



Claremont Architectural and Preservation
Commission
Agenda Report

File #: 5586

Item No: 2.

TO: ARCHITECTURAL AND PRESERVATION COMMISSION
FROM: BRAD JOHNSON, COMMUNITY DEVELOPMENT DIRECTOR
DATE: JUNE 11, 2025

SUBJECT:

ARCHITECTURAL AND SITE PLAN REVIEW #25-A03, REVIEW OF PROPOSED 62-FOOT TALL FAUX EUCALYPTUS WIRELESS TELECOMMUNICATIONS FACILITY FOR AT&T LOCATED AT 1700 NORTH TOWNE AVENUE. APPLICANT - EUKON GROUP, LLC ON BEHALF OF AT&T.

SUMMARY

The applicant has proposed a new 62-foot tall faux eucalyptus tree (monoecalyptus) to serve as a wireless telecommunications facility for commercial use at the subject property on the east side of Towne Avenue, which is owned and occupied by Good Shepherd Evangelical Lutheran Church of Claremont. The tree is proposed to be located in an open grassy area to the east of the existing church building and to the west of the existing parking area. The proposed facility's antennas reach a maximum height of 57 feet above grade, which is consistent with other recently approved wireless facilities in the City, and is a height that is necessary to adequately address the wireless service coverage gap that exists in the area. An additional five feet of height beyond 57 feet is proposed to provide faux eucalyptus branches and leaves above the antennas for concealment and to achieve a more realistic appearance. The site plan, elevation, and detail drawings are provided in Attachment B. Photo simulations showing existing and proposed conditions are provided in Attachment C.

RECOMMENDATION

Staff recommends the Architectural and Preservation Commission:

- A. Adopt A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA APPROVING ARCHITECTURAL AND SITE PLAN REVIEW #25-A03, REVIEW OF PROPOSED 62-FOOT TALL FAUX EUCALYPTUS WIRELESS TELECOMMUNICATIONS FACILITY FOR AT&T LOCATED AT 1700 NORTH TOWNE AVENUE. APPLICANT - EUKON GROUP, LLC ON BEHALF OF AT&T ; and
- B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA).

ALTERNATIVES TO RECOMMENDATION

In addition to the staff recommendation, there are the following alternatives:

- A. Continue the item for additional information or redesign of the proposal.
- B. Approve the project with additional or revised Conditions of Approval.
- C. Express the intent to deny the request, specifically identifying the design review criteria that cannot be met and continue the matter to the June 25, 2025 meeting for adoption of a denial resolution.

FINANCIAL REVIEW

The costs associated with this review have been borne by the applicant.

ANALYSIS

Background

The subject property is located on the east side of Towne Avenue between Cascade Place to the north and Syracuse Drive to the south. The large property has a total of 83,838-square feet (1.92 acres) and is owned and utilized by the Good Shepherd Evangelical Lutheran Church of Claremont. The property has a zoning designation of Residential Single Family (RS 10,000) and a corresponding General Plan Designation of Residential 6. Churches are permitted in the City's residential zones with approval of a Conditional Use Permit (CUP). The property features multiple buildings that were first built in 1965 and include additions that were made in 1968, 1971, 1974 and 2001. The property also features large surface parking lots on the east, north and south sides of the property to serve the church.

The Access Village Apartments abut the subject property to the north. Single-family residences are located on the west side of Towne Avenue across from the property. The rear yards of single-family residential properties abut the subject property to the south and west.

The Claremont Municipal (CMC) requires that wireless telecommunications obtain architectural design review approval from the Architectural and Preservation Commission, pursuant to CMC Section 16.300 - Architectural Review, and land use approval pursuant to CMC Section 16.306 - Special Use and Development Permit (SUDP), a staff-level approval. Staff finds that the proposed monoecalyptus is well-designed and effectively conceals the facility's wireless equipment in a manner that will not detract from the use of the property nor the overall character of the neighborhood in which it is located. Staff finds that the proposed project satisfies all of the architectural design review criteria, and that all of the required SUDP findings can be met. Should the Architectural and Preservation Commission vote to approve the proposed design plans, staff intends to issue approval of the associated SUDP.

On April 24, 2024, the Architectural and Preservation Commission held a public hearing regarding Architectural and Site Plan Review #22-A14, a proposed 73-foot tall steeple tower to serve as a stealth wireless telecommunications facility. The Commission expressed their intent to deny the project on a 6-0 vote, stating that it did not meet the General review Criteria in Section 16.300.060 of the Claremont Municipal Code Section. Specifically, the Architectural and Preservation Commission

found that the project did not meet the following criteria: General Plan Consistency (CMC 16.300.060.A.2), Compatibility of Form with Surrounding Development (CMC 16.300.060.A.3), Compatibility of Quality with Surrounding Development (CMC 16.300.060.A.4), and Health and Safety (CMC 16.300.060.A.12). On May 15, 2024, the Commission held a duly noticed meeting and adopted a denial resolution (Attachment D). In response to the denial, the applicant has resubmitted this new Architectural and Site Plan Review project.

Project Description

The applicant, Eukon Group, LLC, has proposed a new 62-foot tall monoecalyptus to serve as a wireless telecommunications facility for AT&T. The monoecalyptus would house 20 panel antennas, 12 Remote Radio Units (RRU) and four surge suppression systems, along with other associated equipment. The proposed facility would address an existing gap in cell phone (LTE) service that currently exists in an area roughly bounded by Foothill Boulevard to the south, the Foothill Freeway to the north, Mountain Avenue to the east and the Thompson Creek flood control channel to the west, based on wireless service propagation maps provided by the applicant. The monoecalyptus is proposed to be located in an existing grassy area between the church building to the west and a surface parking lot to the east within a 706 square foot lease area. The proposed monoecalyptus would be located over 75-feet away from the southern property line, over 60-feet away from the rear property line, over 150-feet away from the northern property line, and over 275-feet away from the front (Towne Avenue) property line.

Two arrays would be located on the monoecalyptus. The first would be 42-feet above grade and would have four surge suppressors. The second would be located 53 feet above grade and would contain 20 panel antennas and 12 RRU's. The top of the highest antenna would be 57 feet above grade. All antennas will be equipped with concealment socks that will emulate eucalyptus leaves and all antennas, surge suppressors, and hardware on the monoecalyptus will be painted green to match the branches. The additional height beyond 57 feet is to provide faux eucalyptus branches and leaves above the antennas for concealment and to achieve a more realistic appearance.

The ground-mounted equipment would be located inside a ten-by-ten foot equipment area enclosed by an eight-foot tall block wall enclosure directly north of the monoecalyptus. Pursuant to CMC 16.306.010.G., fences or walls greater than six feet in height, but less than eight feet in height, constructed on any part of the lot behind the front or street side setback line requires approval through an SUDP. In addition to the required SUDP findings for the approval of the facility itself, staff finds the proposed eight-foot enclosure wall height to meet the required SUDP findings. Low shrubs would be planted around the base of the ground equipment enclosure and monoecalyptus to soften the appearance of the monoecalyptus's base. Additionally, two new five-gallon eucalyptus trees will be planted north and northwest of the proposed ground equipment.

Ground-mounted commercial wireless telecommunication facilities approved in the recent past in Claremont generally reach a maximum height of approximately 60 feet. Wireless service providers indicate that antennas must be located high above the ground in order to maximize the range of the signal the facility's antennas emit. With the precedent set by other wireless facilities, Staff felt this design was appropriate and is compatible with the surrounding neighborhood context. Attachment B (Sheet A-1) calls out the height of trees in the vicinity of the subject site, showing several mature trees with heights in excess of 40 feet that can serve as a backdrop to the proposed monoecalyptus.

Special Use and Development Permit Findings

As noted earlier in this report, new wireless telecommunication facilities are required to obtain architectural design review approval as well as approval of an SUDP. The five required findings for an SUDP are set forth in CMC Section 16.306.040. They require that staff find that the property is adequate in size and shape to accommodate the proposed development and that the streets that serve the property are adequate in size and shape to support the traffic generated by the proposed use. The remaining findings require that staff find that the project is compatible with surrounding land uses and will not negatively affect or be injurious to such uses. Additionally, they require that staff find that the project will not have impacts on the privacy of surrounding properties and that it will not have negative impacts in terms of public health and safety. Staff believes that the project meets all of the required SUDP findings. As noted in this report, the Federal Communications Commission (FCC) sets standards for RF emissions generated by wireless telecommunication facilities. Federal law prohibits the City from establishing its own standards for RF emissions or for denying wireless facilities based on health concerns regarding a facility's emissions. When a facility complies with FCC regulations, local governments are limited in the extent to which they can implement standards for the placement and construction on wireless services facilities on the basis of the environmental effects or perceived health effects of RF emissions. CMC Chapter 16.100 - Antennas and Wireless Communication Facilities includes both height and location standards for commercial wireless facilities that comply with Federal law. CMC Section 16.100.E.5 requires that ground-mounted wireless facilities be located more than 100 feet from any existing residential structure. The proposed monoecalyptus is located no closer than 117'-4" to any residential structure (see Sheet A-1).

Basis for Recommendation

The proposed monoecalyptus facility satisfies the intent of the CMC's regulations for the architectural design of wireless telecommunications facilities in that it has been designed to have the smallest visual impact such a large structure can have. The proposed monoecalyptus features a design that conceals the facility's antennas and harmonizes with the development on the existing church site.

Staff also finds that all of the required SUDP findings can be made for the proposed project. Should the Architectural and Preservation Commission approve the design of the proposed wireless facility, staff will issue approval of the SUP request the following day and will send out notice of the SUDP and architectural design review approval to property owners within a 300-foot radius of the subject property as required by the CMC.

CEQA REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303(e) - Class 3 for new construction or conversion of small structures in that the project consists of the construction of a new structure that is accessory to an existing use at the subject property, one where all public services and utilities are available. Approval of the proposed project would not result in the removal of mature trees located at the property and would not result in an increase in traffic to and from the site. Further, the project would not result in impacts to biological or archeological resources, given the site's location in a developed area.

PUBLIC NOTICE PROCESS

The agenda and staff report for this item have been posted on the City website and distributed to interested parties. If you desire a copy, please contact Pearl Juarez at pjuarez@claremontca.gov.

Notice of this design review was sent to all property owners located within 300 feet of the project site on Thursday, May 15, 2025. On May 28, 2025, the Commission rescheduled the item to their June 11, 2025 meeting due to a lack of a quorum. A notice of the rescheduling was provided verbally to all in attendance. A notification of the rescheduling of the item was sent to all property owners within 300 feet on June 2, 2025. Copies of this staff report have been sent to the applicant and other interested parties.

Submitted by:

Brad Johnson
Community Development Director

Prepared by:

Daniel Kim
Assistant Planner

Reviewed by:

Chris Veirs
Principal Planner

Attachments:

- A - Draft Resolution
- B - Site Plan, Elevations, and Details
- C - Photo Simulations
- D - Resolution No. 2024-05

ARCHITECTURAL AND PRESERVATION COMMISSION RESOLUTION NO. 2025-___**A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA APPROVING ARCHITECTURAL AND SITE PLAN REVIEW #25-A03, REVIEW OF PROPOSED 62-FOOT TALL FAUX EUCALYPTUS WIRELESS TELECOMMUNICATIONS FACILITY FOR AT&T LOCATED AT 1700 NORTH TOWNE AVENUE. APPLICANT – EUKON GROUP, LLC ON BEHALF OF AT&T**

WHEREAS, on February 20, 2025, the applicant filed a request for architectural and site plan and Special Use and Development Permit (SUDP) approval for the construction of a new faux eucalyptus tree (monoecalyptus) that would serve as a concealed wireless telecommunications facility at the subject property, which is owned and used by a church; and

WHEREAS, new commercial wireless telecommunications facilities located on private property and walls taller than six feet in height require the approval of a Special Use and Development Permit pursuant to Claremont Municipal Code (CMC) Section 16.100.040.C and Section 16.306.010.G, respectively, as well as architectural and site plan review approval pursuant to CMC Section 16.100.040.I; and

WHEREAS, on May 15, 2025, a notice of public hearing was mailed to surrounding property owners within 300 feet of the project site; and

WHEREAS, the Architectural and Preservation Commission held a public hearing on May 28, 2025, at which time all persons wishing to testify in connection with said proposal were heard and said proposal was fully studied.

NOW, THEREFORE, THE CLAREMONT ARCHITECTURAL AND PRESERVATION COMMISSION DOES HEREBY RESOLVE:

SECTION 1. The Architectural and Preservation Commission finds that the proposed project is excluded from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303(e) – Class 3 for new construction or conversion of small structures in that the project consists of the construction of a new structure that is accessory to an existing use at the subject property, one where all public services and utilities are available. Approval of the proposed project would not result in the removal of mature trees located at the property and would not result in an increase in traffic to and from the site. Further, the project would not result in impacts to biological or archeological resources, given the site's location in an urbanized developed area.

SECTION 2. The Architectural and Preservation Commission finds that the required criteria contained in Section 16.300.060.A of the Claremont Municipal Code can be made in regard to the above-described project as follows:

- A. **Conformity with Development Standards:** The wireless telecommunication facility complies with the applicable development standards of the Residential Single Family (RS 10,000) in which it is located and with the applicable development standards listed in CMC Section 16.100.040 – Commercial Antennas and Wireless Telecommunication Facilities.

1. **Setbacks:** The project will meet all setback requirements of the RS 10,000 zoning district and of CMC Section 16.100.040.E in that the new tower would have the following setback distances, as measured from the center of the monoecalyptus to the property line:
 - a. Northern property line: 155'-4"
 - b. Southern property line: 81'-6"
 - c. Western property line: 283'-8"
 - d. Eastern property line: 66'-2"
2. **Lot Coverage:** The project complies with the lot coverage requirements for the RS 10,000 zoning district.
3. **Floor Area:** As an unmanned wireless facility, the project does not add floor area to the property.
4. **Parking:** One parking space for use by a wireless facility technician has been identified in the church's existing parking lot. There is an existing surplus of parking at the site, allowing the applicant to allocate one parking space for use by the facility.
5. **Building Height:** Pursuant to CMC Section 16.100.040.E.2, the allowable height for a new ground-mounted wireless telecommunication facility may be determined on a site-by-site basis by the Director of Community Development. The monoecalyptus height of 62 feet is determined to be appropriate for the subject site when taking into account the height of surrounding structures as well as on- and off-site trees. A survey of the subject site and its surroundings show a number of mature trees on and around the site, a number of which are over 40 feet tall and the tallest of which is approximately 84-feet tall. Finally, the applicant has indicated that the 62-foot tower height is required in order for the facility to effectively enhance cellular service and address existing service coverage gaps in the vicinity of the subject site.

B. General Plan Consistency – The proposed wireless telecommunications facility is consistent with the following goals/policies of the Claremont General Plan:

1. *Protect neighborhoods from impacts from non-residential development (Policy 22.4);* in that the project features a well-considered design for the monoecalyptus that effectively conceals the wireless equipment by emulating eucalyptus tree branches and leaves. The design of the tree will result in a structure that is compatible with the rest of the site and will not disrupt the residential feel of the neighborhood.
2. *Accommodate a range of land uses that meet the economic, environmental, educational, and social needs of the City while remaining sensitive to the community's residential character (Goal 2-3) and Require that new construction, additions, renovations, and infill developments be sensitive to neighborhood context and building forms and scale (Policy 2-11.3);* in that the project accommodates the City's need for improved cellular and data service, while employing a design that is sensitive to the surrounding neighborhood context and will avoid visual blight resulting from the wireless facility.

- C. **Compatibility of Form with Surrounding Development** – The proposed monoecalyptus and ground equipment have been designed to ensure compatibility of form with the surrounding development on the church site, in that its design emulates a mature eucalyptus tree similar in height to existing mature trees on and around the site to avoid visual blight often associated with wireless facilities, and avoiding disruptions to the residential feel of the surrounding neighborhood.
- D. **Compatibility of Quality with Surrounding Development** – The proposed project will employ materials and finishes that are consistent with the architecture on the site, both in terms of appearance, quality and color.
- E. **Internal Consistency of Design** - All elevations of the proposed facility are architecturally treated in a consistent manner in that all elevations of the facility utilize the same materials, colors, and design features.
- F. **Privacy** – As an unmanned wireless facility, the structure is not anticipated to have any impacts on adjacent residential properties in terms of privacy.
- G. **Internal Circulation** - The facility is located appropriately on the site, in an existing grassy area to the east of the existing church buildings and to the west of the existing parking area on the east side of the site. The siting of the monoecalyptus and ground equipment allows for it to exceed the minimum required distance of 100-feet from adjacent residential structures, and also allows for it to be partially screened by existing vegetation and structures when viewed from many viewpoints around the subject site. Further, the location of the tower will not interfere with the regular use of the church property, nor will it interfere with existing trees on the site.
- H. **Sustainability** – The project will be required to meet all applicable sustainability codes and guidelines adopted by the City and the State’s new green building code
- I. **Tree Preservation** – The project does not entail the removal of any trees on the property.
- J. **Light and Air** – While tall, the proposed monoecalyptus is approximately the same dimensions as the existing mature trees on-site. As such, it is not anticipated that the tower will impinge on neighbor’s existing access to light or use of prevailing winds for natural ventilation.
- K. **Environmental Protections** - The proposed development has been reviewed pursuant to the requirements of the California Environmental Quality Act (CEQA) and meets the environmental standards of the Claremont Municipal Code Chapter 16.154. The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303(e) – Class 3 for new construction of small structures, in that the project consists of the construction of a new structure that is accessory to the existing church use at the property, which is one where all public services and utilities are available. The proposed project will not result in a change of use at the property, will not result in

removal of mature trees on the property, and will not result in an increase in traffic to and from the site. Further, it can be concluded that the project will not result in impacts to biological or archeological resources, given the site's location in an urbanized developed area.

- L. **Health and Safety** - Due to the approved design of the faux eucalyptus, which ensures consistency with the other structures on the property, the tower will not have a visual appearance that is detrimental to the public interest, health, safety, convenience, or welfare. Rather, once constructed, the tower will have the appearance of a structure that has long existed at the subject site and will not disrupt the quiet residential feel of the surrounding neighborhood.

SECTION 3. The Architectural and Preservation Commission finds that the required findings of Section 16.100.040.D of the Claremont Municipal Code for wireless telecommunication facilities can be met in regard to the above-described project as follows:

- A. The subject site, having a total size of 83,838-SF square feet, or approximately 1.9 acres, allows for adequate space on the site to locate the wireless telecommunications facility without conflicting with existing buildings, or reducing required parking, or landscaping. The monoecalyptus will be located in an existing grassy area to the east of the existing church building and to the west of an existing parking lot. The location of the monoecalyptus was chosen so as to avoid impacts to any existing trees on the site and to maintain and exceed the minimum required 100-foot clearance from any residential structures. Finally, there exists a surplus of parking at the large property, allowing for one parking space to be allocated for infrequent use by a Verizon Wireless technician who may need to perform regular maintenance on the facility.
- B. As an unmanned wireless facility designed to have the appearance of a eucalyptus tree, the structure will not adversely impact the use of the church property and its buildings, nor will it adversely impact the surrounding neighborhood. Given that it has been designed to appear as a mature eucalyptus tree, the structure will be architecturally compatible with the rest of the property. Further, its location in an existing grass area will not result in adverse impacts or disruptions to the operation of the church. With respect to the surrounding neighborhood, the design of the structure and its location will ensure that the structure, which is visible from adjacent properties, will not have adverse impacts, given that the tower's antennas will be concealed by faux eucalyptus branches and leaves while also being painted green and sleeved with antenna socks intended to replicate eucalyptus leaves.
- C. The proposal for the monoecalyptus tree has been reviewed by Planning Division staff to ensure compliance with the requirements of CMC Sections 16.100.040.E-K. The approved plans depict compliance with these requirements.

SECTION 4. The Architectural and Preservation Commission hereby approves Architectural and Site Plan Review File #25-A03 based on the findings outlined in Sections A and B above, subject to the following conditions of approval:

- A. This approval is for a new monoecalyptus and ground-mounted equipment that will serve as a concealed wireless telecommunications facility, equipment enclosure, and trenching, as depicted on the approved plans. The following equipment has been approved to be located within the tower structure: twenty (20), eight-foot tall panel antennas, twelve (12) RRU's, and four (4) DC9 surge suppressors. The structure is approved to have a maximum height of 63 feet, with two GPS antennas projecting an additional foot above the tallest point of the structure. The approved setback distances, as measured from the center of the monoecalyptus, are as follows:
- Northern property line – 155'-4"
 - Southern property line – 81'-6"
 - Western property line – 283'-8"
 - Eastern property line – 66'-2"
- B. The applicant shall submit, within five days of this approval, a check for \$75 to file a Notice of Exemption (NOE) with the Los Angeles County Clerk, as required by the California Environmental Quality Act (CEQA). The check shall be made payable to the **Los Angeles County Clerk**.
- C. The applicant shall construct the structure and install the approved antennas per plan, and they shall become operational within two years from the date of the approval letter. If building permits are not issued within this time period or a time extension granted, this approval shall automatically expire without further City action.
- D. Other than the approved improvements, no conduit, wires, cables, and/or other similar means of connecting the panels to the BTS and/or other electronic equipment cabinets shall be placed on the subject site without prior review and approval by the Planning and Building Divisions.
- E. Additional details, including color and material samples of the tower exterior shall be provided to Planning Division staff when building plans for the tower are submitted for plan check in order to ensure that the tower's colors and exterior finish appropriately match existing buildings on the site.
- F. A copy of the applicant's lease with the property owner shall be submitted to the City prior to the issuance of a building permit for the facility. If the lease is extended or terminated, notice and evidence thereof shall be provided to the Director of Community Development. Upon termination or expiration of the lease, the use permit for the facility shall become null and void and the facility removed within 90 days.
- G. No advertising, signs, or lighting shall be incorporated or attached to the antennas or equipment building, except as required by the City's Building Division or Federal regulations.

- H. The applicant shall submit to the City certification of continued use of the approved facility on an annual basis at the time of business license renewal for as long as the facility remains in operation. The certification shall indicate that the facility is operating as approved and that the facility complies with the most current Federal Communications Commission (FCC) safety standards. Facilities that are no longer in operation shall be removed within 90 days after the date of discontinuation of use. If no annual certification is provided, the Special Use & Development Permit for the facility may be revoked by the Director of Community Development. Prior to revoking a permit, the Director shall provide the owners of record written notice of their failure to provide the annual certification and an opportunity for a hearing.
- I. Notice of any change in ownership of the facility shall be provided in writing to the City.
- J. Within 90 days of commencement of operations, the applicant shall provide a preliminary report and field report prepared by a qualified engineer that shows the operation of the facility is in conformance with the standards established by the American National Standards Institute (ANSI) and Institute of Electrical and Electronics Engineers (IEEE) for safe human exposure to electromagnetic fields (EMF) and radiofrequency radiation (RFR).
- K. When submitting plans for plan check, the applicant shall provide a report signed by a licensed professional engineer specializing in structural engineering containing documentation that the structure is consistent with all applicable building codes, and a description of the support structure's capacity, including the number of antenna array it can accommodate and the precise point at which the antenna array shall be mounted.
- L. Any future modifications to the facility, such as the addition of panel, whip, dish, omnidirectional, GPS, or test antennas shall be subject to review and approval by the City.
- M. Prior to the issuance of building permits, the applicant shall:
 - 1. Ascertain and comply with all requirements of the City's Building and Engineering Divisions, including the submittal of complete architectural, electrical, mechanical, and structural plans duly wet stamped and signed by a licensed architect or engineer. The construction documents submitted for plan check shall be in substantial conformance with those approved by Planning Division staff.
 - 2. If applicable, obtain an off-site improvement permit from the Engineering Division. Pay all applicable plan check and permit fees. Submit a refundable deposit to cover 100% of the estimated cost items.
 - 3. Pay all *applicable* permit and development fees including, but not limited to, fire facility, plan check fees, and outstanding development review fees, as established by City ordinances and resolutions.

4. Provide authorization to construct improvements in existing public easement areas shown on the submitted survey documents.
 5. Pay any/all outstanding review fees related to the approval of these files (File #25-A03 & File #25-SUDP02).
- N. If, as a result of the improvements, existing landscaping is damaged, the applicant is required to replace it with kind replacement landscaping.
- O. During construction operations, the applicant shall:
1. Implement the best available control measures (BACMs) to minimize nuisance levels of construction activity emissions such as dust, emissions, and off-site impacts. BACMs shall include but are not limited to the following:
 - a. Water all active construction areas at least twice daily.
 - b. Cover all haul trucks or maintain at least two feet of freeboard.
 - c. Pave or apply water four times daily to all unpaved parking or staging areas.
 - d. Sweep or wash any site access points within 30 minutes of any visible dirt deposition on any public roadway.
 - e. Cover or water twice daily any on-site stockpiles of debris, dirt, or dusty material.
 - f. Suspend all operations on any unpaved surface if winds exceed 25 mph.
 - g. Hydro-seed or otherwise stabilize any cleared area which is to remain inactive for more than 96 hours after clearing is completed.
 - h. Require 90-day low-NOx tune-ups for off-road equipment.
 - i. Limit allowable idling to five minutes for trucks and heavy equipment.
 - j. Encourage carpooling for construction workers.
 - k. Limit lane closures to off-peak travel periods.
 - l. Park construction vehicles off traveled roadways.
 - m. Wet down or cover dirt hauled off-site.
 - n. Wash or sweep access points daily.
 - o. Encourage receipt of material during non-peak traffic hours.
 - p. Sandbag construction sites for erosion control.
- P. Ensure the following measures are honored during all construction-related activities for the project:
1. The hours of construction operation are limited to the hours of 7 AM through 8 PM, Monday to Saturday. No construction activity is allowed on Sundays and Federal holidays.
 2. All construction equipment shall use properly operating mufflers.

- Q. If, as a result of the operation of the subject facility, existing or future residential properties near the site experience any interference difficulties with electronic equipment (such as radios, televisions, telephones, or home computers), the applicant shall be solely and fully responsible to correct any and all problems pursuant to FCC requirements.
- R. All graffiti and other forms of vandalism on the structure shall be promptly removed and/or repaired within 24 hours.
- S. Noncompliance with any condition of this approval shall constitute a violation of the City's Municipal Code. Violations may be enforced in accordance with the provisions of the Claremont Municipal Code and/or the administrative fines program of Chapter 1.14 of the Municipal Code.
- T. To ensure compliance with the conditions of this Special Use and Development Permit, a final inspection is required from the Planning Division upon completion of construction and all improvements. The applicant shall contact the Planning Division to schedule an appointment for such an inspection.
- U. The applicant/owner, by utilizing the benefits of this approval, shall thereby agree to defend at its sole expense any action against the City, its agents, officers, and employees because of the issues of such approval. In addition, the applicant/owner shall reimburse the City et al for any court costs and attorney fees which the City et al may be required to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant/owner of its obligation hereunder.

SECTION 5. The Architectural and Preservation Commission Chair shall sign this Resolution and the Commission Secretary shall attest and certify to the passage and adoption thereof.

PASSED, APPROVED, AND ADOPTED this 11th day of June, 2025.

Architectural and Preservation Commission Chair

ATTEST:

Architectural and Preservation Commission Secretary

CODE COMPLIANCE

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

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| 1. 2022 CALIFORNIA ADMINISTRATIVE CODE | 6. 2022 CALIFORNIA FIRE CODE |
| 2. 2022 CALIFORNIA BUILDING CODE | 7. ANY LOCAL BUILDING CODE AMENDMENTS |
| 3. 2022 CALIFORNIA ELECTRIC CODE | 8. CITY/COUNTY ORDINANCES |
| 4. 2022 CALIFORNIA MECHANICAL CODE | 9. ANSI / TIA-222 STRUCTURAL CODE |
| 5. 2022 CALIFORNIA PLUMBING CODE | 10. NFPA 780 - LIGHTING PROTECTION CODE |

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, AND IS EXEMPTED FROM ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH 2022 CALIFORNIA BUILDING CODE SECTION 11B-203.5.

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

GENERAL NOTES

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

IF CONTRACTOR ENCOUNTERS CONDITIONS IN FIELD, EITHER UNFORESEEN OR IN SOME MANNER IN CONFLICT WITH THESE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE REGISTERED DESIGN PROFESSIONAL OF SUCH CONDITIONS IN WRITING AND SHALL ACKNOWLEDGE ANY WORK DONE OUTSIDE OF JURISDICTIONAL PERMITTED PLANS IS DONE AT CONTRACTORS OWN RISK.

FOR "SPECIAL INSPECTIONS" SPECIFIC TO THIS PROJECT PURSUANT TO CBC SECTION 1704.3, SEE SHEET T-4, "STATEMENT OF SPECIAL INSPECTIONS"

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

FULL SIZE = 24"x36". ANY OTHER SIZE PRINT IS NOT ORIGINAL SCALE.

ALL INDICATED DIMENSIONS SHALL TAKE PRECEDENT OVER SCALED DIMENSIONS.

SITE NUMBER: CLL05463

PACE#: MRLOS094296

FA#: 12844550

USID: 317138



**PROJECT: NEW SITE BUILD (NSB)
LTE-1C/2C/3C/4C/5C/6C/7C
SITE TYPE: FAUX EUCALYPTUS
SITE ADDRESS: 1700 N. TOWNE AVE.
CLAREMONT, CA. 91711**

PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES TO INSTALL A WIRELESS COMMUNICATIONS FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- INSTALL 62'-0" TALL FAUX EUCALYPTUS
- INSTALL (20) PANEL ANTENNAS
- INSTALL (12) RRUS AT ANTENNAS
- INSTALL (4) DC9 SURGE SUPPRESSORS
- INSTALL (1) 4' WIDE STEEL ACCESS DOOR
- INSTALL (1) PPC
- INSTALL (1) CAMLOCK
- INSTALL (1) POWER CABINET
- INSTALL (2) STACKED PURCELL CABINETS
- INSTALL (1) DC50 SURGE SUPPRESSOR
- INSTALL (1) TELCO BOX
- INSTALL (1) CIENA
- INSTALL (1) JOINT TELCO / POWER UTILITY TRENCH
- INSTALL (1) 200A METER PANEL
- INSTALL (1) 8'-0" HIGH CMU BLOCK WALL ENCLOSURE
- INSTALL (1) CONCRETE PAD
- INSTALL (2) EUCALYPTUS TREES
- INSTALL (44) SHRUBS

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1452 EDINGER AVE.
3RD FLOOR
TUSTIN, CA 92780



65 POST, SUITE 1000
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DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
DW/AS	GD	RB

CONSTRUCTION DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	04/26/24	90% CONSTRUCTION DRAWINGS
B	08/29/24	JX COMMENTS
0	03/12/24	100% CONSTRUCTION DRAWINGS

PROJECT INFORMATION

CLL05463
1700 N. TOWNE AVE.
CLAREMONT, CA 91711

SHEET TITLE

TITLE SHEET

SHEET NUMBER

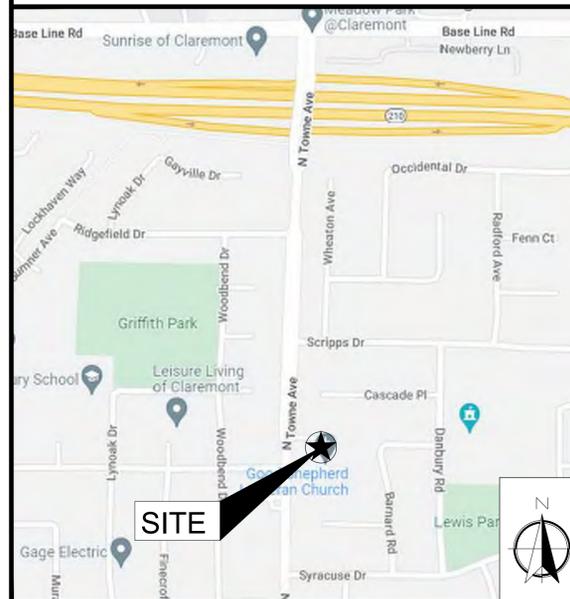
T-1

UNDERGROUND SERVICE ALERT
UTILITY NOTIFICATION CENTER OF CALIFORNIA
(800) 422-4133
WWW.CALIFORNIA811.ORG
CALL 2-14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

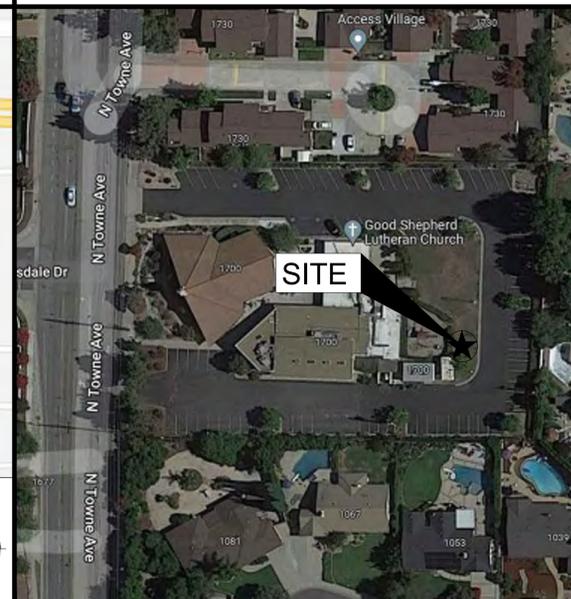
SITE INFORMATION

PROPERTY OWNER: GOOD SHEPERD EVANGELICAL LUTHERAN CHURCH OF CLAREMONT	TOWER OWNER: N/A
ADDRESS: 1700 N. TOWNE AVENUE CLAREMONT, CA 91711 (909) 626-2714	ADDRESS: --
COUNTY: LOS ANGELES	TOWER CO SITE ID: N/A
ZONING JURISDICTION: CITY OF CLAREMONT	TOWER APP NUMBER: N/A
ZONING DISTRICT: --	LATITUDE (NAD 83): 34° 06' 52.80" N 34.114667°
PARCEL NUMBER: 8303-010-043	LONGITUDE (NAD 83): 117° 44' 08.43" W -117.735675°
OCCUPANCY GROUP: U	
CONSTRUCTION TYPE: II-B	
POWER COMPANY: SCE	
TELEPHONE COMPANY: --	
LEASE AREA: 706 SQ. FT.	

VICINITY MAP

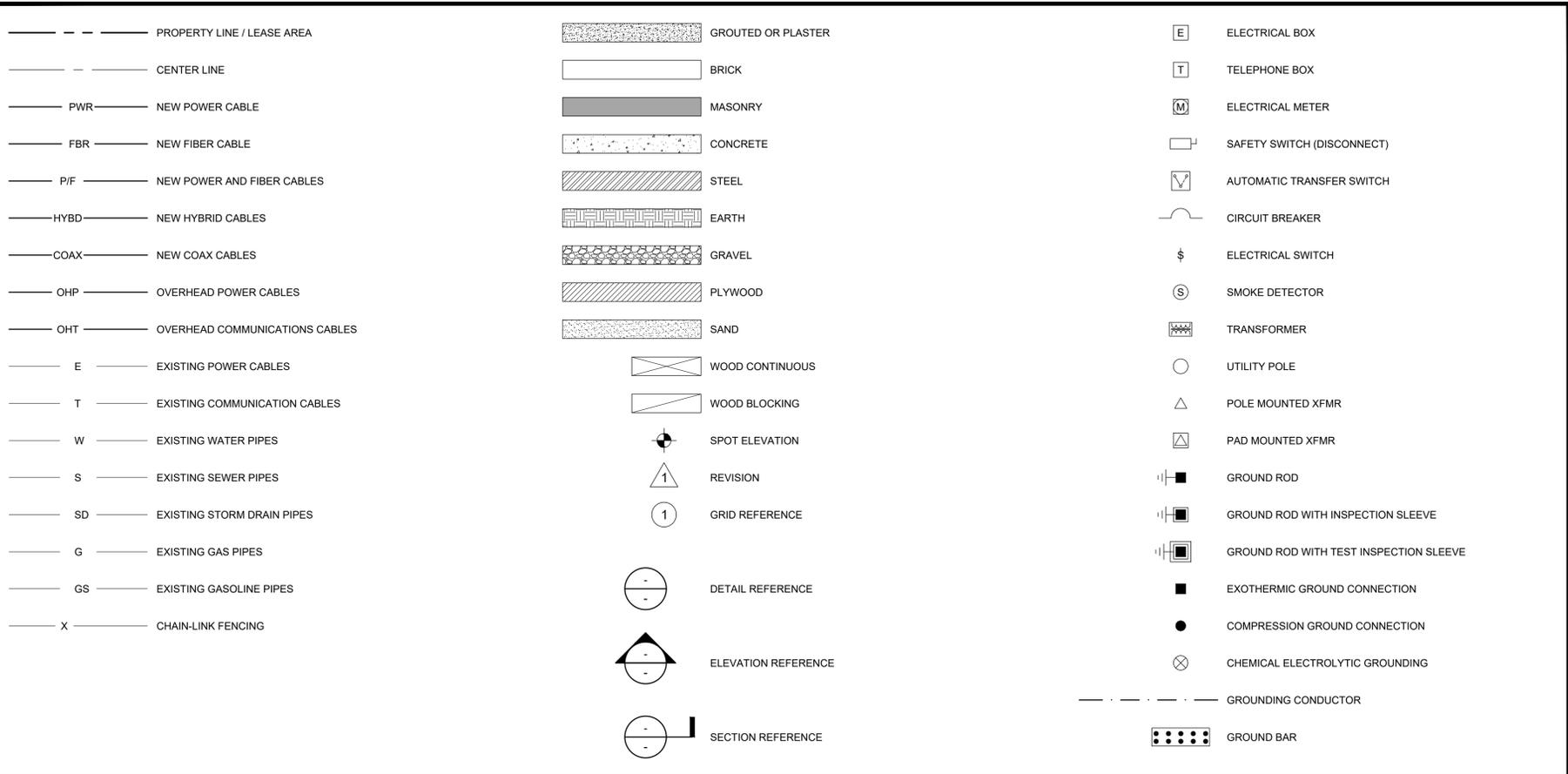


AERIAL VIEW



DRIVING DIRECTIONS

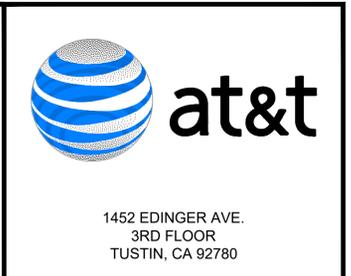
- DIRECTIONS FROM AT&T OFFICE AT 1452 EDINGER AVE, TUSTIN, CA 92780
1. DEPART 1452 EDINGER AVE AND HEAD NORTH ON EDINGER AVE. TOWARDS I-5 SOUTH.
 2. TURN LEFT ONTO NEWPORT AVE.
 3. TURN RIGHT AND MERGE ONTO CA-55 N TOWARD SANTA ANA.
 4. TAKE EXIT 107A FOR CA-57 N TOWARD POMONA.
 5. TAKE EXIT 25B FOR CA-210 E/FOOTHILL FWY TOWARD SAN BERNARDINO.
 6. TAKE EXIT 50 TOWARD TOWNE AVE.
 7. USE RIGHT 2 LANES TO TURN RIGHT ONTO N TOWNE AVE.
 8. SITE IS ON LEFT HAND SIDE



LEGEND 7

A	AMPERE	(E)	EXISTING	LG.	LENGTH	SIM.	SIMILAR
A&E	ARCHITECTURE AND ENGINEERING	EA.	EACH	LPS	LOW PRESSURE SODIUM	S.N.	SOLID NEUTRAL
A.B.	ANCHOR BOLT	EGR.	EMERGENCY GENERATOR RECEPTACLE	LTE	LONG TERM EVOLUTION	SPEC.	SPECIFICATION(S)
ABV.	ABOVE	EL.	ELEVATION	MAS.	MASONRY	SQ.	SQUARE
AC	ALTERNATE CURRENT/AIR CONDITIONER	ELEC.	ELECTRICAL	MAX.	MAXIMUM	S.S.	STAINLESS STEEL
ACCA	ANTENNA CABLE COVER ASSEMBLY	ELEV.	ELEVATOR	M.B.	MACHINE BOLT	STD.	STANDARD
ADD'L	ADDITIONAL	EMT.	ELECTRICAL METALLIC TUBING	MECH.	MECHANICAL	STL.	STEEL
A.F.F.	ABOVE FINISHED FLOOR	E.N.	EDGE NAIL	MFR.	MANUFACTURER	STRUC.	STRUCTURAL
A.F.G.	ABOVE FINISHED GRADE	ENCL.	ENCLOSURE	MIN.	MINIMUM	SURF.	SURFACE
AIC	AMPERE INTERRUPTING CAPACITY	ENGR.	ENGINEER	MISC.	MISCELLANEOUS	SW	SWITCH
ALUM.	ALUMINUM	EQ.	EQUAL	MLO	MAIN LUGS ONLY	TEL.	TELEPHONE
ALT.	ALTERNATE	ESR	EVALUATION SERVICE REPORT	MTD.	MOUNTED	TEMP.	TEMPORARY
ANT.	ANTENNA	EXP.	EXPANSION	MTG.	MOUNTING	THK.	THICK(NESS)
APPROX.	APPROXIMATE(LY)	EXT.	EXTERIOR	MTL.	METAL	TMA	TOWER MOUNTED AMPLIFIER (DC SUPPLY VOLTAGE)
ARCH.	ARCHITECT(URAL)	FAB.	FABRICATION(OR)	MTS.	MANUAL TRANSFER SWITCH	T.N.	TOE NAIL
AT.	AMPERE TRIP	FAC.	FACTOR	N	NEUTRAL	T.O.A.	TOP OF ANTENNA
AWG.	AMERICAN WIRE GAUGE	F/A	FIRE ALARM	(N)	NEW	T.O.C.	TOP OF CURB
BATT.	BATTERY	F.F.	FINISH FLOOR	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOC.	T.O.F.	TOP OF FOUNDATION
BD.	BOARD	F.G.	FINISH GRADE	NO (#)	NUMBER	T.O.P.	TOP OF PLATE OR PARAPET
BLDG.	BUILDING	F.J.	FLOOR JOIST	N.T.S.	NOT TO SCALE	T.O.R.	TOP OF ROOF
BLK.	BLOCK	FIN.	FINISH(ED)	OBIF	OPTICAL BASEBAND INTERFACE	T.O.S.	TOP OF STEEL
BLKG.	BLOCKING	FLR.	FLOOR	OH	OVERHEAD	T.O.W.	TOP OF WALL
BM.	BEAM	FLUOR	FLUORESCENT	O.C.	ON CENTER	TYP.	TYPICAL
B.N.	BOUNDARY NAILING	FDN.	FOUNDATION	OPNG.	OPENING	U.G.	UNDER GROUND
BR.	BRANCH	F.O.C.	FACE OF CONCRETE	(P)	PROPOSED	U.L.	UNDERWRITERS LABORATORY INC.
BRKR.	BREAKER	F.O.M.	FACE OF MASONRY	P	POLE	UMTS	UNIVERSAL MOBIL TECH. SYS.
BTOW.	BARE TINNED COPPER WIRE	F.O.S.	FACE OF STUD	P/C	PRECAST CONCRETE	U.N.O.	UNLESS NOTED OTHERWISE
BTS.	BASE TRANSMISSION SYSTEM	F.O.W.	FACE OF WALL	PCS	PERSONAL COMMUNICATION SERVICES	V	VOLT
B.O.F.	BOTTOM OF FOOTING	FRP	FIBER REINFORCE POLYMER	PH	PHASE	VAC	VOLT ALTERNATING CURRENT
BU	BACK-UP CABINET	F.S.	FINISH SURFACE	PLY.	PLYWOOD	V.I.F.	VERIFY IN FIELD
C	CONDUIT	FT.(')	FOOT (FEET)	PNLBD	PANELBOARD	W	WATT OR WIRE
CAB.	CABINET	FTG.	FOOTING	PPC	POWER PROTECTION CABINET	WD	WIDE(WIDTH)
CANT.	CANTILEVER(ED)	FU	FUSE	PRC	PRIMARY RADIO CABINET	W/	WITH
CB.	CIRCUIT BREAKER	G	GROUND	L.	PROPERTY OR PROPERTY LINE	W/O	WITHOUT
CDMA	CODE-DIVISION MULTIPLE ACCESS	GR	GROWTH (CABINET)	PRI	PRIMARY	WD.	WOOD
CDUK	CONSOLIDATION DISTRIBUTION UNIT KIT	GA.	GAUGE	P.S.F.	POUNDS PER SQUARE FOOT	W.P.	WEATHERPROOF
C.I.P.	CAST IN PLACE	GALV.	GALVANIZE(D)	P.S.I.	POUNDS PER SQUARE INCH	WT.	WEIGHT
CKT.	CIRCUIT	GEN.	GENERATOR	P.T.	PRESSURE TREATED	XFER	TRANSFER
CL.	CENTERLINE	G.F.C.I.	GROUND FAULT CIRCUIT INTERRUPTER	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR	XFMR	TRANSFORMER
CLG.	CEILING	GLB.	(GLU-LAM) GLUE LAMINATED BEAM	PWR.	POWER	XLPE	CROSS-LINK POLYETHYLENE
CLR.	CLEAR	GND	GROUND	QTY.	QUANTITY		
CMU	CONCRETE MASONRY UNIT	GPS	GLOBAL POSITIONING SYSTEM	RAD.	RADIATION		
COL.	COLUMN	GRND.	GROUND	R	RADIUS		
CONC.	CONCRETE	GSM	GLOBAL SYSTEM MOBILE	RBS	RADIO BASE STATION		
CONN.	CONNECTION(OR)	HDBC	HARD DRAWN COPPER WIRE	RCPT.	RECEPTACLE		
CONST.	CONSTRUCTION	HDR.	HEADER	REF.	REFERENCE		
CONT.	CONTINUOUS	HGR.	HANGER	REINF.	REINFORCEMENT(ING)		
d	PENNY (NAILS)	HPS	HIGH PRESSURE SODIUM	REQD.	REQUIRED		
DBL	DOUBLE	HT.	HEIGHT	RF	RADIO FREQUENCY		
DC	DIRECT CURRENT	ICC	INTERNATIONAL CODE COUNCIL	RGS.	RIGID GALVANIZED STEEL		
DEM.	DEMAND	ICGB.	ISOLATED COPPER GROUND BUS	R.J.	ROOF JOIST		
DEPT.	DEPARTMENT	ILC	INTEGRATED LEAD CENTER	R.R.	ROOF RAFTER		
D.F.	DOUGLAS FIR	IN.(")	INCH(ES)	RRU	REMOTE RADIO UNIT (RADIO TRANSCEIVER)		
DIA.	DIAMETER	INT.	INTERIOR	RX-AIT	RECEIVER AIR INTERFACE TRAY		
DIAG.	DIAGONAL	L.	LONG(ITUDINAL)	SAF	SAFETY		
DIM.	DIMENSION	LARR	LOS ANGELES RESEARCH REPORT	SAQ	SITE ACQUISITION		
DO	DITO (THE SAME)	LB.(#)	POUND(S)	SCH.	SCHEDULE		
DWG.	DRAWING(S)	LAG	LAG BOLTS	SDBC	SOFT DRAWN BARE COPPER SEC SECONDARY		
DWL.	DOWEL(S)	L.F.	LINEAR FEET (FOOT)	SHT.	SHEET		

- THE FACILITY IS AN UNOCCUPIED DIGITAL TELECOMMUNICATION FACILITY.
 - 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.
 - 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 ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
 - THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
 - 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.
 - 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.
 - 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 LANDLORD'S AUTHORIZED REPRESENTATIVE.
 - SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.
 - 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.
 - 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.
 - REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWING (SHEET LS1 OR SHEET C-1), 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 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 ENGINEER.
 - 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 AT&T.
 - 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.
 - 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 ENGINEER, IF NECESSARY, BEFORE PROCEEDING.
 - BEFORE ORDERING AND/OR BEFORE FABRICATING/CONSTRUCTING/INSTALLING ANY ITEMS, VERIFY THE TYPES AND QUANTITIES.
 - CONTRACTOR SHALL PROVIDE SITE FOREMAN WITH A CELLULAR PHONE AND PAGER, AND KEEP SAME ON SITE WHENEVER PERSONNEL ARE ON SITE.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE AND NOTIFY THE PROJECT MANAGER OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.
 - CONTRACTOR TO PROVIDE COMPLETE SET OF AS BUILT DRAWINGS WITHIN 10 WORKING DAYS OF PROJECT COMPLETION.
 - CONTRACTOR IS TO EXCAVATE 6" BELOW EXISTING GRADE AND SPRAY WITH WEED CONTROL. REPLACE WITH CLASS II AGGREGATE BASE AND CRUSHED WASHED ROCK, AS SPECIFIED ON SITE PLAN.
 - CONTRACTOR SHALL PROVIDE TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.
 - PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR THE FABRICATION OF MATERIALS TO BE INSTALLED AT THE SITE, THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS INCLUDING AS-BUILT DIMENSIONS OF EXISTING STRUCTURES OR STRUCTURAL ELEMENTS HAVING A BEARING ON THE SCOPE OF THE WORK TO BE PERFORMED. IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE DIMENSIONS OR CONDITIONS FOUND TO BE EXISTING IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OBTAIN DESIGN RESOLUTION PRIOR TO PROCEEDING WITH THE PORTION(S) OF THE WORK AFFECTED. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO SO NOTIFY THE ENGINEER AND OBTAIN RESOLUTION BEFORE PROCEEDING.
- NOTES FOR EXISTING AT&T CELL SITES:**
- PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
 - SUBCONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
 - THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY SUBCONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHOULD BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.
 - SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.
 - SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY. SUBCONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR.
 - SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.



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CONSTRUCTION DRAWINGS

SUBMITTALS		
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PROJECT INFORMATION

CLL05463

1700 N. TOWNE AVE.
CLAREMONT, CA 91711

SHEET TITLE
GENERAL NOTES, LEGEND, AND ABBREVIATIONS

SHEET NUMBER
T-2

ABBREVIATIONS 5

GENERAL NOTES 1

EUKON AT&T_900CD_MONOPOLE_TEMPLATE_V2_11-18-22



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PROJECT INFORMATION

CLL05463

1700 N. TOWNE AVE.
CLAREMONT, CA 91711

SHEET TITLE
GENERAL SIGNAGE

SHEET NUMBER

T-3

NOTICE

Beyond This Point you are entering a controlled area where RF emissions *may exceed* the FCC General Population Exposure Limits.

Follow all posted signs and site guidelines for working in a RF environment.

Ref: 47CFR 1.1307(d)

CAUTION

Beyond This Point you are entering a controlled area where RF emissions *may exceed* the FCC Occupational Exposure Limits.

Obey all posted signs and site guidelines for working in a RF environment.

Ref: 47CFR 1.1307(d)

BATTERY
NO SCALE

CAUTION SIGNS
NO SCALE

WARNING!

DANGER DO NOT TOUCH TOWER!

SERIOUS "RF" BURN HAZARD!

MAINTAIN AN ADEQUATE CLEARANCE BETWEEN TOWER SUPPORTS AND GUY WIRES

FAILURE TO OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN A RADIO FREQUENCY ENVIRONMENT COULD RESULT IN SERIOUS INJURY. CONTACT CURRENT MAX EXCEEDS LIMITS PRESCRIBED BY ANSI, IEEE, C95.1-1992 FOR CONTROLLED ENVIRONMENTS.

CAUTION SIGN
NO SCALE

PROPERTY OF AT&T

AUTHORIZED PERSONNEL ONLY

IN CASE OF EMERGENCY, OR PRIOR TO PERFORMING MAINTENANCE ON THIS SITE, CALL 800-638-2822 AND REFERENCE CELL SITE NUMBER.

INFO SIGN #5
NO SCALE



INFO SIGN #3
NO SCALE

INFORMATION

AT&T operates telecommunication antennas at this location. Remain at least 3 feet away from any antenna and obey all posted signs.

Contact the owner(s) of the antenna(s) before working closer than 3 feet from the antenna.

Contact AT&T at _____ prior to performing any maintenance or repairs near AT&T antennas. This is Site# _____.

Contact the management office if this door/hatch/gate is found unlocked.

INFORMACION

En esta propiedad se ubican antenas de telecomunicaciones operadas por AT&T. Favor mantener una distancia de no menos de 3 pies y obedecer todos los señas.

Comuníquese con el propietario o los propietarios de las antenas antes de trabajar o caminar a una distancia de menos de 3 pies de la antena.

Comuníquese con AT&T _____ antes de realizar cualquier mantenimiento o reparaciones cerca de la antena de AT&T.

Este es la estación base número: _____.

Favor comunicarse con la oficina de la administración del edificio al esta puerta o compuerta se encuentra sin cerrada.

INFO SIGN #1
NO SCALE

INFORMATION

ACTIVE ANTENNAS ARE MOUNTED

ON THE OUTSIDE OF THIS BUILDING

BEHIND THIS PANEL

ON THIS STRUCTURE

STAY BACK A MINIMUM OF 3 FEET FROM THESE ANTENNAS

Contact AT&T at _____ and follow their instructions prior to performing any maintenance or repairs closer than 3 feet from the antenna.

This is AT&T site# _____

INFO SIGN #2
NO SCALE

INFO SIGN #4
NO SCALE

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GENERAL SIGNAGE GUIDELINES

STRUCTURE TYPE	INFO SIGN #1	INFO SIGN #2	INFO SIGN #3	INFO SIGN #4	INFO SIGN #5	STRIPING	NOTICE SIGN	CAUTION SIGN
TOWERS								
MONOPOLE / MONOPINE / MONOPALM / FAUX EUCALYPTUS / BROADLEAF	ENTRANCE GATES, SHELTER DOORS OR ON THE OUTDOOR CABINETS	ON THE POLE, NO LESS THAN 3FT BELOW THE ANTENNA AND NO	ON BACKSIDE OF ANTENNAS	ON THE SIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET	--	--	AT THE HEIGHT OF THE FIRST CLIMBING STEP, MIN. 9FT ABOVE GROUND
SCE TOWERS / TOWERS WITH HIGH VOLTAGE	ENTRANCE GATES, SHELTER DOORS OR ON THE OUTDOOR CABINETS	ON THE POLE, NO LESS THAN 3FT BELOW THE ANTENNA AND NO	ON BACKSIDE OF ANTENNAS	ON THE SIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET	--	--	AT THE HEIGHT OF THE FIRST CLIMBING STEP, MIN. 9FT ABOVE GROUND
LIGHT POLES / FLAG POLES	ENTRANCE GATES, SHELTER DOORS OR ON THE OUTDOOR CABINETS	ON THE POLE, NO LESS THAN 3FT BELOW THE ANTENNA AND NO	ON BACKSIDE OF ANTENNAS	ON THE SIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET	--	--	--
UTILITY WOOD POLES (JPA)	ENTRANCE GATES, SHELTER DOORS OR ON THE OUTDOOR CABINETS	ON THE POLE, NO LESS THAN 3FT BELOW THE ANTENNA AND NO	ON BACKSIDE OF ANTENNAS	ON THE SIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET	--	IF GP MAX VALUE OF MPE AT ANTENNA LEVEL IS: 0-99%: NOTICE SIGN; OVER 99%: CAUTION SIGN AT NO LESS THAN 3FT BELOW ANTENNA AND 9FT ABOVE GROUND	
MICROCELLS MOUNTED ON NON-JPA POLES	ENTRANCE GATES, SHELTER DOORS OR ON THE OUTDOOR CABINETS	ON THE POLE, NO LESS THAN 3FT BELOW THE ANTENNA AND NO	ON BACKSIDE OF ANTENNAS	ON THE SIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET		NOTICE OR CAUTION SIGN AT NO LESS THAN 9FT ABOVE GROUND; ONLY IF THE EXPOSURE EXCEEDS 90% OF THE GENERAL PUBLIC EXPOSURE AT 6FT ABOVE GROUND	
ROOFTOPS								
AT ALL ACCESS POINTS TO THE ROOF	X							
ON ANTENNAS	X		X	X				
CONCEALED ANTENNAS	X	X						
ANTENNAS MOUNTED FACING OUTSIDE THE BUILDING	X	X						
ANTENNAS ON SUPPORT STRUCTURE	X	X						
ROOF VIEW GRAPH:								
RADIATION AREA IS WITHIN 3FT FROM ANTENNA	X	ADJACENT TO EACH ANTENNA						
RADIATION AREA IS BEYOND 3FT FROM ANTENNA	X	ADJACENT TO EACH ANTENNA				DIAGONAL, YELLOW STRIPING AS TO ROOF VIEW GRAPH	EITHER NOTICE OR CAUTION SIGN (BASED ON ROOFVIEW RESULTS) AT ANTENNAS/BARRIER	
CHURCH STEEPLES	ACCESS TO STEEPLE	ADJACENT TO ANTENNAS IF ANTENNAS ARE CONCEALED	ON BACKSIDE OF ANTENNAS	ON THE SIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET	--	--	Caution sign at the antennas
WATER TOWERS	ACCESS TO LADDER	ADJACENT TO ANTENNAS IF ANTENNAS ARE CONCEALED	ON BACKSIDE OF ANTENNAS	ON THE SIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET	--	--	Caution sign beside info sign #1, min. 9ft above ground
NOTES FOR ROOFTOP SITES:								
1. EITHER NOTICE OR CAUTION SIGNS NEED TO BE POSTED AT EACH SECTOR AS CLOSE AS POSSIBLE TO: THE OUTER EDGE OF THE STRIPED OFF AREA OF THE OUTER ANTENNAS OF THE SECTOR.								
2. IF ROOFVIEW SHOWS: ONLY BLUE = NOTICE SIGN, BLUE AND YELLOW = CAUTION SIGN, ONLY YELLOW = CAUTION SIGN TO BE INSTALLED.								
3. SHOULD THE REQUIRED STRIPING AREA INTERFERE WITH ANY STRUCTURES OR EQUIPMENT (A/C, VENTS, ROOF HATCH, DOORS, OTHER ANTENNAS, DISHES, ETC.).								
PLEASE NOTIFY AT&T TO MODIFY THE STRIPING AREA, PRIOR TO STARTING THE WORK.								

SIGNAGE GUIDELINES CHART



1452 EDINGER AVE.
3RD FLOOR
TUSTIN, CA 92780



65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

NOT FOR
CONSTRUCTION

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

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
DW/AS	GD	RB

**CONSTRUCTION
DRAWINGS**

SUBMITTALS		
REV	DATE	DESCRIPTION
A	04/26/24	90% CONSTRUCTION DRAWINGS
B	08/29/24	JX COMMENTS
0	03/12/24	100% CONSTRUCTION DRAWINGS

PROJECT INFORMATION

CLL05463

1700 N. TOWNE AVE.
CLAREMONT, CA 91711

SHEET TITLE
**STATEMENT OF
SPECIAL
INSPECTIONS**

SHEET NUMBER

T-4

STATEMENT OF SPECIAL INSPECTIONS

NO.	DESCRIPTION OF TYPE OF INSPECTION REQUIRED, LOCATION, REMARKS.	DESIGN STRENGTH	FREQUENCY
1	ANCHORS: ADHESIVE AND EXPANSION ANCHORS IN CONCRETE OR MASONRY, HILTI KWIK BOLT TZ2 EXPANSION ANCHOR, PER ICC REPORT ESR-4266. ADHESIVE AND EXPANSION ANCHORS IN CONCRETE OR MASONRY. INSPECTOR SHALL VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, CONCRETE TYPE, THICKNESS AND COMPRESSIVE STRENGTH, HOLED DIMENSTIONS, HOLE CLEANING PROCEDURES, ANCHOR SPACING, EDGE DISTANCES, ANCHOR EMBEDMENT, AND TIGHTENING TORQUE.		PERIODIC
2	CONCRETE: A CONTINUOUS INSPECTION AND TEST CYLINDERS FOR STRUCTURAL CONCRETE EXCEPT FOUNDATION CONCRETE OF 2500 PSI OR LESS AND SPECIFIED EXCEPTIONS PER SECTION 1705.3 (TABLE 1705.3). B CONTINUOUS SPECIAL INSPECTION OF DRILLING OPERATION FOR PIER FOUNDATIONS. C CONTINUOUS SPECIAL INSPECTION TO VERIFY LOCATION, PLUMBNESS, DIAMETER, AND LENGTH OF PIER FOUNDATIONS. D CONTINUOUS SPECIAL INSPECTION OF ANCHOR BOLTS PRIOR TO AND DURING CONCRETE PLACEMENT. E CONTINUOUS SPECIAL INSPECTION OF CONCRETE PLACEMENT. F CONTINUOUS SPECIAL INSPECTION OF DRILLING OPERATION FOR PIER FOUNDATIONS.		CONTINUOUS
3	REINFORCING STEEL: A PLACING OF REINFORCING PER SECTION 1705.3 (TABLE 1705.3). B PERIODIC SPECIAL INSPECTION OF PLACEMENT OF REINFORCEMENT STEEL		PERIODIC
4	HIGH STRENGTH BOLTING: A PERIODIC SPECIAL INSPECTION OF HIGH-STRENGTH BOLTING		PERIODIC
5	MASONRY: A LEVEL 1 SPECIAL INSPECTION IS REQUIRED FOR MASONRY IN ACCORDANCE WITH CODE SECTION 1705.4.		PERIODIC
6	WELDING: NO FIELD WELDING SHALL BE PERMITTED. STEEL FABRICATION SHALL BE DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION.		N/A

SPECIAL INSPECTION NOTES:

- THE SPECIAL INSPECTIONS IDENTIFIED ON PLANS ARE, IN ADDITION TO, AND NOT A SUBSTITUTE FOR, THOSE INSPECTIONS REQUIRED TO BE PERFORMED BY A CITY'S BUILDING INSPECTOR.
- CONTINUOUS INSPECTION IS ALWAYS REQUIRED DURING THE PERFORMANCE OF THE WORK UNLESS OTHERWISE SPECIFIED. WHEN WORK IN MORE THAN ONE CATEGORY OF WORK REQUIRING SPECIAL INSPECTION IS TO BE PERFORMED SIMULTANEOUSLY, OR THE GEOGRAPHIC LOCATION OF THE WORK IS SUCH THAT IT CANNOT BE CONTINUOUSLY OBSERVED IN ACCORDANCE WITH THE PROVISIONS OF CBC SECTION 1704, IT IS THE AGENT'S RESPONSIBILITY TO EMPLOY A SUFFICIENT NUMBER OF INSPECTORS TO ASSURE THAT ALL THE WORK IS INSPECTED IN ACCORDANCE WITH THOSE PROVISIONS.
- THE SPECIAL INSPECTORS MUST BE CERTIFIED BY THE AUTHORITY HAVING JURISDICTION, IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE SPECIAL INSPECTOR OR INSPECTION AGENCY AT LEAST ONE WORKING DAY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION.
- NOTICE TO THE CONTRACTOR: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.
- NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/ OWNER-BUILDER: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF, THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.
- THE CONSTRUCTION MATERIALS TESTING LABORATORY MUST BE APPROVED BY THE AUTHORITY HAVING JURISDICTION, FOR TESTING OF MATERIALS, SYSTEMS, COMPONENTS AND, EQUIPMENTS.
- WORK REQUIRING SPECIAL INSPECTION THAT IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE CITY INSPECTOR IS SUBJECT TO REMOVAL OR EXPOSURE AT NO COST TO THE GOVERNING JURISDICTION.



APN
8303-010-043

SITE ADDRESS
1700 N. TOWNE AVE., CLAREMONT, CA 91711

TITLE REPORT
TITLE REPORT WAS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH ORDER NUMBER 92017324-920-CMM-CM8 AND GUARANTEE NUMBER CA-SFXFC-IMP-81G28-1-22-92017324 DATED FEBRUARY 23, 2022.

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE FIVE DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
ELEVATIONS ARE BASED ON CRTN (CSRC) NETWORK BROADCAST COORDINATES.

FLOODZONE
SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06037C1750F EFFECTIVE DATE 09/26/2008.

- NOTES:**
- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. CELLSITE CONCEPTS TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON. THE LOCATION OF PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE RELIED UPON AS THE ACTUAL BOUNDARY LINES.
 - ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF CELLSITE CONCEPTS, RELIEVES CELLSITE CONCEPTS OF ANY AND ALL LIABILITY.
 - THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
 - WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
 - FIELD SURVEY COMPLETED ON FEBRUARY 23, 2022.

LEGAL DESCRIPTION
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP NO. 14693, IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 151, PAGES 19 AND 20 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8303-010-043

SCHEDULE B (EXCEPTIONS)

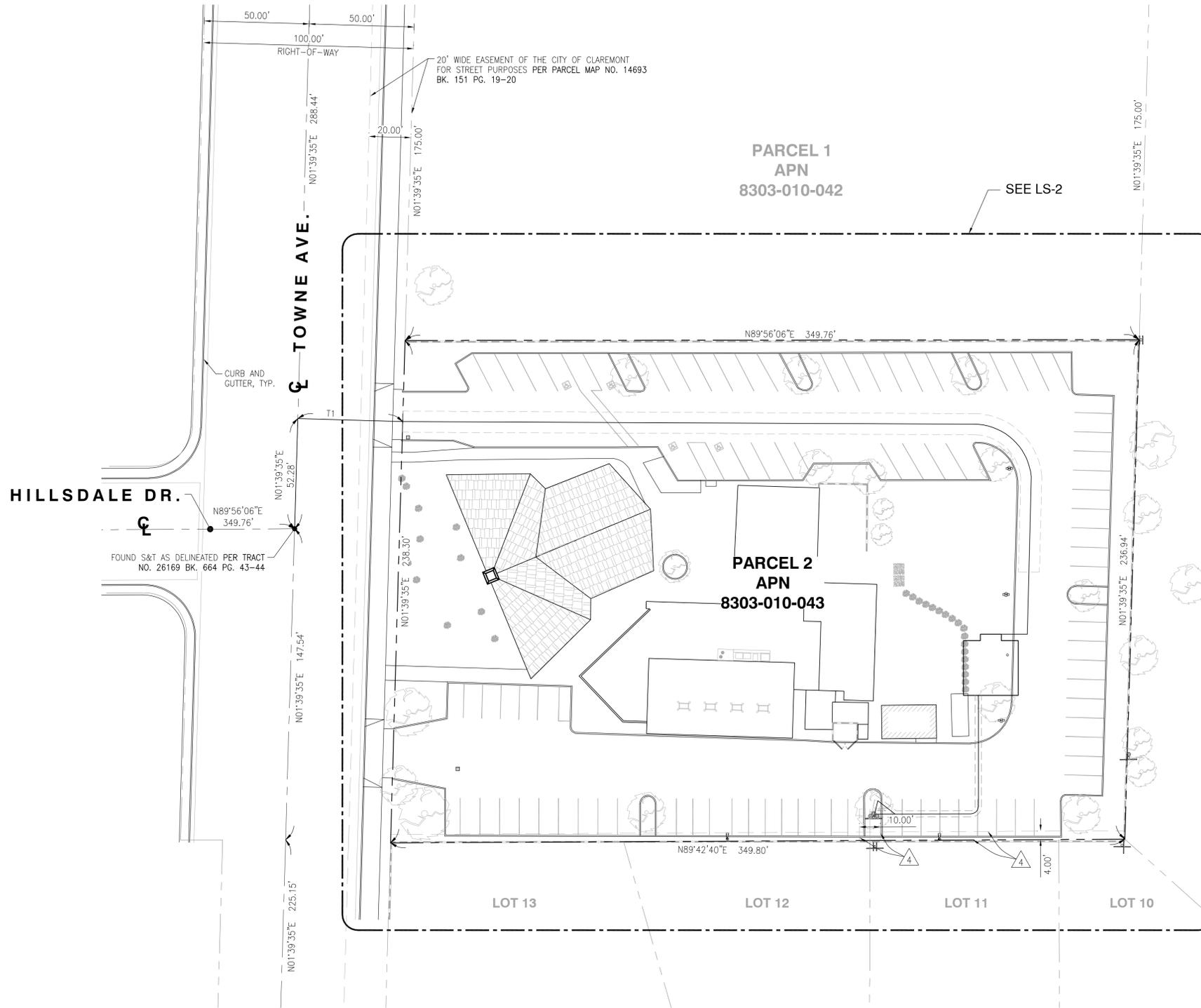
- ITEMS A & B ARE TAX RELATED
- ITEMS C & D ARE LIENS RELATED
- ITEM 1 & 7 ARE RIGHTS RELATED
- ITEM 5 IS DEEDS RELATED
- ITEM 6 IS ADVISORY RELATED

EASEMENTS:

ITEM 2, & 3 ARE NOT PLOTTED. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT ARE NOT DISCLOSED OF RECORD.

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: MAY 20, 1966
RECORDING NO: 4247 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

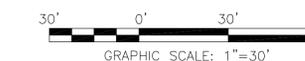
PROPERTY LINES DERIVED FROM
PARCEL MAP NO. 14693 BK. 151 PG. 19-20 DATED APRIL 09, 1982
TRACT NO. 26169 BK. 664 PG. 43-44 DATED DECEMBER 07, 1960
TRACT NO. 22450 BK. 720 PG. 97-99 DATED APRIL 28, 1964



LINE TABLE		
NO.	LENGTH	BEARING
T1	50.00'	S88°20'25"E

LEGENDS

--- CENTER LINE
- - - PROPERTY LINE
- - - EASEMENT LINE



Eukon
an SFC Communications, Inc. Company

65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

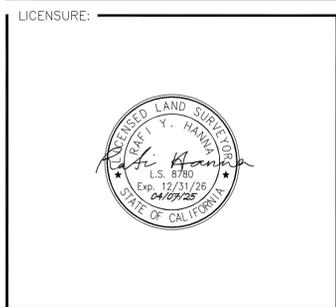
esite
concepts

16885 VIA DEL CAMPO CT., SUITE 318
SAN DIEGO, CA 92127
tel: (858) 432-4112 / (858) 432-4257

REV	DATE	DESCRIPTION
6	04/07/2025	REVISED LEGAL DESCRIPTION
5	04/24/2023	REVISED LEASE AREA LOCATION
4	02/10/2023	LEGAL DESCRIPTION UPDATE
3	12/19/2022	ADDITIONAL SURVEY POINTS
2	04/11/2022	FINAL SURVEY
1	03/02/2022	PRELIMINARY SURVEY

ISSUED DATE:
APRIL 07, 2025

ISSUED FOR:
FINAL SURVEY



PROJECT INFORMATION:
CLL05463
1700 N. TOWNE AVE.,
CLAREMONT, CA 91711

DRAWN BY: KF
CHECKED BY: RH

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS-1

LEGENDS

- CENTER LINE
- - - PROPERTY LINE
- · - EASEMENT LINE
- ▬ CMU WALL
- FL FLOW LINE
- EG EXISTING GRADE
- TC TOP OF CURB
- LP LIP OF GUTTER
- FS FINISH SURFACE
- TT TOP OF TREE
- TP TOP OF UTILITY POLE
- TL TOP OF LIGHT POLE
- TR TOP OF ROOF
- TCR TOP OF CROSS
- UTILITY POLE
- UTILITY POLE
- TREE
- BUSH

COORDINATES

NEW AT&T FAUX-EUCALYPTUS
 LATITUDE: 34°06'52.80"N (34.114667)
 LONGITUDE: 117°44'08.43"W (-117.735675)

NEW AT&T EQUIPMENT LEASE AREA
 LATITUDE: 34°06'52.91"N (34.114697)
 LONGITUDE: 117°44'08.43"W (-117.735675)

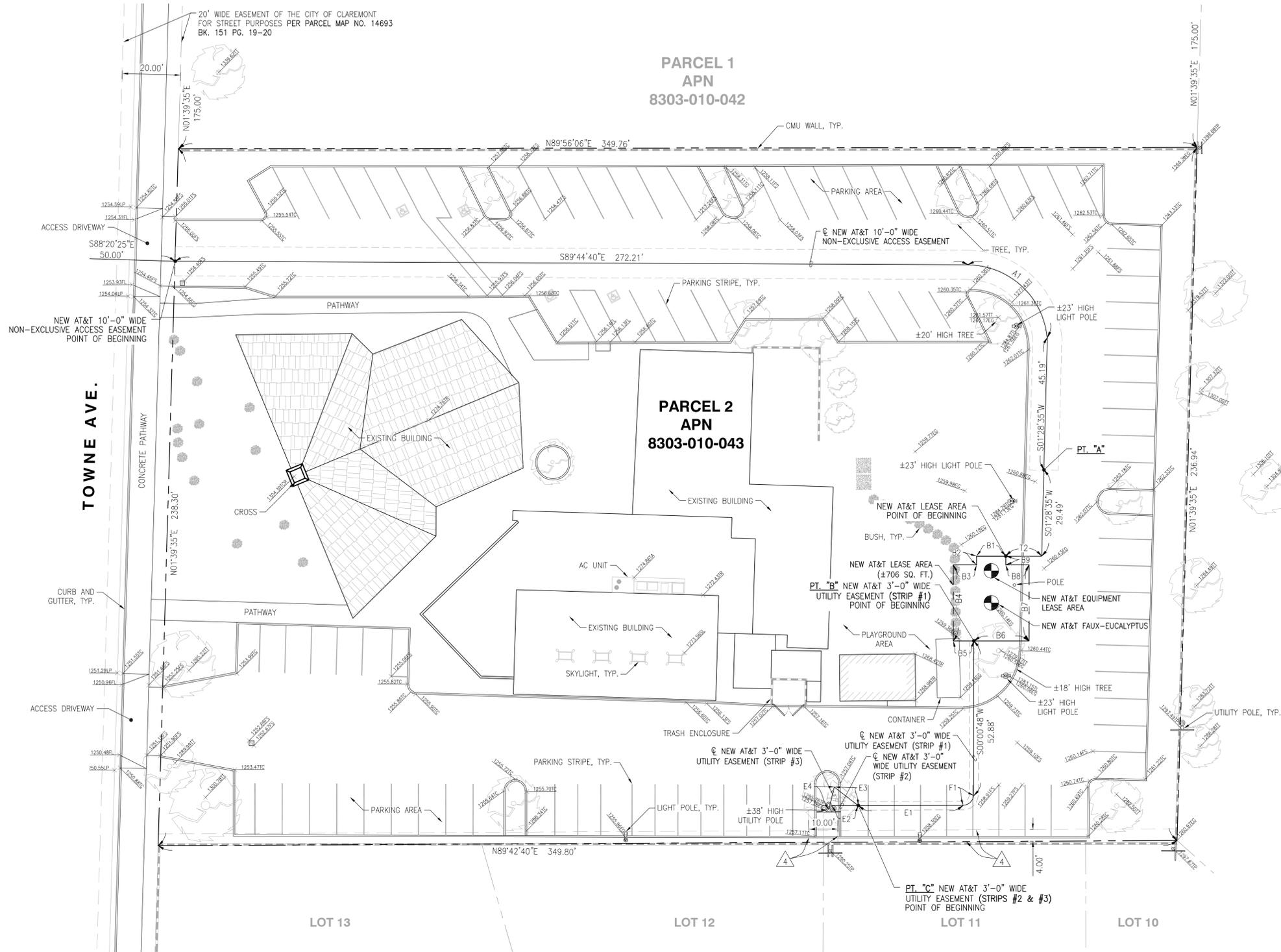
TIE LINE TABLE		
NO.	LENGTH	BEARING
T2	12.35'	N90°00'00"W

ACCESS ROUTE CURVE TABLE			
NO.	DELTA	RADIUS	ARC LENGTH
A1	84°23'15"	27.49'	40.49'

LEASE AREA LINE TABLE		
NO.	LENGTH	BEARING
B1	10.00'	N90°00'00"W
B2	3.00'	S00°00'00"W
B3	8.00'	N90°00'00"W
B4	26.00'	S00°00'00"W
B5	7.04'	S90°00'00"E
B6	18.96'	S90°00'00"E
B7	26.00'	N00°00'00"E
B8	8.00'	N90°00'00"W
B9	3.00'	N00°00'00"E

UTILITY EASEMENT LINE TABLE		
NO.	LENGTH	BEARING
E1	36.00'	S89°56'05"W
E2	9.14'	S90°00'00"W
E3	10.36'	N52°15'49"W
E4	7.99'	S13°53'41"W

UTILITY EASEMENT CURVE TABLE			
NO.	DELTA	RADIUS	ARC LENGTH
F1	84°06'20"	3.71'	5.45'



PROPERTY LINES DERIVED FROM
 PARCEL MAP NO. 14693 BK. 151 PG. 19-20 DATED APRIL 09, 1982
 TRACT NO. 26169 BK. 664 PG. 43-44 DATED DECEMBER 07, 1960
 TRACT NO. 22450 BK. 720 PG. 97-99 DATED APRIL 28, 1964



REV	DATE	DESCRIPTION
6	04/07/2025	REVISED LEGAL DESCRIPTION
5	04/24/2023	REVISED LEASE AREA LOCATION
4	02/10/2023	LEGAL DESCRIPTION UPDATE
3	12/19/2022	ADDITIONAL SURVEY POINTS
2	04/11/2022	FINAL SURVEY
1	03/02/2022	PRELIMINARY SURVEY

ISSUED DATE: **APRIL 07, 2025**

ISSUED FOR: **FINAL SURVEY**

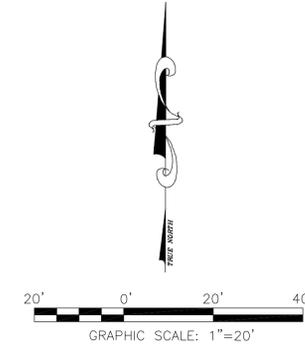


PROJECT INFORMATION:
CLL05463
 1700 N. TOWNE AVE.,
 CLAREMONT, CA 91711

DRAWN BY: **KF**
 CHECKED BY: **RH**

SHEET TITLE: **TOPOGRAPHIC SURVEY**

SHEET NUMBER: **LS-2**



10 FEET WIDE NON-EXCLUSIVE ACCESS EASEMENT CENTERLINE DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2, IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PLAT RECORD OF IN BOOK 151, PAGE 19 AND 20 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A STRIP OF LAND FOR NON-EXCLUSIVE ACCESS EASEMENT PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

AN EASEMENT TEN (10.00) FEET IN WIDTH LYING FIVE (5.00) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

COMMENCING AT THE CENTERLINE INTERSECTION OF TOWNE AVENUE AND HILLSDALE DRIVE, AS SHOWN ON THAT TRACT NO. 26169 AS PER MAP FILED IN BOOK 664 PAGES 43 THROUGH 44 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY; THENCE NORTHERLY ALONG THE SAID CENTERLINE OF TOWNE AVENUE, NORTH 01'39'35" EAST A DISTANCE OF 52.28 FEET; THENCE EASTERLY LEAVING SAID CENTERLINE OF TOWNE AVENUE, SOUTH 88'20'25" EAST A DISTANCE OF 50.00 FEET TO THE WESTERLY LINE OF SAID PARCEL 2, ALSO BEING THE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION;

THENCE LEAVING SAID WESTERLY LINE OF SAID PARCEL 2, SOUTH 89'44'40" EAST A DISTANCE OF 272.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 27.49 FEET; THENCE SOUTHEASTERLY, 40.49 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84'23'15"; THENCE SOUTH 01'28'35" WEST A DISTANCE OF 45.19 FEET TO A POINT REFERRED TO HEREINAFTER AS POINT "A" ALSO BEING THE TERMINUS POINT OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID TEN (10.00) FEET WIDE ACCESS EASEMENT IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE NON-EXCLUSIVE ACCESS EASEMENT ON SHEET LS-2.

NEW AT&T LEASE AREA DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2, IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PLAT RECORD OF IN BOOK 151, PAGE 19 AND 20 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A STRIP OF LAND FOR AT&T LEASE AREA PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT SAID POINT "A":
THENCE SOUTH 01'28'35" WEST, A DISTANCE OF 29.49 FEET;
THENCE NORTH 90'00'00" WEST, A DISTANCE OF 12.35 FEET TO THE POINT OF BEGINNING OF THIS NEW AT&T LEASE AREA DESCRIPTION;
THENCE NORTH 90'00'00" WEST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 00'00'00" WEST, A DISTANCE OF 3.00 FEET;
THENCE NORTH 90'00'00" WEST, A DISTANCE OF 8.00 FEET;
THENCE SOUTH 00'00'00" WEST, A DISTANCE OF 26.00 FEET;
THENCE SOUTH 90'00'00" EAST, A DISTANCE OF 7.04 FEET TO A POINT REFERRED TO HEREINAFTER AS POINT "B";
THENCE SOUTH 90'00'00" EAST, A DISTANCE OF 18.96 FEET;
THENCE NORTH 00'00'00" EAST, A DISTANCE OF 26.00 FEET;
THENCE NORTH 90'00'00" WEST, A DISTANCE OF 8.00 FEET;
THENCE NORTH 00'00'00" EAST, A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING OF THIS NEW AT&T LEASE AREA DESCRIPTION.

CONTAINING 706 SQUARE FEET MORE OR LESS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE NEW AT&T LEASE AREA ON SHEET LS-2.

3 FEET WIDE UTILITY EASEMENT CENTERLINE DESCRIPTION (STRIP #1):

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2, IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PLAT RECORD OF IN BOOK 151, PAGE 19 AND 20 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A STRIP OF LAND FOR UTILITY EASEMENT PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

AN EASEMENT FOR FIBER AND POWER UTILITIES THREE (3.00) FEET IN WIDTH LYING ONE AND A HALF (1.50) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

BEGINNING AT SAID POINT "B":
THENCE SOUTH 00'00'48" WEST, A DISTANCE OF 52.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 3.71 FEET AND TO WHICH SAID BEGINNING A RADIAL LINE BEARS SOUTH 84'21'27" EAST; THENCE SOUTHWESTERLY, 5.45 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84'06'20"; THENCE SOUTH 89'56'05" WEST, A DISTANCE OF 36.00 FEET TO A POINT REFERRED TO HEREINAFTER AS POINT "C", ALSO BEING THE TERMINUS POINT OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID THREE (3.00) FEET WIDE UTILITY EASEMENT IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE UTILITY EASEMENT (STRIP #1) ON SHEET LS-2.

3 FEET WIDE UTILITY EASEMENT CENTERLINE DESCRIPTION (STRIP #2):

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2, IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PLAT RECORD OF IN BOOK 151, PAGE 19 AND 20 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A STRIP OF LAND FOR UTILITY EASEMENT PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

AN EASEMENT FOR POWER UTILITIES THREE (3.00) FEET IN WIDTH LYING ONE AND A HALF (1.50) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

BEGINNING AT SAID POINT "C":
THENCE SOUTH 90'00'00" WEST, A DISTANCE OF 9.14 FEET TO THE TERMINUS POINT OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID THREE (3.00) FEET WIDE UTILITY EASEMENT IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE UTILITY EASEMENT (STRIP #2) ON SHEET LS-2.

3 FEET WIDE UTILITY EASEMENT CENTERLINE DESCRIPTION (STRIP #3):

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2, IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PLAT RECORD OF IN BOOK 151, PAGE 19 AND 20 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A STRIP OF LAND FOR UTILITY EASEMENT PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

AN EASEMENT FOR FIBER UTILITIES THREE (3.00) FEET IN WIDTH LYING ONE AND A HALF (1.50) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

BEGINNING AT SAID POINT "C":
THENCE NORTH 52'15'49" WEST, A DISTANCE OF 10.36 FEET;
THENCE SOUTH 13'53'41" WEST, A DISTANCE OF 7.99 FEET TO THE TERMINUS POINT OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID THREE (3.00) FEET WIDE UTILITY EASEMENT IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE UTILITY EASEMENT (STRIP #3) ON SHEET LS-2.



65 POST, SUITE 1000
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www.eukongroup.com



16885 VIA DEL CAMPO CT., SUITE 318
SAN DIEGO, CA 92127
tel: (858) 432-4112 / (858) 432-4257

6	04/07/2025	REVISED LEGAL DESCRIPTION
5	04/24/2023	REVISED LEASE AREA LOCATION
4	02/10/2023	LEGAL DESCRIPTION UPDATE
3	12/19/2022	ADDITIONAL SURVEY POINTS
2	04/11/2022	FINAL SURVEY
1	03/02/2022	PRELIMINARY SURVEY
REV	DATE	DESCRIPTION

ISSUED DATE:

APRIL 07, 2025

ISSUED FOR:

FINAL SURVEY

LICENSURE:



PROJECT INFORMATION:

CLL05463

1700 N. TOWNE AVE.,
CLAREMONT, CA 91711

DRAWN BY: KF

CHECKED BY: RH

SHEET TITLE:

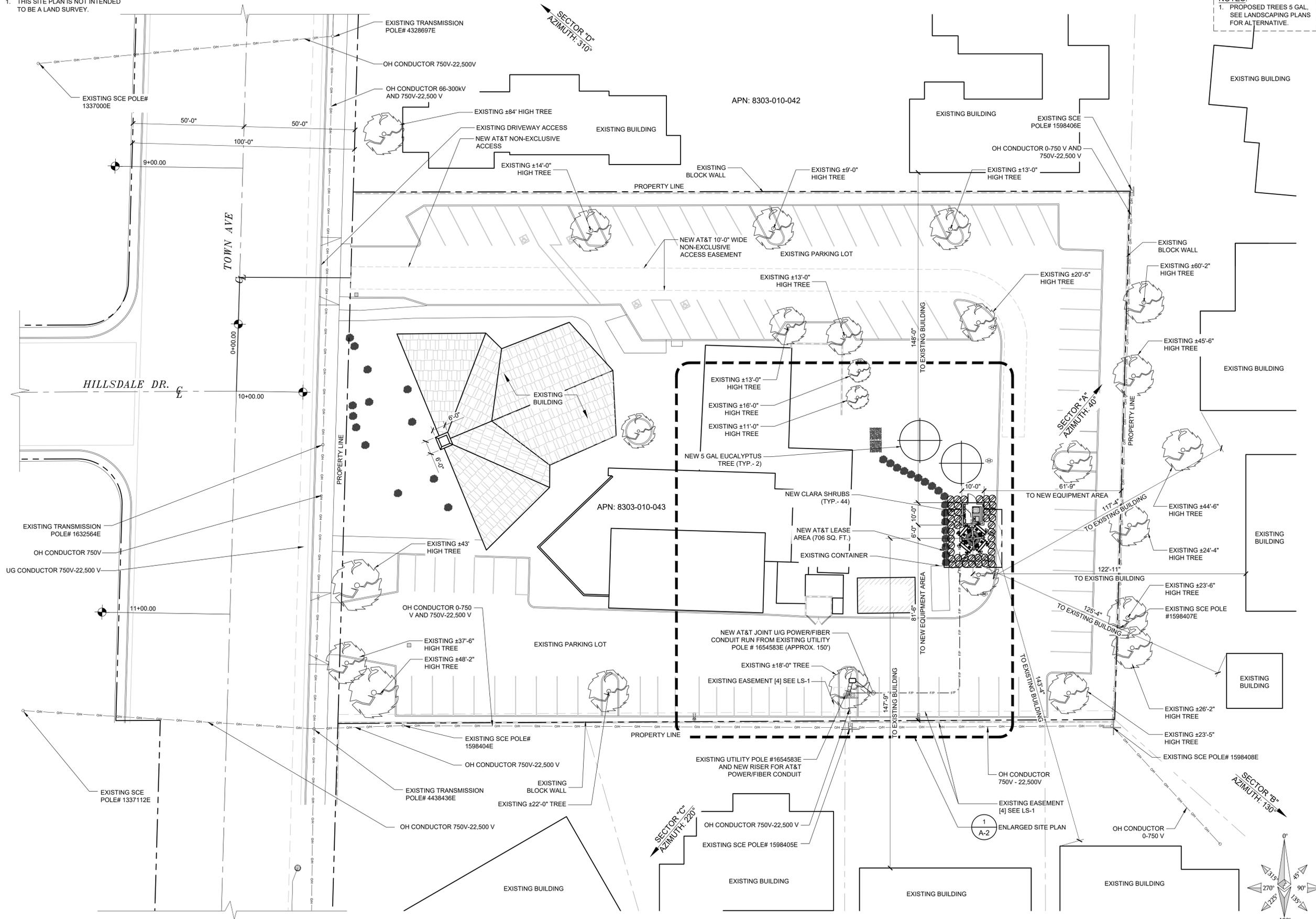
TOPOGRAPHIC
SURVEY

SHEET NUMBER:

LS-3

NOTES:
1. THIS SITE PLAN IS NOT INTENDED TO BE A LAND SURVEY.

NOTES:
1. PROPOSED TREES 5 GAL. SEE LANDSCAPING PLANS FOR ALTERNATIVE.



1452 EDINGER AVE.
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TUSTIN, CA 92780



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DRAWN BY: DW/AS	UTILITIES CHECKED BY: GD	A&E CHECKED BY: RB
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CONSTRUCTION DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	04/26/24	90% CONSTRUCTION DRAWINGS
B	08/29/24	JX COMMENTS
0	03/12/24	100% CONSTRUCTION DRAWINGS

PROJECT INFORMATION

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1700 N. TOWNE AVE.
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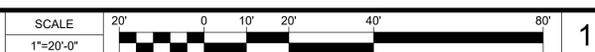
SITE PLAN

SHEET NUMBER

A-1

EUKON AT&T_90CD_MONOPOLE_TEMPLATE_V2_11-18-22

SITE PLAN



1

NOTES:
1. THIS SITE PLAN IS NOT INTENDED TO BE A LAND SURVEY.

NOTES:
1. PROPOSED TREES 5 GAL. SEE LANDSCAPING PLANS FOR ALTERNATIVE.



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DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
DW/AS	GD	RB

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A	04/26/24	90% CONSTRUCTION DRAWINGS
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0	03/12/24	100% CONSTRUCTION DRAWINGS

PROJECT INFORMATION

CLL05463

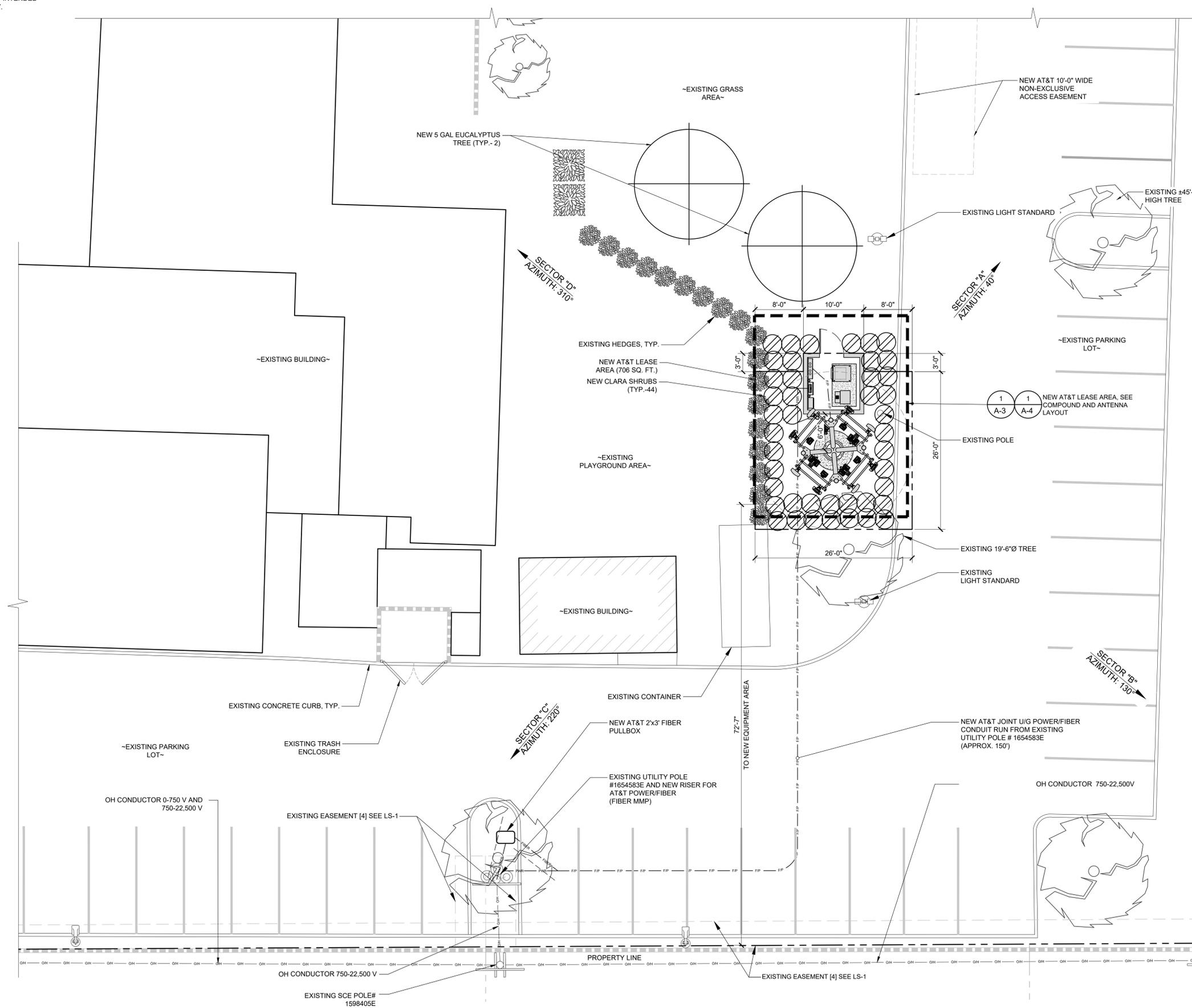
1700 N. TOWNE AVE.
CLAREMONT, CA 91711

SHEET TITLE

ENLARGED SITE PLAN

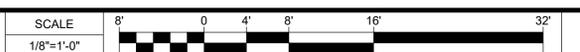
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A-1.1



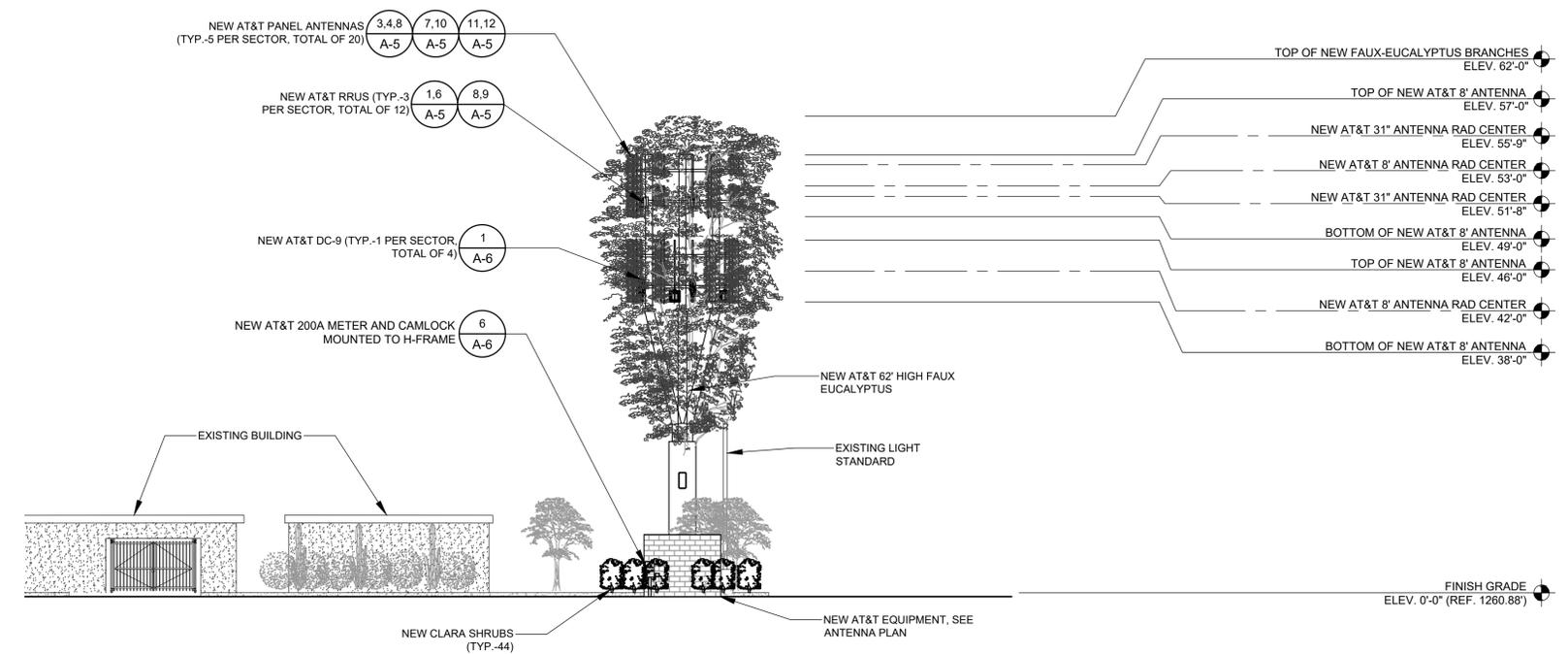
EUKON AT&T_90CD_MONOPOLE_TEMPLATE_V2_11-18-22

ENLARGED SITE PLAN



NOTES:
 1. TOWER TO BE PAINTED AND TEXTURED TO MATCH EXISTING BUILDING.
 2. PER CITY REQUIREMENT, ALL ARCHITECTURE FEATURES TO TIE INTO EXISTING CHURCH BUILDING AND WILL NOT HOUSE ANY EQUIPMENT.
 3. ALL ANTENNAS TO BE EQUIPPED WITH FRP SOCKS.
 4. ALL ANTENNAS, SURGE SUPPRESSOR AND HARDWARE TO BE PAINTED GREEN TO MATCH NEW BRANCHES.

NOTES:
 1. PROPOSED TREES 5 GAL. SEE LANDSCAPING PLANS FOR ALTERNATIVE.



NEW SOUTH ELEVATION

SCALE 3/32"=1'-0" 8' 0' 4' 8' 16' 32' 2

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DW/AS	GD	RB

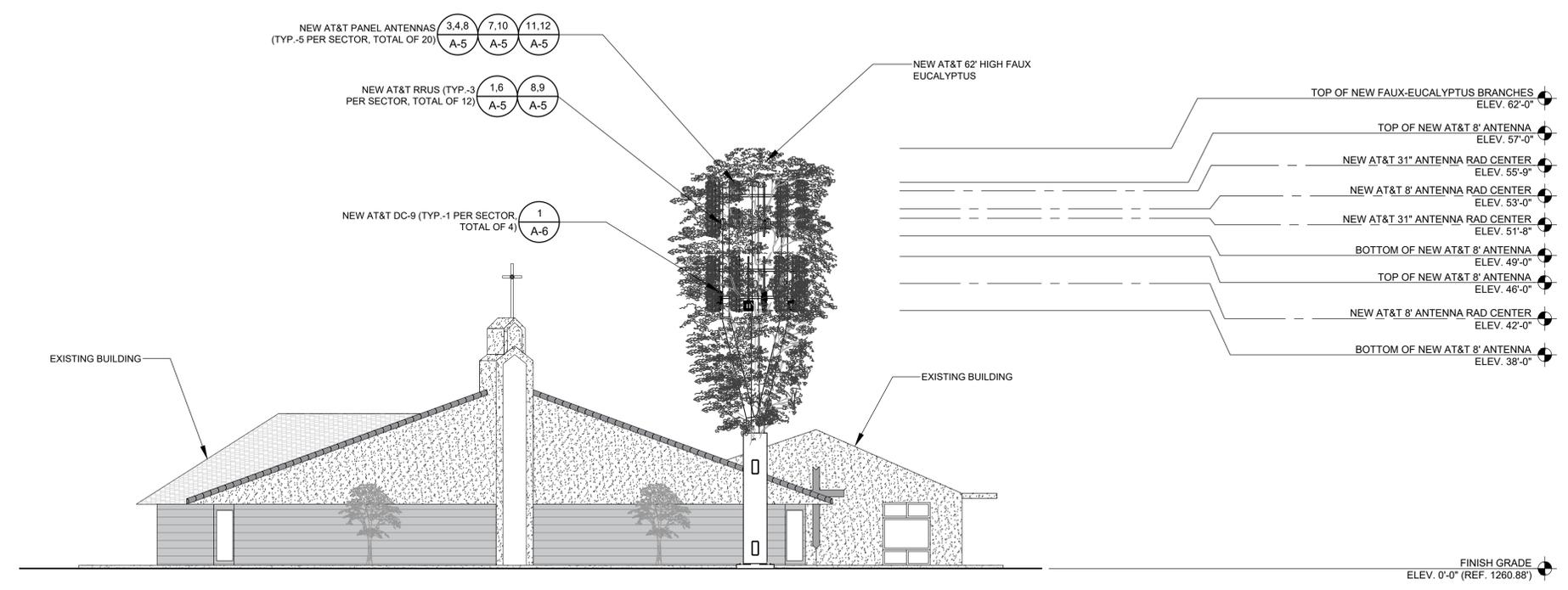
CONSTRUCTION DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	04/26/24	90% CONSTRUCTION DRAWINGS
B	08/29/24	JX COMMENTS
0	03/12/24	100% CONSTRUCTION DRAWINGS

PROJECT INFORMATION
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 CLAREMONT, CA 91711

SHEET TITLE
 NEW WEST AND SOUTH ELEVATIONS

SHEET NUMBER
 A-4.1



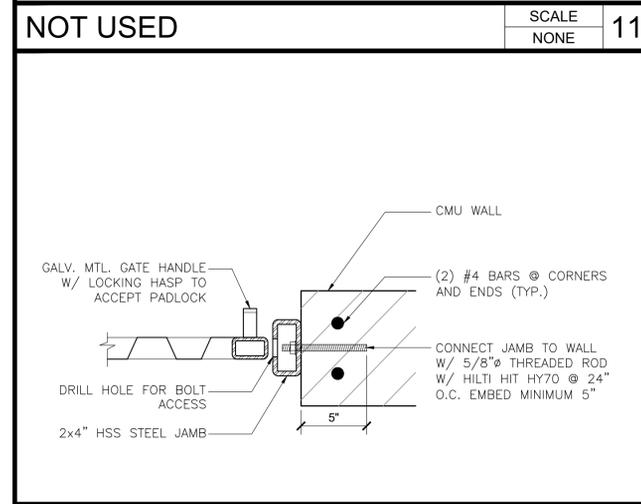
NEW WEST ELEVATION

SCALE 3/32"=1'-0" 8' 0' 4' 8' 16' 32' 1

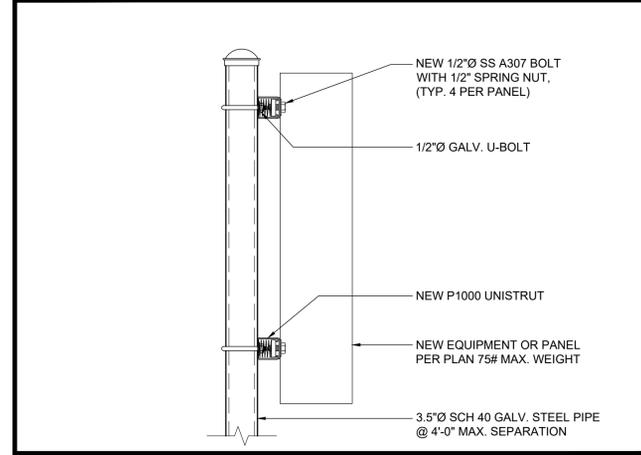
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NOT USED

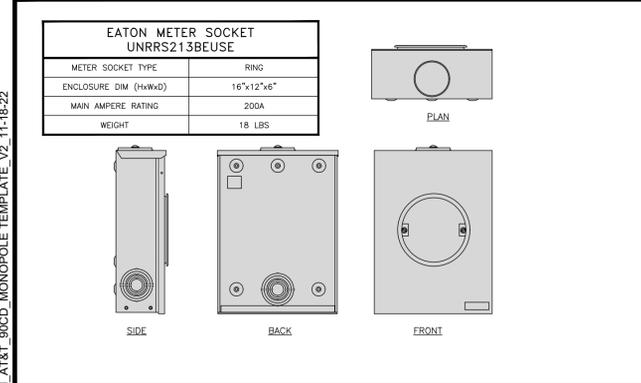
SCALE: NONE 11



STEEL GATE FRAME TO CMU SCALE: NONE 10



PANEL TO H-FRAME SCALE: NONE 9



200A METER SPECS SCALE: NONE 8

RAYCAP DC50-48-60-96-50F-CRD

CONNECTION TERMINAL (SUPPRESSION) METHOD: FROM C CONTACT CONNECTION (TERMINAL BLOCK) HARDWIRED:

OPERATING TEMPERATURE (C°): -40°C TO +100°C

STORAGE TEMPERATURE (C°): -70°C TO +80°C

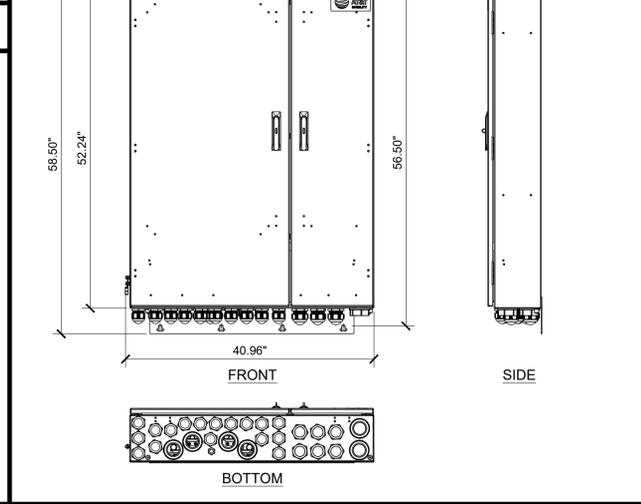
ENCLOSURE TYPE (OUTDOOR): NEMA 4 RATED

DIMENSIONS: 40.0"x52.24"x8.91"

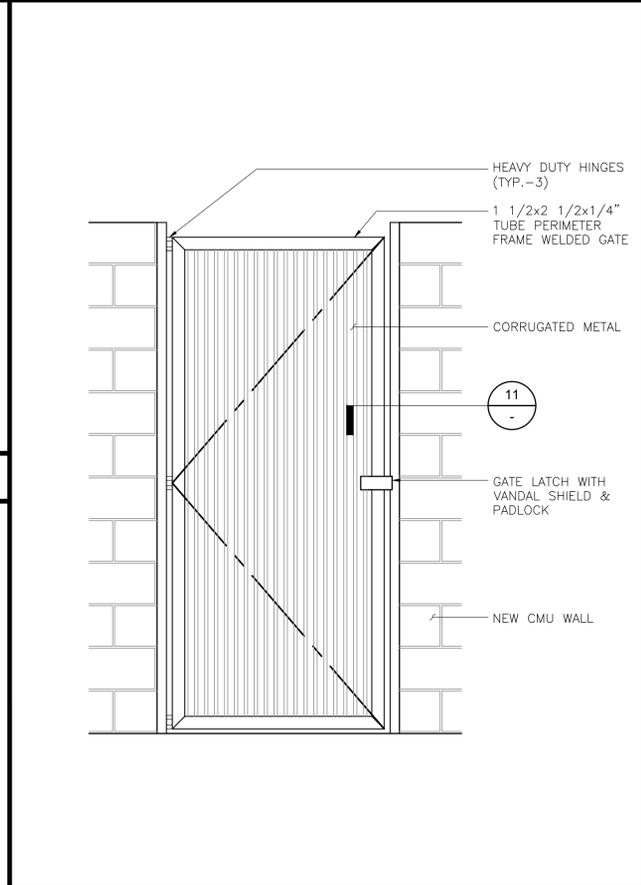
WEIGHT: 165 lbs

COMPRESSION LUG: COPPER: #14 TO #2 AWG ALUMINUM: #12 TO #2 AWG

#22 TO #12 AWG



SURGE SUPPRESSOR SPEC SCALE: NONE 7



STEEL GATE AT CMU WALL SCALE: NONE 6

PTLC-MTS-12200-CL

DIMENSIONS (LxWxD): 32"x22"x11.25"

WEIGHT: <100 lbs (45.0 kg)

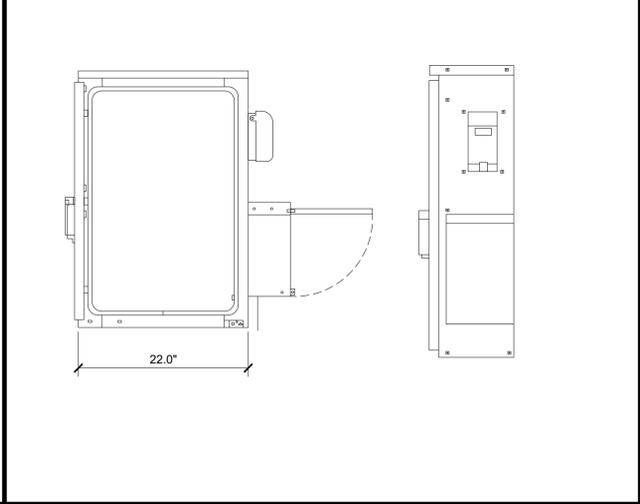
ELECTRICAL: 200 A, SINGLE PHASE

VOLTAGE: 120/240

LOAD CENTER: SQUARE D, OO SERIES, 30 CIRCUITS

CONVENIENCE RECEPTACLE: EXTERNAL 20-A OUTLET FOR GFCI

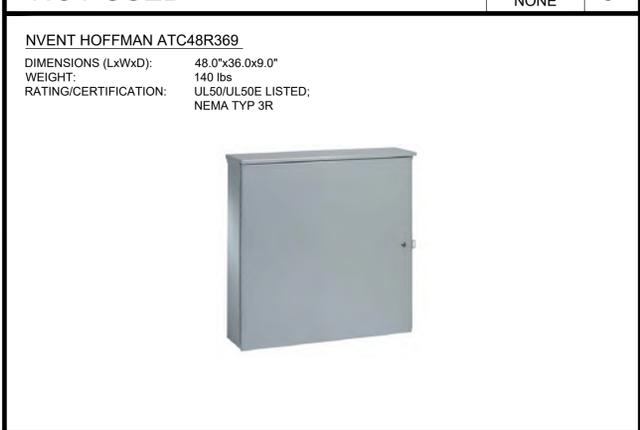
SUPPRESSION: STRIKESORB 40-A, 120 V MODULES



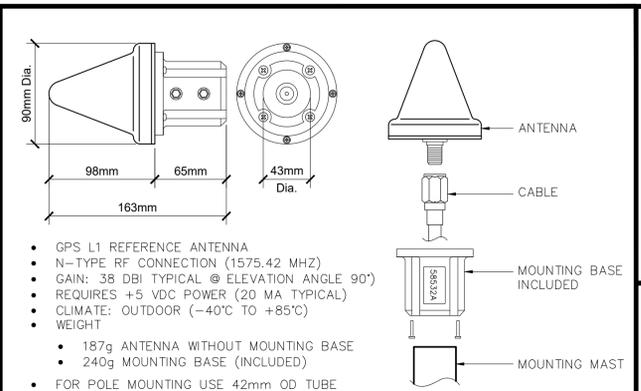
ELECTRICAL PANEL SPEC SCALE: NONE 5

NOT USED

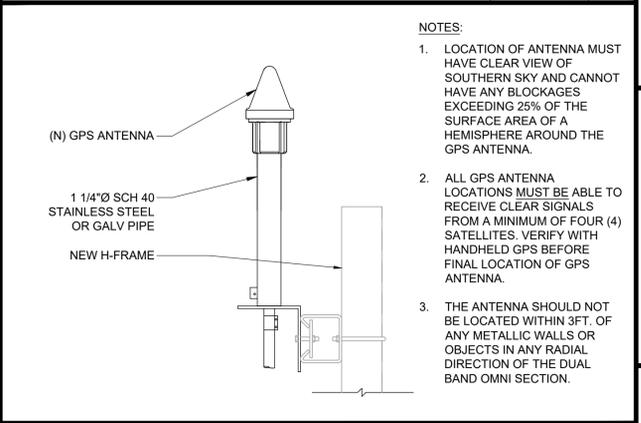
SCALE: NONE 5



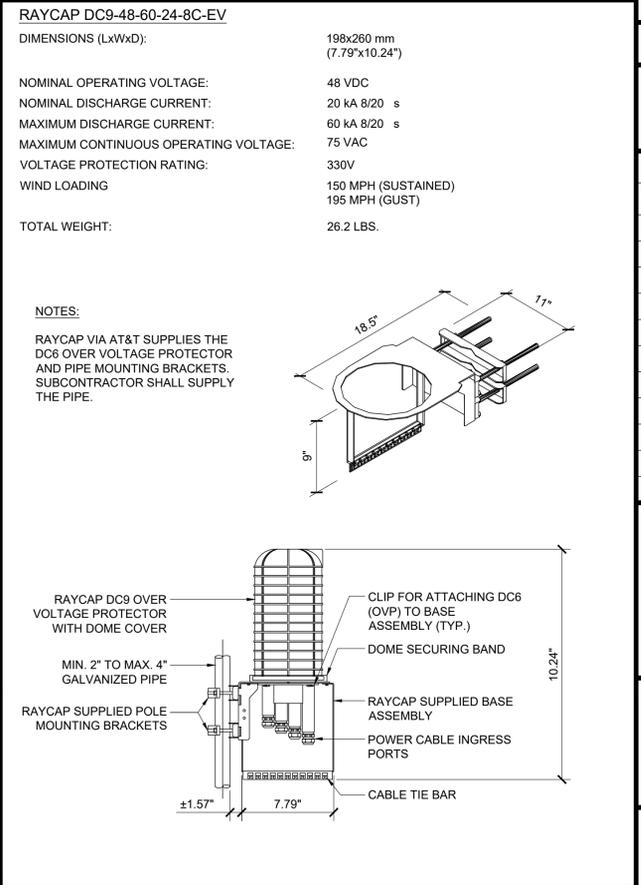
TELCO BOX DETAIL SCALE: NONE 4



GPS ANTENNA SPEC SCALE: NONE 3



GPS ANTENNA MOUNTING SCALE: NONE 2



SURGE SUPPRESSOR SPEC SCALE: NONE 1



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DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
DW/AS	GD	RB

CONSTRUCTION DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	04/26/24	90% CONSTRUCTION DRAWINGS
B	08/29/24	JX COMMENTS
0	03/12/24	100% CONSTRUCTION DRAWINGS

PROJECT INFORMATION

CLL05463

1700 N. TOWNE AVE. CLAREMONT, CA 91711

SHEET TITLE

EQUIPMENT DETAILS

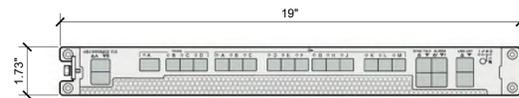
SHEET NUMBER

A-6

NOT USED

ERICSSON BASEBAND - 6651

DIMENSIONS (HxWxD): 1.73 x 19 x 15.1 in
WEIGHT: 17 lbs



BASEBAND UNIT SPECS

ERICSSON BASEBAND R503 XMU - BASEBAND AUXILIARY MULTIPLEXING UNIT

MECHANICAL SPECIFICATIONS:

DIMENSIONS: 1.22"H x 11"D x 13.8"W

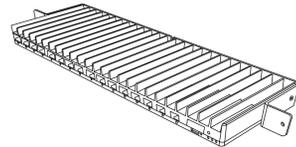
WEIGHT: 5 LBS

HEAT DISSIPATION: 50 WATTS

TECHNICAL SPECIFICATIONS:

PLATFORM FOR CPRI MULTIPLEXING AND DE-MULTIPLEXING

- 16x SFP+ PORTS
 - PLUGGABLE OPTICAL TRANSCEIVERS
 - DIRECT ATTACH CABLES
- 48V DC POWERING
- FANLESS
- TARGET RELEASE - L14B
- 2x (10Gbps -> 4x 2.5 Gbps)



BASEBAND UNIT SPECS

NOT USED

PURCELL CABINET - 66010D FLX21

MECHANICAL SPECIFICATIONS:

DIMENSIONS: 39.70"H x 25.27"W x 30"D

FINISH: ULTRA-LIGHT GRAY POLYESTER POWDER COAT FINISH

MOUNTING OPTIONS: 4" & 12" RISER PLINTHS, PAD, POLE, H-FRAME, WALL, UNISTRUT, STACKING

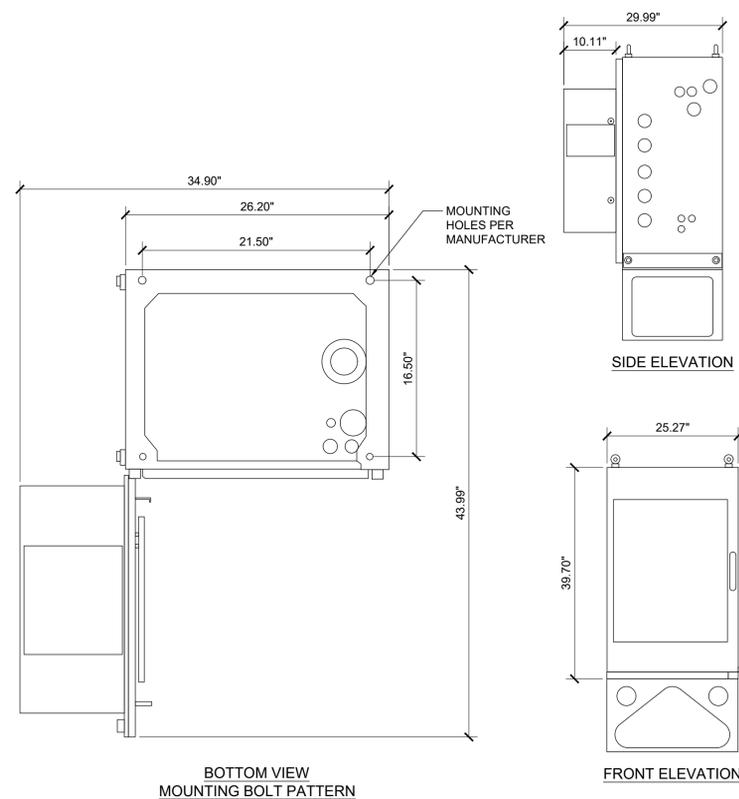
WEIGHT: 140 LBS EMPTY
250 LBS FULL

SAFETY: ENCLOSURE: UL508A

ENVIRONMENTAL: OPERATING TEMPERATURE: -40°F TO 115°F (-40°C TO 46°C) CONTINUOUS OPERATIONS

HUMIDITY: 0% TO 95% RELATIVE HUMIDITY, NON-CONDENSING

THERMAL SOLUTIONS: POWER CHAMBER: 1600 WATTS



DATA CABINET

VERTIV NETSURE - 512 DC POWER SYSTEM

DC POWER SYSTEM FEATURES:

NOMINAL SYSTEM VOLTAGE: -48 VDC or +24 VDC

CONTROL: MICROPROCESSOR (ACU+)

RATED OUTPUT CAPACITY - MAX CONFIGURATION SYSTEM: 525A @ -48V DC PLUS REDUNDANCY
400A @ +24V DC PLUS REDUNDANCY

RECTIFIER: 2000 WATTS (41.7A)

CONVERTER: 1200 WATTS (50A), -48V DC TO +24V DC

DISTRIBUTION PANEL TOP SECTION: WIRED FOR (16) +24V AND (13) -48V BULLET POSITIONS

BOTTOM SECTION: (30) -48V BULLET POSITIONS

ENVIRONMENTAL: OPERATING TEMPERATURE: -40°F TO 115°F (-40°C TO 46°C) CONTINUOUS OPERATIONS

HUMIDITY: 0% TO 95% RELATIVE HUMIDITY, NON-CONDENSING

THERMAL SOLUTIONS: POWER CHAMBER: 2500 WATT DOOR-MOUNTED HEAT EXCHANGER, 2 RU AVAILABLE SPACE FOR SURGE PROTECTION

BATTERY CHAMBER: FAN COOLED, FRESH AIR VENTILATION, HOLDS UP TO (3) BATTERY STRINGS

EQUIPMENT: GROUND BAR: 10 POSITIONS

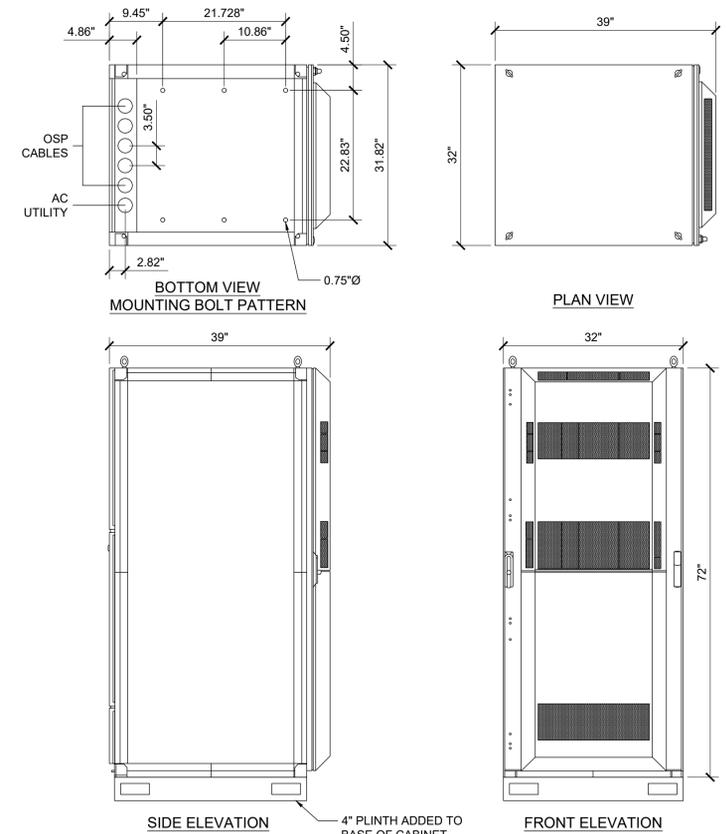
TERMINAL BLOCK: 12 POSITION PHOENIX ALARM BLOCK
32 POSITION PHOENIX ALARM BUNCHING BLOCK

SAFETY: DC POWER SYSTEM: UL 1801 LISTED (US & CANADA) NEBS LEVEL 3

ENCLOSURE: GR-487, UL 60950, AND SEISMIC ZONE 4 COMPLIANT

MECHANICAL SPECIFICATIONS: DIMENSIONS: 72"H x 32"W x 39"D

WEIGHT: 752 LBS.



POWER PLANT CABINET

NOT USED



1452 EDINGER AVE.
3RD FLOOR
TUSTIN, CA 92780



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DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
DW/AS	GD	RB

CONSTRUCTION DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	04/26/24	90% CONSTRUCTION DRAWINGS
B	08/29/24	JX COMMENTS
0	03/12/24	100% CONSTRUCTION DRAWINGS

PROJECT INFORMATION

CLL05463

1700 N. TOWNE AVE.
CLAREMONT, CA 91711

SHEET TITLE

EQUIPMENT DETAILS

SHEET NUMBER

A-7



1452 EDINGER AVE.
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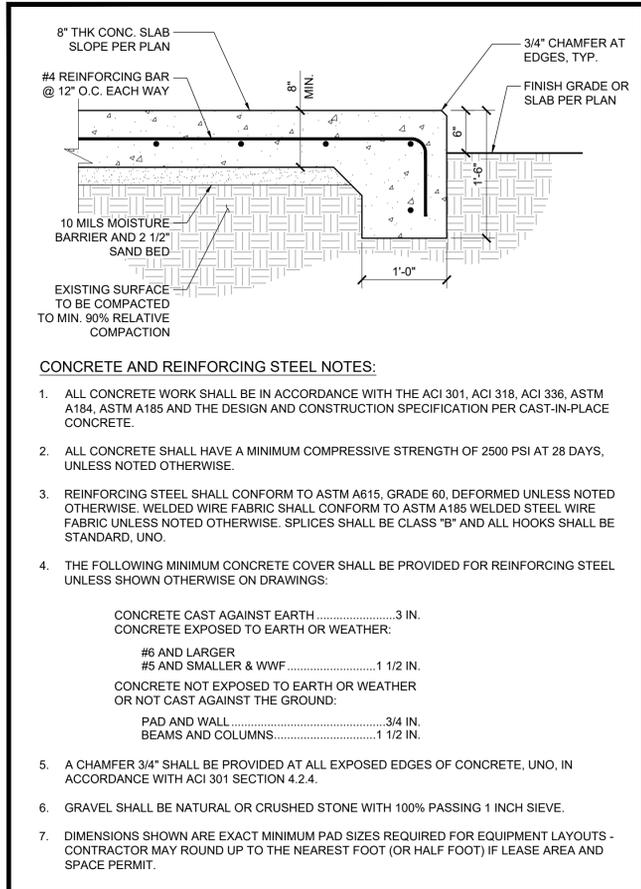
PROJECT INFORMATION

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1700 N. TOWNE AVE.
CLAREMONT, CA 91711

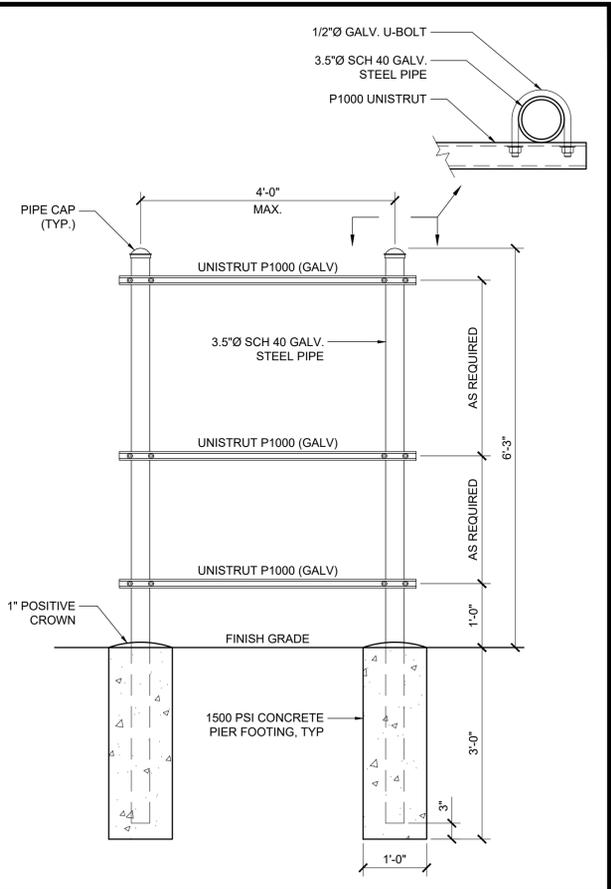
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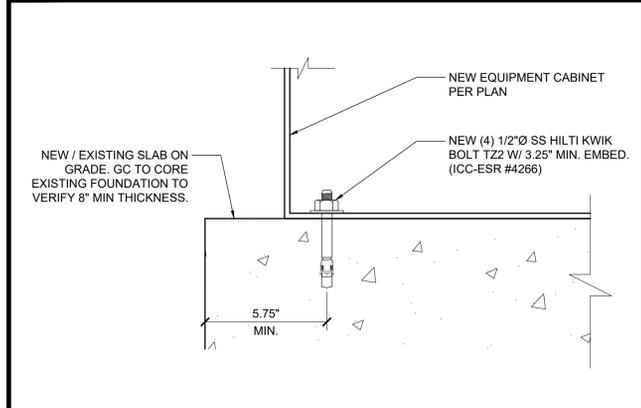
A-8



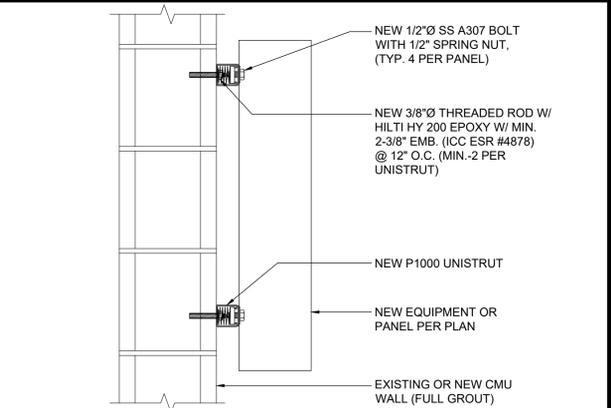
CONCRETE SLAB DETAIL SCALE NONE 8



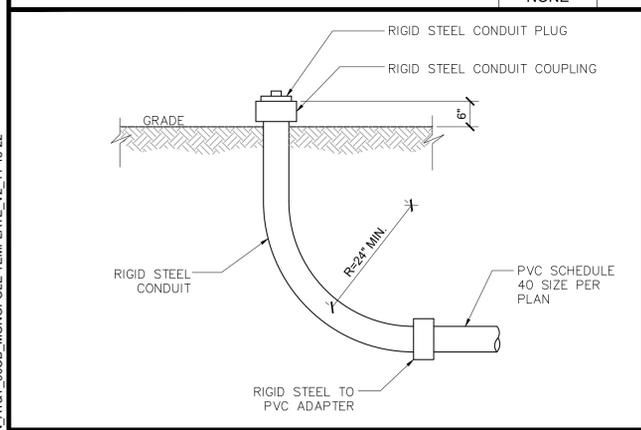
UTILITY H-FRAME SCALE NONE 5



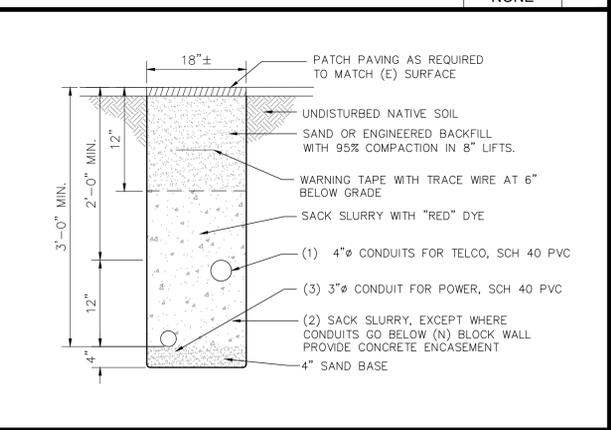
EQUIPMENT ANCHORAGE SCALE NONE 7



PANEL MOUNTING SCALE NONE 4

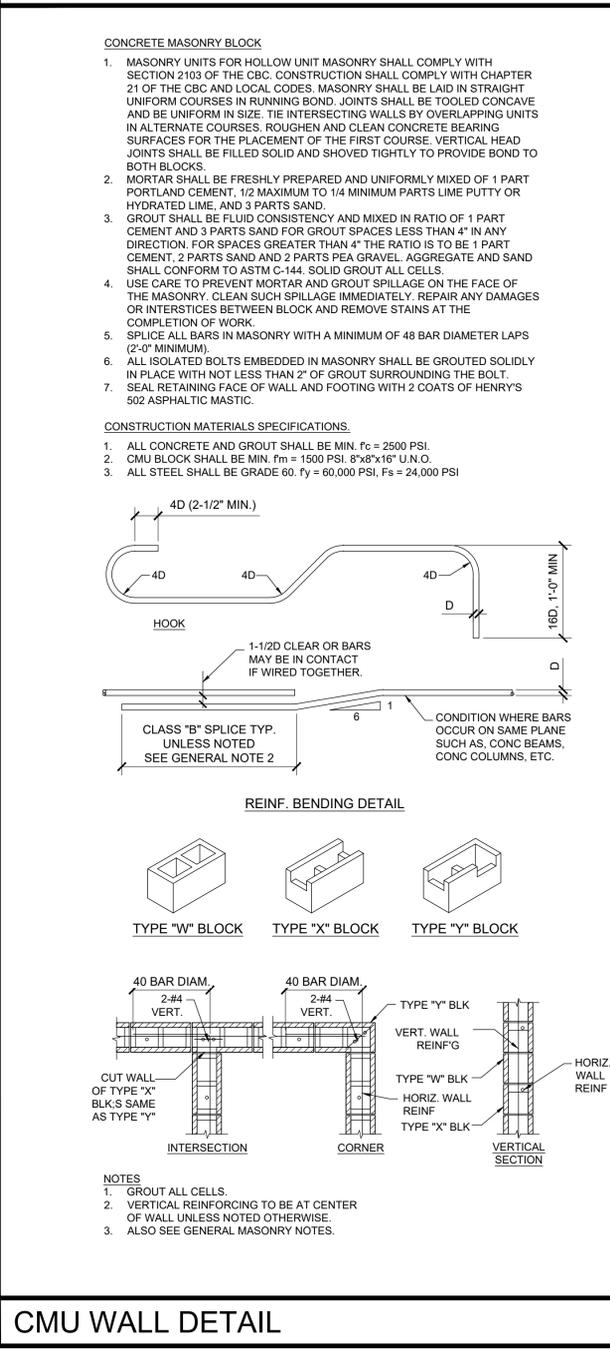


STUB-UP DETAIL SCALE NONE 6

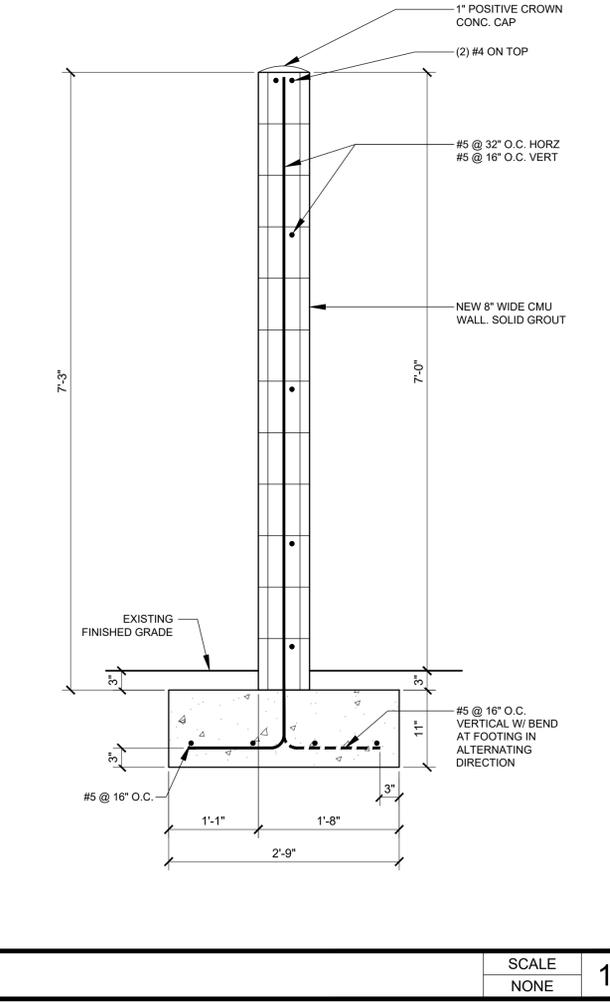


UTILITY TRENCH SCALE NONE 3

NOT USED



CMU WALL DETAIL SCALE NONE 1



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B	08/29/24	JX COMMENTS
0	03/12/24	100% CONSTRUCTION DRAWINGS

PROJECT INFORMATION

CLL05463

1700 N. TOWNE AVE.
CLAREMONT, CA 91711

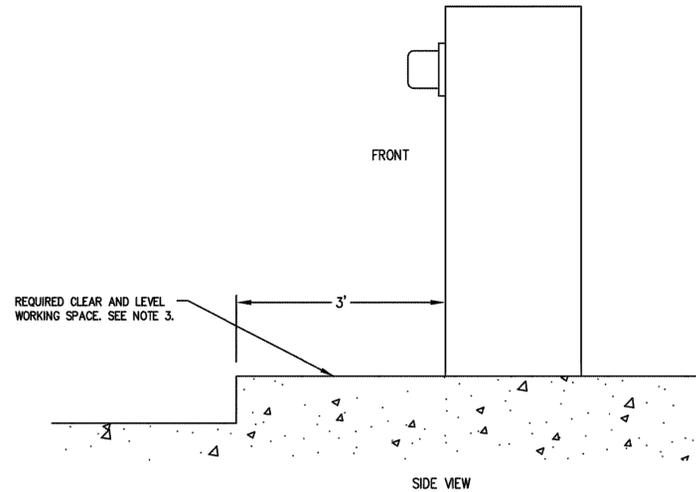
SHEET TITLE

UTILITY DESIGN

SHEET NUMBER

UD-2

PANEL CLEARANCE
UNDERGROUND SERVICE CONNECTIONS 0-600 VOLTS
SEE ESR 3-16



NOTES:

- A MINIMUM OF THREE (3) FEET OF CLEAR, LEVEL WORK SPACE IS REQUIRED IN FRONT OF ALL TERMINATION, METERING, AND SERVICE EQUIPMENT.
- SEE ESR-5 FOR METER-MOUNTING HEIGHT REQUIREMENTS. METER MOUNTING HEIGHT WILL BE MEASURED FROM THE STANDING AND WORKING SPACE TO THE CENTERLINE OF THE METERS.
- WHEN SERVICE EQUIPMENT IS INSTALLED ON AN ELEVATED PORTION OF THE FLOOR/GROUND, OR HOUSEKEEPING PAD, THE PAD SHALL BE FLUSH WITH AND EXTEND A MINIMUM OF THREE (3) FEET. THIS IS MEASURED FROM THE FRONT OF THE SERVICE EQUIPMENT OR THE OUTER DOOR(S) OF THE SWITCHBOARD NEMA 3R ENCLOSURE WHEN INSTALLED. IN NO CASE SHALL THE MAXIMUM METER HEIGHT OF SIX (6) FEET THREE (3) INCHES BE EXCEEDED.
- TO MAINTAIN A SAFE, CLEAR, AND LEVEL WORKING AREA IN FRONT OF NEW OR EXISTING METER AND SERVICE EQUIPMENT, A CONCRETE SLAB OR OTHER SUITABLE PERMANENT HARD SURFACE, ACCEPTABLE TO THE COMPANY, MUST BE USED.
- FOR SWITCHBOARDS ABOVE 600V, FIVE-FOOT MINIMUM OF CLEAR AND LEVEL STANDING AND WORKING SPACE IS REQUIRED IN THE FRONT, REAR, AND SIDE OF ANY SECTION WHERE SUCH PART SUPPORTS OR PROVIDES ACCESS TO METERING, TESTING EQUIPMENT, OR SERVICE CABLE TERMINATION SECTIONS.

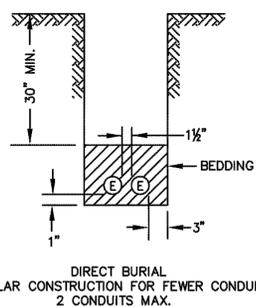
16.12 PROTECTIVE BARRIERS FOR SERVICE EQUIPMENT

BARRIER POSTS ARE USED TO PROTECT THE METER AND SERVICE EQUIPMENT, AS WELL AS PERSONNEL, FROM VEHICULAR CONTACT, AND TO PROHIBIT ENCROACHMENT INTO THE WORKING SPACE. (FOR EXAMPLE: LOADING ZONES, DRIVEWAYS, CONGESTED AREAS, OFF STREET PARKING, AND SO ON). THE CUSTOMER SHALL PROVIDE AND INSTALL "NON-REMOVABLE" BARRIERS TO PROVIDE THE PROPER SAFE WORKING CLEARANCES WHERE THE WORKSPACE IS EXPOSED TO VEHICULAR OR OTHER HAZARDOUS CONDITIONS. METERS WILL NOT BE SET UNTIL THE BARRIERS HAVE BEEN INSTALLED.

CONDUIT RADIUS REQUIREMENTS:

- A: The minimum radius for bends are:
36" for conduits 3" in diameter or smaller
48" for conduits 4" and 5" in diameter
60" for 6" diameter conduit
- B: The minimum radius for sweeps are:
36" for conduits 3" in diameter or smaller
12'-6" for conduits 4" in diameter and larger,
unless otherwise noted.

TYPICAL CONDUIT BANK SECTION
SEE UGS CD 120



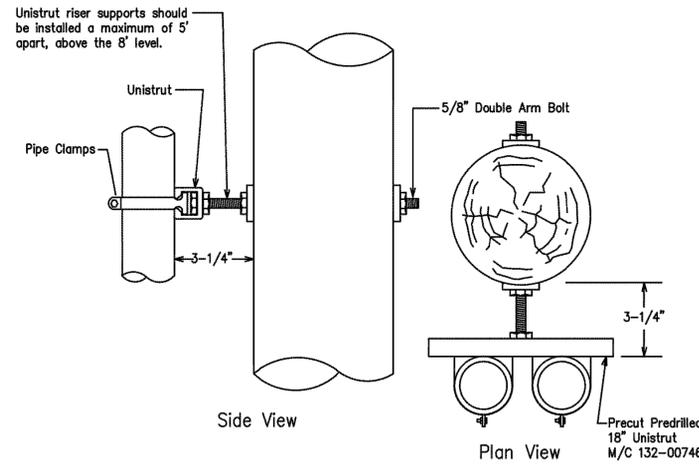
WARNING
THE EXCAVATOR MUST TAKE ALL STEPS NECESSARY TO AVOID CONTACT WITH UNDERGROUND FACILITIES WHICH MAY RESULT IN INJURY TO PERSONS OR DAMAGE TO FACILITIES IN THE AREA. THE INDICATED LOCATIONS OF EDISON UNDERGROUND FACILITIES, AS PROVIDED, ARE BELIEVED TO BE ACCURATE. HOWEVER, THE FINAL DETERMINATION OF EXACT LOCATIONS AND THE COST OF REPAIR TO DAMAGED FACILITIES IS THE RESPONSIBILITY OF THE EXCAVATOR.

RUN NUMBER CALL-OUTS AS FOLLOWS:

- ① - (199) MAINLINE CONDUIT
- ② - (599) SERVICE CONDUIT
- ③ - (799) STREET LIGHT CONDUIT

D84: Rev. 10/26/20

RISER INSTALLATION USING UNISTRUT
SEE DUG CR 110.2



CONVENTIONAL RISER INSTALLATION
NOT TO SCALE

NOTE(S):

- All notes pertaining to Figure CR 110-1.1 (Sheet 1) construction on scope CR 110.1 also apply to risers supported by a unistrut.
- APPLICATION
The unistrut shown in Figure CR 110-5 (Sheet 3) is the preferred method where multiple risers are required.
- MATERIAL

TABLE CR 110-2: Unistrut Pipe Clamps

Conduit Size (in)	Material Code
1	622-04052
2	133-48248
2.5	133-48214
3	133-00025
4	133-00017
5	133-48008
6	132-00746

REF.: DUG CR 110.2
D38: REV. 02/16/11

SCE Inspection
Contact SCE 48 Hours in advance for a Pre-Construction meeting and/or inspection.
Email: NDPFCS@SCE.COM

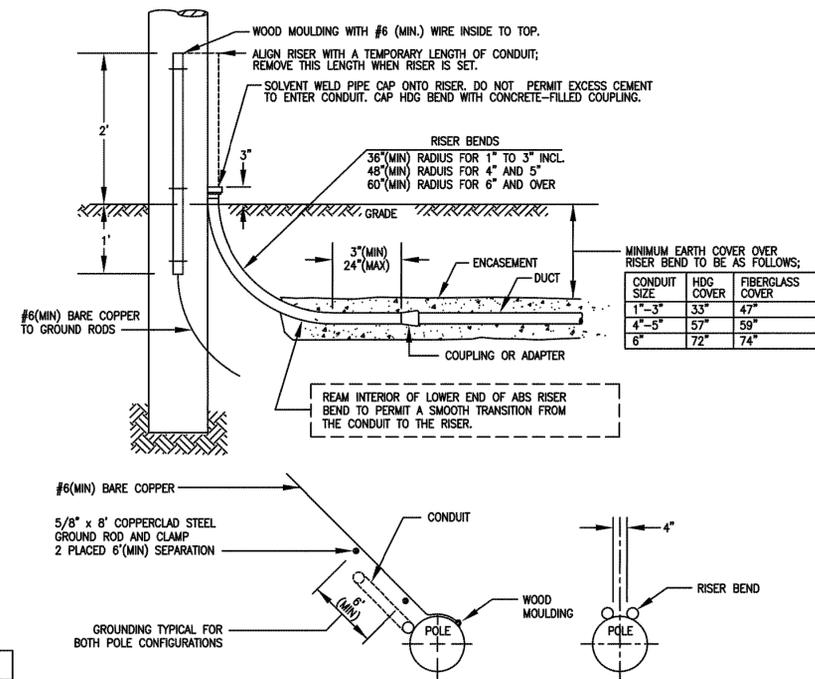
NOTE:
ALL ELECTRICAL DUCTS AND STRUCTURES WILL CONFORM TO GENERAL ORDER #128 (RULES FOR CONSTRUCTION OF UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATION PRESCRIBED BY THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA, JANUARY 2006).

CONNECTING TO EXISTING SCE STRUCTURES

- Per SCE requirements, customers are not allowed to enter, intercept or tie-in to existing SCE facilities; e.g. structures, equipment, multi-conduit runs/banks, or conductors. These facilities may be energized and the work will only be performed by SCE. Contact the appropriate SCE inspector to schedule an appointment. Customers may connect to an existing conduit stub without a SCE inspector present.
- Multi-conduit runs/banks are runs of conduit in close proximity to each other and other SCE facilities. A conduit stub is a single empty conduit stub that is not in close proximity to other SCE owned facilities. Refer to the work order map for details.
- Per CPUC/SCE's Rule 15 B.1.A and Rule 16 D.1.A., the customer will provide all necessary excavations (with the exception of excavation under pads and primary splice boxes), material (including conduit and structures) and encasement, to be utilized in the intercept/tie-in process.
- The customer must adhere to all applicable Cal-OSHA, local, city, state and federal regulations, (including, but not limited to, all necessary shoring and traffic control in place to perform the intercept/tie-in work by SCE's underground civil contractor(s)).
- Intercept/tie-in work must be coordinated with SCE's civil contractors through the Division Inspector/P-Spec to limit exposure of excavation(s). Customer is responsible for securing excavation(s).

D08: 11/13/18

POLE RISER BEND STANDARD LOCATION
SEE UGS CD 160



APPROVED RISER BENDS ARE SHOWN ON FOLLOWING TABLE:

MATERIAL	SIZE							
	1"	1-1/2"	2"	2-1/2"	3"	4"	5"	6"
ABS	-	-	-	X	X	X	X	-
FIBERGLASS	-	-	-	-	X	X	X	-
HDC	X	X	X	X	X	X	X	-

NOTE: 6" HDC OR FIBERGLASS RISER BEND SHALL BE USED WHEN SPECIFIED ON THE WORKING DRAWING. SEE UGS AC 702 FOR GROUNDING HDC RISER BENDS.

- THE TOP AND BOTTOM OF 3", 4", 5" OR 6" FIBERGLASS BENDS ARE FURNISHED WITH PERMANENTLY ATTACHED PVC COUPLINGS. ALSO INCLUDED IS A 6" LONG 3", 4", 5" OR 6" SCHEDULE 80 PVC STUB-OUT, SOLVENT WELDED INTO THE TOP COUPLING. SEE UGS CD 166 FOR FIBERGLASS RISER BEND MATERIAL INFORMATION AND SUPPLIERS.
- TWO GROUND RODS ARE REQUIRED AT ALL PRIMARY RISER POLES. DRIVE RODS IN TRENCH BOTTOM WITH 6" MINIMUM SEPARATION IN UNDISTURBED EARTH. LEAVE THE ROD TOPS 3" ABOVE THE TRENCH BOTTOM AND ATTACH CONTINUOUS GROUND WIRE WITH CLAMPS. EXTEND WIRE TO INDICATED LOCATION ON POLE AND STUB UP 2' ABOVE GRADE IN WOOD MOULDING. ALL GROUNDING MATERIALS FURNISHED BY CONTRACTORS. SEE UGS AC 703 FOR APPROVED GROUNDING MATERIALS.
- ENCASEMENT REQUIRED ONLY WHEN CALLED OUT ON WORKING DRAWING.
- PVC RISERS MAY BE SUBSTITUTED FOR FIBERGLASS FOR STRAIGHT RUNS OF 150' OR LESS IN CONDUIT SIZES 4" AND UNDER.

D78: REV. 02/14/11

FINAL DESIGN
APPROVED FOR CONSTRUCTION

DISTRICT 26 - COVINA		PROJ. MGR. HUNTER, YOLANDA PHONE 909-477-6471		PLANNER WITCHELL, WAYNE PHONE 714-796-9810		DESIGNER QUINONEZ, KATHLEENA	
PROJECT NO. 2537924	SERVICE REQUEST 3426815	MSR NO.	PRODUCT-1 2078262-NEW METER & SERVICE		ASSOC DESIGN 1583101		
CIRCUIT / VOLTAGE FORBES 12KV		GPS	PRODUCT-2		ASSOC DESGN		
SUB / PG NO. LIVE OAK		CIRCUIT CODE 06634	PRODUCT-3		ASSOC DESGN		
INVENTORY MAP 155-4366-5		J.P.A. NO.		PROPOSED CONSTRUCTION (LOCATION) AT&T MOBILITY SITE #CLL05463 1700 N TOWNE AVE CLAREMONT CA 91711			
F	01/17/23	C. ANDRADE	W. WITCHELL	K. QUINONEZ	63055		
TYPE	DATE	APPROVED BY	CHECKED BY	DRAWN BY	PAX #	SHEET 1 OF 2	DESIGN/DRWG NO. 1583101_0.01

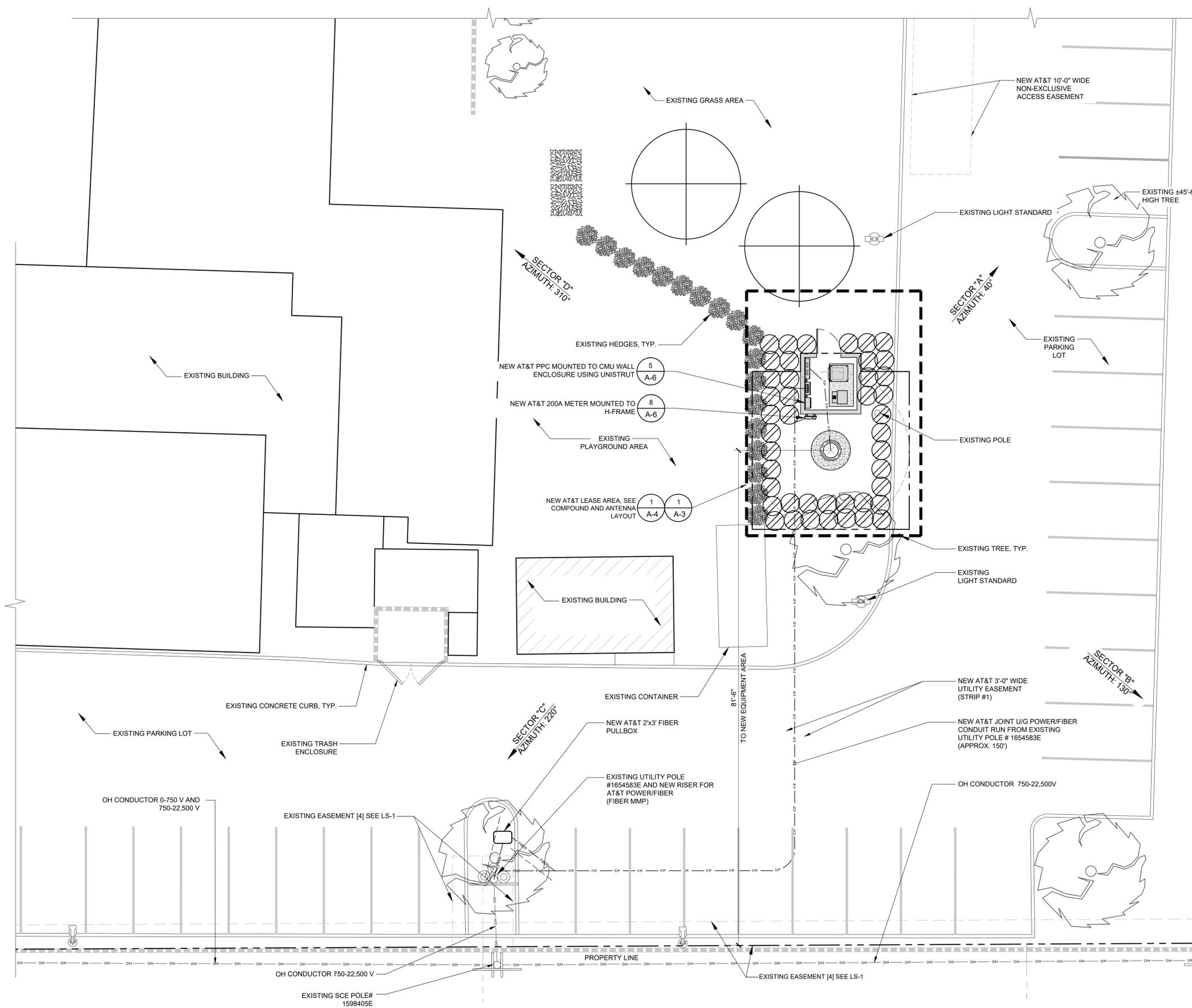
Southern California Edison Company

D99: 10/26/20

FILE NAME: 1583101_0.01.DWG SAVE DATE: 1/23/2023 12:29 PM SAVED BY: QUINORUK

D81: Rev. 09/23/09

NOTES:
 1. THIS SITE PLAN IS NOT INTENDED TO BE A LAND SURVEY.



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DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
DW/AS	GD	RB

CONSTRUCTION DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	04/26/24	90% CONSTRUCTION DRAWINGS
B	08/29/24	JX COMMENTS
0	03/12/24	100% CONSTRUCTION DRAWINGS

PROJECT INFORMATION

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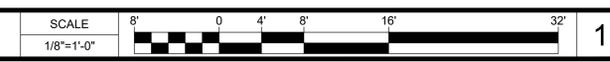
SHEET TITLE
ELECTRICAL SITE PLAN

SHEET NUMBER

E-1

EUKON AT&T_90CD_MONOPOLE_TEMPLATE_V2_11-18-22

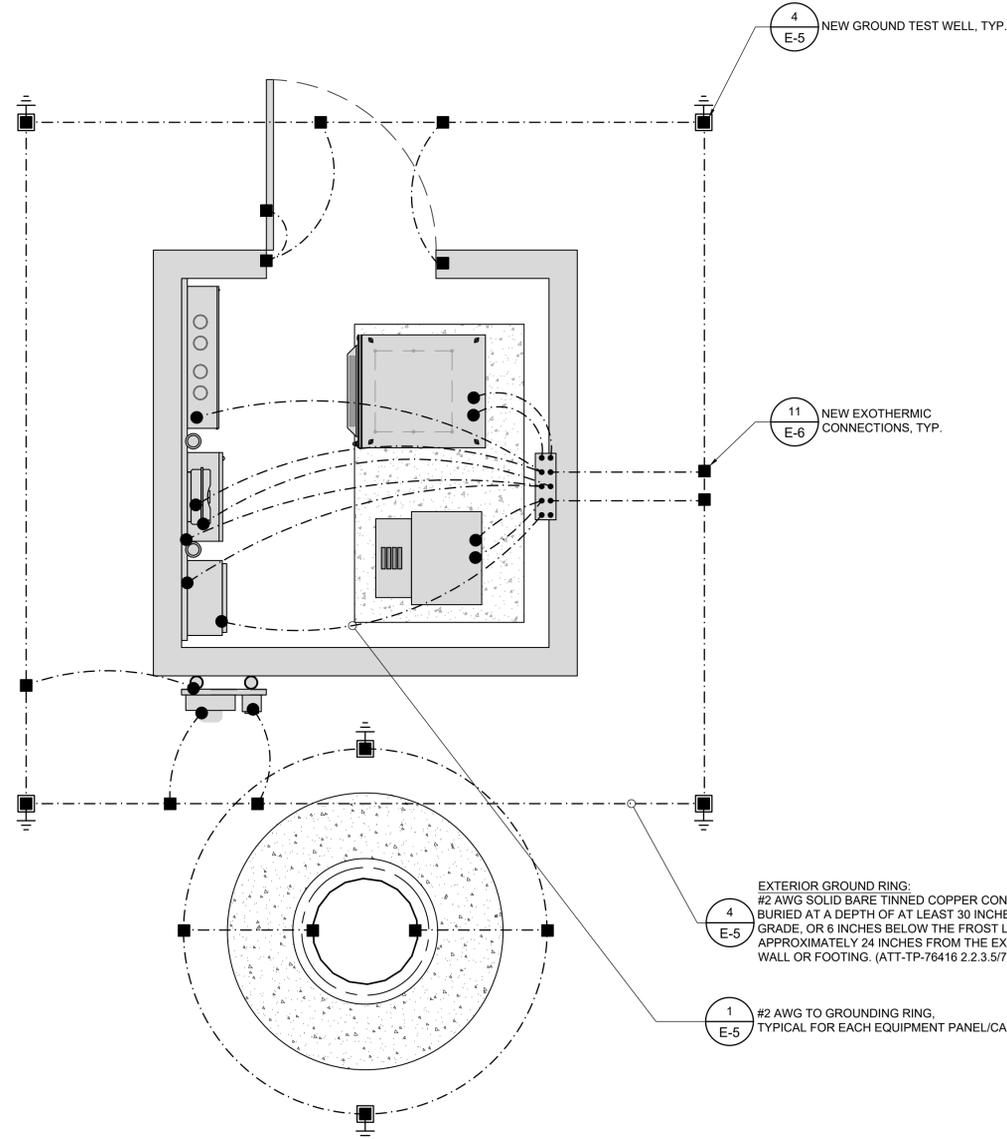
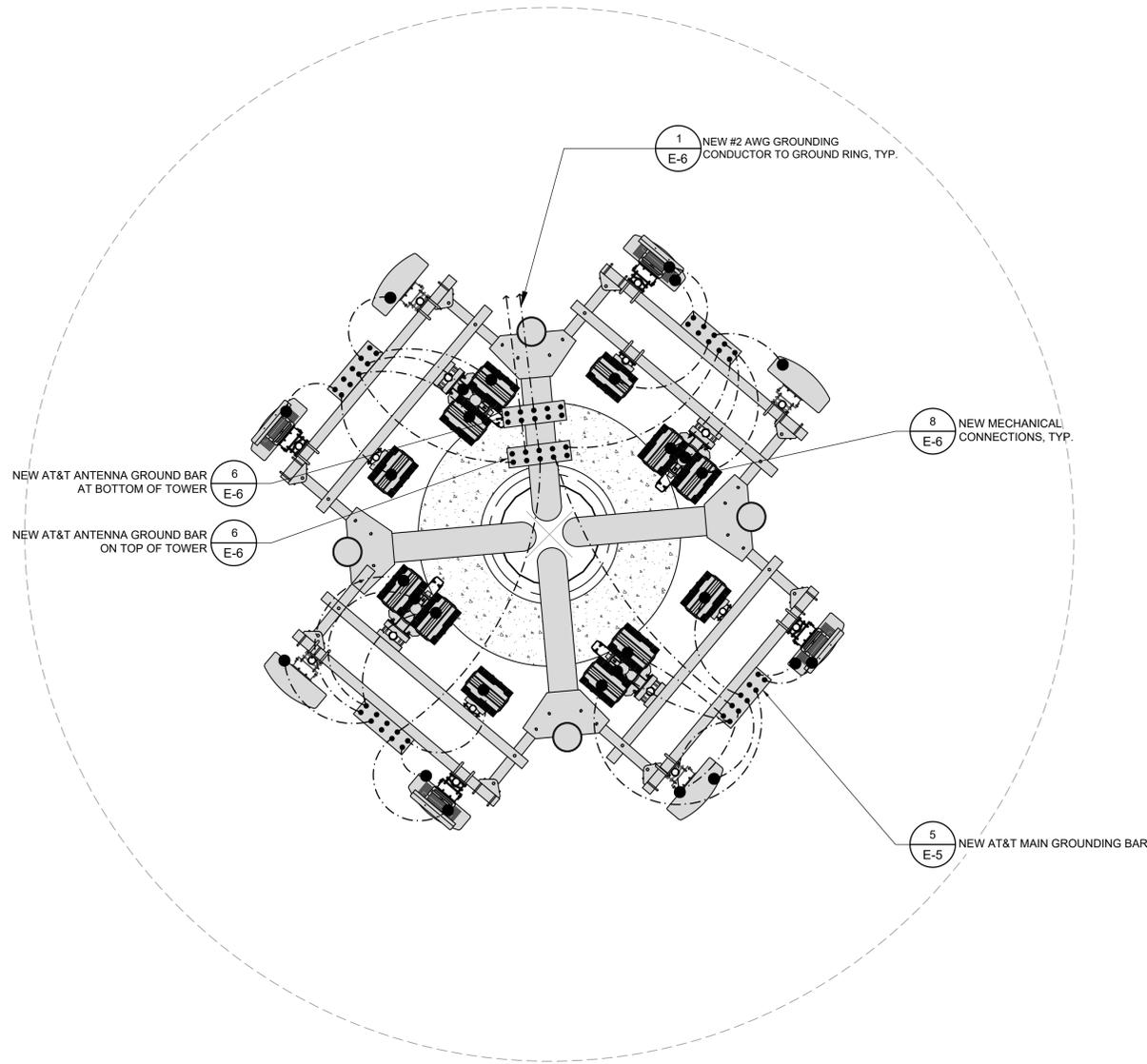
ELECTRICAL SITE PLAN



- EXOTHERMIC ■
- COMPRESSION TYPE CONNECTIONS ●
- CHEMICAL ELECTROLYTIC GROUNDING SYSTEM ⊗
- GROUND ROD ⊥■
- GROUND ROD WITH INSPECTION SLEEVE ⊥■
- TEST GROUND ROD WITH INSPECTION SLEEVE ⊥■
- EXOTHERMIC WITH INSPECTION SLEEVE ■
- GROUNDING CONDUCTOR ---
- GROUNDING BAR ●●●●

THIS PLAN IS A SCHEMATIC ONLY AND DOES NOT SHOW ALL THE GROUNDING PROVIDED BY THE SHELTER MANUFACTURER. CONTRACTOR SHALL NOTIFY AT&T IF ANY GROUNDING TO BE PROVIDED IS INCOMPLETE OR MISSING.

NOTE:
CONTRACTOR TO IMPLEMENT ALL GROUNDING REQUIREMENTS AS SPECIFIED BY CARRIER CONSTRUCTION AND INSTALLATION GUIDELINES.



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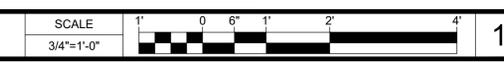
GROUNDING PLANS

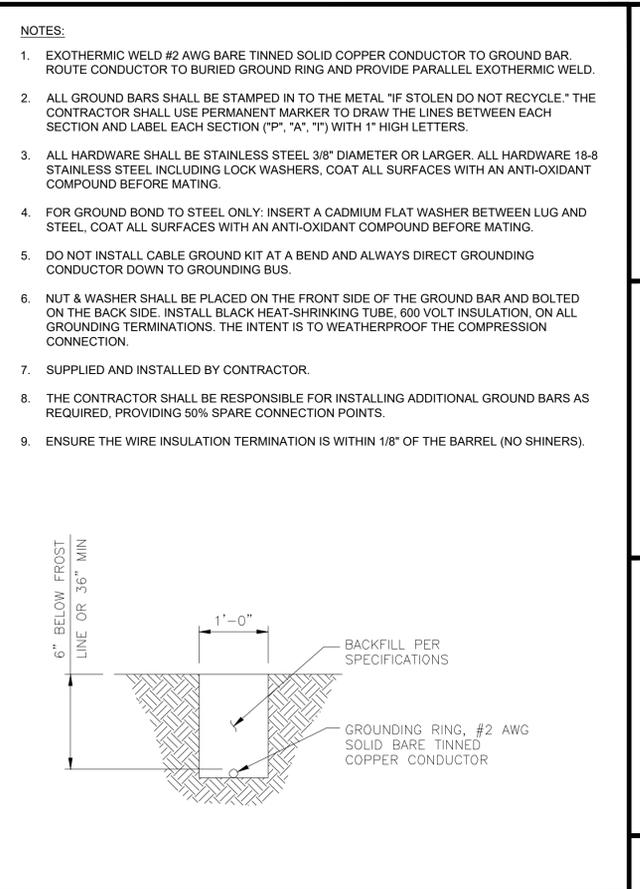
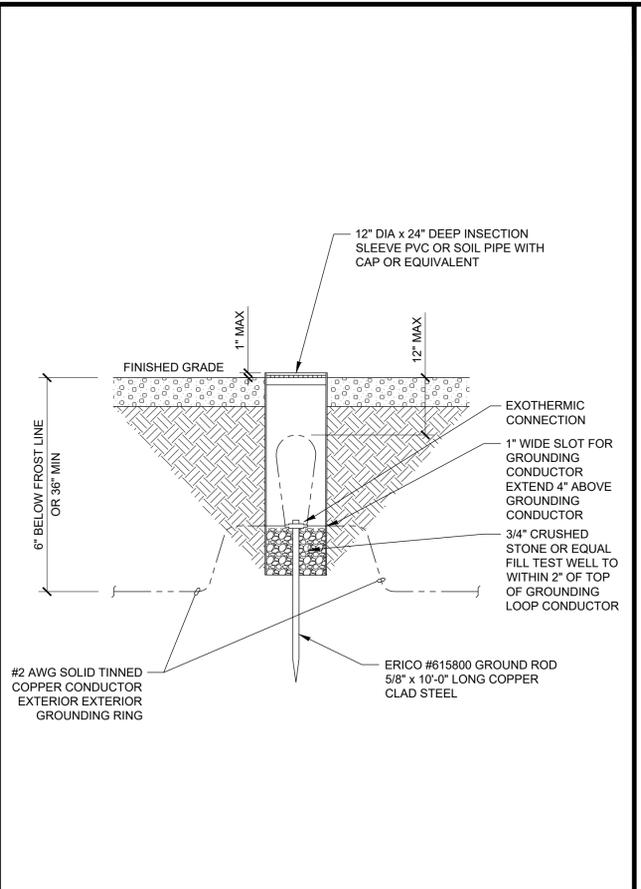
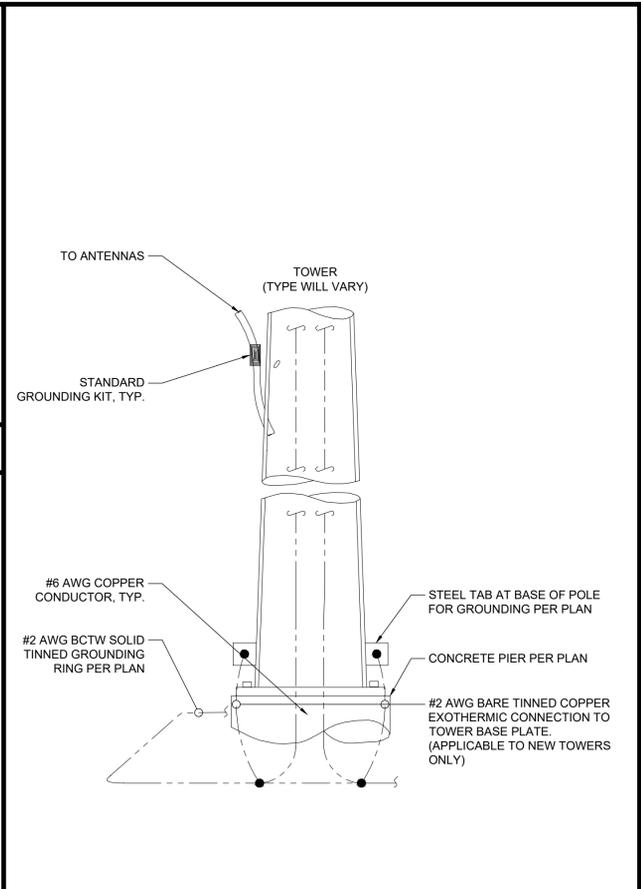
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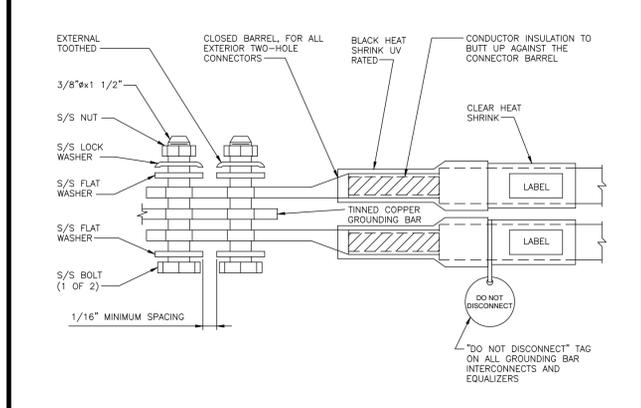
GROUNDING PLAN





NOT USED

SCALE NONE 8



EXTERIOR TWO HOLE LUG

SCALE NONE 7

TOWER GROUNDING

SCALE NONE 6

GROUND ROD W/ INSPECTION SLEEVE

SCALE NONE 4

GROUND RING TRENCH

SCALE NONE 2

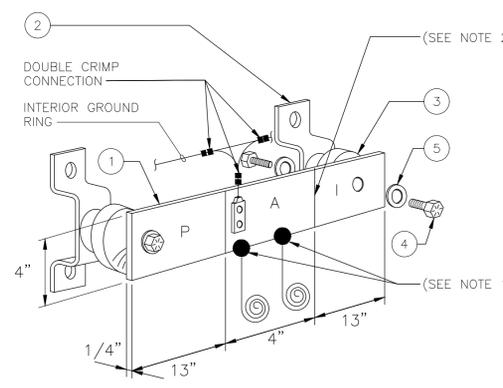
NEWTON INSTRUMENT COMPANY, INC. BUTNER, N.C.			
NO	REQUIRED	PART NUMBER	DESCRIPTION
1	1	1/4"x4"x30"	SOLID GROUND BAR
2	2	A-6056	WALL MOUNTING BRACKET
3	2	3061-4	INSULATORS
4	4	3012-1	5/8"-11x1" H.H.C.S.
5	4	3015-8	5/8" LOCKWASHER

EACH GROUNDING CONDUCTOR TERMINATING ON ANY GROUND BAR SHALL HAVE AN IDENTIFICATION TAG ATTACHED AT EACH END THAT WILL IDENTIFY ITS ORIGIN AND DESTINATION

SECTION "P" - SURGE PROTECTORS
 (EC) CELL REFERENCE GROUND BAR (IF COLLOCATED)
 (EC) GENERATOR FRAMEWORK (IF AVAILABLE) (#2 AWG)
 (EC) TELCO GROUND BAR (#2 AWG)
 (EC) COMMERCIAL POWER COMMON NEUTRAL/GROUNDING BOND (3/0)
 (EC) FIBER GROUND BAR (#2 AWG)
 (EC) POWER ROOM REFERENCE GROUND BAR (#2 AWG)
 (AT&T) RECTIFIER FRAMES

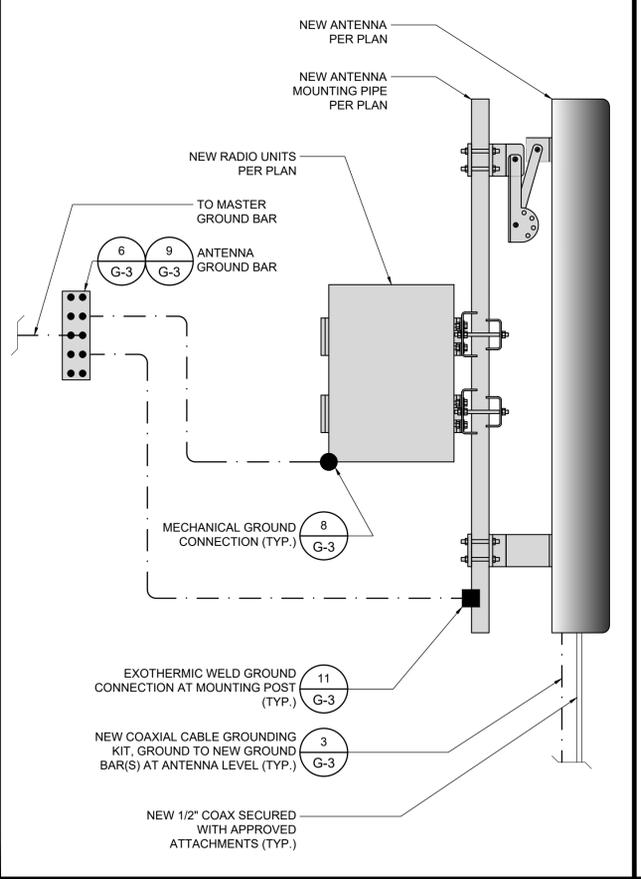
SECTION "A" - SURGE ABSORBERS
 (EC) INTERIOR GROUND RING (#2 AWG)
 (EC) EXTERNAL EARTH GROUNDING FIELD (BURIED GROUND RINGS) (#2 AWG)
 (EC) METALLIC COLD WATER PIPE (IF AVAILABLE) (1/0 AWG)
 (EC) BUILDING STEEL (IF AVAILABLE) (1/0 AWG)

SECTION "I" - ISOLATED GROUNDING ZONE
 (AT&T) ALL ISOLATED GROUNDING REFERENCE (AT&T) GROUND WINDOW BAR



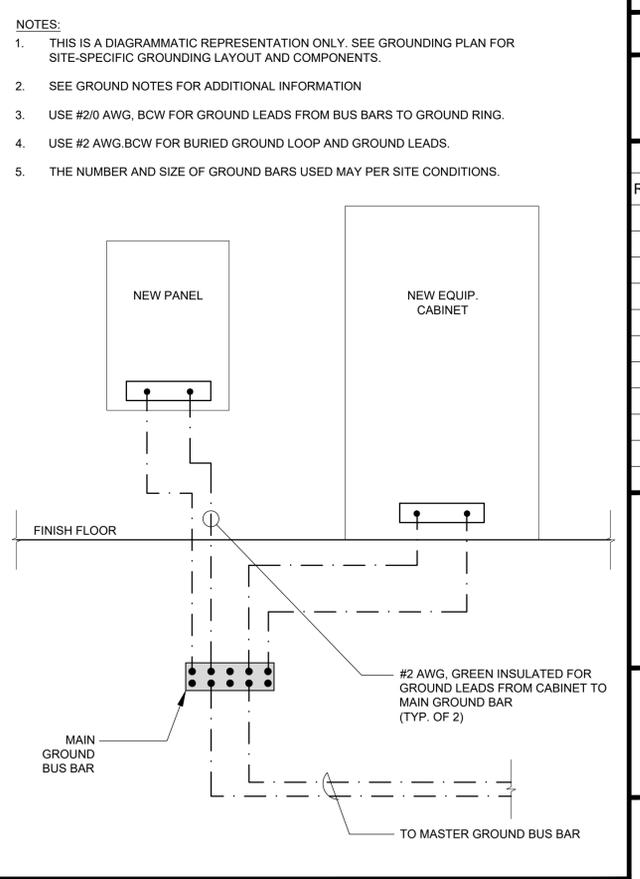
MAIN GROUNDING BAR

SCALE NONE 5



ANTENNA GROUNDING

SCALE NONE 3



EQUIPMENT GROUNDING

SCALE NONE 1

NOTES:

- EXOTHERMIC WELD #2 AWG BARE TINNED SOLID COPPER CONDUCTOR TO GROUND BAR. ROUTE CONDUCTOR TO BURIED GROUND RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
- ALL GROUND BARS SHALL BE STAMPED IN TO THE METAL "IF STOLEN DO NOT RECYCLE." THE CONTRACTOR SHALL USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION ("P", "A", "I") WITH 1" HIGH LETTERS.
- ALL HARDWARE SHALL BE STAINLESS STEEL 3/8" DIAMETER OR LARGER. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS. COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
- FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL. COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
- DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUNDING CONDUCTOR DOWN TO GROUNDING BUS.
- NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUND BAR AND BOLTED ON THE BACK SIDE. INSTALL BLACK HEAT-SHRINKING TUBE, 600 VOLT INSULATION, ON ALL GROUNDING TERMINATIONS. THE INTENT IS TO WEATHERPROOF THE COMPRESSION CONNECTION.
- SUPPLIED AND INSTALLED BY CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADDITIONAL GROUND BARS AS REQUIRED, PROVIDING 50% SPARE CONNECTION POINTS.
- ENSURE THE WIRE INSULATION TERMINATION IS WITHIN 1/8" OF THE BARREL (NO SHINERS).



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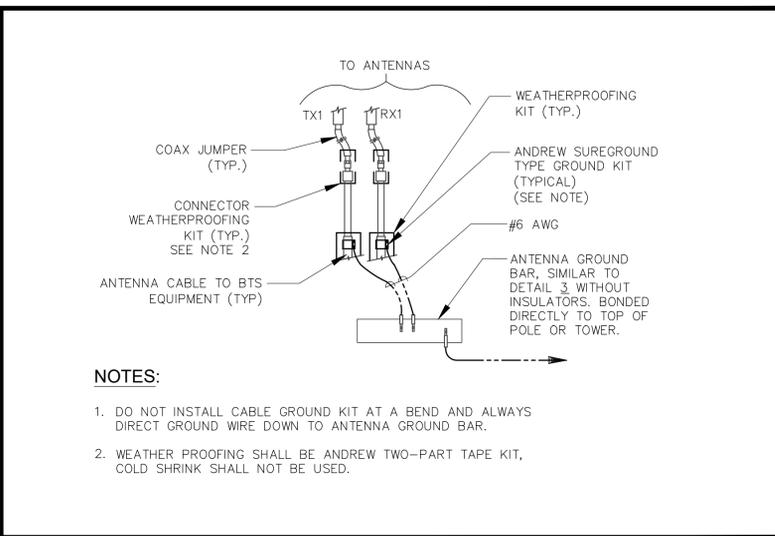
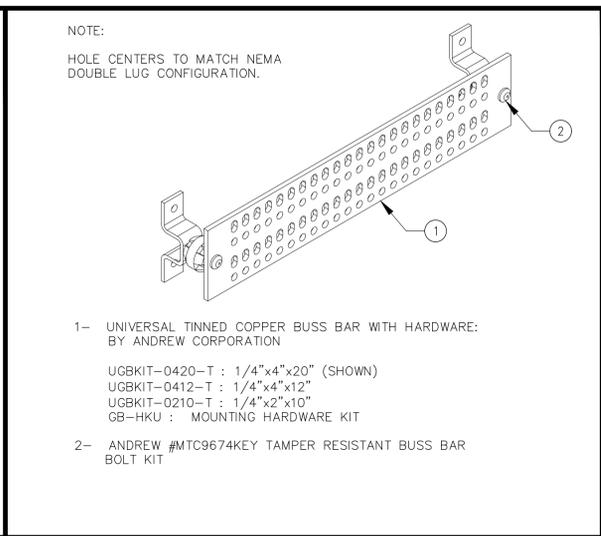
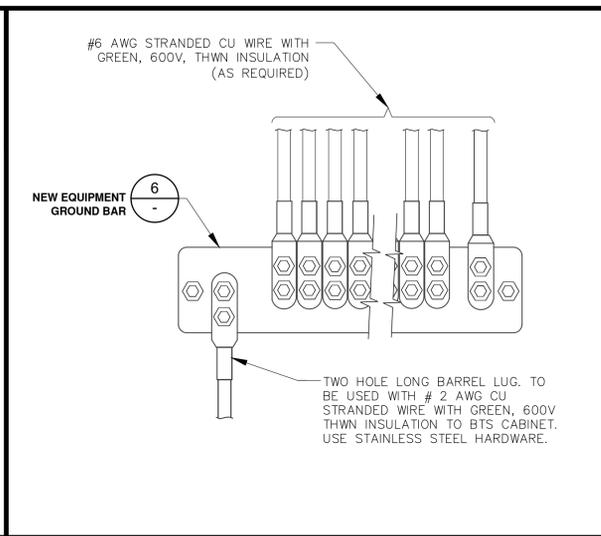
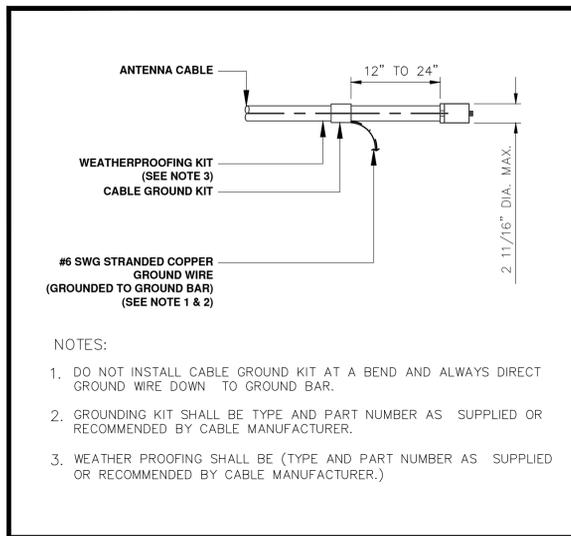
CONSTRUCTION DRAWINGS

SUBMITTALS		
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PROJECT INFORMATION
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SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER
E-5



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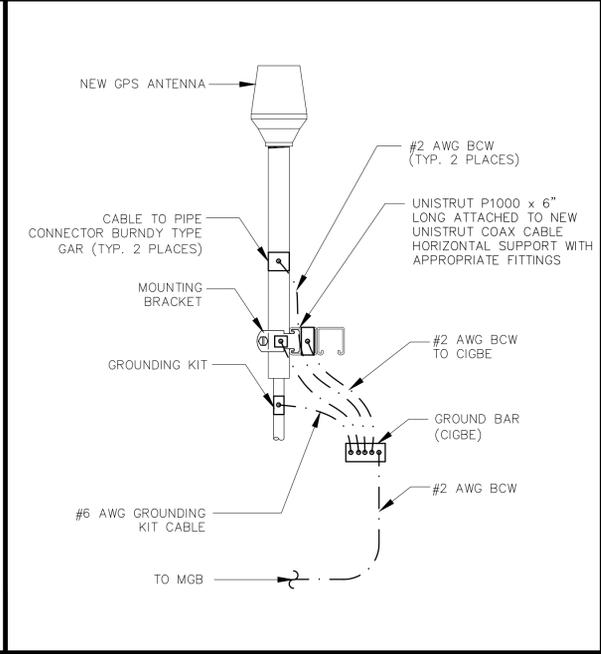
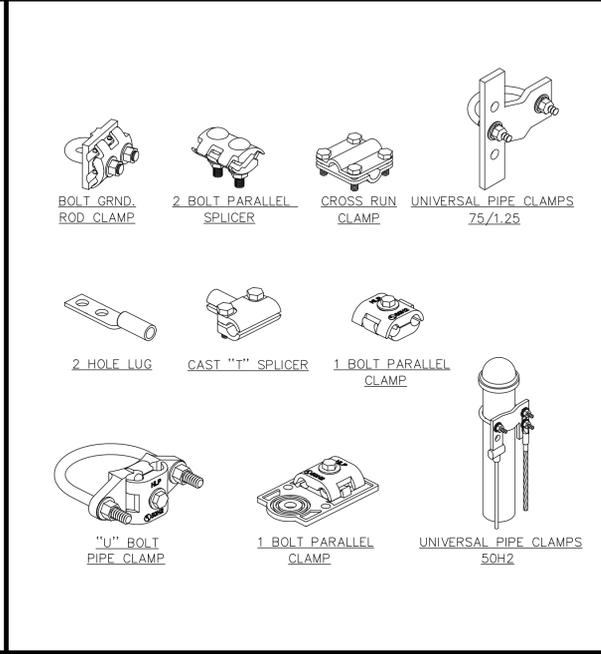
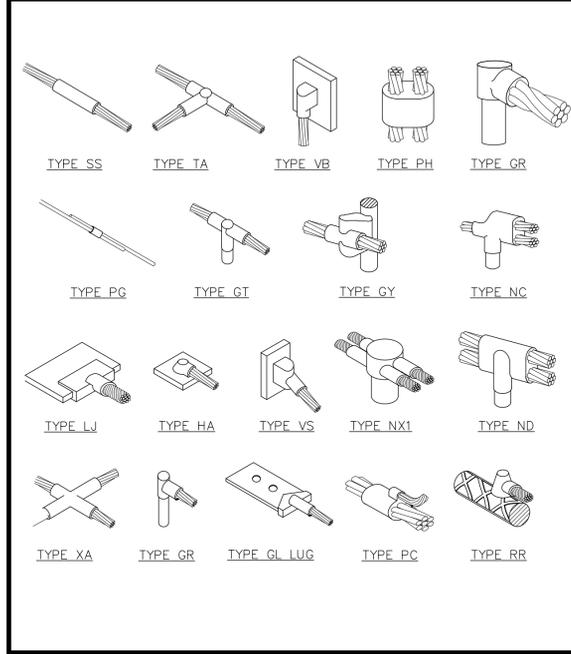
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CONN. OF CABLE GND KIT TO ANT. 12

INSTALLATION OF GND WIRE TO GND BAR 9

GROUND BAR DETAIL 6

CONN. OF GRND WIRE TO GRND BAR, TOWER 3



NOTES
1. NUMBER OF GROUNDING BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATION, AND CONNECTION ORIENTATION, THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADDITIONAL GROUNDING BAR AS REQUIRED, PROVIDING 50% SPARE CONNECTION POINTS.
2. DO NOT INSTALL CABLE GROUNDING KIT AT A BEND AND ALWAYS DIRECT GROUNDING CONDUCTOR DOWN TO GROUNDING BAR.
3. GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
4. WEATHER PROOFING SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
5. PROVIDE GROUNDING KIT 6" BEFORE TURN TRANSITION FROM TOWER TO ICE BRIDGE.
6. WHEN THE SCOPE OF WORK REQUIRES THE ADDITION OF A GROUNDING BAR TO AN EXISTING TOWER, THE SUBCONTRACTOR SHALL OBTAIN APPROVAL FROM THE TOWER OWNER PRIOR TO MOUNTING THE GROUNDING BARS TO THE TOWER.
7. EXTEND TWO (2) #2 AWG TINNED CU CONDUCTOR FROM BURIED GROUNDING RING AND CONNECT TO THE NEW TOWER, FOLLOW MANUFACTURERS RECOMMENDATIONS FOR GROUNDING CONNECTIONS TO THE TOWER. (APPLICABLE TO NEW TOWERS ONLY.)
8. BUILDINGS AND/OR NEW TOWERS GREATER THAN 75 FEET IN HEIGHT AND THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOF-TOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM, THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 AWG COPPER, ROOF-TOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY), SEE AT&T GROUNDING AND BONDING STANDARDS TP-76416 SPECIFICATION 6.5.2.2.
9. FLEX CONDUIT TO BE INSTALLED ON NEW COPPER CONDUCTOR UP TO GROUNDING BAR AND, SEALED AT ENDS TO PROTECT FROM OUTSIDE MOISTURE AND DEBRIS.

NOT FOR CONSTRUCTION

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DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
DW/AS	GD	RB

CONSTRUCTION DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
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B	08/29/24	JX COMMENTS
0	03/12/24	100% CONSTRUCTION DRAWINGS

EXOTHERMIC WELD CONNECTION 11

MECHANICAL CONNECTION 8

GPS ANTENNA GROUNDING 5

GROUNDING NOTES 2

NOT USED 10

NOT USED 7

NOT USED 4

NOT USED 1

PROJECT INFORMATION

CLL05463

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CLAREMONT, CA 91711

SHEET TITLE

GROUNDING DETAILS

SHEET NUMBER

E-6



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IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

NOT FOR CONSTRUCTION

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

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
DW/AS	GD	RB

CONSTRUCTION DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	04/26/24	90% CONSTRUCTION DRAWINGS
B	08/29/24	JX COMMENTS
0	03/12/24	100% CONSTRUCTION DRAWINGS

PROJECT INFORMATION

CLL05463

1700 N. TOWNE AVE.
CLAREMONT, CA 91711

SHEET TITLE

FIRE DEPARTMENT NOTES AND BATTERY INFORMATION

SHEET NUMBER

FD-1

PYL12V185FT 12V 185Ah-8Hr

HIGH TEMPERATURE SUPER LONG LIFE BATTERY with HT X Alloy™

TECHNICAL DATA SHEET

HIGH TEMPERATURE LONG LIFE DESIGN

- + HT X Alloy™ extends life in high temp applications
- + Additives to maintain compression
- + Designed to control charging current as temperature increases
- + No thermal runaway
- + Epoxy sealed terminals to prevent post leaks
- + Rugged ABS cases to minimize handling damage

10+ YEAR DESIGN LIFE

- + Exceeds Telcordia GR-1200 criteria
- + Greater than 5 years at 35°C

COMPLIANCE

- + VZ 179-9902
- + GR-4228
- + GR-1089
- + GR-63 NEBS

SAFETY

- + UL 94V-0
- + UL 1999

SPECIFICATIONS

MODEL	NOMINAL VOLTAGE (V)	RATED CAPACITY at 8 Hr (Ah)	OPERATING RANGE	L	W	H	TH	WEIGHT	TERMINAL			
				mm	in.	mm	in.	kg	lbs.			
PYL12V185FT	12	185	-40 to 65°C (-40 to 149°F)	556	21.9	125	4.9	317	12.5	60.7	133.8	Free-Metal Bolt Top-Metal Bolt

*Maximum Charge Current is 25% of the 8 Hr. Rate **Refer to Product Manual for optimum temperature range

AMPERES TO FINAL VOLTAGE: 1.75V@25°C (77°F)

MODEL	DISCHARGE TIME (Hr)										
	2	3	4	5	6	7	8	9	10	12	20
PYL12V185FT	71.2	52.0	41.3	34.4	30.0	26.0	23.1	21.0	19.3	17.7	10.2

WATTS TO FINAL VOLTAGE: 1.75V@25°C (77°F)

MODEL	DISCHARGE TIME (Hr)										
	2	3	4	5	6	7	8	9	10	12	20
PYL12V185FT	829	609	487	407	351	315	275	250	232	215	123

Creating the Future of Energy

PYL12V185FT 12V 185Ah-8Hr

HIGH TEMPERATURE SUPER LONG LIFE BATTERY with HT X Alloy™

units: mm

- Float Charge Voltage: 13.65 ±0.15 @ 25°C
- Temperature Compensation: Adjust float charge voltage +3mV/°C/cell for temperatures <25°C; -3mV/°C/cell for temperatures >25°C.
- Internal Resistance: Approximately 3.5mΩ measured with 1kHz AC bridge
- Terminal Hardware Torque: (Top, 8mm): 90 in.-lbs. (10.17 Nm)
(Front, 6mm): 43.4 in.-lbs. (4.9 Nm)

ABOUT GS YUASA ENERGY SOLUTIONS, INC.

GS Yuasa Energy Solutions, Inc. is an American subsidiary of GS Yuasa Corporation, the world's second largest battery company and a 100+ year old Japanese corporation. GS Yuasa Energy Solutions (GYES) was formed in 2019 to address the growing energy storage and reserve power markets. GYES brings together and leverages GS Yuasa Group's advanced technologies with proven American market successes in lithium, telecom, UPS, alarm & security, and energy storage into a single business unit.

Creating the Future of Energy

GS Yuasa Energy Solutions, Inc.
1150 Northmeadow Pkwy, Suite 110
Roswell, GA 30076 (800) 472-2879
www.gsyuasa-es.com

500-3100-022 ver.6.0 8/2022

FIRE DEPARTMENT NOTES

GENERAL

1.0 ADDRESS NUMBERS:
A. APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY.

2.0 FIRE EXTINGUISHERS:

A. PROVIDE A FIRE EXTINGUISHER (MINIMUM 2A-10BC) WITHIN A RECESSED OR SEMI-RECESSED CABINET WITHIN 75 FEET TRAVEL DISTANCE FROM ALL POINTS IN THE OCCUPANCY; THE EXTINGUISHER SHALL BE MOUNTED ON A HOOK WITHIN THE CABINET (ELEVATED OFF CABINET FLOOR); THE TOP OF THE EXTINGUISHER SHALL BE NO HIGHER THAN 48 INCHES (1219 mm) ABOVE THE FLOOR; EXTINGUISHER SHALL BE PLACED IN A EASILY ACCESSIBLE LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE.

3.0 DOOR OPERATIONS:

A. ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE, OR EFFORT. THE UNLATCHING OF ANY EXIT DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION.

4.0 ADDITIONAL PERMIT:

A. PRIOR TO THE FINAL INSPECTION, OBTAIN A HAZARDOUS MATERIALS PERMIT FROM THE FIRE DEPARTMENT. CONTACT THE ENVIRONMENTAL MANAGEMENT CENTER AT (916) 455-8200

5.0 REQUIRED INSPECTIONS:

A. THE FIRE DEPARTMENT INSPECTION FOR THIS PROJECT INCLUDE THE FOLLOWING:

- HAZARDOUS MATERIALS FINAL INSPECTION.
- FIRE PREVENTION BUREAU FINAL INSPECTION - CONTRACTOR MUST REQUEST A SEPERATE INSPECTION. INSPECTION INCLUDES: BUT IS NOT LIMITED TO: FIRE EXTINGUISHERS; SIGNAGE; DOOR HARDWARE AND MEANS OF EGRESS; EMERGENCY/EXIT LIGHTING, ETC.

NOTE: TO SCHEDULE INSPECTIONS: CALL OFFICE OF STATE FIRE MARSHALL AT (916-445-8200) AT LEAST 48 HOURS IN ADVANCE.

BATTERY NOTES

1. PER CFC 2022 SECTION 1207.1.1 - STATIONARY STORAGE BATTERY SYSTEMS HAVING CAPACITIES EXCEEDING THE VALUES SHOWN IN TABLE 1207.1.1 SHALL COMPLY WITH SECTION 1207, AS APPLICABLE. SINCE THE TOTAL CAPACITY OF THE LEAD-ACID-TYPE BATTERY SYSTEM IS LESS THAN 70kWh THIS MODIFICATION IS EXEMPT FROM CFC 2022 SECTION 1207.

CAPACITY CALCULATION:
(12 BATTERIES x 185Ah x 12V) / 1000 = 26.64kWh

2. DEFINITIONS PER CFC 2022 CHAPTER 2:

LEAD ACID BATTERY:
A STORAGE BATTERY THAT IS COMPRISED OF LEAD ELECTRODES IMMERSSED IN A SOLUTION OF WATER AND SULPHURIC ACID ELECTROLYTE.

CORROSIVE:
A CHEMICAL THAT CAUSES VISIBLE DESTRUCTION OF, OR IRREVERSIBLE ALTERATIONS IN, LIVING TISSUE BY CHEMICAL ACTION AT THE POINT OF CONTACT. A CHEMICAL SHALL BE CONSIDERED CORROSIVE IF, WHEN TESTED ON THE INTACT SKIN OF ALBINO RABBITS BY THE METHOD DESCRIBED IN DOTN 49 CFR 173.137, SUCH CHEMICAL DESTROYS OR CHANGES IRREVERSIBLY THE STRUCTURE OF THE TISSUE AT THE POINT OF CONTACT FOLLOWING AN EXPOSURE PERIOD OF 4 HOURS. THIS TERM DOES NOT REFER TO ACTION ON INANIMATE SURFACES.

HAZARDOUS MATERIALS:
THOSE CHEMICALS OR SUBSTANCES WHICH ARE PHYSICAL HAZARDS OR HEALTH HAZARDS AS DEFINED AND CLASSIFIED IN THIS CHAPTER, WHETHER THE MATERIALS ARE IN USABLE OR WASTE CONDITION.

HEALTH HAZARD:
A CLASSIFICATION OF A CHEMICAL FOR WHICH THERE IS STATISTICALLY SIGNIFICANT EVIDENCE THAT ACUTE OR CHRONIC HEALTH EFFECTS ARE CAPABLE OF OCCURRING IN EXPOSED PERSONS. THE TERM "HEALTH HAZARD" INCLUDES CHEMICALS THAT ARE TOXIC, HIGHLY TOXIC AND CORROSIVE.

PHYSICAL HAZARD:
A CHEMICAL FOR WHICH THERE IS EVIDENCE THAT IT IS A COMBUSTIBLE LIQUID, CRYOGENIC FLUID, EXPLOSIVE, FLAMMABLE (SOLID, LIQUID OR GAS), ORGANIC PEROXIDE (SOLID OR LIQUID), OXIDIZER (SOLID OR LIQUID), OXIDIZING GAS, PYROPHORIC (SOLID, LIQUID OR GAS), UNSTABLE (REACTIVE) MATERIAL (SOLID, LIQUID OR GAS) OR WATER-REACTIVE MATERIAL (SOLID OR LIQUID).

PLANT LEGEND

SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WATER USE
TREES						
	EUCALYPTUS LEUCOXYLON	CARROTWOOD	5 GAL.	2	STANDARD	LOW
	BID ALTERNATE TRISTANIA CONFERTA	BRISBANE BOX	36" BOX	2	STANDARD	MOD.
SHRUBS						
	RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORN	5 GAL.	44	3'-0" O.C.	MOD.

PLANTING NOTE:

- MULCH AROUND PROJECT AREA THAT HAS BEEN IMPACTED DUE TO CONSTRUCTION. MULCH TO BE 3" MIN. THICK LAYER OF SHREDDED RECYCLED MULCH.
- AGRONOMIC SOIL ANALYSIS AND RECOMMENDATIONS REPORT TO BE OBTAINED INSTALLING LANDSCAPE CONTRACTOR AND SHALL BE INCLUDED IN CONSTRUCTION PROCESS. ALL RELATED NOTES, DETAILS AND SPECIFICATIONS SHALL BE REVIEWED AND REVISED AND INCORPORATE THE REPORT FINDINGS.
- ALL LANDSCAPED AREAS DEPICTED ON THIS PLAN SHALL BE MAINTAINED BY THE PROPERTY OWNER.

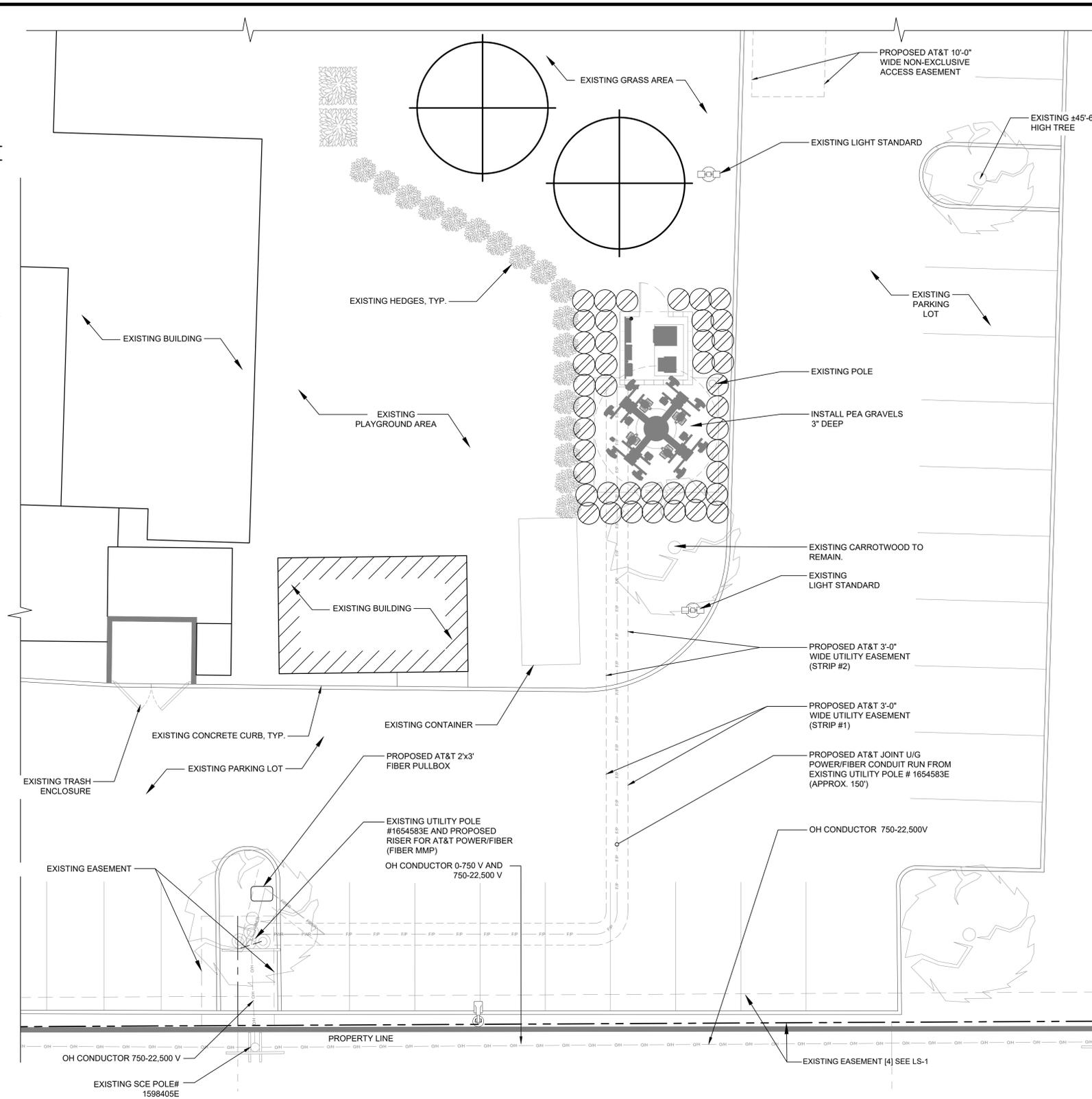
IRRIGATION SYSTEM DESIGN STATEMENT:

A PERMANENT AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL NEW PLANTING AREAS. THE IRRIGATION CONTROLLER SHALL BE EQUIPPED FROM THE MANUFACTURER WITH WEATHER/ EVAPOTRANSPIRATION (ET) SENSING CAPABILITIES TO AUTOMATICALLY ADJUST WATERING SCHEDULES AND AMOUNTS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL EMPHASIZE WATER CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION.

DRIP, BUBBLER, POINT-TO-POINT, OR OTHER LOW-VOLUME, LOW-PRESSURE MICRO-IRRIGATION SYSTEM AS APPROVED BY THE CITY SHALL BE INSTALLED IN PLANTER AREAS TO PROVIDE WATER DIRECTLY TO THE ROOT ZONE OF PLANTS.

THE AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY AND LOCAL WATER AGENCY WATER USE EFFICIENCY REQUIREMENTS AND LANDSCAPE STANDARDS.

PROJECT SHALL COMPLY WITH REQUIREMENTS AND STANDARDS OF THE WATER EFFICIENT/CONSERVATION LANDSCAPE STANDARDS FOR COMMERCIAL DESIGN STANDARDS AND GUIDELINES, AND ALL APPLICABLE SECTIONS OF THE CITY MUNICIPAL CODE AND THE CITY'S CURRENT POLICIES.



APPLICANT:

1452 EDINGER AVENUE,
3RD FLOOR
TUSTIN, CA 92780

ENGINEER:

an SFC Communications, Inc. Company
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DRAWN BY: mdm
CHECKED BY: RJC

REVISIONS:

REV	DATE	DESCRIPTION
C	07/25/24	100% ZONING DRAWINGS
B	06/16/24	100% ZONING DRAWINGS
A	11/07/23	90% ZONING DRAWINGS

LICENSEE:

RJCLA
Landscape Architects
Landscape Architects
Laguna Niguel, CA 92677
(949) 661-3938
rjcla@rjclalab.net

06/16/2024

PROJECT INFORMATION:

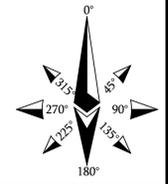
CLL05463
1700 N. TOWNE AVE.
CLAREMONT, CA. 91711

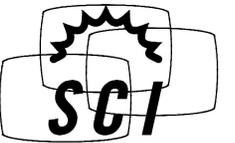
SHEET TITLE:

**PRELIMINARY
LANDSCAPE PLAN**

SHEET NUMBER:

L-1





2024 SOLAR COMMUNICATIONS INTERNATIONAL, INC.
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AT&T

CLL05463

62'-0" QUAD-EUC

U.S. PATENT # 7616170 & 8035574

LOCATION:

**1700 NORTH TOWNE AVENUE
 CLAREMONT, CA 91711
 LOS ANGELES COUNTY**

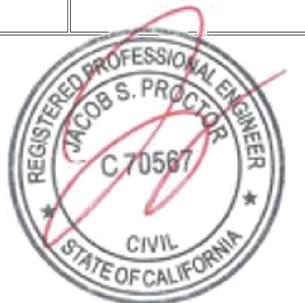
DRAWING INDEX

- T1 TITLE SHEET
- N1 NOTES & SPECIFICATIONS
- S1 ELEVATION VIEWS
- S2-S4 DETAILS
- S5 FOUNDATION

TITLE SHEET

CLL05463

US PATENT # 7616170 & 8035574
 62'-0" QUAD-EUC
 1700 NORTH TOWNE AVENUE
 CLAREMONT, CA 91711



06/20/2024

DATE: 6/20/24 DESIGNED: EME DRAFTER: EME

REVISIONS		
REV	DATE	DESCRIPTION

U1085.2439.241

T1	REV
	0

DESIGN CRITERIA

STRUCTURAL DESIGN IS BASED ON THE CALIFORNIA BUILDING CODE, 2022 EDITION (2021 IBC) AND THE TIA-222-H STANDARD

DESIGN LOADS:

WIND: WIND SPEED = 100 MPH (3-SEC GUST) PER THE ASCE 7-16 STANDARD
 RISK CATEGORY: II
 EXPOSURE: B
 TOPOGRAPHIC CATEGORY: 1
 CREST HEIGHT: 0 FT
 ELEVATION: 1,250 FT ABOVE SEA LEVEL

ICE: NONE PER THE TIA-222-H STANDARD

SEISMIC:

IMPORTANCE FACTOR: 1.00
 RISK CATEGORY: II
 MAPPED SPECTRAL RESPONSE ACCELERATIONS:
 $S_s = 1.737g$, $S_1 = 0.654g$
 SITE CLASS: D
 SPECTRAL RESPONSE COEFFICIENTS:
 $S_{D1} = 1.158g$, $S_{D2} = 0.741g$
 SEISMIC DESIGN CATEGORY: D
 BASIC SEISMIC-FORCE-RESISTING-SYSTEM:
 TELECOM: STEEL POLE
 SEISMIC BASE SHEAR, V: 16.6 K
 SEISMIC RESPONSE COEFFICIENT, C_s : 0.676
 RESPONSE MODIFICATION FACTOR, R: 1.5
 ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

STRUCTURAL STEEL

- POLYGONAL MONOPOLE SHAFT STEEL SHALL CONFORM w/ ASTM A572 GR. 65, UNO.
- BASEPLATE STEEL SHALL CONFORM w/ ASTM A572 GR 50, UNO.
- ALL STEEL PIPE SHALL CONFORM w/ ASTM A53 GR B (35 KSI), UNO ACCEPTABLE PIPE MATERIAL ALTERNATIVES INCLUDE: A500 GR B., A106 GR B. AND API 5LX 42KSI.
- ALL STEEL RECTANGULAR TUBES (HSS) SHALL CONFORM w/ ASTM A500 GR B (46 KSI), UNO.
- REINFORCED PORT STEEL SHALL CONFORM w/ ASTM A572 GR 50, UNO.
- ALL OTHER STEEL SHAPES & PLATES SHALL CONFORM w/ ASTM A36, UNO.
- ALL BOLTS FOR STEEL-TO-STEEL CONNECTIONS SHALL CONFORM w/ ASTM F3125 GR A325, UNO.
- ALL U-BOLTS SHALL CONFORM w/ ASTM A36, UNO.
- ALL ANCHOR BOLTS SHALL CONFORM w/ ASTM F1554 GR. 55, UNO.
- ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE w/ THE LATEST VERSION OF THE AMERICAN WELDING SOCIETY AWS D1.1. STEEL WELDS SHALL BE BY E70XX LOW HYDROGEN ELECTRODES, UNO.
- ALL STEEL SURFACES SHALL BE GALVANIZED IN ACCORDANCE w/ ASTM A123 AND ASTM F2329 STANDARDS.
- ALL STRUCTURAL BOLTS SHALL BE TIGHTENED PER AN APPROVED PRETENSIONING METHOD AS DEFINED BY AISC. FOR EASE OF INSPECTION, THE "TURN-OF-NUT" METHOD AS DEFINED BY AISC WITH MATCH-MARKING TECHNIQUES IS RECOMMENDED.
- ALL BOLT HOLES SHALL BE STANDARD SIZE PER TABLE J3.3 OF AISC UNO WASHERS ARE REQUIRED FOR ANY CONNECTION THAT HAS LARGER THAN STANDARD SIZED BOLT HOLES.
- ALL HEAVY HEX NUTS SHALL BE ASTM A563 GR C OR DH OR EQUIVALENT.
- ALL HARDENED WASHERS SHALL BE ASTM F436 OR EQUIVALENT.

BASE DESIGN REACTIONS

MOMENT, M = 985 K-FT (1.0 WIND)
 SHEAR, V = 24.0 K (1.0 WIND)
 AXIAL, P = 29.4 K (1.2 DEAD)

GENERAL NOTES

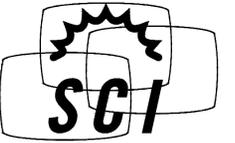
- CONTRACTOR SHALL FIELD VERIFY SITE OR LAYOUT RESTRICTIONS, SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF SCI, INC. PRIOR TO BEGINNING PROJECT. ALL WORK SHALL BE PERFORMED USING ACCEPTED CONSTRUCTION PRACTICES. CONTRACTOR TO VERIFY MATERIALS PROVIDED BY SCI PRIOR TO INSTALLATION.
- ALL ENGINEERING PLANS, DRAWINGS, DESIGNS, CALCULATIONS AND SPECIFICATIONS (COLLECTIVELY, PLANS) ARE DESIGNED TO THE PROPRIETARY MANUFACTURING SPECIFICATIONS OF SOLAR COMMUNICATIONS INTERNATIONAL, INC. (SCI) INTENDED AND AUTHORIZED SOLELY FOR USE WITH PRODUCT PRODUCED BY SCI. UNAUTHORIZED USE IS STRICTLY PROHIBITED. CUSTOMER AGREES TO DEFEND, INDEMNIFY AND HOLD SCI HARMLESS FROM AND AGAINST ANY AND ALL DEMANDS, CLAIMS, SUITS, PROCEEDINGS, LOSSES, LIABILITIES, DAMAGES, FEES, COSTS AND EXPENSES (INCLUDING, WITHOUT LIMITATION, REASONABLE ATTORNEYS' FEES AND COSTS) ARISING FROM OR RELATING TO ANY UNAUTHORIZED USE OF SCI'S PLANS BY CUSTOMER.
- NO FIELD MODIFICATIONS MAY BE MADE TO STRUCTURE WITHOUT THE EXPRESS WRITTEN CONSENT FROM THE ENGINEER OF RECORD. SCI, INC AND ENGINEER OF RECORD ASSUME NO RESPONSIBILITY FOR THE STRUCTURE IF ALTERATIONS AND/OR ADDITIONS ARE MADE TO THE DESIGN AS SHOWN IN THESE DRAWINGS.
- THE CONTRACTORS AND ALL SUBCONTRACTORS SHALL COMPLY WITH ALL LOCAL CODES, REGULATIONS, AND ORDINANCES AS WELL AS STATE DEPARTMENT OF INDUSTRIAL REGULATIONS AND DIVISION OF INDUSTRIAL SAFETY (OSHA) REQUIREMENTS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK TO THE BEST OF HIS/HER ABILITY AND SKILL. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, AND SEQUENCES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL VERIFY, COORDINATE, AND PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORTS FOR ALL ITEMS REQUIRING SAME. WHETHER SHOWN OR NOT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, FORMWORK, ETC., AND SHALL CONFORM TO ALL NATIONAL, STATE, AND LOCAL ORDINANCES AND CODES, IN ORDER TO SAFELY EXECUTE ALL STAGES OF WORK TO COMPLETE THIS PROJECT.
- IT IS THE INTENT OF THESE DRAWINGS TO SHOW THE COMPLETED INSTALLATION OF THE STRUCTURE SHOWN.
- CONTRACTOR ASSUMES RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. THIS REQUIREMENT APPLIES CONTINUOUSLY, AND IS NOT LIMITED TO NORMAL WORKING HOURS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN. THE CONTRACTOR IS FINANCIALLY RESPONSIBLE FOR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED IN CONJUNCTION WITH THE EXECUTION OF WORK ON THIS PROJECT.
- BRANCHES OR OTHER DESIGN TECHNIQUE SHALL BE USED TO DISGUISE THE TRANSITION FROM THE MAIN TRUNK TO THE TRI-ARMS.
- ANTENNA COVERS SHALL CONSIST OF A DURABLE MATERIAL MATCHED TO THE COLOR OF THE TREE EMBEDDED WITH LEAVES MATCHING THE LEAF DENSITY OF THE TREE.
- THE MAIN TRUNK, TRI-ARMS AND BRANCHES SHALL HAVE FULL BARK CLADDING, COMPLETE WITH CURLED PIECES OF BARK EXTENDING FROM THE STRUCTURE.
- ALL MOUNTING HARDWARE, CABLING, NUTS AND BOLTS, AND OTHER EQUIPMENT, INCLUDING TOWER MOUNTED AMPLIFIERS, USED ON THE MONOEUCALYPTUS TREE SHALL BE PAINTED TO MATCH THE TREE DESIGN.
- ALL CABLING SHALL BE WIRED INTERNAL TO THE TREE STRUCTURE TO THE EXTENT POSSIBLE
- ALL GALVANIZED SURFACES MUST BE TOUCHED UP WITH ZINC-RICH "COLD-GALV" COMPOUND AFTER FIELD DRILLING OR MINOR DAMAGE CAUSED DURING SHIPPING AND INSTALLATION.

SPECIAL INSPECTIONS, TESTING & STRUCTURAL OBSERVATION

- STEEL FABRICATION SHALL BE DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED AS REQUIRED BY THE BUILDING OFFICIAL TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. ALTERNATIVELY, SPECIAL INSPECTION OF MATERIALS, WELDING, AND FABRICATION PROCEDURES SHALL BE REQUIRED FOR FABRICATION BY AN UNAPPROVED FABRICATOR.
- NO FIELD WELDING SHALL BE PERMITTED
- NONDESTRUCTIVE TESTING IS REQUIRED FOR CJP GROOVE WELDS IN MATERIAL 5/16" THICK OR GREATER.
- THE FOLLOWING SPECIAL INSPECTIONS SHALL BE REQUIRED PER CHAPTER 17 OF THE BUILDING CODE:
 - SPECIAL INSPECTION OF HIGH-STRENGTH BOLTING (WHEN APPLICABLE):
 - PERIODIC SPECIAL INSPECTION IF BOLTS ARE PRETENSIONED WITH MATCH-MARKING TECHNIQUES
 - CONTINUOUS SPECIAL INSPECTION OF ALL OTHER HIGH-STRENGTH BOLTING
 - PERIODIC SPECIAL INSPECTION OF PLACEMENT OF REINFORCING STEEL
 - CONTINUOUS SPECIAL INSPECTION OF ANCHOR BOLTS PRIOR TO AND DURING CONCRETE PLACEMENT
 - CONTINUOUS SPECIAL INSPECTION OF CONCRETE PLACEMENT
 - CONTINUOUS SPECIAL INSPECTION OF DRILLING OPERATIONS FOR PIER FOUNDATIONS
 - CONTINUOUS SPECIAL INSPECTION TO VERIFY LOCATION, PLUMBNESS, DIAMETER, AND LENGTH OF PIER FOUNDATIONS
 - SAMPLING & TESTING OF CONCRETE PER CHAPTER 17 OF THE BUILDING CODE TO VERIFY STRENGTH AND SLUMP
- SPECIAL INSPECTION IS NOT REQUIRED FOR WORK OF A MINOR NATURE OR AS WARRANTED BY CONDITIONS IN THE JURISDICTION AS APPROVED BY THE BUILDING OFFICIAL. THUS, SPECIAL INSPECTION ITEMS ABOVE MAY BE WAIVED AS DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.
- NO STRUCTURAL OBSERVATION IS REQUIRED UNLESS NOTED IN CHAPTER 17 OF THE BUILDING CODE OR BY THE JURISDICTION.

DISCLAIMERS

- ALL STRUCTURAL COMPONENTS TO BE CONNECTED TOGETHER SHALL BE COMPLETELY FIT UP ON THE GROUND OR OTHERWISE VERIFIED FOR COMPATIBILITY PRIOR TO LIFTING ANY COMPONENT INTO PLACE. REPAIRS REQUIRED DUE TO FIT-UP OR CONNECTION COMPATIBILITY PROBLEMS AFTER PARTIAL ERECTION ARE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.
- SOME TELECOMMUNICATION STRUCTURES ARE SUSCEPTIBLE TO WIND-INDUCED OSCILLATIONS. OSCILLATIONS MAY OCCUR AT LOW OR MODERATE WIND SPEEDS AND MAY CAUSE STRUCTURAL DAMAGE. TIA PROVIDES NO PRACTICAL ANALYTICAL METHOD TO PREDICT AND PREVENT WIND-INDUCED STRUCTURAL OSCILLATIONS. VECTOR STRUCTURAL ENGINEERING RECOMMENDS FREQUENT MONITORING TO IDENTIFY WIND-INDUCED OSCILLATION AND REGULAR CONDITION ASSESSMENTS TO IDENTIFY FATIGUE CRACKING, LOOSE OR MISSING BOLTS, AND ANY OTHER STRUCTURAL DEFECTS. ANY OSCILLATION OR DEFECTS OBSERVED SHALL BE IMMEDIATELY REPORTED TO VECTOR STRUCTURAL ENGINEERING FOR FURTHER EVALUATION AND POSSIBLE REPAIRS OR MODIFICATIONS WHICH MAY BE REQUIRED AT THE OWNER'S EXPENSE.
- WHERE EFFECTIVE PROJECTED AREAS (EPA) ARE USED, IT IS THE RESPONSIBILITY OF OTHERS TO VERIFY INSTALLED EQUIPMENT DOES NOT EXCEED LISTED EPA.



2024 SOLAR COMMUNICATIONS INTERNATIONAL, INC.

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 www.RFTtransparent.com

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AT&T

NOTES & SPECIFICATIONS

CLL05463

US PATENT # 7616170 & 8035574
 62'-0" QUAD-EUC
 1700 NORTH TOWNE AVENUE
 CLAREMONT, CA 91711



06/20/2024

DATE: 6/20/24 DESIGNED: EME DRAFTER: EME

REVISIONS

REV	DATE	DESCRIPTION

U1085.2439.241

N1

REV
0

DESIGN LOADING:

- ANTENNA CL @ 53'-0" AGL:
- (4) CCI TPA-45R-KU8AA-K (98.7"x15.4"x8.2") PANEL ANTENNAS
 - (4) ERICSSON AIR6449 B77D (31"x15.9"x10.6") PANEL ANTENNAS
 - (4) ERICSSON AIR6419 B77G (28.3"x16.1"x7.9") PANEL ANTENNAS
 - (8) RRU 4449 B5/B12
 - (8) RRU 8843 B2/B66A
 - (8) RRU 4478 B14
 - (4) RAYCAP SURGE SUPPRESSORS
- MOUNT PER SHEET S4

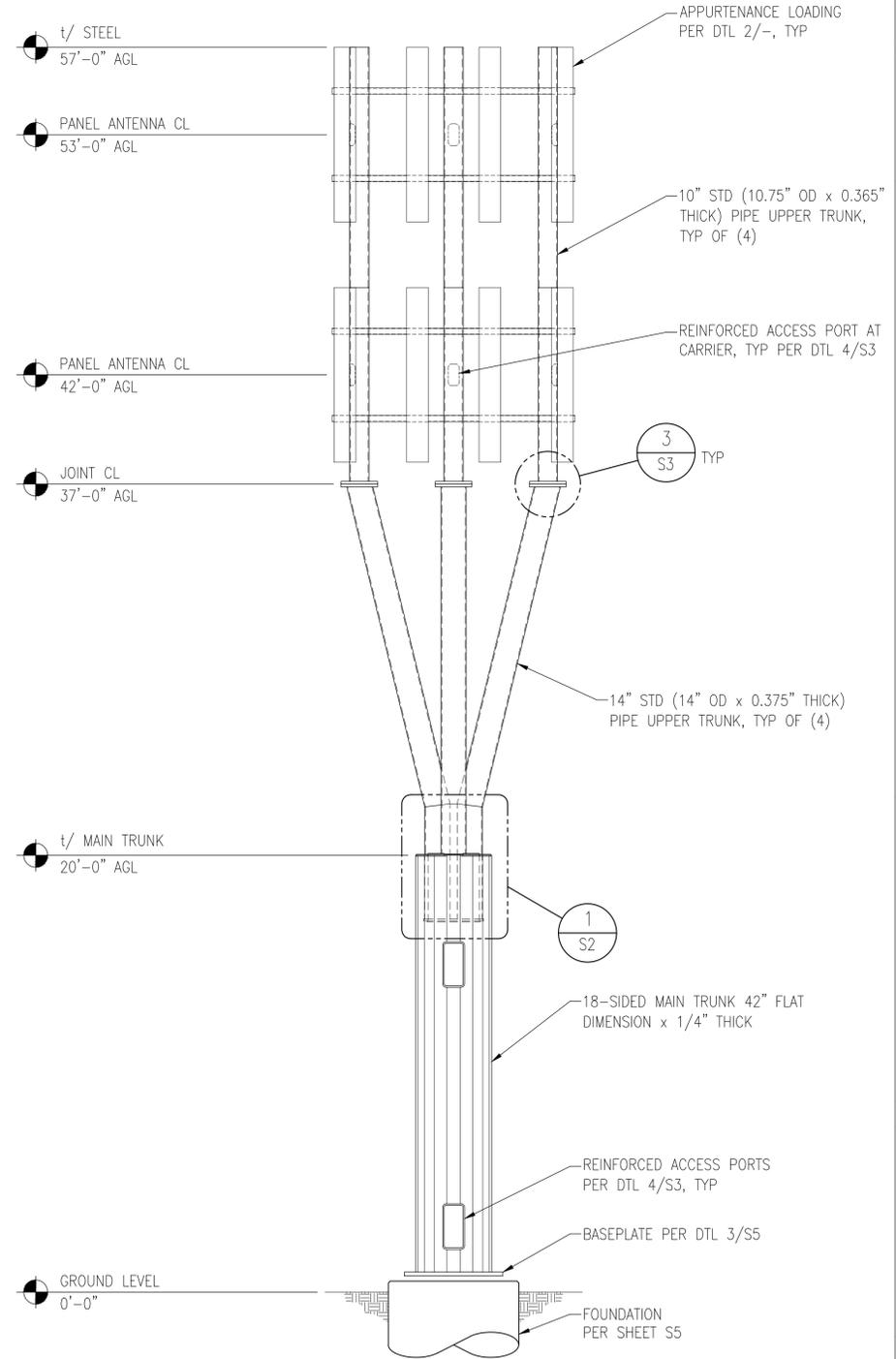
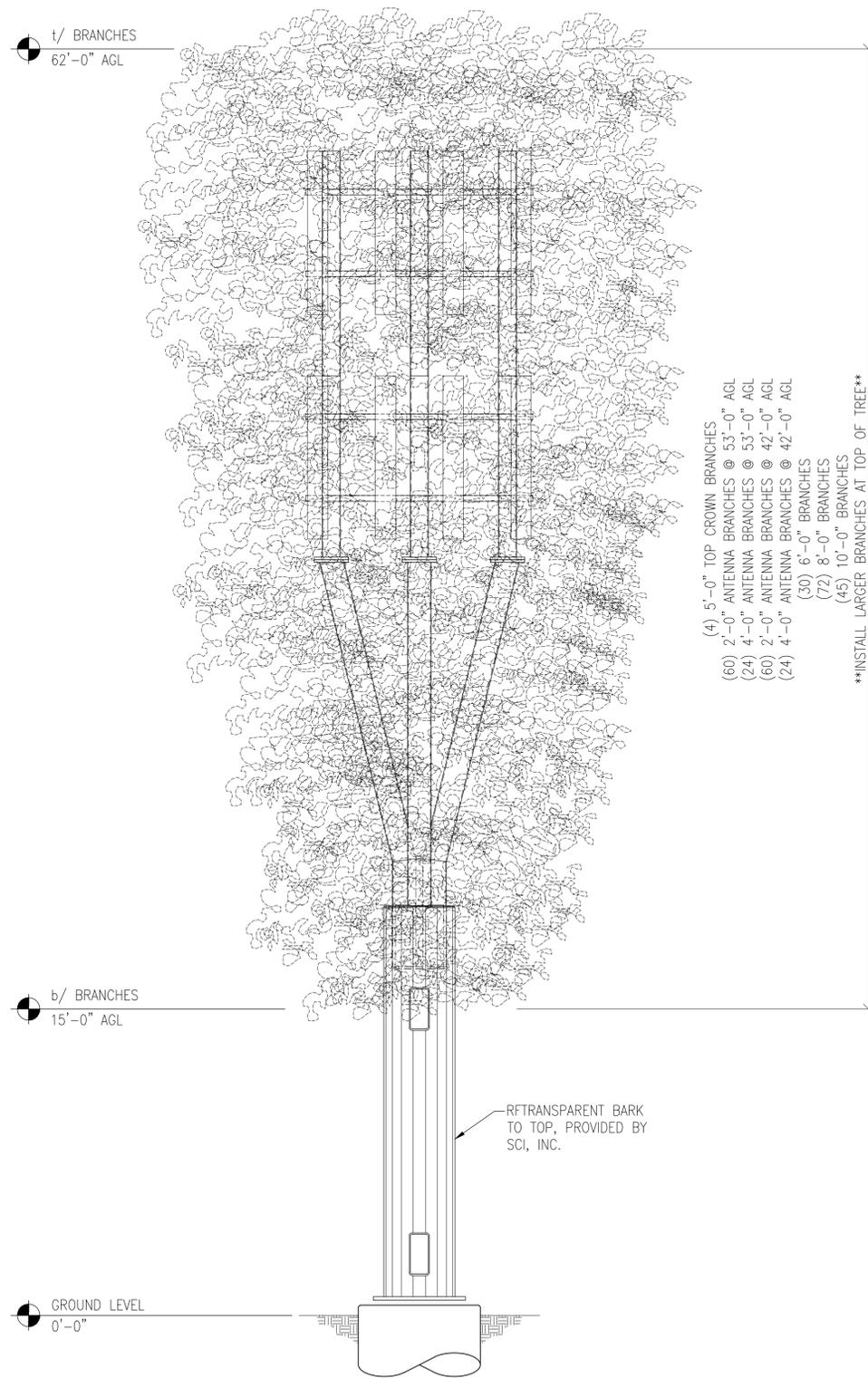
- ANTENNA CL @ 42'-0" AGL:
- (8) CCI TPA-45R-KU8AA-K (98.7"x15.4"x8.2") PANEL ANTENNAS
 - (8) RRU 4449 B5/B12
 - (8) RRU 8843 B2/B66A
 - (8) RRU 4478 B14
 - (4) RAYCAP SURGE SUPPRESSORS
- MOUNT PER SHEET S4

APPURTENANCES

NTS

2

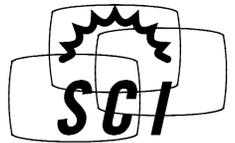
- NOTE:
1. BRANCHES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT DRAWN TO SCALE.
 2. SEE DETAIL 1/S3 FOR UPPER TRUNK SPACING AND MAX BRANCH DIAMETER.
 3. ANTENNAS TO BE COVERED w/ FOLIAGE COLORED ANTENNA SOCKS
 4. SEE DETAIL 2/S3 FOR BRANCH RECEPTACLES.



ELEVATIONS

NTS

1



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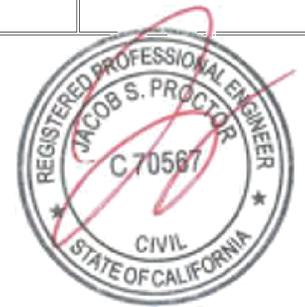
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ELEVATION VIEWS

CLL05463

US PATENT # 7616170 & 8035574
62'-0" QUAD-EUC
1700 NORTH TOWNE AVENUE
CLAREMONT, CA 91711



06/20/2024

DATE: 6/20/24 | DESIGNED: EME | DRAFTER: EME

REVISIONS		
REV	DATE	DESCRIPTION

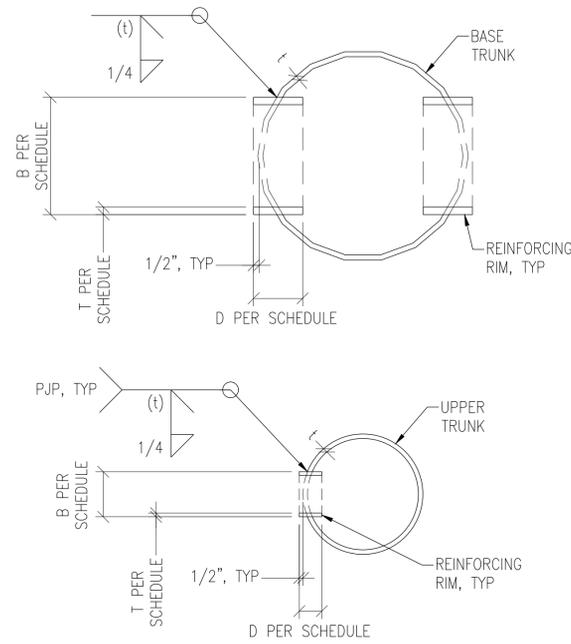
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S1

REV
0

PORT SCHEDULE					
CL ELEV.	PORT SIZE (B x H)	D	T	QTY	AZIMUTH(S)
53'-0"	6"x12"	3"	1/2"	1	T.B.D.
42'-0"	6"x12"	3"	1/2"	1	T.B.D.
15'-0"	12"x25"	3"	3/4"	2	180° SEPARATION
3'-0"	12"x25"	3"	3/4"	2	180° SEPARATION

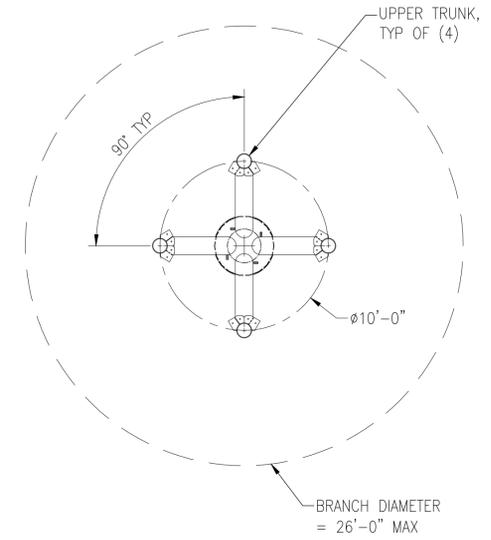
- NOTES:
- SEE SCHEDULE FOR PORT QUANTITY & AZIMUTHS.
 - SEE SHEET S1 FOR POLE SHAFT THICKNESS, t.
 - SEE GENERAL NOTES FOR REINFORCED PORT MATERIAL GRADE.
 - H REPRESENTS THE PORT HEIGHT OUT-TO-OUT.



REINFORCED ACCESS PORTS

NTS

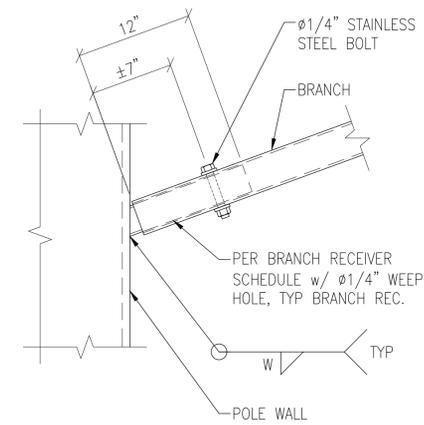
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NTS

1

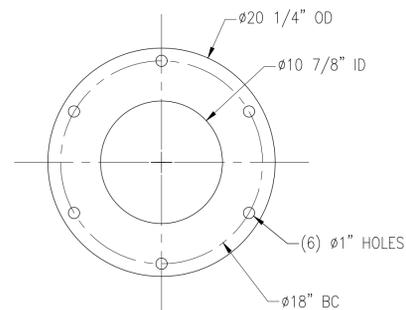
BRANCH RECEIVER SCHEDULE			
BRANCH LENGTH	YIELD STRENGTH (KSI)	SIZE	W
4'-0"	35	1 1/4" SCH 40	3/16
6'-0"	35	1 1/4" SCH 40	3/16
8'-0"	35	1 1/4" SCH 40	3/16
10'-0"	35	1 1/4" SCH 40	3/16



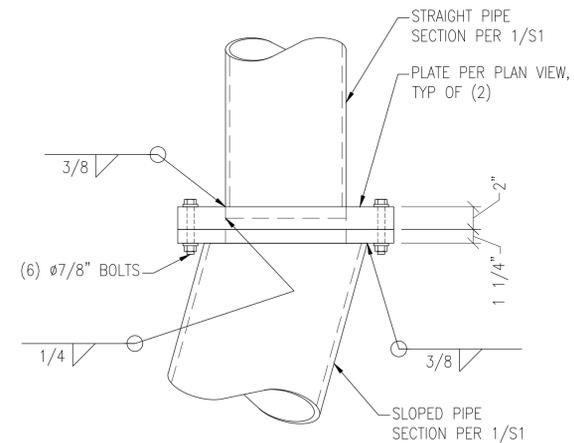
BRANCH RECEPTACLE, TYP

NTS

2



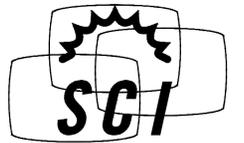
STEEL PLATE PLAN VIEW



ELEVATION VIEW

NTS

3



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DETAILS

CLL05463

US PATENT # 7616170 & 8035574
 62'-0" QUAD-EUC
 1700 NORTH TOWNE AVENUE
 CLAREMONT, CA 91711



06/20/2024

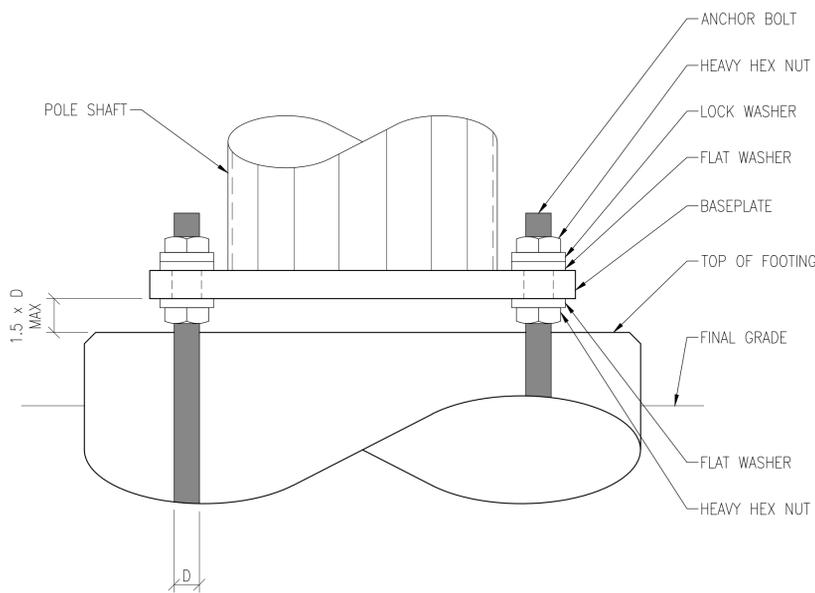
DATE: 6/20/24 DESIGNED: EME DRAFTER: EME

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REV	DATE	DESCRIPTION

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S3

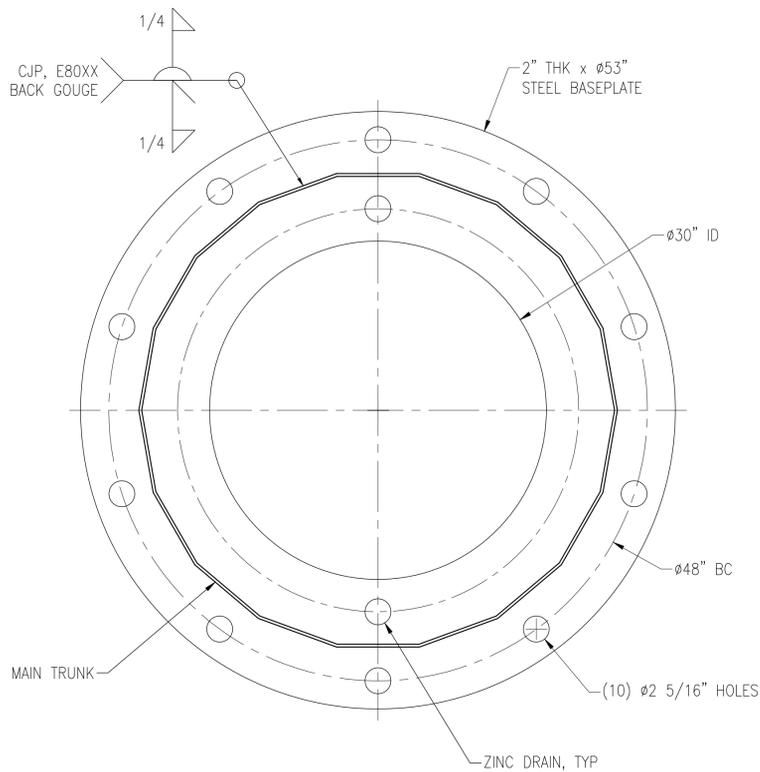
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BASE DETAIL

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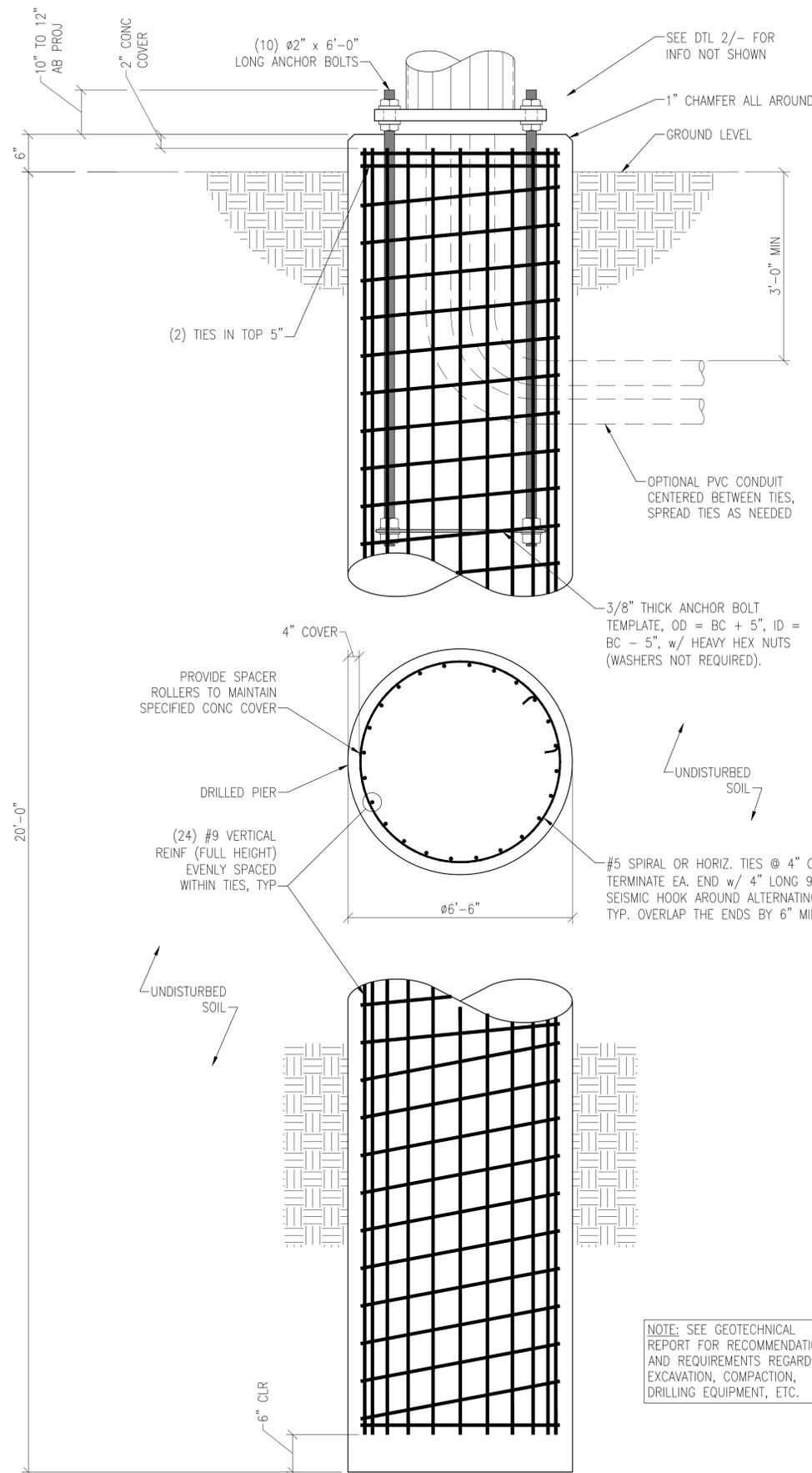
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BASEPLATE

NTS

3



FOUNDATION

NTS

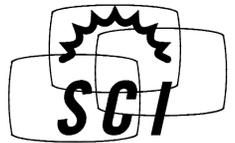
1

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR CHECKING AREA FOR UNDERGROUND FACILITIES PRIOR TO EXCAVATING ANY MATERIALS.
2. CONTRACTOR SHALL REFER TO SOILS REPORT FOR SITE CONDITIONS AND FURTHER CONSTRUCTION INFORMATION.
3. CONTRACTOR SHALL INSPECT AND REMOVE ALL DEBRIS FROM BOTTOM OF EXCAVATION.
4. CONTRACTOR SHALL VERIFY ANCHOR BOLT LAYOUT PRIOR TO AND IMMEDIATELY AFTER PLACING CONCRETE. ANCHOR BOLT LAYOUT IS CRITICAL FOR MONOPOLE INSTALLATION.
5. CONTRACTOR SHALL USE AND PROVIDE DEFORMED REINFORCING BARS CONFORMING TO ASTM A615 GR 60 (60,000 PSI MIN YIELD). CONTRACTOR SHALL USE STEEL WIRE TO HOLD REINFORCING BARS TOGETHER. IF WELDING REBAR IS PREFERRED, SUBSTITUTE A706 GR 60 DEFORMED BARS.
6. ALL CONCRETE SHALL USE TYPE II PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE SHALL HAVE A MINIMUM OF 6% ENTRAINED AIR (WHERE FROST DEPTH > 0'). CONCRETE SHALL HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.50. CONCRETE SHALL HAVE A SLUMP OF 5" (±1") UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH "THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE," ACI 318-19.
7. CONCRETE SHALL BE CONSOLIDATED USING VIBRATORY METHODS THROUGHOUT DEPTH OF FOUNDATION. VIBRATING LOWER DEPTHS MAY NOT BE ACCOMPLISHED BY TOUCHING REBAR CAGE WITH VIBRATOR.
8. CONTRACTOR SHOULD ANTICIPATE THE USE OF A FULL-LENGTH TEMPORARY CASING TO STABILIZE THE EXCAVATION. THE CASING SHALL BE WITHDRAWN DURING THE PLACEMENT OF CONCRETE IN THE EXCAVATED HOLE. CONCRETE SHALL NOT FREE FALL. CONCRETE MAY BE PLACED BELOW WATER USING TREMIE METHODS.
9. CONCRETE SHALL BE PLACED TO THE DEPTH INDICATED AND THE ABOVE GRADE PORTION SHALL BE FORMED. THE REBAR CAGE, ANCHOR BOLTS, AND CONCRETE SHALL BE PLACED WITHIN 24 HOURS OF COMPLETING THE EXCAVATION. COLD JOINTS ARE NOT ALLOWED, UNO
10. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ADEQUATE CONCRETE COVERAGE OVER REINFORCING BARS. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL USE 3\"/>
- 11. DRILLED PIER FOUNDATION BASED ON THE SOILS REPORT PREPARED BY:

GEOBODEN INC.
PROJECT # : CLL05463-1-01
DATE: February 6, 2024

NOTE: SEE GEOTECHNICAL REPORT FOR RECOMMENDATIONS AND REQUIREMENTS REGARDING EXCAVATION, COMPACTION, DRILLING EQUIPMENT, ETC.



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FOUNDATION

CLL05463

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06/20/2024

DATE: 6/20/24 | DESIGNED: EME | DRAFTER: EME

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REV	DATE	DESCRIPTION

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S5

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0



EXISTING



PROPOSED LOOKING SOUTHEAST FROM TOWNE AVENUE



at&t

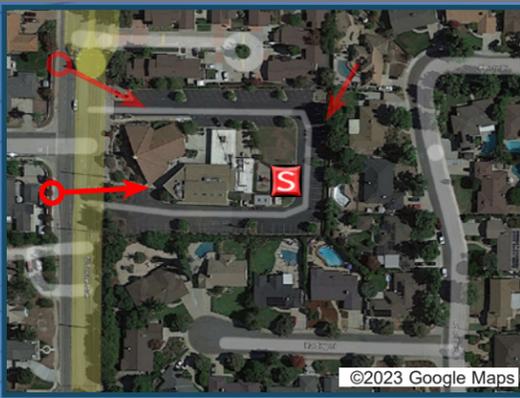
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VIEW 2



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EXISTING



PROPOSED MONOEUCALYPTUS

PROPOSED

LOOKING EAST FROM TOWNE AVENUE



at&t

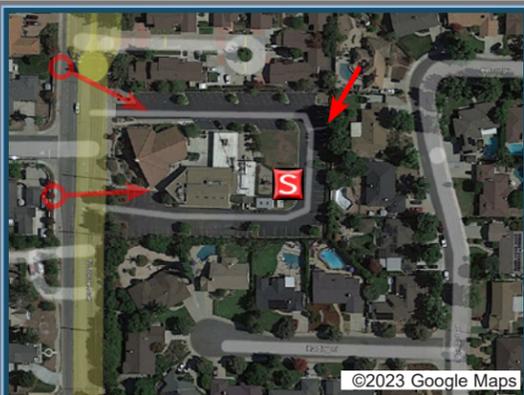
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VIEW 3



EXISTING



PROPOSED LOOKING SOUTHWEST FROM PARKING LOT

RESOLUTION NO. 2024-05**A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, DENYING ARCHITECTURAL AND SITE PLAN REVIEW #22-A14, REVIEW OF PROPOSED 73-FOOT TALL STEEPLE TOWER TO SERVE AS A STEALTH WIRELESS TELECOMMUNICATIONS FACILITY FOR AT&T MOBILITY LOCATED AT 1700 NORTH TOWNE AVENUE - APPLICANT: EUKON GROUP, LLC ON BEHALF OF AT&T MOBILITY**

WHEREAS, on September 26, 2022, the applicant filed a request for architectural and site plan and Special Use and Development Permit (SUDP) approval for the construction of a new church steeple tower that would serve as a concealed wireless telecommunications facility at the subject property, which is owned and used by a church; and

WHEREAS, new commercial wireless telecommunications facilities located on private property require the approval of a Special Use and Development Permit pursuant to Claremont Municipal Code (CMC) Section 16.100.040.C as well as architectural and site plan review approval pursuant to CMC Section 16.100.040.I; and

WHEREAS, on April 11, 2024, a notice of public hearing regarding the Architectural Commission review of the design of the proposed steeple tower/concealed wireless facility was mailed to surrounding property owners and residents in the 500-foot radius of the subject site; and

WHEREAS, the Architectural Commission held a public hearing on April 24, 2024, at which time all persons wishing to testify in connection with the revised proposal were heard and said proposal was fully studied; and

WHEREAS, on April 24, 2024, the Architectural Commission heard public comment, closed the public comment portion of the hearing, voted unanimously to direct staff to prepare a denial resolution for adoption at their next regularly scheduled meeting on May 15, 2024, finding that the project did not satisfy certain General Review Criteria in CMC Section 16.300.060; and

WHEREAS, on May 15, 2024, the Architectural and Preservation Commission held a duly noticed meeting to adopt the requested denial resolution.

NOW, THEREFORE, THE CLAREMONT ARCHITECTURAL AND PRESERVATION COMMISSION DOES HEREBY RESOLVE:

SECTION 1. The Architectural and Preservation Commission finds that the following review criteria of Section 16.300.060.A of the Claremont Municipal Code cannot be met regarding the above-described project as follows:

- 2. General Plan Consistency** – The proposed steeple tower and wireless telecommunications facility is inconsistent with the following goals/policies of the Claremont General Plan:
 - a. *Protect neighborhoods from impacts from non-residential development (Policy 2-2.4)*; in that the project fails to adequately protect the surrounding residential

properties in terms of visual impacts from the large tower structure. The design of the proposed tower, which conceals the wireless equipment, is roughly three times the height of most structures in the vicinity of the project. This tower has an imposing presence that represents a detrimental impact to the surrounding residences that is impossible to mitigate, given the height of the tower structure and the lack of other tall structures or trees both on the subject property and on those that surround it.

3. **Compatibility of Form with Surrounding Development** – The proposed tower and concealed wireless facility will visually dominate the established development pattern of the surrounding area and cannot be found compatible with existing development in terms of scale and height. While steeple towers are often found on church properties, the subject church property is characterized by low-lying existing structures, wide expanses of surface-level parking lots, and few tall, mature trees. The residential uses that surround the subject property are characterized by low-lying structures with a majority of the single-family residential homes being one-story in height. As such, the 73-foot tall tower stands out as inconsistent with surrounding development and cannot avoid unduly interfering with and visually dominating the surrounding urban context.
4. **Compatibility of Quality with Surrounding Development** – The steeple tower and concealed wireless facility lacks an architectural character that is readily compatible with surrounding development, nor does it represent an enhancement to the surrounding suburban context. The design of the proposed tower takes cues from existing architecture on the site to achieve a desirable architectural form, but fails to do so, given the stark difference in form and height between the tower structure and the low-lying architecture on the subject property and those that surround it.
12. **Health and Safety** – The imposing and out-of-scale appearance of the proposed tower would, if built, have a visual effect as viewed from adjacent public streets that is detrimental to the public interest, convenience, and welfare. While the proposed tower would screen the wireless telecommunications equipment from view, the tower itself has an imposing appearance inconsistent with the character of the neighborhood in which it is located resulting in the potential impacts to the public interest and the ability of the neighborhood’s residents and visitors to enjoy its ambiance and suburban character.

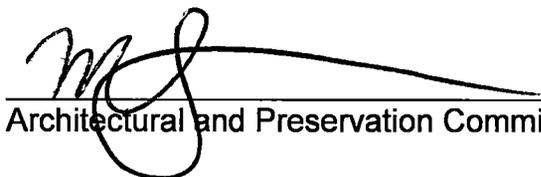
SECTION 2. The Architectural and Preservation Commission Chair shall sign this resolution and the Commission’s secretary shall attest to the adoption thereof.

PASSED, APPROVED, AND ADOPTED this 15th day of May, 2024.



Architectural and Preservation Commission Chair

ATTEST:

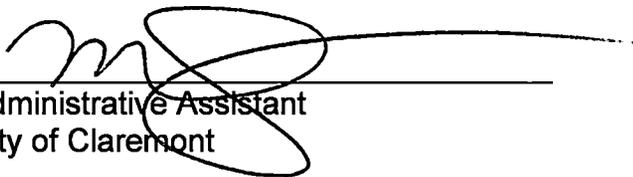


Architectural and Preservation Commission Secretary

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss.
CITY OF CLAREMONT)

I, Melissa Sanabria, Administrative Assistant of the City of Claremont, County of Los Angeles, State of California, hereby certify that the foregoing Resolution No. 2024-05 was adopted by the Architectural and Preservation Commission of said City of Claremont at a regular meeting of said Commission held on May 15, 2024, by the following vote:

AYES:	Commissioners:	Bennett, Castillo, Neiuber, Perry, Zimmerman
NOES:	Commissioners:	None
ABSTENSIONS:	Commissioners:	None
ABSENT:	Commissioners:	Cervera, Spivack



Administrative Assistant
City of Claremont