
BP SUBMITTAL

REV.:	DATE:	DESCRIPTION:	BY:
0	06/22/09	REV. LANDSCAPE DWG'S AND A1.1 SHEET ADDED.	JOD
0	06/10/09	100% CD: REV. LEASE AREA PER FINAL SURVEY	JOD
0	05/27/09	100% CD: ANT. SWIVEL MOUNT ADDED.	JOD
0	02/08/09	100% CD: F.E.F. APP'D RECV'D DATED, 01-29-09	JOD
0	12/23/08	UPDATED SURVEY ADDED	JOD
0	12/02/08	90% CD: NEW PARKING LOT CARPORTS & LANDSCAPE IMPROVEMENT PER CITY OF AGOURA HILLS	JOD
0	01/21/08	90% CD	PV

PLANS PREPARED BY:
DCI PACIFIC
ARCHITECTURE - ENGINEERING - CONSULTING

CONSULTANT:

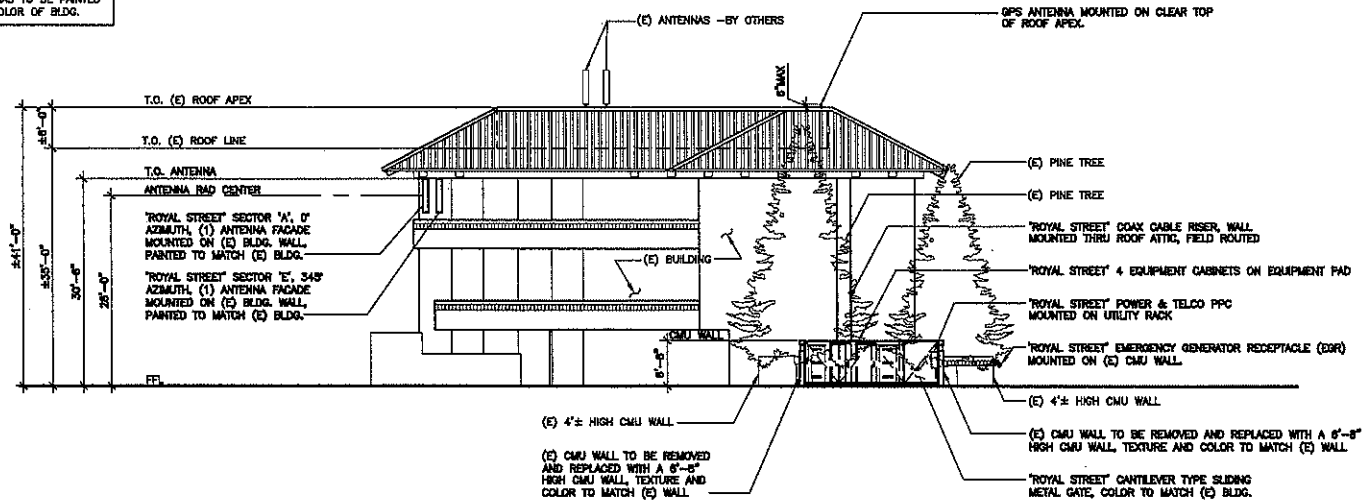
DRAWN BY:	CHK.:	APV.:
JOD	BOK	DKD

LICENSURE:

SHEET TITLE:
ELEVATIONS

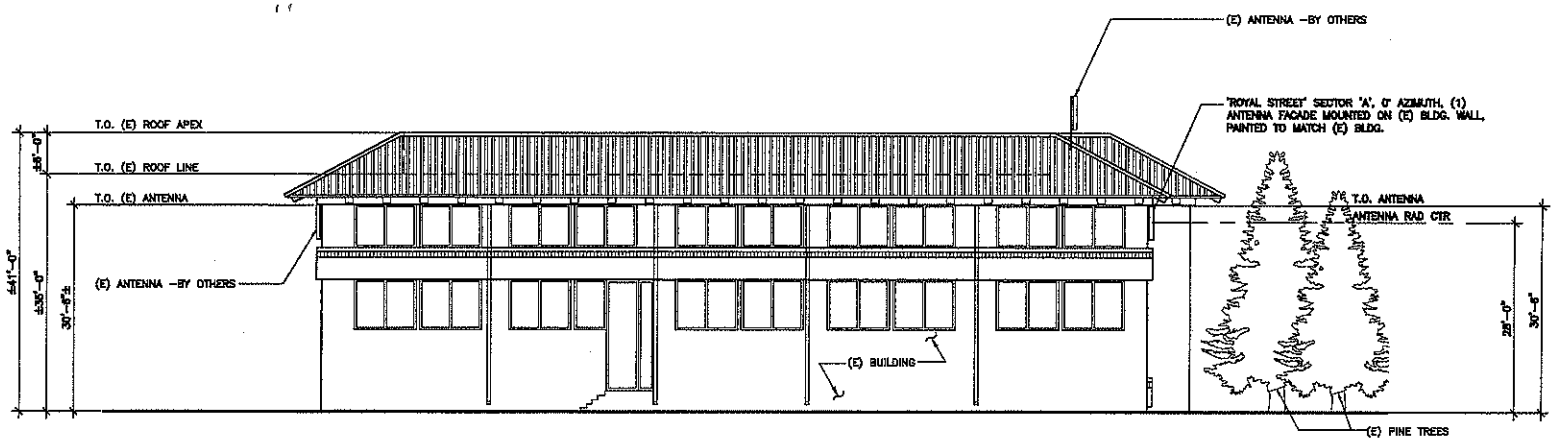
SHEET NUMBER:
A3

NOTE:
ALL "ROYAL STREET" FLUSHED MOUNTED ANTENNAS TO BE PAINTED TO MATCH (E) COLOR OF BLDG.



NORTHWEST ELEVATION

SCALE: 1/8"=1'-0" | 0 4' 8' | 3



NORTHEAST ELEVATION

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

Royal Street Communications California, LLC
2913 EL CAMINO REAL, #461
TUSTIN, CA 92782

PROJECT INFORMATION:

HAYBLISS BUILDING
LA0011B
28001 DOROTHY DR. I/4
AGOURA HILLS, CA 91301

CURRENT ISSUE DATE:

06/22/09

ISSUED FOR:

BP SUBMITTAL

REV.	DATE:	DESCRIPTION:	BY:
0	06/22/09	REV. LANDSCAPE DWG'S AND A1.1 SHEET ADDED.	JSD
0	06/10/09	100% CD: REV. LEASE AREA PER FINAL SURVEY	JSD
0	05/22/09	100% CD: ANT. SWIVEL MOUNT ADDED.	JSD
0	03/02/09	90% CD: F.F.F. APP'D REV'D DATED, 01-05-09	JSD
0	12/02/08	UPDATED SURVEY ADDED	JSD
0	12/02/08	90% CD: 360° PANORAMA LOT DIMENSIONS & LANDSCAPE IMPROVEMENT PER CITY OF AGOURA HILLS	JSD
0	01/21/05	90% CD	PV

PLANS PREPARED BY:

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2400 DUPONT DRIVE, IRVINE, CA 92612
TEL: 949-475-9100 FAX 949-475-9101

CONSULTANT:

DRAWN BY:	CHK.:	APV.:
JSD	SDK	DKD

LICENSURE:

SHEET TITLE:

ELEVATIONS

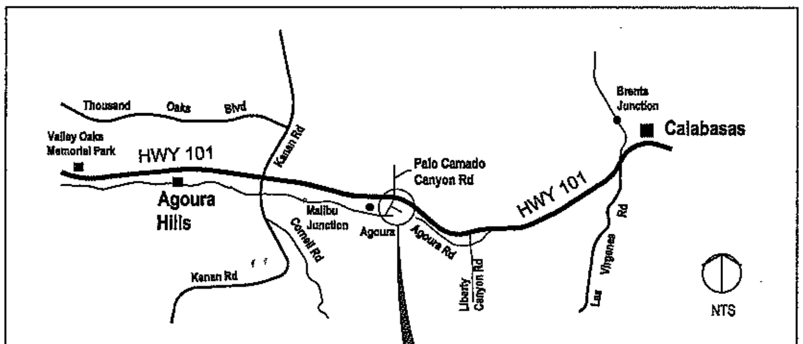
SHEET NUMBER:

A4

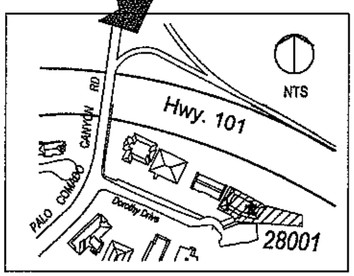
HAYBLISS BUILDING LA0011B
28001 Dorothy Drive
Agoura Hills, CA 91301

Parking Lot Carports and
Landscape Improvements

A.P.N 2061-011-021



REGIONAL MAP



VICINITY MAP

SHEET INDEX

SHEET #	SHEET NAME
L01	TITLE SHEET
L02	PRIOR SUBMITTAL FOR REFERENCE (WITH LOT COVERAGES)
L03	LAYOUT & MATERIALS PLAN
L04	CONSTRUCTION DETAILS
L05	CONSTRUCTION DETAILS & SPECIFICATIONS
L06	IRRIGATION PLAN
L07	PLANTING PLAN
L08	IRRIGATION & PLANTING DETAILS

GENERAL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF ALL CONTRACTORS TO INSPECT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
2. IN THE EVENT ANY DISCREPANCIES OR QUESTIONS WITH THE DRAWINGS ARISE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER OR HIS REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING. THE CONTRACTOR WILL BE HELD ACCOUNTABLE FOR THE RESULTS OF ANY ERRORS OR DISCREPANCIES WHICH RESULT FROM HIS FAILURE TO NOTIFY THE OWNER PRIOR TO INSTALLATION OR FABRICATION.
3. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING ELEMENTS, STRUCTURES OR LANDSCAPING ON SITE WHICH IS TO REMAIN, EITHER CAUSED BY HIMSELF, A SUB-CONTRACTOR OR ANY ONE UNDER HIS DIRECTION AND SHALL PAY ALL COSTS FOR REPAIR OF REPLACEMENT TO THE OWNER'S SATISFACTION.
4. ALL CONTRACTORS WILL BE RESPONSIBLE FOR THE CLEAN-UP AND REMOVAL OF ALL TRASH, WASTES, DEBRIS, ETC. CREATED BY HIMSELF, HIS SUB-CONTRACTOR OR ANY ONE UNDER HIS DIRECTION AND SHALL BE INCLUDED IN THE BASE PRICE OF BID.
5. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL ALSO AGREE TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER AND ARCHITECT FROM ANY AND ALL LIABILITY IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ARCHITECT.
6. UNLESS OTHERWISE SPECIFIED THE CONTRACTOR, UPON PROPER COMPLETION OF HIS WORK SHALL PROVIDE THE OWNER WITH A WRITTEN GUARANTEE OF ALL HIS WORK FOR A PERIOD OF NO LESS THAN ONE (1) YEAR. ANY DEFECTS SHALL BE REPAIRED OR REPLACED TO THE OWNER'S SATISFACTION AT NO ADDITIONAL COSTS.
7. THE LOCATIONS OF FEATURES TO BE CONSTRUCTED NOT SPECIALLY DIMENSIONED MAY BE DETERMINED BY SCALE. VERIFY ALL SUCH CONDITIONS WITH OWNER'S REPRESENTATIVE.
8. ALL CONSTRUCTION AND INSTALLATION OF LANDSCAPE ITEMS SHALL BE PER LOCAL CODES AND ORDINANCES.
9. NO UP-CHARGE IN CONTRACT PRICE SHALL BE ALLOWED FOR ACTUAL OR CLAIMED DISCREPANCIES BETWEEN EXISTING GRADING AND THOSE SHOWN ON PLAN UNLESS DISCREPANCIES BETWEEN ARE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER IN WRITING.
10. ALL CONCRETE SURFACES SHALL BE A MINIMUM OF 3 1/2" THICK.
11. ALL PAVED AND FINISHED GRADE AREAS SHALL BE SLOPED AWAY FROM BUILDINGS.
12. ALL PLANTING AREAS SHALL DRAIN TO A MINIMUM OF 2% UNLESS OTHERWISE NOTED ON PLANS.
13. EACH CONTRACTOR (TRADE) SHALL BE RESPONSIBLE TO PAY FOR AND OBTAIN ALL NECESSARY BUILDING PERMITS AS MAY BE REQUIRED BY LOCAL AGENCIES. AS WELL AS EACH CONTRACTOR SHALL PROVIDE ALL DRAWINGS, SCHEDULES, AND SPECIFICATIONS AS MAY BE REQUIRED FOR BUILDING PERMITS.
14. ALL DIMENSIONS SHALL BE VERIFIED AGAINST CONDITIONS AND ALL DISCREPANCIES REPORTED TO THE OWNER.
15. ALL EXTERIOR STEPS TO HAVE 6" RISERS AND 14" TREADS UNLESS NOTED OTHERWISE.
16. ALL CMU BLOCK WALLS TO USE 6" WIDE BLOCK UNLESS NOTED OTHERWISE.

STRUCTURAL CONSULTANT:

Donald J. Inman & Associates
Registered Civil Engineers
5131 Fox Hills Avenue
Buena Park, CA 90621-1408
714 / 521-0554

Royal Street Communications, LLC
2913 EL CAMINO REAL, #561
TUSTIN, CA 92782

PROJECT INFORMATION:
HAYBLISS BUILDING LA0011B
28001 DOROTHY DR.
AGOURA HILLS, CA 91301

CURRENT ISSUE DATE:
08/12/09

ISSUED FOR:
100% ZONING

REV.:	DATE:	DESCRIPTION:	BY:
6	08/12/09	CITY & RF COMMENTS	[illegible]
5	11/25/08	CITY & RF COMMENTS	[illegible]
4	–	CITY & RF COMMENTS	[illegible]
3	11/28/07	CITY & RF COMMENTS	[illegible]
2	10/10/07	CITY & RF COMMENTS	[illegible]
1	08/28/07	CITY & RF COMMENTS	[illegible]

PLANS PREPARED BY:
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ARCHITECTURE - ENGINEERING - CONSULTING
2450 DUPONT DRIVE, IRVINE, CA 92612
TEL: 949-475-1000 FAX: 949-475-1001

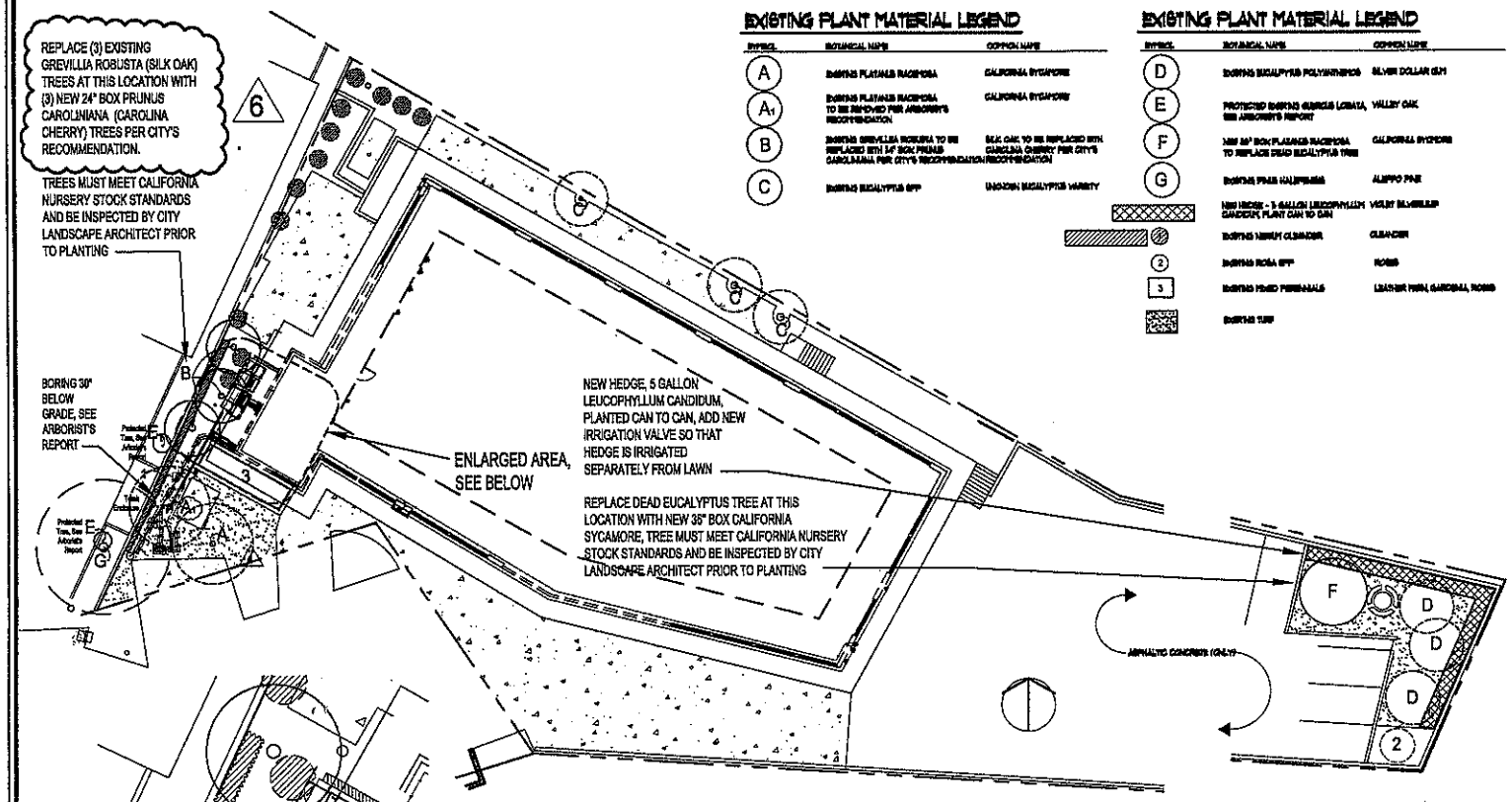
CONSULTANT:
Bill Shapton, Landscape Architect
12831 Newport Avenue, Ste 150
Tustin, CA 92780
714/955-9326

DRAWN BY:	CHK.:	APV.:
JGD	BDK	DKD

LICENSURE:
REGISTERED LANDSCAPE ARCHITECT
WILLIAM SHAPTON
11/30/09
11-25-08
STATE OF CALIFORNIA

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
L01



EXISTING PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
A	EXISTING PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
A_1	EXISTING PLATANUS RACEMOSA TO BE REMOVED PER ARBORIST'S RECOMMENDATION	CALIFORNIA SYCAMORE
B	EXISTING GREVILLEA ROBUSTA TO BE REPLACED WITH 24" BOX PRUNUS CAROLINIANA PER CITY'S RECOMMENDATION	SILK OAK TO BE REPLACED WITH CAROLINA CHERRY PER CITY'S RECOMMENDATION
C	EXISTING EUCALYPTUS SPP	UNKNOWN EUCALYPTUS VARIETY
D	EXISTING EUCALYPTUS POLYANTHEMOS	SILVER DOLLAR GUM
E	PROTECTED EXISTING QUERCUS LOBATA, SEE ARBORIST'S REPORT	VALLEY OAK
F	NEW 36" BOX PLATANUS RACEMOSA TO REPLACE DEAD EUCALYPTUS TREE	CALIFORNIA SYCAMORE
G	EXISTING PINUS HALEPENSIS	ALEPPO PINE
	NEW HEDGE - 5 GALLON LEUCOPHYLLUM CANDIDUM, PLANT CAN TO CAN	VIOLET SILVERLEAF
	EXISTING NERIUM OLEANDER	OLEANDER
2	EXISTING ROSA SPP	ROSES
3	EXISTING MIXED PERENNIALS	LEUCOPHYLLUM, LANTANA, ROSES
	EXISTING TURF	

EXISTING LANDSCAPE COVERAGE (10.7%)

SURFACE MATERIAL	SQUARE FOOTAGE	OVERALL SQUARE FOOTAGE	% OF TOTAL	
BUILDING	1,349 SF.	11,366 SF.	11%	
UTILITIES	262 SF.	11,366 SF.	2%	
CONCRETE	3,409 SF.	11,366 SF.	30%	HARDSCAPE
ASPHALTIC CONCRETE	5,816 SF.	11,366 SF.	51%	
WALLS	184 SF.	11,366 SF.	2%	
SHRUBS	1,249 SF.	11,366 SF.	11%	LANDSCAPING
TURF	1,897 SF.	11,366 SF.	17%	LANDSCAPING
	11,366 SF.		100%	

PROPOSED LANDSCAPE COVERAGE (16.4%) OR (18%:

SURFACE MATERIAL	SQUARE FOOTAGE	OVERALL SQUARE FOOTAGE	% OF TOTAL	REQ'd % (INCL. REQ'd LANDSCAPE)	% OF TOTAL + (INCL. REQ'd LANDSCAPE)	
BUILDING	1,349 SF.	11,366 SF.	11%		11%	
UTILITIES	262 SF.	11,366 SF.	2%		2%	
CONCRETE	3,409 SF.	11,366 SF.	30%		30%	
ASPHALTIC CONCRETE	5,816 SF.	11,366 SF.	51%		51%	
WALLS	184 SF.	11,366 SF.	2%		2%	
SHRUBS	1,249 SF.	11,366 SF.	11%	6.3%	1,249 SF.	11%
TURF	846 SF.	11,366 SF.	7%	4.4%	846 SF.	7.4%
				5.4%		5.4%
MITIGATION — CARPORT VINE TRELLISES	1,053 SF.	11,366 SF.				

HARDSCAPE — LANDSCAPING — MITIGATION

SEE SHEET A1.1 FOR OVERALL SITE PLAN
SEE SHEET L03 FOR LAYOUT & MATERIALS PLAN
SEE SHEET L06 FOR IRRIGATION PLAN
SEE SHEET L07 FOR PLANTING PLAN

Royal Street Communications, LLC
2515 EL CAMINO REAL, #561
TUSTIN, CA 92782

PROJECT INFORMATION:

HAYBLISS BUILDING
LA0011B
26001 DOROTHY DR.
AGOURA HILLS, CA 91301

CURRENT ISSUE DATE:
06/12/09

ISSUED FOR:
100% ZONING

NO.	DATE	DESCRIPTION	BY
6	06/12/09	CITY & RF COMMENTS	BS
5	11/25/08	CITY & RF COMMENTS	BS
4	--	CITY & RF COMMENTS	BS
3	11/29/07	CITY & RF COMMENTS	BS
2	10/10/07	CITY & RF COMMENTS	BS
1	06/29/07	CITY & RF COMMENTS	BS

PLANS PREPARED BY:

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ARCHITECTURE - ENGINEERING - CONSULTING
3400 DUPONT DRIVE, IRVINE, CA 92602
TEL: 949-475-1900 FAX: 949-475-1901

CONSULTANT:

Bill Shapton, Landscape Architect
12531 Newport Avenue, Ste 150
Tustin, CA 92780
714/955-9325

DRAWN BY:	CHK'd:	APP'd:
JSD	BCK	DSD

LICENSURE:

SHEET TITLE:

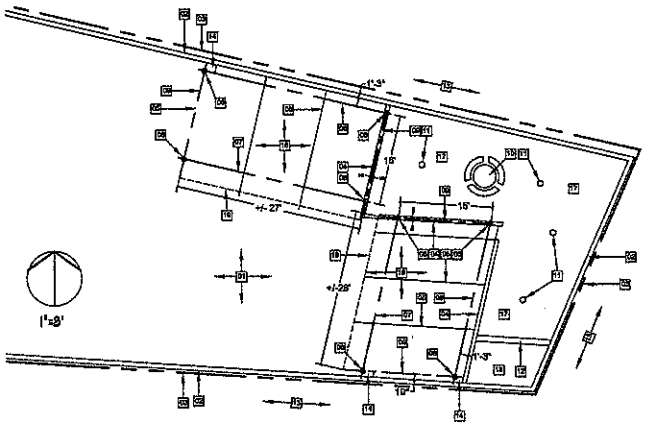
LANDSCAPE PLAN

SHEET NUMBER:

L02

KEYNOTE LEGEND

KEY NOTE	DESCRIPTION	DET / SHEET	FINISH / COLOR
01	EXIST AC PAVING	–	–
02	LOW PERIMETER WALL (EXIST)	–	PROTECT IN PLACE
03	PROPERTY LINE	–	VERIFY WITH OWNER
04	LOW CURB WALL (EXIST)	–	REMOVE AND REPAIR TO ACCOMMODATE NEW VINE TRELLIS COLUMNS - 4 LOCATIONS
05	PAINT STRIPING	–	PARKING AREA TO BE RESTRIPED AS NECESSARY TO ACCOMMODATE NEW CARPORTS
06	NEW CONC COLUMN	C / L04	EXTERIOR FINISH TO BE STUCCO, COLOR TO MATCH HAYBLISS BUILDING
07	NEW PL8 BEAM	A / L04	5 1/4" X 16" PARALLAM BEAM AS MFG BY TRUS-JOIST OR EQUAL. PRIME AND PAINT. COLOR TBSBO.
08	NEW PL8 BEAM	A / L04	5 1/4" X 14" PARALLAM BEAM AS MFG BY TRUS-JOIST OR EQUAL. PRIME AND PAINT. COLOR TBSBO.
09	NEW WOOD JOIST	A / L04	4" X 6" WOOD JOIST. PRIME AND PAINT. COLOR TBSBO. SEE DETAIL A ON L05.
10	EXIST PICNIC TABLE	–	PROTECT IN PLACE
11	TREE TRUNK	–	SEE PLANTING PLAN, SHEET L07
12	DRAINAGE CHANNEL (EXIST.)	–	PROTECT IN PLACE
13	PLANTING AREA (N/C)	–	–
14	VINE PLANTING AREA	–	REMOVE EXIST AC & AB TO DEPTH OF 18" TO ACCOMMODATE NEW PLANTING SOIL & AMENDMENTS
15	NOT USED	–	–
16	NEW LATTICE ROOF	A / L05	1/4" THICK X 1 1/2" X 1 1/2" LATH. PAINT AND PRIME. COLOR TBSBO
17	EXIST LAWN TO REMAIN	–	PROTECT IN PLACE
18	EXIST PLANTINGS TO REMAIN	–	PROTECT IN PLACE
19	ROOF OVERHANG	A / L04	–



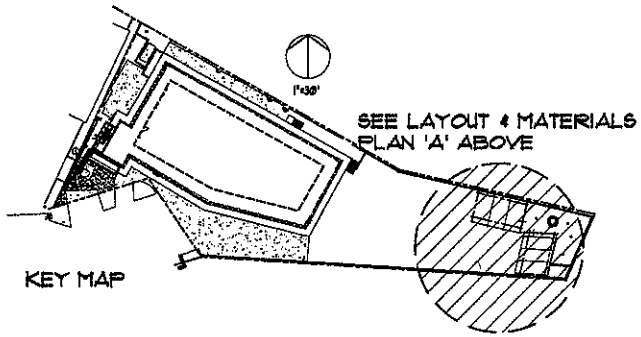
LAYOUT & MATERIALS PLAN 'A'

LEGEND

SYMBOL	DESCRIPTION
ARCH.	ARCHITECTURE
AVAIL	AVAILABLE
CONC.	CONCRETE
CMU	CONCRETE MASONRY UNIT
EQ	EQUAL
EXIST	EXISTING
GALV	GALVANIZED
O.C.	ON CENTER
PA	PLANTING AREA, SEE L07
TBSBO	TO BE SELECTED BY OWNER
TYP.	TYPICAL
W/	WITH
W.I.	WROUGHT IRON
	ALIGNS WITH
	CENTER LINE
01	KEYNOTE, SEE LEGEND

WOOD CONSTRUCTION NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO GOVERNING CODES AND ORDINANCES.
2. ALL WOOD SHALL BE ROUGH SAWN (RGS) UNLESS OTHERWISE NOTED.
3. ALL WOOD SHALL BE P.T. DOUGLAS FIR (DF) SELECT GRADE #1 UNLESS OTHERWISE NOTED.
4. ALL NAILS SHALL BE GALVANIZED IRON.
5. REFER TO UNIFORM BUILDING CODE FOR NAILING SCHEDULES.
6. ALL STRAPS, BRACKETS, HANGERS, ETC. SHALL BE GALVANIZED STEEL OR PAINTED WITH MINIMUM 2 COATS OF ZINC CHROMATE PRIMER.
7. THE CONTRACTOR SHALL STAIN ALL WOOD TO MATCH ADJACENT WOOD FINISH UNLESS OTHERWISE NOTED. COLOR TO BE SELECTED BY OWNER (TBSBO)
8. THE CONTRACTOR SHALL PAINT ALL STRAPS, BRACKETS, HANGERS, ETC. TO MATCH WOOD FINISH UNLESS OTHERWISE NOTED.
9. ALL BOLTS SHALL BE CADMIUM PLATED, GALVANIZED OR PRIMERED.
10. ALL CONSTRUCTION SHALL BE PLUMB AND TRUE.
11. ALL LUMBER SHALL BE SET CROWN SIDE UP UNLESS OTHERWISE NOTED.
12. THE CONTRACTOR SHALL USED FINISH NAILS ON EXPOSED WOOD SURFACES AND COUNTERSINK HEADS 1/4".
13. THE CONTRACTOR SHALL ALLOW FOR ADJOINING CONSTRUCTION.
14. REFER TO SPECIFICATIONS FOR STANDARD MATERIAL AND WORKMANSHIP.



KEY MAP

SEE SHEET L01 FOR GENERAL CONSTRUCTION NOTES
SEE SHEET A1.1 FOR OVERALL SITE PLAN

Royal Street Communications, LLC
2913 EL CAMINO REAL, #561
TUSTIN, CA 92782

PROJECT INFORMATION:

HAYBLISS BUILDING
LA0011B
23001 DOROTHY DR.
AZUSA HILLS, CA 91301

CURRENT ISSUE DATE:

05/12/09

ISSUED FOR:

100% ZONING

NO.	DATE	DESCRIPTION	BY
6	05/12/09	CITY & RF COMMENTS	BB
5	11/25/08	CITY & RF COMMENTS	BB
4	--	CITY & RF COMMENTS	BB
3	11/20/07	CITY & RF COMMENTS	BB
2	10/10/07	CITY & RF COMMENTS	BB
1	08/28/07	CITY & RF COMMENTS	BB

PLANS PREPARED BY:

DCI PACIFIC
ARCHITECTURE - ENGINEERING - CONSULTING
3400 DUPONT DRIVE, IRVINE, CA 92612
TEL: 949-475-1900 FAX: 949-475-1901

CONSULTANT:

Bill Shapton, Landscape Architect
12831 Newport Avenue, Ste 150
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714/955-9325

DRAWN BY: CHK'd: APV:

JDD	BDK	BKD

LICENSURE:

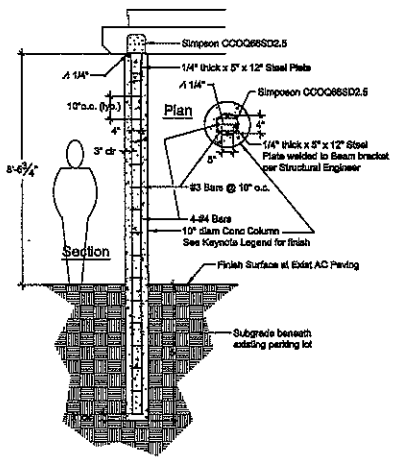
REGISTERED LANDSCAPE ARCHITECT
WILLIAM SHAPTON
No. 2898
11/30/09
RENEWAL DATE
STATE OF CALIFORNIA

SHEET TITLE:

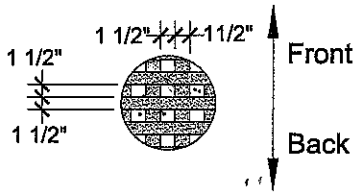
LAYOUT & MATERIALS PLAN

SHEET NUMBER:

L03

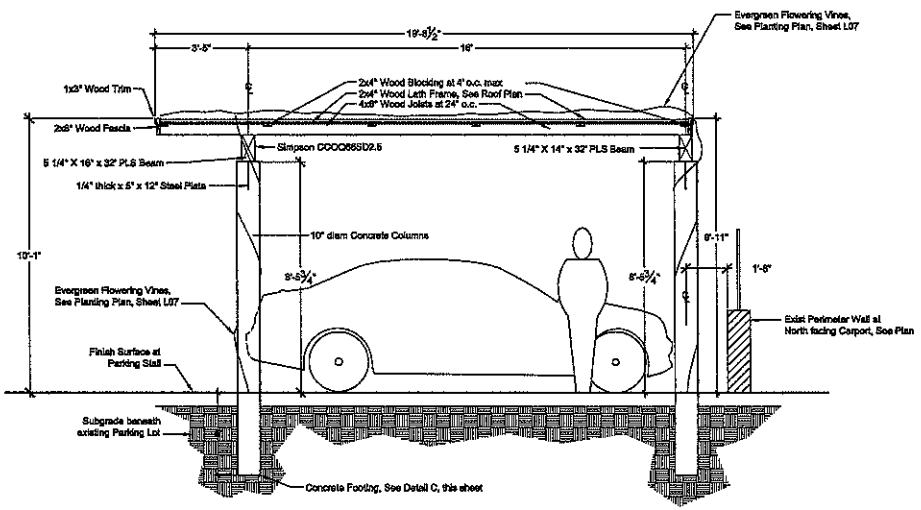


C | Concrete Column Reinforcing (1/2" = 1'-0")

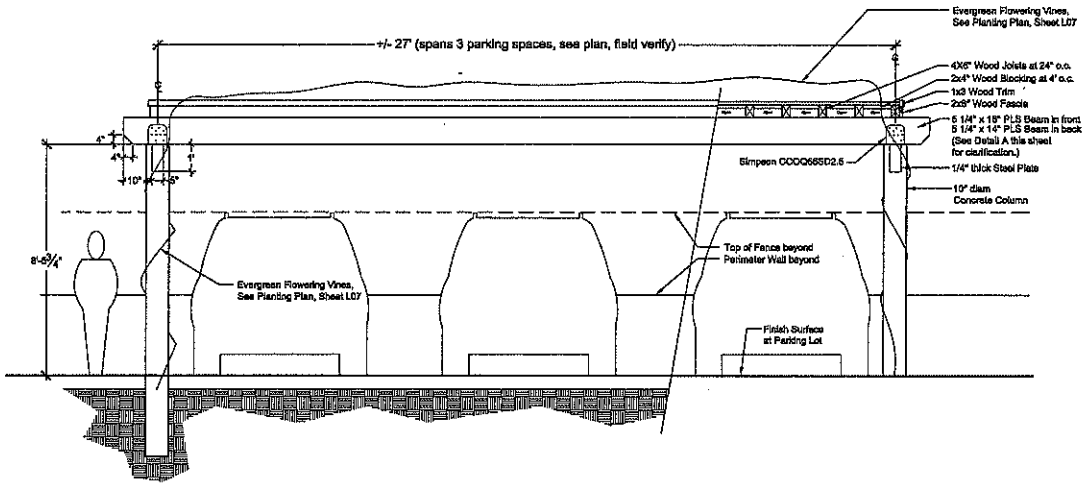


D | Lath Orientation (NTS)

See Wood Construction Notes on Sheet L03



A | Carport - Interior Side View (1/2" = 1'-0")



B | Carport - Interior End View (1/2" = 1'-0")

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DRAWN BY:	CHK.:	APV.:
JSD	BDK	DCI

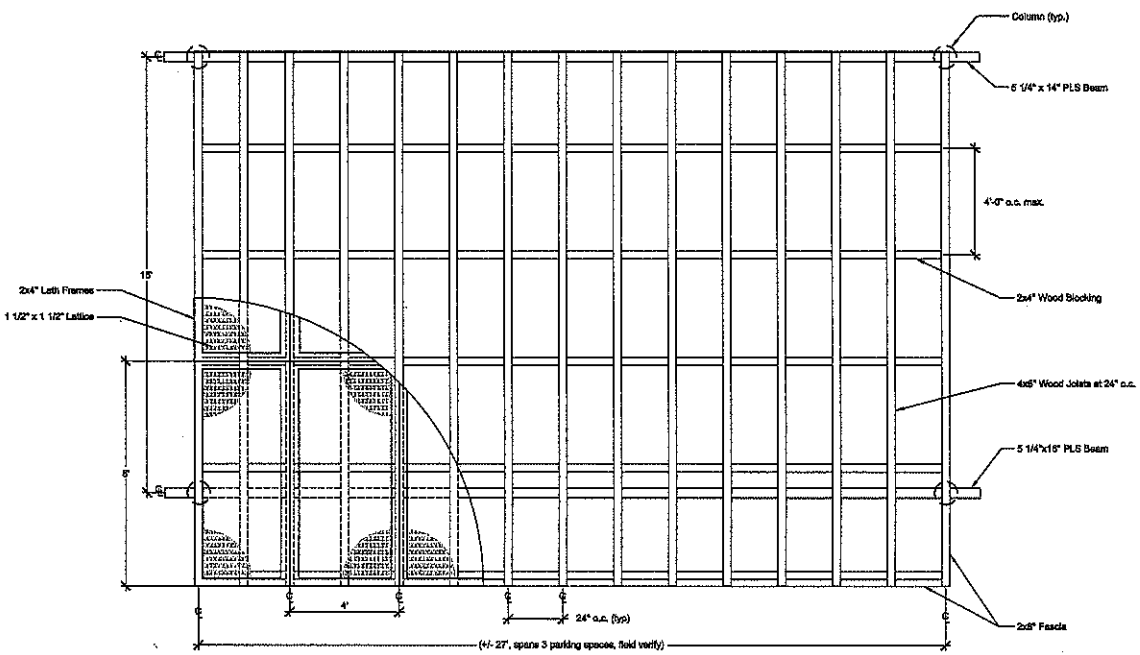
LICENSURE:

SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

L04



See Wood Construction Notes on Sheet L03

A Carport - Roof Plan (1/2" = 1'-0")

Royal Street Communications, LLC

2913 EL CAMINO REAL, #561
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PROJECT INFORMATION:

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LA0011B

25001 DOROTHY DR.
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1	08/24/07	CITY & RF COMMENTS	DG

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DRAWN BY:	CHK:	APV:
JSD	BOK	DKD

LICENSURE:

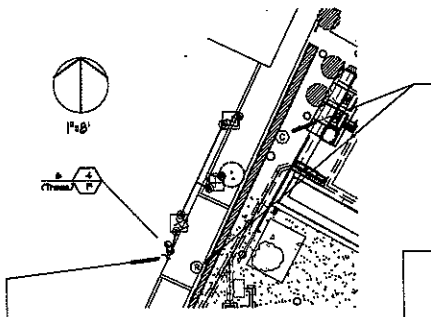
11/30/08
11-25-08

SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

L05



IRRIGATION PLAN 'A'

AUTOMATIC CONTROLLER LOCATION:

IF UNABLE TO USE NEW REMOTE CONTROL VALVES TO AN EXISTING CONTROLLER, INSTALL HUNTER PRO-C WALL-MOUNTED CONTROLLER WITHIN ENCLOSURE AS INDICATED AND HUNTER MINI-CLIK RAIN SENSOR. CONTRACTOR TO VERIFY POWER AND LOCATION.

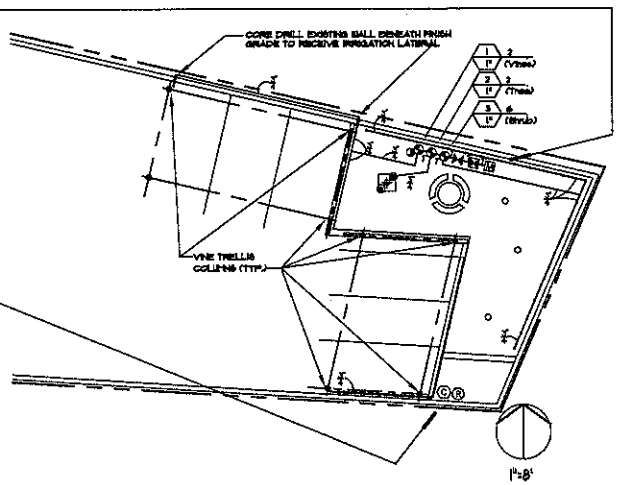
POINT OF CONNECTION:

CONTRACTOR TO VERIFY IF AN EXISTING IRRIGATION SYSTEM IS IN PLACE. IF SO, TIE NEW VALVES INTO IT. IF NOT, THEN INSTALL A NEW WILKINS 850Y TYPE BACKFLOW DEVICE AND GATE VALVE AT POINT OF CONNECTION AS INDICATED AND LOCATE IN SHRUB AREA. CONTRACTOR TO VERIFY LOCATION IN FIELD.

STATIC PRESSURE: 65 PSI
DESIGN PRESSURE: 45 PSI
MAXIMUM DEMAND: 9 GPM

SEE SHEET A1.1 FOR OVERALL SITE PLAN
SEE SHEET L07 FOR PLANTING PLAN
SEE SHEET L08 FOR IRRIGATION DETAILS

6



IRRIGATION PLAN 'B'

IRRIGATION NOTES

THE DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS AS NECESSARY.

DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVES PRIOR TO ANY WORK ON THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.

INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL LOCAL CITY AND COUNTY REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

THE SYSTEM IS DESIGN FOR A MINIMUM OPERATING PRESSURE OF 65 PSI. THE MAXIMUM DEMAND OF GALLONS PER MINUTE IS 9 THE IRRIGATION CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE ON THE SITE PRIOR TO THE START OF INSTALLATION.

THE ACTUAL LOCATION FOR THE INSTALLATION OF THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNERS AUTHORIZED REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT.

110 V. ELECTRICAL POWER SOURCE TO BE PROVIDED BY OTHERS TO THE LOCATION FOR THE AUTOMATIC CONTROLLER. IRRIGATION CONTRACTOR TO BE RESPONSIBLE FOR THE FINAL CONNECTION TO THE EQUIPMENT.

ALL QUICK COUPLERS VALVES ARE TO BE INSTALLED IN SHRUB OR GROUNDCOVER AREAS WHENEVER POSSIBLE AND WITHIN 18" OF THE HARDSCAPE. ALL QUICK COUPLER VALVES SHALL BE INSTALLED IN A 10" DIA. GREEN PLASTIC VALVE BOX.

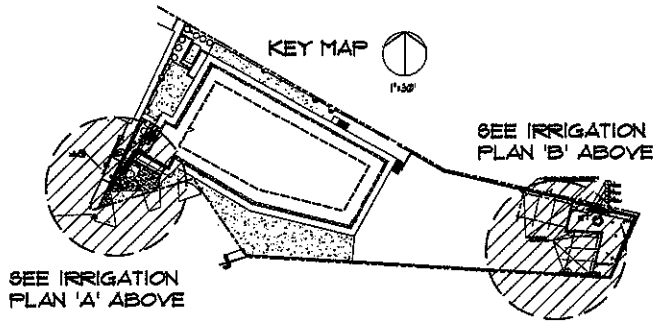
ALL VALVE BOX COVERS ARE TO BE LABELED WITH 1" HEAT BRANDED LETTERS: "Q.C." FOR QUICK COUPLERS, "G.V." FOR GATE VALVES AND I.V.C. AND STATION NO. FOR CONTROL VALVES. ALL VALVE BOX COVERS ARE TO BE PURPLE (TO INDICATE NON-POTABLE WATER.)

CONTRACTOR SHALL INSTALL ANTI-DRAINAGE DEVICES FOR ALL LOW HEADS TO PREVENT LOW HEAD DRAINAGE AND POSSIBLE SOIL EROSION.

IRRIGATION LEGEND

SYMBOL	MFG.	MODEL NO.	DESCRIPTION	RAD.	GPM.	PSI	DET. REF.
•	RAINBIRD	1806	FLOOD BUBBLER/ST-QUIRTY INCLUDED WATER SYSTEMS	N/A	2.25	30	G
⊙	RAINBIRD	1806 - B-O-1806-P	ROOT WATERING SYSTEM FLOOD BUBBLER - 3 PER TREE	N/A	1.0	30	F
Q	RAINBIRD	33DNP	3/4" NON-POTABLE QUICK COUPLER VALVE.				J
G	RAINBIRD	200-PEB	REMOTE CONTROL VALVE, SIZE NOTED.				B
M	NIBCO	T-SERIES	LINE-SIZE BALL VALVE.				D
Ⓡ	WEATHERMATIC	SL850	WEATHER SENSOR				—
ⓒ	WEATHERMATIC	SL8000 + 4 STA.	SMART LINE CONTROLLER CONTRACTOR TO VERIFY POWER SOURCE AND LOCATION.				A
W	WATER METER BY OTHERS						
NOT SHOWN			24" DIRECT BURIAL CONTROL WIRE IN 2" SCH 40 PVC SLEEVE (1 IN EA. PILOT OF PIPE SLEEVE				E,K
——— ———			PVC SCH 40 FOR PIPES 1-1/2" AND SMALLER, PVC CLASS 200 FOR PIPES 2" AND LARGER. PRESSURE MAINLINE -18" DEEP.				E
——— ———			PVC CLASS 200 NON-PRESSURE LATERAL LINE 12" DEEP. SIZE NOTED.				E
==========			PVC SCH 40 WIRE AND PIPE SLEEVES.				H
SEE DETAIL PLANTING	GALLON						

TREE TRUNK
TREE BOX



IRRIGATION NOTES (CONT.)

THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF POSSIBLE ON-SITE INSPECTIONS WITH THE LANDSCAPE ARCHITECT TO BE SCHEDULED AT THE FOLLOWING STAGES OF INSTALLATION:

1. PRESSURE TEST OF IRRIGATION MAINLINE PRIOR TO BACKFILL OF TRENCHES.
2. COVERAGE TEST OF SPRINKLER SYSTEM PRIOR TO PLANT INSTALLATION.
3. FINAL WALK-THROUGH OF THE PROJECT WITH ALL PARTIES CONCERNED FOR THE VERIFICATION OF JOB COMPLETION AND EXECUTION OF WORK PER THE PLANS AND SPECIFICATIONS.

THE CONTRACTOR SHALL PROVIDE TO THE LANDSCAPE ARCH. AND/OR CITY REP. UPON THE COMPLETION OF THE JOB, A SET OF REPRODUCIBLE AS-BUILT DRAWINGS, WHICH SHALL BE VERIFIED FOR ACCURACY AT THE TIME OF THE FINAL JOB WALK-THROUGH.

THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTEED IN WRITING FOR A PERIOD OF (1) YEAR. ANY DEFECTIVE EQUIPMENT, MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

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DRAWN BY:	CHK.:	APV.:
JSO	BOK	DKD

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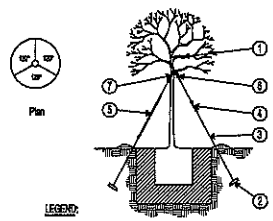
SHEET TITLE:

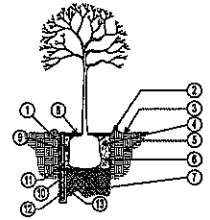
IRRIGATION PLAN

SHEET NUMBER:

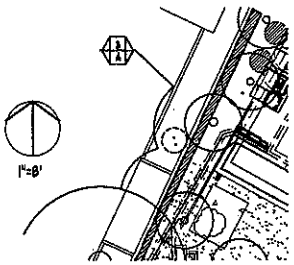
L06



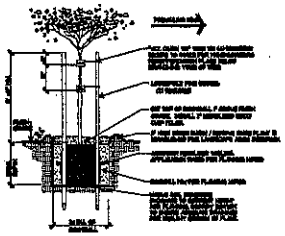
A TREE GUYING DETAIL - 36" BOX



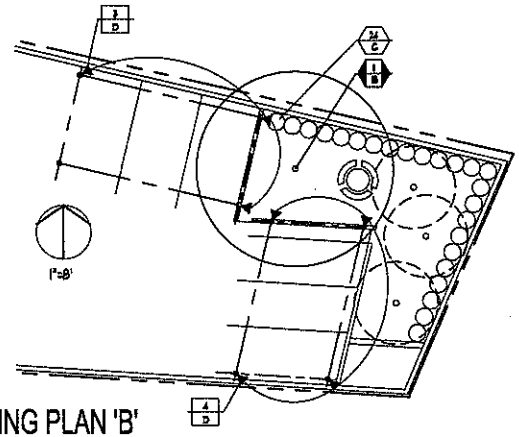
B TREE PLANTING DETAIL - 36" BOX



PLANTING PLAN 'A'



C TREE STAKING DETAIL - 24" BOX



PLANTING PLAN 'B'

PLANT MATERIAL LEGEND

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	PLANT SPACING	REMARKS
	A	RHUS LANCEA	AFRICAN SUMAC	24" BOX	20-30'	AS SHOWN	SEE PLANTING NOTES THIS SHEET; SEE TREE PLANTING DETAIL THIS SHEET
	B	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	100-80'	AS SHOWN	SEE PLANTING NOTES THIS SHEET; SEE TREE PLANTING DETAILS THIS SHEET
	C	LEUCOPHYLLUM CANDERI	VIOLET SILVERLEAF	5 GAL	3'	3' O.C.	SEE PLANTING NOTES THIS SHEET; SEE SHRUB PLANTING DETAIL ON SHEET L06
	D	ROSA BANKSIAE	LADY BANKS ROSE	5 GAL	20'	AS SHOWN	SEE PLANTING NOTES THIS SHEET; SEE VINE PLANTING DETAIL ON SHEET L06
	-	EXISTING TREE TO REMAIN -		-	-	-	SEE SHEET L05 FOR SPECIES

SIZING LEGEND

5 GALLON | 15 GALLON | 24" BOX | 36" BOX | PLANT QUANTITY | PLANT SPECIES

PLANTING NOTES:

SOIL TEST

AFTER SOIL HAS BEEN SET IN PLACE & PRIOR TO ANY SOIL PREPARATION, THE CONTRACTOR SHALL SUBMIT SOIL SAMPLES OF THE SITE FOR AGRICULTURAL FERTILITY AND TO DETERMINE PROPER SOIL AMENDMENTS. TEST ARE TO BE PERFORMED BY A MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES WITH COPIES SENT TO THE OWNER & LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.

SOIL PREPARATION

THE FOLLOWING IS PROVIDED FOR BID PURPOSES ONLY AND SHALL BE MODIFIED AS NECESSARY GIVEN THE RESULTS OF THE SOILS TEST. THE CONTRACTOR SHALL BE PREPARED TO PROVIDE DELIVERY SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIAL.

1. FOR TURF AREAS THE FOLLOWING SHALL BE UNIFORMLY AND THOROUGHLY ROTOTILLED INTO THE SOIL TO A FULL DEPTH OF 6 INCHES FOR EVERY 1000 SQ. FEET OF AREA:
   - 6 CU. YDS. NITROGEN NOURISHING ORGANIC AMENDMENT SUCH AS REDWOOD OR FIR SAWDUST.
   - 10 LBS. 0-20-0 COMMERCIAL FERTILIZER.
   - 50 LBS. AGRICULTURAL GYPSUM.
2. BACKFILL MIX FOR USE OF PLANTING ALL TREES, SHRUBS & VINES
   - 6 PARTS BY VOLUME ON SITE SOIL.
   - 4 PARTS BY VOLUME ORGANIC AMENDMENT.
   - 1 LB. 0-20-0 COMMERCIAL FERTILIZER PER CUBIC YARD.
   - 1 LB. IRON SULFATE PER CU. YD. OF MIX
3. PLANT TABLET FOR ALL TREES, SHRUBS, AND VINES
   - 1-21 GRAM AGRIFORM FERTILIZER PER 15" TREE CALIPER FOR ALL BOX SIZED TREE NEXT TO ROOT BALL
   - 1-21 GRAM AGRIFORM FERTILIZER TABLET PER 1 GALLON STOCK
   - 2-21 GRAM AGRIFORM FERTILIZER TABLETS PER 5 GALLON STOCK
   - 4-21 GRAM AGRIFORM FERTILIZER TABLETS PER 15 GALLON STOCK
   - 1-5 GRAM AGRIFORM PLANT TABLET FOR EACH GROUNDCOVER HOLE

TOP DRESSING

ALL SHRUB AND GROUNDCOVER AREAS ARE TO BE TOP DRESSED WITH 2" THICK LAYER OF SHREDDED TREE BARK.

VINES & SHRUBS

ALL NURSERY STAKES AND/OR TWELLINS SHALL BE REMOVED. PLANTS BRANCHES ARE TO BE EARNESTLY SPREAD AND ATTACHED TO WALLS OR FENCES WITH AN APPROVED FASTENER AND TWINE TIE.

KEY MAP

SEE SHEET A1.1 FOR OVERALL SITE PLAN
SEE SHEET L06 FOR IRRIGATION PLAN
SEE SHEET L08 FOR IRRIGATION DETAILS

6

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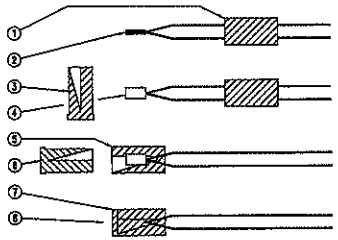
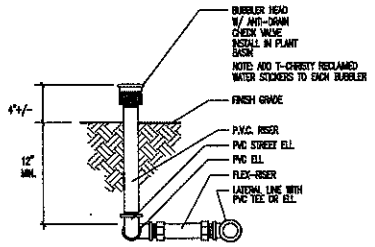
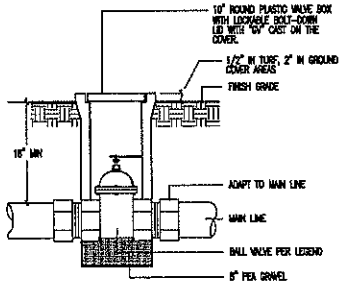
L07



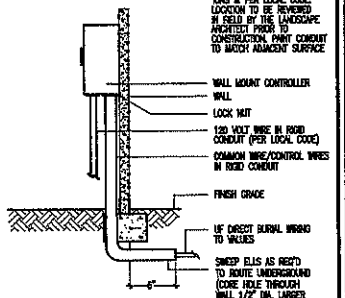
K | WIRE CONNECTION



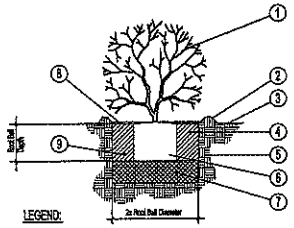
G | BUBBLER ON RISER



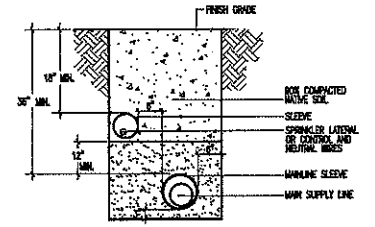
D | BALL VALVE



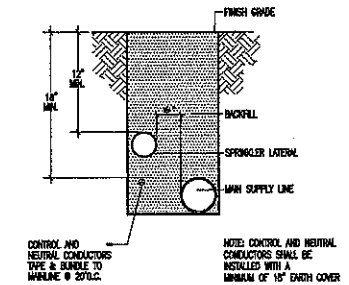
A | CONTROLLER



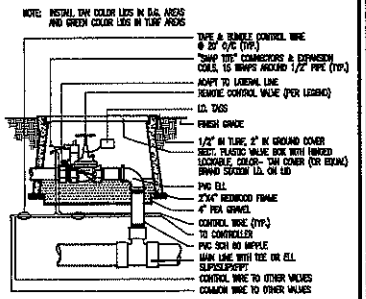
L | SHRUB PLANTING DETAIL



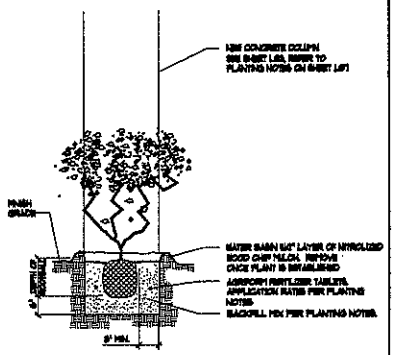
H | SLEEVING



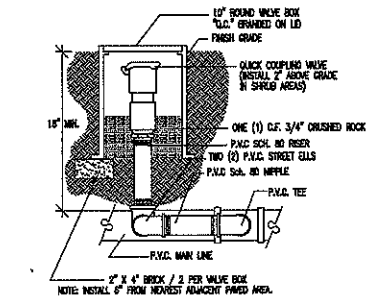
E | TRENCHING



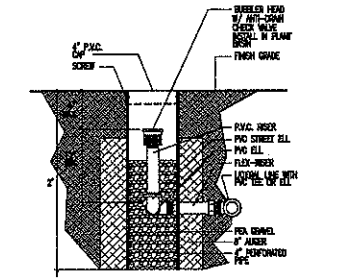
B | REMOTE CONTROL VALVE



M | VINE PLANTING DETAIL



J | QUICK COUPLER



F | BUBBLER (BELOW GRADE)

DIG ALERT

NOTE:
SEE SHEET L1 FOR IRRIGATION PLAN

Royal Street Communications, LLC
2818 EL CAMINO REAL, #541
TUSTIN, CA 92782

PROJECT INFORMATION:

HAYBLISS BUILDING
LA0011B
24001 DOROTHY DR.
AGOURA HILLS, CA 91301

CURRENT ISSUE DATE:

06/12/09

ISSUED FOR:

100% ZONING

NO.	DATE	DESCRIPTION	BY
6	06/12/09	CITY & RF COMMENTS	MS
5	11/25/08	CITY & RF COMMENTS	MS
4	--	CITY & RF COMMENTS	MS
3	11/29/07	CITY & RF COMMENTS	MS
2	10/10/07	CITY & RF COMMENTS	MS
1	08/29/07	CITY & RF COMMENTS	MS

PLANS PREPARED BY:

DCI PACIFIC
ARCHITECTURE - ENGINEERING - CONSULTING
2420 DUPONT DRIVE, IRVINE, CA 92612
TEL: 949-975-1000 FAX: 949-975-1001

CONSULTANT:

Bill Shaplon, Landscape Architect
12831 Newport Avenue, Ste 150
Tustin, CA 92780
714/955-9325

DRAWN BY: | CHK: | APV:

JBD	BSK	DKD

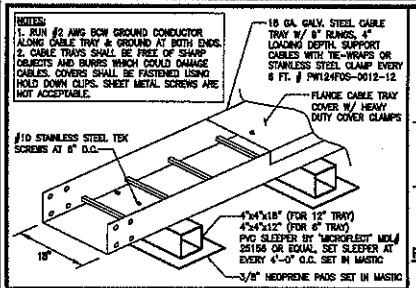
LICENSURE:

SHEET TITLE:

IRRIGATION & PLANTING DETAILS

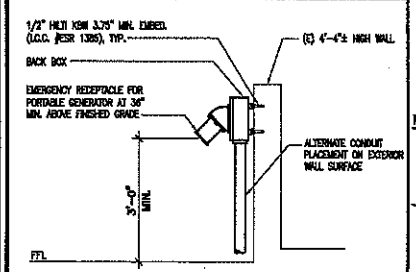
SHEET NUMBER:

L08



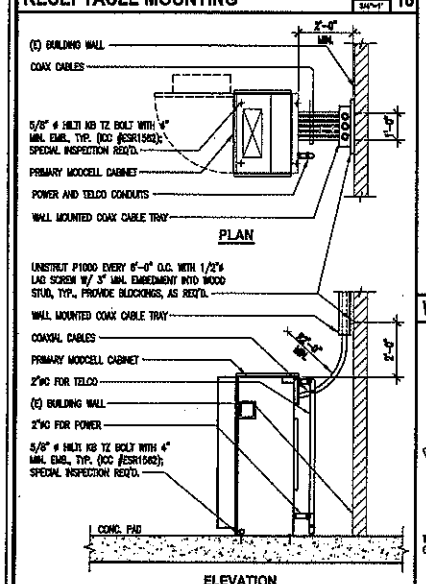
ROOF-MOUNTED CABLE TRAY

SCALE: 3/4"=1" 9



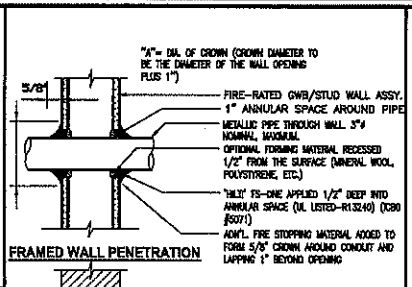
RECEPTACLE MOUNTING

SCALE: 3/4"=1" 10



MODCELL CABINET DETAIL

SCALE: 1/2"=1" 11

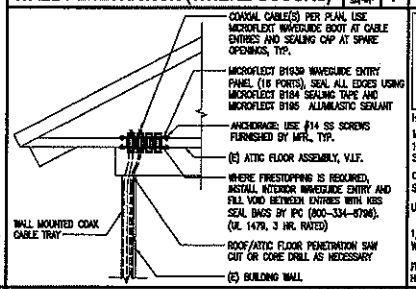


NOTES:

1. PENETRATIONS THRU RATED WALL ASSEMBLIES SHALL COMPLY WITH T24, CBC SECTION 708.6 AS FOLLOWS:
   F RATING – PENETRATIONS 4"ø OR LESS
   T RATING – PENETRATIONS LARGER THAN 4"ø, PENETRATIONS AT CORRIDOR CEILINGS WHICH ARE NOT RATED, BELOW ANY CEILING.
2. PENETRATIONS THRU RATED FLOOR/CEILING ASSEMBLIES SHALL COMPLY WITH T24, CBC SECTION 710.3 AS FOLLOWS:
   F RATING – PENETRATIONS 4"ø OR LESS
   T RATING – PENETRATIONS LARGER THAN 4"ø, PENETRATIONS NOT CONTAINED WITHIN A WALL.
3. ALL PENETRATIONS THROUGH RATED BUILDING ASSEMBLIES SHALL CONFORM TO TITLE 24, CALIF. BLDG. CODE, SECTION 714.

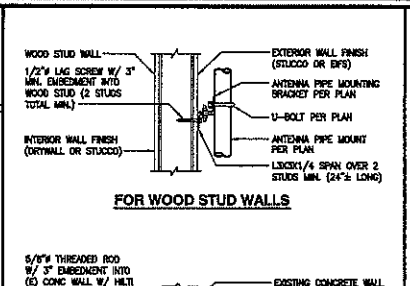
WALL PENETRATION (WHERE OCCURS)

SCALE: 3/4"=1" 7



WAVEGUIDE ENTRY PORT AT ATTIC

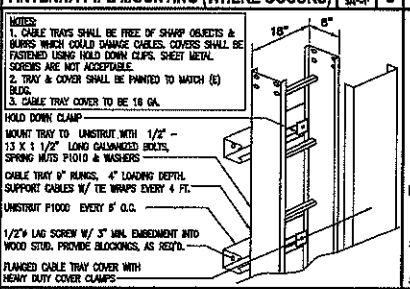
SCALE: N.T.S. 8



NOTE:
MOUNTING SPECS ABOVE MAY VARY DEPENDING ON FIELD CONDITION. IF OCCURS, CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALTERNATIVE ANCHORAGE FOR ENGINEER/ARCHITECT'S APPROVAL.

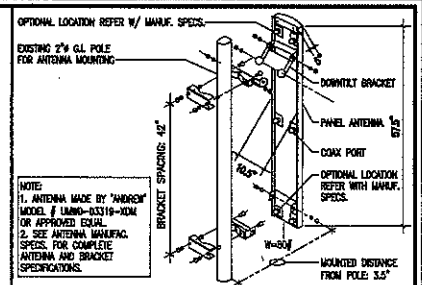
ANTENNA PIPE MOUNTING (WHERE OCCURS)

SCALE: 3/4"=1" 5



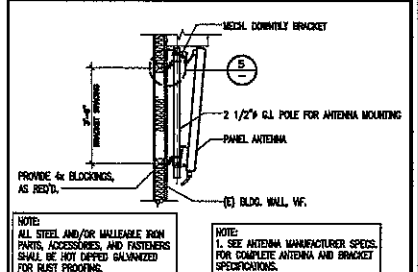
WALL-MOUNTED CABLE TRAY

SCALE: 3/4"=1" 6



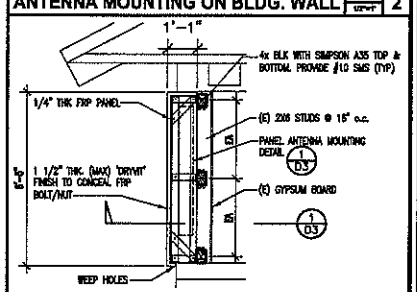
ANTENNA ASSEMBLY

SCALE: 1"=1" 1



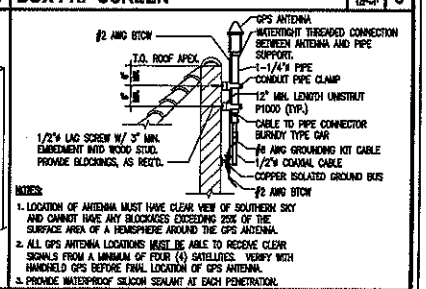
ANTENNA MOUNTING ON BLDG. WALL

SCALE: 1/2"=1" 2



BOX FRP SCREEN

SCALE: 1/2"=1" 3



GPS ANTENNA MOUNTING

SCALE: 3/4"=1" 4

Royal Street Communications California, LLC
2913 EL CAMINO REAL, #651
TUSTIN, CA 92782

PROJECT INFORMATION:

HAYBLISS BUILDING
LA0011B
22001 DOROTHY DR. I/4
ADDURA HILLS, CA 91301

CURRENT ISSUE DATE:

06/22/09

ISSUED FOR:

BP SUBMITTAL

REV.	DATE	DESCRIPTION	BY
0	06/22/09	NEW LANDSCAPE DWG'S AND A1.1 SHEET ADDED.	JSD
0	06/10/09	100% CD: REV. LEASE AREA PER FINAL SURVEY	JSD
0	05/27/09	100% CD: ANT. SECTOR MOUNT ADDED.	JSD
0	05/02/09	100% CD: P.E.R. APP'D MOD'D DATED, 01-28-09	JSD
0	12/22/08	UPDATED SURVEY ADDED	JSD
0	12/02/08	90% CD: TREE TRIMMING LOT DIMENSION & LANDSCAPE IMPROVEMENT PER CITY OF AGOURA HILLS	JSD
0	01/21/08	90% CD	PV

PLANS PREPARED BY:

DCI PACIFIC
ARCHITECTURE - ENGINEERING - CONSULTING
2400 DUPONT DRIVE, IRVINE, CA 92612
TEL: 949-975-1000 FAX: 949-975-0001

CONSULTANTS:

DRAWN BY: | CHK.: | APP.:

JSD	BDK	DKD

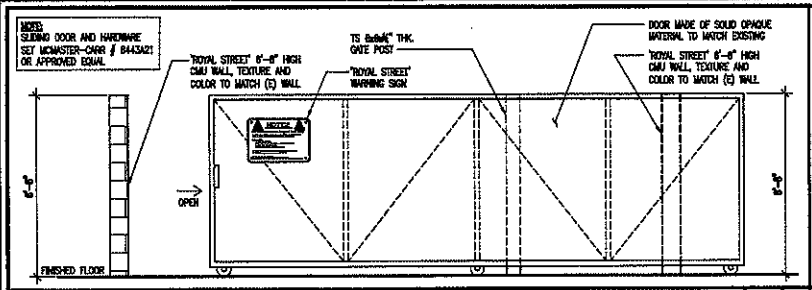
LICENSURE:

SHEET TITLE:

DETAILS

SHEET NUMBER:

D1



SLIDING GATE (SOLID MATERIAL)

SCALE: 1/2"=1' 3

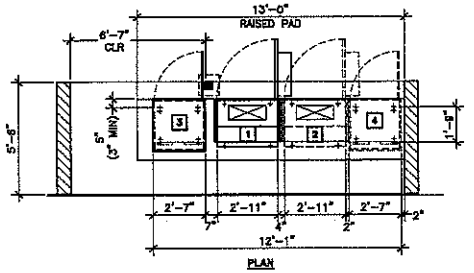
NOTE:
USE 5/8" ø HILTI KB TZ BOLT WITH 4" MIN. EMB. (CC ESR#1917); SPECIAL INSPECTION REQ'D.

NOTE:
1. FOR BOLT-HOLE PATTERNS REFER TO "LUCENT" SITE PREPARATION GUIDELINES, VERSION 10.

2. VERIFY ALL DIMENSIONS AND CONDUIT SIZES WITH EQUIPMENT MANUFACTURER/SUPPLIER

KEYNOTES:

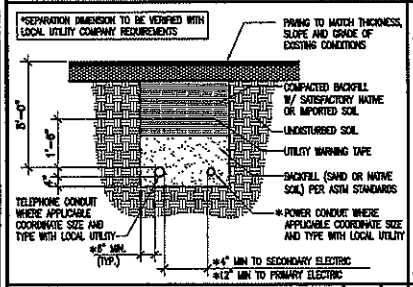
1. PRIMARY MODULAR CELL V4.0 (WT= 1538 LBS MAX.)
2. "FUTURE" GROWTH CELL V4.0 (WT= 1538 LBS MAX.)
3. BATTERY CABINET (WT= 2,174 LBS MAX.)
4. "FUTURE" BATTERY CABINET (WT= 2,174 LBS MAX.)



PLAN

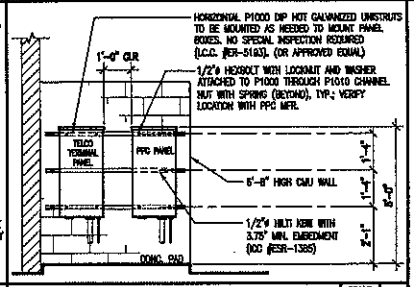
EQUIPMENT MOUNTING DETAIL

SCALE: 3/8"=1' 1



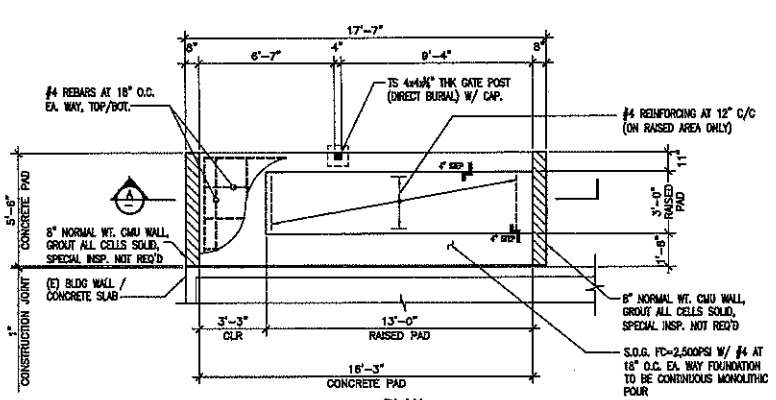
UTILITY TRENCH

SCALE: N.T.S. 7

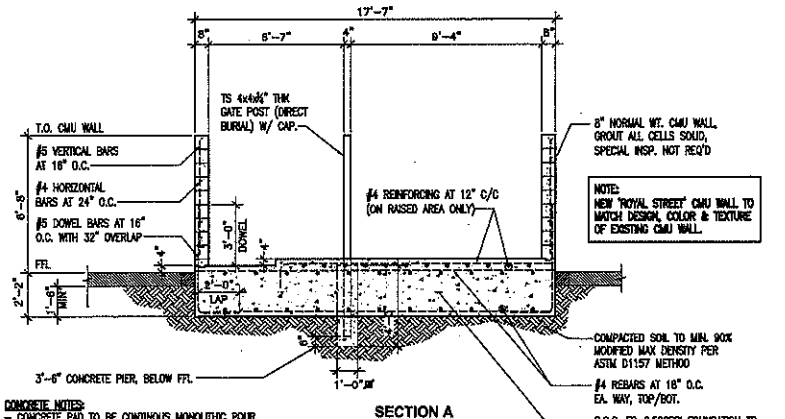


UTILITY PANEL MOUNTING

SCALE: 1/2"=1' 4



PLAN



SECTION A

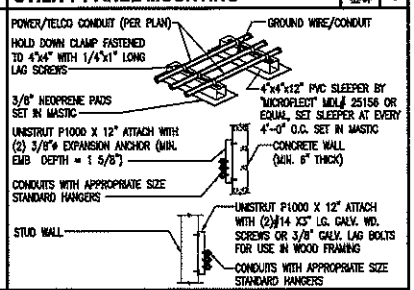
CONCRETE NOTES:
- CONCRETE PAD TO BE CONTINOUS MONOLITHIC POUR.
- CONCRETE TO ACHIEVE 2500 PSI AT 28 DAYS.
- ALL REBAR TO MAINTAIN 3" CLEARANCE FROM EDGES.
- ALL REBAR INTERSECTIONS SHALL BE SECURELY TIED TOGETHER.

FOUNDATION PLAN / SECTION DETAIL

SCALE: 3/8"=1' 2

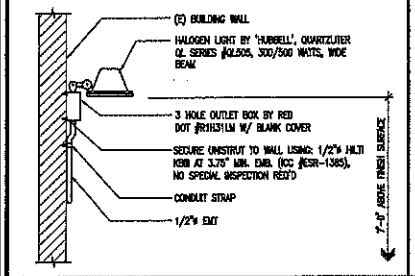
NOT IN USED

SCALE: 3/4"=1' 8



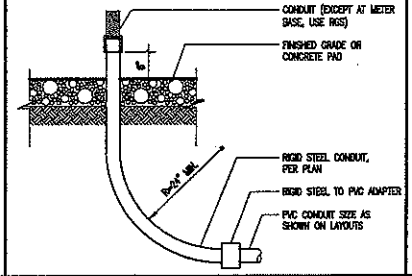
ROOF/WALL MOUNTED CONDUITS

SCALE: 3/8"=1' 5



SERVICE LIGHT AT WALL

SCALE: N.T.S. 9



CONDUIT STUB-UP

SCALE: N.T.S. 6

Royal Street Communications California, LLC
2913 EL CAMINO REAL, #351
TUSTIN, CA 92782

PROJECT INFORMATION:

HAYBLISS BUILDING
LA0011B
28001 DOROTHY DR. I/4
AGOURA HILLS, CA 91301

CURRENT ISSUE DATE:

06/22/09

ISSUED FOR:

BP SUBMITTAL

NO.:	DATE:	DESCRIPTION:	BY:
0	05/22/08	REV. LANDSCAPE SHT'S AND A1.1 SHEET ADDED.	JSD
0	09/10/09	100% CDs REV. LEASE AREA PER FINAL SURVEY	JSD
0	05/27/08	100% CDs ANT. MANUF. MOUNT ADDED.	JSD
0	06/02/08	100% CDs P.E.P. APPV'D REC'D DATED, 01-28-09	JSD
0	12/22/08	UPDATED SURVEY ADDED	JSD
0	12/02/08	ADD'L CDs NEW PARKING LOT CARPORTS & LANDSCAPE IMPROVEMENT PER CITY OF AGOURA HILLS	JSD
0	01/21/09	90% CD	PV

PLANS PREPARED BY:

DCI PACIFIC
ARCHITECTURE - ENGINEERING - CONSULTING
3400 DUPONT DRIVE, IRVINE, CA 92612
TEL: 949-476-2000 FAX: 949-476-4001

CONSULTANTS:

DRAWN BY:	CHK.:	APV.:
JSD	SGK	DKD

LICENSURES:

C-18615
EXP. 11/09
STATE OF CALIFORNIA

SHEET TITLE:

DETAILS

SHEET NUMBER:

D2

+GENERAL

1. THE CONTRACTOR SHALL VERIFY DIMENSIONS, SIZES, AND SPACING OF EXISTING FRAMING AND OTHER CONDITIONS AND ELEVATIONS BEFORE STARTING WORK OR FABRICATION. THE ARCHITECT/ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

2. GOVERNING CODE: 2007 CBC

3. THE INTENT OF THESE DRAWINGS IS TO PROVIDE STRUCTURAL SUPPORT FOR THE EQUIPMENT, ANTENNA AND SCREENS. STRUCTURAL UPGRADE OR THE REPAIR OF OTHER STRUCTURAL DEFICIENCIES ARE NOT WITHIN THE SCOPE OF WORK OF THIS PROJECT.

4. THE STRUCTURAL PLANS AND DETAILS DO NOT INCLUDE DETAILS OR DESIGNS FOR DRAINAGE OR WATERPROOFING OF EXTERIOR OR INTERIOR SURFACES OF THE BUILDING. REFER TO ARCHITECTURAL PLANS, SPECIFICATIONS AND DETAIL. THE STRUCTURAL ENGINEER SHALL NOT BE RESPONSIBLE FOR WATER DAMAGE AS RESULT OF THIS WORK.

5. THE STRUCTURAL WORK SHOWN ON THESE PLANS INDICATE THE COMPLETED STRUCTURE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL OTHER CONDITIONS AND STAGES OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE TEMPORARY BRACES, SHORES AND GUYS, WHEREVER NECESSARY TO SUPPORT ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED DURING CONSTRUCTION INCLUDING ERECTION EQUIPMENT AND ITS OPERATION. THIS TEMPORARY SUPPORT SYSTEM SHALL HOLD ALL ELEMENTS AND MEMBERS IN THEIR FINAL POSITION UNTIL TOTALLY AND FINALLY CONNECTED TO THE PERMANENT BRACING ELEMENTS. THE STRUCTURAL ENGINEER DISCLAIMS ANY LIABILITY ARISING FROM ACCIDENTS AND FAILURES DURING CONSTRUCTION. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

6. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS. DO NOT SCALE DRAWINGS.

7. EXISTING CONDITIONS SHOWN ON THESE PLANS AND DETAILS ARE BASED ON THE INFORMATION AVAILABLE. NO GUARANTEE IS MADE WITH REGARDS TO UNFORESEEN STRUCTURAL CONDITIONS. CONFLICTS BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN ON THESE PLANS SHALL BE REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH THE WORK. MODIFICATIONS OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH CALIFORNIA CONSTRUCTION SAFETY ORDERS. APPROVAL OF SHOP DRAWINGS BY THE ARCHITECT OR STRUCTURAL ENGINEER SHALL NOT BE CONSTRUED AS ACCEPTING THIS RESPONSIBILITY.

9. CONTINUOUS INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR ALL FIELD WELDING. A COPY OF THE INSPECTORS REPORT SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER BEFORE JOB CLOSE OUT.

10. SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR ALL STRUCTURAL STEEL.

STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL CONFORM TO STANDARD SPECIFICATION FOR STRUCTURAL STEEL FOR BRIDGES OR BUILDINGS A.S.T.M. A36.

2. FABRICATION SHALL COMPLY WITH THE LATEST A.I.S.C. SPECS.

3. ALL BOLTS FOR STEEL MEMBERS SHALL CONFORM TO A.S.T.M. A-307 UNLESS OTHERWISE NOTED.

4. HIGH TENSILE BOLTS WHERE INDICATED ON THE PLANS OR DETAILS SHALL BE THE FRICTION TYPE AND THERE SHALL BE NO PAINT, OIL, LACQUER OR GALVANIZING BETWEEN THE CONTACT SURFACES. HIGH TENSILE BOLTS SHALL CONFORM TO A.S.T.M. A-325 OR A-490.

5. PIPE COLUMNS SHALL CONFORM TO A.S.T.M. A-53 GRADE B

6. STEEL TUBE SHAPED MEMBERS SHALL CONFORM TO A.S.T.M. A-501 OR A-500 GRADE B.

7. WHERE FINISH IS ATTACHED TO STRUCTURAL STEEL, PROVIDE HOLES FOR 1/2"ø WELDED STUDS AT 4 FEET O.C. FOR THE ATTACHMENT OF NAILERS. SEE ARCHITECTURAL DRAWINGS FOR FINISHES.

8. BEAM CONNECTIONS SHALL COMPLY WITH "FRAMED BEAM CONNECTIONS" A.I.S.C. PART 4, TABLE 1, USING 3/4" DIA. A307 BOLTS (M.B.).

9. OPEN WEB JOISTS SHALL COMPLY WITH THE STANDARDS OF "THE STEEL JOIST INSTITUTE".

10. ALL STEEL TO BE HOT DIPPED GALVANIZED.

11. USE GRADE 50 STEEL OR DUAL GRADE STEEL.

STRUCT. STEEL WELDING

1. WELDING SHALL BE DONE BY THE ELECTRIC SHIELDED ARC PROCESS AND SHALL COMPLY WITH A.W.S. SPECIFICATIONS FOR WELDING AND FABRICATION.

2. WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS WHO ARE APPROVED BY THE LOCAL AUTHORITY. USE E7OXX ELECTRODES.

3. ALL FIELD WELDS SHALL HAVE CONTINUOUS INSPECTION PER UBC (1701.5.5) UNLESS OTHERWISE NOTED. 4. ALL BUTT WELDS SHALL BE FULL PENETRATION U.N.O.

4. A CERTIFICATE OF FABRICATION FROM THE SHOP PERFORMING WELDING OR A REPORT FROM THE SPECIAL INSPECTOR MUST BE FURNISHED TO THE JOB INSPECTOR PRIOR TO FRAMING APPROVAL.

5. ALL WORK TO BE PERFORMED BY CERTIFIED WELDERS AND ERECTORS.

STEEL CABLES

1. 1 1/4"ø RODS A36 STEEL CAPACITY = 24.5 KIPS 1 1/4"ø TURNBUCKLES AND CLEVISES CAPACITY = 15.2 x 1.33 = 20.2 KIPS

SPECIAL INSPECTION

1. SPECIAL INSPECTION, COMPLYING WITH CBC SECTIONS 1704 & 1707 (UNLESS NOTED OTHERWISE), SHALL BE PROVIDED BY A TESTING LABORATORY, EMPLOYED BY THE OWNER, AS OCCURS FOR THE FOLLOWING:

A. FIELD WELDING INCLUDING SHEAR STUDS

B. CONCRETE AND REINFORCING STEEL WHERE SPECIFIED CONCRETE COMPRESSIVE STRENGTH IS GREATER THAN 2500 PSI.

C. EPOXY INSTALLATION

D. MASONRY INCLUDING TESTING REQUIRED TO VERIFY SPECIFIED COMPRESSIVE STRENGTH (F'M) AS STIPULATED IN CBC SECTION 2105.3.

E. BOLTS, EXPANSION ANCHORS AND EPOXY ANCHORS INSTALLED IN CONCRETE OR MASONRY.

F. HIGH STRENGTH BOLTS

LUMBER

1. ALL WOOD EXPOSED TO WEATHER TO BE PRESSURE TREATED DOUGLAS FIR.

FIBERGLASS NOTES

1. ALL FIBERGLASS STRUCTURAL SHAPES MUST BE MMFG EXTREN 525 AND CANNOT BE PUNCHED OR SHEARED. ALL CUTS INCLUDING BOLT HOLES MUST BE BE SEALED W/ MMFG EPOXY.

2. ALL FIBERGLASS NEEDS TO BE PROTECTED WITH UV COATING, IF EXPOSED TO DIRECT SUNLIGHT.

3. ALL METALLIC PARTS (STRUCTURAL STEEL SHAPES, BOLTS, ETC.) MUST BE KEPT BEHIND THE ANTENNAS.

4. USE 5/8"ø FIBREBOLT FASTENERS FOR ALL EXTREN CONNECTORS, UNLESS NOTED OTHERWISE.

5. MINIMUM FASTENER EDGE DISTANCES AND SPACING, UNLESS OTHERWISE NOTED:
   END EDGE DISTANCE – 3 x d
   SIDE EDGE DISTANCE – 2 x d
   PITCH (SPACING) – 5 x d

6. ALL FABRICATION IS GOVERNED BY MMFG EXTREN DESIGN MANUAL.

7. FIBERGLASS SKIN IS 1/2" THICK WITH FACING 1/8" THICK MINIMUM.

8. FIBERGLASS SKIN FLEXURAL CAP. = 600 PSI MIN.

9. BOND (CHEMICAL OR MECHANICAL) BETWEEN EXTREN AND FIBERGLASS SKIN TO BE SUFFICIENT FOR THE MATERIALS TO ACT COMPOSITELY.

LIGHT GAUGE STEEL

1. PROVIDE LIGHT GAUGE STEEL FRAMING MEMBERS WHICH CONFORM TO THE STEEL STUD MANUFACTURER'S ASSOCIATION (SSMA) ICBO ER NO. 4943P, LATEST EDITION.

LIGHT GAUGE STEEL (cont.)

2. ALL STUD AND TRACK MATERIAL SHALL CONFORM TO THE FOLLOWING, UNLESS NOTE OTHERWISE:

54 MILS (16 GAUGE) AND HEAVIER——50 KSI MIN. YIELD
PAINTED STEEL——ASTM A570 GRADE 50 ASTM A607 GRADE 50
GALVANIZED——ASTM A446 GRADE D

43 MILS (18 GAUGE) AND LIGHTER——33 KSI MIN. YIELD
PAINTED STEEL——ASTM A570 GRADE 33 ASTM A611 GRADE C
GALVANIZED——ASTM A446 GRADE A

3. ALL MISCELLANEOUS STEELS SHALL CONFORM TO THE FOLLOWING, UNLESS NOTED OTHERWISE:
33 TO 43 MILS (20 TO 18 GAUGE)——33 KSI MIN. YIELD
54 TO 97 MILS (16 TO 12 GAUGE)——50 KSI MIN. YIELD

4. ALL WELDING SHALL BE PERFORMED BY CERTIFIED LIGHT GAUGE WELDERS. CERTIFIED FOR ALL APPROPRIATE DIRECTION PER STRUCTURAL WELDING CODE – SHEET METAL D1.3–98 WELDING RODS SHALL CONFORM TO THE FOLLOWING:
43 MILS (18 GA) AND LIGHTER SHEET TO SHEET——E6XXX
54 MILS (16 GA) AND HEAVIER SHEET TO SHEET——E7XXX OR E8013

5. SPECIFIED FASTENERS MUST BE USED UNLESS ARCHITECT (STRUCTURAL ENGINEER) IS NOTIFIED IN WRITING AS TO ACCEPTABLE SUBSTITUTES. SPECIAL INSPECTION SHALL BE USED WHERE REQUIRED. USE "HILTI" OR ß2 P8 POWDER DRIVEN FASTENERS WHERE SPECIFIED.

6. WIRE TYING OF FRAMING COMPONENTS SHALL NOT BE PERMITTED.

7. ALL STUDS FOR SUBMITTAL SHALL BE PUNCHED UNLESS NOTED OTHERWISE.

8. ALL CALCULATED STUD PROPERTIES, PER 1998 AISI SPECIFICATION, ARE BASED ON THE FOLLOWING THICKNESS TABLE:

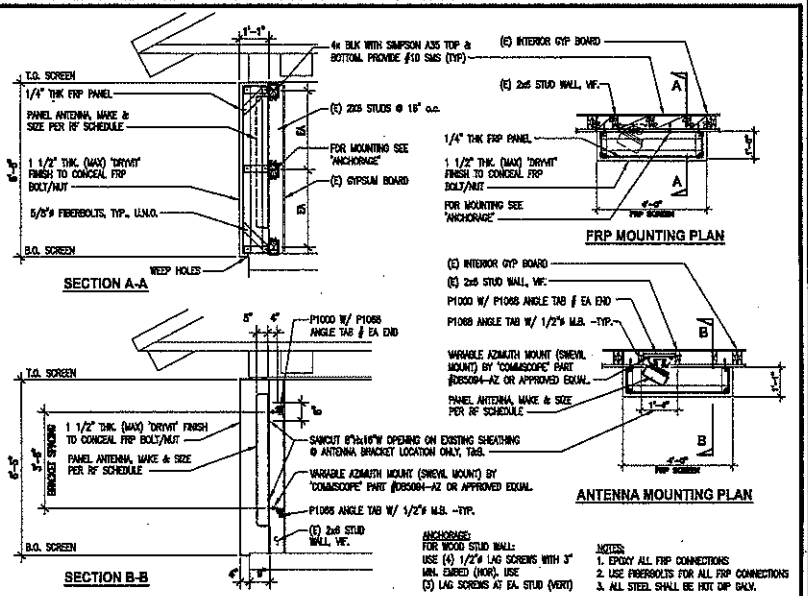
97 MILS (12 GA.)	0.1017"
68 MILS (14 GA.)	0.0713"
54 MILS (16 GA.)	0.0566"
43 MILS (18 GA.)	0.0451"
33 MILS (20 GA.)	0.0346"
18 MILS (25 GA.)	0.0188"

9. LATERAL BRIDGING FOR STEEL STUDS IS REQUIRED WHEN WALL BOARD, INSTALLED PER UBC CHAPTER 25, DOES NOT CONTINUE FULL HEIGHT ON BOTH SIDES. BRIDGING SHALL BE INSTALLED PER MANUFACTURES RECOMMENDATIONS UNLESS SPECIFICALLY SHOWN OTHERWISE WITHIN THE STRUCTURAL DRAWINGS.

10. TEMPORARY BRACING REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

STRUCTURAL NOTES

SCALE: NTS | 2



BOX FRP-SCREEN AND SWEVIL MOUNT ANTENNA DETAILS

SCALE: 1/2"=1" | 1

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PROJECT INFORMATION:

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28001 DOROTHY DR. 1/4
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CURRENT ISSUE DATE:

06/22/09

ISSUED FOR:

BP SUBMITTAL

NO.:	DATE:	DESCRIPTION:	BY:
0	06/22/09	REV. LANDSCAPE DEC'S AND A1.1 SHEET ADDED.	JSD
C	04/10/09	100% CD; REV. LOWER AREA PER FINAL SURVEY	JSD
B	03/27/09	100% CD; ANT. SWIVEL MOUNT ADDED.	JSD
A	02/02/09	100% CD; T.E.P. APP'D W/COMMENTS DATED, 01-28-09	JSD
0	12/23/08	UPDATED SURVEY ADDED	JSD
0	12/02/08	90% CD; WOOD FRAMING LOT OWNERS & LANDSCAPE IMPROVEMENT PER CITY OF AGOURA HILLS	JSD
0	01/21/08	90% CD	PV

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JSD	BDK	DMD

LICENSING:

C-10615
EXP. 11/09

SHEET TITLE:

DETAILS AND STRUCTURAL NOTES

SHEET NUMBER:

D3

ELECTRICAL GENERAL NOTES

1. THE SEISMIC BRACING AND ANCHORAGE OF ELECTRICAL CONDUITS AND WIRE WAY SHALL BE IN ACCORDANCE WITH THE UNIFORM BUILDING CODE, CHAPTER 23 AND "GUIDELINE FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS," PUBLISHED BY SMACNA AND PPIC, OR THE SUPERSTRUT-SEISMIC RESTRAINT, 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 SUBMITTING A BID, 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 UNISTRUT 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 REFINISHING OF EXISTING WALLS AND SURFACES WHEREVER IT IS NECESSARY TO PENETRATE. OPENINGS SHALL BE SEALED IN AN APPROVED METHOD TO MEET THE FIRE RATING OF THE PARTICULAR WALL, FLOOR OR CEILING. 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, COMPACTION 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 100 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, DISCONNECTING SWITCHES, TRANSFORMERS, TERMINAL CABINETS, TELEPHONE CABINETS, ETC. ALL NAMEPLATES SHALL BE ATTACHED WITH SCREWS. PULL BOXES, JUNCTION BOXES, AND DEVICE BOXES SHALL BE MARKED WITH A PERMANENT MARKER.

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, CIVIL, OR MECHANICAL ITEMS OR FEATURES.

26. SPECIAL RECEPTACLE FOR CONNECTION TO PORTABLE EMERGENCY GENERATOR WHEN SPECIFIED SHALL BE 200 AMPERE, THREE-WIRE, THREE-POLE, REVERSE SERVICE, PIN 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, RAINTIGHT 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 THHN/THWN THERMOPLASTIC, 600 VOLT, 75 DEGREES CELSIUS WET AND 90 DEGREES CELSIUS DRY AND U.L. LISTED UNLESS NOTED OTHERWISE. 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, GASKETED, 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 BUSSES SHALL BE MADE W/CRIMP TYPE COMPRESSION CONNECTORS (2 HOLE LUGS). BUSS SHALL BE DRILLED TO ACCOMMODATE ALL CONNECTORS.

ABBREVIATIONS & SYMBOLS

A	AMP(S)
AF	AMP FUSE
AFF	ABOVE FINISHED FLOOR
AIC	"AMPERES INTERRUPTING CAPACITY"
AS	AMP SWITCH
ASCC	AVAILABLE SHORT CIRCUIT CURRENT
C.	"CONDUIT", WITH CONDUCTORS AS REQUIRED BY DRAWINGS OR SPECIFICATIONS.
C.O.	"CONDUIT ONLY". PROVIDE PULL ROPE FOR ALL EMPTY CONDUIT AS REQUIRED.
ELEV	ELEVATION
EMT	ELECTRICAL METALLIC TUBING CONDUIT
KW	"KILOWATT"
KVA	"KILOVOLT AMPERES"
MCC	MOTOR CONTROL CENTER
O.C.	"ON CENTER"
P	POLE
PNL	PANEL
RGS	RIGID GALVANIZED STEEL CONDUIT
T	TRANSFORMER
UNO	UNLESS NOTED OTHERWISE
V	"VOLTS"
W	WIRE
WP	WEATHERPROOF, NEMA 3R
#	PHASE OR DIAMETER

ELECTRICAL EQUIPMENT SHOWN DASHED IS EXISTING.

-T- TELEPHONE CONDUIT WITH PULL LINE IN PLACE.

-E- ELECTRICAL CONDUIT WITH PULL LINE IN PLACE.

-A- COAXIAL CABLE/WAVEGUIDE CONDUIT WITH PULL LINE(S) IN PLACE.

-#- #2 AWG, BARE, TINNED, SOLID, COPPER WIRE (UNLESS OTHERWISE SPECIFIED).

CONDUIT STUBBED OUT AND CAPPED, WITH PULL LINE IN PLACE.

CROSS LINES ON CONDUIT RUNS INDICATE NUMBER OF #12CURRENT CARRYING CONDUCTORS CONTAINED THEREIN.TWO #12 AND ONE #12 GROUND WIRE ARE INDICATED WHEN CROSS LINES ARE NOT SHOWN. NUMERALS ADJACENT TO CROSS LINES ON CONDUIT RUNS INDICATE SIZE OF CONDUCTORS IN LIEU OF #12. ALL CONDUITS SHALL CONTAIN ONE GROUND WIRE SIZED PER C.E.C. TABLE250-95, BUT NOT SMALLER THAN #12.

B-1,3 CONDUIT HOME RUN TO PANELBOARD. LETTER AND NUMERALS INDICATE ELECTRICAL PANEL AND CIRCUIT NUMBER.

ISOLATED GROUND WIRE. RUN IN ADDITION TO REGULAR GROUND WIRE.

RECESSED COMMUNICATION TERMINAL CABINET.

SURFACE MOUNTED COMMUNICATION TERMINAL CABINET.

JUNCTION BOX PEDESTAL TYPE FLOOR MOUNTED.

TELEPHONE TERMINAL BACKBOARD "TTB", 3/4 INCH SANDED AND PAINTED CDX PLYWOOD, 4' X 8' UNLESS NOTED OTHERWISE.

GFP GROUND FAULT PROTECTION DEVICE.

MECHANICAL CONNECTION.

EXOTHERMIC/CADWELD CONNECTION.

5/8"ø x 10'-0" STAINLESS STEEL GROUND ROD AT 10'-0" O.C. (MAX)

GROUND ROD INSPECTION WELL.

CONNECTION TO GROUND, MINIMUM TWO (2) OF THE FOLLOWING: EARTH, BUILDING, COLD WATER PIPING. VERIFY CONTINUITY FOR ALL GROUND SOURCES WITH A TOTAL RESISTANCE OF < 5 OHMS.

MANUAL TRANSFER SWITCH (MTS) OR DISCONNECT.

THERMAL OVERLOAD MOTOR STARTER SWITCH.

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PROJECT INFORMATION

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CURRENT ISSUE DATE

06/10/09

ISSUED FOR:

BP SUBMITTAL

MARK	DATE	DESCRIPTION	BY
0	06/10/09	ISSUE CD: INCL LOGIC AREA PER FINAL SURVEY	JSD
0	05/27/09	ISSUE CD: ANT. SHROUD MOUNT ADDED.	JSD
0	03/02/09	ISSUE CD: F.D.P. APP'D NEG'D DATED, 01-29-09	JSD
0	12/22/08	UPDATED SURVEY ADDED	JSD
0	12/12/08	ISSUE CD: INCL PARKING LOT CAMPORCH & LANDSCAPE IMPROVEMENT PER CITY OF AGOURA HILLS	JSD
0	01/21/08	ISSUE CD	PV

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LICENSURE:

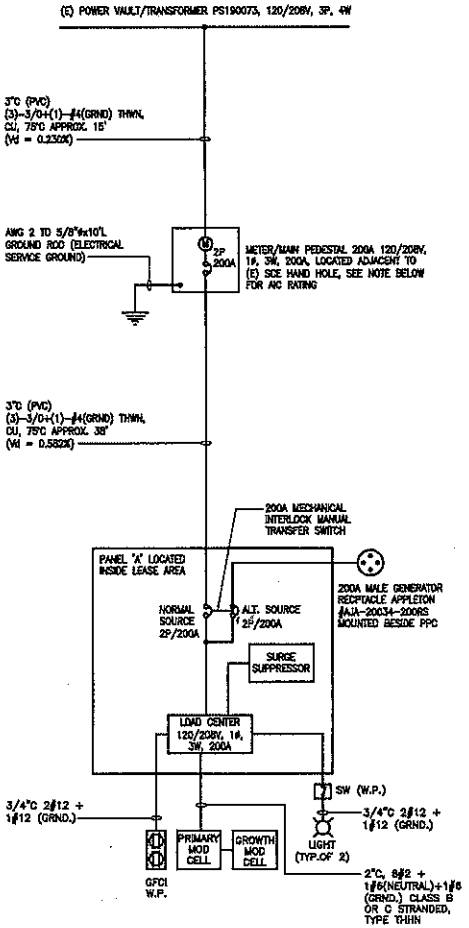
LICENSED ARCHITECT
C-18015
REN. 11/09
STATE OF CALIFORNIA

SHEET TITLE:

ELECTRICAL NOTES & SYMBOLS

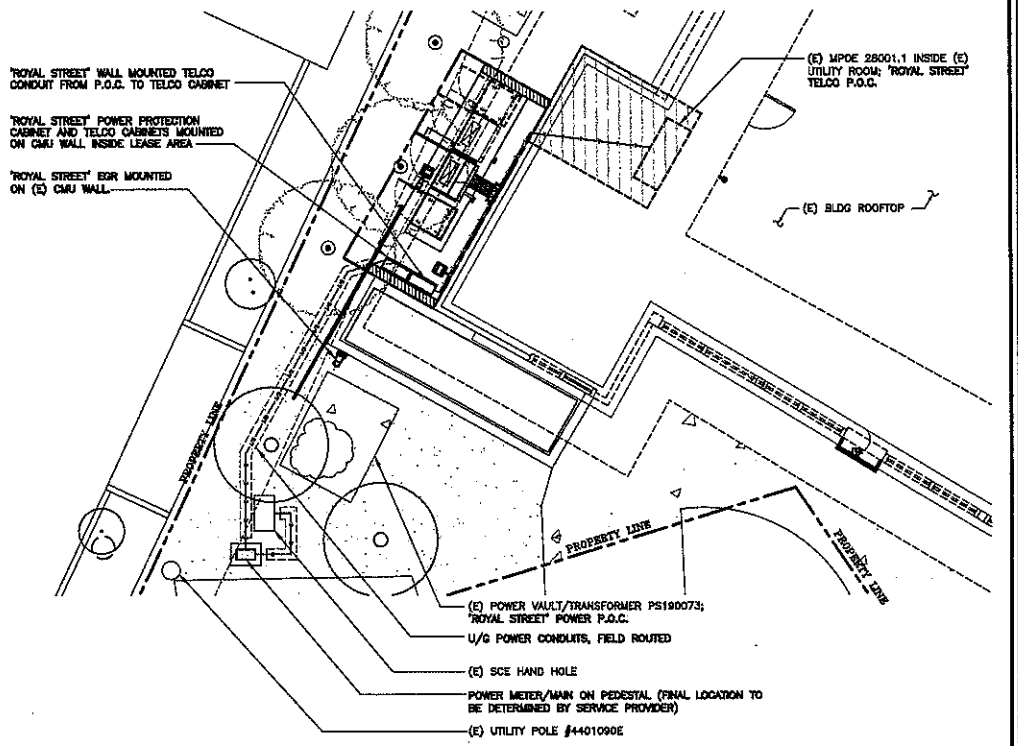
SHEET NUMBER:

EN1



NOTE:
AIC RATING FOR NEW METER AND/OR PANEL BOARDS MUST MATCH OR EXCEED THE RATINGS AS DETERMINED BELOW:
1. AIC RATINGS AS REQUIRED BY THE SERVICE PROVIDER.
2. AIC RATING OF THE EXISTING LOAD/METER/SWITCH GEAR EQUIPMENT.

SINGLE LINE DIAGRAM 4



UTILITY PLAN

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

PANEL "A"

MOUNTING SURFACE | 120/208 VOLTS 1 PHASE 3 WIRE 60 HZ | MAIN 200A 2P | (SEE NOTE) A.I.C. SYM. BUS 200A

VOLT AMPS PHASE A	VOLT AMPS PHASE B	OTHER	BKR	CKT	WIRE	CKT	BKR	OTHER	VOLT AMPS PHASE A	VOLT AMPS PHASE B
8850		MODELL UNIT#	3	100	1	3	100	MODELL GROWTH	7000	
	8850	–	–	–	3	4	–	–		7000
180		RECEPTACLE	L	20	5	6	20	LIGHTING	180	
	180	REC. INSIDE EMERSON CAB.	L	20	7	8		SPACE		
		SPACE			9	10				
					11	12				
					13	14				
					15	16				
					17	18				
					19	20				
					21	22				
					23	24				
		SPACE			25	26		SPACE		
9130	9130				WATTS				7180	7000

PHASE A= 16310 PHASE B= 15950

CONTINUOUS LOADS: — @ 1.25= —
NON-CONTINUOUS LOADS: RECEPTACLES UP TO 10KVA 360 @1.00= 360; REMAINDER — @1.00= —; OTHER 32080 @1.00= 32080

TOTAL DESIGN KVA= 32.44 TOTAL DESIGN AMPS= 155.96

NOTE:
AIC RATING FOR NEW METER AND/OR PANEL BOARDS MUST MATCH OR EXCEED THE RATINGS AS DETERMINED BELOW:
1. AIC RATINGS AS REQUIRED BY THE SERVICE PROVIDER.
2. AIC RATING OF THE EXISTING LOAD/METER/SWITCH GEAR EQUIPMENT.

PANEL SCHEDULE 3

GENERAL UTILITY NOTES:

1. UTILITY POINTS OF SERVICE AND WORK/MATERIALS SHOWN ARE BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANIES AND ARE FOR BID PURPOSES ONLY.
2. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL AND EXACT WORK/MATERIALS REQUIREMENTS AND CONSTRUCT TO UTILITY COMPANY ENGINEERING PLANS AND SPECIFICATIONS ONLY. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL ROPES, CABLES, PULL BOXES, CONCRETE ENCASEMENT OF CONDUIT (IF REQUIRED), TRANSFORMER PAD, BARRIERS, POLE RISERS, TRENCHING, BACKFILL, PAY ALL UTILITY COMPANY FEES, AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK.
3. SEE TITLE SHEET (T1) FOR UTILITY PROVIDERS FOR THIS PROJECT.

SINGLE LINE DIAGRAM NOTES:

1. SERVICE POWER SHALL BE 200A, 120/208–240V, 1Ø, 3W.
2. UTILITY RECEPTACLE IS A GFCI DUPLEX OUTLET INSTALLED IN THE DEAD FRONT OF THE PPC.
4. PROVIDE A MIN. 36" WORK CLEARANCE IN FRONT OF PANELS AND SERVICE EQUIPMENT.
5. ALL BREAKERS IN THE PANEL ARE TO BE RATED TO MATCH OR EXCEED THE AIC RATINGS AS REQ'D BY THE SERVICE PROVIDER, 240V MAX, 75° C. FULLY RATED.
6. ALL WIRING SHALL BE RATED FOR 75° C.
7. CONDUIT REQUIREMENTS (TYP., U.N.O.):
   A. UNDERGROUND: PVC (SCH. 40 OR SCH. 80).
   B. INDOOR: EMT (RGS IN TRAFFIC AREAS).
   C. OUTDOOR (ABOVE GRADE): RGS

ELECTRICAL NOTES 2

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PROJECT INFORMATION:

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CURRENT ISSUE DATE:

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BP SUBMITTAL

REV.:	DATE:	DESCRIPTION:	BY:
0	08/22/08	REV. LANDSCAPE PLNG'S AND A1.1 SHEET ADDED.	JSD
0	09/10/08	SCDH CO: REV. LEASE AREA PER FINAL SURVEY	JSD
0	09/27/08	SCDH CO: ANT. SWIVEL MOUNT ADDED.	JSD
0	09/29/08	SCDH CO: P.U.F. APP'D MEMO'D DATED, 01-28-09	JSD
0	12/22/08	UPDATED SURVEY ADDED	JSD
0	12/22/08	SCDH CO: NEW PARKING LOT CUTBOXES & LANDSCAPE IMPROVEMENT PER CITY OF AGOURA HILLS	JSD
0	01/21/09	SCDH CO	PJ

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JSD	BDK	DKD

LICENSURE:

LICENSED ARCHITECT C-18015 EXP. 11/09 STATE OF CALIFORNIA

SHEET TITLE:

UTILITY PLAN, ELECTRICAL NOTES, PANEL SCHEDULE & SINGLE LINE DIAGRAM

SHEET NUMBER:

E1

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
2. ALL EXTERIOR GROUNDING AND TOP OF GROUNDING RODS SHALL BE BURIED TO A MINIMUM DEPTH OF 1'-6" BELOW FINISH GRADE, ELECTRIC METER GROUND EXCEPTED.
3. ALL GROUNDING CONDUCTORS SHALL BE #2 SOLID BARE TINNED COPPER.
4. GROUND SYSTEM MUST BE INDEPENDENTLY TESTED AND SHALL HAVE A RESISTANCE OF 5 OHMS OR LESS SUBMIT AN INDEPENDENT FALL OF POTENTIAL TESTING REPORT.
5. NOTIFY PROJECT MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DU TO SITE SOIL CONDITIONS.
6. CHEMICAL GROUNDS SHALL BE XIT, CHEM-ROD OR APPROVED EQUAL, WHEN REQUIRED. USE MUST BE APPROVED BY PROJECT MANAGER.
7. ALL UNDERGROUND GROUNDING CONNECTORS ARE TO BE CADWELDED ABOVE GRADE GROUNDING SHALL BE EITHER CADWELD OR MECHANICAL AS SPECIFIED ON DRAWINGS.
8. ALL GROUNDING INSTALLATION IS TO BE IN ACCORDANCE WITH THE NEXTEL STANDARD SPECIFICATIONS AND SUPPLEMENTS PROVIDED BY THE PROJECT MANAGER.
9. GROUNDS AREA TO BE INSTALLED A MINIMUM OF 2'-0" FROM SHELTER OR TOWER.
10. GATE GROUNDING FLEX CONNECTOR REF. "CADWELD" CATALOG #A0402 FOR GATE/POST FLEX CONNECTOR (EXAMPLE: PART NO. A239FC25-Y-XL FOR 3" POST).
11. GROUNDING ATTACHMENT TO TOWER SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS, OR AT GROUNDING POINTS PROVIDED (2 MINIMUM).
12. CONTRACTOR TO PROVIDE CERTIFICATION THAT GROUNDING SYSTEM HAS BEEN INSTALLED TO ACHIEVE < 5 OHMS RESISTANCE.

GROUNDING NOTES

SCALE: NONE | 2

- MECHANICAL CONNECTION.
- EXOTHERMIC WELD (CADWELD/THERMOWELD) CONNECTION. (5/E1) (6/E1)
- XIT (10/E1)
- #2 AWG, SOLID, BARE, TINNED, COPPER WIRE (UNLESS OTHERWISE SPECIFIED).

GROUNDING LEGEND

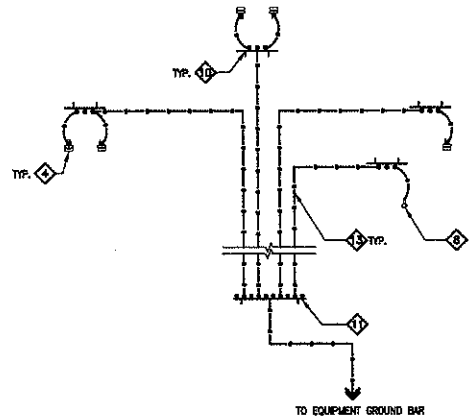
SCALE: NONE | 3

NOT USED

SCALE: NONE | 4

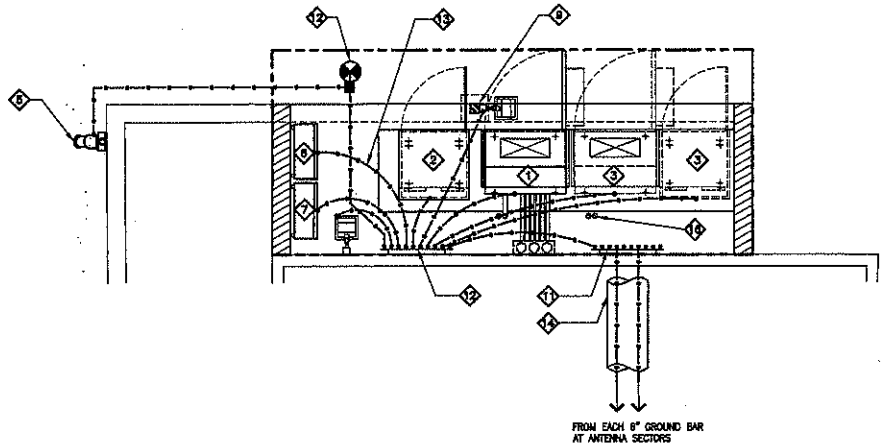
KEYNOTES:

1. "ROYAL STREET" PRIMARY MODCELL V4.0
2. "ROYAL STREET" BATTERY CABINET
3. FUTURE "ROYAL STREET" GROWTH MODCELL CABINET V4.0B AND BATTERY
4. "ROYAL STREET" ANTENNAS
5. "ROYAL STREET" EMERGENCY GENERATOR RECEPTACLE
6. "ROYAL STREET" POWER PROTECTION PANEL
7. "ROYAL STREET" TELCO PANEL
8. "ROYAL STREET" GPS ANTENNA
9. TS 4x4x¼" THK. GATE POST
10. 6" GROUND BAR AT ANTENNA SECTORS (5/E1) (7/E1)
11. 12" ANTENNA GROUND BAR AT LEASE AREA, TO BE GROUNDED TO EQUIPMENT GROUND BAR (5/E1) (9/E1)
12. EQUIPMENT GROUND BAR AT LEASE AREA, TO BE GROUNDED TO XIT (4/E1) (6/E1)
13. #2 AWG, GREEN INSULATED COPPER GROUND WIRES
14. 3/4"ø EMT PIPE (FIELD ROUTED)
15. SERVICE LIGHTS, 2 TOTAL.
16. 2-2"ø UTILITY STUB-UPS AT EVERY MODCELL



TYPICAL ANTENNA GROUNDING

N.T.S.



NOTE:
GROUND NEW CABLE TRAY (CADWELD) TO #2 AWG AT EVERY CABLE TRAY SPLICE

GROUNDING PLAN

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

Royal Street Communications California, LLC
2913 EL CAMINO REAL, #561
TUSTIN, CA 92782

PROJECT INFORMATION:

HAYBLISS BUILDING
LA0011B
26001 DOROTHY DR. 1/4
AGOURA HILLS, CA 91301

CURRENT ISSUE DATE:
06/22/09

ISSUED FOR:
BP SUBMITTAL

REV.	DATE	DESCRIPTION	BY
0	04/22/09	REV. LANDSCAPE PAVE'S AND A1.1 SHEET ADDED.	JSD
0	05/13/09	100% CD: REV. LEASE AREA PER FINAL SURVEY	JSD
0	05/27/09	100% CD: ANT. SWIVEL MOUNT ADDED.	JSD
0	06/22/09	100% CD: F.D.P. APP'D MOD'D DATED, 01-30-09	JSD
0	12/22/08	UPDATED SURVEY ADDED	JSD
0	12/22/08	90% CD: NEW PARKING LOT CHAPORDS & LANDSCAPE IMPROVEMENT PER CITY OF AGOURA HILLS	JSD
0	01/21/08	90% CD	PY

PLANS PREPARED BY:

DCI PACIFIC
ARCHITECTURE - ENGINEERING - CONSULTING
2480 DUPONT DRIVE, IRVINE, CA 92612
TEL: 949-475-1900 FAX: 949-474-0501

CONSULTANTS:

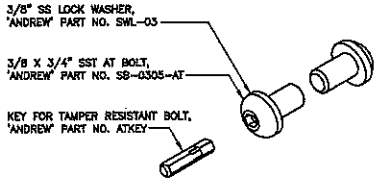
DRAWN BY:	CHK:	APV:
JSD	BOK	ZKD

LICENSURE:

LICENSED ARCHITECT — D-12015 — EXP. 11/09 — STATE OF CALIFORNIA

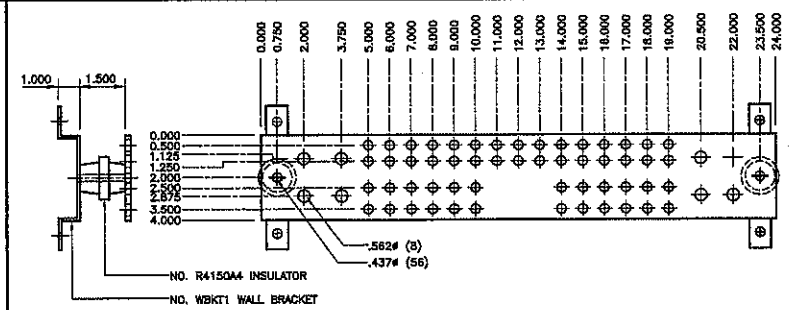
SHEET TITLE:
GROUNDING PLAN, NOTES, & LEGEND

SHEET NUMBER:
E2



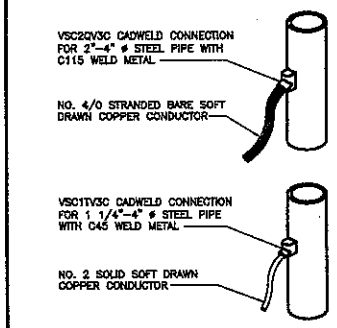
NOTE:
- NUMBER OF BOLTS TO BE USED AS REQUIRED.
- USE BOLTS WHERE APPLICABLE

TAMPER RESISTANT BUSS BARBOLT KIT — SCALE: N.T.S. — 9

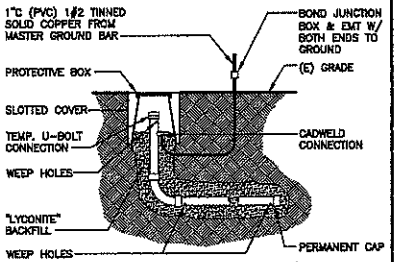


MANUFACTURER: HARGER OR APPROVED EQUAL

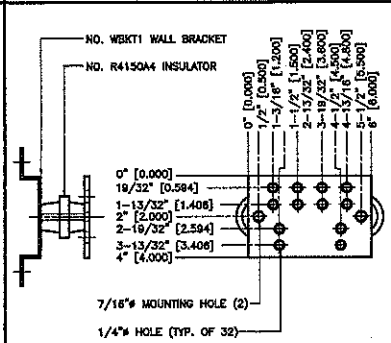
GROUND BAR ASSEMBLY (24") — SCALE: N.T.S. — 4



GROUNDING CONNECTION — SCALE: N.T.S. — 1

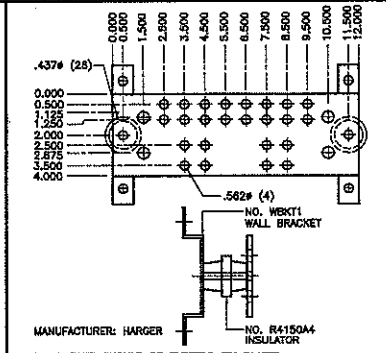


XIT GROUNDING — SCALE: N.T.S. — 10



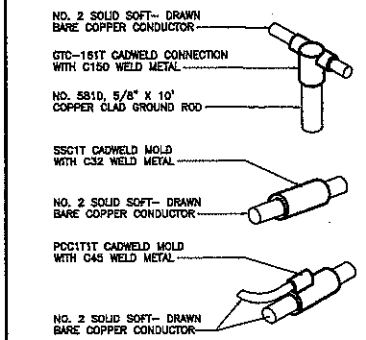
MANUFACTURER: HARGER OR APPROVED EQUAL

GROUND BAR ASSEMBLY (6") — SCALE: N.T.S. — 7



NOTE: BARS SHOULD BE ELECTRO-TIN PLATED.

GROUND BAR ASSEMBLY (12") — SCALE: N.T.S. — 5



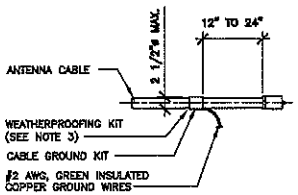
GROUNDING CONNECTIONS — SCALE: N.T.S. — 2

1. CONDUIT BANDS TO HAVE MIN. RAD. IN FEET EQUAL TO DIA. OF CONDUIT IN INCHES.
   2" DIA. = 24" RAD., ETC.
2. NO CONDUIT RUN TO HAVE OVER TWO 90° BENDS. IF NECESSARY TO HAVE TWO 90 BENDS, INSERT ACCESSIBLE PULL BOX IN RUN. CONTACT TELEPHONE ENGINEER FOR PULL BOX SIZING.
3. ALL CONDUITS SHALL BE LEFT CLEAN, DRY, AND FREE OF DEBRIS OR OTHER OBSTRUCTIONS. A PULL LINE EQUIVALENT TO NO. 14 AWG-3/16" POLYPYLENE AND CONDUIT MEASURING TAPE.
4. APPROVED PLASTIC IS SPECIFIED IN UNDERGROUND CONSTRUCTION, CONDUITS, PLUMBER'S FITTING, WATER AND GAS PIPES MUST NOT BE USED.
5. CONDUIT TERMINATED ON A POLE MUST BE TURNED UP 1" ABOVE THE FINISH GRADE, IN THE OPPOSITE QUADRANT FROM ANY POWER SERVICES.
6. CONDUIT PLACED IN SAME TRENCH WITH POWER CONDUIT MUST BE SEPARATED BY NOT LESS THAN 12" OF WELL PACKED DIRT OR 3" OF CONCRETE, AND HAVE NOT LESS THAN 30" OF COVER.
7. APPROVED PLASTIC CONDUIT

P.V.C. SCH. 40	PTS 66	PTS 66 5"
A.B.S. "D.B."	P&C DUCT	PTS 77 4"
PRIVATE PROPERTY		PUBLIC STREET

8. THE TELEPHONE COMPANY RESERVES THE RIGHT TO REFUSE TO USE CONDUIT THAT DEVIATED FROM PLANS AND SPECIFICATIONS

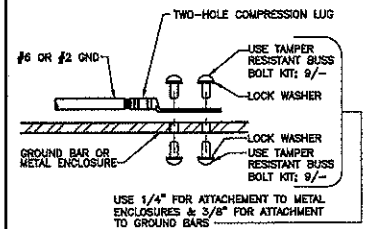
TRENCH NOTES — SCALE: N.T.S. — 11



CONNECTION OF CABLE GROUND KIT TO ANTENNA CABLE

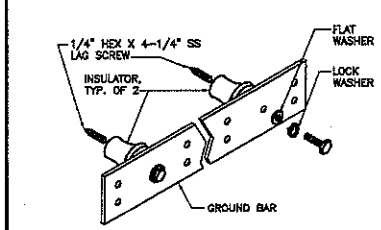
NOTES:
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. GROUNDING KIT SHALL BE ANDREW SUREGROUND TYPE KIT WITH TWO-HOLE LUG.
3. WEATHER PROOFING SHALL BE ANDREW TWO-PART TAPE SUPPLIED WITH KIT. COLD SHRINK SHALL NOT BE USED.

COAX CABLE GROUND KIT — SCALE: N.T.S. — 8



INSTALLATION NOTES:
1. ALL BOLTS TO BE TAMPER RESISTANT, WASHERS, AND NUTS SHALLBE STAINLESS STEEL.
2. SELECT BOLT LENGTH TO PROVIDE A MINIMUM OF TWO EXPOSED THREADS.
3. BURNISH MOUNTING SURFACE TO REMOVE PAINT IN THE AREA OF LUG CONTACT.
4. APPLY ANTI-OXIDANT COMPOUND TO MATING SURFACE OF LUG AND WIPE CLEAN EXCESS COMPOUND.

GROUNDING TO GROUND BAR — SCALE: N.T.S. — 6



NOTES:
1. SECURE TO INTERIOR OR EXTERIOR WALL W/ SS. LAG AS SHOWN.
2. OMIT INSULATORS WHEN MOUNTING TO TOWERS

GROUND BAR INSTALLATION — SCALE: N.T.S. — 3

Royal Street Communications California, LLC
2913 EL CAMINO REAL, #661
TUSTIN, CA 92782

PROJECT INFORMATION

HAYBLISS BUILDING
LA0011B
29001 DOROTHY DR. 1/4
AGOURA HILLS, CA 91301

CURRENT ISSUE DATE:
06/10/09

ISSUED FOR:
BP SUBMITTAL

NO.	DATE	DESCRIPTION	BY
0	06/10/09	100% CD, REV. LEASE AREA PER FINAL SURVEY	JSO
0	05/27/09	100% CD, ANT. SWIVEL MOUNT ADDED.	JSO
0	05/22/09	100% CD, F.D.P. APP'D RECD'D DATED, 01-05-09	JSO
0	12/23/08	UPDATED SURVEY ADDED	JSO
0	12/02/08	90% CD, NEW PARKING LOT CARPORTS & LANDSCAPE IMPROVEMENT PER CITY OF AGOURA HILLS	JSO
0	01/21/08	90% CD	FV

PLANS PREPARED BY:

DCI PACIFIC
ARCHITECTURE - ENGINEERING - CONSULTING
2420 DUPONT DRIVE, IRVINE, CA 92612
TEL: 949-250-1000 FAX: 949-475-1001

CONSULTANT(S):

DRAWN BY:	CHK:	APP:
JSO	SCK	DKD

LICENSURE:

SHEET TITLE:
ELECTRICAL DETAILS

SHEET NUMBER:
E3

UMWD-03319-XDM

±45° Diversity Panel Antenna

DECIBEL®
Base Station Antennas

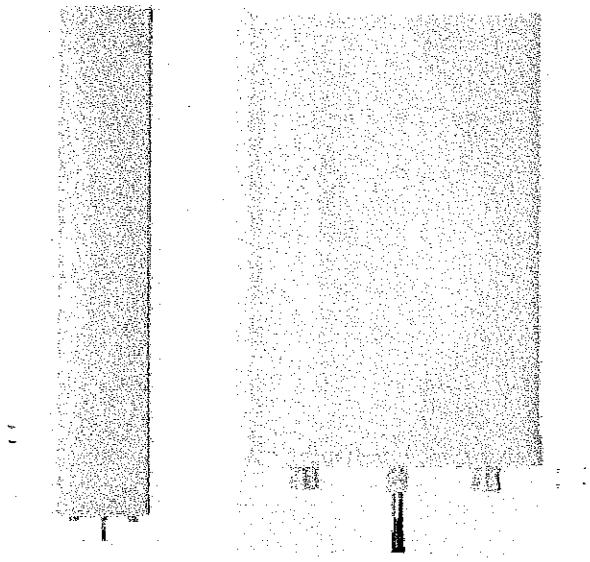
- Patented cross dipole and feed system
- Features field adjustable electrical down tilt with multiple, linear phase shifters for excellent RF control
- Fully compatible with Andrew TELETILT® remote control antenna system.
- Rugged, reliable design with excellent PIM suppression

ELECTRICAL

Frequency (MHz) :	1710 - 1880	1850 - 1990	1920 - 2170
Polarization :	±45°	±45°	±45°
Gain (dBd/dBi) :	18/20.1	18.3/20.4	18.5/20.6
Azimuth BW (Deg.):	35	33	31
Elevation BW (Deg.):	7	6.5	6
Beam Tilt (Deg.):	0-7	0-7	0-7
USLS* (dB) :	>14	>14	>14
Front-To-Back Ratio* (dB) :	30	30	30
Isolation (dB) :	>30	>30	>30
VSWR :	<1.5:1	<1.5:1	<1.5:1
PIM3 @ 2 x 20w (dBc) :	-150	-150	-150
Max. Input Power (Watts) :	200	200	200
Impedance (Ohms) :	50	50	50
Lightning Protection :	DC Ground	DC Ground	DC Ground

MECHANICAL

Weight :	13.1 kg (29 lb)
Dimensions (LxWxD) :	1,447 x 266 x 127 mm (57 x 10.5 x 5 in)
Max. Wind Area :	0.22 m² (2.4 ft²)
Max. Wind Load (@ 100 mph) :	587.1 N (132 lbf)
Max. Wind Speed :	201 km/h (125 mph)
Hardware Material :	Galvanized Steel
Connector Type :	7-16 DIN - Female (2, Bottom)
Color :	Off White
Standard Mounting Hardware :	600899A-2



RET Ordering Information

Field Installed:	**UMWD-03319-XDM**
Factory Installed, ATM100 Series:	**UMWD-03319-R1DM**
Factory Installed, ATM200 Series:	**UMWD-03319-R2DM**

Andrew Corporation
2601 Telecom Parkway
Richardson, Texas U.S.A 75082-3521
Tel: 214.631.0310

Fax: 214.631.4706
Toll Free Tel: 1.800.676.5342
Fax: 1.800.229.4706
www.andrew.com

* - Indicates Typical

3/22/2005

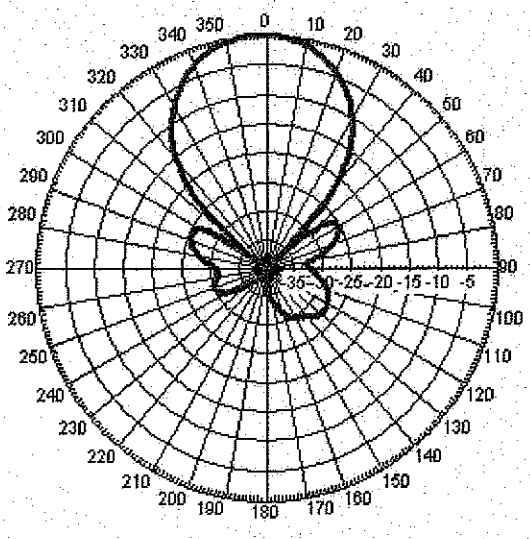
dbtech@andrew.com

UMWD-03319-XDM

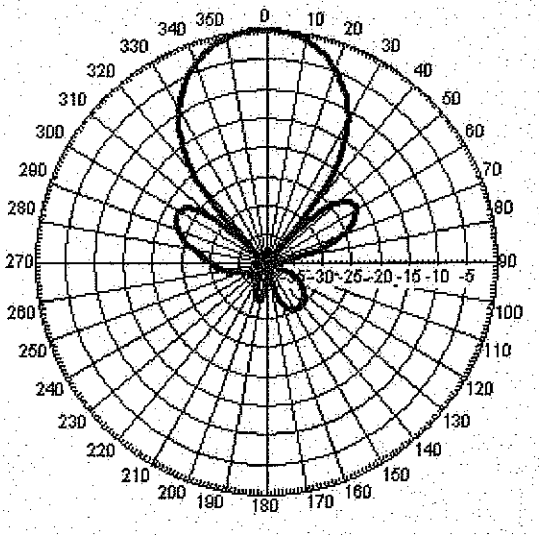
±45° Diversity Panel Antenna

DECIBEL®
Base Station Antennas

AZIMUTH PATTERN

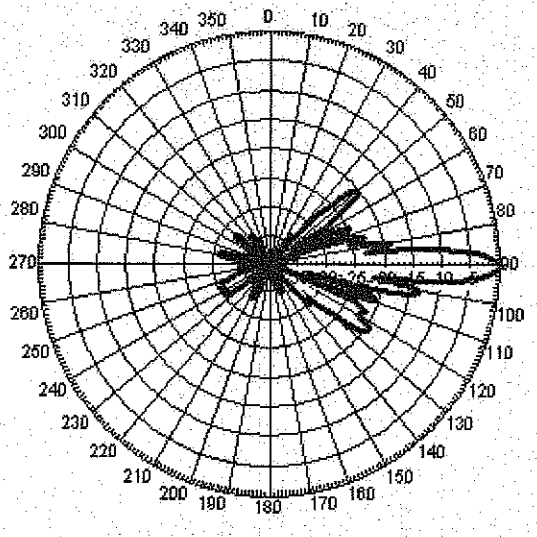


Freq: 1855 MHz, Tilt: 0

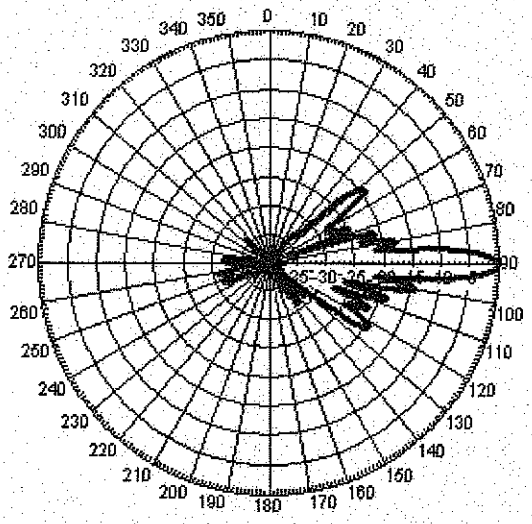


Freq: 1950 MHz, Tilt: 0

ELEVATION PATTERN



Freq: 1855 MHz, Tilt: 0



Freq: 1950 MHz, Tilt: 0

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2601 Telecom Parkway
Richardson, Texas U.S.A 75082-3521
Tel: 214.631.0310

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3/22/2005
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UMWD-03319-XDM

±45° Diversity Panel Antenna

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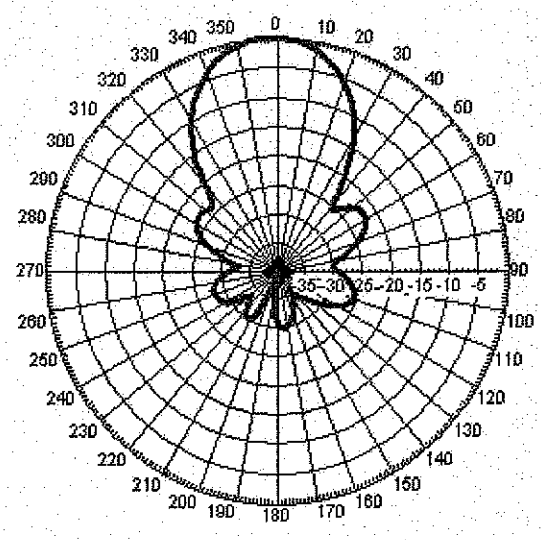
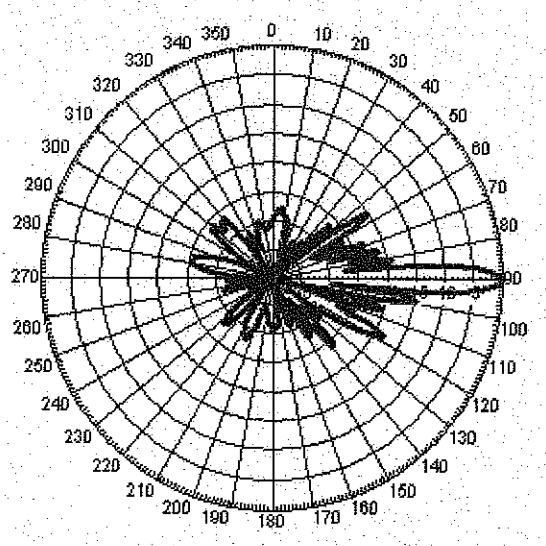


Freq: 2110 MHz, Tilt: 0



Freq: 2110 MHz, Tilt: 0

Andrew Corporation
2601 Telecom Parkway
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* - Indicates Typical

3/22/2005

dbtech@andrew.com

CITY OF
AGOURA HILLS

Wireless Telecommunication Facility
Located at
28001 Dorothy Drive,
Agoura Hills

CONDITIONAL USE PERMIT
CASE NO. 06-CUP-011

EXHIBIT F
Photographs of Project Site

CONDITIONAL USE PERMIT—CASE NO. 09-CUP-004

CONDITIONAL USE PERMIT—CASE NO. 09-CUP-004

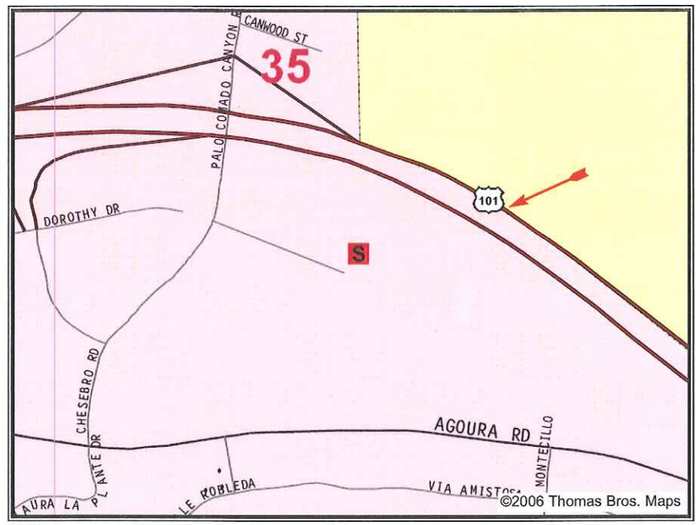
Royal Street Communications, L.L.C.

LA0011B

HAYBLISS BUILDING

28001 DOROTHY DRIVE AGOURA HILLS CA 91301

LOCATION



EXISTING

VIEW 1

PROPOSED - LOOKING SOUTHWEST FROM 101 FREEWAY

ARTISTIC ENGINEERING
(714) 680-3905

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

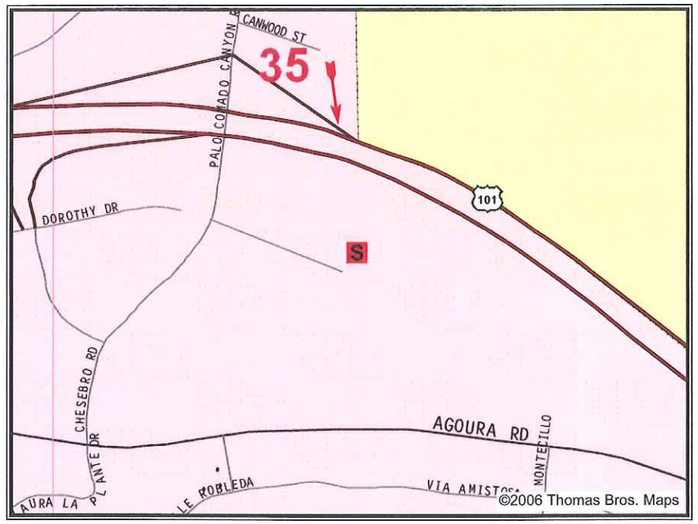
Royal Street Communications, L.L.C.

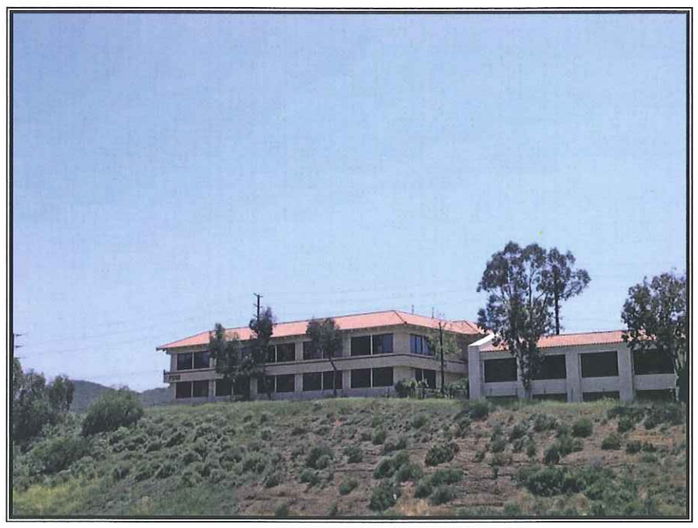
LA0011B

HAYBLISS BUILDING

28001 DOROTHY DRIVE AGOURA HILLS CA 91301

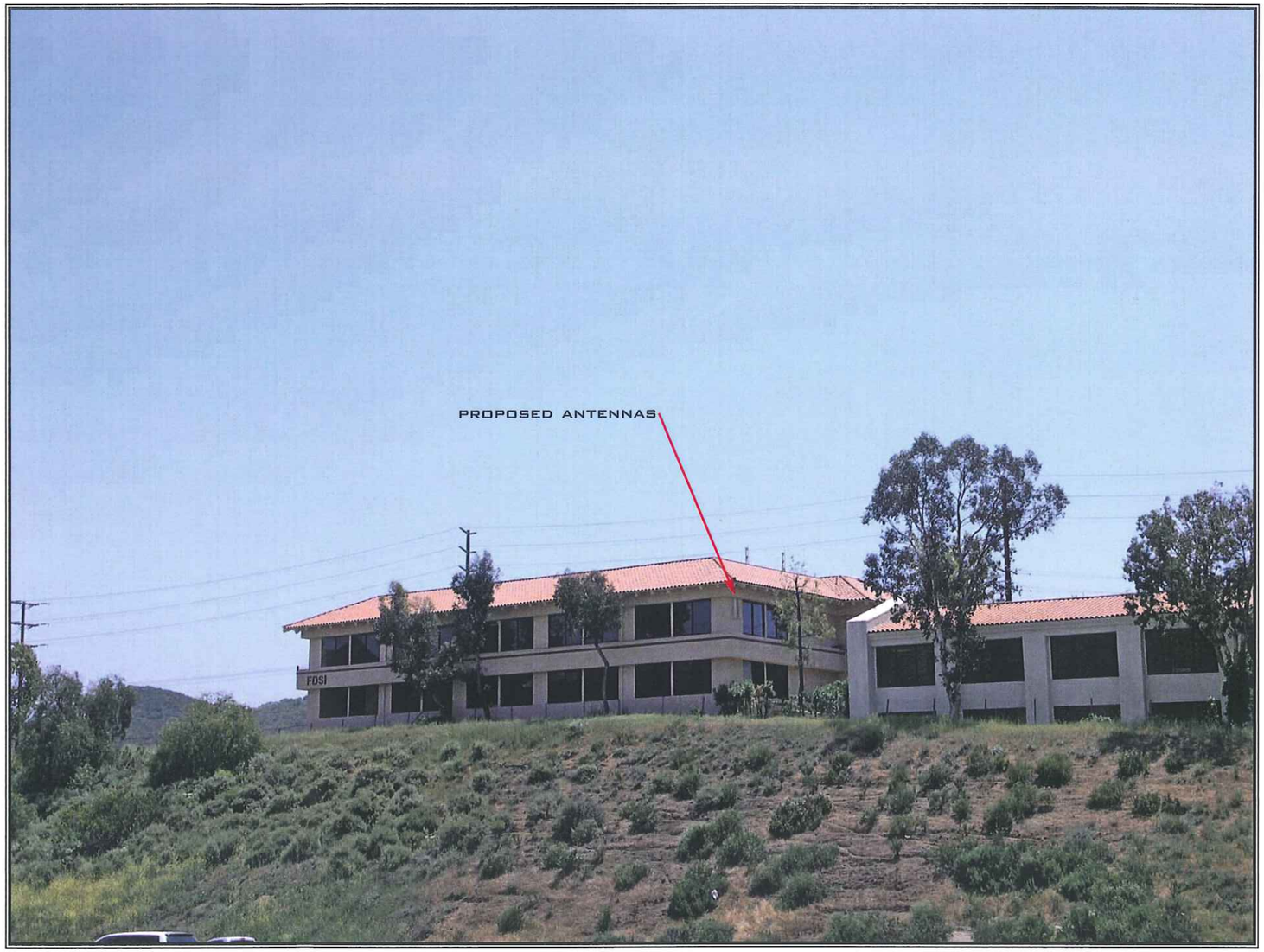
LOCATION





EXISTING

VIEW 2



PROPOSED - LOOKING SOUTH FROM 101 FREEWAY OFFRAMP

ARTISTIC ENGINEERING
(714) 680-3905

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

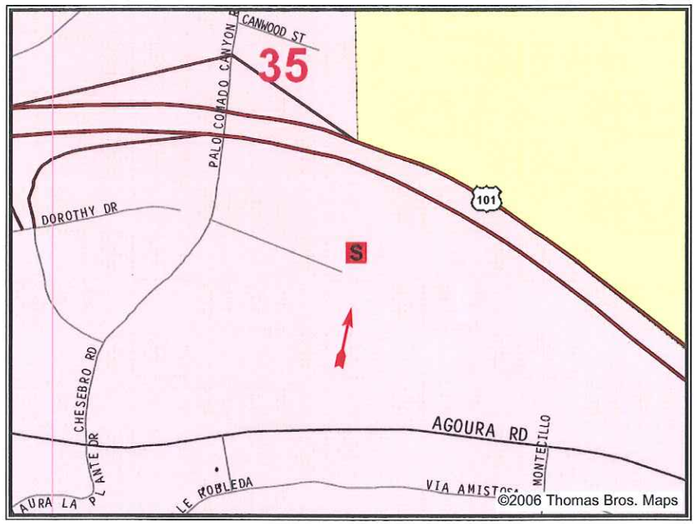
Royal Street Communications, L.L.C.

LA0011B

HAYBLISS BUILDING

28001 DOROTHY DRIVE AGOURA HILLS CA 91301

LOCATION



EXISTING

VIEW 3

PROPOSED - LOOKING NORTHEAST FROM NEAR THE PARKING LOT

ARTISTIC ENGINEERING
(714) 680-3905

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

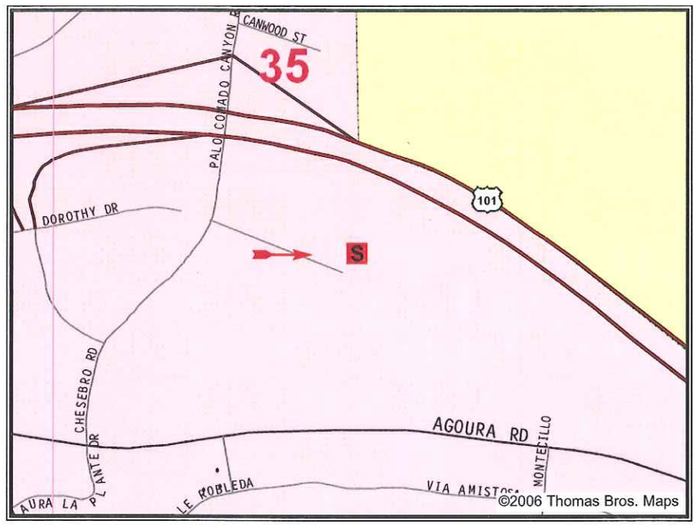
Royal Street Communications, L.L.C.

LA0011B

HAYBLISS BUILDING

28001 DOROTHY DRIVE AGOURA HILLS CA 91301

LOCATION



EXISTING

VIEW 4

PROPOSED - LOOKING EAST FROM ADJACENT PROPERTY PARKING LOT

ARTISTIC ENGINEERING
(714) 680-3905

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.