AT&T

FIRSTNET/AT&T SITE ID:	**CCL02094**
FIRSTNET/AT&T SITE NAME:	**NORTHPOINT**
FA LOCATION CODE:	**10547968**
USID:	**325581**
PACE ID:	**MRSFR002840**
PSTC SITE #:	**CANC-SROSA01**
SITE ADDRESS:	**2715 GIFFEN AVE SANTA ROSA, CA 95407**
COUNTY:	**SONOMA**
SITE TYPE:	**MONOPINE**
TOWER HEIGHT:	**80'-0"**

SITE INFORMATION

PSTC SITE NAME:	**NORTHPOINT**
SITE ADDRESS:	**2715 GIFFEN AVE SANTA ROSA, CA 95407**
COUNTY:	**SONOMA**
MAP/PARCEL #:	**010-450-008**
AREA OF CONSTRUCTION:	**2,640 SQ FT**
LATITUDE:	**N 38° 25' 03.16" (38.417544°) [NAD83]**
LONGITUDE:	**W 122° 45' 01.67" (-122.750464°) [NAD83]**
GROUND ELEVATION:	**109.0' [NAVD88]**
CURRENT ZONING:	**IL**
JURISDICTION:	**SONOMA COUNTY**
OCCUPANCY CLASSIFICATION:	**U**
TYPE OF CONSTRUCTION:	**VB**
A.D.A. COMPLIANCE:	**FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION**
PROPERTY OWNER:	**GIFFEN AVENUE PROPERTY LLC 1206 4TH ST SANTA ROSA, CA 95404**
TOWER OWNER:	**PUBLIC SAFETY TOWERS, LLC 1903 WRIGHT PLACE, SUITE 140 CARLSBAD, CA 92008**
CARRIER/APPLICANT:	**AT&T 5005 EXECUTIVE PKWY SAN RAMON, CA 94583**
ELECTRIC PROVIDER:	**PG&E**
TELCO PROVIDER:	**TBD**

PROJECT TEAM

PUBLIC SAFETY TOWERS, LLC CONTACT:	**1903 WRIGHT PLACE, SUITE 140 CARLSBAD, CA 92008 TANYA AVENA T.AVENA@PSTCTOWERS.COM (661) 755-1471**
TEP PROJECT TEAM:	**TOWER ENGINEERING PROFESSIONALS 4710 E ELWOOD ST, STE 9 PHOENIX, AZ 85040**
SITE ACQUISITION CONTACT:	**DEREK WAITE DWAITE@TEPGROUP.NET (231) 409-5439**
CIVIL ENGINEER:	**ANDREW T. HALDANE, PE AHALDANE@TEPGROUP.NET (919) 661-6351**
ELECTRICAL ENGINEER:	**MARK QUAKENBUSH, PE MQUAKENBUSH@TEPGROUP.NET (919) 661-6351**
AT&T PROJECT TEAM:	
RF ENGINEER:	**AHMAD WAQAS AW564W@ATT.COM**

DRAWING INDEX

SHEET #	SHEET DESCRIPTION	REV
T-1	TITLE SHEET	J
GN-1	GENERAL NOTES	J
LS-1	SITE SURVEY	1
LS-2	SITE SURVEY	1
LS-3	SITE SURVEY	1
LS-4	NOTES	1
C-1.1	SITE PLAN	J
C-1.2	COMPOUND LAYOUT	J
C-2.1	FINAL SOUTH ELEVATION	J
C-2.2	FINAL NORTH ELEVATION	J
C-2.3	FINAL EAST ELEVATION	J
C-2.4	FINAL WEST ELEVATION	J
C-3	FINAL ANTENNA LAYOUT & SCHEDULE	J
C-4	WALK-UP-CABINET DETAILS	J
C-5	GENERATOR DETAILS	J
C-6	BATTERY DETAILS	J
E-1	ELECTRICAL AC PANEL SCHEDULE	J
E-2	ELECTRICAL ONE-LINE DIAGRAM	J

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 24x36. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

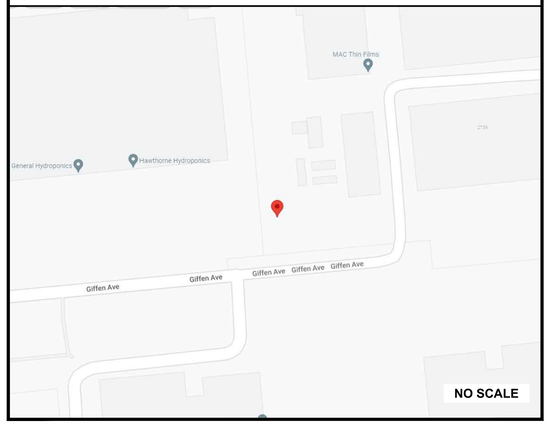
PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO ENHANCE BROADBAND CONNECTIVITY AND CAPACITY IN THE AREA FOR EMERGENCY SERVICE AND WIRELESS CUSTOMERS.

TOWER SCOPE OF WORK
- INSTALL 80'-0" MONOPINE TOWER
- INSTALL (12) ANTENNAS ON (9) MOUNT PIPES
- INSTALL (18) RADIOS
- INSTALL (3) DC9 FIBER SQUIDS
- INSTALL (9) DC POWER TRUNKS
- INSTALL (3) FIBER TRUNKS
- INSTALL (3) SECTOR MOUNTS

GROUND SCOPE OF WORK
- INSTALL 23'-0"x98'-0"x6'-0"(LxWxH) CMU WALL COMPOUND
- INSTALL GRAVEL DRIVEWAY
- INSTALL (1) 600A GUTTER AND 200A METER ON PROPOSED H-FRAME
- INSTALL (1) EQUIPMENT PLATFORM
- INSTALL (1) 17'-7"x10'-4" CONCRETE PAD
- INSTALL (1) WALK-UP-CABINET (WUC)
- INSTALL (1) 30 KW DIESEL GENERATOR
- INSTALL (1) ICE BRIDGE
- INSTALL (8) BATTERIES
- INSTALL (1) RAYCAP DC50 SURGE SUPPRESSION CABINET
- INSTALL (1) PTLC W/CAMLOCK AND INTEGRATED ATS

LOCATION MAP



DIRECTIONS FROM 5005 EXECUTIVE PARKWAY, SAN RAMON, CA:
HEAD WEST AND TURN RIGHT ONTO EXECUTIVE PARKWAY. MAKE A LEFT ONTO CAMINO RAMON, THEN A LEFT ONTO CROW CANYON ROAD. MERGE ONTO I-680 N TO SACRAMENTO. CONTINUE ON I-680 N AND TAKE EXIT 58A FOR I-780 TOWARD BENICIA/VALLEJO. CONTINUE ON I-780 W THEN TAKE EXIT 1B TOWARD SACRAMENTO. MERGE ONTO I-80 E THEN TAKE EXIT 33 FOR CA-37 TOWARD NAPA. CONTINUE ON CA-37 W THEN TURN RIGHT ONTO LAKEVILLE HIGHWAY. TURN RIGHT TO MERGE ONTO US-101 N TOWARD EUREKA. TAKE EXIT 487 TOWARD YOLANDA AVE/HEARN AVE. TAKE HEARN AVE, THEN TURN RIGHT ONTO STONY POINT ROAD. TURN LEFT ONTO NORTHPOINT PARKWAY. TURN RIGHT ONTO LOMBARDI LANE. TURN LEFT.

APPROVALS

AT&T (RF): _____
DATE: _____

AT&T OPERATIONS: _____
DATE: _____

SITE AQUISITION: _____
DATE: _____

CONSTRUCTION MANAGER: _____
DATE: _____

PROPERTY OWNER: _____
DATE: _____

ZONING: _____
DATE: _____

PROJECT MANAGER: _____
DATE: _____

APPLICABLE CODES/REFERENCE DOCUMENTS

ALL WORK SHALL BE PERFORMED AND MATERIALS 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 CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE TYPE	CODE
BUILDING	2023 CBC (2021 IBC)
MECHANICAL	2023 CMC (2021 UMC)
ELECTRICAL	2023 CEC (2020 NEC)
STRUCTURAL	EIA/TIA-222-H

REFERENCE DOCUMENTS:

RFDS VERSION: 1.00
DATED: 12/21/2022

811 Know what's below. Call before you dig.

CALL CALIFORNIA ONE CALL
(800) 227-2600
CALL 3 WORKING DAYS
BEFORE YOU DIG!

PUBLICSAFETYTOWERS COMPANY
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

TOWER ENGINEERING PROFESSIONALS
4710 E ELWOOD ST, STE 9
PHOENIX, AZ 85040
OFFICE: (480) 285-0036
www.tepgroup.net

AT&T/FIRSTNET ID: CCL02094
NORTHPOINT

PSTC #: CANC-SROSA01
GIFFEN AVENUE PROPERTY

2715 GIFFEN AVE
SANTA ROSA, CA 95407
(SONOMA COUNTY)

PROPOSED 80'-0"
MONOPINE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
G	02-01-23	SSO	ZONING	HMM
H	03-28-23	SSO	ZONING	HMM
I	04-21-23	RCH	ZONING	HMM
J	09-29-23	CAM	ZONING	HMM
K	01-04-24	SKK	ZONING	HMM

SEAL:

ZONING
DO NOT USE FOR CONSTRUCTION

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

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:	REVISION:
T-1	K

TEP #: 314201.336187

PROJECT NOTES:

1. ALL REFERENCES MADE TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED PUBLIC SAFETY TOWERS, LLC OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN THE PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING TO HAVE SUFFICIENT EXPERIENCE AND ABILITY, IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE THE TOWER IS LOCATED.
3. THE STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH ANSI/TIA-222-H AND CONFORM TO THE REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE.
4. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE.
5. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
6. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTION SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
8. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OF CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATION. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTIONS OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
9. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK. RENTAL CHARGES, SAFETY, PROTECTION, AND MAINTENANCE OF RENTED EQUIPMENT SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE OWNER PROJECT MANAGER. THIS INCLUDES ALL SPECIFIC MILITARY INSTALLATION INSTRUCTIONS INCLUDING STAFF ACCESS AND GATE SPECIFIC INSTRUCTIONS.
12. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR/OWNER. CONTRACTOR/OWNER SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
13. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
14. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER AS WELL AS ANY REQUIRED NOTICES SPECIFIC TO THE MILITARY INSTITUTION.
15. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFT MATERIALS HALL BE REWORKED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
17. THE OWNER OR OWNERS REPRESENTATIVE SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.
18. ANY BUILDINGS ON THIS SITE ARE INTENDED TO SHELTER EQUIPMENT WHICH WILL ONLY BE PERIODICALLY MAINTAINED AND ARE NOT INTENDED FOR HUMAN OCCUPANCY.
19. TEMPORARY FACILITIES FOR PROTECTION OF TOOLS AND EQUIPMENT SHALL CONFORM TO LOCAL REGULATIONS AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
20. THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL CARRY LIABILITY INSURANCE IN THE AMOUNTS AND FORM IN ACCORDANCE WITH OWNER SPECIFICATIONS. CERTIFICATES DEMONSTRATING PROOF OF COVERAGE SHALL BE PROVIDED TO OWNER PRIOR TO THE START OF THE WORK ON THE PROJECT.
21. THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY SERVICES TO VERIFY LOCATIONS OF EXISTING UTILITIES AND REQUIREMENTS FOR NEW UTILITY CONNECTIONS PRIOR TO EXCAVATING.
22. THE CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIALS SHALL BE REMOVED FROM THE SITE PRIOR TO THE SUBSTANTIAL COMPLETION AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL FURNISH ONE 55 GALLON BARREL OR EQUIVALENT, AND TRASH BAGS, AND SHALL REMOVE TRASH, DEBRIS, ETC., ON A DAILY BASIS.
23. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO SUBMITTING THE PROPOSAL. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PROJECT ENGINEER FOR FACILITIES/CONSTRUCTION.
24. THE CONTRACTOR SHALL GUARANTEE THE WORK PERFORMED ON THE PROJECT BY THE CONTRACTOR AND ANY OR ALL OF THE SUBCONTRACTORS WHO PERFORMED WORK FOR THE CONTRACTOR ON THIS PROJECT. THE GUARANTEE SHALL BE FOR A FULL YEAR FOLLOWING ISSUANCE OF THE FINAL PAYMENT OF RETAINAGE. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
25. THE CONTRACTOR SHALL PROVIDE DAILY UPDATES IN THE FORM OF WRITTEN NOTIFICATION VIA EMAIL OR APP PHOTOS TO THE BOINGO CONSTRUCTION MANAGER.

UTILITY NOTES:

1. APPLY FOR THE UTILITY SERVICE (ELECTRIC) NO LATER THAN THE NEXT BUSINESS DAY FOLLOWING AWARD OF CONTRACT. COORDINATE WITH THE ELECTRIC UTILITY COMPANY FOR EXACT TRANSFORMER LOCATION, METERING REQUIREMENTS, AND THE SERVICE ROUTING. COORDINATE WITH THE TELEPHONE UTILITY COMPANY FOR EXACT TELEPHONE REQUIREMENTS AND ROUTING OF SERVICE.
2. ALL UTILITY RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE UTILITY REQUIREMENTS. FIELD TO VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT UTILITIES AND LOCATOR SERVICE A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE TRENCHING AND CONDUITS AS SHOWN OR AS REQUIRED BY LOCAL UTILITY.
5. NO PENETRATIONS TO THE TOWER FOUNDATION OF ANY KIND.

PUBLICSAFETYTOWERS COMPANY
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

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AT&T/FIRSTNET ID: CCL02094
NORTHPOINT

PSTC #: CANC-SROSA01
GIFFEN AVENUE PROPERTY

2715 GIFFEN AVE
SANTA ROSA, CA 95407
(SONOMA COUNTY)

PROPOSED 80'-0"
MONOPINE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
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K	01-04-24	SKK	ZONING	HMM

SEAL:

ZONING
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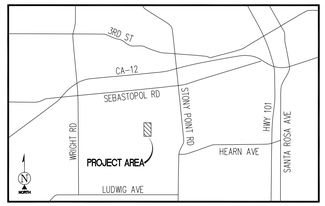
SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:	REVISION:
GN-1	K

TEP #: 314201.336187



VICINITY MAP
N.T.S.

SURVEY DATE
10/05/2022

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA ZONE 2 STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2019.25). DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT ON THE SMARTNET REFERENCE NETWORK.

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE
ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA TWO STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99998248

FLOOD ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X", ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06097C0717G, DATED 07/19/2022

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES
CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

LEGEND

AP	ASPHALT		UTILITY MANHOLES
BLDG	TOP OF BUILDING		UTILITY METER
CLF	CHAIN LINK FENCE		FIRE HYDRANT
NG	NATURAL GRADE		POSITION OF GEODETIC COORDINATES
	TREES		SPOT ELEVATION
	PINE TREES		WATER CONTROL VALVE
P.O.B.	POINT OF BEGINNING		GAS VALVE
P.O.C.	POINT OF COMMENCEMENT		
P.O.T.	POINT OF TERMINUS		

CHAIN LINK FENCE
CURBLINES
SUBJECT PROPERTY LINE
ADJACENT PROPERTY LINE
EASEMENT LINES
EASEMENT CENTERLINE
LEASE AREA LIMITS
MAJOR CONTOUR INTERVAL
MINOR CONTOUR INTERVAL

PARENT PARCEL
APN: 010-450-008
GIFFEN AVENUE PROPERTY LLC

SURVEY DETAIL SEE SHEET LS-2

13 ACCESS EASEMENT
13 ACCESS EASEMENT
LOMBARDI LANE
BUILDING
BUILDING
VAULT
DECIDUOUS TOP=144.1
CONIFER TOP=148.8
CONIFER TOP=147.6
CONIFER TOP=146.0
CONIFER TOP=143.2
DECIDUOUS TOP=152.5
WATERLINE EASEMENT 14
GATE
VAULT
WATERLINE EASEMENT DOC NO. 2002-153217 AS SHOWN ON INST 2016110792 14
ASPHALT
STORM DRAIN
STORM DRAIN
SEWER
SEWER
STORM DRAIN
STORM DRAIN
PROPOSED 10' UTILITY EASEMENT
CONCRETE SIDEWALK
NORTH LINE OF WATERLINE EASEMENT DOC NO. 1983-075820 14 AS SHOWN ON INST 2016110792
NATURAL GROUND
SEWER
STORM DRAIN
STORM DRAIN
VAULT
TRANSFORMER
ACCESS EASEMENT 12
GIFFEN AVENUE

N 13° 21' E

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

at&t

PROJECT INFORMATION:

CCU02094
SW SANTA ROSA CORPORATE CENTER PKWY & ROSELAND
2715 GRIFFEN AVENUE
SANTA ROSA, CA 95404
SONOMA COUNTY

ORIGINAL ISSUE DATE:
10/07/2022

REV.:	DATE:	DESCRIPTION:	BY:
A	10/07/22	PRELIMINARY	CK
0	01/04/23	DESIGN(C)	SM

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
(919) 661-6351

CONSULTANT:

ambit consulting
428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us

DRAWN BY:	CHK.:	APV.:
CK	MF	PD

LICENSER:

LICENSED LAND SURVEYOR
PATRICK B. DONOHOE
No. 9332
STATE OF CALIFORNIA
PRELIMINARY

PATRICK B. DONOHOE
P.L.S. NO. 9332

SHEET TITLE:
SITE SURVEY

SHEET NUMBER:
LS-1

POSITION OF GEODETIC COORDINATES
LATITUDE 38° 25' 03.16" (38.417544°) NORTH (NAD83)
LONGITUDE 122° 45' 01.67" (122.750464°) WEST (NAD83)
GROUND ELEVATION @ 109.0' (NAVD88)

LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE LAND OF OPTICAL COATING LABORATORY, INC., A CORPORATION, AS DESCRIBED AS PARCEL ONE IN THE DEED RECORDED JANUARY 11, 1973 IN BOOK 2727 OF OFFICIAL RECORDS AT PAGE 51 IN THE CITY OF SANTA ROSA, COUNTY OF SONOMA, STATE OF CALIFORNIA RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A IRON PIPE STAMPED RCE 31909 AT THE SOUTHWEST CORNER OF SAID PARCEL, FROM WHICH AN IRON PIPE STAMPED RCE 31909 BEARS THE FOLLOWING TWO COURSES:
THENCE NORTH 85°12'34" EAST, 257.92 FEET; THENCE SOUTH 04°47'26" EAST, 47.06 FEET AS SHOWN ON RECORD SURVEY RECORDED IN BOOK 814, PAGE 39, RECORDS OF SAID SONOMA COUNTY;

THENCE LEAVING SAID POINT OF COMMENCEMENT, NORTH 85°12'34" EAST, 71.87 FEET; THENCE NORTH 04°20'27" WEST, 2.56 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 85°40'47" WEST, 65.91 FEET; THENCE NORTH 04°19'13" WEST, 25.00 FEET; THENCE NORTH 85°40'47" EAST, 100.00 FEET; THENCE SOUTH 04°19'13" EAST, 25.00 FEET; THENCE SOUTH 85°40'47" WEST, 34.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,500 SQUARE FEET (0.057 ACRES) OF LAND, MORE OR LESS.

ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF THE LAND OF OPTICAL COATING LABORATORY, INC., A CORPORATION, AS DESCRIBED AS PARCEL ONE IN THE DEED RECORDED JANUARY 11, 1973 IN BOOK 2727 OF OFFICIAL RECORDS AT PAGE 51 AND A PORTION OF LOT 1 OF THE LANDS OF PATRIOT NORTHPOINT II REFI LLC AS SHOWN ON RECORD SURVEY RECORDED IN BOOK 814 PAGE 39, IN THE CITY OF SANTA ROSA, COUNTY OF SONOMA, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A IRON PIPE STAMPED RCE 31909 AT THE SOUTHWEST CORNER OF SAID PARCEL, FROM WHICH AN IRON PIPE STAMPED RCE 31909 BEARS THE FOLLOWING TWO COURSES:
THENCE NORTH 85°12'34" EAST, 257.92 FEET; THENCE SOUTH 04°47'26" EAST, 47.06 FEET AS SHOWN ON SAID RECORD SURVEY RECORDED IN BOOK 814, PAGE 39, RECORDS OF SAID SONOMA COUNTY;

THENCE LEAVING SAID POINT OF COMMENCEMENT, NORTH 85°12'34" EAST, 71.87 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 04°20'27" WEST, 2.56 FEET; THENCE NORTH 85°40'47" EAST, 20.00 FEET; THENCE SOUTH 04°20'27" EAST, 24.22 FEET; THENCE SOUTH 85°47'02" WEST, 20.00 FEET; THENCE NORTH 04°20'27" WEST, 21.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 484 SQUARE FEET (0.011 ACRES) OF LAND, MORE OR LESS.

LEGEND

AP	ASPHALT		UTILITY MANHOLES
BLDG	TOP OF BUILDING		UTILITY METER
CLF	CHAIN LINK FENCE		FIRE HYDRANT
NG	NATURAL GRADE		POSITION OF GEODETIC COORDINATES
	TREES	XXXX.X NG	SPOT ELEVATION
	PINE TREES	WV	WATER CONTROL VALVE
P.O.B.	POINT OF BEGINNING		GAS VALVE
P.O.C.	POINT OF COMMENCEMENT		CHAIN LINK FENCE
P.O.T.	POINT OF TERMINUS		CURBLINES
			SUBJECT PROPERTY LINE
			ADJACENT PROPERTY LINE
			EASEMENT LINES
			EASEMENT CENTERLINE
			LEASE AREA LIMITS
			MAJOR CONTOUR INTERVAL
			MINOR CONTOUR INTERVAL

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

at&t

PROJECT INFORMATION:

CCU02094
SW SANTA ROSA CORPORATE CENTER PKWY & ROSELAND
2715 GRIFFEN AVENUE
SANTA ROSA, CA 95404
SONOMA COUNTY

ORIGINAL ISSUE DATE:
10/07/2022

REV.:	DATE:	DESCRIPTION:	BY:
A	10/07/22	PRELIMINARY	CK
0	01/04/23	DESIGN(C)	SM

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
(919) 661-6351

CONSULTANT:

ambit consulting
428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us

DRAWN BY:	CHK.:	APV.:
CK	MF	PD

LICENSER:

LICENSED LAND SURVEYOR PATRICK B. DONOHOE No. 9332 STATE OF CALIFORNIA
PRELIMINARY
PATRICK B. DONOHOE
P.L.S. NO. 9332

SHEET TITLE:
SITE SURVEY

SHEET NUMBER:
LS-2

10' UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF LOT 1 OF THE LANDS OF PATRIOT NORTHPOINT II REFI LLC AS SHOWN ON RECORD SURVEY RECORDED IN BOOK 814 PAGE 39 IN THE CITY OF SANTA ROSA, COUNTY OF SONOMA, STATE OF CALIFORNIA, BEING A 10.00 FOOT WIDE STRIP OF LAND LYING 5.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A IRON PIPE STAMPED RCE 31909 AT THE SOUTHWEST CORNER OF SAID PARCEL, FROM WHICH AN IRON PIPE STAMPED RCE 31909 BEARS THE FOLLOWING TWO COURSES:
THENCE NORTH 85°12'34" EAST, 257.92 FEET; THENCE SOUTH 04°47'26" EAST, 47.06 FEET AS SHOWN ON SAID RECORD SURVEY RECORDED IN BOOK 814, PAGE 39, RECORDS OF SAID SONOMA COUNTY;

THENCE LEAVING SAID POINT OF COMMENCEMENT, NORTH 85°12'34" EAST, 71.87 FEET, THENCE SOUTH 04°20'27" EAST, 21.63 FEET; THENCE NORTH 85°47'02" EAST, 6.94 FEET TO THE POINT OF BEGINNING.

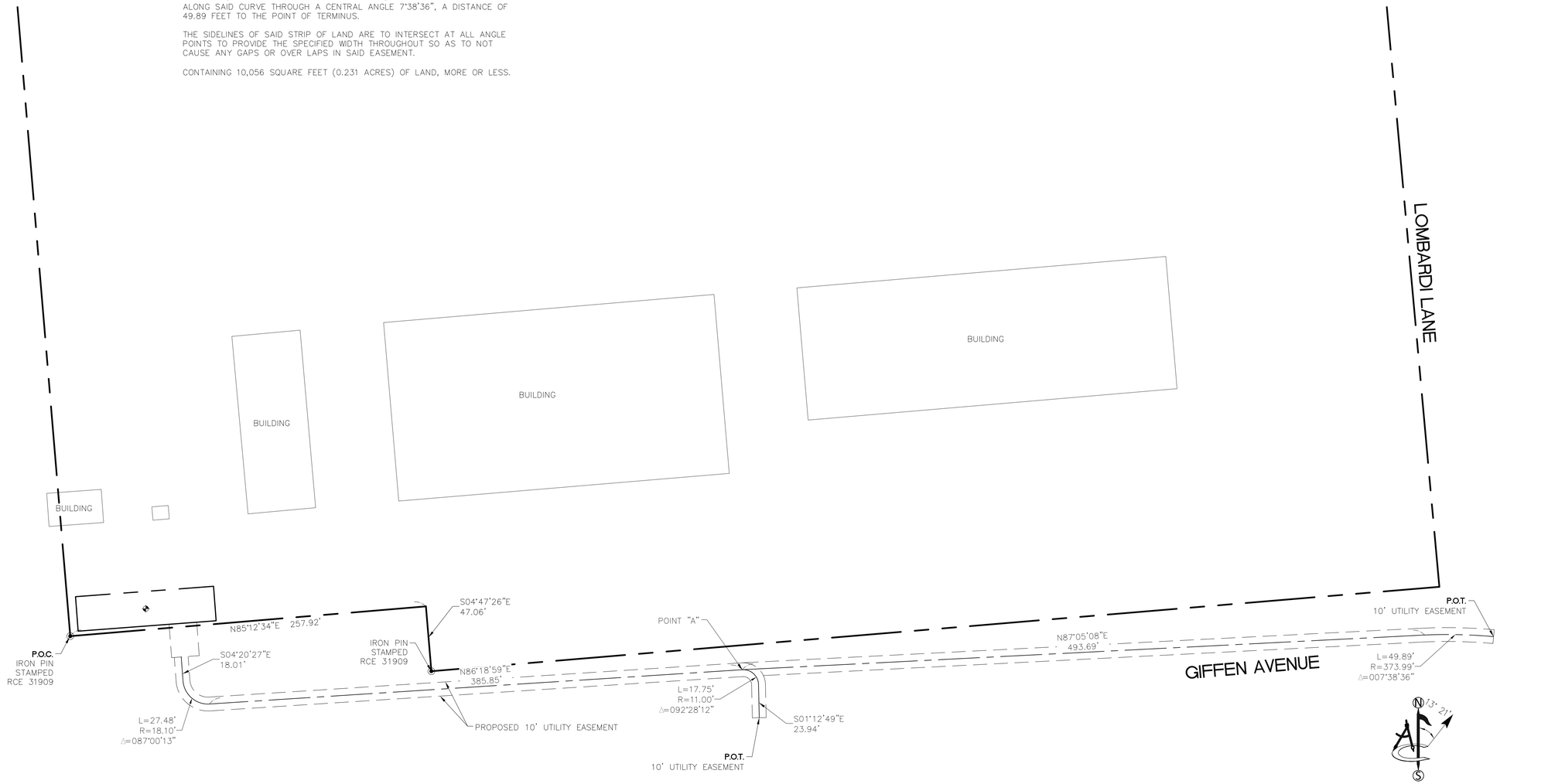
THENCE SOUTH 04°20'27" EAST, 18.01 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 18.10 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°00'13", A DISTANCE OF 27.48 FEET; THENCE NORTH 86°18'59" EAST, 385.85 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A" FOR PURPOSES OF THIS DESCRIPTION AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 11.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°28'12", A DISTANCE OF 17.75 FEET; THENCE SOUTH 01°12'49" EAST, 23.94 FEET TO THE POINT OF TERMINUS.

TOGETHER WITH:

COMMENCING AT THE ABOVE MENTIONED POINT "A"; THENCE NORTH 87°05'08" EAST, 493.69 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 373.99 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE 7°38'36", A DISTANCE OF 49.89 FEET TO THE POINT OF TERMINUS.

THE SIDELINES OF SAID STRIP OF LAND ARE TO INTERSECT AT ALL ANGLE POINTS TO PROVIDE THE SPECIFIED WIDTH THROUGHOUT SO AS TO NOT CAUSE ANY GAPS OR OVER LAPS IN SAID EASEMENT.

CONTAINING 10,056 SQUARE FEET (0.231 ACRES) OF LAND, MORE OR LESS.



at&t

PROJECT INFORMATION:

CCU02094
SW SANTA ROSA CORPORATE CENTER PKWY & ROSELAND
2715 GRIFFEN AVENUE
SANTA ROSA, CA 95404
SONOMA COUNTY

ORIGINAL ISSUE DATE:

10/07/2022

REV.:	DATE:	DESCRIPTION:	BY:
A	10/07/22	PRELIMINARY	CK
0	01/04/23	DESIGN(C)	SM

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
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(919) 661-6351

CONSULTANT:

428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us
ambit consulting

DRAWN BY:	CHK.:	APV.:
CK	MF	PD

LICENSER:

LICENSED LAND SURVEYOR
PATRICK B. DONOHOE
No. 9332
STATE OF CALIFORNIA
PRELIMINARY
PATRICK B. DONOHOE
P.L.S. NO. 9332

SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LS-3

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #TEP-138421-I, ISSUED BY TOWER TITLE AND CLOSING, DATED AUGUST 22, 2022. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:
1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS REPORT, INCLUDING:
A. TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS;
B. PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

2. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS, INCLUDING:
A. UNPATENTED MINING CLAIMS;
B. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF;
C. WATER RIGHT, CLAIMS OR TITLE TO WATER,
WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC
RECORDS. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

6. ANY LIEN OR RIGHT TO LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

7. TAXES FOR THE CURRENT FISCAL YEAR AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

8. RIGHTS OF FEE SIMPLE OWNERS IN AND TO THE SUBJECT PROPERTY. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

9. EASEMENT AGREEMENT BETWEEN JDS UNIPHASE CORPORATION, A DELAWARE CORPORATION (JDSU), PATRIOT NORTHPOINT I, LLC, A DELAWARE LIMITED LIABILITY COMPANY; AND PATRIOT NORTHPOINT II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED AUGUST 21, 2007 AND RECORDED AUGUST 27, 2007 IN (INSTRUMENT) 2007094870, IN SONOMA COUNTY, CALIFORNIA. (BLANKET IN NATURE)

10. TERMS AND CONDITIONS OF AN UNRECORDED LEASE, AS EVIDENCED BY A(N) MEMORANDUM OF LEASE BETWEEN PATRIOT NORTHPOINT I, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND JDS UNIPHASE CORPORATION, A DELAWARE CORPORATION, DATED AUGUST 21, 2007 AND RECORDED SEPTEMBER 6, 2007 IN (INSTRUMENT) 2007098104, IN SONOMA COUNTY, CALIFORNIA. (BLANKET IN NATURE)

11. TERMS AND CONDITIONS OF AN UNRECORDED LEASE, AS EVIDENCED BY A(N) MEMORANDUM OF LEASE BETWEEN PATRIOT NORTHPOINT I, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND JDS UNIPHASE CORPORATION, A DELAWARE CORPORATION, DATED AUGUST 21, 2007 AND RECORDED SEPTEMBER 6, 2007 IN (INSTRUMENT) 2007098105, IN SONOMA COUNTY, CALIFORNIA. (BLANKET IN NATURE)

(12) RECIPROCAL ACCESS AND UTILITY EASEMENT AGREEMENT BETWEEN PATRIOT NORTHPOINT I, LLC, A DELAWARE LIMITED LIABILITY COMPANY; AND PATRIOT NORTHPOINT II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED JANUARY 6, 2012 AND RECORDED JANUARY 11, 2012 IN (INSTRUMENT) 2012002560, IN SONOMA COUNTY, CALIFORNIA.
AFFECTED BY A(N) AGREEMENT REGARDING RECIPROCAL ACCESS AND UTILITY EASEMENT AGREEMENT BETWEEN PATRIOT NORTHPOINT II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, PATRIOT NORTHPOINT II REFI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, PATRIOT NORTHPOINT I REFI, LLC, A DELAWARE LIMITED LIABILITY COMPANY; AND GIFFEN AVENUE INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, DATED FEBRUARY 3, 2017 AND RECORDED JULY 13, 2017 IN (INSTRUMENT) 2017054238, IN SONOMA COUNTY, CALIFORNIA. (AS SHOWN ON SURVEY)

SCHEDULE "B" NOTE

(13) RECIPROCAL ACCESS AND UTILITY EASEMENT AGREEMENT BETWEEN PATRIOT NORTHPOINT I, LLC, A DELAWARE LIMITED LIABILITY COMPANY; AND PATRIOT NORTHPOINT I REFI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED OCTOBER 24, 2013 AND RECORDED OCTOBER 30, 2013 IN (INSTRUMENT) 2013105800, IN SONOMA COUNTY, CALIFORNIA.
AFFECTED BY A(N) FIRST AMENDMENT TO RECIPROCAL ACCESS AND UTILITY EASEMENT AGREEMENT BETWEEN PATRIOT NORTHPOINT I, LLC, A DELAWARE LIMITED LIABILITY COMPANY; AND PATRIOT NORTHPOINT I REFI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED FEBRUARY 17, 2015 AND RECORDED MARCH 24, 2015 IN (INSTRUMENT) 2015024085, IN SONOMA COUNTY, CALIFORNIA. (AS SHOWN ON SURVEY)

(14) EASEMENT DEED BETWEEN GIFFEN AVENUE PROPERTY, LLC; AND THE CITY OF SANTA ROSA, A MUNICIPAL CORPORATION, DATED NOVEMBER 18, 2016 AND RECORDED NOVEMBER 30, 2016 IN (INSTRUMENT) 2016110792, IN SONOMA COUNTY, CALIFORNIA. (AS SHOWN ON SURVEY)

15. TERMS AND CONDITIONS OF AN UNRECORDED LEASE, AS EVIDENCED BY A(N) MEMORANDUM OF AGREEMENT BETWEEN PATRIOT NORTHPOINT I, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND GIFFEN AVENUE INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, DATED MAY 4, 2016 AND RECORDED MAY 6, 2016 IN (INSTRUMENT) 2016039589, IN SONOMA COUNTY, CALIFORNIA. (BLANKET IN NATURE)

LESSOR'S LEGAL DESCRIPTION

PARCEL ONE:
BEING A PORTION OF THE LAND OF OPTICAL COATING LABORATORY, INC., A CORPORATION, AS DESCRIBED AS PARCEL ONE IN THE DEED RECORDED JANUARY 11, 1973 IN BOOK 2727 OF OFFICIAL RECORDS AT PAGE 51 SONOMA COUNTY RECORDS, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHERN LINE OF SAID PARCEL OF LAND AS DESCRIBED AS PARCEL ONE IN THE DEED TO OPTICAL COATING LABORATORY DISTANT ALONG SAID LINE NORTH 85° 15' 01" EAST 588.69 FEET FROM THE NORTHWESTERN CORNER OF SAID PARCEL; THENCE ALONG THE NORTHERN LINE OF SAID PARCEL OF LAND NORTH 85° 15' 01" EAST 980.29 FEET; THENCE LEAVING SAID LINE SOUTH 05° 42' 31" EAST 529.97 FEET; THENCE SOUTH 85° 12' 45" WEST 730.89 FEET; THENCE NORTH 04° 47' 15" WEST 47.06 FEET; THENCE SOUTH 85° 12' 45" WEST 257.92 FEET; THENCE NORTH 04° 47' 15" WEST 483.49 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:
COMMENCING AT THE NORTHWEST CORNER OR PARCEL FOUR AS DESCRIBED IN DOCUMENT NO. 2001-079911; THENCE ALONG THE NORTH LINE OF SAID PARCEL NORTH 85° 15' 01" EAST (DEED= 84° 25' EAST) 543.69 FEET TO THE NORTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT 2001-079913, SONOMA COUNTY RECORDS; THENCE CONTINUING ALONG SAID NORTH LINE NORTH 85° 15' 01" EAST 980.29 FEET TO THE NORTHEAST CORNER OF THE PARCEL OF THE LAND DESCRIBED IN DOCUMENT NO. 2001-079914, SONOMA COUNTY RECORDS, THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE LEAVING SAID NORTH LINE AND ALONG THE EASTERLY LINE OF THE PARCEL DESCRIBED IN DOCUMENT NO. 2001-079914 SOUTH 05° 42' 31" EAST 529.97 FEET TO THE SOUTHEAST CORNER THEREOF, ALSO BEING THE SOUTHWEST CORNER OF PARCEL ONE AS DESCRIBED IN DOCUMENT NO. 2012-084686, SONOMA COUNTY RECORDS; THENCE LEAVING SAID EASTERLY LINE AND ALONG THE WESTERLY LINE OF SAID PARCEL ONE (2012-084686) NORTH 05° 10' 21" WEST (DEED=05° 56' WEST) 529.91 FEET TO THE NORTHWEST CORNER OF THE SAID PARCEL ONE; THENCE LEAVING SAID WESTERLY LINE AND ALONG THE NORTH LINE OF PARCEL FOUR (2001-079911) SOUTH 85° 15' 01" EAST 4.96 FEET MORE OR LESS TO THE POINT OF BEGINNING.
TOGETHER WITH ALL THAT PORTION LYING WEST AND EXCEPTING ALL THAT PORTION LYING EAST OF THE FOLLOWING DESCRIBED BOUNDARY LINE:
BEGINNING AT A 2" BRASS DISK, STAMPED CITY OF SANTA ROSA WITH PUNCH IN A STANDARD MONUMENT WELL AT THE INTERSECTION OF GIFFEN AVENUE AND LOMBARDI LANE (LOMBARDI COURT) AS SHOWN ON THAT CERTAIN MAP ENTITLED DUTTON MANOR WEST NO. 3 FILED IN BOOK 403 OF MAPS PAGES 38-41, SONOMA COUNTY RECORDS FROM WHICH A 2" BRASS DISK, STAMPED RCE 25133 CITY OF SANTA ROSA WITH PUNCH IN A STANDARD MONUMENT WELL AT THE INTERSECTION OF BUSS DRIVE AND GIFFEN AVENUE AS SHOWN ON SAID MAP BEARS NORTH 84° 27' 46" EAST 624.49 FEET (624.43 FEET MAP); THENCE NORTH 05° 56' 29" WEST 20.00 FEET TO THE NORTH LINE OF GIFFEN AVENUE; THENCE CONTINUING NORTH 05° 56' 29" WEST 503.40 FEET TO A SET 1/2" IRON PIPE TAGGED RCE 31909; THENCE CONTINUING NORTH 05° 56' 29" WEST 8.00 FEET MORE OR LESS TO THE NORTH LINE OF SAID PATRIOT NORTHPOINT I REFI LLC AND GIFFEN AVENUE PROPERTY LLC LANDS.
BASIS OF BEARINGS: NORTH 84° 27' 46" EAST 624.49 FEET (624.43 FEET MAP) BETWEEN 2" BRASS DISKS, STAMPED CITY OF SANTA ROSA WITH PUNCH IN A STANDARD MONUMENT WELL AT THE INTERSECTION OF GIFFEN AVENUE/LOMBARDI LANE AND AT THE INTERSECTION OF GIFFEN AVENUE/BUSS DRIVE AS SHOWN ON THAT CERTAIN MAP ENTITLED DUTTON MANOR WEST NO. 3 FILED IN BOOK 403 OF MAPS PAGES 38-41, SONOMA COUNTY RECORDS.

PARCEL THREE:
AN EASEMENT FOR INGRESS AND EGRESS ALSO INCLUDING PUBLIC AND PRIVATE UTILITIES, AS RESERVED IN THAT CERTAIN GRANT DEED EXECUTED BY OPTICAL COATING LABORATORY, INC., A DELAWARE CORPORATION, RECORDED NOVEMBER 4, 2005, AS INSTRUMENT 2005-165516, SONOMA COUNTY RECORDS.

PARCEL FOUR:
EASEMENTS FOR THE PURPOSES AS SET FORTH IN THAT CERTAIN "EASEMENT AGREEMENT", EXECUTED BY PATRIOT NORTHPOINT I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ET AL, RECORDED AUGUST 27, 2007 AS INSTRUMENT 2007-094870, SONOMA COUNTY RECORDS.

PARCEL FIVE:
EASEMENT FOR THE PURPOSE AS SET FORTH IN THAT CERTAIN RECIPROCAL ACCESS AND UTILITY EASEMENT AGREEMENT EXECUTED BY PATRIOT NORTHPOINT I, LLC, A DELAWARE LIMITED LIABILITY COMPANY; AND PATRIOT NORTHPOINT II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED JANUARY 6, 2012 AND RECORDED JANUARY 11, 2012 IN(INSTRUMENT) 2012002560, IN SONOMA COUNTY, CALIFORNIA.

PARCEL SIX:
EASEMENT FOR THE PURPOSE AS SET FORTH IN THAT CERTAIN RECIPROCAL ACCESS AND UTILITY EASEMENT AGREEMENT EXECUTED BY PATRIOT NORTHPOINT I, LLC, A DELAWARE LIMITED LIABILITY COMPANY; AND PATRIOT NORTHPOINT I REFI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED OCTOBER 24, 2013 AND RECORDED OCTOBER 30, 2013 IN (INSTRUMENT) 2013105800, IN SONOMA COUNTY, CALIFORNIA
AFFECTED BY A(N) FIRST AMENDMENT TO RECIPROCAL ACCESS AND UTILITY EASEMENT AGREEMENT BETWEEN PATRIOT NORTHPOINT I, LLC, A DELAWARE LIMITED LIABILITY COMPANY; AND PATRIOT NORTHPOINT I REFI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED FEBRUARY 17, 2015, AND RECORDED MARCH 24, 2015 IN (INSTRUMENT) 2015024085, IN SONOMA COUNTY, CALIFORNIA.

PARCEL ID: 010-450-008

THIS BEING THE SAME PROPERTY CONVEYED TO GIFFEN AVENUE PROPERTY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN A DEED FROM GIFFEN AVENUE INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY DATED 5/4/2016 AND RECORDED 5/6/2016 AS INSTRUMENT NO. 2016039590.

at&t

PROJECT INFORMATION:

CCU02094
SW SANTA ROSA CORPORATE CENTER PKWY & ROSELAND
2715 GRIFFEN AVENUE
SANTA ROSA, CA 95404
SONOMA COUNTY

ORIGINAL ISSUE DATE:

10/07/2022

REV.:	DATE:	DESCRIPTION:	BY:
A	10/07/22	PRELIMINARY	CK
0	01/04/23	DESIGN(C)	SM

PLANS PREPARED BY:

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RALEIGH, NC 27603-3530
(919) 661-6351

CONSULTANT:

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PH. (480) 659-4072
www.ambitconsulting.us
ambit consulting

DRAWN BY:	CHK.:	APV.:
CK	MF	PD

LICENSER:

LICENSED LAND SURVEYOR
PATRICK B. DONOHOE
No. 9332
STATE OF CALIFORNIA
PRELIMINARY

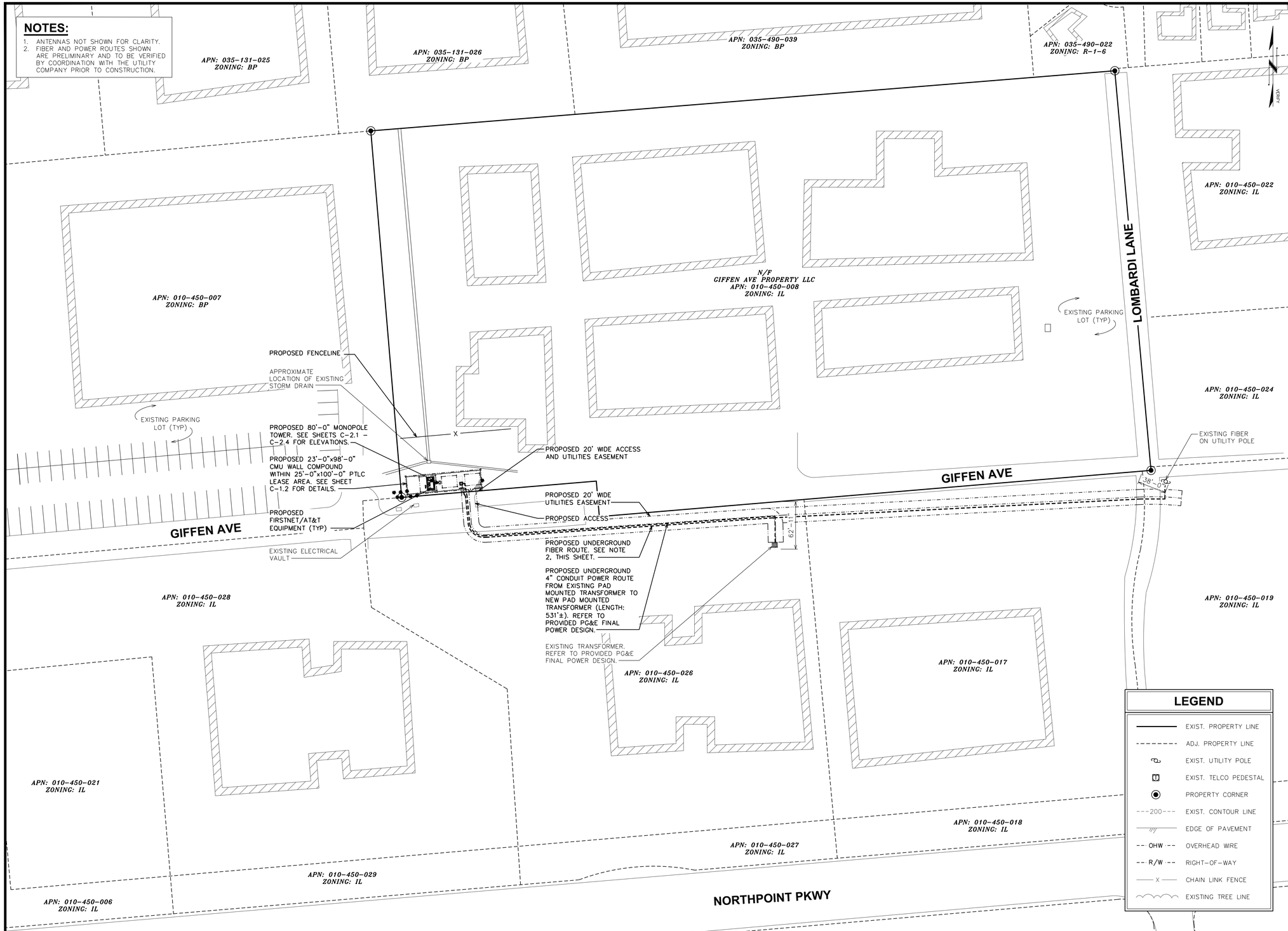
PATRICK B. DONOHOE
P.L.S. NO. 9332

SHEET TITLE:

NOTES

SHEET NUMBER:

LS-4



1 EXISTING OVERALL SITE PLAN

SCALE: 1" = 60' (24x36)
SCALE: 1" = 120' (11x17)

0 60 120
SCALE IN FEET

PUBLICSAFETYTOWERS COMPANY
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

TOWER ENGINEERING PROFESSIONALS
4710 E ELWOOD ST, STE 9
PHOENIX, AZ 85040
OFFICE: (480) 285-0036
www.tepgroup.net

AT&T/FIRSTNET ID: CCL02094
NORTHPOINT

PSTC #: CANC-SROSA01
GIFFEN AVENUE PROPERTY

2715 GIFFEN AVE
SANTA ROSA, CA 95407
(SONOMA COUNTY)

PROPOSED 80'-0"
MONOPINE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
G	02-01-23	SSO	ZONING	HMM
H	03-28-23	SSO	ZONING	HMM
I	04-21-23	RCH	ZONING	HMM
J	09-29-23	CAM	ZONING	HMM
K	01-04-24	SKK	ZONING	HMM

SEAL:

ZONING
DO NOT USE FOR CONSTRUCTION

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

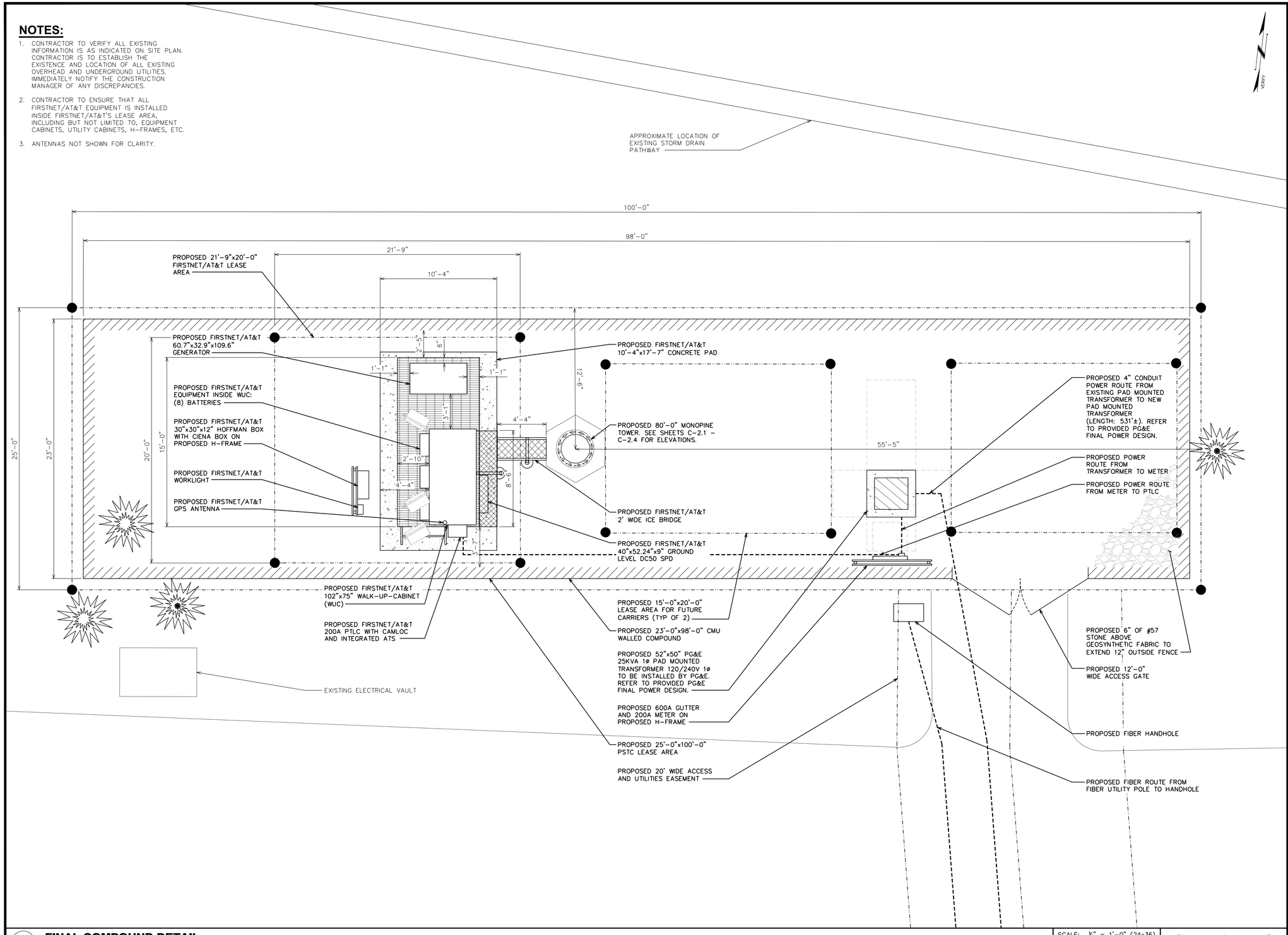
SHEET TITLE:
SITE PLAN

SHEET NUMBER: C-1.1
REVISION: K

TEP #: 314201.336187

NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS AS INDICATED ON SITE PLAN. CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES. IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.
2. CONTRACTOR TO ENSURE THAT ALL FIRSTNET/AT&T EQUIPMENT IS INSTALLED INSIDE FIRSTNET/AT&T'S LEASE AREA, INCLUDING BUT NOT LIMITED TO, EQUIPMENT CABINETS, UTILITY CABINETS, H-FRAMES, ETC.
3. ANTENNAS NOT SHOWN FOR CLARITY.



1 FINAL COMPOUND DETAIL

SCALE: ¼" = 1'-0" (24x36)
SCALE: ⅛" = 1'-0" (11x17)
0 4 8
SCALE IN FEET

PUBLICSAFETYTOWERS COMPANY
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

TOWER ENGINEERING PROFESSIONALS
4710 E ELWOOD ST, STE 9
PHOENIX, AZ 85040
OFFICE: (480) 285-0036
www.tepgroup.net

AT&T/FIRSTNET ID: CCL02094
NORTHPOINT

PSTC #: CANC-SROSA01
GIFFEN AVENUE PROPERTY

2715 GIFFEN AVE
SANTA ROSA, CA 95407
(SONOMA COUNTY)

PROPOSED 80'-0"
MONOPINE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
G	02-01-23	SSO	ZONING	HMM
H	03-28-23	SSO	ZONING	HMM
I	04-21-23	RCH	ZONING	HMM
J	09-29-23	CAM	ZONING	HMM
K	01-04-24	SKK	ZONING	HMM

SEAL:

ZONING
DO NOT USE FOR CONSTRUCTION

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

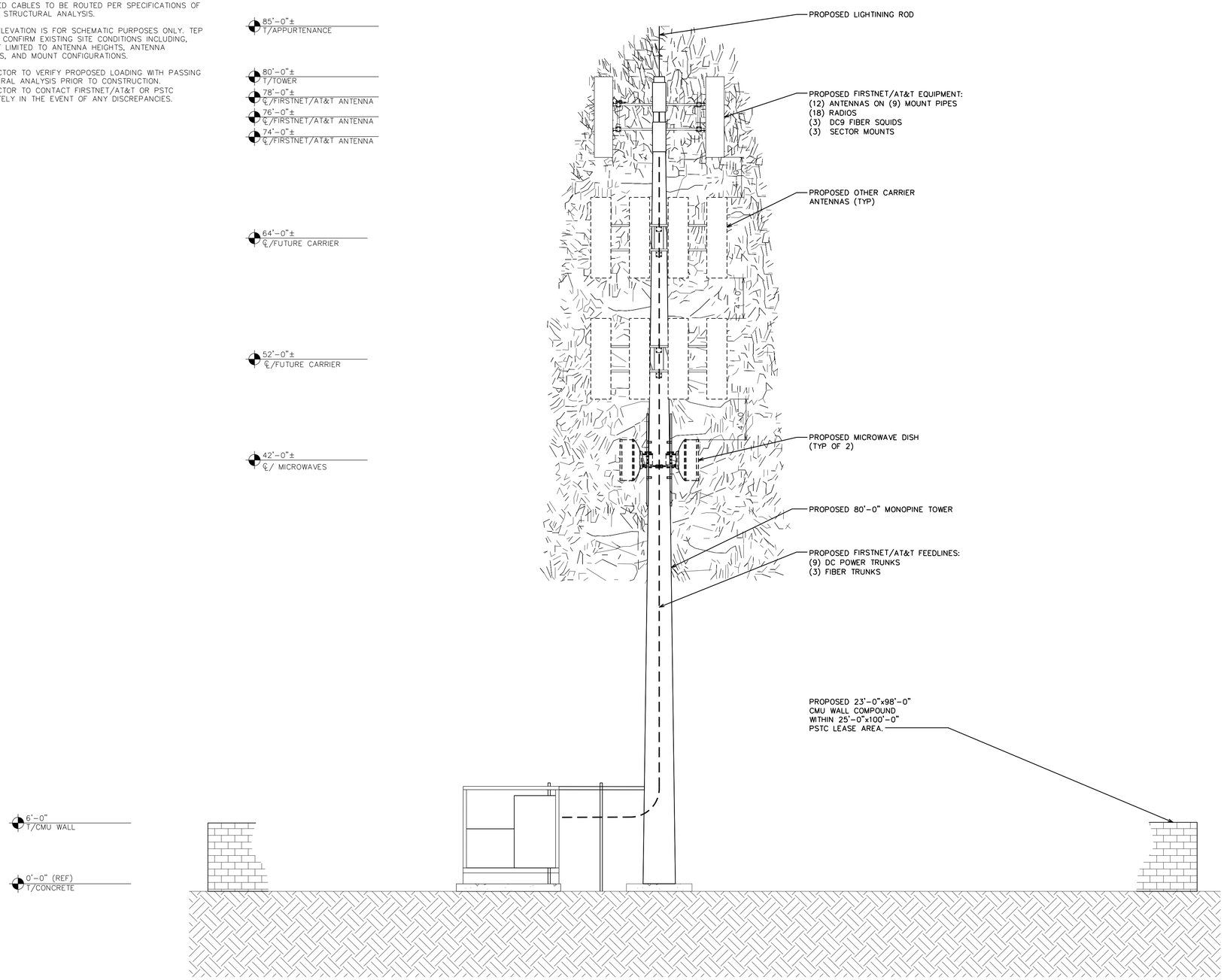
SHEET TITLE:
COMPOUND LAYOUT

SHEET NUMBER: C-1.2
REVISION: K

TEP #: 314201.336187

NOTES:

1. PROPOSED CABLES TO BE ROUTED PER SPECIFICATIONS OF PASSING STRUCTURAL ANALYSIS.
2. TOWER ELEVATION IS FOR SCHEMATIC PURPOSES ONLY. TEP DID NOT CONFIRM EXISTING SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO ANTENNA HEIGHTS, ANTENNA AZIMUTHS, AND MOUNT CONFIGURATIONS.
3. CONTRACTOR TO VERIFY PROPOSED LOADING WITH PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT FIRSTNET/AT&T OR PSTC IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES.



1 **FINAL SOUTH ELEVATION**

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

0 4 8
SCALE IN FEET

PUBLICSAFETYTOWERS COMPANY
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

TOWER ENGINEERING PROFESSIONALS
4710 E ELWOOD ST, STE 9
PHOENIX, AZ 85040
OFFICE: (480) 285-0036
www.tepgroup.net

AT&T/FIRSTNET ID: CCL02094
NORTHPOINT

PSTC #: CANC-SROSA01
GIFFEN AVENUE PROPERTY

2715 GIFFEN AVE
SANTA ROSA, CA 95407
(SONOMA COUNTY)

PROPOSED 80'-0"
MONOPINE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
G	02-01-23	SSO	ZONING	HMM
H	03-28-23	SSO	ZONING	HMM
I	04-21-23	RCH	ZONING	HMM
J	09-29-23	CAM	ZONING	HMM
K	01-04-24	SKK	ZONING	HMM

SEAL:

ZONING
DO NOT USE FOR CONSTRUCTION

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SHEET TITLE:
FINAL SOUTH ELEVATION

SHEET NUMBER: C-2.1
REVISION: K

TEP #: 314201.336187

NOTES:

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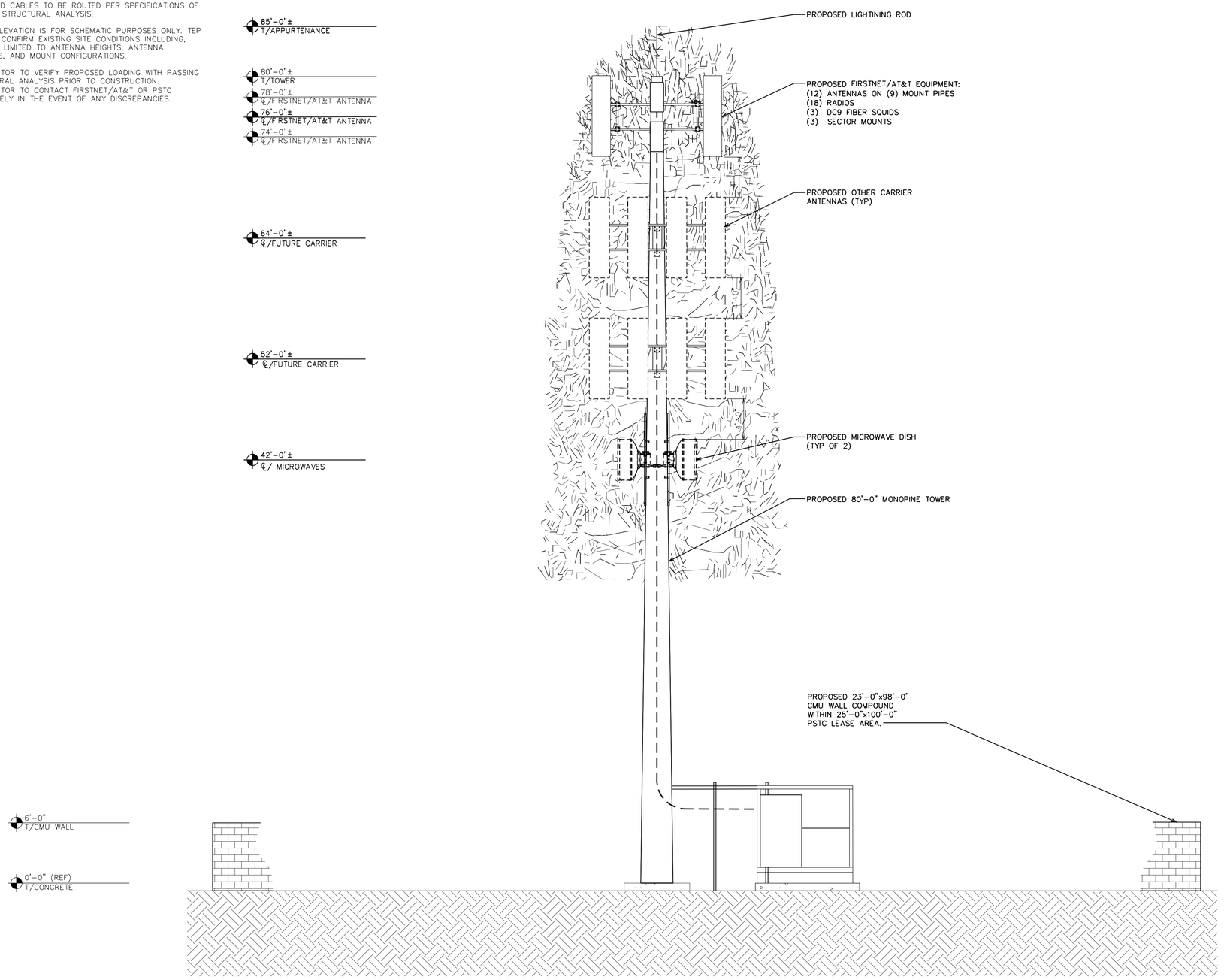

1 **FINAL NORTH ELEVATION**

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

0 4 8
SCALE IN FEET

PUBLICSAFETYTOWERS COMPANY
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

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AT&T/FIRSTNET ID: CCL02094
NORTHPOINT

PSTC #: CANC-SROSA01
GIFFEN AVENUE PROPERTY

2715 GIFFEN AVE
SANTA ROSA, CA 95407
(SONOMA COUNTY)

PROPOSED 80'-0"
MONOPINE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
G	02-01-23	SSO	ZONING	HMM
H	03-28-23	SSO	ZONING	HMM
I	04-21-23	RCH	ZONING	HMM
J	09-29-23	CAM	ZONING	HMM
K	01-04-24	SKK	ZONING	HMM

SEAL:

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SHEET TITLE:
FINAL NORTH ELEVATION

SHEET NUMBER: C-2.2
REVISION: K

TEP #: 314201.336187

NOTES:

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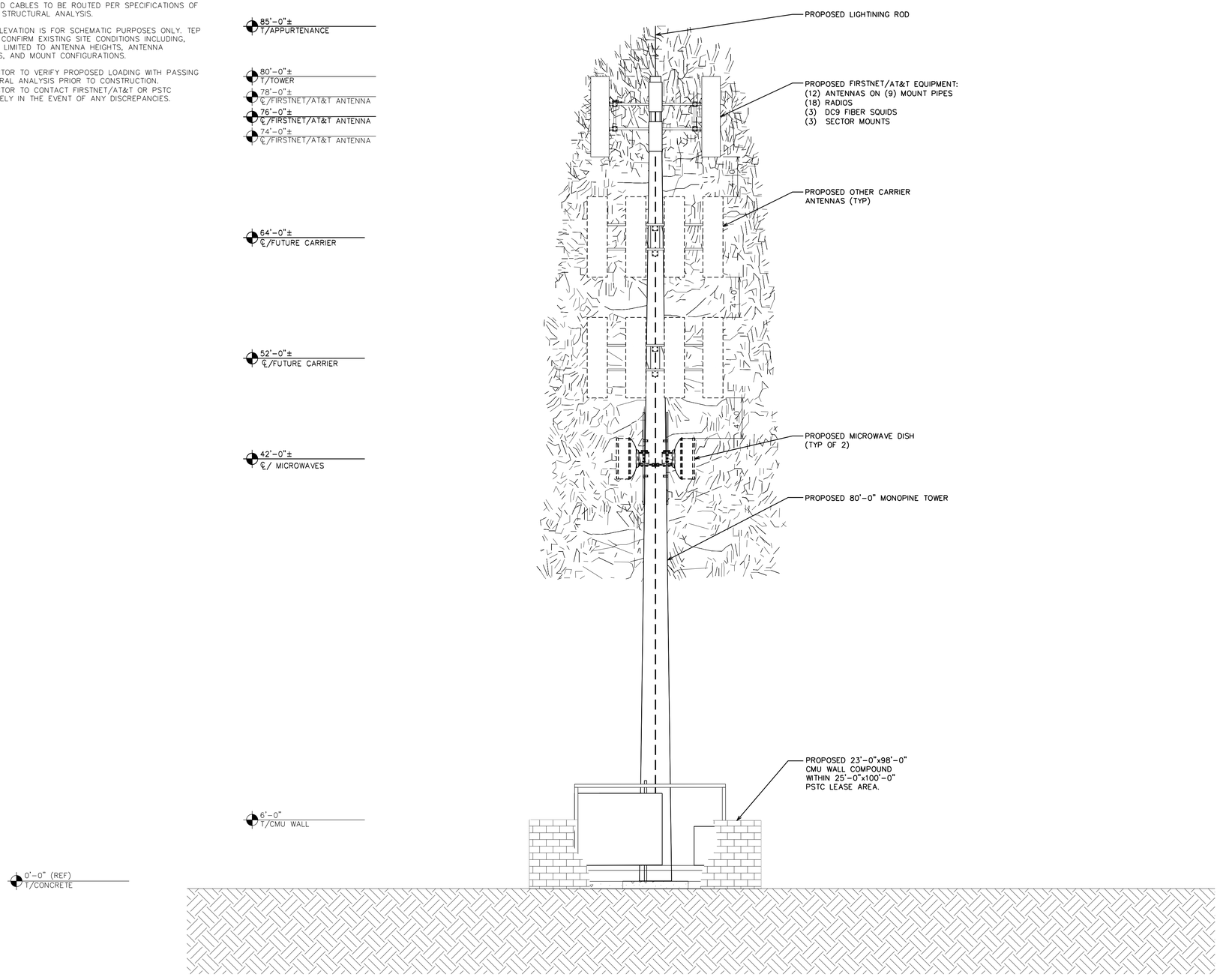

1 **FINAL EAST ELEVATION**

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

0 4 8
SCALE IN FEET

PUBLICSAFETYTOWERS COMPANY
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008

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AT&T/FIRSTNET ID: CCL02094
NORTHPOINT

PSTC #: CANC-SROSA01
GIFFEN AVENUE PROPERTY

2715 GIFFEN AVE
SANTA ROSA, CA 95407
(SONOMA COUNTY)

PROPOSED 80'-0"
MONOPINE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
G	02-01-23	SSO	ZONING	HMM
H	03-28-23	SSO	ZONING	HMM
I	04-21-23	RCH	ZONING	HMM
J	09-29-23	CAM	ZONING	HMM
K	01-04-24	SKK	ZONING	HMM

SEAL:

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SHEET TITLE:
FINAL EAST ELEVATION

SHEET NUMBER: C-2.3
REVISION: K

TEP #: 314201.336187

NOTES:

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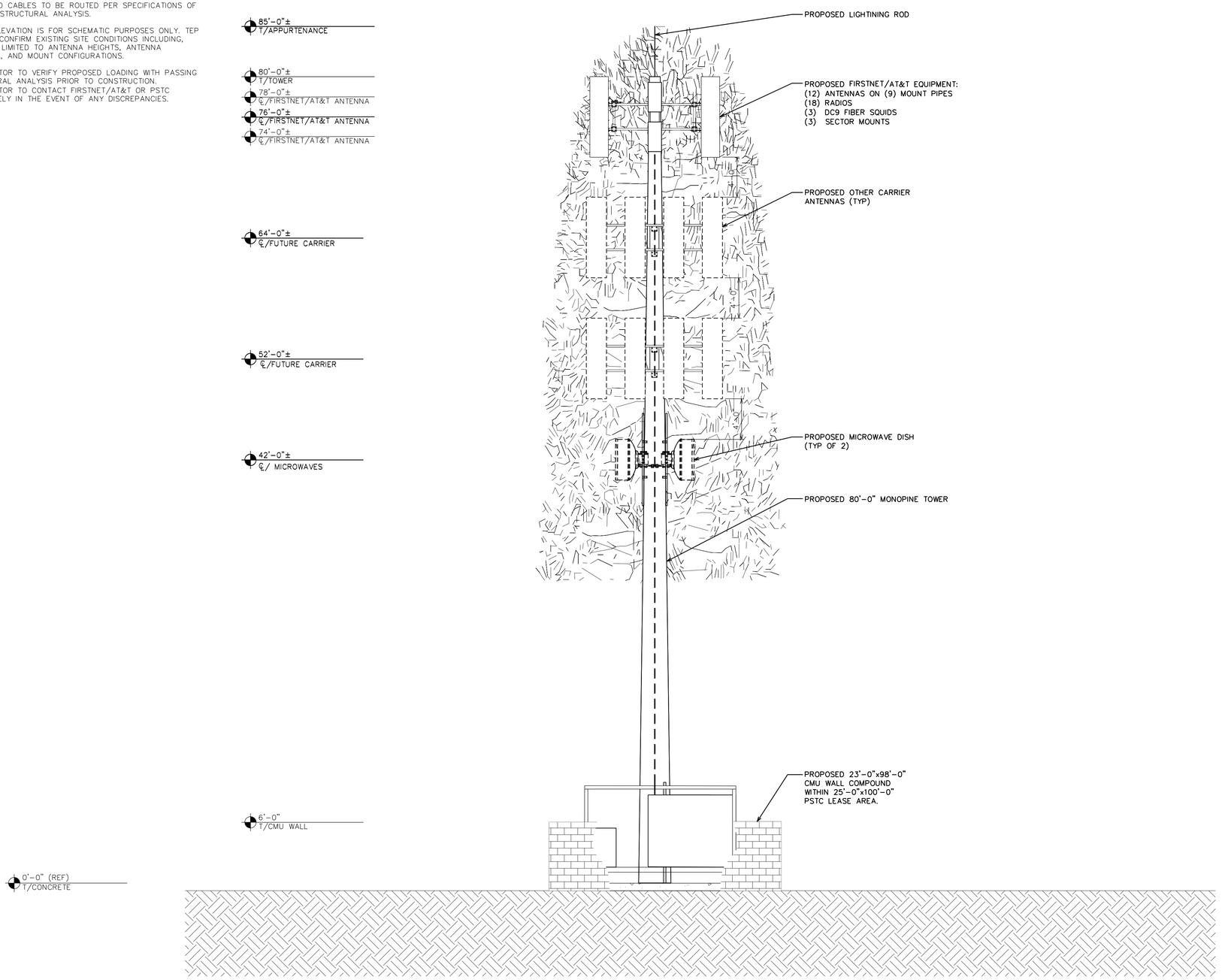

1 **FINAL WEST ELEVATION**

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

0 4 8
SCALE IN FEET

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CARLSBAD, CA 92008

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NORTHPOINT

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2715 GIFFEN AVE
SANTA ROSA, CA 95407
(SONOMA COUNTY)

PROPOSED 80'-0"
MONOPINE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
G	02-01-23	SSO	ZONING	HMM
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I	04-21-23	RCH	ZONING	HMM
J	09-29-23	CAM	ZONING	HMM
K	01-04-24	SKK	ZONING	HMM

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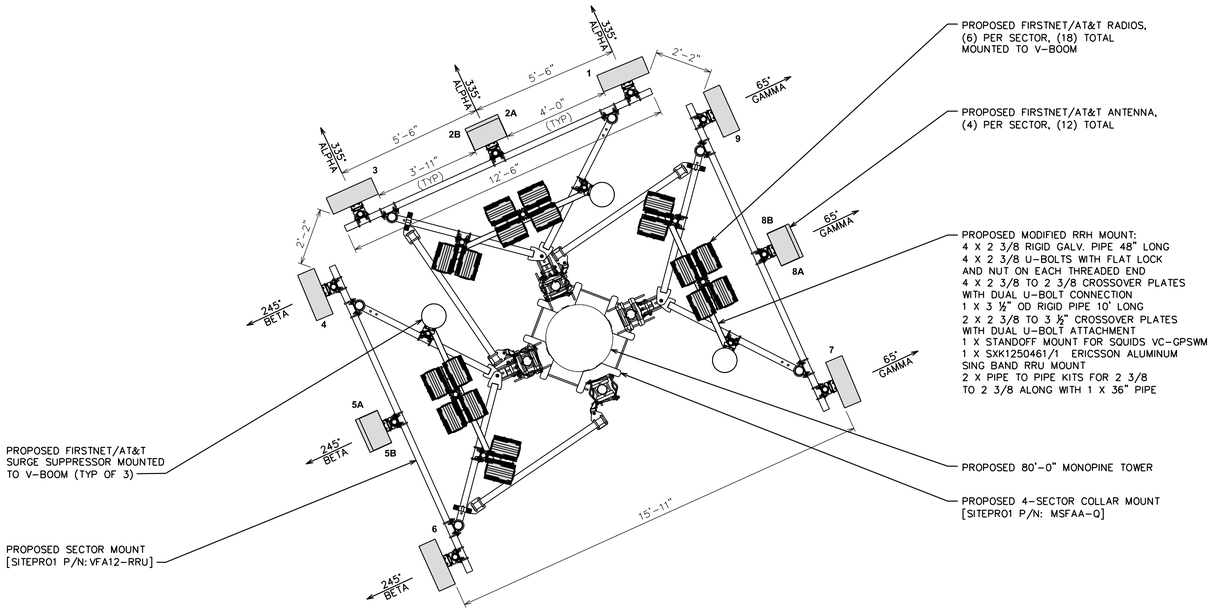
SHEET TITLE:
FINAL WEST ELEVATION

SHEET NUMBER: C-2.4
REVISION: K

TEP #: 314201.336187

NOTE:

TEP DID NOT ANALYZE THE PROPOSED MOUNT SHOWN.



1 FINAL ANTENNA LAYOUT

SCALE: 3/8" = 1'-0" (24x36)
SCALE: 3/16" = 1'-0" (11x17)

0 2 4
SCALE IN FEET

FINAL ANTENNA/FEEDLINE SCHEDULE

SECTOR	POS.	MANUFACTURER (MODEL #)	MOUNTING HEIGHT	AZIMUTH (TN)	CABLE SIZE	CABLE LENGTH	OVP/RRH/TMA/DIPLEXER [MODEL #]
ALPHA	1	QUINTEL (QD8612-3D)	℄ @ 76'-0"±	335°	(9) DC POWER TRUNKS (3) FIBER TRUNKS	126'±	(1) RADIO 4449 B5/B12 (1) RADIO 8843 B2/B66A (1) RADIO 2012 B29 (1) RADIO 4426 B66 (1) RADIO 4415 B30 (1) RADIO 4478 B14 (1) DC9-48-60-24-8C-EV
ALPHA	2A	ERICSSON (AIR6449-B77D)	℄ @ 74'-0"±	335°			
ALPHA	2B	ERICSSON (AIR6419-B77G)	℄ @ 78'-0"±	335°			
ALPHA	3	QUINTEL (QD8616-7)	℄ @ 76'-0"±	335°			
BETA	4	QUINTEL (QD8612-3D)	℄ @ 76'-0"±	245°			(1) RADIO 4449 B5/B12 (1) RADIO 8843 B2/B66A (1) RADIO 2012 B29 (1) RADIO 4426 B66 (1) RADIO 4415 B30 (1) RADIO 4478 B14 (1) DC9-48-60-24-8C-EV
BETA	5A	ERICSSON (AIR6449-B77D)	℄ @ 74'-0"±	245°			
BETA	5B	ERICSSON (AIR6419-B77G)	℄ @ 78'-0"±	245°			
BETA	6	QUINTEL (QD8616-7)	℄ @ 76'-0"±	245°			
GAMMA	7	QUINTEL (QD8612-3D)	℄ @ 76'-0"±	65°			(1) RADIO 4449 B5/B12 (1) RADIO 8843 B2/B66A (1) RADIO 2012 B29 (1) RADIO 4426 B66 (1) RADIO 4415 B30 (1) RADIO 4478 B14 (1) DC9-48-60-24-8C-EV
GAMMA	8A	ERICSSON (AIR6449-B77D)	℄ @ 74'-0"±	65°			
GAMMA	8B	ERICSSON (AIR6419-B77G)	℄ @ 78'-0"±	65°			
GAMMA	9	QUINTEL (QD8616-7)	℄ @ 76'-0"±	65°			

*NOTE: EQUIPMENT IS PRELIMINARY AND SUBJECT TO CHANGE

2 FINAL ANTENNA SCHEDULE

SCALE: N.T.S.

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AT&T/FIRSTNET ID: CCL02094
NORTHPOINT

PSTC #: CANC-SROSA01
GIFFEN AVENUE PROPERTY

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(SONOMA COUNTY)

PROPOSED 80'-0"
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ISSUED FOR:

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K	01-04-24	SKK	ZONING	HMM

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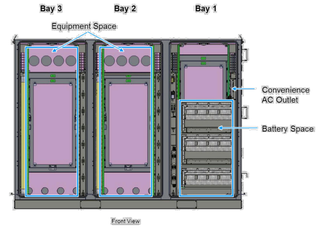
SHEET TITLE:
FINAL ANTENNA LAYOUT & SCHEDULE

SHEET NUMBER: C-3
REVISION: K

TEP #: 314201.336187

2.2 System Configuration



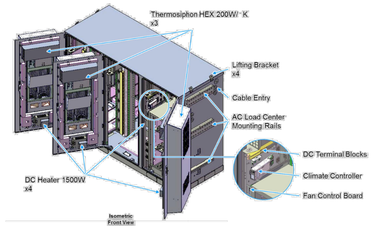


Figure 2-2 Multi-Bay Cabinet (Front View)

2.3 Cabinet Specifications

The cabinet is arranged for installation of a Delta or third-party AC Load Center and front access DC Power System. Table 2-1 below contains the input power specifications.

Table 2-1 Cabinet Specifications

Item	Specification/Function
AC Input Range	
AC Input Voltage	1W+N+FG 100~120V_{AC}
AC Input Current (maximum)	12A (Max.)
AC Input Frequency	50/60Hz
DC Input Range	
DC Input Voltage	40 - 60V_{DC} (54V typical)
DC Input Current Rating	224A (max)
Battery Section	
Battery Trays	(3) Trays arranged for -48V battery strings, designed for: GNB Marathon M12V180FT Enersys SBS190F Enersys SBS170F
Climate Control	
Control & Supervisor Unit	Delta controller
Cooling	(3) 200W/°K Thermosiphon HEX Cooling Capacity 9.1kW Maintains equipment inlet <65°C with exterior ambient <46°C
Heating	(4) 1500W DC Heaters
Environmental	
Operating Temperature	-40°C to +46°C (-40°F to +115°F)
Storage Temperature	-40°C to +75°C (-40°F to +167°F)
Relative Humidity	0~95% Relative Humidity, Non-Condensing
Altitude	-100 feet to +10,000 feet
Acoustic noise	≤ 65dBA @ +40°C equipment inlet
Protection Class	IP55 (EN 60529) NEBS III (GR-487)

2.4 Dimensions and Weight

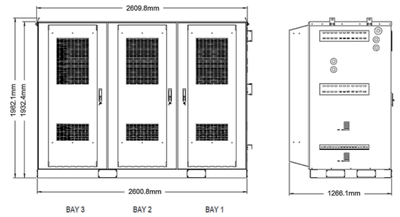


Figure 2-3 Cabinet Dimensions

Item	Specification/Function
Dimensions	2600.8W x 1932.4H x 1266.1D mm (102"W x 72"H x 49.5"D + 4" plinth)
Weight	2270* lbs. (* Batteries, Power System and Load Equipment excluded)

3.6 Cabinet Installation

Use the following steps to install the cabinet.

Step 1 Use the provided Template to mark anchor hole locations.

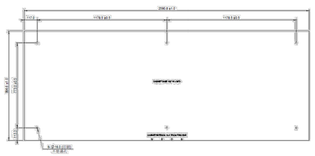


Figure 3-11 Mounting Template

Step 2 Drill anchor holes per specifications from the anchor manufacturer.

Step 3 Install anchors per instructions from the anchor manufacturer.

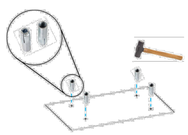


Figure 3-12 Insert anchors

Step 4 Place the pad separator (not provided) on the concrete pad aligned with the mounting holes. (A pad separator provides separation between the concrete pad and the base of the cabinet to prevent corrosion of the cabinet metal.)

Step 5 Mount the cabinet to the concrete pad with anchor bolts, lock washers and flat washers (not provided) per instructions from the anchor manufacturer.

Step 6 Close and secure hinged anchor access covers.

3.8 AC Load Center Installation

The cabinet provides mounting rails for AC Load Center mounting and corresponding cable entry ports for wiring from the AC Load Center into the cabinet. Follow Load Center requirements for installation.

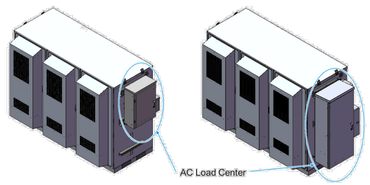


Figure 3-16 Cabinet with AC Load Center

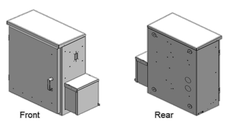


Figure 3-17 AC Load Center - MTS

Figure 3-18 AC Load Center - ATS

Note! The cabinet provides mounting rails and AC cable entry ports arranged for mounting of Intersect PTLC-MTS-12200-CL or equivalent AC Load Center. An AC Load Center and related fittings are not provided with the cabinet and must be provided as integration or site materials.

Use the following steps to install the Load Center on the cabinet:

Step 1 Provide suitable sealed fittings from the AC Load Center for entry into the Cabinet. Install on the Load Center before installing the Load Center onto the Cabinet. Delta recommends using Size 2" x 4" long outdoor rated pipe nipples and sealing conduit nuts (not provided)

Step 2 Provide Intersect PTLC-MTS-12200-CL or equivalent AC Load Center. Secure the Load Center to mounting rails per Load Center vendor instructions.

Step 3 Secure and seal fittings from the AC Load Center into entry ports on the cabinet

Step 4 Confirm the Site Utility and Load Center Main AC input breakers are in the 'off' position

Step 5 Connect Site Utility 2W+N+G to the Load Center per Load Center vendor instructions, NEC, and local codes.

Note! Detailed AC Load Center position planning should include future equipment additions and changes

1 **3-BAY WALK-UP-CABINET (WUC) DETAIL**
SCALE: N.T.S.

PUBLICSAFETYTOWERS COMPANY
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AT&T/FIRSTNET ID: CCL02094 NORTHPOINT

PSTC #: CANC-SROSA01 GIFFEN AVENUE PROPERTY

2715 GIFFEN AVE SANTA ROSA, CA 95407 (SONOMA COUNTY)

PROPOSED 80'-0" MONOPINE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
G	02-01-23	SSO	ZONING	HMM
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I	04-21-23	RCH	ZONING	HMM
J	09-29-23	CAM	ZONING	HMM
K	01-04-24	SKK	ZONING	HMM

SEAL:

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SHEET TITLE:
WALK-UP-CABINET DETAILS

SHEET NUMBER: C-4
REVISION: K

TEP #: 314201.336187

NOTES:

1. DETAILS SHOWN WERE PROVIDED BY OTHERS AND ARE NOT CARRIED UNDER SIGNATURE AND SEAL OF TOWER ENGINEERING PROFESSIONALS ENGINEERING SERVICES AND/OR ITS ENGINEERS
2. REFER TO MANUFACTURER'S INSTALLATION SPECIFICATIONS FOR FURTHER DETAILS ON INSTALLATION OF EXTENSION KIT.
3. INSTALL EXHAUST VENT EXTENSION ASREQUIRED TO PROVIDE 12' CLEARANCE FROM GROUND LEVEL IN ACCORDANCE WITH CALIFORNIA STATE CODE.

Standby Power Rating
30 kW, 38 kVA, 60 Hz

Prime Power Rating*
27 kW, 34 kVA, 60 Hz

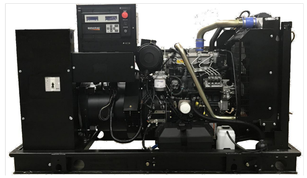


Image used for illustration purposes only

*EPA Certified Prime ratings are not available in the US or its Territories

Codes and Standards

Not all codes and standards apply to all configurations. Contact factory for details.

- UL2200, UL6200, UL1236, UL489, UL142
- CSA C22.2, ULC S601
- BS5514 and DIN 6271
- SAE J1349
- NFPA 37, 70, 99, 110
- NEC700, 701, 702, 708
- ISO 3046, 7637, 8528, 9001
- NEMA ICS10, MG1, 250, ICS6, AB1
- ANSI C62.41

Powering Ahead

For over 60 years, Generac has provided innovative design and superior manufacturing.

Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application.

Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial applications under adverse conditions.

Generac is committed to ensuring our customers' service support continues after their generator purchase.

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

STANDARD FEATURES

ENGINE SYSTEM
- Oil Drain Extension
- Air Cleaner
- Level 1 Fan and Belt Guards (Open Set Only)
- Stainless Steel Flexible Exhaust Connection
- Factory Filled Oil and Coolant
- Radiator Duct Adapter (Open Set Only)
- Critical Silencer (Enclosed Unit Only)
- Engine Coolant Heater

FUEL SYSTEM
- Fuel Lockoff Solenoid
- Primary Fuel Filter

COOLING SYSTEM
- Closed Coolant Recovery System
- UV/Ozone Resistant Hoses
- Factory-Installed Radiator
- Radiator Drain Extension
- 50/50 Ethylene Glycol Antifreeze

ELECTRICAL SYSTEM
- Battery Charging Alternator
- Battery Cables
- Battery Tray
- Rubber-Booted Engine Electrical Connections
- Solenoid Activated Starter Motor

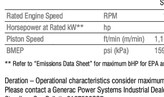
ALTERNATOR SYSTEM
- UL2200 GENprotect™
- Class H Insulation Material
- 2/3 Pitch
- Skewed Stator
- Brushless Excitation
- Sealed Bearing
- Rotor Dynamically Spin Balanced
- Amortisseur Winding (3-Phase Only)
- Full Load Capacity Alternator
- Protective Thermal Switch

GENERATOR SET
- Internal Genset Vibration Isolation
- Separation of Circuits - High/Low Voltage
- Separation of Circuits - Multiple Breakers
- Wrapped Exhaust Piping
- Standard Factory Testing
- 2 Year Limited Warranty (Standby Rated Units)
- 1 Year Limited Warranty (Prime Rated Units)
- Silencer Mounted in the Discharge Hood (Enclosed Unit Only)

ENCLOSURE (If Selected)
- Rust-Proof Fasteners with Nylon Washers to Protect Finish
- High Performance Sound-Absorbing Material (Sound Attenuation Enclosures)
- Gasketed Doors
- Upward Facing Discharge Hoods (Radiator and Exhaust)
- Stainless Steel Lift Off Door Hinges
- Stainless Steel Lockable Handles
- RhinoCoat™ - Textured Polyester Powder Coat Paint

FUEL TANKS (If Selected)
- UL 142/ULC S601
- Double Wall
- Normal and Emergency Vents
- Sloped Top
- Sloped Bottom
- Factory Pressure Tested
- Rupture Basin Alarm
- Fuel Level
- Check Valve In Supply and Return Lines
- RhinoCoat™ - Textured Polyester Powder Coat Paint
- Stainless Steel Hardware

CONTROL SYSTEM



Digital H Control Panel- Dual 4x20 Display

Program Functions
- Programmable Crank Limiter
- 7-Day Programmable Exerciser
- Special Applications Programmable Logic Controller
- RS-232/485 Communications
- All Phase Sensing Digital Voltage Regulator
- 2-Wire Start Capability
- Date/Time Fault History (Event Log)
- Isochronous Governor Control
- Waterproof/Sealed Connectors
- Audible Alarms and Shutdowns
- Not in Auto (Flashing Light)
- Auto/Off/Manual Switch
- E-Stop (Red Mushroom-Type)
- NFPA110 Level I and II (Programmable)
- Customizable Alarms, Warnings, and Events
- Modbus® Protocol
- Predictive Maintenance Algorithm
- Sealed Boards
- Password Parameter Adjustment Protection
- Single Point Ground
- 16 Channel Remote Trending
- 0.2 msec High Speed Remote Trending
- Alarm Information Automatically Annunciated on the Display

Full System Status Display
- Power Output (kW)
- Power Factor
- kW Hours, Total, and Last Run
- Real/Reactive/Apparent Power
- All Phase AC Voltage
- All Phase Currents
- Oil Pressure
- Coolant Temperature
- Coolant Level
- Engine Speed
- Battery Voltage
- Frequency

Alarms and Warnings
- Oil Pressure
- Coolant Temperature
- Coolant Level
- Engine Overspeed
- Battery Voltage
- Alarms and Warnings Time and Date Stamped
- Snap Shots of Key Operation Parameters During Alarms and Warnings
- Alarms and Warnings Spelled Out (No Alarm Codes)

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

CONFIGURABLE OPTIONS

ENGINE SYSTEM
- Oil Heater
- Critical Silencer (Open Set Only)
- Radiator Stone Guard
- Level 1 Fan and Belt Guards (Enclosed Units Only)

FUEL SYSTEM
- NPT Flexible Fuel Line

ELECTRICAL SYSTEM
- 10A UL Listed Battery Charger
- Battery Warmer

ALTERNATOR SYSTEM
- Alternator Upsizing
- Anti-Condensation Heater
- Tropical Coating
- Permanent Magnet Excitation

GENERATOR SET
- Extended Factory Testing
- 8 Position Load Center
- Pad Vibration Isolation

CIRCUIT BREAKER OPTIONS
- Main Line Circuit Breaker
- 2nd Main Line Circuit Breaker
- Shunt Trip and Auxiliary Contact
- Electronic Trip Breakers

ENCLOSURE
- Weather Protected Enclosure
- Level 1 Sound Attenuation
- Level 2 Sound Attenuation
- Level 2 Sound Attenuation with Motorized Dampers
- Steel Enclosure
- Aluminum Enclosure
- Up to 200 MPH Wind Load Rating (Contact Factory for Availability)
- AC/DC Enclosure Lighting Kit
- Door Open Alarm Switch
- Enclosure Heater
- Damper Alarm Contacts

WARRANTY (Standby Gensets Only)
- 2 Year Extended Limited Warranty
- 5 Year Limited Warranty
- 5 Year Extended Limited Warranty
- 7 Year Extended Limited Warranty
- 10 Year Extended Limited Warranty

CONTROL SYSTEM
- NFPA 110 Compliant 21-Light Remote Annunciator
- Remote Relay Assembly (8 or 16)
- Oil Temperature Indication and Alarm
- Remote E-Stop (Break Glass-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Flush Mount)
- 100 dB Alarm Horn
- Ground Fault Annunciation
- 120V GFCI and 240V Outlets
- Remote Communication - Modem
- 10A Engine Run Relay

FUEL TANKS (Size On Last Page)
- 8 in (203.2 mm) Fill Extension
- 13 in (330.2 mm) Fill Extension
- 19 in (482.6 mm) Fill Extension
- Overfill Protection Valve
- 5 Gallon Spill Box Return Hose
- 5 Gallon Spill Box
- Tank Risers
- Fuel Level Switch and Alarm
- 12' Vent System
- Fire Rated Stainless Steel Fuel Hose

ENGINEERED OPTIONS

ENGINE SYSTEM
- Coolant Heater Isolation Ball Valves
- Fluid Containment Pan

CONTROL SYSTEM
- Spare Inputs (x4) / Outputs (x4)
- Battery Disconnect Switch

ALTERNATOR SYSTEM
- 3rd Breaker System

GENERATOR SET
- Special Testing

FUEL TANKS
- UL2085 Tank
- Stainless Steel Tanks
- Special Fuel Tanks
- Vent Extensions

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

APPLICATION AND ENGINEERING DATA

ENGINE SPECIFICATIONS

General

Make	Perkins
EPA Emissions Compliance	Stationary Emergency
EPA Emissions Reference	See Emission Data Sheet
Cylinder #	4
Type	In-Line
Displacement - in³ (L)	135 (2.22)
Bore - in (mm)	3.3 (84)
Stroke - in (mm)	3.9 (100)
Compression Ratio	23.3:1
Intake Air Method	Turbocharged
Cylinder Head	Cast Iron
Piston Type	Aluminum
Crankshaft Type	Forged Steel

Engine Governing

Governor	Electronic Isochronous
Frequency Regulation (Steady State)	±0.5%

Lubrication System

Oil Pump Type	Gear
Oil Filter Type	Full-Flow
Crankcase Capacity - qt (L)	11.2 (10.6)

Cooling System

Cooling System Type	Closed Recovery
Water Pump Type	Pre-Lubed, Self Sealing
Fan Type	Pusher
Fan Speed - RPM	1,980
Fan Diameter - in (mm)	18 (457)

Fuel System

Fuel Type	Ultra Low Sulfur Diesel Fuel #2
Fuel Specifications	ASTM
Fuel Filtering (Microns)	5
Fuel Inject Pump	Distribution Injection Pump
Fuel Pump Type	Engine Driven Gear
Injector Type	Mechanical
Fuel Supply Line - in (mm)	0.31 (7.9) ID
Fuel Return Line - in (mm)	0.2 (4.8) ID

Engine Electrical System

System Voltage	12 VDC
Battery Charger Alternator	Standard
Battery Size	See Battery Index 0161970SBY
Battery Voltage	12 VDC
Ground Polarity	Negative

ALTERNATOR SPECIFICATIONS

Standard Model	K0035124Y21
Poles	4
Field Type	Revolving
Insulation Class - Rotor	H
Insulation Class - Stator	H
Total Harmonic Distortion	<5% (3-Phase Only)
Telephone Interference Factor (TIF)	< 50
Standard Excitation	Synchronous Brushless
Bearings	Single Sealed
Coupling	Direct via Flexible Disc
Load Capacity - Standby	100%
Prototype Short Circuit Test	Yes
Voltage Regulator Type	Digital
Number of Sensed Phases	All
Regulation Accuracy (Steady State)	±0.25%

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

OPERATING DATA

POWER RATINGS

	Standby
Single-Phase 120/240 VAC @1.0pf	30 kW, Amps: 125
Three-Phase 120/208 VAC @0.8pf	30 kW, Amps: 104
Three-Phase 120/240 VAC @0.8pf	30 kW, Amps: 90
Three-Phase 277/480 VAC @0.8pf	30 kW, Amps: 45
Three-Phase 346/600 VAC @0.8pf	30 kW, Amps: 36

MOTOR STARTING CAPABILITIES (skVA)

skVA vs. Voltage Dip

120/240 VAC 1Ø	30%	277/480 VAC 3Ø	30%	208/240 VAC 3Ø	30%
A0035044N21	20	K0035124Y21	61	K0035124Y21	46
A0040044N21	24	K0040124Y21	76	K0040124Y21	58
A0050044N21	31	K0050124Y21	98	K0050124Y21	75

FUEL CONSUMPTION RATES*

Fuel Pump Lift- ft (m): 3 (1)

Total Fuel Pump Flow (Combustion + Return) - gph (Lph): 16.6 (63)

Diesel - gph (Lph)

Percent Load	Standby
25%	1.0 (3.7)
50%	1.4 (5.2)
75%	2.0 (7.5)
100%	2.8 (10.5)

* Fuel supply installation must accommodate fuel consumption rates at 100% load.

COOLING

		Standby
Coolant Flow	gpm (Lpm)	14.9 (56.2)
Coolant System Capacity	gal (L)	2.5 (9.5)
Heat Rejection to Coolant	BTU/hr (kW)	128,638 (136)
Inlet Air	cfm (m³/hr)	2,800 (4,757)
Maximum Operating Ambient Temperature	°F (°C)	122 (50)
Maximum Operating Ambient Temperature (Before Derate)		See Bulletin No. 0199280SSD
Maximum Additional Radiator Backpressure	In H_2O (kPa)	0.5 (0.12)

COMBUSTION AIR REQUIREMENTS

	Standby
Flow at Rated Power - cfm (m³/min)	88 (2.5)

ENGINE

		Standby
Rated Engine Speed	RPM	1,800
Horsepower at Rated kW**	hp	49
Piston Speed	ft/min (m/min)	1,181 (360)
BMEP	psi (kPa)	159 (1,096)

EXHAUST

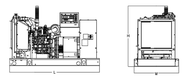
		Standby
Exhaust Flow (Rated Output)	cfm (m³/min)	296.6 (8.4)
Max. Allowable Backpressure (Post Turbocharger)	inHg (kPa)	1.5 (5.1)
Exhaust Temperature (Rated Output)	°F (°C)	892 (478)

** Refer to "Emissions Data Sheet" for maximum bHP for EPA and SCAQMD permitting purposes.

Deration – Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions.
Please contact a Generac Power Systems Industrial Dealer for additional details. All performance ratings in accordance with ISO3046, BS5514, ISO8528, and DIN6271 standards.
Standby - See Bulletin 0187500SSB
Prime - See Bulletin 0187510SSB

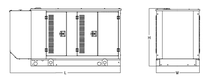
SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

DIMENSIONS AND WEIGHTS*



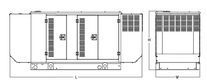
OPEN SET

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg)
No Tank	-	76.0 (1,930) x 37.4 (950) x 44.8 (1,138)	1,456 - 1,641 (661 - 745)
19	54 (204)	76.0 (1,930) x 37.4 (950) x 57.8 (1,468)	1,936 - 2,121 (879 - 963)
47	132 (500)	76.0 (1,930) x 37.4 (950) x 69.8 (1,773)	2,166 - 2,351 (983 - 1,067)
67	190 (719)	76.0 (1,930) x 37.4 (950) x 79.3 (2,014)	2,380 - 2,565 (1,081 - 1,165)
75	211 (799)	76.0 (1,930) x 37.4 (950) x 81.8 (2,078)	2,375 - 2,560 (1,078 - 1,162)
107	300 (1,136)	92.9 (2,360) x 37.4 (950) x 85.3 (2,167)	2,438 - 2,623 (1,106 - 1,190)



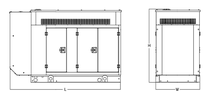
WEATHER PROTECTED ENCLOSURE

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg) Enclosure Only Steel	Aluminum
No Tank	-	94.8 (2,409) x 38.0 (965) x 49.5 (1,258)		
19	54 (204)	94.8 (2,409) x 38.0 (965) x 62.5 (1,588)		
47	132 (500)	106.0 (2,692) x 38.0 (965) x 84.0 (2,134)	372 (169)	241 (109)
67	190 (719)	94.8 (2,409) x 38.0 (965) x 84.0 (2,134)		
75	211 (799)	76.0 (1,930) x 38.0 (965) x 86.5 (2,198)		
107	300 (1,136)	92.9 (2,360) x 38.0 (965) x 90.0 (2,287)		



LEVEL 1 SOUND ATTENUATED ENCLOSURE

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg) Enclosure Only Steel	Aluminum
No Tank	-	112.5 (2,857) x 38.0 (965) x 49.5 (1,258)		
19	54 (204)	112.5 (2,857) x 38.0 (965) x 62.5 (1,588)		
47	132 (500)	112.5 (2,857) x 38.0 (965) x 74.5 (1,893)	505 (229)	338 (153)
67	190 (719)	112.5 (2,857) x 38.0 (965) x 84.0 (2,134)		
75	211 (799)	112.5 (2,857) x 38.0 (965) x 86.5 (2,198)		
107	300 (1,136)	112.5 (2,857) x 38.0 (965) x 90.0 (2,287)		



LEVEL 2 SOUND ATTENUATED ENCLOSURE

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg) Enclosure Only Steel	Aluminum
No Tank	-	94.8 (2,409) x 38.0 (965) x 49.5 (1,258)		
19	54 (204)	94.8 (2,409) x 38.0 (965) x 62.5 (1,588)		
47	132 (500)	94.8 (2,409) x 38.0 (965) x 74.5 (1,893)	510 (231)	341 (155)
67	190 (719)	106.0 (2,692) x 38.0 (965) x 84.0 (2,134)		
75	211 (799)	94.8 (2,409) x 38.0 (965) x 86.5 (2,198)		
107	300 (1,136)	94.8 (2,409) x 38.0 (965) x 90.0 (2,287)		

PROPOSED 30 KW GENERATOR WITH 190 GALLON TANK AND LEVEL 2 ACOUSTIC ENCLOSURE

* All measurements are approximate and for estimation purposes only. Specification characteristics may change without notice. Please contact a Generac Power Systems Industrial Dealer for detailed installation drawings.

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Part No. 10000024842
Rev. C 10/19/2020

1 PROPOSED GENERATOR DETAILS
SCALE: N.T.S.

PUBLICSAFETYTOWERS COMPANY
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

TOWER ENGINEERING PROFESSIONALS
4710 E ELWOOD ST, STE 9
PHOENIX, AZ 85040
OFFICE: (480) 285-0036
www.tepgroup.net

AT&T/FIRSTNET ID: CCL02094 NORTHPOINT

PSTC #: CANC-SROSA01 GIFFEN AVENUE PROPERTY

2715 GIFFEN AVE SANTA ROSA, CA 95407 (SONOMA COUNTY)

PROPOSED 80'-0" MONOPINE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
G	02-01-23	SSO	ZONING	HMM
H	03-28-23	SSO	ZONING	HMM
I	04-21-23	RCH	ZONING	HMM
J	09-29-23	CAM	ZONING	HMM
K	01-04-24	SKK	ZONING	HMM

SEAL:

ZONING
DO NOT USE FOR CONSTRUCTION

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SHEET TITLE:
GENERATOR DETAILS

SHEET NUMBER: C-5

REVISION: K

TEP #: 314201.336187

connect@alpinepowersystems.com
877-993-8855

ALPINE POWER SYSTEMS
A Division of TFI, Inc. est. 1963

Click to view product web page

PowerSafe® SBS Front Terminal

Telecommunications *NEBS™ Certified*

Battery Range Summary

The PowerSafe® SBS® Front Terminal battery further extends the technical leadership of PowerSafe SBS battery product line: not only do PowerSafe SBS Front Terminal monoblocs retain the benefits typically associated with Thin Plate Pure Lead (TPPL) Technology such as long life, high energy density, superior shelf life, etc., they also deliver exceptional cyclic performance in both float and fast charge applications, even in the hottest and harshest operating environments.

Where conventional Valve Regulated Lead Acid (VRLA)/Absorbed Glass Mat (AGM) batteries struggle to cope with harsh conditions and frequent power outages, cutting edge (TPPL) technology makes PowerSafe 12V batteries the perfect solution for the challenging operating conditions of today's telecommunication networks.

PowerSafe SBS batteries are designed to high quality standards and a unique manufacturing methods means superior energy and power, high performance and proven reliability, there is no substitute to PowerSafe SBS Front Terminal batteries.

Features and Benefits

- Capacity range 31-190Ah
- 12V monobloc configurations
- Multiple string configurations available
- Two year shelf life
- SR4228 compliant
- Proven long service life
- High energy density and cycling capability

EnerSys® Power/Full Solutions | RESERVE POWER

Publication No: US-SBSF-RS-004 - January 2014

Construction

- Robust positive plates are designed to prolong service life and enhance corrosion resistance
- Separators are low resistance microporous (AGM). The electrolyte is absorbed within the AGM, preventing acid spills in case of accidental damage
- Container and cover in flame retardant UL94-V0 material, highly resistant to shock and vibration
- Terminals are stainless steel front access with top access copper alloy insert. Top and front access terminations provide maximum conductivity
- Self-regulating one way pressure relief valves prevents ingress of atmospheric oxygen

Installation and Operation

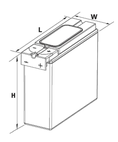
- Space efficient footprint
- VRLA design, reduces maintenance requirements
- Lifting handles for easy handling
- Greater than 10 year life expectancy in float service at 77°F (25°C)
- Increased active material surface area yields great cycling capability
- Operating temperature: -40°F (-40°C) to 122°F (50°C) Recommended temperature: 68°F (20°C) to 86°F (30°C)

Standards

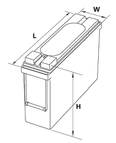
- Meets criteria for "non-spillable" batteries
- Complies with Telcordia® SR-4228, Network Equipment Building System (NEBS™) Criteria Levels
- The management systems governing the manufacture of this product are ISO 9001:2008 and ISO 14001:2004 certified

General Specifications

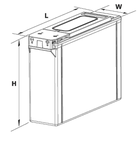
Cell Type	Nominal Capacity (Ah) 10 hr rate to 1.80Vpc @20°C	Nominal Capacity (Ah) 8 hr rate to 1.75Vpc @77°F	Nominal Dimensions Length in	Length mm	Width in	Width mm	Height in	Height mm	Weight - Volumes Unpacked lbs	Unpacked kg
SBS B8F	31	31	11.9	303	3.8	97	6.3	159	22.7	10.3
SBS B10F	38	38	11.9	303	3.8	97	7.2	184	28.2	12.8
SBS B14F	62	62	11.9	303	3.8	97	10.4	264	42.0	19.1
SBS C11F	92	91	16.4	417	4.1	105	10.1	256	61.6	28.0
SBS 100F	100	100	15.6	395	4.3	108	11.3	287	71.9	32.6
SBS 112F	112	112	22.1	561	4.9	125	9.0	228	90.4	41.1
SBS 145F	145	145	17.9	455	6.8	173	9.4	238	105.0	47.7
SBS 165F	165	165	17.9	455	6.8	173	10.8	273	117.4	53.3
SBS 170F	170	170	22.1	561	4.9	125	11.1	283	115.7	52.5
SBS 190F	190	190	22.1	561	4.9	125	12.4	316	132.3	60.0



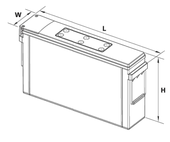
SBS B8F-B14F



SBS C11F



SBS 100F-112F



SBS 145F - 190F

MANUFACTURER:	ALPINE POWER SYSTEMS
MODEL:	POWERSAFE SBS 190F
BATTERY QTY:	8 UNITS
TOTAL BATTERY KWH:	18.24
TOTAL BATTERY WEIGHT (KG/LBS):	480 / 1058.4
TOTAL ELECTROLYTE VOLUME (GAL):	18.72
TOTAL ELECTROLYTE WEIGHT (KG/LBS):	129.5 / 285.4

1 **PROPOSED BATTERY DETAILS**
SCALE: N.T.S.

PUBLICSAFETYTOWERS COMPANY
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

TOWER ENGINEERING PROFESSIONALS
4710 E ELWOOD ST, STE 9
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AT&T/FIRSTNET ID: CCL02094 NORTHPOINT

PSTC #: CANC-SROSA01 GIFFEN AVENUE PROPERTY

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K	01-04-24	SKK	ZONING	HMM

SEAL:

ZONING
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SHEET TITLE:
BATTERY DETAILS

SHEET NUMBER: C-6
REVISION: K

TEP #: 314201.336187

AC POWER PANEL A (PROPOSED)

120/240 VOLTS, 1-PHASE, 3-WIRE, 200A

MAIN BREAKER RATING (A) :					200		SYSTEM VOLTAGE (V) :				240
DESCRIPTION	VA	c/nc	BKR	POSN	L1	L2	POSN	BKR	c/nc	VA	DESCRIPTION
RECTIFIERS #1 & 2	1410	c	30/2	1	2820		2	30/2	c	1410	RECTIFIERS #3 & 4
	1410	c		3		2820	4		c	1410	
RECTIFIERS #5 & 6	1410	c	30/2	5	2820		6	30/2	c	1410	RECTIFIERS #7 & 8
	1410	c		7		2820	8		c	1410	
RECTIFIERS #9 & 10	1410	c	30/2	9	2820		10	30/2	c	1410	RECTIFIERS #11 & 12
	1410	c		11		2820	12		c	1410	
SPARE / OFF	0	nc	30/2	13	0		14	30/2	nc	0	SPARE / OFF
	0	nc		15		0	16		nc	0	
SPARE / OFF	0	nc	30/2	17	0		18	30/2	nc	0	SPARE / OFF
	0	nc		19		0	20		nc	0	
SPARE / OFF	0	nc	30/2	21	0		22	30/2	nc	0	SPARE / OFF
	0	nc		23		0	24		nc	0	
BLANK				25	1000		26	20/1	nc	1000	*GEN BLOCK HEATER
BLANK				27		650	28	20/1	nc	650	*GEN BATT CHARGER
PTLC RECEPTACLES	720	nc	20/1	29	900		30	20/1	nc	180	WUC GFCI
PHASE TOTALS (VA):					10360	9110					
PHASE TOTALS (A):					86	76					
CURRENT PER PHASE W/ 125% Continuous Loads(A):					104	94	Amperes/phase cannot exceed main breaker rating				
PANEL TOTAL (VA):					19470		Legend: c = continuous, nc = non-continuous				
PANEL TOTAL W/ 125% Continuous Loads (VA):					23700						
TOTAL LOAD FOR GEN OPERATION:					17820		*Generator loads are not in operation while generator is running				

PROPOSED LOADING = 23.7 KVA

1 **AC PANEL SCHEDULE**
SCALE: N.T.S.

PUBLICSAFETYTOWERS COMPANY
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

TOWER ENGINEERING PROFESSIONALS
4710 E ELWOOD ST, STE 9
PHOENIX, AZ 85040
OFFICE: (480) 285-0036
www.tepgroup.net

AT&T/FIRSTNET ID: CCL02094
NORTHPOINT

PSTC #: CANC-SROSA01
GIFFEN AVENUE PROPERTY

2715 GIFFEN AVE
SANTA ROSA, CA 95407
(SONOMA COUNTY)

PROPOSED 80'-0"
MONOPINE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
G	02-01-23	SSO	ZONING	HMM
H	03-28-23	SSO	ZONING	HMM
I	04-21-23	RCH	ZONING	HMM
J	09-29-23	CAM	ZONING	HMM
K	01-04-24	SKK	ZONING	HMM

SEAL:

ZONING
DO NOT USE FOR CONSTRUCTION

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

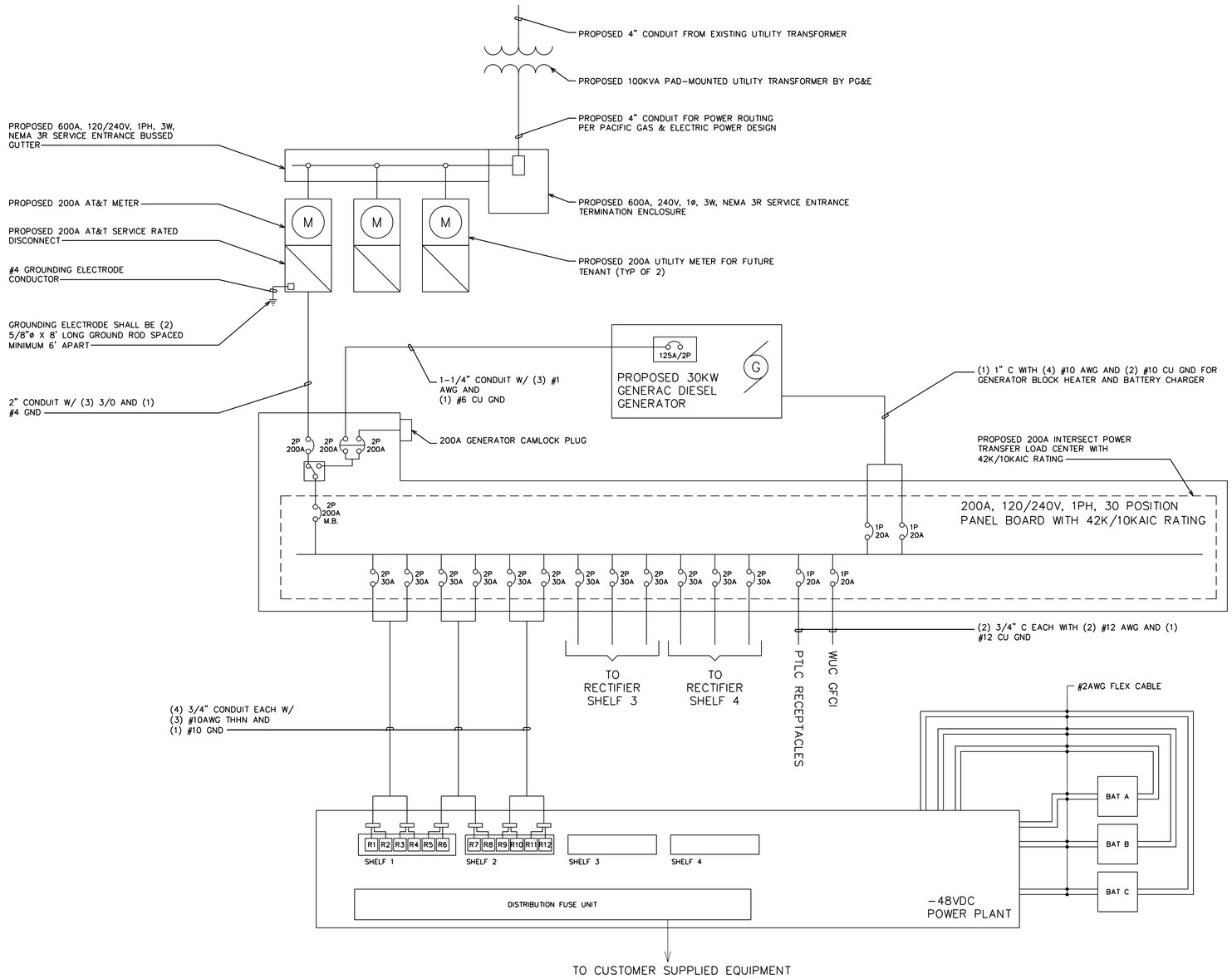
SHEET TITLE:
AC PANEL SCHEDULE

SHEET NUMBER: E-1
REVISION: K

TEP #: 314201.336187

NOTES:

1. CONTRACTOR SHALL VERIFY AVAILABLE FAULT CURRENT WITH POWER COMPANY AND ENSURE ALL ELECTRICAL EQUIPMENT IS SUITABLE FOR AVAILABLE FAULT CURRENT.
2. CONTRACTOR SHALL COORDINATE UTILITY SERVICES WITH LOCAL UTILITY COMPANIES. VERIFY ALL REQUIREMENTS WITH UTILITY COMPANY STANDARDS.
3. ONE-LINE DIAGRAM IS FOR SCHEMATIC PURPOSES ONLY AND IS NOT INDICATIVE OF THE ACTUAL EQUIPMENT LAYOUT.
4. CONTRACTOR SHALL LABEL METER SOCKET WITH SERVICE OWNER NAMEPLATE WITH ½" HEIGHT MINIMUM LETTERS.
5. CONTRACTOR TO DETERMINE AVAILABLE FAULT CURRENT BEFORE ENERGIZING EQUIPMENT. THE AMOUNT OF AVAILABLE FAULT CURRENT SHALL BE MARKED ON THE SERVICE EQUIPMENT PER NEC 110.24.
6. CONTRACTOR WILL NOTIFY UTILITY COMPANY OF CHANGES IN ELECTRICAL LOAD.



1 **ONE-LINE DIAGRAM**
SCALE: N.T.S.

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SHEET TITLE:
ONE-LINE DIAGRAM

SHEET NUMBER: E-2
REVISION: K

TEP #: 314201.336187