

THIS PAGE CONTAINS CONFIDENTIAL, PROPRIETARY OR TRADE SECRET INFORMATION EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW.

CODE COMPLIANCE

2022 CALIFORNIA ADMINISTRATIVE CODE, C.C.R., TITLE 24, PART 1
2022 CALIFORNIA BUILDING CODE, C.C.R., TITLE 24, PART 2, VOLUMES 1 & 2
2022 CALIFORNIA ELECTRICAL CODE, C.C.R., TITLE 24, PART 3
2022 CALIFORNIA MECHANICAL CODE, C.C.R., TITLE 24, PART 4
2022 CALIFORNIA PLUMBING CODE, C.C.R., TITLE 24, PART 5
2022 CALIFORNIA ENERGY CODE, C.C.R., TITLE 24, PART 6
2022 CALIFORNIA FIRE CODE, C.C.R., TITLE 24, PART 9
2022 CALIFORNIA REFERENCED STANDARDS CODE, C.C.R., TITLE 24, PART 12
TIA-222, REVISION H

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

PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES TO BUILD A NEW WIRELESS COMMUNICATION FACILITY. THE SCOPE CONSISTS OF THE FOLLOWING:

- CONSTRUCTION OF 20'-0" X 26'-0" X 8'-0" TALL SPLIT-FACE BLOCK ENCLOSURE (NOISE CONTROL FEATURE)
CONSTRUCTION OF 41'-0" TALL FAUX MONO EUCALYPTUS TREE
INSTALLATION OF (1) 30KW DIESEL GENERATOR
INSTALLATION OF (3) PANEL ANTENNAS PER SECTOR. TOTAL OF (9)
INSTALLATION OF (9) REMOTE RADIO UNITS (RRU)
INSTALLATION OF (3) SURGE PROTECTORS AT THE ANTENNA AREA
INSTALLATION OF (1) SURGE PROTECTOR AT EQUIPMENT AREA
INSTALLATION OF (1) 3 BAY CABINET (WUC) W/ (8) BATTERY MODULES AND (1) RBS6648 W/ (1) XMU
INSTALLATION OF (1) GPS ANTENNA
INSTALLATION OF (2) FIBER CABLE TRUNKS AND (9) DC POWER CABLE TRUNKS.
INSTALLATION OF TELCO / FIBER SERVICE
INSTALLATION OF A NEW 200A ELECTRICAL POWER SERVICE

SITE INFORMATION

PROPERTY OWNER: 226 STONY CREEK, LLC
3737 MORAGA AVENUE #A6
SAN DIEGO, CA 92117
CONTACT: SINILSONKIM@GMAIL.COM
APPLICANT: AT&T WIRELESS
5855 COPLEY DR, STE 100,
SAN DIEGO, CA 92111
APPLICANT REPRESENTATIVE: MD7
10590 W. OCEAN AIR DRIVE, STE. 250
SAN DIEGO, CA 92130
PACE#: MRSDL040220
ZONING JURISDICTION: CITY OF SANTEE
ZONING DISTRICT: R1 (LOW DENSITY RESIDENTIAL)
LATITUDE (NAD 83): 32° 52' 17.24" N
LONGITUDE (NAD 83): 116° 58' 48.48" W
PARCEL #: 378-140-03-00
OCCUPANCY GROUP: U-UNMANNED
CONSTRUCTION TYPE: II-B
TOTAL LEASE AREA: 697.65 SQ. FT.
POWER COMPANY: SDG&E
TELEPHONE COMPANY: AT&T

PROJECT TEAM

PROJECT MANAGER: ROBERT POLITO
MD7, LLC
10590 W. OCEAN AIR DRIVE, STE. 250
SAN DIEGO, CA 92130
PHONE: (858) 291-1915
EMAIL: rpolito@md7.com
ENGINEERING: TELECOM MANAGEMENT GROUP
302 WASHINGTON STREET #150-6850
SAN DIEGO, CA 92103
PHONE: (858) 248-7678
EMAIL: edgar.ortiz@telecommg.com

ZONING / SITE ACQUISITION: HAROLD THOMAS
MD7, LLC
10590 W. OCEAN AIR DRIVE, STE. 250
SAN DIEGO, CA 92130
PHONE: (858) 750-1798
EMAIL: hthomasjr@md7.com
CONSTRUCTION: GREG EATON
AT&T WIRELESS
5855 COPLEY DR, STE 100,
SAN DIEGO, CA 92111
PHONE: (310) 753-0691
EMAIL: greg.eaton@att.com

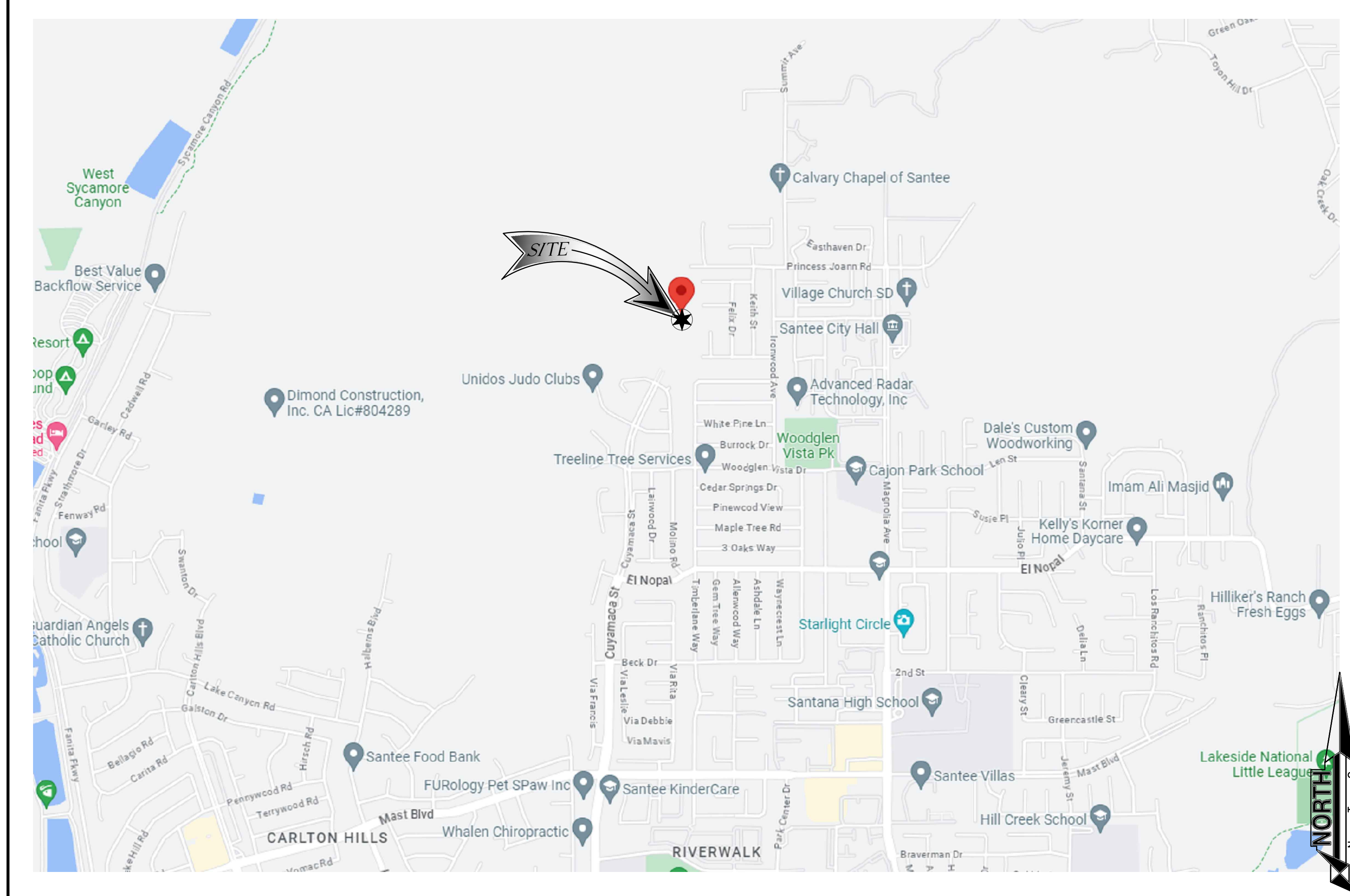
RF ENGINEER: CRISTIAN SOTO
AT&T
5855 COPLEY DR, STE 100,
SAN DIEGO, CA 92111
PHONE: (858) 361-8970
EMAIL: cs450g@att.com



CAL02862
PRINCESS JOANN ROAD
NEW SITE BUILD

FA NUMBER: 15700952 | USID: 330032
10102 1/3 PRINCESS JOANN RD.,
SANTEE, CA 92071

VICINITY MAP



DRIVING DIRECTIONS FROM AT&T OFFICE

DIRECTIONS FROM AT&T OFFICE:

GET ON CA-52 E FROM COPLEY DR AND COPLEY PARK PL. HEAD NORTHEAST TOWARD COPLEY DR RESTRICTED USAGE ROAD. TURN LEFT ONTO COPLEY DR. TURN LEFT ONTO COPLEY PARK PL. USE THE MIDDLE LANE TO TURN LEFT ONTO CONVOY ST. TURN RIGHT TO MERGE ONTO CA-52 E. FOLLOW CA-52 E TO MAST BLVD. TAKE EXIT 13 FROM CA-52 E. MERGE ONTO CA-52 E. TAKE EXIT 13 FOR MAST BLVD. CONTINUE ON MAST BLVD. TAKE CUYAMACA ST TO TRENCHARD ST IN SANTEE. TURN LEFT ONTO MAST BLVD. TURN LEFT ONTO CUYAMACA ST. TURN RIGHT ONTO WOODGLEN VISTA DR. TURN LEFT ONTO IRONWOOD AVE. TURN LEFT ONTO LAFE DR. TURN RIGHT ONTO FELIX DR. TURN LEFT ONTO TRENCHARD ST.

GENERAL NOTES

THE 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 PROPOSED.

APPROVALS

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

AT&T RF ENGINEER: _____ DATE: _____
AT&T CONSTRUCTION: _____ DATE: _____
AT&T PROJECT MGR.: _____ DATE: _____
CIVIL VENDOR: _____ DATE: _____
PLANNER: _____ DATE: _____
SITE ACQUISITION: _____ DATE: _____
SITE OWNER: _____ DATE: _____

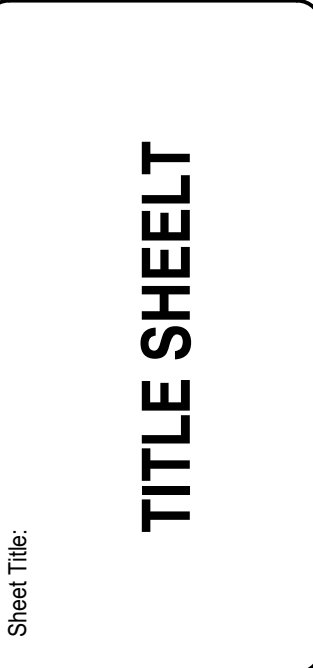
DRAWING INDEX

Table with 2 columns: SHEET NO. and SHEET TITLE. Lists sheets T1 through S-4 and L-0.0 through L-2.3.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG. It's fast. It's free. It's the law. www.cbyd.com

NOTE: 48 HOURS PRIOR TO DIGGING, CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES.

Revision table with columns: Rev., Description, Date.



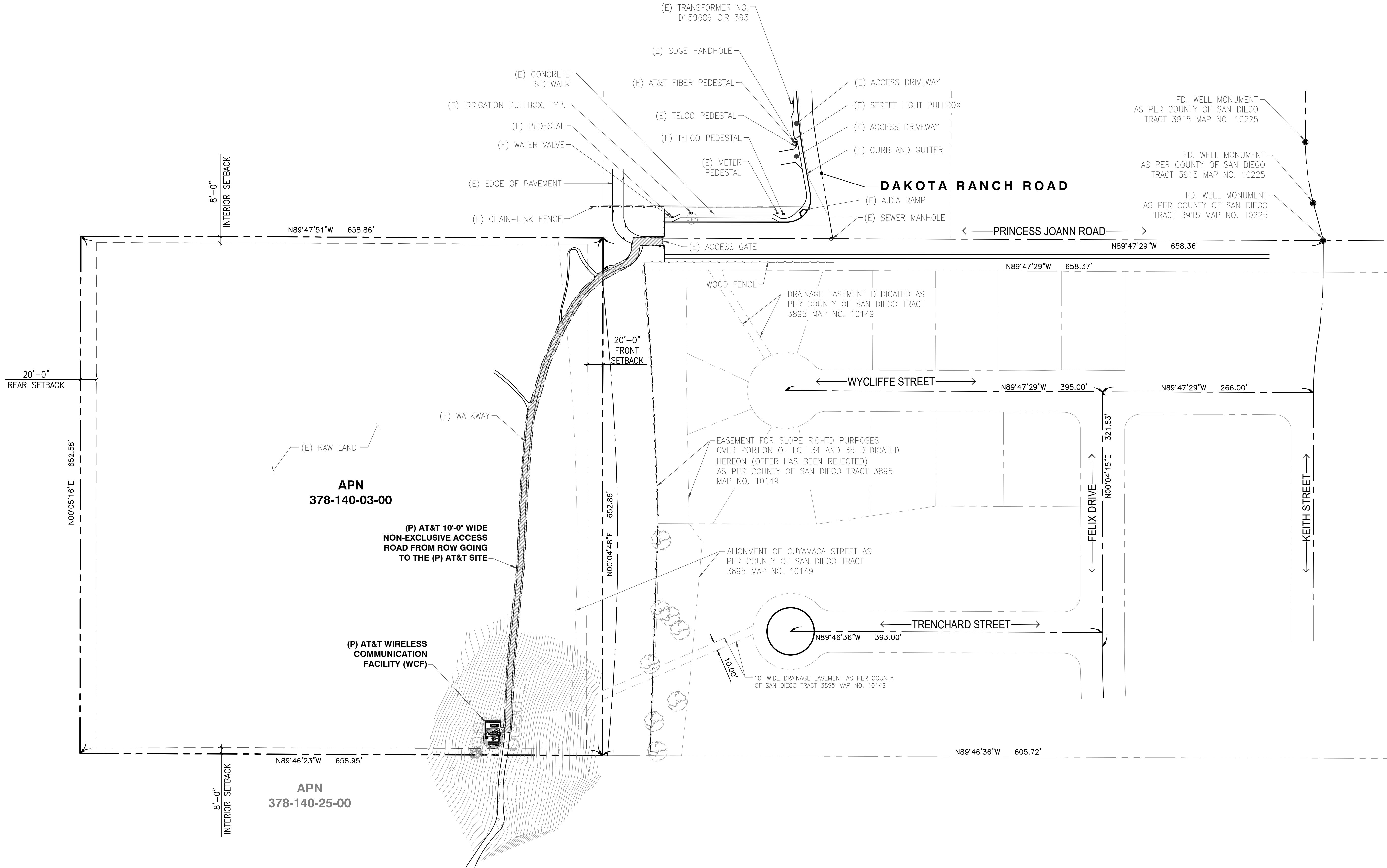
NOT FOR CONSTRUCTION

Drawn by: RP
Checked by: ERO/EA

Sheet No: T1

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LEGENDS	
	CENTER LINE
	PROPERTY LINE
	EASEMENT LINE
	CHAIN-LINK FENCE
	WOOD FENCE
	EDGE OF PAVEMENT
	CMU WALL
	TREE



PROPERTY LINES DERIVED FROM:
 COUNTY OF SAN DIEGO TRACT 3895 MAP NO. 10149 DATED NOVEMBER 27, 1893
 RECORD OF SURVEY MAP NO. 9693 DATED JUNE 14, 1984
 CITY OF SANTEE TRACT NO. 2001-02 MAP NO. 14637 DATED JULY 24, 2003
 COUNTY OF SAN DIEGO TRACT 3915 MAP NO. 10225 DATED APRIL 02, 1981

24"x36" SCALE: 1" = 60'-0"
 11"x17" SCALE: 1" = 120'-0"

Rev.	Description	Date
2	100% ZD LANDSCAPE	04-25-24
1	100% ZD	12-22-23
0	90% ZD	11-16-23

at&t
 6865 COPLEY DR. STE 100,
 SAN DIEGO, CA 92111

MD7
 10590 WEST OCEAN
 AIR DRIVE, SUITE 250
 SAN DIEGO, CA 92130

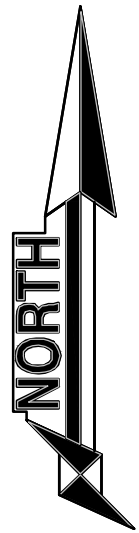
SITE PLAN

TELECOM
 MANAGEMENT GROUP
Solutions Done Right

NOT FOR CONSTRUCTION







Drawn by: RP
 Checked by: ERO/EA

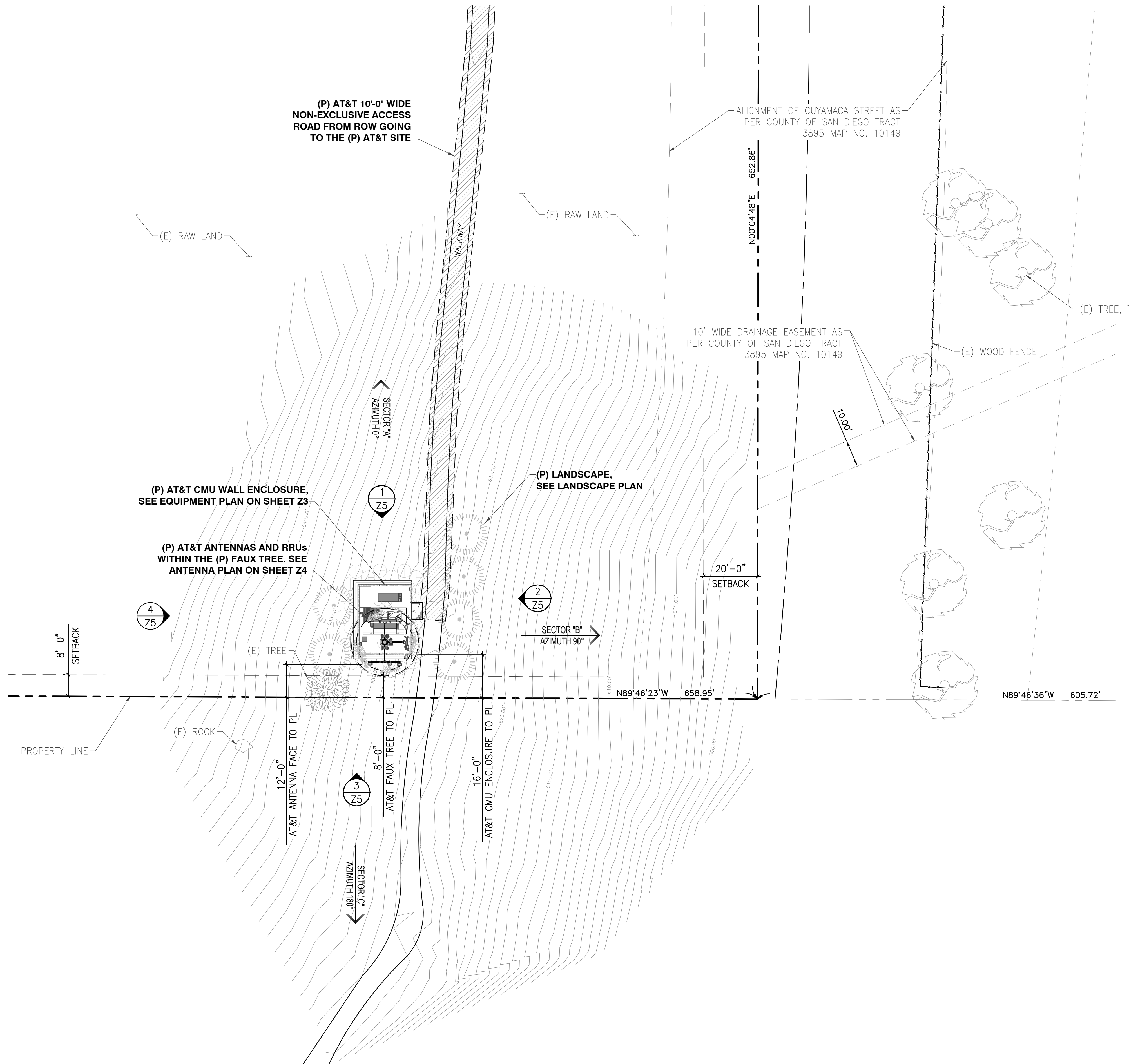
Sheet No:
Z1



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LEGENDS

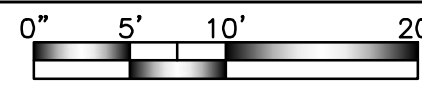
-  CENTER LINE
-  PROPERTY LINE
-  EASEMENT LINE
-  WOOD FENCE
-  TREE
-  BUSH



PROPERTY LINES DERIVED FROM
 COUNTY OF SAN DIEGO TRACT 3895 MAP NO. 10149
 RECORD OF SURVEY MAP NO. 9693
 CITY OF SANTEE TRACT NO. 2001-02 MAP NO. 14637
 COUNTY OF SAN DIEGO TRACT 3915 MAP NO. 10225

DATED NOVEMBER 27, 1893
 DATED JUNE 14, 1984
 DATED JULY 24, 2003
 DATED APRIL 02, 1981

24"x36" SCALE: 1" = 10'-0"
 11"x17" SCALE: 1" = 20'-0"



Rev.	Description	Date
2	100% ZD LANDSCAPE	04-25-24
1	100% ZD	12-22-23
0	90% ZD	11-16-23

at&t
 5885 COPLEY DR., STE 100,
 SAN DIEGO, CA 92111

MD7
 10590 WEST OCEAN
 AIR DRIVE, SUITE 250
 SAN DIEGO, CA 92130

ENLARGED SITE PLAN

TELECOM
 MANAGEMENT GROUP
Solutions Done Right

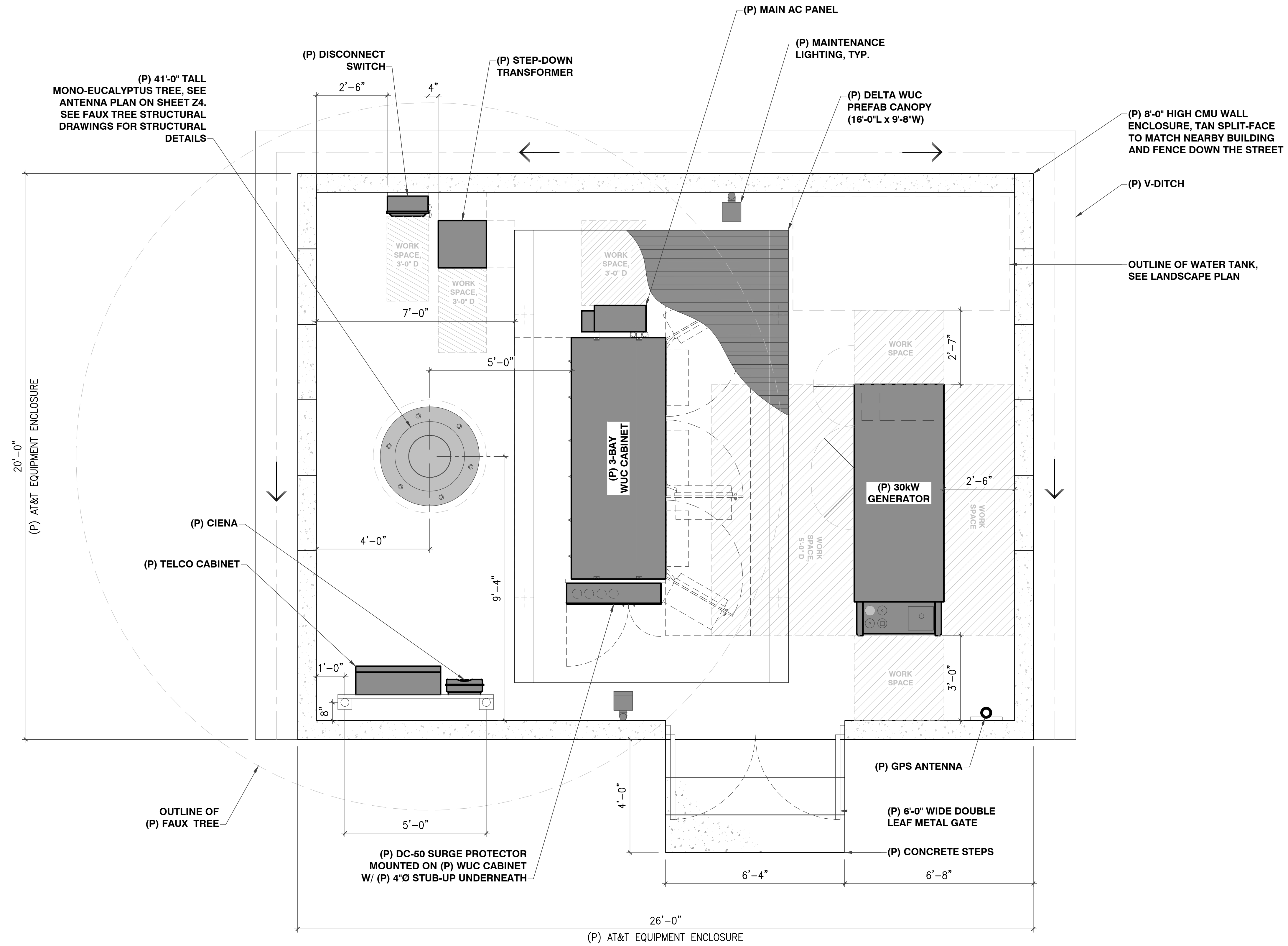
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 Checked by: ERO/EA

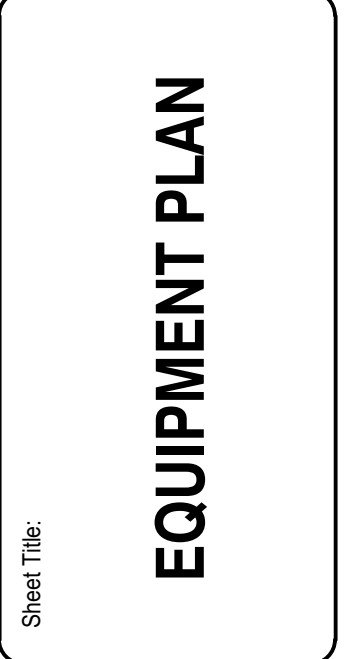
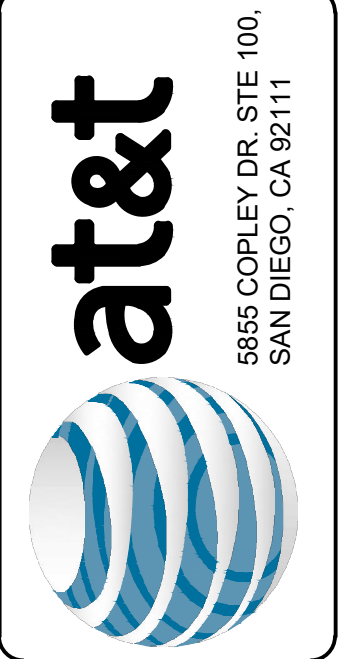
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DRAWING NOTE:
LANDSCAPE NOT SHOWN FOR CLARITY.
SEE LANDSCAPE PLAN.



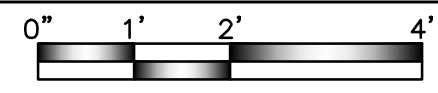
Rev.	Description	Date
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1	100% ZD	12-22-23
0	90% ZD	11-16-23



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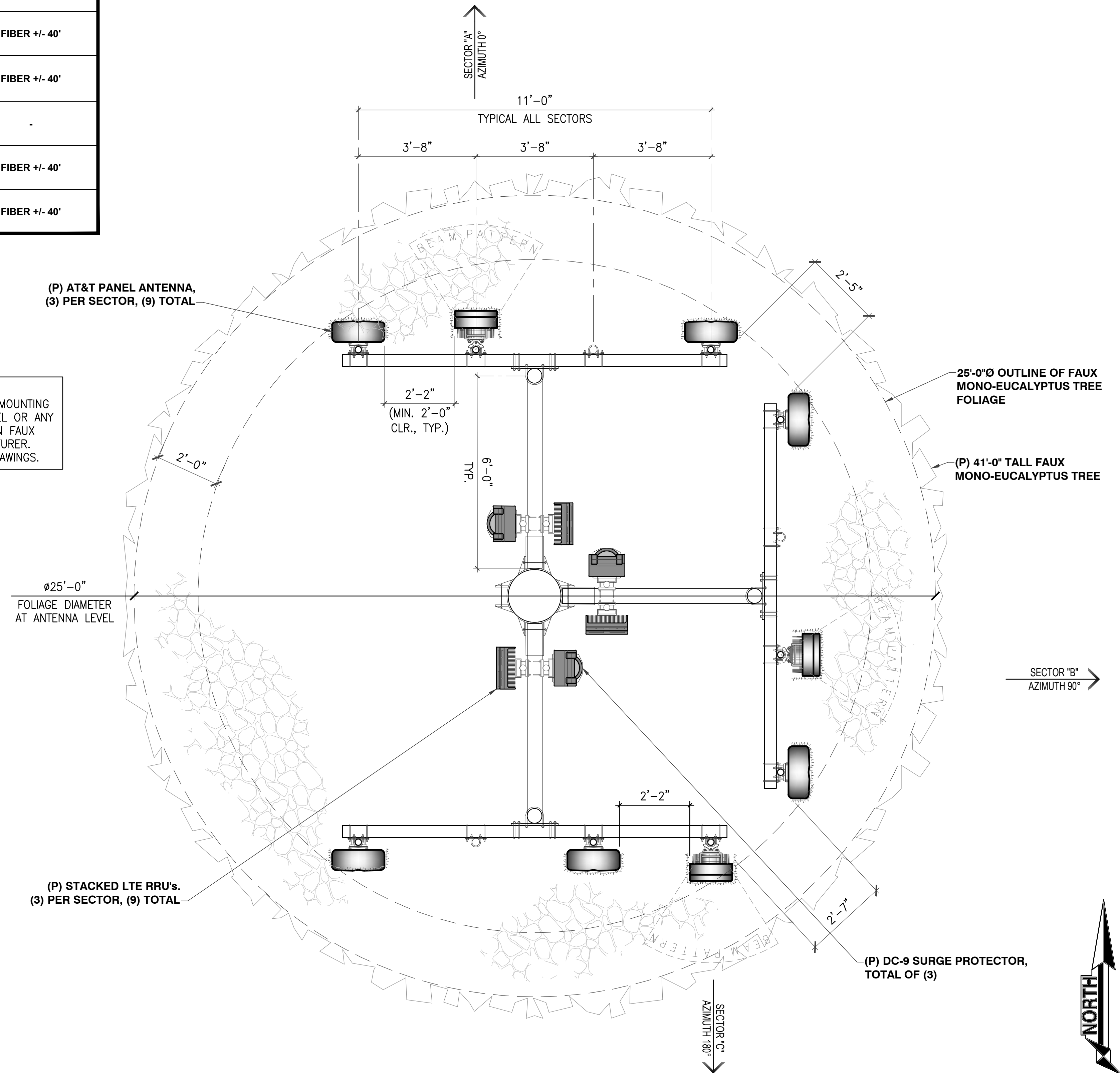
NEW ANTENNA / RRU SCHEDULE

Sector	Antenna Model	Az.	Tip Height	Rad Ctr.	Technology	RRU's / Qty.	TMA/Duplexer/ Filter	Transmission type / Length	
Alpha	A1	NNH4-65C-R6V3	0°	39'-0"	35'-0"	LTE 700 LTE 1900 5G 850 AWS 1/3	4490 B5/B12 (1) 4890 B25/B66A (1)	-	FIBER +/- 40'
	A2	-	-	-	-	-	-	-	-
	A3	AIR 6449 B77D	0°	39'-0"	37'-9"	5G CBAND	INTEGRATED WITHIN ANTENNA	-	FIBER +/- 40'
	A4	NNH4-65C-R6V3	0°	39'-0"	35'-0"	FNET	4478 B14 (1)	-	FIBER +/- 40'
Beta	B1	NNH4-65C-R6V3	90°	39'-0"	35'-0"	FNET LTE 700 LTE 1900 5G 850 AWS 1/3	4490 B5/B12 (1) 4890 B25/B66 (1) 4478 B14 (1)	-	FIBER +/- 40'
	B2	AIR 6449 B77D	90°	39'-0"	37'-9"	5G CBAND	INTEGRATED WITHIN ANTENNA	-	FIBER +/- 40'
	B3	-	-	-	-	-	-	-	-
	B4	NNH4-65C-R6V3	90°	39'-0"	35'-0"	-	-	-	FIBER +/- 40'
Gamma	C1	NNH4-65C-R6V3	180°	39'-0"	35'-0"	FNET LTE 700 LTE 1900 5G 850 AWS 1/3	4490 B5/B12 (1) 4890 B25/B66 (1) 4478 B14 (1)	-	FIBER +/- 40'
	C2	-	-	-	-	-	-	-	-
	C3	NNH4-65C-R6V3	180°	39'-0"	35'-0"	-	-	-	FIBER +/- 40'
	C4	AIR 6449 B77D	180°	39'-0"	37'-9"	5G CBAND	INTEGRATED WITHIN ANTENNA	-	FIBER +/- 40'

NOTE:

- CONSTRUCTION TO CONFIRM AND VERIFY THE REQUIRED RRUs AND EQUIPMENT MODELS WITH THE FINAL RFDS FROM SAQ MANAGER OR AT&T RF ENGR.
- RRU IS INTEGRATED WITHIN UNIT OF THE AIR 6449 PANEL ANTENNA

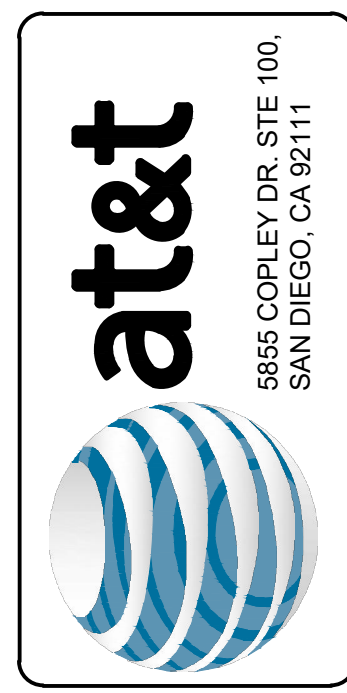
FAUX TREE NOTE:
 ANTENNAS/RRUS & EQUIPMENT MOUNTING COLLAR BRACKETS, T-ARM MODEL OR ANY REQUIRED CUSTOM BRACKETS ON FAUX TREE PER FAUX TREE MANUFACTURER. SEE FAUX TREE STRUCTURAL DRAWINGS.



NOTE:
 1. PROPOSED ANTENNAS, RRUS, HARDWARE AND EQUIPMENT ARE TO BE PAINTED DARK GREEN TO MATCH (P) FAUX TREE. PROVIDE ANTENNA SOCK TO EACH ANTENNA.

24"x36" SCALE: 1/2" = 1'-0"
 11"x17" SCALE: 1/4" = 1'-0"

2	100% ZD LANDSCAPE	04-25-24
1	100% ZD	12-22-23
0	90% ZD	11-16-23
Rev.	Description	Date:

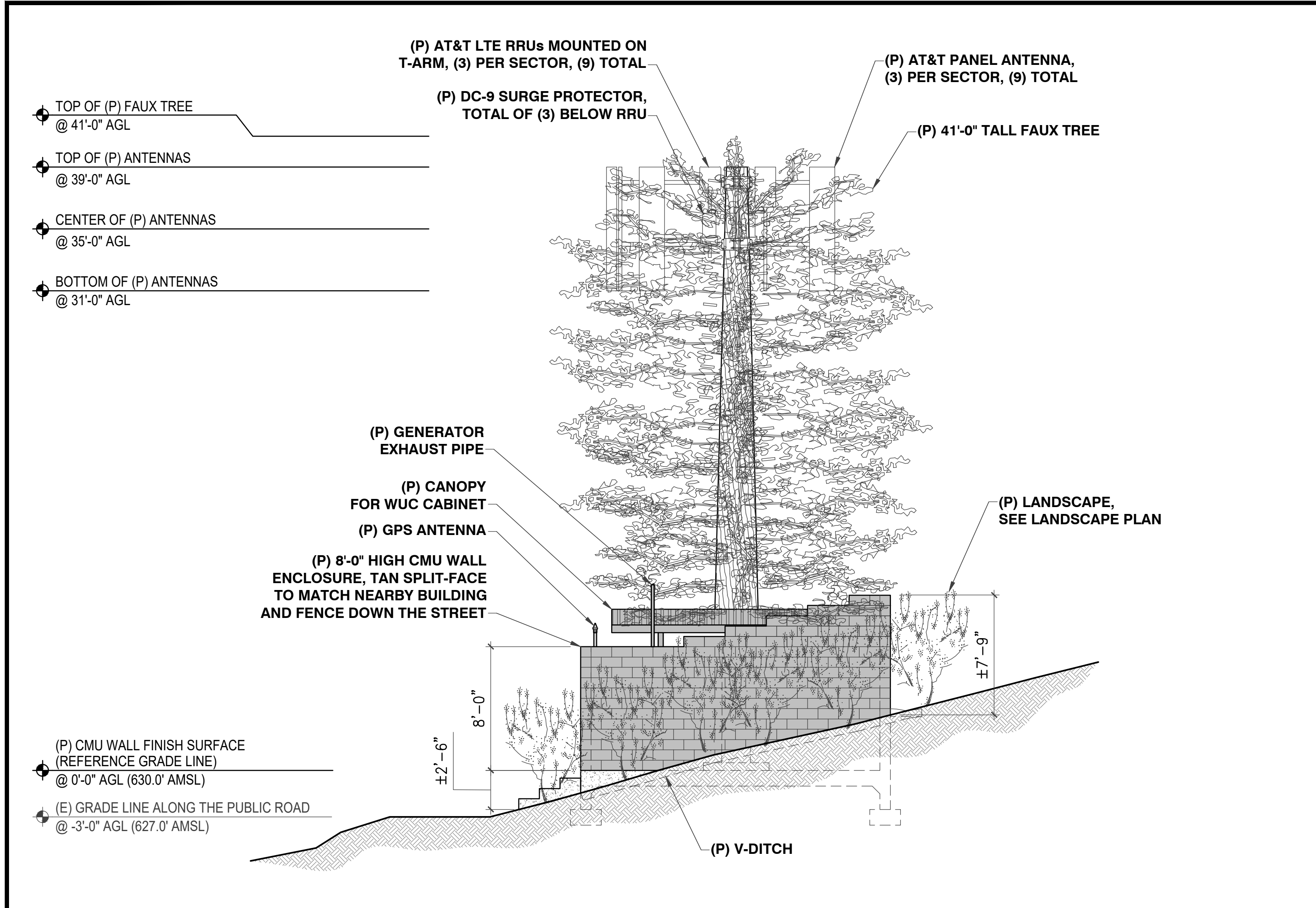


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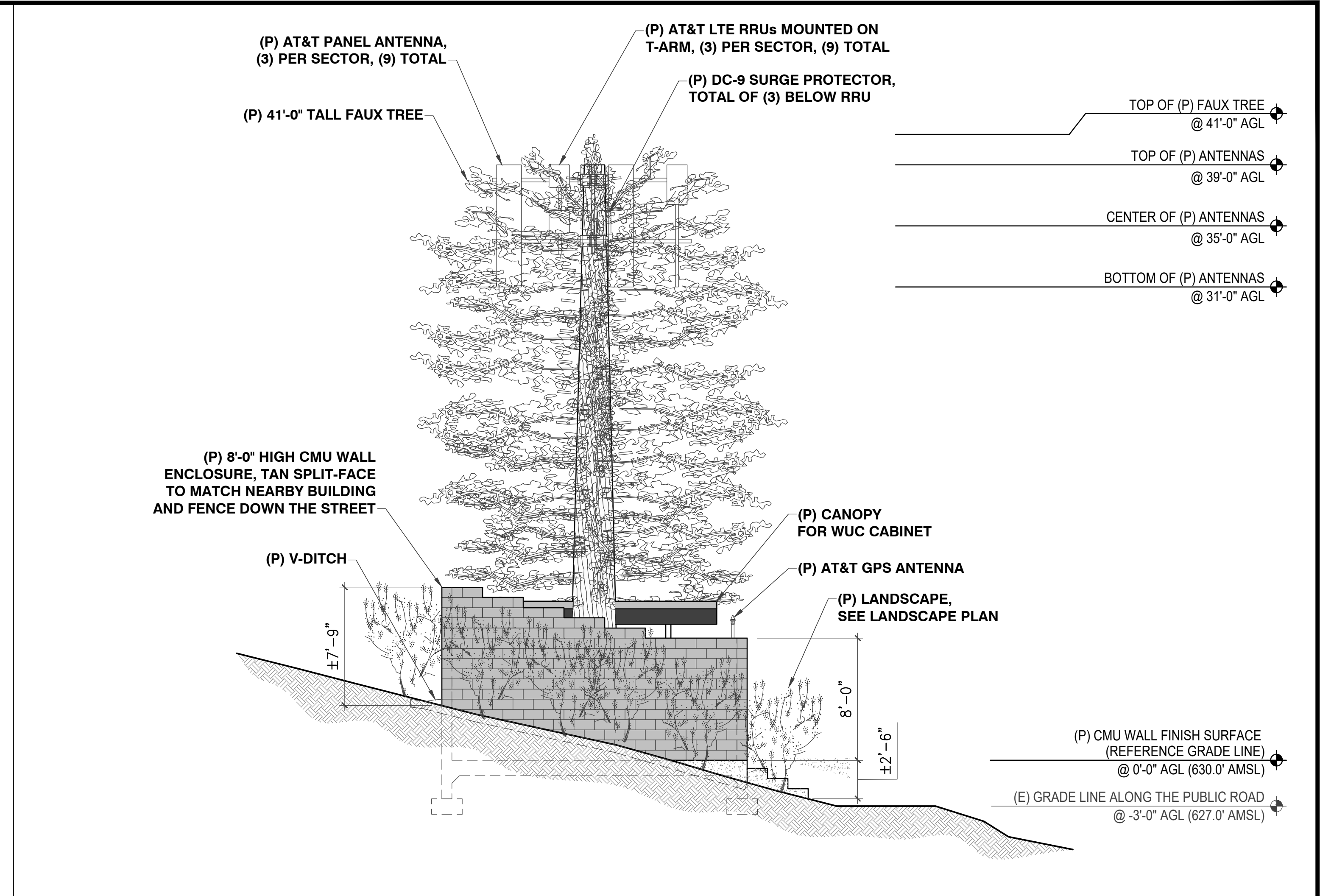
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Z4

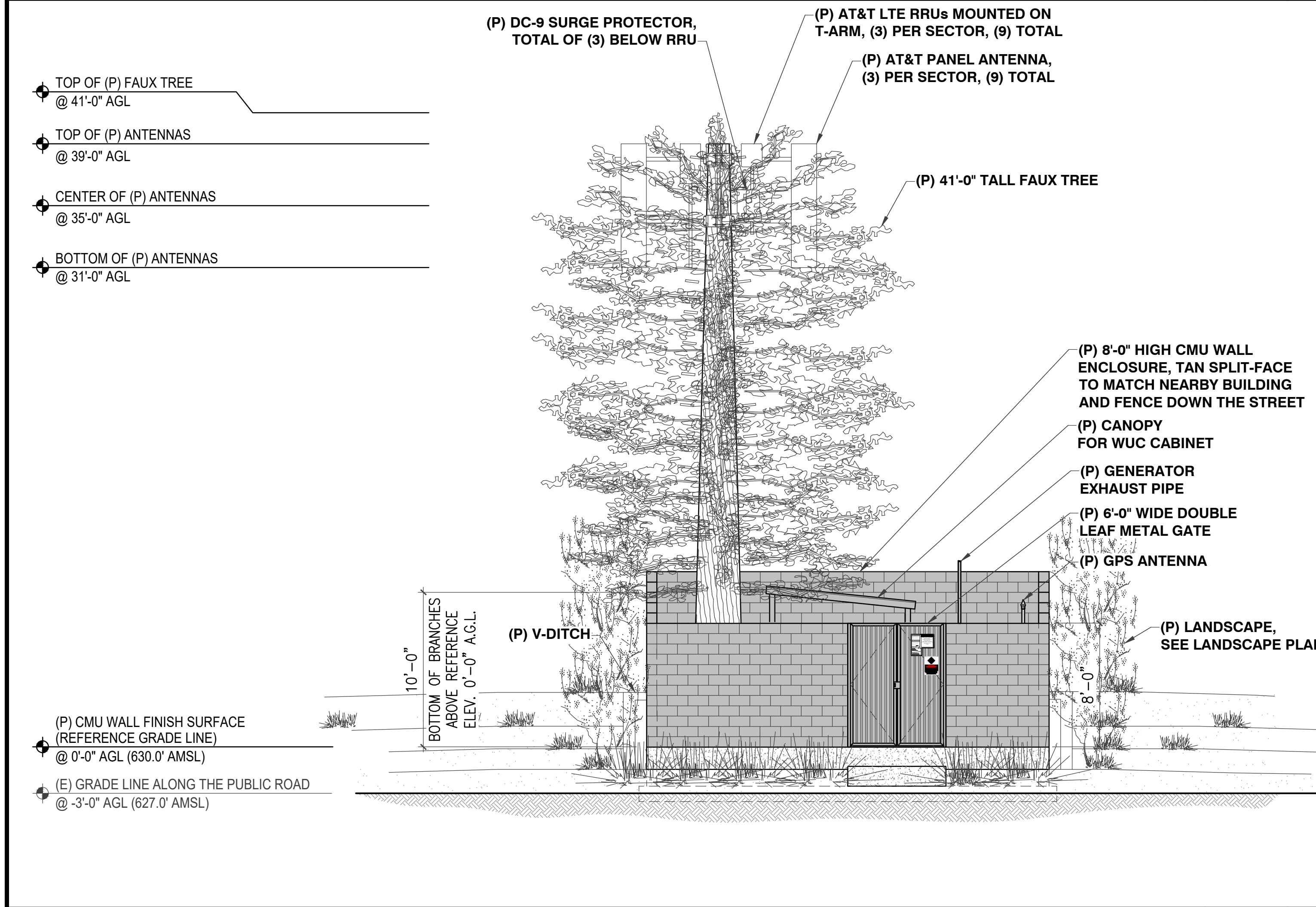
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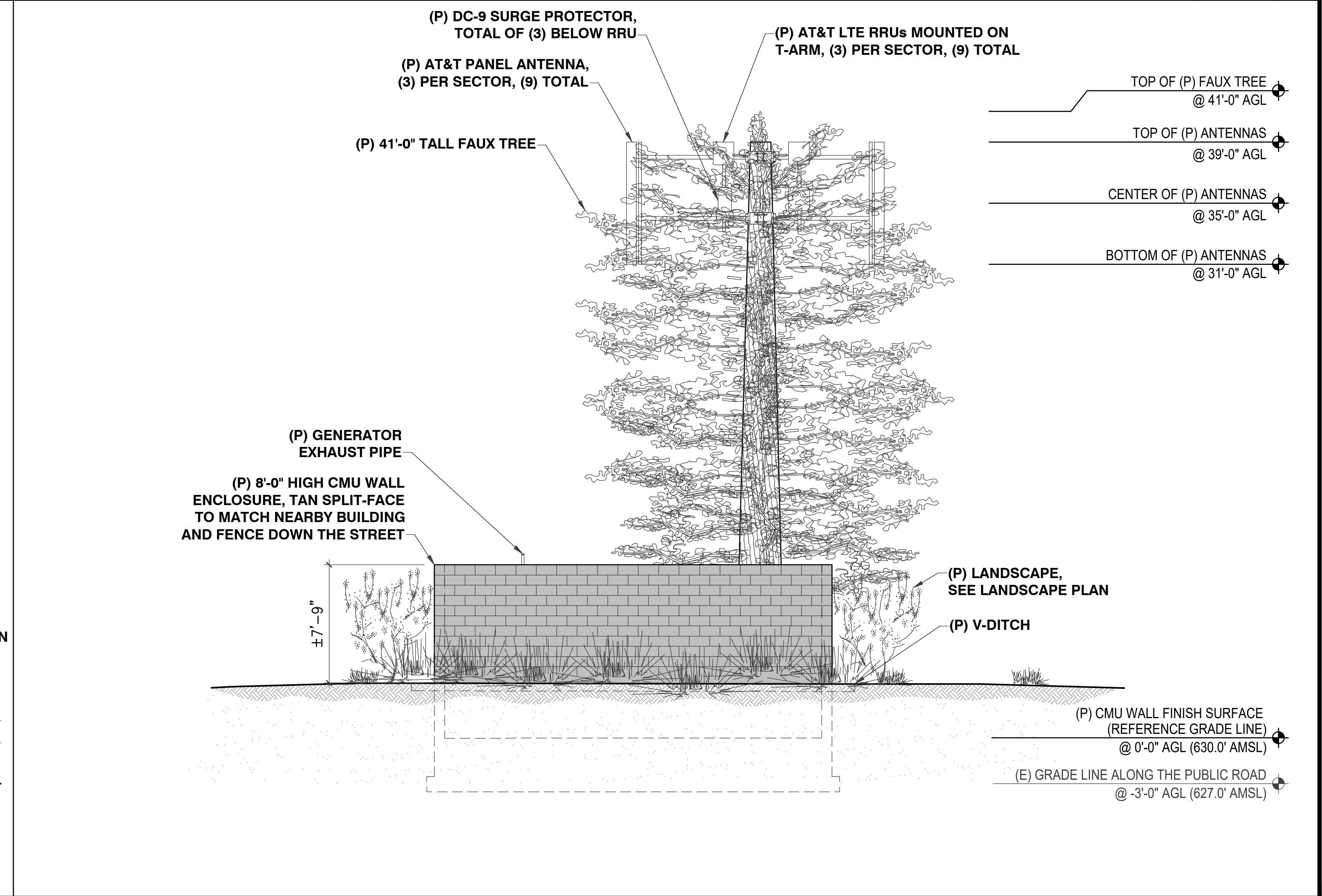
24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
(P) NORTH ELEVATION 3/16" = 1'-0" 1



24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
(P) SOUTH ELEVATION 3/16" = 1'-0" 3

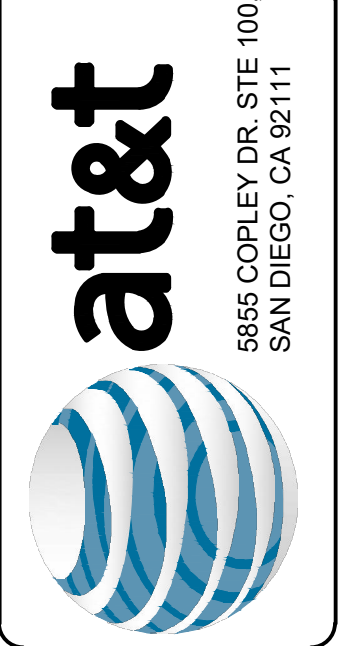


24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
(P) EAST ELEVATION 3/16" = 1'-0" 2



24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
(P) WEST ELEVATION 3/16" = 1'-0" 4

Rev.	Description	Date
2	100% ZD LANDSCAPE	04-25-24
1	100% ZD	12-22-23
0	90% ZD	11-16-23



Sheet Title:
SITE ELEVATIONS



NOT FOR CONSTRUCTION

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Sheet No:
Z5

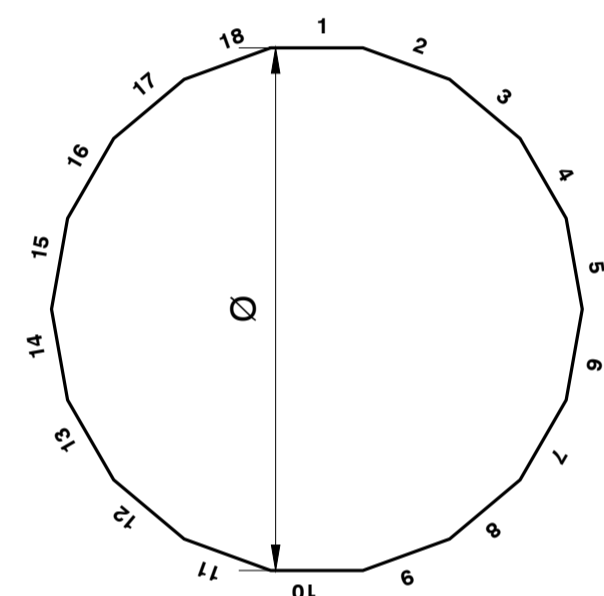
DESIGN LOADING		
ELEVATION	QTY	APPURTENANCE
10'-0" TO 41'-0"	97	8' TO 13' EUCALYPTUS BRANCHES
37'-9"	3	ERICSSON AIR 6449 B77D
35'-0"	6	COMMSCOPE NNH4-65C-R6V3
35'-0"	3	ERICSSON RRUS 4490
35'-0"	3	ERICSSON RRUS 4890
35'-0"	3	ERICSSON RRUS 4478
35'-0"	3	RAYCAP DC9-48-60-24-8C-EV
35'-0"	6	12'-0" T-ARM DOUBLE BOOM SPOKE MOUNT
35'-0"	2	GENERIC RING MOUNT

NOTE: BRANCHES, ANTENNAS, PORTS AND POLE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

APPURTENANCES

SCALE: NTS 1

MONOPOLE SECTION CHART						
SECTION	LENGTH	TOP Ø	BOTTOM Ø	THICKNESS	SLIP SPLICE LENGTH	WEIGHT
1	38.00'	16.0000"	20.0000"	0.2500"	---	2438 LBS



NOTES:

- SECTION WEIGHT INCLUDES PORTS, LOWEST SECTION WEIGHT INCLUDES BASEPLATE WEIGHT.
- DESIGN TAPER = 0.0513 in/ft.
- WEIGHTS LISTED IN THIS CHART ARE RAW STEEL WEIGHTS. FINAL WEIGHTS MAY BE UP TO 22% GREATER DUE TO GALVANIZING AND OTHER MISCELLANEOUS ITEMS.
- DIAMETER OF POLE SECTIONS AT LAP SPLICES MAY BE ADJUSTED BY UP TO 0.06" TO ACCOUNT FOR THE THICKNESS OF THE COATINGS.

POLE SECTIONS

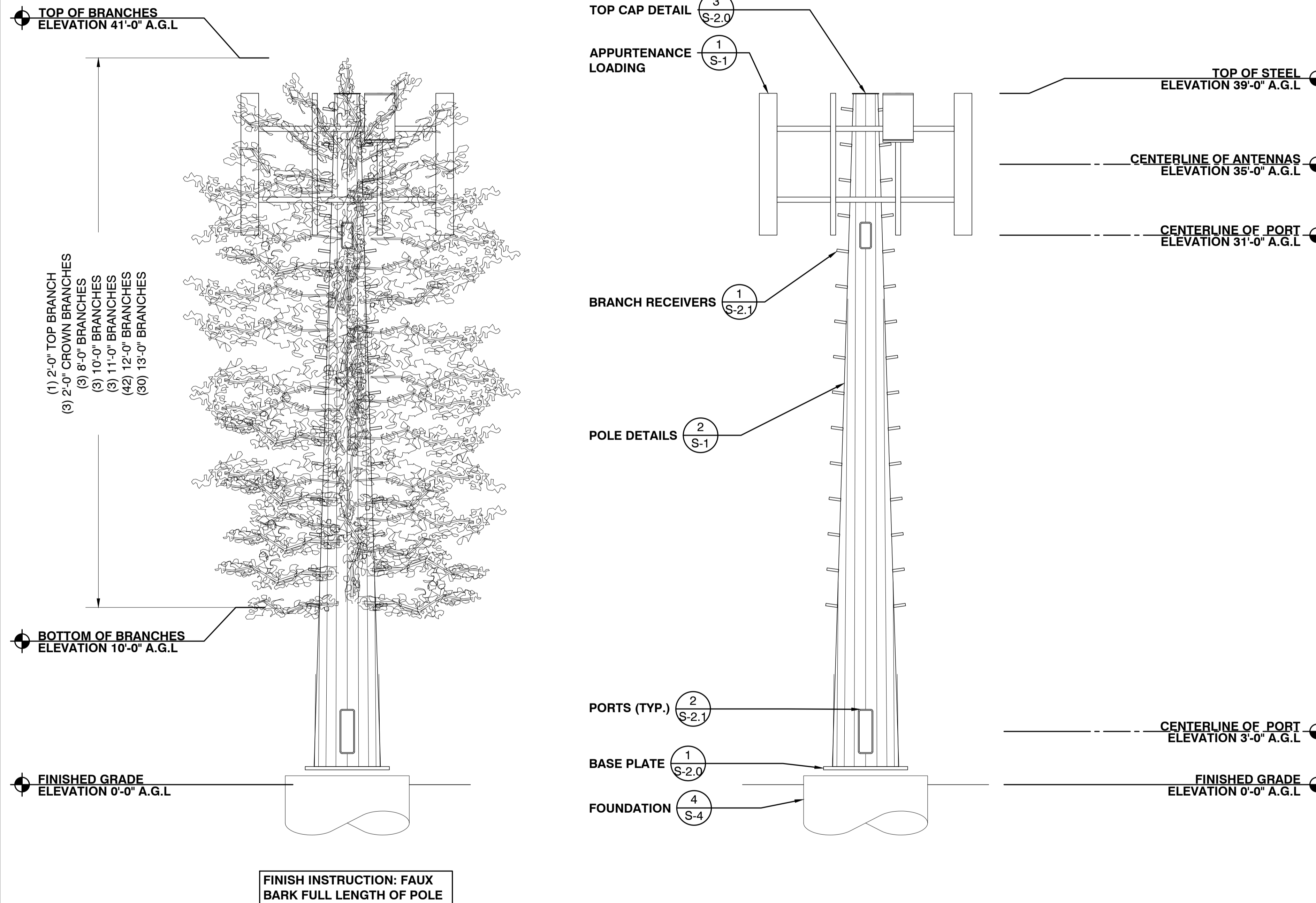
SCALE: NTS 2

NOT USED

SCALE: NTS 3

ELEVATIONS

SCALE: NTS 4



TOWER OWNER:



5855 COPLEY DR., SUITE 100
SAN DIEGO, CA 92111

PREPARED FOR:



5401 S. CANADA PL. TUCSON, AZ 85706
PHONE: (520) 663-1330

ENGINEERING FIRM:



1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233

DESIGNED BY: JSL

DRAWN BY: PSW

CHECKED BY: AAS

REV	DATE	DESCRIPTION	BY
A	4-23-24	PRELIMINARY	PSW

PRINCESS JOANN ROAD
CAL02862
39'-0" TALL MONOEUC
10102 1/3 PRINCESS JOANN RD.
SANTEE, CA 92071
SAN DIEGO COUNTY

SHEET TITLE
ELEVATION

SHEET NUMBER
S-1