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By Suzanne Hartman at 3:51 pm, Oct 18, 2023

YOLANDA AVE
244 COLGAN AVENUE, SANTA ROSA, CA 95404
MDG LOCATION ID: 5000169536
PROJECT ID: 16388316

Issued For:
YOLANDA AVE
244 COLGAN AVENUE
SANTA ROSA, CA 95404

PREPARED FOR
verizon
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

Vendor:
ON AIR

MDG LOCATION ID: 5000169536
PROJECT ID: 16388316
DRAWN BY: SEAD
CHECKED BY: J. GRAY
APPROVED BY: -

| ISSUE STATUS | | | |
|--------------|----------|-------------|------|
| REV | DATE | DESCRIPTION | CAD |
| △ | 08/25/23 | PLAN COM | D.H. |
| 5 | 07/12/23 | CLIENT REV | D.H. |
| 4 | 07/07/23 | CLIENT REV | D.H. |
| 3 | 06/20/23 | CLIENT REV | D.H. |
| 2 | 05/12/23 | CLIENT REV | D.H. |
| 1 | 05/01/23 | ZD 100% | A.A. |
| 0 | 04/13/23 | ZD 90% | XX |

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CONSTRUCTION**
KEVIN R. SORENSEN
S4469

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ENGINEER:
Streamline Engineering
6445 Sierra College Blvd, Suite E, Granite Bay, CA 95746
Contact: Kevin Sorenson Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941
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SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1.1

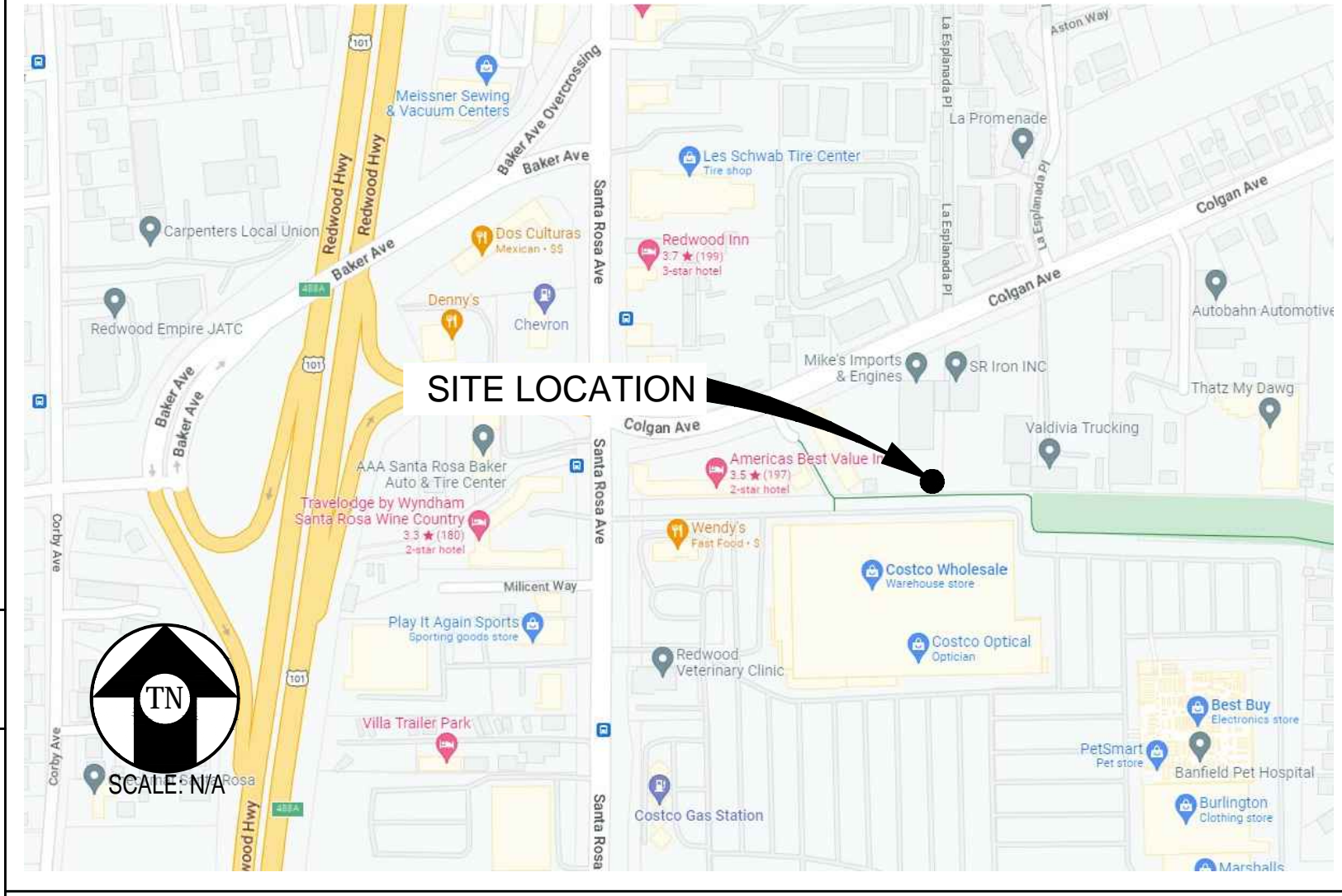
PROJECT DESCRIPTION

A (N) VERIZON WIRELESS UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- (N) 30'-0" X 30'-0" (900 SQ FT) LEASE AREA
- (N) MONOPINE
- (N) OUTDOOR EQUIPMENT CABINETS
- (N) 30KW DIESEL GENERATOR ON (N) 210 GALLON UL 142 RATED FUEL TANK
- (12) (N) ANTENNAS
- (8) (N) RADIO UNITS @ ANTENNAS
- (6) (N) SURGE SUPPRESSORS, (3) @ EQUIPMENT & (3) @ ANTENNAS
- (6) (N) 6X12 HYBRID CABLES & (N) MW DISH CABLES
- (1) (N) GPS ANTENNA
- (N) UTILITIES TO (N) SITE LOCATION

NOTE: VERIZON WIRELESS TO APPLY FOR A 400AMP ELECTRICAL SERVICE

VICINITY MAP



CONDITIONS OF APPROVAL:

- WHEN THE TREE POLE IS NOT LONGER IN USE, IT SHALL BE REMOVED BY, AND AT EXPENSE OF, THE MOST RECENT OPERATOR.
- THE OPERATOR SHALL CONDUCT AN ANNUAL INSPECTION TO CONFIRM THE CONDITION OF FOLIAGE REMAINS IN GOOD CONDITION. ANY FOLIAGE THAT IS FRAYING SHALL BE REPLACED AS NEEDED TO MAINTAIN THE APPEARANCE OF A HEALTHY TREE.
- PROVIDE A GEOTECHNICAL INVESTIGATION AND SOILS REPORT WITH THE BUILDING PERMIT APPLICATION. THE INVESTIGATION SHALL INCLUDE SUBSURFACE EXPLORATION AND THE REPORT SHALL INCLUDE GRADING, PAVING AND FOUNDATION DESIGN RECOMMENDATIONS.
- OBTAIN BUILDING PERMITS FOR THE PROPOSED PROJECT.

CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & 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:

2022 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R. (2021 INTERNATIONAL BUILDING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2020 NATIONAL ELECTRICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R. (2021 UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2021 UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R. (2021 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R. ANSI/EIA-TIA-222-H

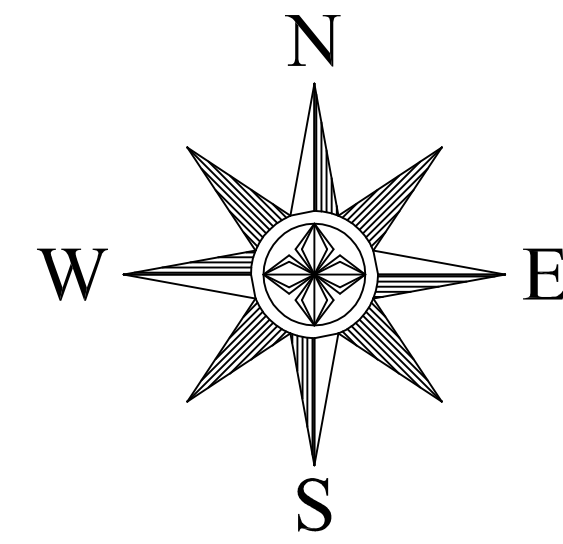
ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

PROJECT INFORMATION

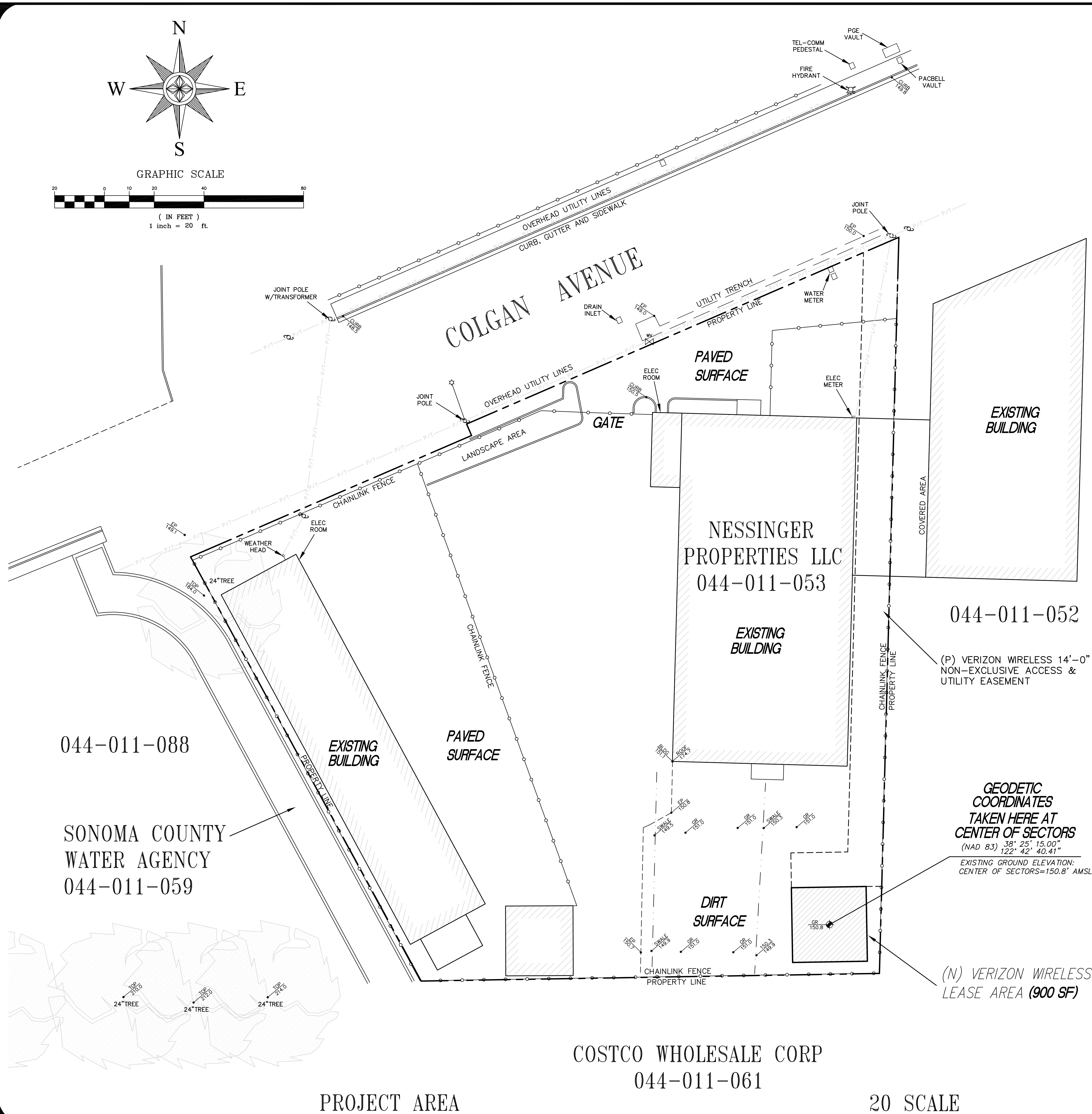
| | | | |
|--------------------|---|---------------------------|--|
| SITE NAME: | YOLANDA AVE | SITE ACQUISITION COMPANY: | ON AIR LLC 465 FIRST STREET WEST, STE 101 SONOMA, CA 95476 |
| MDG LOCATION ID: | 5000169536 | LEASING CONTACT: | ATTN: PETER HILLIARD (707) 732-7227 PHILLIARD@ONAIRLLC.COM |
| SITE ID: | 616927972 | ZONING CONTACT: | ATTN: PETER HILLIARD (707) 732-7227 PHILLIARD@ONAIRLLC.COM |
| COUNTY: | SONOMA | CONSTRUCTION CONTACT: | ATTN: SCOTT COWAN (707) 689-4144 SCOWAN@ONAIRLLC.COM |
| JURISDICTION: | CITY OF SANTA ROSA | | |
| APN: | 044-011-053 | | |
| SITE ADDRESS: | 244 COLGAN AVENUE SANTA ROSA, CA 95404 | | |
| CURRENT ZONING: | IL - LIGHT INDUSTRIAL | | |
| CONSTRUCTION TYPE: | V-B | | |
| OCCUPANCY TYPE: | U, (UNMANNED COMMUNICATIONS FACILITY) | | |
| POWER: | PG&E | | |
| PROPERTY OWNER: | NESSINGER PROPERTIES LLC 6307 SHILO RIDGE ROAD SANTA ROSA, CA 95403 | | |
| APPLICANT: | VERIZON WIRELESS 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598 | | |
| LATITUDE: | N 38° 25' 15.00" NAD 83 N 38.420833 | | |
| LONGITUDE: | W 122° 42' 40.41" NAD 83 W -122.711225 | | |
| GROUND ELEVATION: | 150.8' AMSL | | |



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



044-011-088

SONOMA COUNTY
WATER AGENCY
044-011-059

NESSINGER
PROPERTIES LLC
044-011-053

044-011-052

(P) VERIZON WIRELESS 14'-0"
NON-EXCLUSIVE ACCESS &
UTILITY EASEMENT

GEODETIC
COORDINATES
TAKEN HERE AT
CENTER OF SECTORS
(NAD 83) 38° 25' 15.00"
122° 42' 40.41"

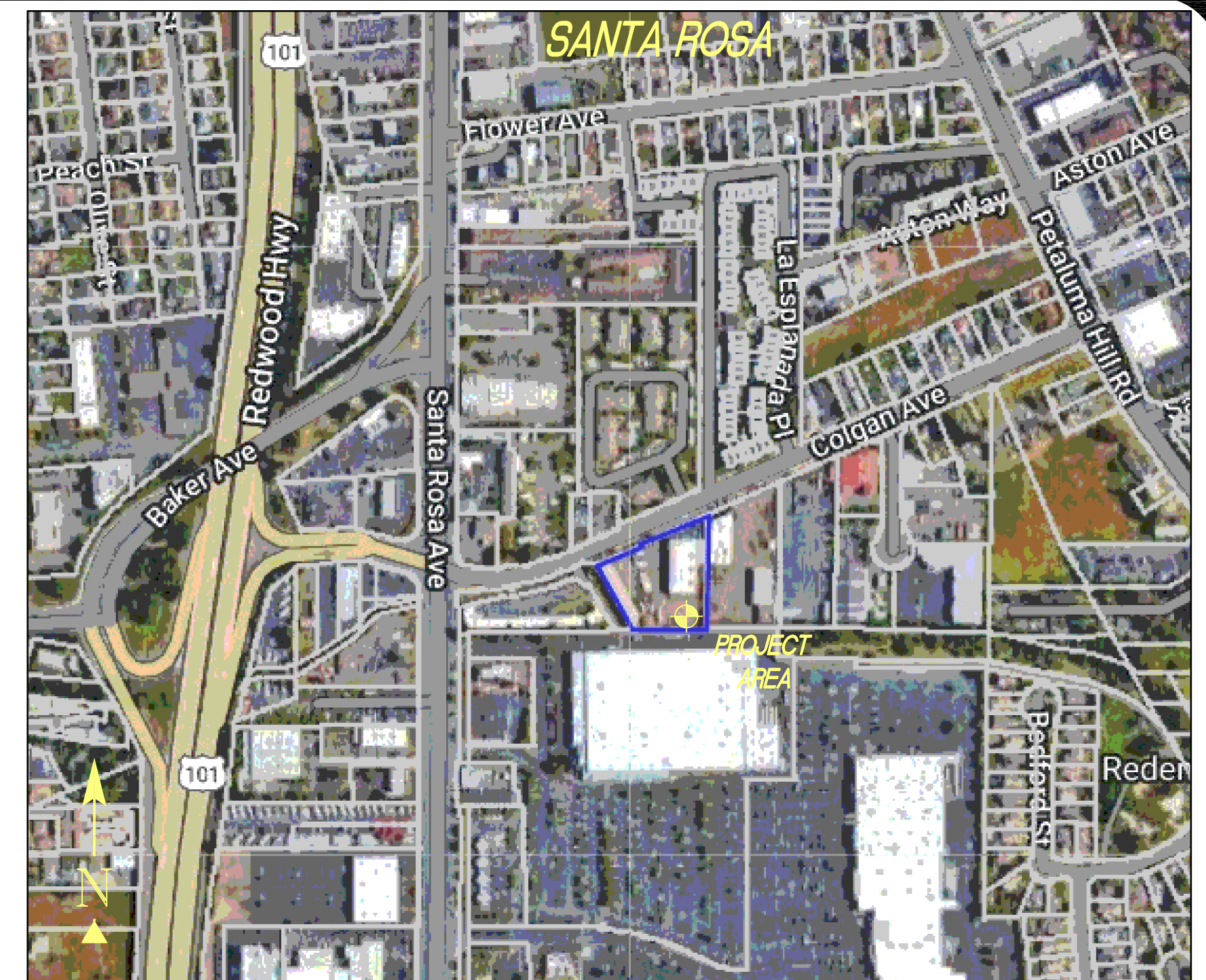
EXISTING GROUND ELEVATION:
CENTER OF SECTORS=150.8' AMSL

(N) VERIZON WIRELESS
LEASE AREA (900 SF)

COSTCO WHOLESALE CORP
044-011-061

PROJECT AREA

20 SCALE



VICINITY MAP

PROPERTY INFORMATION

OWNER: NESSINGER PROPERTIES LLC
ADDRESS: 6307 SHILO RIDGE ROAD
SANTA ROSA, CA 95403

SITE: YOLANDA AVE
244 COLGAN AVENUE
SANTA ROSA, CA 95404

ASSESSOR'S PARCEL NUMBER: 044-011-053
EXISTING GROUND ELEVATION: CENTER OF SECTORS=150.8' AMSL

SURVEYOR'S NOTES

ALL EASEMENTS CONTAINED IN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

SURVEY DATE

4/04/2023

UTILITY NOTES

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

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM STATE PLANE COORDINATE ZONE 2, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK

ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 99 SEPARATIONS, CONSTRAINING TO NGS CONTROL STATION 'LUTZ' ELEVATION=450.0' (NAVD88)

TITLE REPORT

TITLE REPORT WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO: 5026900-6973124, DATED: MARCH 23, 2023.

LESSOR'S LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, RECORDED: FORM PT OF 44-011-46.

FLOOD ELEVATION

THE PROJECT AREA IS IN ZONE AE, AS SHOWN ON FEMA FIRM MAP, SONOMA COUNTY, COMMUNITY PANEL NUMBER: 06097C07373G JULY 19, 2022. BASE FLOOD ELEVATION 150.3' A.M.S.L.

LEGEND

| | | | |
|--------|----------------------|-----|------------------------|
| P.O.B. | POINT OF BEGINNING | ⊗ | WATER CONTROL VALVE |
| TFC | TOP FACE OF CURB | ⊙ | FIRE HYDRANT |
| R/W | RIGHT OF WAY | ⊕ | GUY CONDUCTOR |
| EP | EDGE OF PAVEMENT | ⊖ | FOUND AS NOTED |
| D/W | ACCESS DRIVEWAY | ⊗ | POWER POLE |
| PS | PARKING SPACE | ⊙ | LIGHT POLE |
| SW | SIDEWALK | ⊕ | ELECTRICAL TRANSFORMER |
| PAR | TOP OF PARAPET | ⊖ | AIR CONDITIONING UNIT |
| ROOF | TOP OF ROOF | ⊙ | TELEPHONE PEDESTAL |
| OH | OVERHANG | ⊕ | TELEPHONE VAULT |
| ⊕ | GEODETIC COORDINATES | ⊖ | TELEPHONE MANHOLE |
| ⊙ | SPOT ELEVATION | ⊕ | GAS VALVE |
| ⊗ | DISH ANTENNA | ⊖ | GAS METER |
| --- | PROPERTY LINE | --- | |

| REV. | DATE | DESCRIPTION | ISSUE STATUS |
|------|-----------|-------------------|----------------|
| 1 | 4/04/2023 | SITE PLAN | AE DESIGN |
| 2 | 4/13/2023 | AE DESIGN | PER RED LINES |
| 3 | 5/12/2023 | 14' WIDE EASEMENT | FEMA ZONE ELEV |
| 4 | 6/16/2023 | PER RED LINES | |
| 5 | 8/24/2023 | FEMA ZONE ELEV | |

HAYES
Land Surveying
And Mapping
2830 MADRIGAN COURT
CONCORD, CA 94518

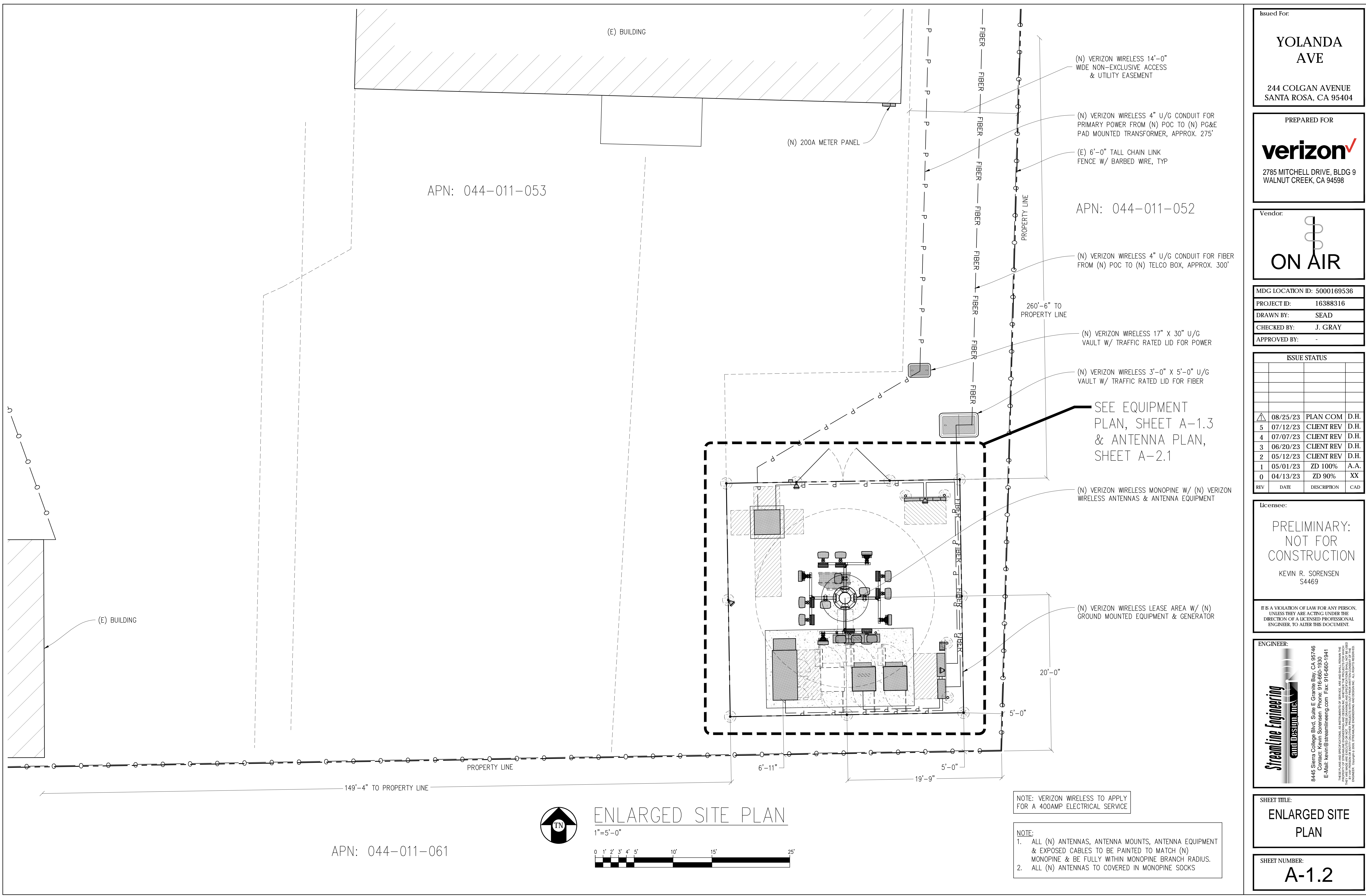


2785 MITCHELL DRIVE
WALNUT CREEK, CA. 94598
OFFICE: 925-279-6000
(925) 279-6333

TOPOGRAPHIC SURVEY
EXISTING CONDITIONS

5000169536
YOLANDA AVE
244 COLGAN AVENUE
SANTA ROSA, CA 95404

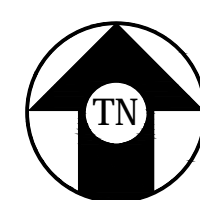
C-1
SHEET 1 of 1



APN: 044-011-053

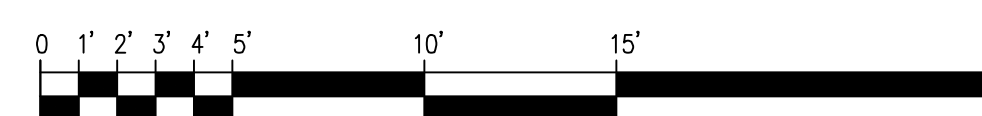
APN: 044-011-052

APN: 044-011-061



ENLARGED SITE PLAN

1"=5'-0"



NOTE: VERIZON WIRELESS TO APPLY FOR A 400AMP ELECTRICAL SERVICE

- NOTE:
1. ALL (N) ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT & EXPOSED CABLES TO BE PAINTED TO MATCH (N) MONOPINE & BE FULLY WITHIN MONOPINE BRANCH RADIUS.
 2. ALL (N) ANTENNAS TO COVERED IN MONOPINE SOCKS

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PREPARED FOR
verizon
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

Vendor:
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| 1 | 05/01/23 | ZD 100% | A.A. |
| 0 | 04/13/23 | ZD 90% | XX |

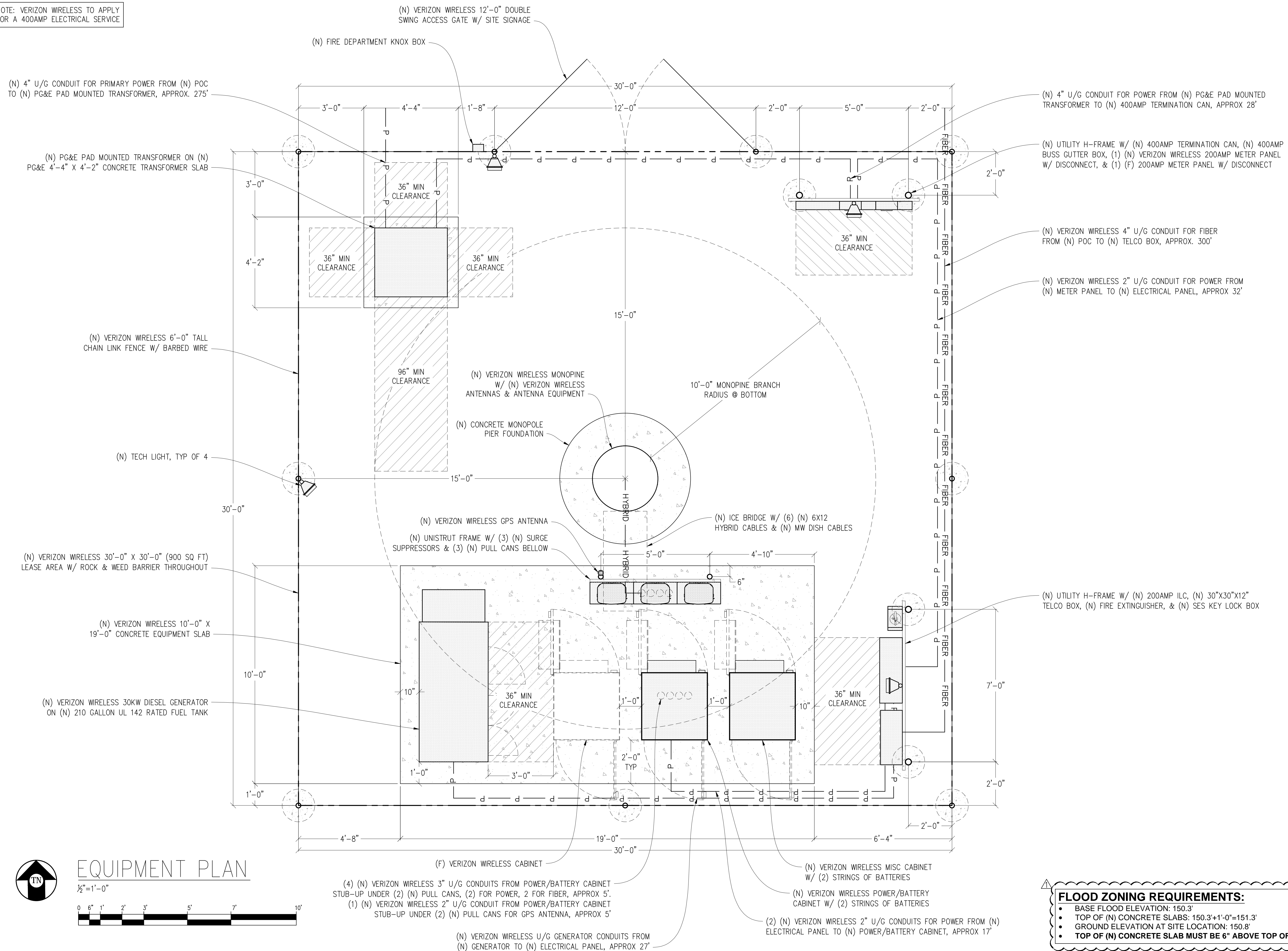
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Contact: Kevin Sorenson Phone: 916-660-1930
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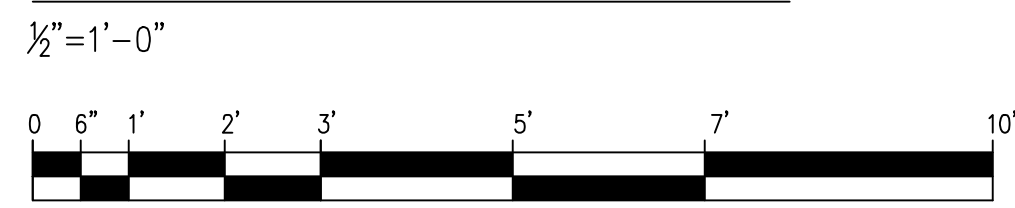
SHEET TITLE:
**ENLARGED SITE
PLAN**

SHEET NUMBER:
A-1.2

NOTE: VERIZON WIRELESS TO APPLY FOR A 400AMP ELECTRICAL SERVICE



EQUIPMENT PLAN



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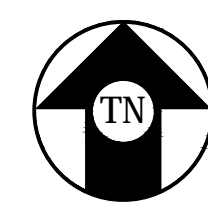
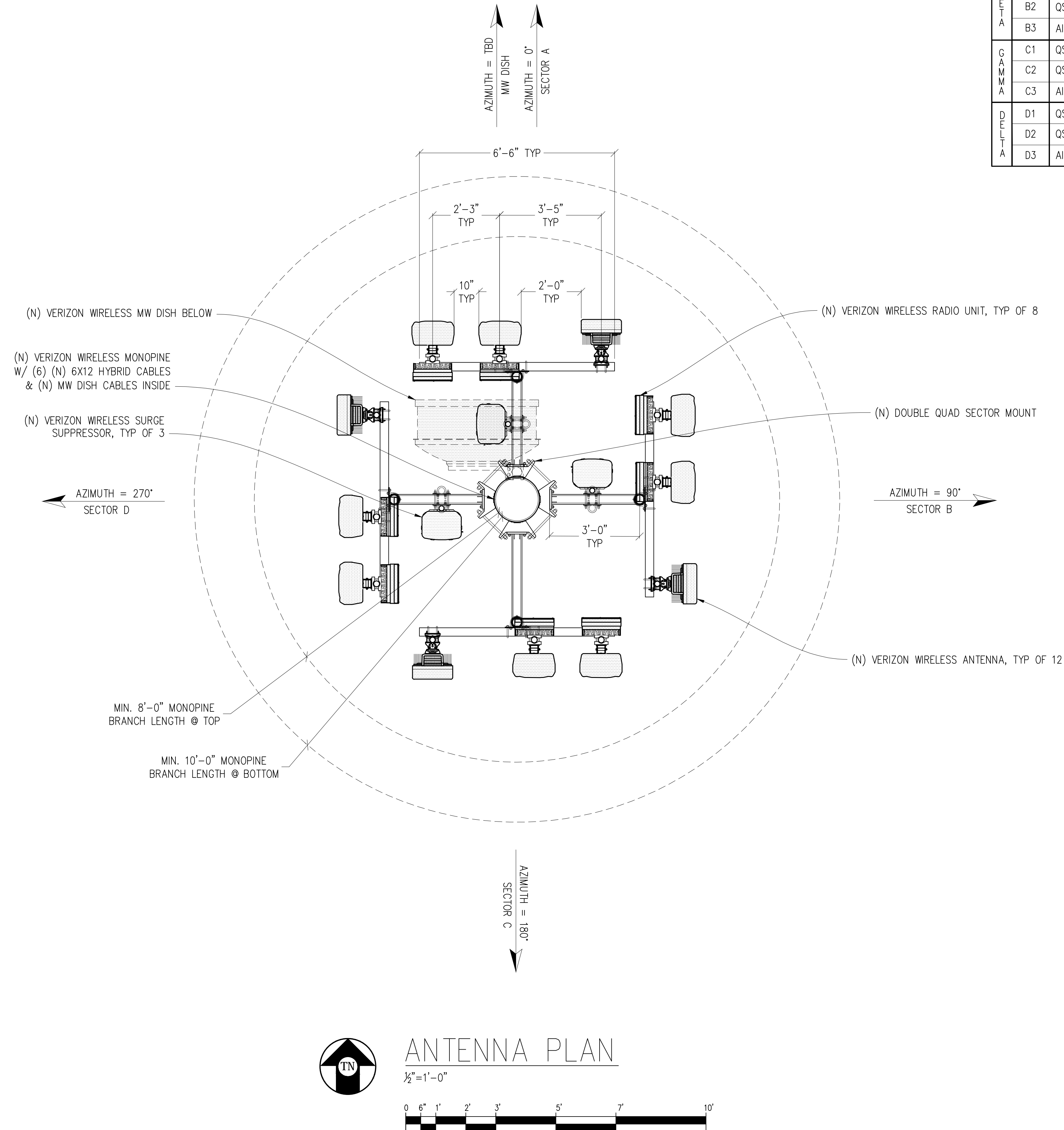
SHEET TITLE:
EQUIPMENT PLAN

SHEET NUMBER:
A-1.3

FLOOD ZONING REQUIREMENTS:
• BASE FLOOD ELEVATION: 150.3'
• TOP OF (N) CONCRETE SLABS: 150.3'+1'-0"=151.3'
• GROUND ELEVATION AT SITE LOCATION: 150.8'
• TOP OF (N) CONCRETE SLAB MUST BE 6" ABOVE TOP OF (E) GRADE

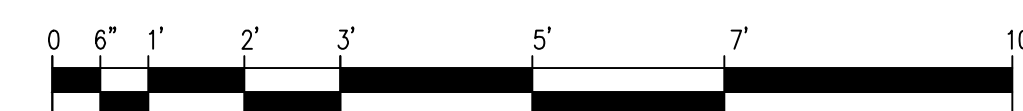
| ANTENNA & CABLE SCHEDULE (PRELIMINARY & SUBJECT TO CHANGE) | | | | | | | |
|--|-------------------|---------|------------|--------------------|--------------------|------------------|------------------|
| SECTOR | ANTENNA MODEL NO. | AZIMUTH | CENTERLINE | RRU NO'S & MODEL # | # OF HYBRID CABLES | LENGTH OF CABLES | SURGE SUPPRESSOR |
| ALPHA | A1 | 0° | ±65'-0" | (1) RRU-4490 | SHARED | - | SHARED |
| | A2 | 0° | ±65'-0" | (1) RRU 4890 | SHARED | - | SHARED |
| | A3 | 0° | ±66'-9" | - | (2) 6x12 | ±80' | (1) 6627 |
| BETA | B1 | 90° | ±65'-0" | (1) RRU-4490 | SHARED | - | SHARED |
| | B2 | 90° | ±65'-0" | (1) RRU 4890 | SHARED | - | SHARED |
| | B3 | 90° | ±66'-9" | - | (2) 6x12 | ±80' | (1) 6627 |
| GAMMA | C1 | 180° | ±65'-0" | (1) RRU-4490 | SHARED | - | SHARED |
| | C2 | 180° | ±65'-0" | (1) RRU 4890 | SHARED | - | SHARED |
| | C3 | 180° | ±66'-9" | - | SHARED | - | SHARED |
| DELTA | D1 | 270° | ±65'-0" | (1) RRU-4490 | SHARED | - | SHARED |
| | D2 | 270° | ±65'-0" | (1) RRU 4890 | SHARED | - | SHARED |
| | D3 | 270° | ±66'-9" | - | (2) 6x12 | ±80' | (1) 6627 |

NOTE:
 1. ANTENNA POSITIONS ARE LEFT TO RIGHT FROM BACK OF SECTOR.
 2. EQUIPMENT IS PRELIMINARY & SUBJECT TO CHANGE.



ANTENNA PLAN

1/2" = 1'-0"



NOTE:
 1. ALL (N) ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT & EXPOSED CABLES TO BE PAINTED TO MATCH (N) MONOPINE & BE FULLY WITHIN MONOPINE BRANCH RADIUS.
 2. ALL (N) ANTENNAS TO COVERED IN MONOPINE SOCKS

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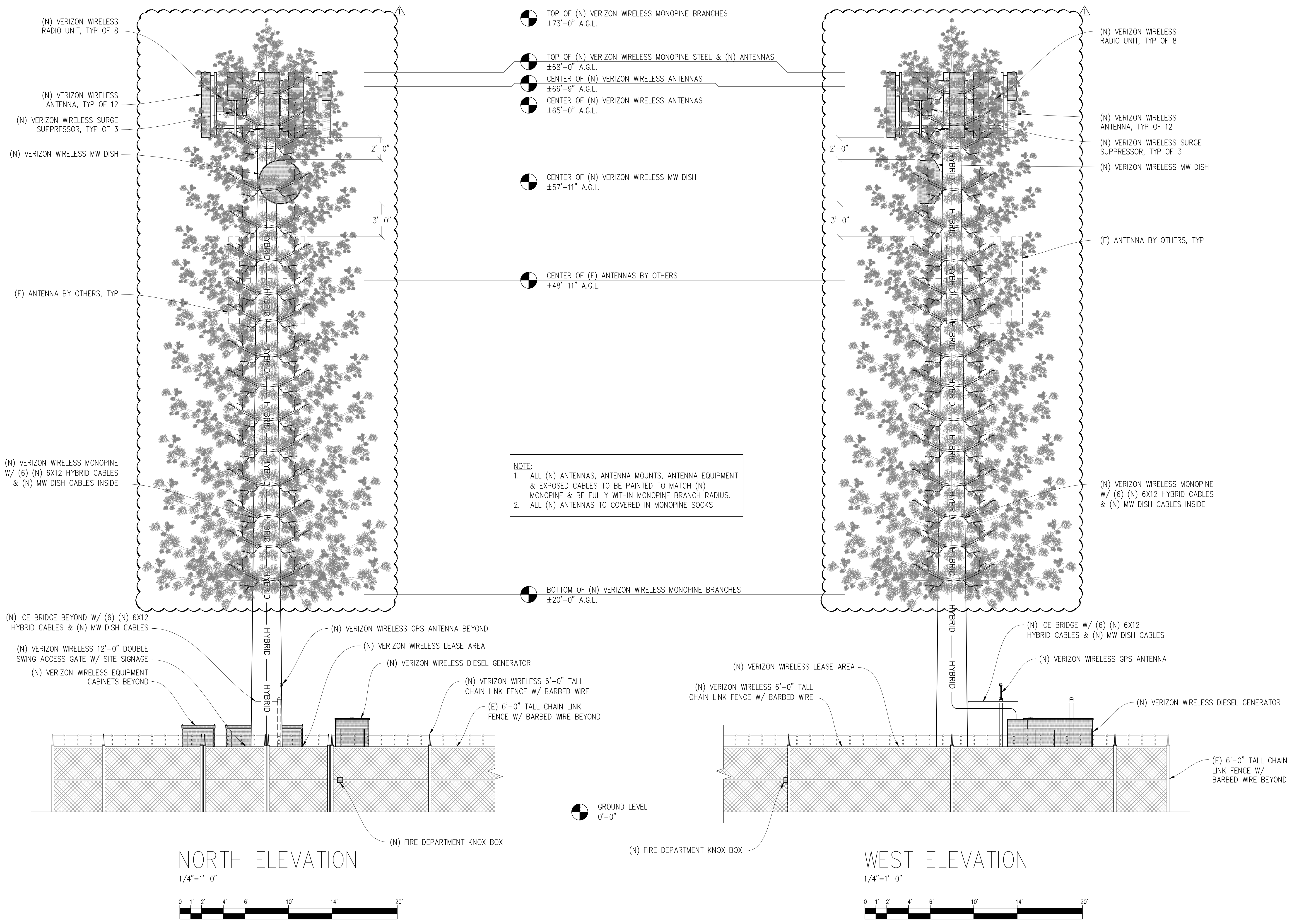
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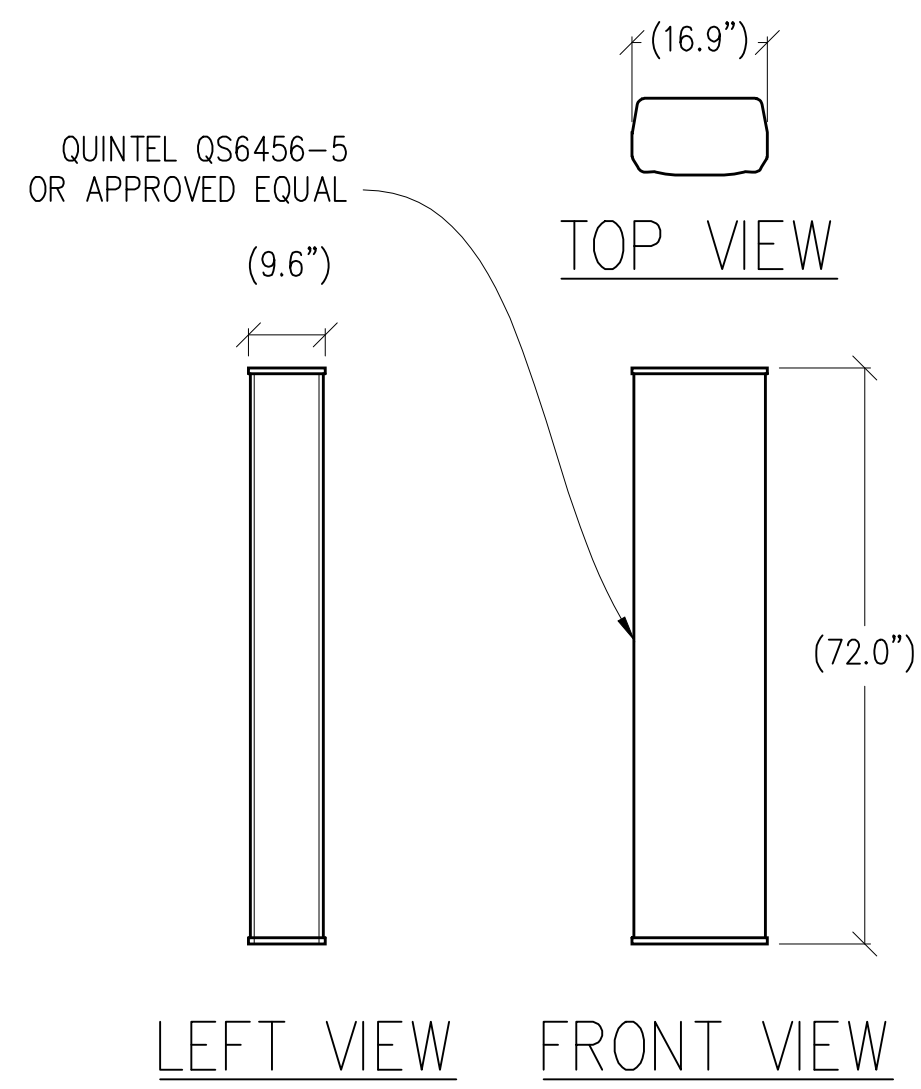
ELEVATIONS

SHEET NUMBER:

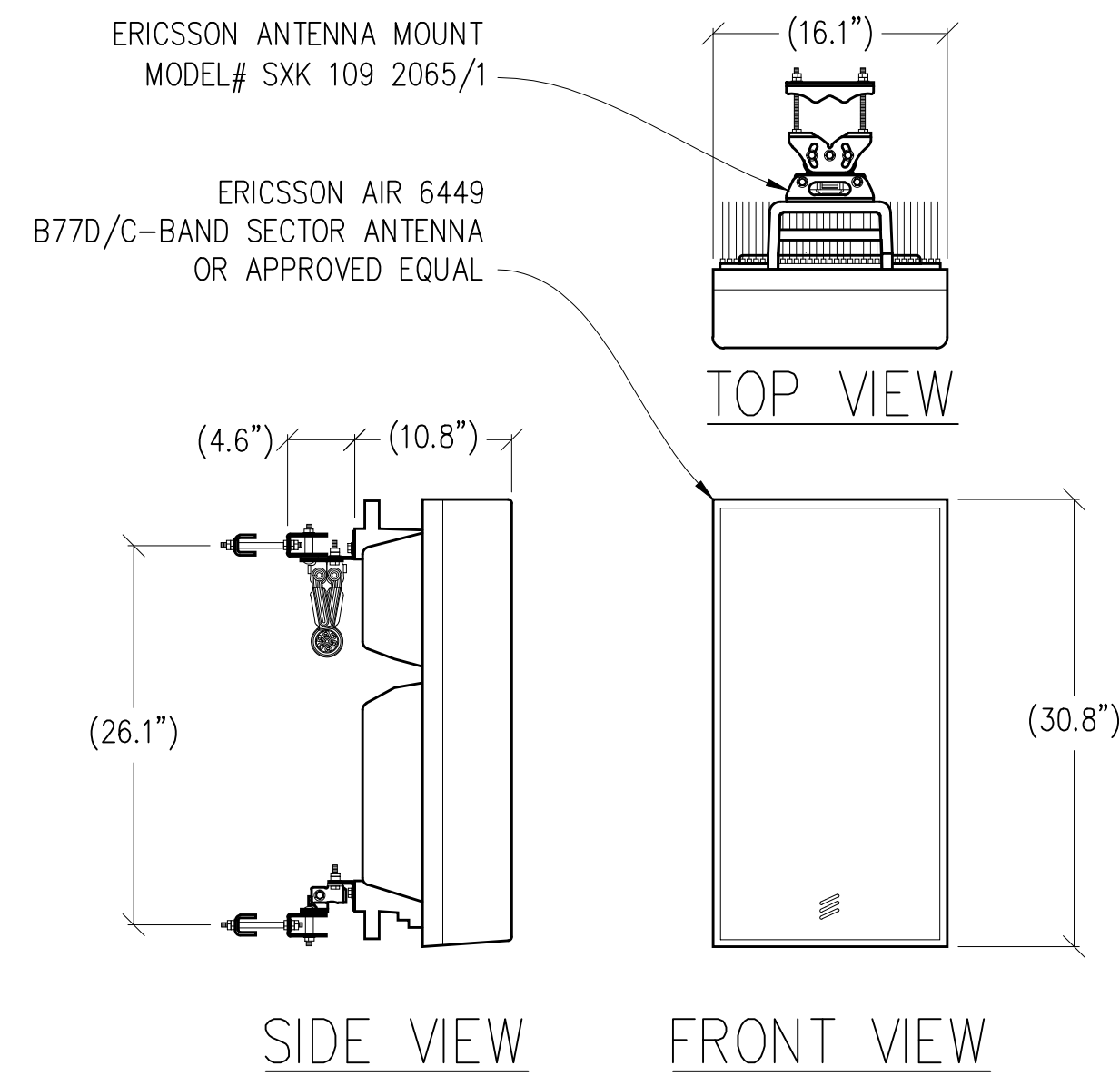
A-3.1



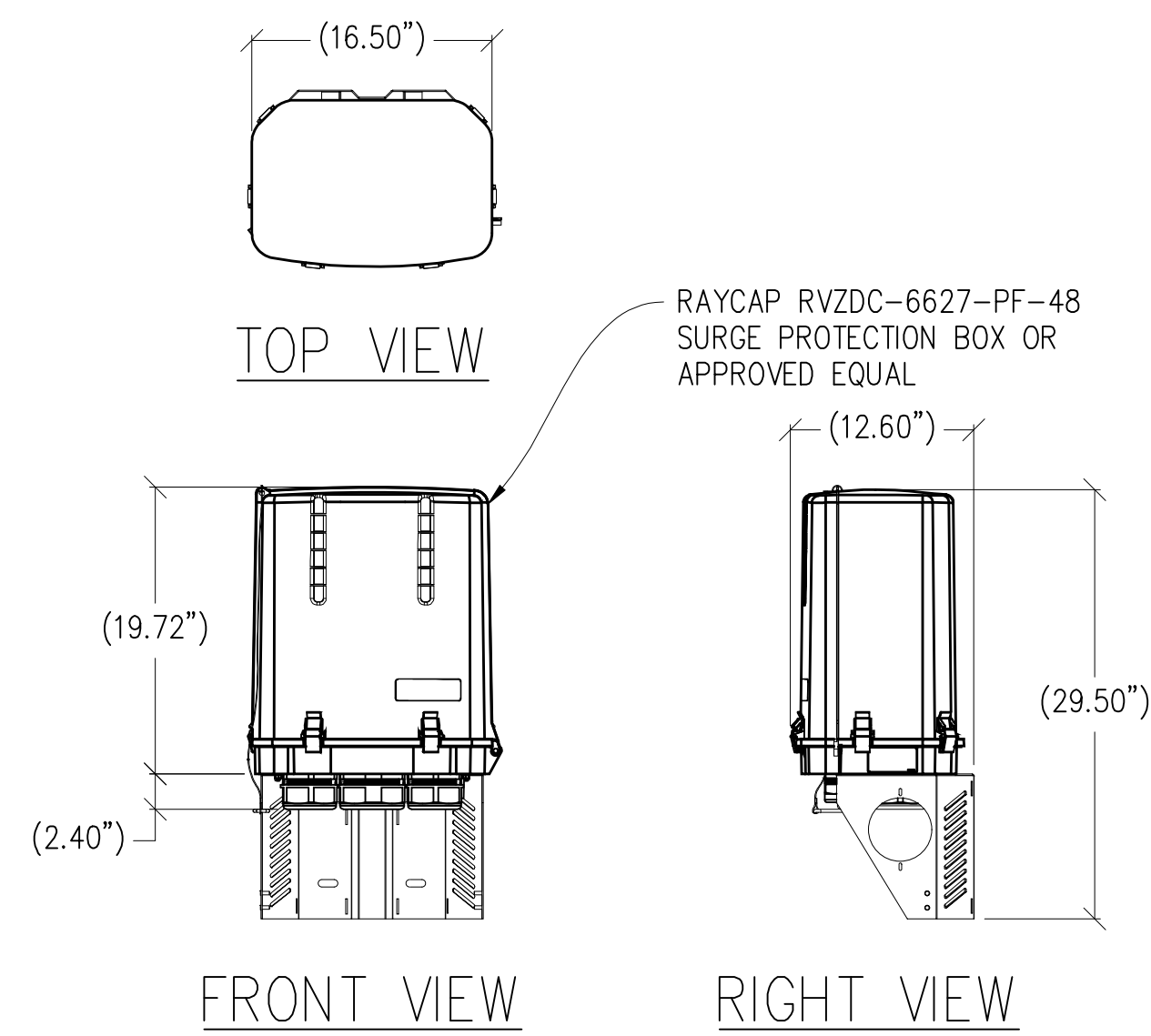
Scale: 1/4"=1'-0"



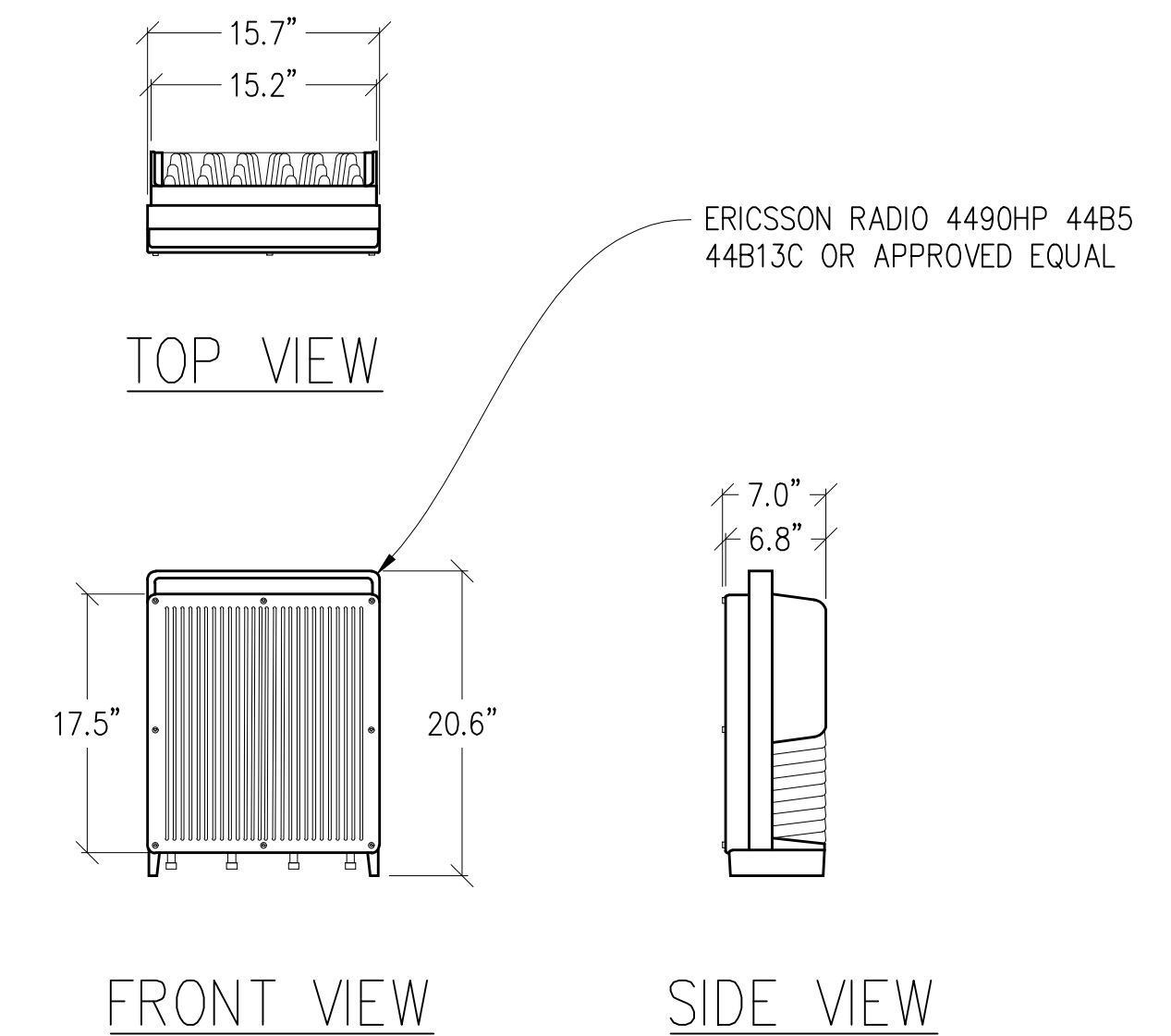
1 ANTENNA DETAIL
1/2"=1'-0" MAX WEIGHT: 82 LBS



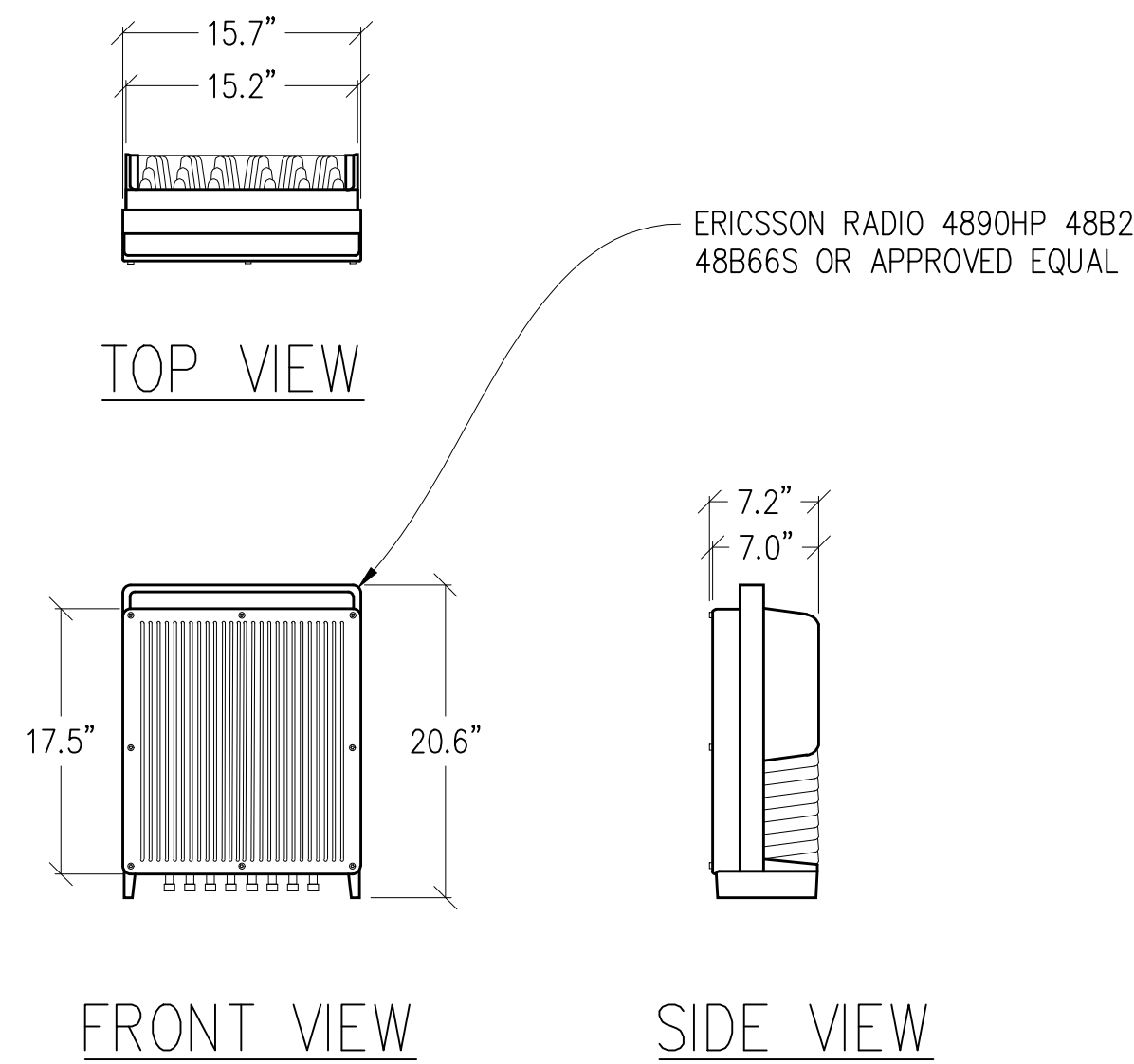
2 ANTENNA DETAIL
1"=1'-0" MAX WEIGHT: 88 LBS



3 SURGE PROTECTION BOX
1"=1'-0" MAX WEIGHT: 32.0 LBS



4 RADIO DETAIL
1"=1'-0" MAX WEIGHT: 68.4 LBS



5 RADIO DETAIL
1"=1'-0" MAX WEIGHT: 69.5 LBS

NOTE: ALL ANTENNAS & ANTENNA EQUIPMENT
SHOWN ARE PRELIMINARY & SUBJECT TO CHANGE

Issued For:
**YOLANDA
AVE**
244 COLGAN AVENUE
SANTA ROSA, CA 95404

PREPARED FOR
verizon
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

Vendor:
ON AIR

MDG LOCATION ID: 5000169536
PROJECT ID: 16388316
DRAWN BY: SEAD
CHECKED BY: J. GRAY
APPROVED BY: -

| ISSUE STATUS | | | |
|--------------|----------|-------------|------|
| REV | DATE | DESCRIPTION | CAD |
| Δ | 08/25/23 | PLAN COM | D.H. |
| 5 | 07/12/23 | CLIENT REV | D.H. |
| 4 | 07/07/23 | CLIENT REV | D.H. |
| 3 | 06/20/23 | CLIENT REV | D.H. |
| 2 | 05/12/23 | CLIENT REV | D.H. |
| 1 | 05/01/23 | ZD 100% | A.A. |
| 0 | 04/13/23 | ZD 90% | XX |

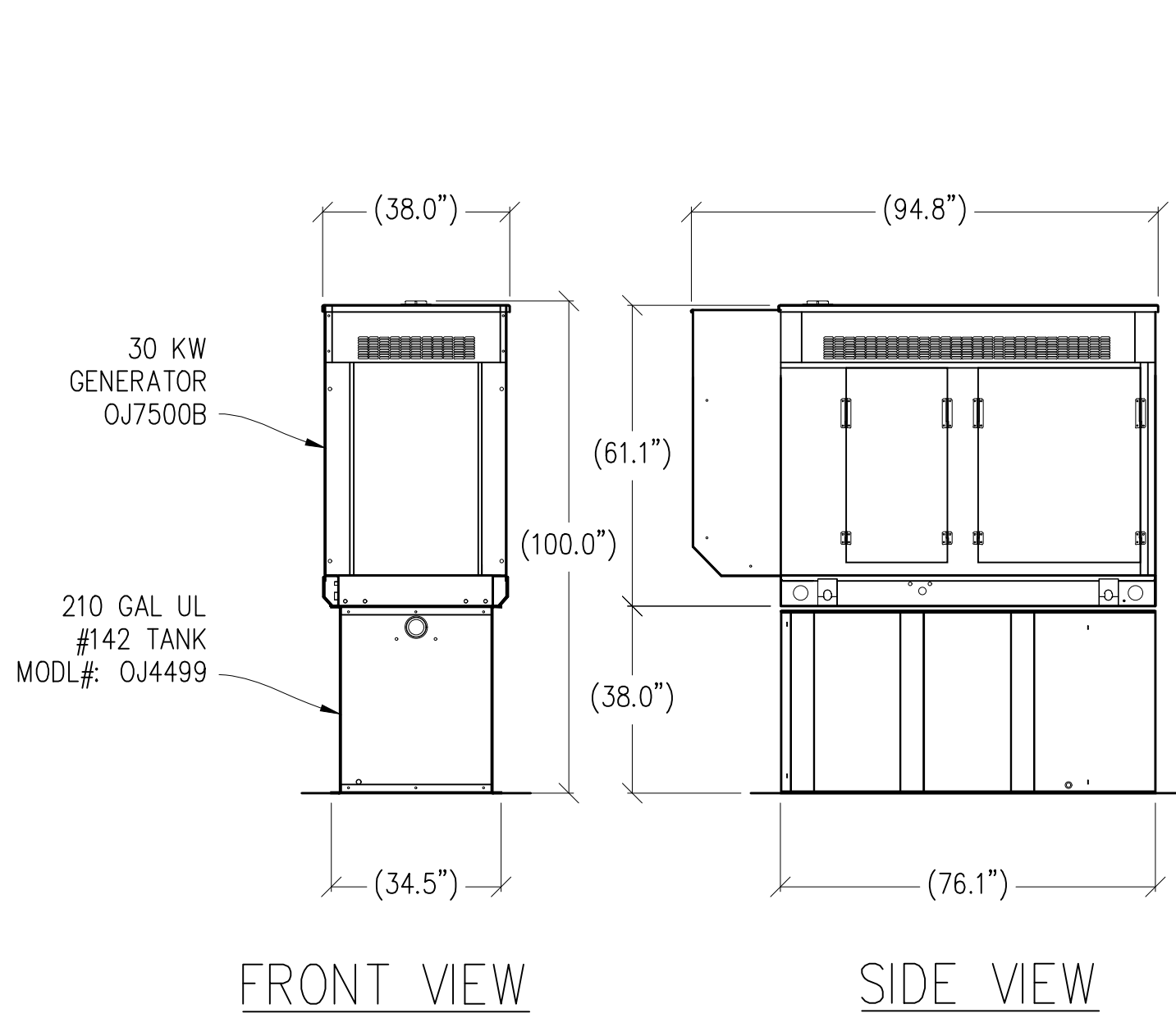
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8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorenson Phone: 916-660-1930
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SHEET TITLE:
**ANTENNA
DETAILS**

SHEET NUMBER:
A-4.1



FRONT VIEW

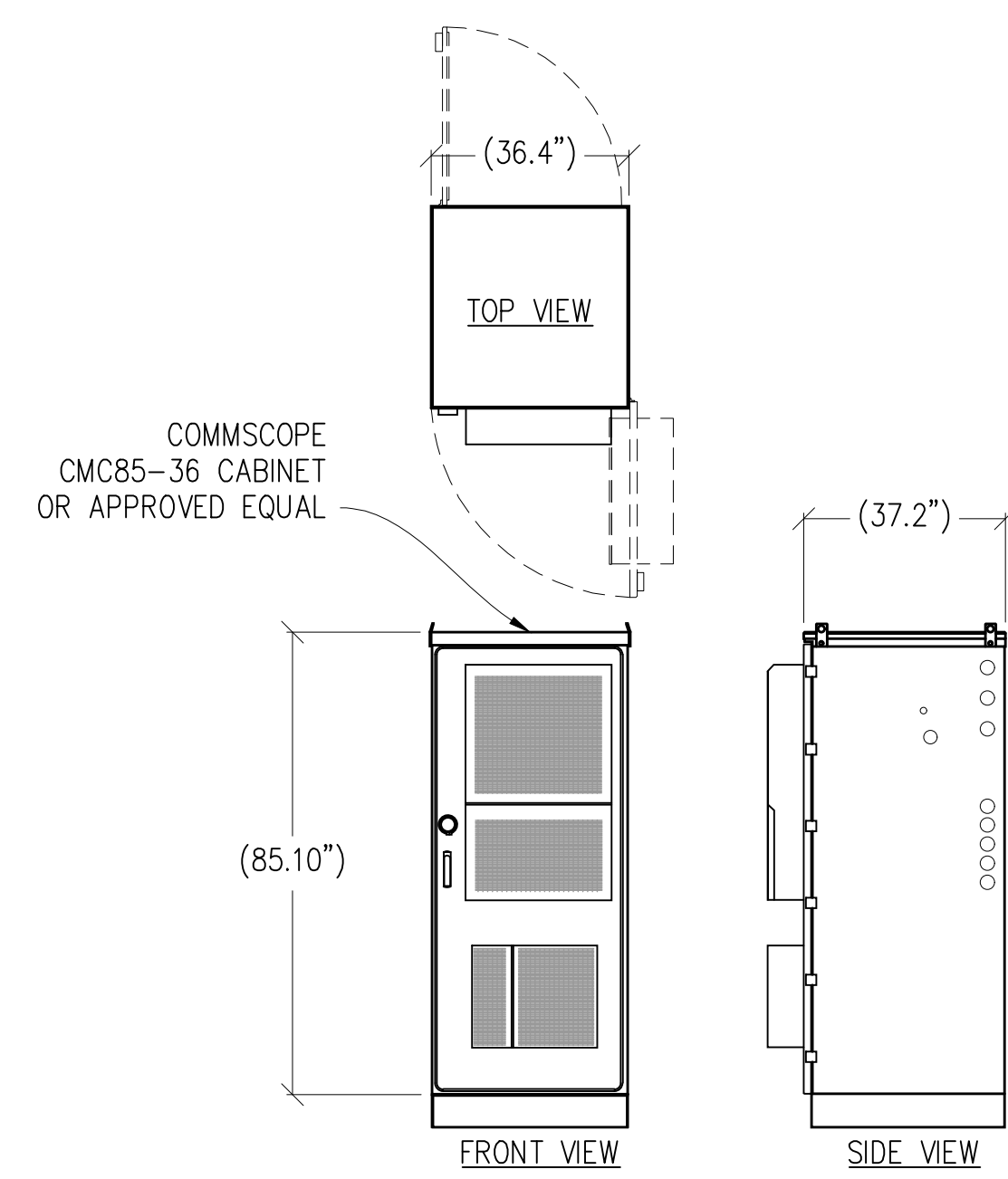
SIDE VIEW

30KW GENERATOR DETAIL

1

3/8"=1'-0"

MAX WEIGHT: 3,119 LBS



FRONT VIEW

SIDE VIEW

CABINET DETAIL

2

3/8"=1'-0"

MAX WEIGHT: 2,352 LBS

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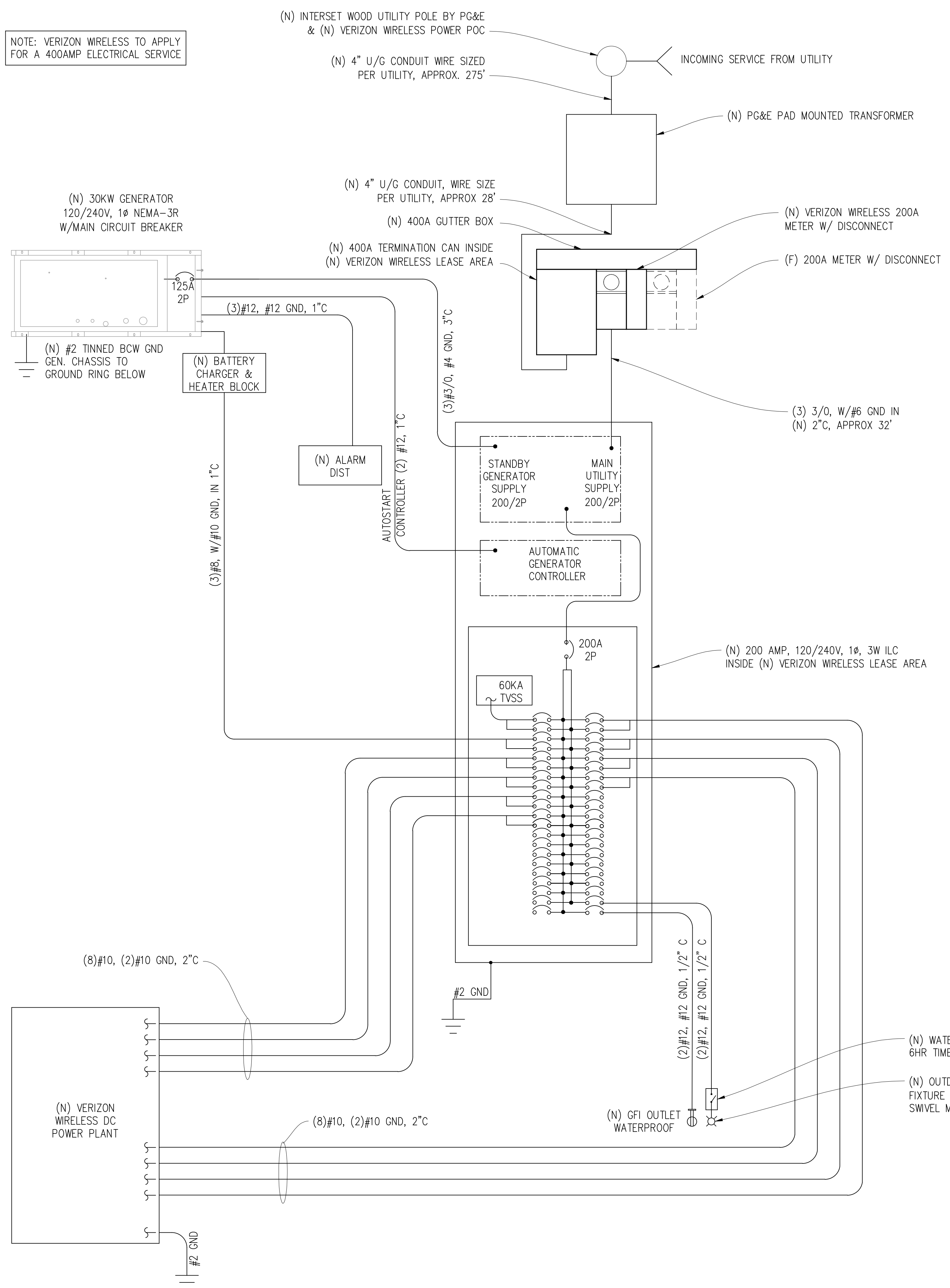
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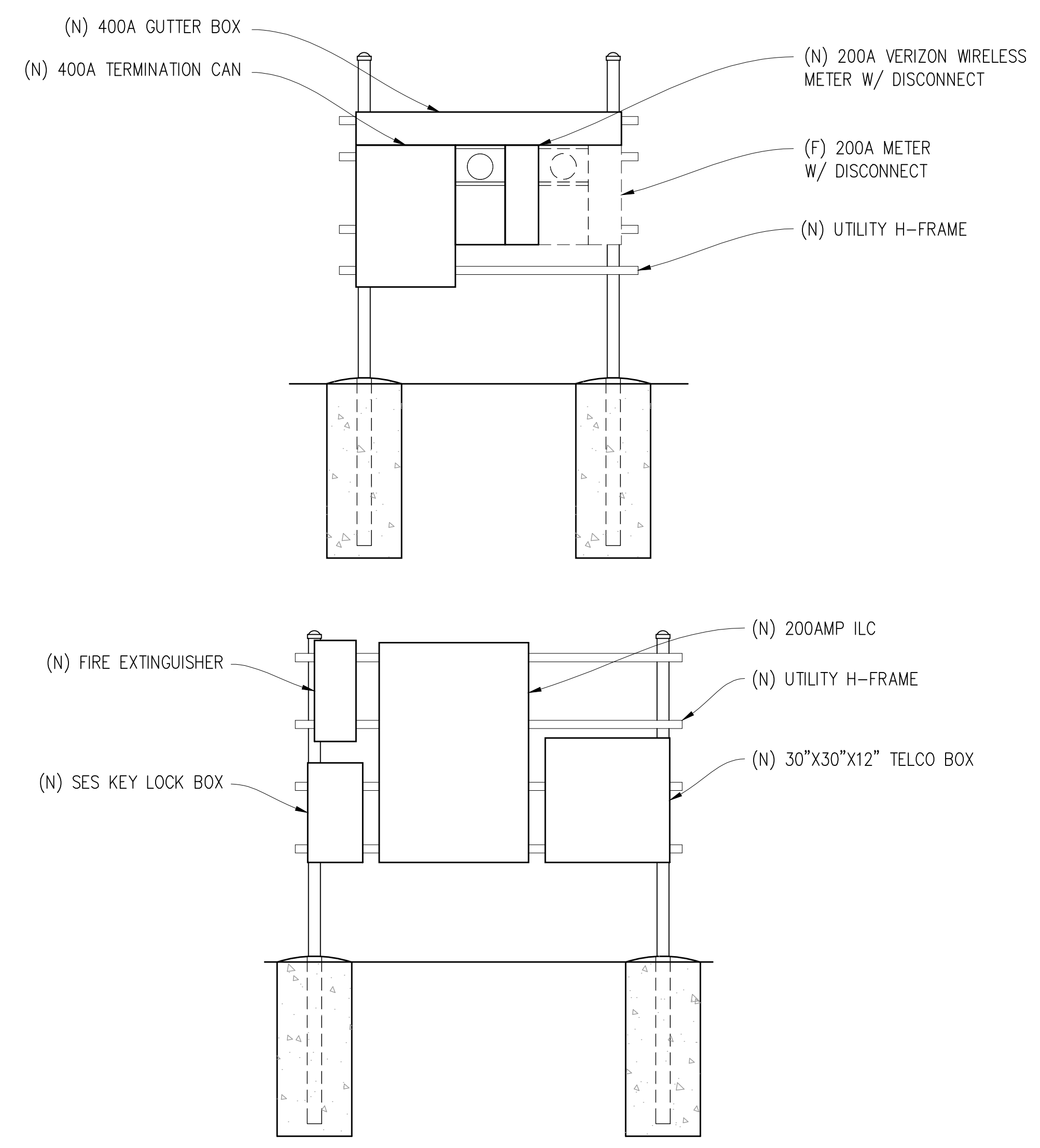
SHEET TITLE:
**EQUIPMENT
DETAILS**

SHEET NUMBER:
A-4.2

NOTE: VERIZON WIRELESS TO APPLY FOR A 400AMP ELECTRICAL SERVICE



SINGLE LINE DIAGRAM



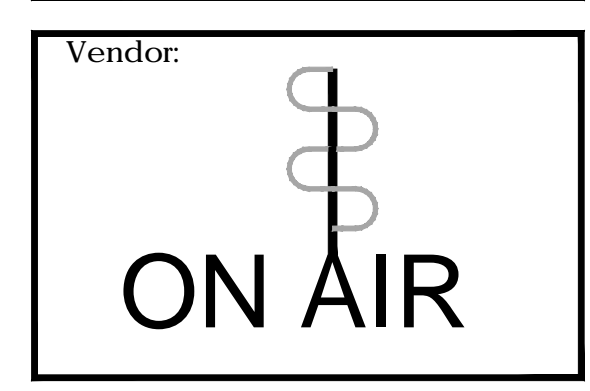
UTILITY ELEVATIONS

PANEL SCHEDULE

| NAMEPLATE : PANEL A | | SC LEVEL : 10,000 | | VOLTS: 120V/240V, 1Ø | | | | |
|---------------------|-------|---------------------------|--------------|----------------------|--------------|------------------|------|------|
| LOCATION : OUTSIDE | | BUS AMPS: 200A | | MAIN CB: 200A | | | | |
| MOUNTING : H-FRAME | | | | | | | | |
| ØA | ØB | LOAD DESCRIPTION | BKR AMP/POLE | CIRCUIT NO | BKR AMP/POLE | LOAD DESCRIPTION | ØA | ØB |
| 30 | 30 | SURGE ARRESTOR | 60/2 | 1 2 | 30/2 | (N) CABINET | 1320 | 1320 |
| 3840 | 3840 | (N) BATTERY CHARGER & HTR | 40/2 | 5 6 | 30/2 | " " | 1320 | 1320 |
| 1320 | 1320 | (N) CABINET | 30/2 | 9 10 | 30/2 | " " | 1320 | 1320 |
| 1320 | 1320 | " " | 30/2 | 11 12 | " " | " " | 1320 | 1320 |
| 1320 | 1320 | " " | 30/2 | 13 14 | 30/2 | " " | 1320 | 1320 |
| 1320 | 1320 | " " | " " | 15 16 | " " | " " | 1320 | 1320 |
| 1320 | 1320 | " " | 30/2 | 17 18 | - | BLANK | | |
| 1320 | 1320 | " " | 30/2 | 19 20 | - | " " | | |
| | | " " | " " | 21 22 | - | " " | | |
| | | " " | " " | 23 24 | - | " " | | |
| | | BLANK | - | 25 26 | - | " " | | |
| | | " " | - | 27 28 | - | " " | | |
| | | " " | - | 29 30 | - | " " | | |
| | | " " | - | 31 32 | - | " " | | |
| | | " " | - | 33 34 | - | " " | | |
| | | " " | - | 35 36 | - | " " | | |
| | | " " | - | 37 38 | - | " " | | |
| | | " " | - | 39 40 | 20/1 | LIGHT | | 300 |
| | | " " | - | 41 42 | 20/1 | GFI RECEPTACLE | 180 | 5580 |
| 9150 | 9150 | PHASE TOTALS | | | | PHASE TOTALS | 5460 | 5580 |
| TOTAL VA = | 29340 | TOTAL AMPS = | 122 | | | | | |

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SHEET TITLE:
**ELECTRICAL
PLAN**

SHEET NUMBER:
E-1.1