



June 8, 2026

Priscilla Galvan
Coastal Business Group, Inc.
24310 Moulton Parkway, Suite O #1009
Laguna Hills, CA 92637

Sent Via Email

Subject: Approval of a Minor Modification 00954839-PCPM to Conditional Use Permit 00445164-PCPM for Relocation of Wireless Communication Facility (Class 1), located at 2350 Main Street in Planning Area 36 (Irvine Business Complex)

Dear Ms. Galvan:

Community Development Department staff reviewed Modification 00954839-PCPM to Conditional Use Permit 00445164-PCPM for the relocation of an existing Class 1 wireless communication facility. The project is located at 2350 Main Street, within Planning Area 36 (Irvine Business Complex [IBC]). The site is designated Urban/Industrial in the General Plan and has a zoning classification of 5.1 IBC Multi-Use.

In 2007, the Director of Community Development approved a wireless communication facility (File No. 00445164-PCPM) which included six panel antennas, three equipment cabinets, and related equipment at the site. The equipment is located on the rooftop of a professional office building and is screened by a 10-foot-tall fiberglass reinforced panel screen wall. In October 2015, the City approved a minor modification (File No. 00647293-PCPM) to the wireless communication facility to add three antenna panels and three remote radio units to the existing facility.

The subject modification proposes to remove the existing panel antennas, equipment cabinets, and related equipment and replace them at different locations on the rooftop. The number of panel antennas will decrease from nine to six, and the number of radio units will increase from three to six. Related facility equipment will be installed to accompany the existing wireless facility. The modification also includes the installation of additional screen walls to hide the equipment in the new locations.

Section 2-19-2 of the Irvine Zoning Ordinance contains criteria to determine when a proposed modification is classified as a "major modification." A major modification must be reviewed by the original approving authority at a public hearing. However, where none of the criteria are met, the application is a "minor modification" and reviewed by the Director of Community Development.

Based on the submittal, the Director of Community Development determines that the proposed modification does not meet any of the five criteria to be classified as a major modification. Therefore, the project is a minor modification for the following reasons.

1. Proposed addition, deletion, and/or relocation of approved structures and/or land uses which would cause significant or potentially significant environmental impacts, based on staff's analysis prepared in accordance with City policy.

The applicant proposes to remove and relocate the existing Class 1 rooftop wireless facility to the north-west and south-east corners of the building rooftop. The relocated facility will consist of six new antennas and three new remote radio units that will be mounted behind new screen walls that have been designed and painted to match the building. As proposed, the relocated wireless facility equipment remains more than 50 feet from a nearby residential building.

The project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301, Class 1, Existing Facilities, which allows for the operation of, and minor alterations to, existing facilities involving negligible or no expansion of existing or former use. The proposed modification will allow existing use to continue and propose minor alterations and improvements limited to relocating the wireless facility.

2. Proposed addition, deletion and/or relocation of approved structures and/or land uses which would cause significant or potentially significant onsite and off-site traffic impacts, based on staff's analysis of the transportation issues prepared in accordance with City policy.

The proposed modification does not propose changes to the approved building, project site, or land use that would cause significant onsite and off-site traffic impacts. The modification proposes a relocation of the wireless facility antenna and equipment on the rooftop of the office building. The scope of work will not alter approved access points to and from the project or otherwise change basic onsite vehicular circulation patterns. As such, the project will not cause significant or potentially significant onsite or off-site traffic impacts.

3. The intent of the findings and conditions of approval for the approved project would not be preserved.

The proposed modification to the site will not conflict with the findings and conditions of the original approval (File No. 00445164-PCPM), nor the subsequent minor modification (File No. 00647293-PCPM). The new panel antennas and remote radio units will remain concealed behind new screen walls designed and painted to match the building and not create a visual impact. Therefore, the intent of the findings found in the prior approvals will remain the same.

4. Proposed addition, deletion, and/or relocation of structures would result in an impact to or introduction of sensitive uses not previously considered within the site. This includes, but is not limited to, uses not previously considered such as childcare centers, schools, residences, and medical establishments.

The proposed wireless communication facility will not impact or introduce sensitive uses not previously considered within the site. Since the proposed equipment associated with this wireless communication facility will be concealed from public view, the project will not create a visual impact to the site or surrounding neighborhood. The relocated wireless facility will be more than 50 feet from the closest residential building to the south. Furthermore, a "Theoretical EME Report" (Radio Frequency [RF] Site Compliance Report), dated December 5, 2025, prepared by MobileComm Professionals, Inc. was reviewed by the City's independent consultant and found to be compliant based on Federal Communications Commission (FCC) rules and regulations limiting public exposure to RF energy, after signage and rooftop barriers are installed. Therefore, the project will not result in an impact to sensitive uses.

5. Reconfiguration of the site plan resulting in: a) a significant reduction of landscaping; or b) a significant change in parking.

The project consists of a relocated wireless facility on the rooftop of a building. The proposed modification will not impact the project site's landscaping or parking.

Based on the information submitted with this application, the Director of Community Development makes the following finding pursuant to Section 2-19-7 of the Irvine Zoning Ordinance and hereby approves Minor Modification 00954839-PCPM.

1. The modification does not alter or affect the intent of the findings and conditions of the original project approval.

The modification would allow for the relocation of an existing Class 1 wireless facility to another location on the rooftop of an existing office building. The findings or conditions of approval for original Conditional Use Permit 00445164-PCPM will not be affected by the proposed modification because the project does not result in a change of use, reduce parking below the applicable standard, cause a net loss of landscaping, or cause other significant changes that substantially alter the intent/purpose of the original approval. This project is conditioned to comply with all applicable conditions of approval from the original approval. Therefore, the proposed modification is consistent with the intent of the findings and conditions of the original approval.

This approval is subject to the following conditions of approval:

Standard Condition 6.1

DISCRETIONARY CASE CHARGES

The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.

Standard Condition 6.2

LEGAL ACTION - HOLD HARMLESS

In accordance with the provisions of Section 5-5-114 of the Irvine Municipal Code and Government Code Section 66474.9, the applicant shall defend, indemnify, and hold harmless the City of Irvine and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City, including, without limitation, an action by an advisory agency, appeal board, or legislative body concerning this discretionary approval. This defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action or proceeding challenging the approval. The City will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense.

In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award.

Condition 6.40

SIGNAGE AND SECURITY RECOMMENDATIONS

The applicant shall incorporate the signage and security recommendations included in the Radio Frequency Electromagnetic Exposure (RF-EME) Compliance Report by MobileComm Professionals, Inc. dated July 11, 2024.

Condition 6.41

COMPLIANCE WITH PRIOR CONDITIONS

All applicable conditions of approval associated with the original approval (File No. 00445164-PCPM), and minor modification (File No. 00647293-PCPM) shall remain in full force and effect.

Unless an appeal is filed prior to the expiration of the five-business-day appeal period ending at 5 p.m. on Monday, June 15, 2026, the approval granted by this letter shall become effective Tuesday, June 16, 2026.

Ms. Priscilla Galvan
June 8, 2026
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The stamped-approved plans for Minor Modification 00954839-PCPM are being transmitted electronically along with this letter. Should you wish to obtain a hard copy of the stamped-approved plans, please drop off a set of plans at the Planning Counter. Please note that permits cannot be issued until all fees associated with this application are paid in full.

Should you have any questions regarding this approval, please contact Associate Planner Adam Wong at 949-724-5491 or via email at adwong@cityofirvine.org.

Sincerely,



Stephanie Frady, AICP
Director of Community Development

Enclosures:

1. Approved Project Plans
2. CEQA Notice of Exemption

ec: Alyssa Matheus, Planning Manager
Ann Wu, Principal Planner
Files: 00954839-PCPM; 00647293-PCPM; 00445164-PCPM

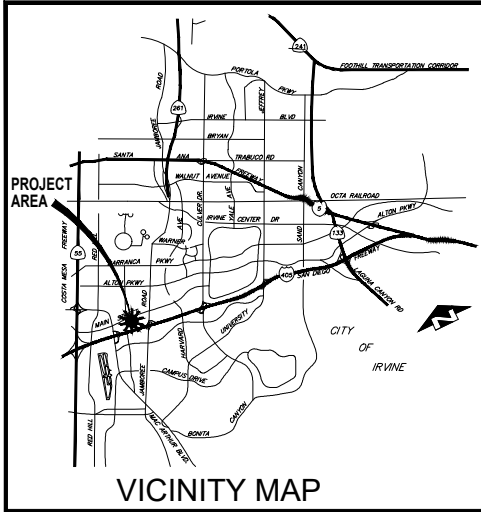
THE CITY OF IRVINE



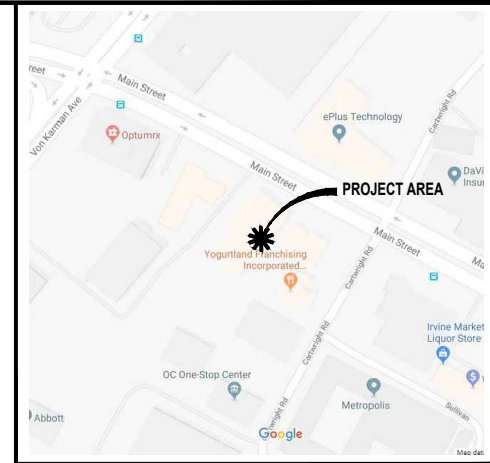
BUILDING PLANS

NOTE: DESIGNER TO PROVIDE PROJECT SPECIFIC INPUT WHERE INDICATED BY INSTRUCTIONS IN BOLD AND BRACKETED BY THE FOLLOWING SYMBOL <>

(VERSION 2022.1 EFFECTIVE JANUARY 2025)



VICINITY MAP



LOCATION MAP

PROJECT INFORMATION

PROJECT LOCATION: 2350 MAIN ST. IRVINE, CA 92614

PROJECT DESCRIPTION:

- * REMOVE (3) EXISTING HYBRID CABLES.
- * REMOVE (9) EXISTING PANEL ANTENNAS.
- * REMOVE (3) EXISTING REMOTE RADIO UNITS.
- * REMOVE (1) EXISTING 6102 CABINET AND (1) EXISTING OPEN B7S BASE.
- * INSTALL (2) NEW FRP SCREEN WALLS.
- * INSTALL (6) NEW PANEL ANTENNAS.
- * INSTALL (8) NEW REMOTE RADIO UNITS.
- * INSTALL (2) NEW RIS CABINET.
- * INSTALL (3) NEW HYBRID CABLES.
- * INSTALL NEW EQUIPMENT PLUS MAINTENANCE WORK INSIDE EXISTING LEASE AREA.

SPECIAL CONDITIONS OF LAND USE APPROVAL: SPECIAL CONDITIONS RELATING TO THIS PROJECT ARE ESTABLISHED IN N/A. SEE SHEET N/A UNDER THE HEADING LAND USE CONDITIONS OF APPROVAL FOR COMPLETE CONDITIONS OF APPROVAL.

USE/OCCUPANCY/FLOOR AREA:

TABULATE USE: S 1 IBC MULTI-USE (INDUSTRIAL/COMMERCIAL)
OCCUPANCY GROUP: GROUP B
FLOOR AREA BY STORY FOR THE PROPOSED WORK: 320 SQ. FT. & 120 SQ. FT.

NUMBER OF STORIES: 4 STORIES
MEZZANINES: N/A

TYPE OF CONSTRUCTION: I-B

FIRE RESISTANCE RATED ASSEMBLIES CONSTRUCTED OR ALTERED IN SCOPE OF WORK:

- EXTERIOR WALLS: NO
- FIRE WALLS: NO
- FIRE BARRIERS: NO
- FIRE PARTITIONS: NO
- HORIZONTAL ASSEMBLIES: NO

SEE SHEET <INSERT SHEET NUMBERS> FOR FIRE-RESISTANCE RATED ASSEMBLY LEGEND, PROVIDING UNIQUE SYMBOLS FOR EACH RATED ASSEMBLY TYPING AND CALL-OUTS TO CONSTRUCTION DETAILS DEMONSTRATING COMPLIANCE WITH ASSEMBLY LISTINGS.

AUTOMATIC FIRE SPRINKLERS: NO

AN <SELECT APPROPRIATE TYPE, NFPA 13, 13D, 13R> AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED UNDER SEPARATE APPROVAL THROUGH THE ORANGE COUNTY FIRE AUTHORITY. SPRINKLERS ARE PROVIDED

TO COMPLY WITH THE CITY OF IRVINE MUNICIPAL CODE SECTION 5-9-401 FOR BUILDING HAVING A GROSS AREA EXCEEDING 5,000 SQUARE FEET.

TO COMPLY WITH THE CITY OF IRVINE MUNICIPAL CODE SECTION 5-9-401 FOR BUILDING HAVING A GROSS AREA EXCEEDING 5,000 SQUARE FEET, AND AS SUBSTITUTION FOR RATED CONSTRUCTION.

TO COMPLY WITH THE CITY OF IRVINE MUNICIPAL CODE SECTION 5-9-401 FOR BUILDING HAVING A GROSS AREA EXCEEDING 5,000 SQUARE FEET, AND TO JUSTIFY AN INCREASE IN HEIGHT FOR AREA (SEE ANALYSIS BELOW)

PROVIDE ALTERNATE EXPLANATION INCLUDING ALL RELEVANT CODE REFERENCES

ALLOWABLE HEIGHT/AREA ANALYSIS (CBC CHAPTER 5):

<INSERT COMPLETE ANALYSIS, LISTING ALL ACTUAL AND ALLOWABLE, HEIGHTS, STORIES, AND FLOOR AREAS, INCLUDING EXPLANATION FOR ALL INCREASES>

PARKING SUMMARY:

REQUIRED PARKING:	<INSERT TOTAL REQUIRED PARKING
TOTAL PARKING PROVIDED:	<INSERT TOTAL PROVIDED PARKING
VAN ACCESSIBLE PARKING PROVIDED:	<INSERT TOTAL VAN-ACCESSIBLE PARKING>
STANDARD ACCESSIBLE PARKING PROVIDED:	<INSERT TOTAL STD. ACCESSIBLE PARKING>

APPLICABLE STATE CODES (WITH CITY OF IRVINE AMENDMENTS):

CALIFORNIA BUILDING CODE	2022
CALIFORNIA ELECTRIC CODE	2022
CALIFORNIA MECHANICAL CODE	2022
CALIFORNIA PLUMBING CODE	2022
CALIFORNIA ENERGY EFFICIENCY CODE	2022
CALIFORNIA GREEN BUILDING STANDARDS CODE	2022

WATER CONSERVING PLMB. FIXTURE VERIFICATION/RETROFIT

BUILDINGS FOR WHICH AN INITIAL FINAL INSPECTION WAS RECEIVED ON OR BEFORE JANUARY 1, 1994 SHALL COMPLY WITH THE CITY OF IRVINE'S INFORMATION BULLETIN # 321. WAS THE INITIAL FINAL INSPECTION ON THE PROPERTY UNDERGOING THE PROPOSED TENANT IMPROVEMENT RECEIVED PRIOR TO JANUARY 1, 1994: NO

CALIFORNIA GREEN BUILDING STANDARDS CODE

PROVISIONS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE APPLY TO ALL NEW LOW-RISE RESIDENTIAL BUILDINGS (THREE STORIES AND LESS INCLUDING HOTELS AND MOTELS) AND ALL NON-RESIDENTIAL TENANT IMPROVEMENT WITH VALUATION EQUAL OR GREATER THAN \$200,000 AND ADDITIONS EQUAL OR GREATER THAN 1,000 SQUARE FEET.

SEE SHEET N/A FOR COMPLETED CITY OF IRVINE GREEN BUILDING STANDARDS NOTES.

CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

PROVISIONS OF THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARD APPLY TO THIS PROJECT SEE SHEET N/A FOR COMPLETE COMPLIANCE DOCUMENTATION.

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

THIS PROJECT IS SUBJECT TO BOTH SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATION PER CALIFORNIA BUILDING CODE (CBC) CHAPTER 17 AND SHALL FOLLOW THE REQUIREMENTS AS DEFINED IN CITY OF IRVINE INFORMATION BULLETINS NO. 278 AND 281.

SEE SHEET N/A FOR COMPLETED PROJECT SPECIFIC CITY OF IRVINE SPECIAL INSPECTION PROGRAM FORM.

SEE SHEET N/A FOR COMPLETED PROJECT SPECIFIC CITY OF IRVINE SPECIAL OBSERVATION PROGRAM FORM.

CITY OF IRVINE MUNICIPAL CODE

[NOTE: COMPLETE IBC TEXT IS AVAILABLE ON THE INTERNET AT WWW.MUNICODE.COM]

THE DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE IRVINE MUNICIPAL CODE PROVISIONS INCLUDING BUT NOT LIMITED TO:

CONSTRUCTION WORK HOURS [MC SECT. 6-8-205]
MON-FRI: 7 AM TO 7 PM

SAT 9 AM TO 6 PM
NO WORK ON SUNDAYS OR FEDERAL HOLIDAYS

SECURITY DESIGN STANDARDS [MC SECT. 5-8-517 AND 5-9-528]
SEE SHEET <INSERT PLAN SHEET NUMBER> FOR APPLICABLE COMPLETED SECURITY CODE PROVISIONS.

ROOFING [MC 5-9-401 F. & 5-9-402 M.]

ROOF COVERING CLASSIFICATION SHALL MEET MINIMUM CLASS A.

ATTIC AND UNDERFLOOR VENT COVERS [MC 5-9-401 E. & 5-9-402 K.]

ROOF AND UNDERFLOOR VENT OPENINGS SHALL BE COVERED WITH NON-COMBUSTIBLE, CORROSION RESISTANT, METAL WIRE MESH OR OTHER MATERIALS HAVING OPENINGS OF 1/16 INCH MINIMUM TO 1/8 INCH MAXIMUM. (CBC 706A.2) SEE DETAIL <INSERT DETAIL REFERENCE AND PLAN SHEET OR INDICATE N/A>

OFF-SITE FABRICATION

ALL OFF-SITE FABRICATION OF STRUCTURAL STEEL COMPONENTS INCLUDING STEEL STAIRS AND PRE-CAST CONCRETE SHALL BE DONE IN AN APPROVED FABRICATOR SHOP AS REQUIRED BY CITY OF IRVINE INFORMATION BULLETIN NO. 311. SEE BULLETIN FOR DETAILS AND REQUIRED DOCUMENTATION REQUIRED AT THE RECEIPT OF ANY SHIPMENT OF OFF-SITE FABRICATED ITEMS.

PRE-CONSTRUCTION MEETING REQUIREMENT

ALL CONSTRUCTION PROJECTS INVOLVING ADDITIONS TO NON-RESIDENTIAL STRUCTURES AND PARKING LOT MODIFICATIONS SHALL NOT COMMENCE UNTIL A PRE-CONSTRUCTION MEETING HAS BEEN HELD. THESE MEETINGS, WHILE NOT REQUIRED BY CITY CODE FOR TENANT IMPROVEMENTS NOT ADDING AREA, ARE BENEFICIAL FOR MAJOR TENANT IMPROVEMENTS OR ANY RESTAURANT INSTALLATIONS. TO SCHEDULE A PRE-CONSTRUCTION MEETING CONTACT COMMERCIAL BUILDING INSPECTION SUPERVISOR AT (949) 724-6139 FOR BUILDING INSPECTIONS AND GRADING INSPECTOR SUPERVISOR AT (949) 724-6329 FOR PARKING LOT MODIFICATIONS INSPECTIONS.

DEFERRED SUBMITTALS

THIS PROJECT HAS BEEN PERMITTED WITHOUT REVIEW AND/OR APPROVAL OF THE FOLLOWING DEFERRED SUBMITTALS. PLANS APPROVED BY THE CITY SHALL BE OBTAINED FOR EACH DEFERRED ITEM LISTED BELOW PRIOR TO COMMENCING ANY WORK WITHIN THE SCOPE OF SUCH DEFERRAL. DEFERRALS MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTING FOR REVIEW WITH THE CITY.

<INSERT COMPREHENSIVE LIST OF DEFERRED SUBMITTALS USING SEPARATE LINE PER ITEM>

ADDITIONS AND ALTERATIONS:

PRIOR TO USE, OCCUPANCY OR FINAL INSPECTION, EXISTING OR RETROFITTED ADDRESSING MEETING THE HEIGHT, CONTRAST AND FONT REQUIREMENTS OF SECTION 5-9-517 ITEM L OF THE CITY OF IRVINE MUNICIPAL CODE SHALL BE VERIFIED BY THE CITY INSPECTOR.

CONTRACTOR SHALL RESTORE ALL ORIGINAL AND REQUIRED FIRE PROTECTION ON STRUCTURAL ELEMENTS AND RATED ASSEMBLIES.

PRIOR TO FINAL INSPECTION, THE OPENING FORCE FOR DOORS SERVING THE DESIGNATED ACCESSIBLE PATH OF TRAVEL SHALL BE VERIFIED TO COMPLY WITH CBC 118-404.2.3. POWERED EXTERIOR DOORS, PER EXCEPTION 2, SERVING A SPACE WITH AN OCCUPANCY OF 150 OR MORE ARE REQUIRED TO BE EQUIPPED WITH BACKUP POWER.

FIRE DEPARTMENT NOTES:

- FOR ASSISTANCE WITH FIRE-RELATED PLAN REVIEW ISSUES OR TECHNICAL QUESTIONS, PLEASE CALL (714) 573-6108. FOR FIRE-RELATED INSPECTION QUESTIONS OR ISSUES, PLEASE CONTACT YOUR OCFA INSPECTOR DIRECTLY OR OCFA INSPECTION SCHEDULING AT (714) 573-6150 FOR ASSISTANCE.
- THE PROJECT SHALL COMPLY WITH THE CURRENTLY ADOPTED CALIFORNIA BUILDING CODE, CALIFORNIA FIRE CODE, AND OTHER CODES, STANDARDS, REGULATIONS AND REQUIREMENTS AS ENFORCED BY THE ORANGE COUNTY FIRE AUTHORITY. APPROVAL OF THESE PLANS SHALL NOT PERMIT THE VIOLATION OF ANY CODE OR LAW.
- FOR PROJECTS INVOLVING NEW STRUCTURES, ADDITIONS TO EXISTING STRUCTURES, INSTALLATION OF GATES/WALLS/FENCES, OR ALTERATION OF VEHICULAR ACCESS, A FIRE MASTER PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE OCFA PRIOR TO SUBMITTAL OF ARCHITECTURAL PLANS. AN APPROVED FIRE MASTER PLAN SHALL BE SUBMITTED WITH THE ARCHITECTURAL PLANS.
- ALL WEATHER FIRE ACCESS ROADS SHALL BE APPROVED BY THE OCFA AND BE IN PLACE BEFORE ANY COMBUSTIBLE MATERIALS ARE PLACED ON THE SITE. ACCESS ROADS SHALL BE MAINTAINED CLEAR OF OBSTRUCTIONS DURING AND AFTER CONSTRUCTION.
- ADDRESS NUMBERS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS, BE A MINIMUM SIX INCHES HIGH, CONTRAST WITH THEIR BACKGROUND, AND BE PLAINLY VISIBLE FROM THE ROADWAY THE BUILDING IS ADDRESSED ON OR AS OTHERWISE ALLOWED BY OCFA GUIDELINE 8-9.
- BUILDINGS UNDER CONSTRUCTION OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. NO SMOKING OR COOKING IS ALLOWED IN STRUCTURES WHERE COMBUSTIBLE MATERIALS ARE EXPOSED OR WITHIN 25' OF COMBUSTIBLE MATERIALS STORAGE AREAS. CUTTING, WELDING, OR OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.
- LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE CFC AND COR TITLE 19. AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED DURING CONSTRUCTION ON EACH FLOOR AT EACH STAIRWAY, IN EACH STORAGE AND CONSTRUCTION SHED, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, OR WHERE SIMILAR HAZARDS ARE PRESENT, BEFORE FINAL OCCUPANCY. AT LEAST ONE 2A:10BC EXTINGUISHER SHALL BE PROVIDED SO THAT NO POINT IS MORE THAN 75' TRAVEL DISTANCE FROM THE EXTINGUISHER. EXTINGUISHERS SHALL BE LOCATED ALONG THE PATH OF EGRESS TRAVEL AND IN A READILY VISIBLE AND ACCESSIBLE LOCATION, WITH THE BOTTOM OF THE EXTINGUISHER AT LEAST 4' ABOVE THE FLOOR. ADDITIONAL EXTINGUISHERS MAY BE REQUIRED BY THE INSPECTOR AND FINAL PLACEMENT IS SUBJECT TO APPROVAL.
- WALL, FLOOR AND CEILING FINISHES AND DECORATIVE MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC/CFC CHAPTER 8. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL. SUCH ITEMS SHALL BE APPROVED AND INSPECTED PRIOR TO INSTALLATION.
- KNOX BOXESNEY CABINETS SHALL BE PROVIDED FOR ALL POOL ENCLOSURES, GATES IN THE PATH OF FIREFIGHTER TRAVEL TO STRUCTURES, SECURED PARKING LEVELS, DOORS GIVING ACCESS TO ALARM PANELS AND/OR ANNUNCIATORS, AND ANY OTHER STRUCTURES OR AREAS WHERE IMMEDIATE ACCESS IS REQUIRED OR IS UNUSUALLY DIFFICULT.
- DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE I OR IA STRUCTURE SEPARATED BY 10 FEET FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON- OR LIMITED-COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3
- EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDBY CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL. THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN AISLES.
- EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. DOORS SHALL NOT BE PROVIDED WITH THUMB-TURN LOCKS OR DEADLOCKS THAT DO NOT UNLATCH IN TANDUM WITH THE NORMAL OPERATING LEVER. RATED DOORS SHALL BE SELF-CLOSING AND LATCHING, SUCH DOORS SHALL NOT BE EQUIPPED WITH DOOR STOPPS OR OTHERWISE PROPPED OPEN.
- SPRINKLER AND ALARM SYSTEMS SHALL BE PROVIDED WHEN REQUIRED BY CBC/CFC CHAPTER 9.

IN STRUCTURES OF UNDETERMINED USE, THE MINIMUM FIRE SPRINKLER DESIGN DENSITY REQUIRED SHALL BE ORDINARY HAZARD (GROUP 2) WITH A DESIGN AREA OF 3000 SQUARE FEET.

EXISTING SPRINKLER AND ALARM SYSTEMS IN SPACES UNDERGOING REMODELING SHALL BE EVALUATED BY A LICENSED CONTRACTOR KNOWLEDGEABLE IN SUCH SYSTEMS TO DETERMINE WHETHER CHANGES WILL BE NECESSARY TO MAINTAIN THESE SYSTEMS IN CONFORMANCE WITH APPLICABLE STANDARDS. IF MODIFICATIONS ARE NECESSARY, PLANS SHALL BE SUBMITTED TO THE OCFA FOR REVIEW AND APPROVAL PRIOR TO MODIFICATION OF THE SYSTEM. SPRINKLER AND ALARM SYSTEMS SHALL BE SUPERVISED BY A UL-LISTED CENTRAL ALARM STATION.

WHERE COMMERCIAL-TYPE FOOD HEATING OR COOKING EQUIPMENT THAT PRODUCES GREASE-LADEN VAPORS IS PRESENT, AN AUTOMATIC EXTINGUISHING SYSTEM SHALL BE PROVIDED AND SHALL COMPLY WITH CFC, CMC, AND NFPA 17A. REVIEW AND APPROVAL OF A HOOD AND DUCT EXTINGUISHING SYSTEM PLAN BY THE OCFA IS REQUIRED PRIOR TO INSTALLATION, MODIFICATION, REARRANGEMENT, OR USE OF COOKING EQUIPMENT.

HAZARDOUS MATERIALS EQUIPMENT, PROCESSES, STORAGE, DISPENSING, OR USE SHALL COMPLY WITH CBC AND CFC REGULATIONS AND SHALL BE REVIEWED AND APPROVED BY THE OCFA PRIOR TO SUCH MATERIALS OR EQUIPMENT BEING BROUGHT ON SITE.

STORAGE AREAS GREATER THAN 500 SQ.FT. WITH HIGH HAZARD MATERIALS STORED HIGHER THAN SIX FEET AND OTHER MATERIALS STORED HIGHER THAN TWELVE FEET ARE NOT PERMITTED WITHOUT FIRST SUBMITTING PLANS TO AND OBTAINING APPROVAL FROM THE OCFA.

A NEW HVAC UNIT EXCEEDING A 2,000 CFM CAPACITY SHALL BE PROVIDED WITH A DUCT SMOKE DETECTOR. THIS DETECTOR SHALL SHUT DOWN ONLY THE AFFECTED INDIVIDUAL HVAC UNIT UPON SMOKE DETECTION. THIS DETECTOR MUST ALSO BE INTERFACED TO AN EXISTING FIRE ALARM SYSTEM. THE DETECTOR SHALL ONLY PROVIDE A SUPERVISORY SIGNAL AT THE FIRE ALARM PANEL UPON SMOKE DETECTION.

STORM WATER POLLUTION PREVENTION NOTES

STORMWATER POLLUTION PREVENTION DEVICES AND PRACTICES SHALL BE INSTALLED AND/OR INSTITUTED AS NECESSARY TO ENSURE COMPLIANCE TO THE CITY OF IRVINE WATER QUALITY STANDARDS CONTAINED IN CHAPTER 3, WATER, OF DIVISION 8 OF TITLE 8 OF THE IRVINE MUNICIPAL CODE AND ANY EROSION CONTROL PLAN ASSOCIATED WITH THIS PROJECT. ALL SUCH DEVICES AND PRACTICES SHALL BE MAINTAINED, INSPECTED AND/OR MONITORED TO ENSURE ADEQUACY AND PROPER FUNCTION THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT.

COMPLIANCE TO THE WATER QUALITY STANDARDS AND ANY EROSION AND SEDIMENT CONTROL PLAN ASSOCIATED WITH THIS PROJECT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING REQUIREMENTS:

- AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL MEASURES (BMP) SHALL BE IMPLEMENTED TO PROTECT THE EXPOSED PORTIONS OF THE SITE FROM EROSION AND TO PREVENT SEDIMENT DISCHARGES.
- SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE UNTIL PROPERLY DISPOSED OF, AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND AND WATER FLOW.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NOR BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTES.
- TRASH AND CONSTRUCTION SOLID WASTES SHALL BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITS SHALL BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- STORMWATER POLLUTION PREVENTION DEVICES AND/OR PRACTICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES TO ENSURE EFFECTIVENESS.

PARKING LOT MODIFICATION INSPECTION NOTES

- PRIOR TO THE START OF ANY WORK, A PRE-GRADING MEETING AT THE SITE IS REQUIRED WITH THE OWNER, CONTRACTOR, GEOTECHNICAL ENGINEER (IF APPLICABLE), OR THEIR AGENTS, AND THE CITY GRADING INSPECTOR. THE PERMITTEE SHALL CONTACT GRADING INSPECTION TO SCHEDULE (949) 724-6329.
- THE REQUIREMENTS FOR DEPUTY INSPECTION AND PERMIT CLOSE-OUT DOCUMENTATION WILL BE DETERMINED BY THE CITY GRADING INSPECTOR AT THE PRE-GRADE MEETING. THE REQUIRED GRADING INSPECTIONS WILL BE DEFINED AT THE PRE-GRADING MEETING.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF
 - THE IRVINE GRADING AND EXCAVATION REGULATIONS AND GRADING MANUAL
 - THE CITY OF IRVINE STANDARD PLANS
 - SPECIAL REQUIREMENTS OF THE GRADING OR PARKING LOT MODIFICATION PERMIT
 - THE CALIFORNIA BUILDING CODE
 - STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK)
 - MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
 - THE CITY OF IRVINE CONSTRUCTION SITE SECURITY ORDINANCE.
- CONSTRUCTION OPERATIONS SHALL OCCUR ONLY BETWEEN THE HOURS OF 7:00 A.M. AND 7:00 P.M., MONDAY THROUGH FRIDAY, AND BETWEEN THE HOURS OF 9:00 A.M. AND 6:00 P.M. SATURDAYS. NO CONSTRUCTION ACTIVITIES SHALL BE PERMITTED OUTSIDE OF THESE PERMITTED HOURS OR ON SUNDAYS AND FEDERAL HOLIDAYS, UNLESS A TEMPORARY WAIVER HAS BEEN GRANTED BY THE CHIEF BUILDING OFFICIAL. ANY WAIVERS SHALL TAKE INTO ACCOUNT THE IMPACT UPON THE COMMUNITY (IRVINE MUNICIPAL CODE SEC. 6-8-205).
- ACCESSIBLE STALLS AND PATHS OF TRAVEL SHALL BE TEMPORARILY RELOCATED, AS NEEDED, TO MAINTAIN COMPLIANT ACCESSIBILITY, TO BE DETERMINED AT THE PRE-GRADING MEETING TO THE SATISFACTION OF THE GRADING INSPECTOR.
- ALL ACCESSIBLE STALL STRIPING AND SIGNAGE SHALL BE PER THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE. ALL STANDARD PARKING STALL STRIPING SHALL BE PER CITY OF IRVINE STANDARD PLAN NO. 411.

SHOPPING CART COMPLIANCE:

THIS PROJECT IS A RETAIL ESTABLISHMENT THAT MAY BE SUBJECT TO THE CITY OF IRVINE SHOPPING CART CONTAINMENT OR RETRIEVAL PROVISIONS IN IRVINE MUNICIPAL CODE SECTIONS 4-11-701 THROUGH 4-11-709. IN SUCH CASE COMPLIANCE IS REQUIRED AT THE TIME OF OCCUPANCY. THEREFORE, SELECT THE APPROPRIATE NOTE FROM THE SELECTION BELOW AND INCLUDE ON THE GENERAL NOTE SHEET.

SHOPPING CART COMPLIANCE

THIS PROJECT IS FOR A RETAIL ESTABLISHMENT THAT WILL USE ELEVEN OR MORE SHOPPING CARTS IN ITS BUSINESS OPERATIONS. THEREFORE, NO OCCUPANCY MAY OCCUR UNTIL A SHOPPING CART CONTAINMENT OR RETRIEVAL PLAN HAS BEEN APPROVED AS DESCRIBED AT WWW.CITYOFIRVINE.ORG/SHOPPINGCART AND THE ESTABLISHMENT IS PREPARED TO IMPLEMENT THE PLAN ON ITS INTENDED OPENING DAY.

OR

SHOPPING CART COMPLIANCE

THIS PROJECT IS FOR A RETAIL ESTABLISHMENT THAT WILL USE LESS THAN ELEVEN SHOPPING CARTS IN ITS BUSINESS OPERATIONS. THEREFORE, SHOPPING CART CONTAINMENT OR RETRIEVAL PROVISIONS IN IRVINE MUNICIPAL CODE SECTIONS 4-11-701 THROUGH 4-11-709 WILL NOT APPLY UNLESS AND UNTIL ADDITIONAL CARTS ARE UTILIZED WHICH BRING THE TOTAL TO

ELEVEN OR MORE.
OR

SHOPPING CART COMPLIANCE

THIS PROJECT IS FOR A RETAIL ESTABLISHMENT THAT CURRENTLY COMPLIES WITH THE SHOPPING CART CONTAINMENT OR RETRIEVAL PROVISIONS IN IRVINE MUNICIPAL CODE SECTIONS 4-11-701 THROUGH 4-11-709 UNDER A PLAN APPROVED ON _____ (APPROVAL DATE).

EPA RENOVATION, REPAIR, AND PAINTING (RRP) RULE:

EPA REGULATIONS REQUIRE THAT ANY CONTRACTOR OR MAINTENANCE STAFF WHO DISTURBS LEAD-BASED PAINT IN A PRE-1978 RESIDENCE OR CHILD-CARE FACILITY MUST BE LEAD-SAFE CERTIFIED AND TRAINED IN LEAD-SAFE WORK PRACTICES.

RECYCLING:

CONSTRUCTION WASTE MATERIAL SHALL BE RECYCLED PER APPROVED CONSTRUCTION WASTE REDUCTION COMPLIANCE REPORT.

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT ADVISORY:

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULE 1403 GOVERNS WORK PRACTICE REQUIREMENTS FOR ASBESTOS IN ALL RENOVATION AND DEMOLITION ACTIVITIES. PLEASE REFER TO RULE 1403 (HTTP://WWW.AQMD.GOV/DOCS/DEFAULT.SOURCE/RULE-BOOK/REG-XIV/RULE-1403.PDF) FOR ALL CURRENT REQUIREMENTS.

CALIFORNIA HEALTH AND SAFETY CODE 19827.5 REQUIRES THAT EVIDENCE OF DEMOLITION NOTIFICATION SUBMITTED TO THE SOUTH COAST AQMD BE PROVIDED TO CITY OF IRVINE BUILDING AND SAFETY PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT INCLUDING DEMOLITION WORK.

ACCESSIBILITY COMPLIANCE:

CALIFORNIA BUILDING CODE, CHAPTER 11B REQUIRES COMPLIANCE WITH ALL PATH OF TRAVEL REQUIREMENTS. IS THE PROFESSIONAL OF RECORD USING CODE EXCEPTIONS FOR COMPLIANCES <YES OR NO>

WHEN USING CODE EXCEPTIONS ONLY, REFER TO SHEET _____ FOR JUSTIFICATION.

SHEET INDEX:

SEE SHEET T7 FOR SHEET INDEX.

CONSTRUCTION TYPE:

USE:
OCCUPANCY GROUP:
SAFETY SPRINKLERED OR UNSPRINKLERED:
OCCUPANT LOAD:
ROOF PLATFORM FLOOR AREA:

I-B
INDUSTRIAL/COMMERCIAL
GROUP B
UNSPRINKLERED
N/A
120 SQ. FT. AND 320 SQ. FT.

DESIGNED BY:	7	NO.	DATE
DRAWN:	6		
CHECKED:	5		
DATE:	4		
SCALE:	3		
REPORT #:	2		
DATE:	1		
DEVELOPER:			
PLANS PREPARED BY:			
SOILS ENGINEER:			
ARCHITECT:			
CITY OF IRVINE COMMUNITY DEVELOPMENT DEPARTMENT			
PLAN CHECK:			
PERMIT:			
SHEET T11			
OF			
1			

CUP #: 00647293-PCPM
CASE #: 00822601-CT

City of Irvine
APPROVED

BY A. Wong

CASE # 00954839-PCPM

DATE 06/08/2026



SITE NUMBER: LA23640A - (L700 4X2 + ANCHOR)

SITE NAME: LA3640 MAIN ST. SWITCHRT CS

SITE TYPE: ROOFTOP

CITY: IRVINE

COUNTY: ORANGE

JURISDICTION: CITY OF IRVINE

PROJECT INFORMATION:

LA23640A
LA3640 MAIN ST.
SWITCHRT CS

2350 MAIN ST.
IRVINE, CA 92614
ORANGE COUNTY

PROJECT TYPE:

L700 4X2+ANCHOR

REV: DATE: DESCRIPTION:

17	11-13-25	WITH STRUCTURALS
16	10-27-25	CLIENT COMMENTS / NEW RFDS
15	09-05-25	TIC COMMENTS/SURVEY /SECTOR 'A' & 'B' RELO
14	04-14-25	AT&T REDLINES
13	02-26-25	CABINET UPGRADE
12	10-09-24	CLIENT COMMENTS
11	04-30-24	CM COMMENTS
10	04-08-24	REVISED WITH STRUCTURAL

PLANS PREPARED BY:



CONSULTANT:



LICENSURE:



SHEET TITLE:

TITLE SHEET

SHEET NUMBER: REVISION:

T1 17

PROJECT SUMMARY

SITE ADDRESS:
2350 MAIN ST.
IRVINE, CA 92614

LATITUDE AND LONGITUDE:
LAT: 33.68280278°
LONG: -117.84600506°

PROPERTY OWNER CONTACT:
PACBELL REAL ESTATE
2600 CAMINO RAMON #E50V
SAN RAMON, CA 94583
PHONE: (925) 823-9610

APN:
435-142-53

APPLICANT:
T-MOBILE WEST
2008 MCGAW AVE.
IRVINE CALIFORNIA, CA 92614

PROJECT DESCRIPTION: (L700 4X2 + ANCHOR RFDS VERSION: 3, 10-26-2022)
THE PROJECT CONSISTS OF THE MODIFICATION OF AN EXISTING PREVIOUSLY APPROVED WIRELESS FACILITY WITH THE FOLLOWING:

- * REMOVE (3) EXISTING HYBRID CABLES.
- * REMOVE (9) EXISTING PANEL ANTENNAS.
- * REMOVE (3) EXISTING REMOTE RADIO UNITS.
- * REMOVE (1) EXISTING 6102 CABINET AND (1) EXISTING OPEN BTS BASE.
- * INSTALL (2) NEW FRP SCREEN WALLS.
- * INSTALL (6) NEW PANEL ANTENNAS.
- * INSTALL (6) NEW REMOTE RADIO UNITS.
- * INSTALL (2) NEW RBS CABINET.
- * INSTALL (3) NEW HYBRID CABLES.
- * INSTALL NEW EQUIPMENT PLUS MAINTENANCE WORK INSIDE EXISTING LEASE AREA.

BUILDING SUMMARY:
OCCUPANCY CLASSIFICATION: UNMANNED TELECOMMUNICATION FACILITY
ZONE: 5.1 IBC MULTI-USE (INDUSTRIAL/COMMERCIAL)
BUILDING USE: GROUP B

CLASS 1 FACILITY

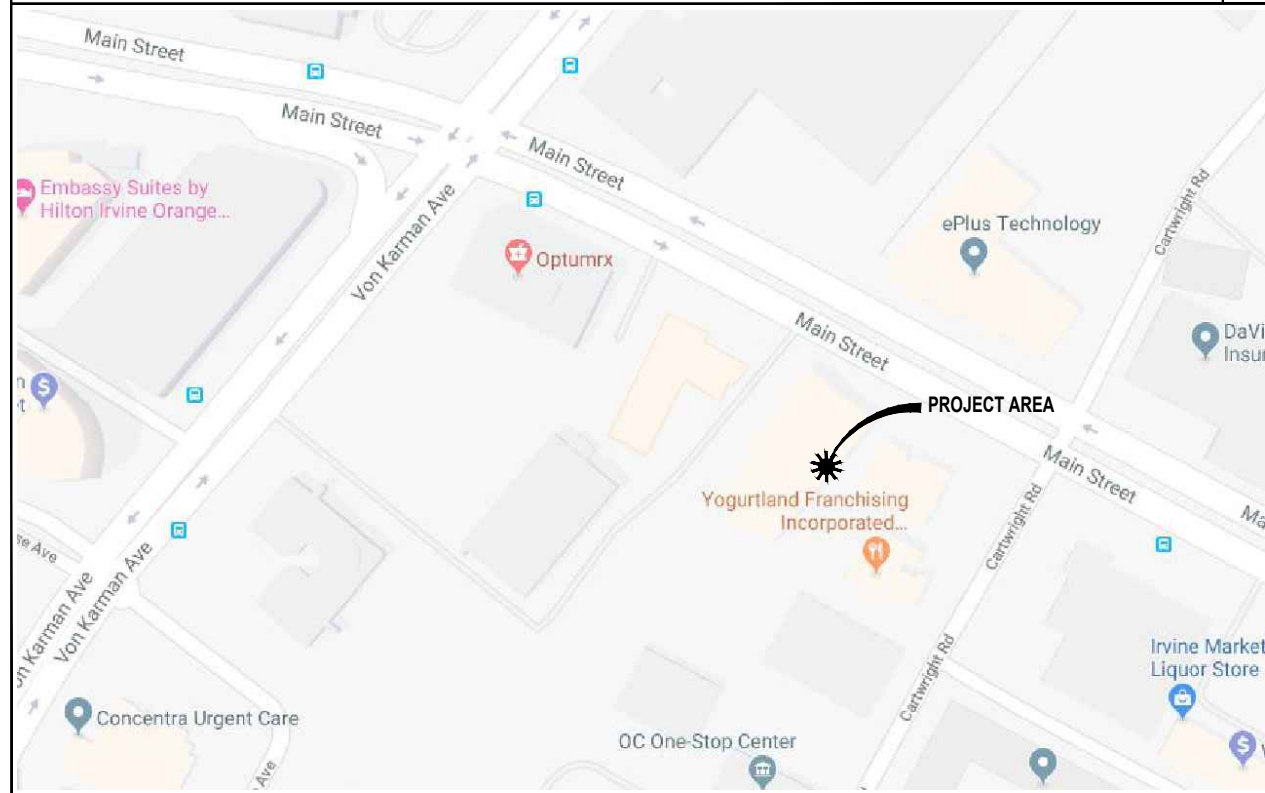
SITE SUMMARY:
TRACT NUMBER: 85-LL-0028
LOT NUMBER: A
PLANNING AREA: IRVINE BUSINESS COMPLEX
PA: 36
REFERENCE: 00647293-PCPM

CONSTRUCTION TYPE: I-B
USE: INDUSTRIAL/COMMERCIAL
OCCUPANCY GROUP: GROUP B
SPRINKLERED OR UNSPRINKLERED: UNSPRINKLERED
OCCUPANT LOAD: N/A
ROOF PLATFORM FLOOR AREA: 120 SQ. FT. AND 320 SQ. FT.

SHEET INDEX

SHEET	DESCRIPTION
T1	TITLE SHEET
T2	GENERAL NOTES, SPECIFICATIONS, ABBREVIATIONS AND SYMBOLS
T3	SPECIAL INSPECTION SUMMARY FORM
LS-1	TITLE DETAILS
LS-2	TOPOGRAPHIC SURVEY
A1	SITE PLAN
A2	ROOF PLAN
A3	ANTENNA PLAN AND ANTENNA SCHEDULE
A3.1	EQUIPMENT PLAN AND FRP SECTIONS
A4	ELEVATIONS
A5	ELEVATIONS
A6	ELEVATIONS
A7	ELEVATIONS
A8	DETAILS
A9	DETAILS
A10	DETAILS
S1	SITE KEY PLAN STRUCTURAL NOTES
S2	EQUIPMENT AND FRP SCREEN SUPPORT FRAMING PLANS
S3	SECTION AND DETAILS
S4	SECTION AND DETAILS
S5	SECTION AND DETAILS
E1	SINGLE LINE DIAGRAM, PANEL SCHEDULE & EQUIPMENT/ANTENNA GROUNDING PLAN (FOR REFERENCE ONLY)
E2	GROUNDING DETAILS AND NOTES (FOR REFERENCE ONLY)
E3	ELECTRICAL SITE PLAN

VICINITY MAP:



DRIVING DIRECTIONS:

DIRECTIONS FROM T-MOBILE OFFICE:
HEAD NORTHWEST TOWARD MCGAW AVE TURN RIGHT TOWARD MCGAW AVE TURN RIGHT ONTO MCGAW AVE TURN RIGHT ONTO VON KARMAN AVE TURN LEFT ONTO MAIN ST TURN RIGHT.

APPLICABLE CODES:

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA TITLE 24
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- TIA/EIA222-G OR LATEST EDITION



SCALE:

11"X17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

CONSULTING TEAM

SAC / ZONING:
COASTAL BUSINESS GROUP, INC.
24310 MOULTON PKWY, SUITE 0 #1009
LAGUNA HILLS, CA 92637
CONTACT: DAMIEN PICHARDO
PHONE: (949) 336-1550
EMAIL: dpichardo@coastalbusinessgroup.net

ARCHITECTURAL/ENGINEERING:
CASA INDUSTRIES, INC.
4430 E. MIRALOMA AVE. SUITE D
ANAHEIM, CA 92807
CONTACT: LUIS CARDONA
PHONE: (562) 652-5330

APPROVALS:

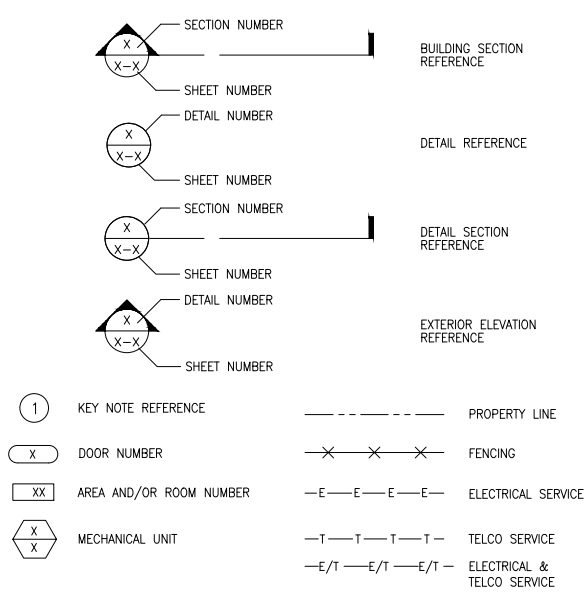
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD			
DEVELOP. MGR			
CONST. MGR			
PROJ. MGR			
ZONING MGR			
RF ENGINEER			
SAC REP.			
FOPS			

ABBREVIATIONS

AB	ANCHOR BOLT	LAM	LAMINATED
AC	ASPHALTIC CONCRETE	LBS	POUNDS
A/C	AIR CONDITIONING	LT	LIGHT
ADJ	ADJUSTABLE	LA	LIGHTNING ARRESTOR
A.F.F.	ABOVE FINISH FLOOR	LNA	LOW NOISE AMPLIFIER
ARCH	ARCHITECTURAL	MFR	MANUFACTURER
APPROX	APPROXIMATELY	MAT	MATERIAL
A.G.L.	ABOVE GRADE LEVEL	MAX	MAXIMUM
A.M.S.L.	ABOVE MEAN SEA LEVEL	MECH	MECHANICAL
BD	BOARD	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BLKG	BLOCKING	ML	METAL LATH
BOT	BOTTOM	MO	MASONRY OPENING
BSMT	BASEMENT	MS	MACHINE SCREW
BTS	BASE TRANSCIVER STATION	MTD	MOUNTED
		MTL	METAL
C	COURSE(S)	(N)	NEW
CEM	CEMENT	NIC	NOT IN CONTRACT
CL	CHAIN LINK	NO	NUMBER
CLG	CEILING	NTS	NOT TO SCALE
CLR	CLEAR	OA	OVERALL
COL	COLUMN	O.C.	ON CENTER
CONC	CONCRETE	OPNG	OPENING
CONST	CONSTRUCTION	OPP	OPPOSITE
CONT	CONTINUOUS		
CORR	CORRIDOR	PARTN	PARTITION
CO	CONDUIT ONLY	PL	PLATE
		PLAS	PLASTER
DIA	DIAMETER	PLYWD	PLYWOOD
DBL	DOUBLE	PCO	POINT OF CONNECTION
DEPT	DEPARTMENT	PROP	PROPERTY
DEMO	DEMOLITION	PT	PRESSURE TREATED
DM	DIMENSION		
DN	DOWN	R	RISER
DR	DOOR	REOD	REQUIRED
DTL	DETAIL	RD	ROOF DRAIN
DWG	DRAWING	RM	ROOM
		RMS	ROOMS
(E)	EXISTING	RO	ROUGH OPENING
EA	EACH	SC	SOLID CORE
ELEC	ELECTRIC	SCHED	SCHEDULE
ELEV	ELEVATION	SECT	SECTION
EQUIP	EQUIPMENT	SHT	SHEET
EXP	EXPANSION	SIM	SIMILAR
EXT	EXTERIOR	SIM	SIMILAR
		SPECS	SPECIFICATIONS
FA	FIRE ALARM	SS	STAINLESS STEEL
FB	FLAT BAR	STL	STEEL
FF	FINISH FLOOR	STOR	STORAGE
FH	FLAT HEAD	STRUCT	STRUCTURAL
FIN	FINISH(ED)	SUSP	SUSPENDED
FLR	FLOOR	SW	SWITCH
FOS	FACE OF STUDS	SWBO	SWITCHBOARD
FS	FINISH SURFACE	THK	THICK
FT	FOOT, FEET	TI	TENANT IMPROVEMENT
FTG	FOOTING	TMA	TOWER MOUNTED AMPLIFIER
FW	FINISH WALL	TOS	TOP OF SURFACE
F.G.	FINISH GRADE	TS	TUBE STEEL
FUT	FUTURE	TYP	TYPICAL
		UNO	UNLESS NOTED OTHERWISE
GA	GAUGE		
GALV	GALVANIZED	VCT	VINYL COMPOSITION
GL	GLASS		
GR	GRADE		
GYP	GYP-SUM	VERT	VERTICAL
GFCI	GROUND FAULT CIRCUIT INTERRUPT	V.F.	VERIFY IN FIELD
GND	GROUND	VG	VERTICAL GRAIN
HC	HOLLOW CORE		
HDW	HARDWARE	W/	WITH
HTR	HEATER	WD	WOOD
HM	HOLLOW METAL	WR	WATER RESISTANT
HORIZ	HORIZONTAL	WT	WEIGHT
HR	HOUR	XFMR	TRANSFORMER
HT	HEIGHT		
HV	HIGH VOLTAGE	@	AT
ID	INSIDE DIMENSION]	CHANNEL
INS	INSULATION	CL	CENTERLINE
INT	INTERIOR	∠	ANGLE
JT	JOINT	℞	PROPERTY LINE

SYMBOLS:



GENERAL:

- THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS, AND NOTES PRIOR TO STARTING CONSTRUCTION. INCLUDING BUT NOT LIMITED BY DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE ARCHITECT/ENGINEER.
- PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK.
- A COPY OF THE APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDUMS, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT DRAWINGS TO THE ARCHITECT/ENGINEER AT THE CONCLUSION OF THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE FROM START OF PROJECT TO COMPLETION OF PROJECT.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, AND TOILET FACILITIES.
- ALL CONSTRUCTION THROUGH THE PROJECT SHALL CONFORM TO THE 2022 C.B.C. AND ALL THE OTHER LATEST GOVERNING CODES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE ENGINEER WILL NOT ADVISE ON NOR PROVIDE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.
- THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK, USING HIS PROFESSIONAL KNOWLEDGE AND SKILLS. HE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR HIS REPRESENTATIVE. CONTRACTOR SHALL OBTAIN THE PERMIT AND MAKE FINAL PAYMENT OF SAID DOCUMENT.
- ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR SUPPORTS FOR INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHALL APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
- NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL AND PAINT COLOR UNLESS NOTED OTHERWISE IN THE PLANS.
- WHERE SPECIFIED, MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR RECORDING THE RESULTS.
- ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.
- ALL DEBRIS AND REFUGE IS TO BE REMOVED FROM THE PROJECT DAILY. PREMISES SHALL BE LEFT IN A CLEAN BROOM FINISHED CONDITION AT ALL TIMES.
- ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT/ENGINEER SHALL BE NOTIFIED FOR CLARIFICATIONS.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES TO PERFORM THE WORK. THE SUPERVISION OF THE WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTORS SHALL VISIT THE SITE PRIOR TO BID TO ASCERTAIN CONDITIONS WHICH MAY ADVERSELY AFFECT THE WORK OR COST THEREOF.
- THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSION, ELEVATION, ETC. NECESSARY FOR THE PROPER CONSTRUCTION AND ALIGNMENT OF THE NEW PORTION OF THE WORK TO THE EXISTING WORK. THE CONTRACTOR SHALL MAKE ALL MEASUREMENTS NECESSARY FOR FABRICATION AND ERECTION OF STRUCTURAL MEMBERS. ANY DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.
- ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND SHALL BE CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE ENGINEER.
- NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE ARCHITECT/ENGINEER. UNAUTHORIZED CHANGES RENDER THESE DRAWINGS VOID.
- ANY REFERENCE TO THE WORDS APPROVED, OR APPROVAL IN THESE DOCUMENTS SHALL BE HERE DEFINED TO MEAN GENERAL ACCEPTANCE OR REVIEW AND SHALL NOT RELIEVE THE CONTRACTOR AND/OR HIS SUB-CONTRACTORS OF ANY LIABILITY IN FURNISHING THE REQUIRED MATERIALS OR LABOR SPECIFIED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK. GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS, PRIOR TO STARTING WORK.

SITE PREPARATION NOTES:

- THE PREPARATION OF THE SITE FOR CONSTRUCTION SHALL INCLUDE THE REMOVAL OF ALL BROKEN CONCRETE, TREE TRUNKS AND ANY OTHER DEBRIS THAT WOULD BE DAMAGING TO THE FOOTINGS OF THE NEW STRUCTURE.
- BACK FILLING AT TRENCHES SHALL BE OF CLEAN, STERILE SOIL HAVING A SAND EQUIVALENT OF 30 OR GREATER. BACK FILLING SHALL BE DONE IN 8 INCH LAYERS, MOISTURE CONDITIONED AND PROPERLY COMPACTED. ADEQUATE DRAINAGE SHALL BE PROVIDED SUCH THAT NO PONDING OCCURS.
- ALL FOUNDATION FOOTINGS SHALL EXTEND INTO AND BEAR AGAINST NATURAL UNDISTURBED SOIL OR APPROVED COMPACTED FILL. FOOTINGS SHALL EXTEND INTO SOIL DEPTH AS INDICATED IN PLANS.
- SHOULD ANY LOOSE FILL, EXPANSIVE SOIL, GROUND WATER OR ANY OTHER UNEXPECTED CONDITIONS BE ENCOUNTERED DURING THE EXCAVATION FOR THE NEW FOUNDATION, THE ARCHITECT/ENGINEER SHALL BE NOTIFIED AND ALL FOUNDATION WORK SHALL CEASE IMMEDIATELY.
- WITHIN AN AREA A MINIMUM OF 5 FEET BEYOND THE BUILDING LIMITS, EXCAVATE A MINIMUM OF 4" OF EXISTING SOIL. REMOVE ALL ORGANICS, PAVEMENT, ROOTS, DEBRIS AND OTHERWISE UNSUITABLE MATERIAL.
- THE SURFACE OF THE EXPOSED SUBGRADE SHALL BE INSPECTED BY PROBING OR TESTING TO CHECK FOR POCKETS OF SOFT OR UNSUITABLE MATERIAL. EXCAVATE UNSUITABLE SOIL AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.
- PROOFOFF THE SURFACE OF THE EXPOSED SUBGRADE WITH A LOADED TANDEM AXLE DUMP TRUCK. REMOVE ALL SOILS WHICH PUMP OR DO NOT COMPACT PROPERLY AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.
- FILL ALL EXCAVATED AREAS WITH APPROVED CONTROLLED FILL. PLACE IN 8" LOOSE LIFTS AND THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-698. COMPACT TO A MINIMUM OF 90% RELATIVE COMPACTION.
- THE STRUCTURAL DRAWINGS HERE IN REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY GUYING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK AND CONNECTIONS HAVE BEEN COMPLETED. THE INVESTIGATION, DESIGN, SAFETY, ADEQUACY AND INSPECTION OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS.
- WHEN REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.
- PRIOR TO PROCEEDING WITH ANY WORK WITHIN THE EXISTING FACILITY, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING STRUCTURAL AND OTHER CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY BRACING, SHORING AND OTHER SAFEGUARDS TO MAINTAIN ALL PARTS OF THE EXISTING WORK IN A SAFE CONDITION DURING THE PROCESS OF DEMOLITION AND CONSTRUCTION AND TO PROTECT FROM DAMAGE THOSE PORTIONS OF THE EXISTING WORK WHICH ARE TO REMAIN.

SUBMITTALS:

SUBMITTALS FOR SHOP DRAWINGS, MILL TESTS, PRODUCT DATA, ECT. FOR ITEMS DESIGNED BY THE ARCHITECT/ENGINEER OF RECORD SHALL BE MADE TO THE ARCHITECT/ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW THE SUBMITTAL BEFORE FORWARDING TO THE ARCHITECT. SUBMITTALS SHALL BE MADE IN ADVANCED TO ARCHITECT-ENGINEER. SUBMITTALS REQUIRED FOR EACH SECTION OF THESE NOTES ARE SPECIFIED IN THAT SECTION.

SHOP DRAWING REVIEW:

REVIEW BY THE ARCHITECT/ENGINEER IS FOR GENERAL COMPLIANCE WITH THE DESIGN CONCEPT AND THE CONTRACT DOCUMENTS. MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, NOR DEPARTURES THEREFROM. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTION FABRICATION PROCESSES.

ACCESSIBILITY NOTE:

THE TELECOMMUNICATIONS EQUIPMENT SPACE SHOWN HEREON THESE PLANS IS NOT CUSTOMARILY OCCUPIED. WORK TO BE PERFORMED IN THIS FACILITY CANNOT REASONABLY BE PERFORMED BY PERSONS WITH A SEVERE IMPAIRMENT: MOBILITY, SIGHT, AND/OR HEARING. THEREFORE, PER 2022 C.B.C. CHAPTER 11B, THIS FACILITY SHALL BE EXEMPTED FROM ALL TITLE 24 ACCESS REQUIREMENTS.

BID WALK NOTES:

- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONSTRUCTION CONDITIONS BEFORE SUBMITTAL OF FINAL BIDS, START OF CONSTRUCTION AND/OR FABRICATION. AFTER THOROUGHLY EXAMINING THE PLANS AND EXISTING SITE, CONDITIONS NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES OR ANY ITEMS NEEDING CLARIFICATIONS PRIOR TO SUBMITTING FINAL BIDS.
- IF THE ENGINEER IS NOT NOTIFIED OF ANY DISCREPANCIES OR CLARIFICATIONS IN WRITING AS DESCRIBED IN #1 IT WILL BE CONFIRMED THAT THE CONTRACTOR HAS CONSIDERED ALL ITEMS THAT WILL AFFECT THE COST OF THE CONSTRUCTION OF THE SITE UNDER THE MOST STRINGENT CONDITIONS. THE CONTRACTOR WILL NOT BE ENTITLED TO ANY ADDITIONAL COMPENSATION AFTER THE FINAL BIDS HAVE BEEN SUBMITTED AND AWARDED FROM THE CARRIER.

STRUCTURAL STEEL:

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST REVISED EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION, WHICH INCLUDES THE SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, THE CODE OF STANDARD PRACTICE AND THE AWS STRUCTURAL WELDING CODE. IDENTIFY AND MARK STEEL PER AISC 14TH EDITION AND C.B.C. 2022.
- STRUCTURAL STEEL SHOP DRAWINGS SHALL BE REVIEWED BY THE ENGINEER/ARCHITECT PRIOR TO FABRICATION.
- ROUTING OF COLUMN BASE PLATES: BASE PLATES SHALL BE DRYPACKED OR GROUTED WITH NON-SHRINK, NON-FERROUS GROUT. MINIMUM COMPRESSIVE STRENGTH SHALL BE 4,000 PSI AT 28 DAYS. ALL SURFACES SHALL BE PROPERLY CLEANED OF FOREIGN MATERIAL PRIOR TO GROUTING.
- ALL EXPOSED WELDS SHALL BE FILLED AND GROUND SMOOTH WHERE METAL COULD COME IN CONTACT WITH THE PUBLIC.
- NO HOLES OTHER THAN THOSE SPECIFICALLY DETAILED SHALL BE ALLOWED THRU STRUCTURAL STEEL MEMBERS. BOLT HOLES SHALL CONFORM TO AISC SPECIFICATION, AND SHALL BE STANDARD HOLES UNLESS NOTED OTHERWISE. NO CUTTING OR BURNING OF STRUCTURAL STEEL WILL BE PERMITTED WITHOUT PRIOR CONSENT OF THIS ENGINEER.
- WELDING: CONFORM TO AWS D1.1. WELDERS SHALL BE CERTIFIED IN ACCORDANCE WITH WABO REQUIREMENTS. USE E70 ELECTRODES OF TYPE REQUIRED FOR MATERIALS TO BE WELDED.
- BOLTING: ASTM A307 BOLTS SHALL BE INSTALLED "SNUG TIGHT" PER AISC. SECTION RCSC 8(C) ASTM A325 BOLTS SHALL CONFORM TO THE RCSC SPECIFICATION SECTION 8 (D).
- FABRICATION: CONFORM TO AISC SPECIFICATION SEC M2 "FABRICATION" AND AISC CODE SEC 6 "FABRICATION AND DELIVERY" PERFORM WORK ON PREMISES OF A FABRICATOR APPROVED BY THE BUILDING OFFICIAL.
- GALVANIZING: ALL EXPOSED STEEL OUTSIDE THE BUILDING ENVELOPE SHALL BE HOT-DIPPED GALVANIZED. APPLY FIELD TOUCH-UPS PER SPECIFICATIONS. PER ASTM A153.
- MATERIALS: CONFORM TO

ANCHOR BOLTS (HEADED):	ASTM A307
ANCHOR BOLTS (J-TYPE):	ASTM A36
BARS AND PLATES:	ASTM A36
BOLTS:	ASTM A307
C-, M-, AND ANGLE SHAPES:	ASTM A36
DEFORMED WELDED WIRE FABRIC:	ASTM A497
EPOXY AND EXPANSION ANCHORS:	HILTI OR EQUIVALENT
GROUT:	EMBECCO OR EQUIVALENT
HIGH-STRENGTH BOLTS:	ASTM A325SC OR (A325N)
OTHER STRUCTURAL SHAPES:	ASTM A36
REINFORCING BARS:	ASTM A615, GRADE 60, DEFORMED BARS
SMOOTH WELDED WIRE FABRIC:	ASTM A185
STRUCTURAL WF SHAPES:	ASTM A572-GR50
STEEL PIPE:	ASTM A53, GRADE B
TIE WIRE:	16.5 GAGE OR HEAVIER, BLACK ANNEALED
TUBE STEEL AND PIPE COLUMNS:	ASTM A500, GRADE B
WELDING ELECTRODES:	E70XX
W - SHAPES:	ASTM A992, GRADE 50

- HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE IS NOT PERMITTED.
- ALL FRAMING CONNECTORS SUCH AS CONCRETE ANCHORS, HOLD-DOWNS, POST BASES, FRAMING CAPS, HANGER AND OTHER MISCELLANEOUS STRUCTURAL METALS SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE CO. OR APPROVED EQUAL.

City of Irvine
APPROVED

BY **A. Wong**

CASE # **00954839-PCPM**

DATE **06/08/2026**



PROJECT INFORMATION:

LA23640A
LA3640 MAIN ST.
SWITCHRT CS

2350 MAIN ST.
IRVINE, CA 92614
ORANGE COUNTY

PROJECT TYPE:

L700 4X2+ANCHOR

REV: _____ DATE: _____ DESCRIPTION: _____

17	11-13-25	WITH STRUCTURALS
16	10-27-25	CLIENT COMMENTS / NEW RFDS
15	09-05-25	TIC COMMENTS/SURVEY /SECTOR 'A' & 'B' RELO
14	04-14-25	AT&T REDLINES
13	02-26-25	CABINET UPGRADE
12	10-09-24	CLIENT COMMENTS
11	04-30-24	CM COMMENTS
10	04-08-24	REVISED WITH STRUCTURAL

PLANS PREPARED BY:

4430 E. MIRALOMA AVE. SUITE D
ANAHEIM, CALIFORNIA 92807

CONSULTANT:

24310 MOULTON PKWY.
SUITE #1009
LAGUNA HILLS, CA. 92657

LICENSURE:

SHEET TITLE:

GENERAL NOTES, SPECIFICATIONS, ABBREVIATIONS AND SYMBOLS

SHEET NUMBER: **T2** REVISION: **17**



SPECIAL INSPECTION PROGRAM SUMMARY

BUILDING ADDRESS
2350 Main St, Irvine, CA 92614

PROJECT DESCRIPTION
Remove (3)(E) hybrid cables, install (3)(N) hybrid cables. Remove (9)(E) antennas, install (6)(N) antennas. Remove (3)(E) radio units, install (6)(N) radio units. Remove (1)(E) cabinet, install (2)(N) cabinets. Remove (1)(E) open BTS base, and perform minor work within existing lease area.

PLAN CHECK NUMBER
00953080-WFPC

I, as the owner, or agent of the owner (contractors may not employ the special inspector), certify that I, or the architect/engineer of record, will be responsible for employing the special inspector(s) as required by Uniform Building Code (UBC) Section 1701.1 for the construction project located at the site listed above. UBC Section 106.3.5.

SIGNED _____ DATE 4-4-25
Priscilla Cortes OWNER ENGINEER ARCHITECT

PRINT NAME
Coastal Business Group, Inc. on behalf of T-Mobile
FIRM

I, as the engineer/architect of record, certify that I have prepared the following special inspection program as required by UBC Section 106.3.5 for the construction project located at the site listed above.

Engineer's/Architect's Seal & Signature Here
SIGNED _____ DATE _____
CASA Industries, Inc. (562) 652-5330
FIRM PHONE

1. LIST OF WORK REQUIRING SPECIAL INSPECTION

- | | |
|---|--|
| <input type="checkbox"/> CONCRETE | <input type="checkbox"/> STRUCTURAL WELDING |
| <input type="checkbox"/> BOLTS IN CONCRETE AND EPOXY INSTALLATION | <input type="checkbox"/> HIGH-STRENGTH BOLTING |
| <input type="checkbox"/> SPECIAL-MOMENT RESISTING FRAME | <input type="checkbox"/> STRUCTURAL MASONRY |
| <input type="checkbox"/> REINFORCING STEEL | <input type="checkbox"/> INSULATING CONCRETE FILL OR REINFORCED GYPSUM CONCRETE |
| <input type="checkbox"/> PRESTRESSED CONCRETE | <input type="checkbox"/> SPRAY-APPLIED FIREPROOFING |
| <input type="checkbox"/> PILING, AND DRILLED PIERS | <input type="checkbox"/> SHOTCRETE |
| <input type="checkbox"/> SMOKE-CONTROL SYSTEM | <input checked="" type="checkbox"/> OTHER: ALL EXPANSION ANCHORS / FIELD WELDING |

2. NAME(S) OF INDIVIDUAL(S) OR FIRM(S) RESPONSIBLE FOR THE SPECIAL INSPECTIONS LISTED ABOVE:

A. _____
B. _____
C. _____

3. DUTIES OF THE SPECIAL INSPECTORS FOR THE WORK LISTED ABOVE: (Attach additional sheets as necessary)

A. _____
B. _____
C. _____

Special inspectors shall notify the City of Irvine Building and Safety Division at 949-724-6331 and present their credentials for approval prior to beginning work on the job site.

FORM 65-09 REV 04/13

City of Irvine
APPROVED

BY A. Wong

CASE # 00954839-PCPM

DATE 06/08/2026



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LA23640A
LA3640 MAIN ST.
SWITCHRT CS
2350 MAIN ST.
IRVINE, CA 92614
ORANGE COUNTY

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11	04-30-24	CM COMMENTS
10	04-08-24	REVISED WITH STRUCTURAL

PLANS PREPARED BY:



CONSULTANT:



LICENSURE:

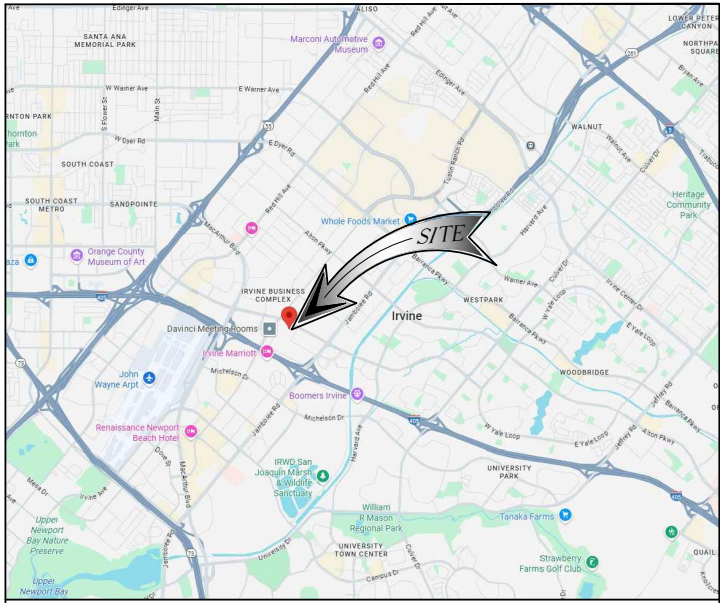


SHEET TITLE:

SPECIAL INSPECTION SUMMARY FORM

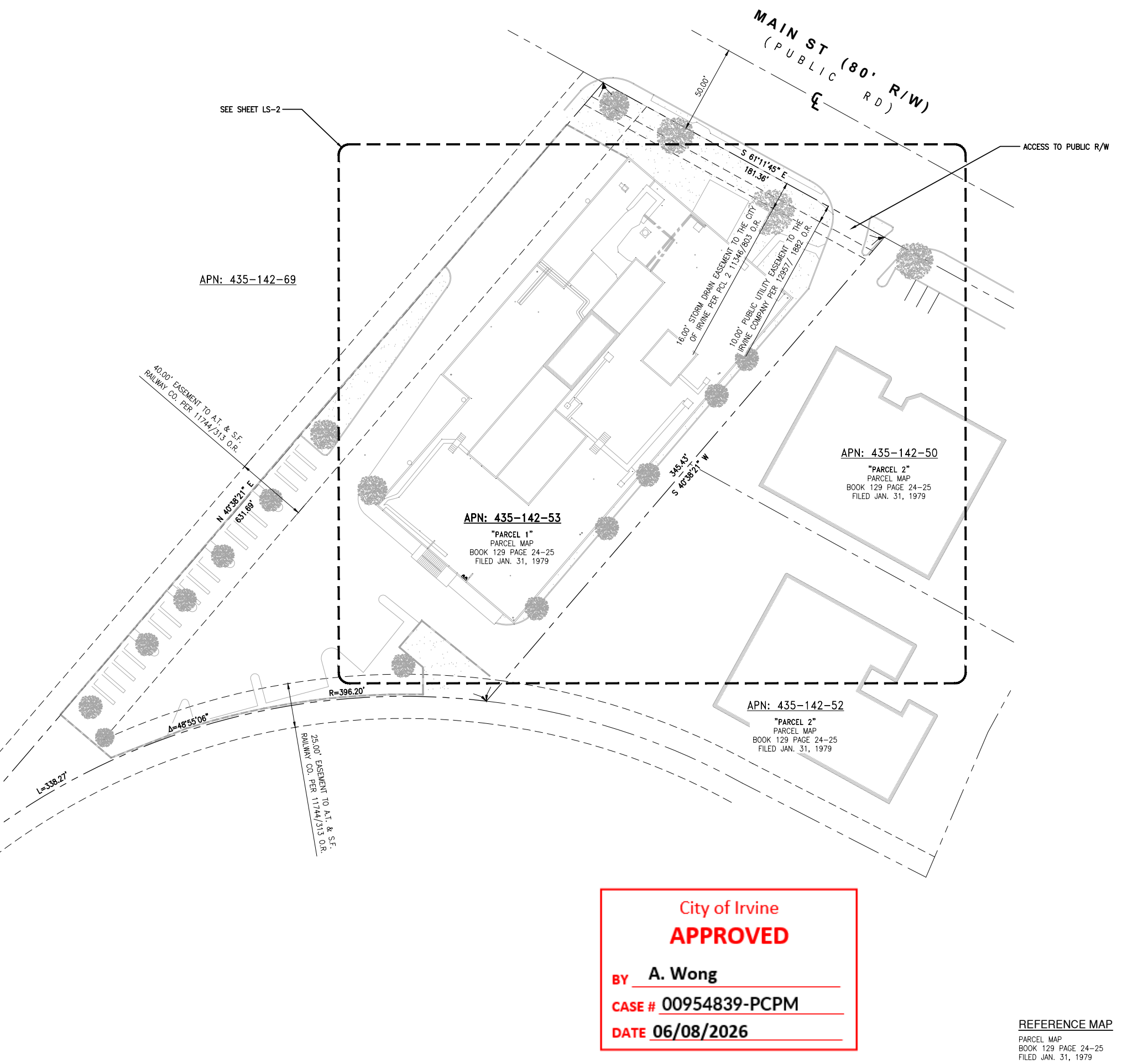
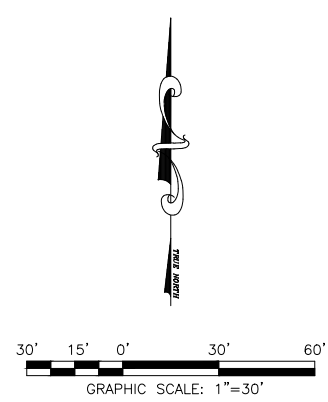
SHEET NUMBER: REVISION:

T3 **17**



VICINITY MAP

APN
 435-142-53, ORANGE COUNTY, CALIFORNIA
BASIS OF ELEVATIONS: (NAVD 1988)
 SITE ELEVATIONS ARE ESTABLISHED FROM THE GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 18" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "LEICA SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88, CALIFORNIA ZONE 6.
FLOOD ZONE
 SITE IS LOCATED IN FLOOD ZONE "X" PER F.I.R.M. MAP NO. 06059C0286J EFFECTIVE DATE 12/3/2009



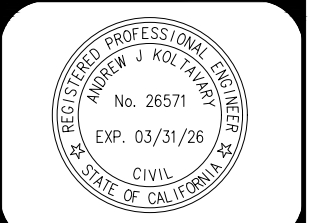
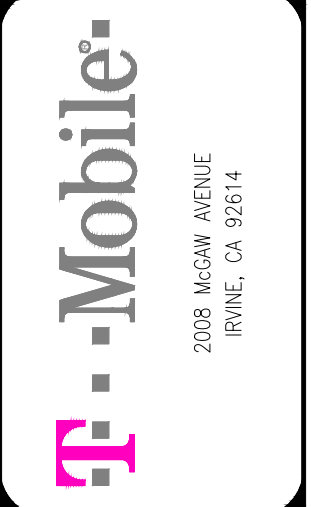
City of Irvine
APPROVED
 BY A. Wong
 CASE # 00954839-PCPM
 DATE 06/08/2026

REFERENCE MAP
 PARCEL MAP
 BOOK 129 PAGE 24-25
 FILED JAN. 31, 1979

REV.	DATE	DESCRIPTION	BY
0	07/24/25	PRELIMINARY SURVEY	AB



PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO T-MOBILE
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO T-MOBILE IS STRICTLY PROHIBITED



LA23640A
 2350 MAIN ST.
 IRVINE, CA 92614

SHEET TITLE:
 BOUNDARY DETAILS

LS-1

- NOTES:
- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. AIK ENGINEERING AND SURVEY TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON.
 - THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
 - FIELD SURVEY COMPLETED ON JULY 15, 2025

APN: 435-142-69

APN: 435-142-53
 "PARCEL 1"
 PARCEL MAP
 BOOK 129 PAGE 24-25
 FILED JAN. 31, 1979

APN: 435-142-50
 "PARCEL 2"
 PARCEL MAP
 BOOK 129 PAGE 24-25
 FILED JAN. 31, 1979

APN: 435-142-52
 "PARCEL 2"
 PARCEL MAP
 BOOK 129 PAGE 24-25
 FILED JAN. 31, 1979

- LEGEND**
- CENTER LINE
 - PROPERTY LINE
 - x-x- CHAIN-LINK FENCE
 - ||| WOOD FENCE
 - WROUGHT IRON FENCE
 - - - EASEMENT LINE
 - ▬ CMU WALL
 - TW TOP OF WALL
 - TC TOP OF CURB
 - BW BACK-OFF-WALK
 - FS FINISHED SURFACE
 - RS ROOFTOP FINISHED SURFACE
 - HT HEIGHT
 - EG EXISTING GRADE
 - HH HANDHOLE
 - JB JUNCTION BOX
 - EXISTING STREET LIGHT
 - EXISTING SIGN
 - CATCH BASIN
 - FIRE HYDRANT
 - TREE
 - POWER POLE
- MONUMENTS**
- MONUMENT FD. (AS NOTED)

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	07/24/25	PRELIMINARY SURVEY	AB



24 RECODO, IRVINE, CA 92620
 714.624.9027

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO T-MOBILE. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO T-MOBILE IS STRICTLY PROHIBITED.



2008 MCGAW AVENUE
 IRVINE, CA 92614



City of Irvine
APPROVED

BY **A. Wong**

CASE # **00954839-PCPM**

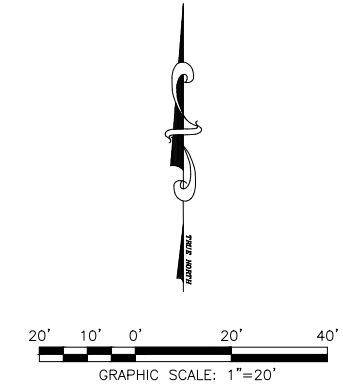
DATE **06/08/2026**

LA23640A

2350 MAIN ST.
 IRVINE, CA 92614

SHEET TITLE:
 TOPOGRAPHIC SURVEY

LS-2



OBJECTIVE STANDARDS:

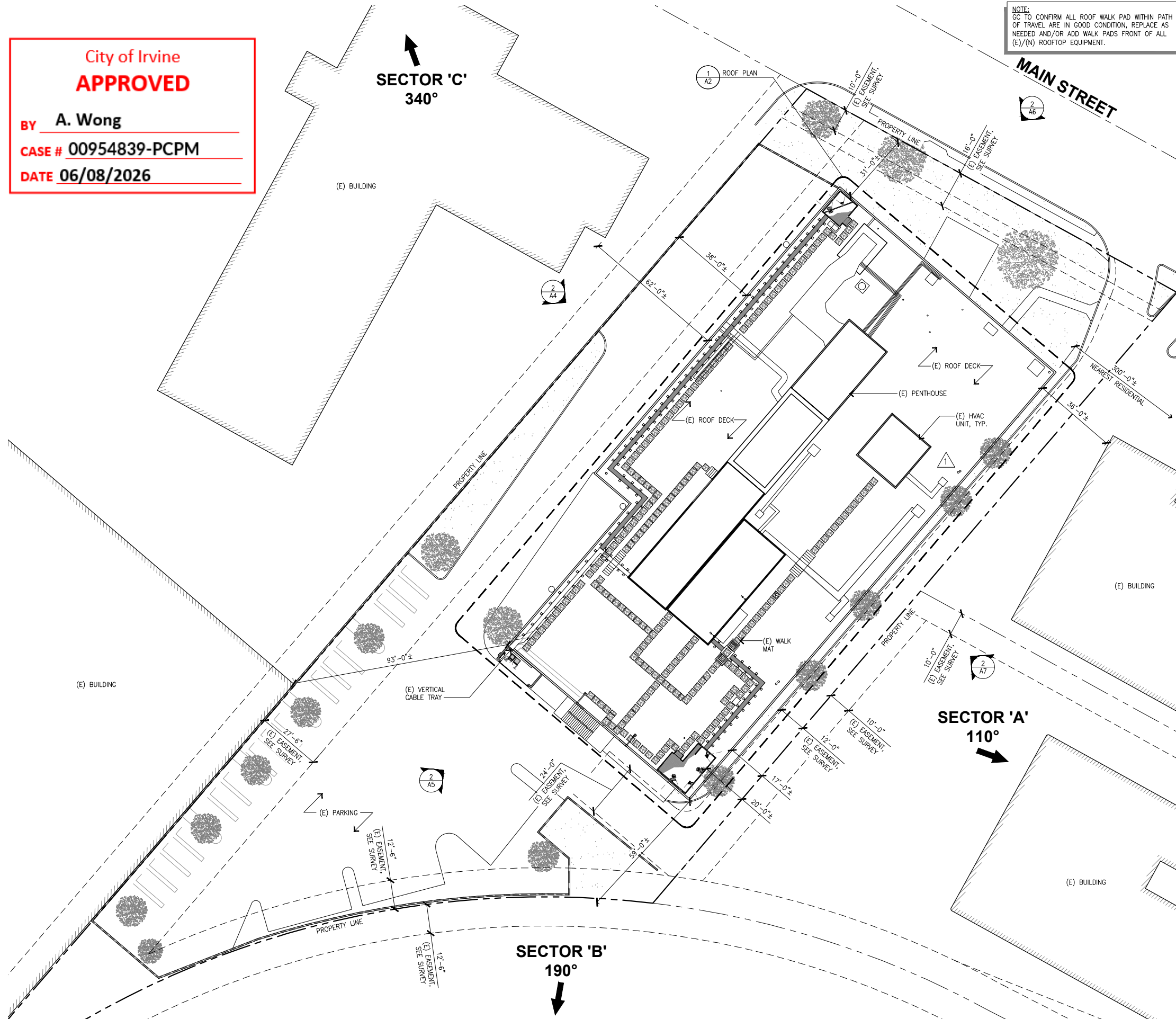
- EACH SUCH REPAIRED, REPLACED, OR MODIFIED FACILITY SHALL DEMONSTRATE COMPLIANCE WITH THE CITY'S APPLICABLE BUILDING, STRUCTURAL, ELECTRICAL, AND SAFETY CODES.
- EACH SUCH REPAIRED, REPLACED, OR MODIFIED FACILITY SHALL DEMONSTRATE COMPLIANCE WITH THE CITY'S NOISE ORDINANCE PURSUANT TO SECTION 3-8-2.
- EACH SUCH REPAIRED, REPLACED, OR MODIFIED FACILITY SHALL COMPLY WITH THE FEDERAL COMMUNICATION COMMISSION REGULATIONS REGARDING RADIO FREQUENCY EMISSIONS, AS THEY MAY BE AMENDED FROM TIME TO TIME.
- EACH SUCH REPAIRED, REPLACED, OR MODIFIED FACILITY SHALL NOT PREVENT THE CITY OF IRVINE FROM HAVING ADEQUATE SPECTRUM CAPACITY ON THE 800 MHZ RADIO FREQUENCIES USED BY THE CITY. IF NOTIFIED BY THE CITY'S POLICE DEPARTMENT THAT OPERATION OF SUCH REPAIRED, REPLACED, OR MODIFIED FACILITY IS IMPEDING THE CITY'S USE OF THE 800 MHZ RADIO FREQUENCIES USED BY THE CITY, THE APPLICANT SHALL MODIFY THE OPERATION OF SUCH REPAIRED, REPLACED, OR MODIFIED FACILITY TO ELIMINATE ANY MATERIAL INTERFERENCE.
- THE APPLICANT SHALL PAY ALL CHARGES RELATED TO THE PROCESSING OF THE EFP WITHIN 30 DAYS OF THE ISSUANCE OF THE FINAL INVOICE FOR THE PROJECT. FAILURE TO PAY ALL CHARGES SHALL RESULT IN DELAYS IN THE ISSUANCE OF REQUIRED PERMITS OR MAY RESULT IN THE REVOCATION OF THE APPROVAL OF THIS APPLICATION.
- ANY EFP MAY BE RECONSIDERED BY THE ORIGINAL APPROVAL AUTHORITY AT THE END OF A SPECIFIED TIME PERIOD TO BE NO LESS THAN (10) YEARS FROM THE DATE OF THE ORIGINAL PERMIT APPROVAL. ITEMS TO BE REVIEWED MAY INCLUDE, BUT ARE NOT LIMITED TO, CONFORMANCE WITH THE CONCEALMENT ELEMENTS IMPOSED ON THE REPAIRED, REPLACED, OR MODIFIED FACILITY IN ITS INTENDED MANNER, CONFORMANCE WITH ALL THE APPLICABLE RADIO FREQUENCY STANDARDS AND REGULATIONS (AS THEY MAY BE AMENDED FROM TIME TO TIME), AND COMPLIANCE WITH THE CITY'S NOISE ORDINANCE.
- EACH SUCH REPAIRED, REPLACED, OR MODIFIED FACILITY SHALL COMPLY WITH THE CONDITIONS OF APPROVAL APPLICABLE TO THE FACILITY AS IT EXISTED IMMEDIATELY PRIOR TO THE PROPOSED REPAIR, REPLACEMENT, OR MODIFICATION.
- EACH SUCH REPAIRED, REPLACED, OR MODIFIED FACILITY SHALL DEMONSTRATE COMPLIANCE WITH ALL APPLICABLE DEVELOPMENT STANDARDS SPECIFIED IN THE ZONING DISTRICT (CHAPTER 3-37) IN WHICH THE PROJECT IS LOCATED.

OBJECTIVE CONCEALMENT STANDARDS:

- CLASS 1 (BUILDING MOUNT), FOR AN ELIGIBLE FACILITIES PERMIT THAT IMPACTS CLASS 1 FACILITIES, THE FOLLOWING OBJECTIVE CONCEALMENT STANDARDS SHALL APPLY.
- FACILITY COMPONENTS SHALL BE MOUNTED EITHER INSIDE THE STRUCTURE OR ENTIRELY BEHIND THE PROPOSED SCREENING ELEMENTS, INCLUDING ALL ANTENNA PANELS.
- SCREENING MATERIALS SHALL BE INTEGRATED WITH THE BUILDING AND MATCH IN COLOR, SIZE, PROPORTION, STYLE, TEXTURE AND QUALITY WITH THE EXTERIOR DESIGN AND ARCHITECTURAL CHARACTER OF THE STRUCTURE AND THE SURROUNDING VISUAL ENVIRONMENT.
- A DESIGN WHICH RESULT IN AN INSTALLATION THAT IS CAMOUFLAGED AND MINIMIZES THE VISUAL IMPACT TO THE SURROUNDING AREA.
- ALL ACCESSORY EQUIPMENT SHALL BE LOCATED INSIDE THE EXISTING EQUIPMENT ENCLOSURE, BUILDING, OR ROOF OF THE BUILDING PROVIDED IT IS FULLY CONCEALED. IF MOUNTED INSIDE THE EQUIPMENT ENCLOSURE OR ROOF, ALL APPURTENANCES SHALL BE LOCATED BELOW THE TOP OF THE WALL OR ROOFLINE/PARAPET.
- ALL NEW UTILITY LINES SHALL BE FLUSH MOUNTED ON THE ROOF SURFACE AND /OR LOCATED UNDERGROUND AND WITHIN THE EXISTING LEASE AREA.
- ALL NEW ROOF MOUNTED EQUIPMENT SHALL BE LOCATED BELOW THE ROOF OR PARAPET AND BEHIND RF SCREENING THAT IS ARCHITECTURALLY COMPATIBLE AND CONSISTENT WITH THE DESIGN OF THE BUILDING OR STRUCTURE.

NOTE:
THE SITE PLAN HAS BEEN DRAWN BASED ON THE SURVEY COMPLETED BY AJK ENGINEERING AND SURVEY. PLEASE REFER TO SHEET LS-1 AND LS-2 FOR DETAILS.

City of Irvine
APPROVED
BY **A. Wong**
CASE # **00954839-PCPM**
DATE **06/08/2026**



NOTE:
GC TO CONFIRM ALL ROOF WALK PAD WITHIN PATH OF TRAVEL ARE IN GOOD CONDITION, REPLACE AS NEEDED AND/OR ADD WALK PADS FRONT OF ALL (E)/(N) ROOFTOP EQUIPMENT.



PROJECT INFORMATION:
LA23640A
LA3640 MAIN ST.
SWITCHRT CS
2350 MAIN ST.
IRVINE, CA 92614
ORANGE COUNTY

PROJECT TYPE:
L700 4X2+ANCHOR

REV:	DATE:	DESCRIPTION:
17	11-13-25	WITH STRUCTURALS
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11	04-30-24	CM COMMENTS
10	04-08-24	REVISED WITH STRUCTURAL

PLANS PREPARED BY:

4430 E. MIRALOMA AVE, SUITE D
ANAHEIM, CALIFORNIA 92807

CONSULTANT:

24310 MOULTON PKWY.
SUITE 0 #1009
LAGUNA HILLS, CA. 92657

LICENSURE:

SHEET TITLE:
SITE PLAN

SHEET NUMBER: **A1** **REVISION:** **17**

SITE PLAN

SCALE 1"=20'
0 10' 20' 1

SECTOR 'C'
330°

SECTOR 'A'
100°

SECTOR 'C'
340°

City of Irvine
APPROVED

BY **A. Wong**

CASE # **00954839-PCPM**

DATE **06/08/2026**

T-Mobile

2008 MCGAW AVE
IRVINE, CA 92614, USA

PROJECT INFORMATION:

LA23640A
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SWITCHRT CS

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PLANS PREPARED BY:



4430 E. MIRALOMA AVE, SUITE D
ANAHEIM, CALIFORNIA 92807

CONSULTANT:



LICENSURE:



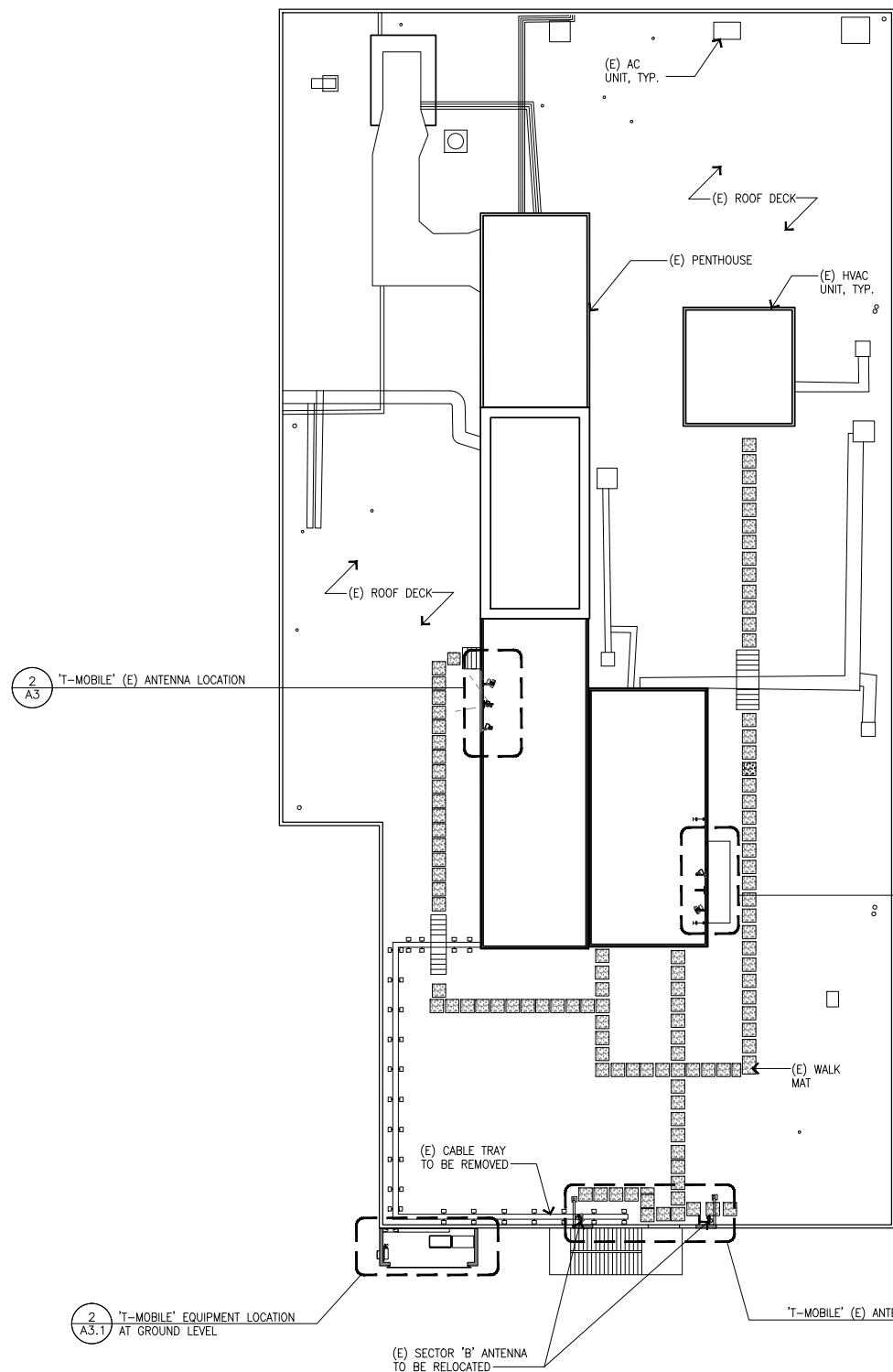
SHEET TITLE:

ROOF PLAN

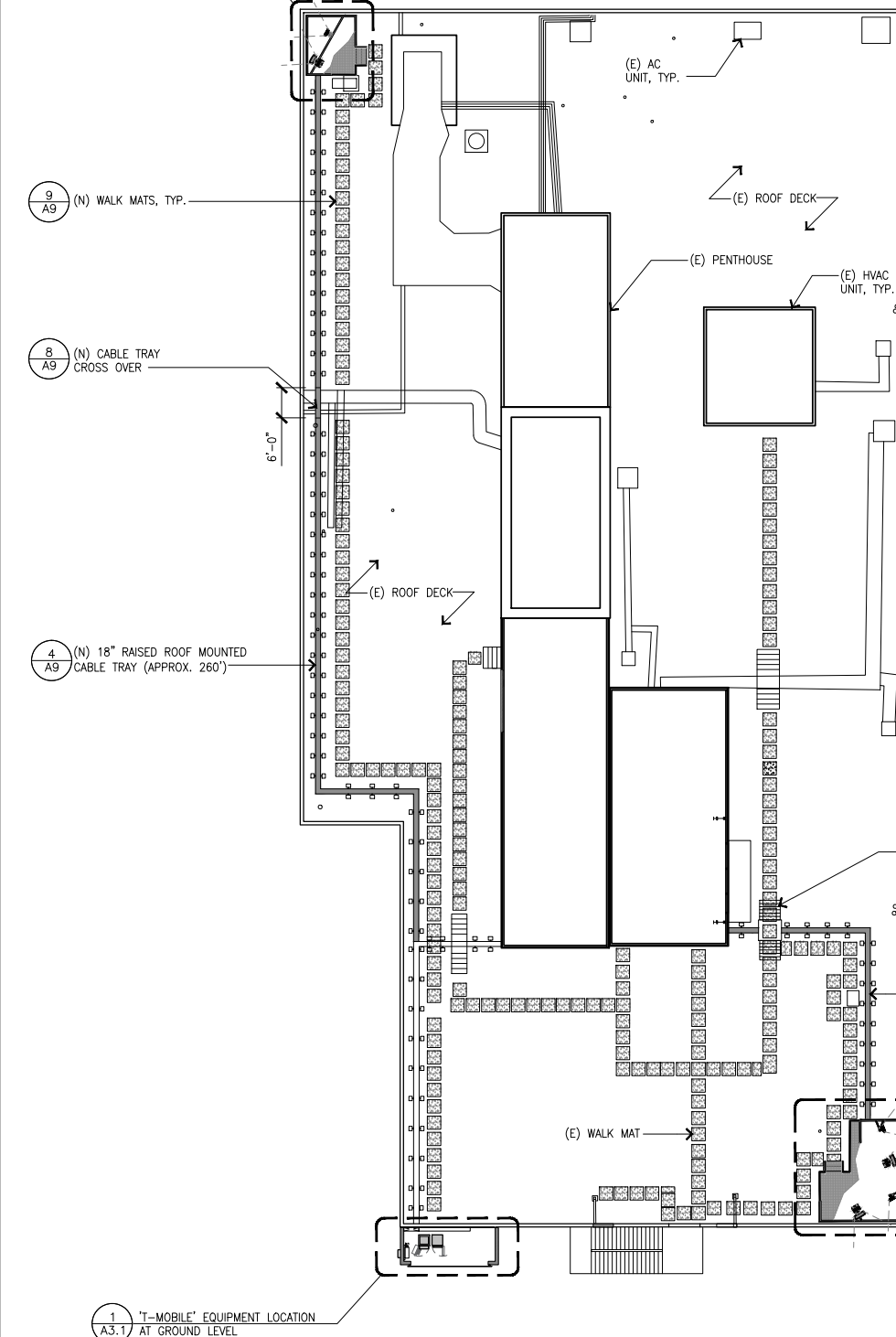
SHEET NUMBER: REVISION:

A2

17



SECTOR 'B'
190°



SECTOR 'A'
110°

SECTOR 'B'
190°

(E) ROOF PLAN

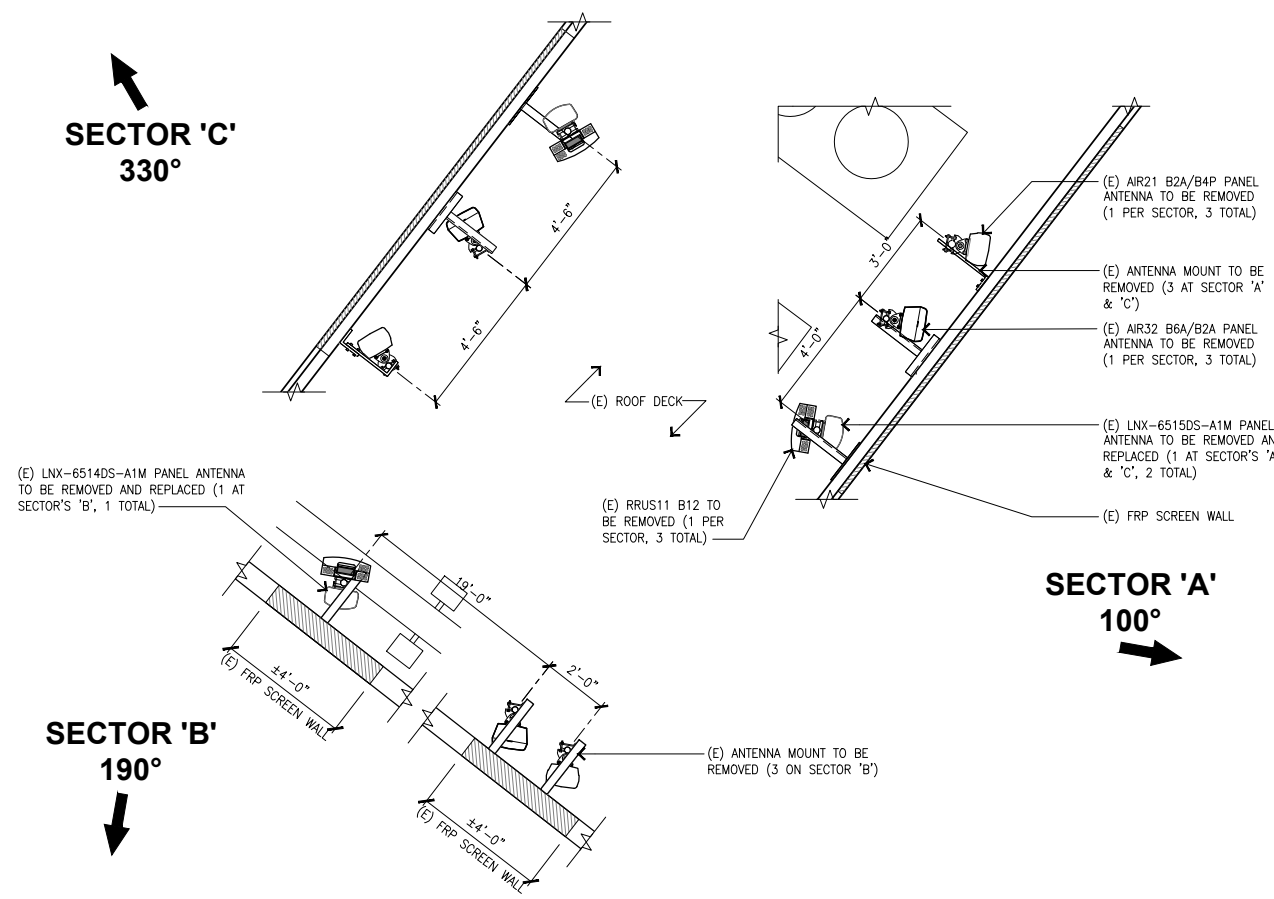
SCALE 1/16"=1'-0"

2

(N) ROOF PLAN

SCALE 1/16"=1'-0"

1



(E) ANTENNA PLAN SCALE 3/8"=1'-0" **2**

(E) ANTENNA & CABLE SCHEDULE

SECTOR	ANTENNA				AZIMUTH	RAD CENTER	TMA / RRU	CABLE TYPE	CABLE LENGTH
	MANUFACTURER	MODEL	TECHNOLOGY	HEIGHT					
ALPHA	A1	ERICSSON	AIR21 B2A/B4P	G1900	56.0°	91.5 lbs	100° 60'-0"	(2) FIBER JUMPERS (SHARED)	170'
	A2	ERICSSON	AIR32 B66A/B2A	L2100 L1900	56.6°	132.2 lbs.	100° 60'-0"	(4) FIBER JUMPERS	
	A3	ANDREW	LNX-6514DS-A1M	L700	96.6°	43.7 lbs.	100° 60'-0"	(1) RRU5-11 B12 (2) FIBER JUMPERS (2) COAX JUMPERS	
BETA	B1	ERICSSON	AIR21 B2A/B4P	G1900	56.0°	91.5 lbs	190° 58'-0"	(2) FIBER JUMPERS (SHARED)	120'
	B2	ERICSSON	AIR32 B66A/B2A	L2100 L1900	56.6°	132.2 lbs.	190° 58'-0"	(4) FIBER JUMPERS	
	B3	ANDREW	LNX-6514DS-A1M	L700	80.6°	72.5 lbs.	190° 58'-0"	(1) RRU5-11 B12 (2) FIBER JUMPERS (2) COAX JUMPERS	
GAMMA	C1	ERICSSON	AIR21 B2A/B4P	G1900	56.0°	91.5 lbs	330° 60'-0"	(2) FIBER JUMPERS (SHARED)	180'
	C2	ERICSSON	AIR32 B66A/B2A	L2100 L1900	56.6°	132.2 lbs.	330° 60'-0"	(4) FIBER JUMPERS	
	C3	ANDREW	LNX-6514DS-A1M	L700	96.6°	43.7 lbs.	330° 60'-0"	(1) RRU5-11 B12 (2) FIBER JUMPERS (2) COAX JUMPERS	

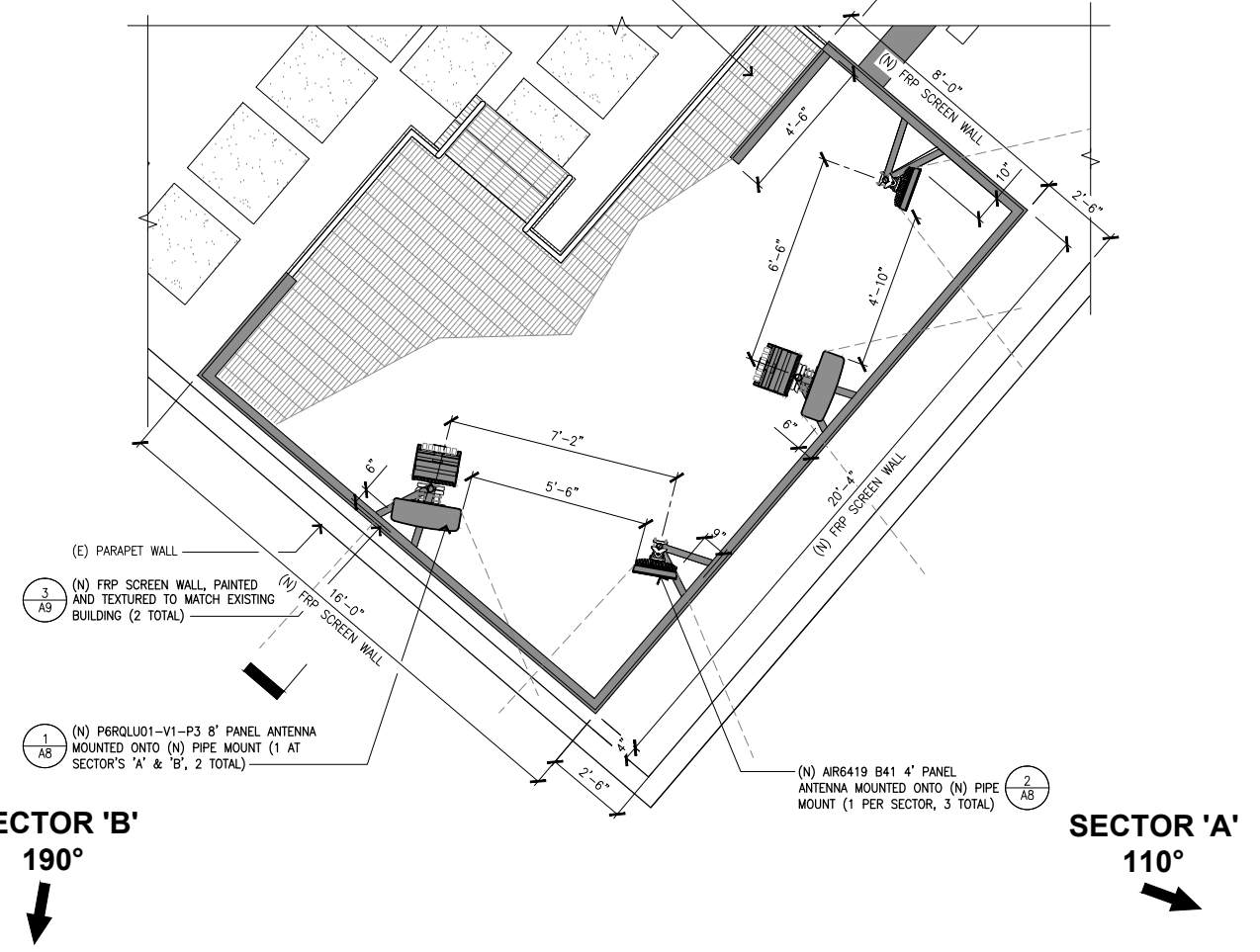
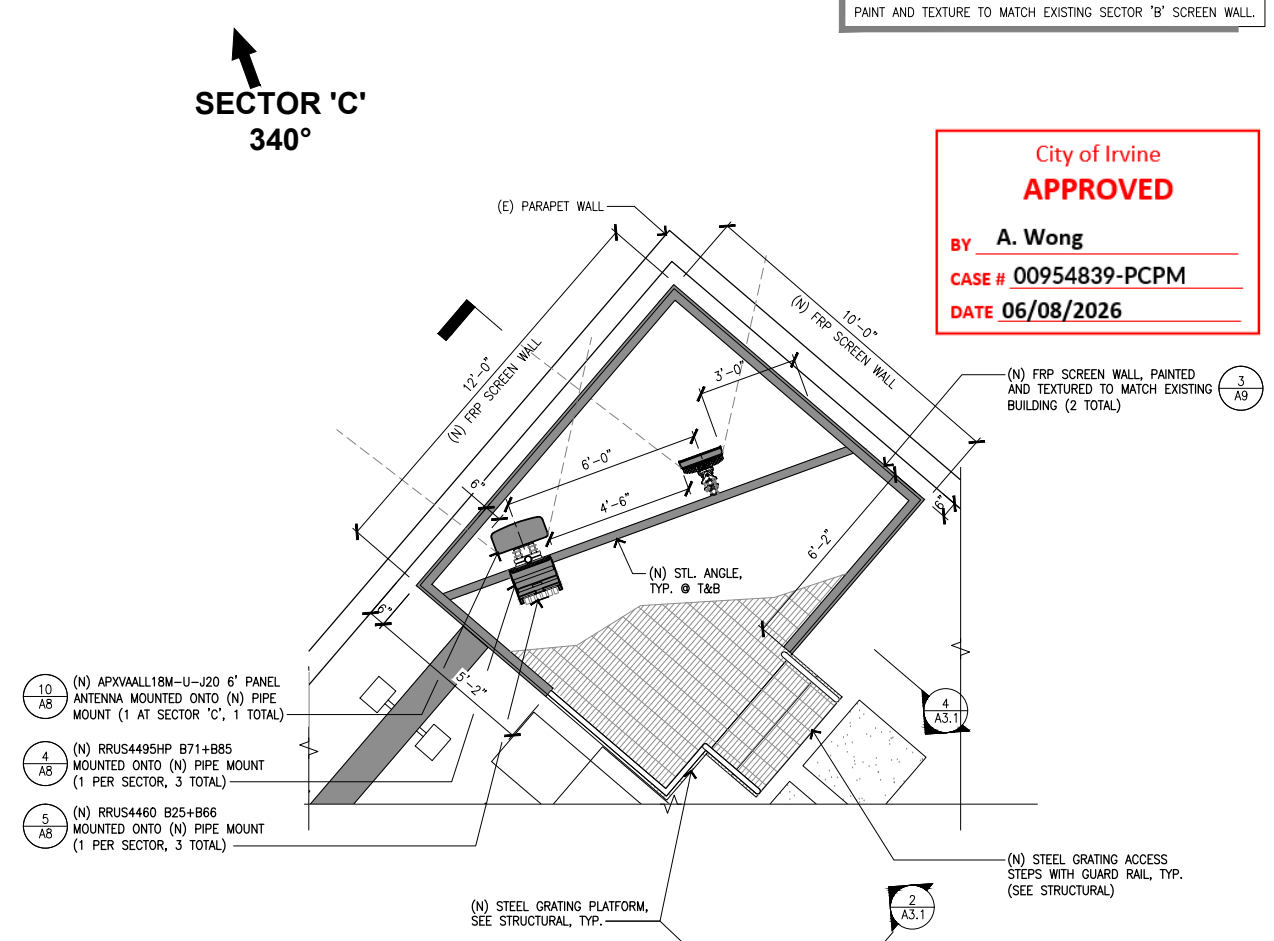
* COAX CABLE LENGTH IS APPROXIMATE

(N) ANTENNA & CABLE SCHEDULE

SECTOR	ANTENNA				AZIMUTH	RAD CENTER	TMA / RRU	CABLE TYPE	CABLE LENGTH
	MANUFACTURER	MODEL	TECHNOLOGY	HEIGHT					
ALPHA	A1	ERICSSON	AIR6419 B41	N2500	31.1°	44 lbs.	110° 61'-8"	(2) FIBER JUMPERS 2F SM	170'
	A2	KAELUS	P6RQLU01-V1-P3	N600/L700/L600/L2100/N1900/L1900	96°	110.2 lbs	110° 59'-0"	(1) RRU54495HP B71+B85 (1) RRU54460 B25+B66 (10) FIBER JUMPERS 2F SM (4) JUMPER SUREFLEX	
BETA	B1	ERICSSON	AIR6419 B41	N2500	31.1°	44 lbs.	190° 61'-8"	(2) FIBER JUMPERS 2F SM	120'
	B2	KAELUS	P6RQLU01-V1-P3	N600/L700/L600/L2100/N1900/L1900	96°	110.2 lbs	190° 59'-0"	(1) RRU54495HP B71+B85 (1) RRU54460 B25+B66 (10) FIBER JUMPERS 2F SM (4) JUMPER SUREFLEX	
GAMMA	C1	AMPHENOL	APXWALL18M-U-J20	L600/L700/N600/L2100/L1900/N1900	71.8°	57.5 lbs	340° 60'-0"	(1) RRU54495HP B71+B85 (1) RRU54460 B25+B66 (2) FIBER JUMPERS 2F SM	180'
	C2	ERICSSON	AIR6419 B41	N2500	31.1°	44 lbs.	340° 61'-8"	(10) FIBER JUMPERS 2F SM (4) JUMPER SUREFLEX	

* COAX CABLE LENGTH IS APPROXIMATE

ANTENNA SCHEDULE SCALE 3/8"=1'-0" **3**



(N) ANTENNA PLAN SCALE 3/8"=1'-0" **1**

NOTE:
PAINT AND TEXTURE TO MATCH EXISTING SECTOR 'B' SCREEN WALL.

**City of Irvine
APPROVED**

BY **A. Wong**

CASE # **00954839-PCPM**

DATE **06/08/2026**



PROJECT INFORMATION:

LA23640A
LA3640 MAIN ST.
SWITCHRT CS

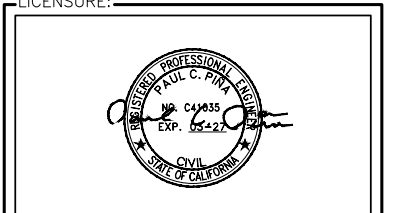
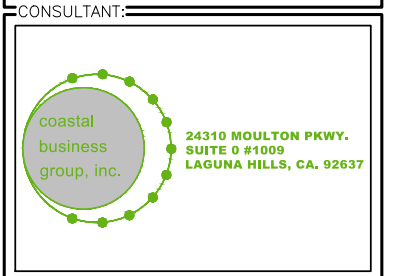
2350 MAIN ST.
IRVINE, CA 92614
ORANGE COUNTY

PROJECT TYPE:
L700 4X2+ANCHOR

REV: DATE: DESCRIPTION:

17	11-13-25	WITH STRUCTURALS
16	10-27-25	CLIENT COMMENTS / NEW RFDS
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13	02-26-25	CABINET UPGRADE
12	10-09-24	CLIENT COMMENTS
11	04-30-24	CM COMMENTS
10	04-08-24	REVISED WITH STRUCTURAL

PLANS PREPARED BY:



SHEET TITLE:
ANTENNA PLAN AND ANTENNA SCHEDULE

SHEET NUMBER: REVISION:

A3 **17**

PROJECT INFORMATION:

LA23640A
LA3640 MAIN ST.
SWITCHRT CS

2350 MAIN ST.
IRVINE, CA 92614
ORANGE COUNTY

PROJECT TYPE:

L700 4X2+ANCHOR

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12	10-09-24	CLIENT COMMENTS
11	04-30-24	CM COMMENTS
10	04-08-24	REVISED WITH STRUCTURAL

PLANS PREPARED BY:



4430 E. MIRALOMA AVE, SUITE D
ANAHEIM, CALIFORNIA 92807

CONSULTANT:



24310 MOULTON PKWY.
SUITE 0 #1009
LAGUNA HILLS, CA. 92657

LICENSURE:

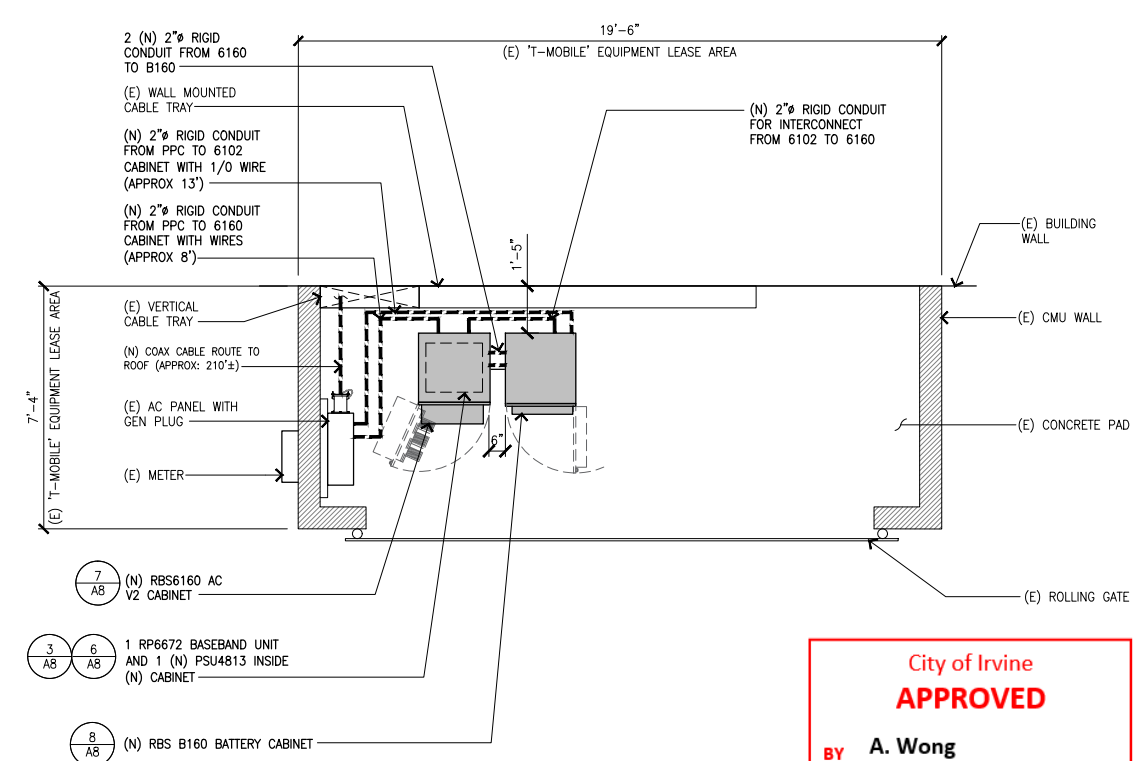
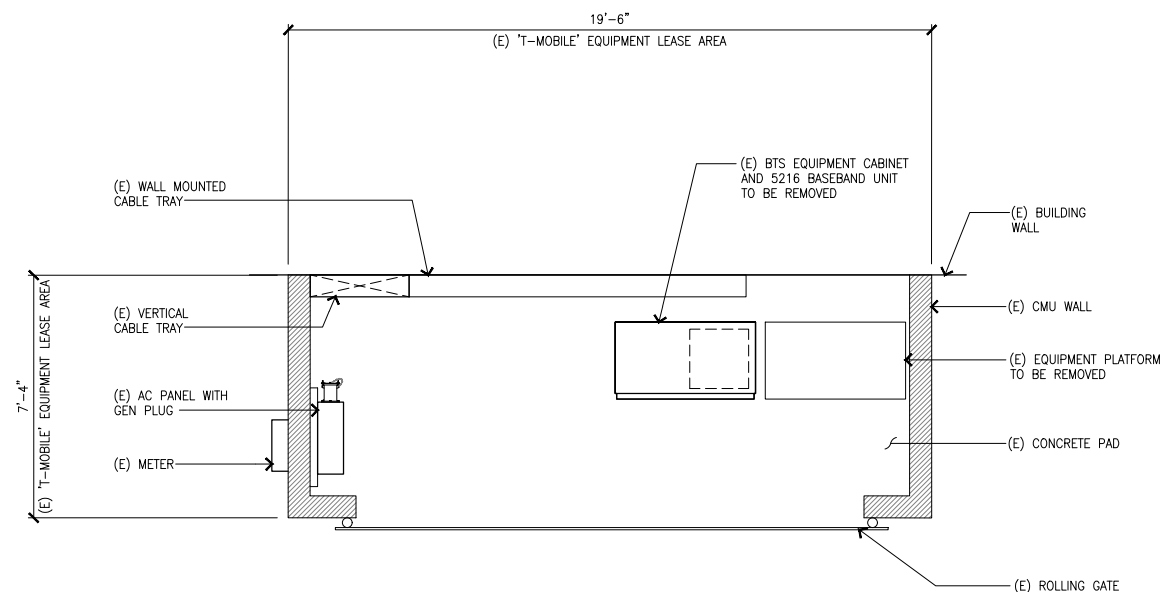


SHEET TITLE:

EQUIPMENT PLAN AND FRP SECTIONS

SHEET NUMBER: REVISION:

A3.1 17



City of Irvine
APPROVED
 BY **A. Wong**
 CASE # **00954839-PCPM**
 DATE **06/08/2026**

(E) EQUIPMENT PLAN

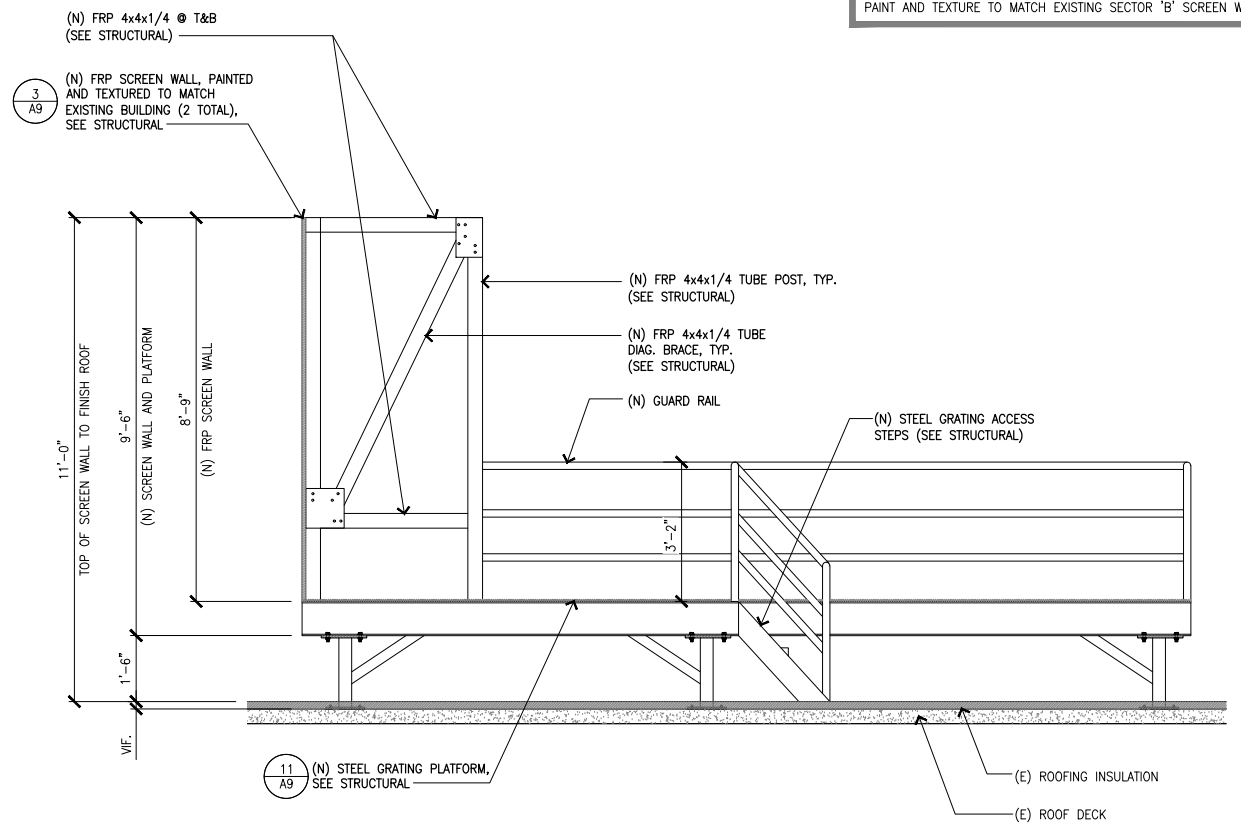
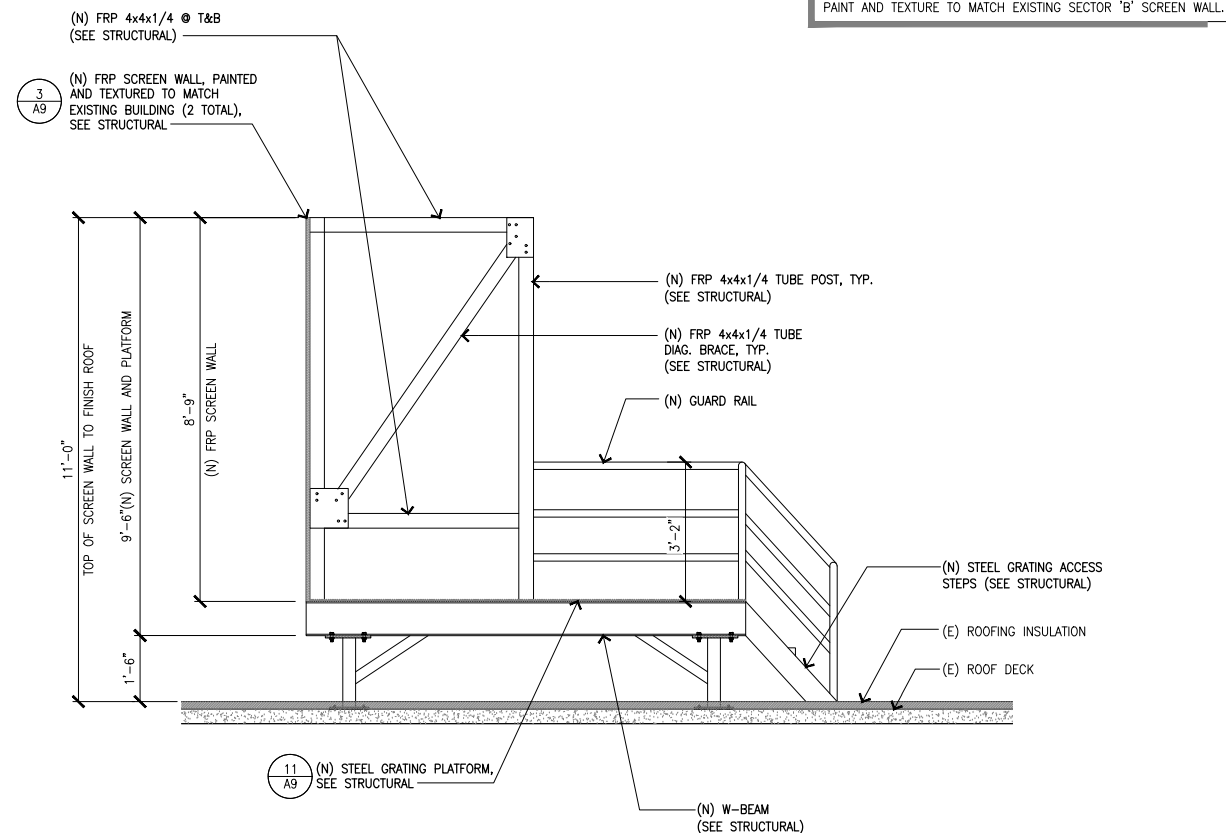
SCALE 2
3/8"=1'-0"

(N) EQUIPMENT PLAN

SCALE 1
3/8"=1'-0"

NOTE:
PAINT AND TEXTURE TO MATCH EXISTING SECTOR 'B' SCREEN WALL.

NOTE:
PAINT AND TEXTURE TO MATCH EXISTING SECTOR 'B' SCREEN WALL.



SECTION FOR SECTOR 'C' FRP SCREEN WALL

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

SECTION FOR SECTORS 'A' & 'B' FRP SCREEN WALL

SCALE 2
1/2"=1'-0"

PROJECT INFORMATION:

LA23640A
LA3640 MAIN ST.
SWITCHRT CS
 2350 MAIN ST.
 IRVINE, CA 92614
 ORANGE COUNTY

PROJECT TYPE:

L700 4X2+ANCHOR

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11	04-30-24	CM COMMENTS
10	04-08-24	REVISED WITH STRUCTURAL

PLANS PREPARED BY:

CASA INDUSTRIES
 4430 E. MIRALOMA AVE, SUITE D
 ANAHEIM, CALIFORNIA 92807

CONSULTANT:

coastal business group, inc.
 24310 MOULTON PKWY.
 SUITE 0 #1009
 LAGUNA HILLS, CA. 92637

LICENSURE:



SHEET TITLE:

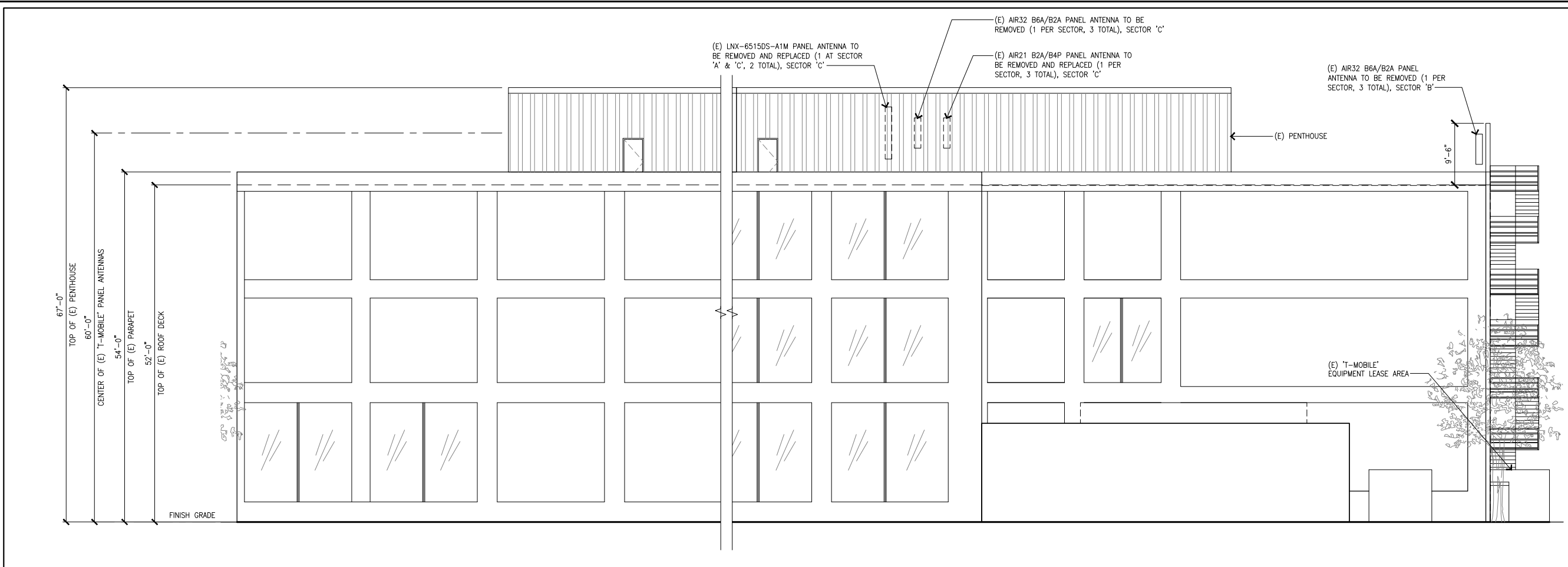
ELEVATIONS

SHEET NUMBER:

A4

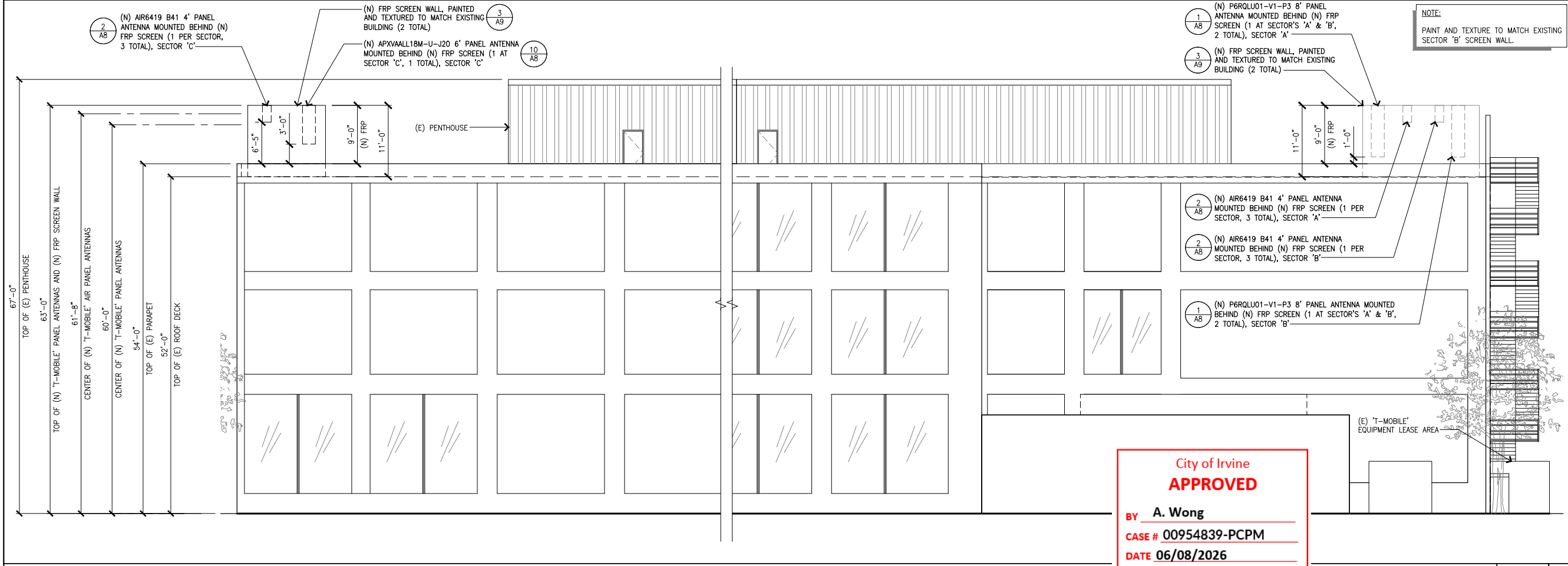
REVISION:

17



(E) NORTHWEST ELEVATION

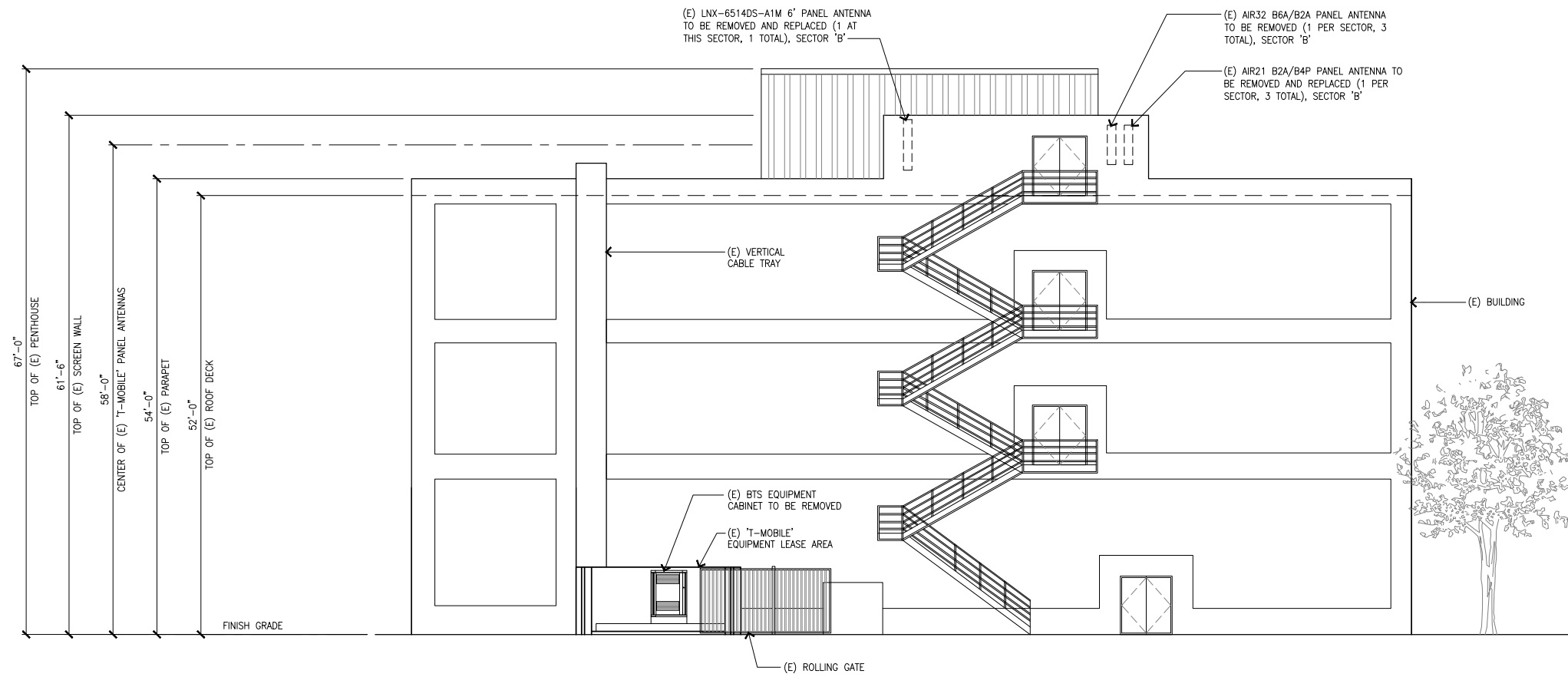
SCALE 1
1/8"=1'-0"



(N) NORTHWEST ELEVATION

SCALE 2
1/8"=1'-0"

City of Irvine
APPROVED
 BY A. Wong
 CASE # 00954839-PCPM
 DATE 06/08/2026



City of Irvine
APPROVED

BY **A. Wong**

CASE # **00954839-PCPM**

DATE **06/08/2026**



PROJECT INFORMATION:

LA23640A
LA3640 MAIN ST.
SWITCHRT CS

2350 MAIN ST.
IRVINE, CA 92614
ORANGE COUNTY

PROJECT TYPE:

L700 4X2+ANCHOR

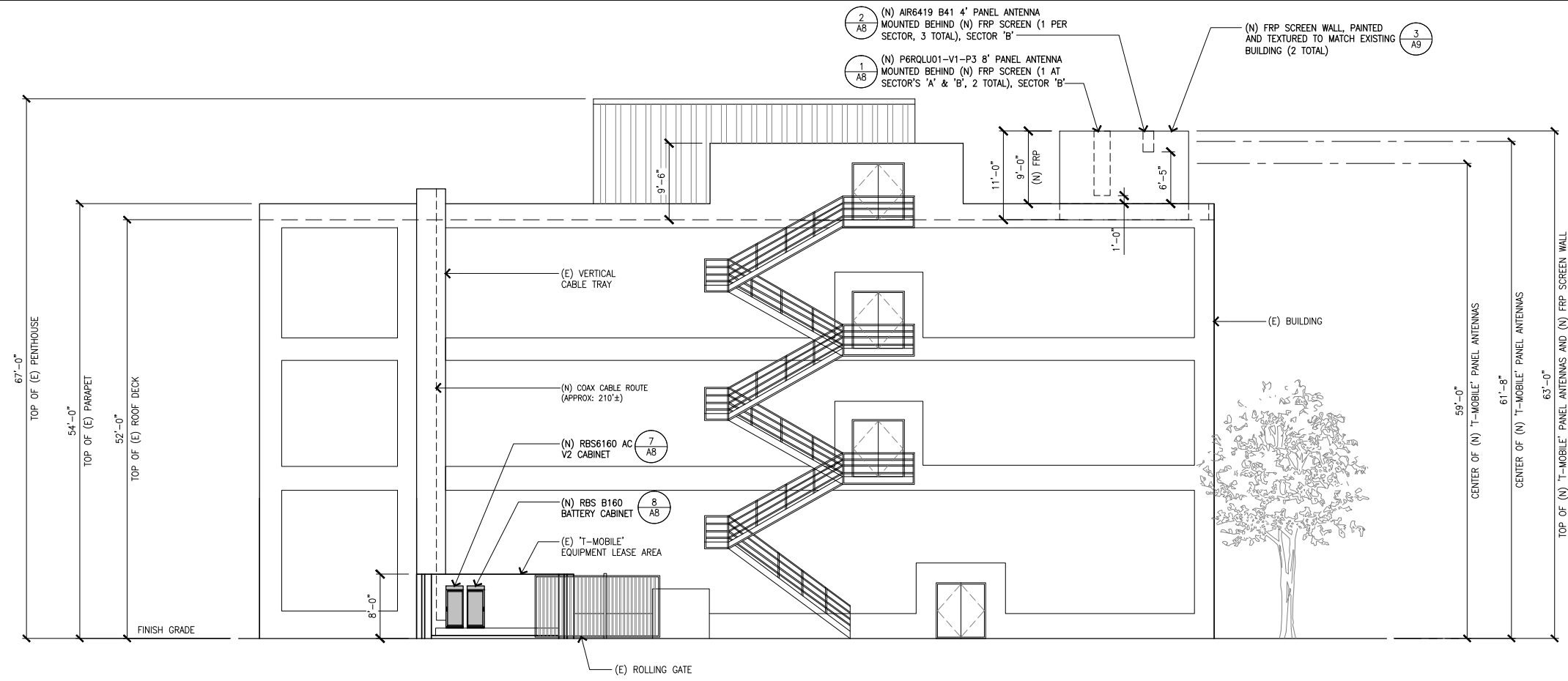
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11	04-30-24	CM COMMENTS
10	04-08-24	REVISED WITH STRUCTURAL

PLANS PREPARED BY:

(E) SOUTHWEST ELEVATION

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

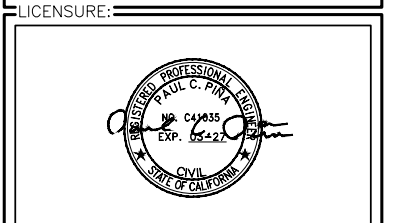
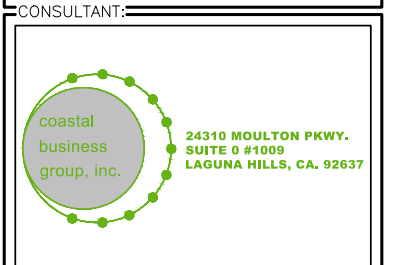
NOTE:
PAINT AND TEXTURE TO MATCH EXISTING SECTOR 'B' SCREEN WALL.



NOTE:
NEW EQUIPMENT IS SECURED BEHIND AN EXISTING GATE.

(N) SOUTHWEST ELEVATION

SCALE 2
1/8"=1'-0"



SHEET TITLE:
ELEVATIONS

SHEET NUMBER: **A5** REVISION: **17**

PROJECT INFORMATION:

LA23640A

**LA3640 MAIN ST.
SWITCHRT CS**

2350 MAIN ST.
IRVINE, CA 92614
ORANGE COUNTY

PROJECT TYPE:

L700 4X2+ANCHOR

REV: DATE: DESCRIPTION:

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10	04-08-24	REVISED WITH STRUCTURAL

PLANS PREPARED BY:



4430 E. MIRALOMA AVE, SUITE D
ANAHEIM, CALIFORNIA 92807

CONSULTANT:



LICENSURE:



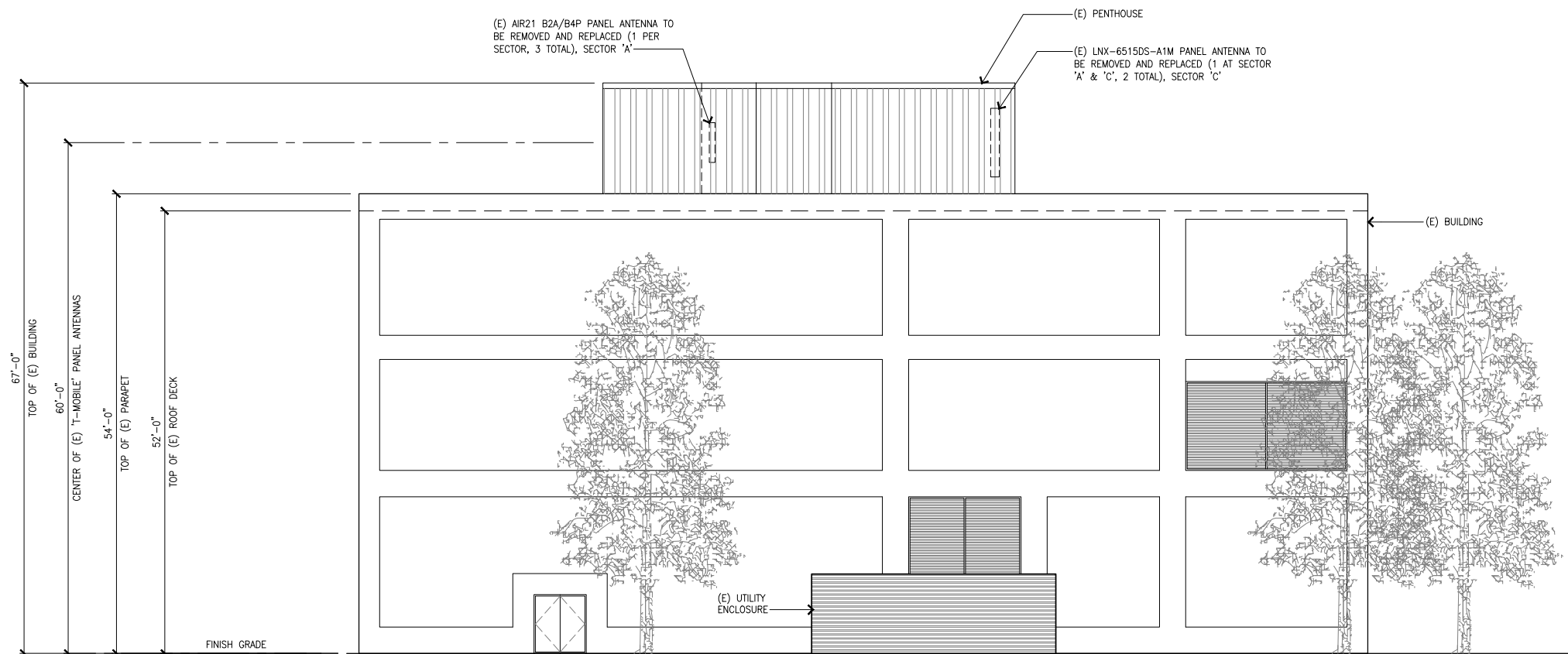
SHEET TITLE:

ELEVATIONS

SHEET NUMBER: REVISION:

A6

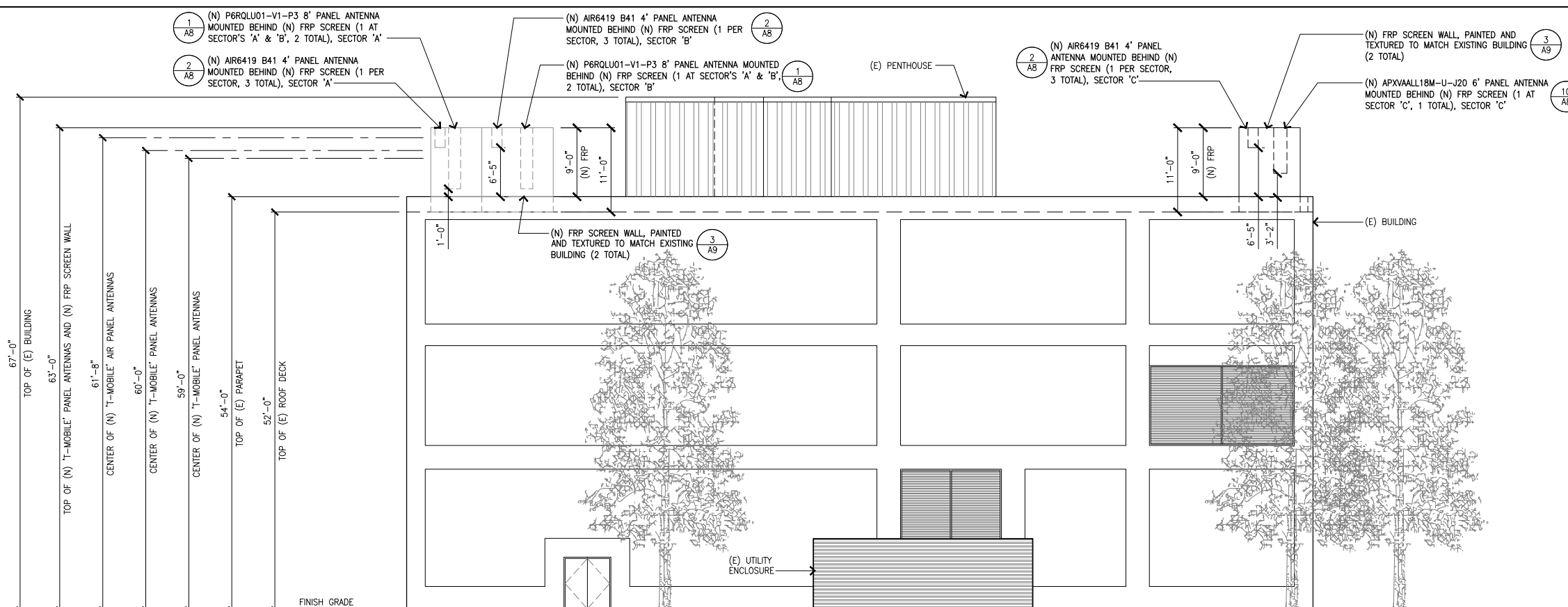
17



City of Irvine
APPROVED
BY A. Wong
CASE # 00954839-PCPM
DATE 06/08/2026

(E) NORTHEAST ELEVATION

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



NOTE:
PAINT AND TEXTURE TO MATCH EXISTING SECTOR 'B' SCREEN WALL.

(N) NORTHEAST ELEVATION

SCALE 2
1/8"=1'-0"

City of Irvine
APPROVED
 BY **A. Wong**
 CASE # **00954839-PCPM**
 DATE **06/08/2026**



PROJECT INFORMATION:
LA23640A
LA3640 MAIN ST.
SWITCHRT CS
 2350 MAIN ST.
 IRVINE, CA 92614
 ORANGE COUNTY

PROJECT TYPE:
L700 4X2+ANCHOR

REV:	DATE:	DESCRIPTION:
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11	04-30-24	CM COMMENTS
10	04-08-24	REVISED WITH STRUCTURAL

PLANS PREPARED BY:



CONSULTANT:



LICENSURE:

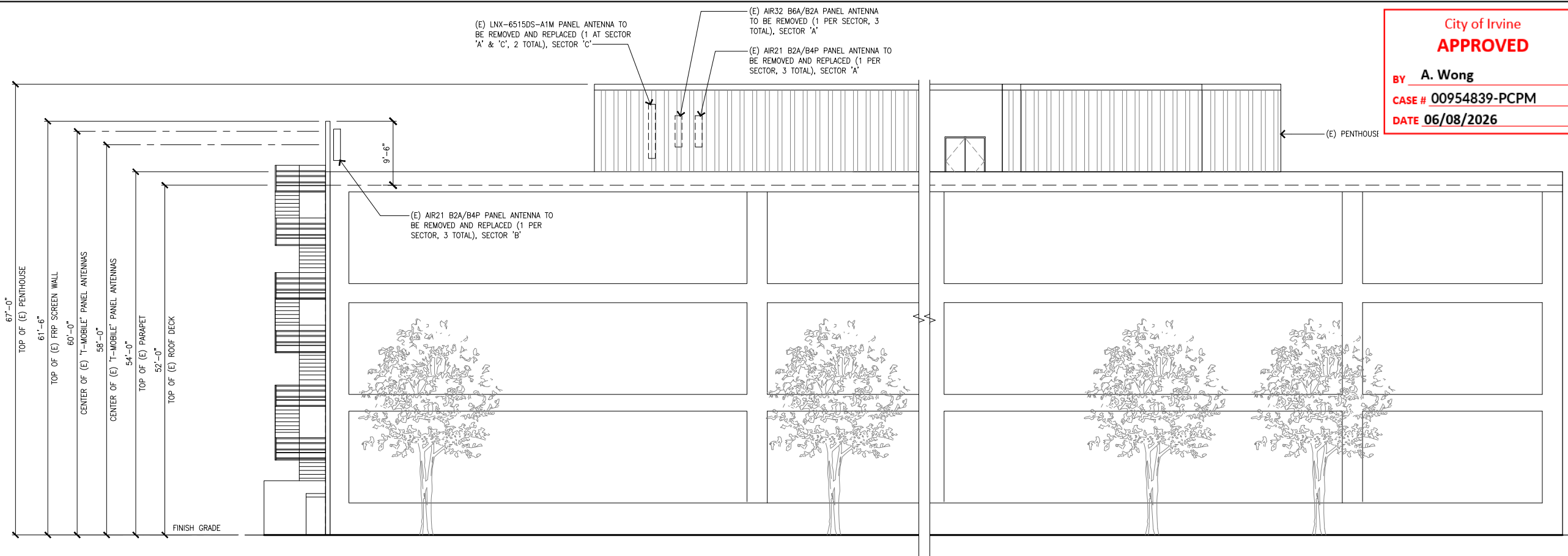


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ELEVATIONS

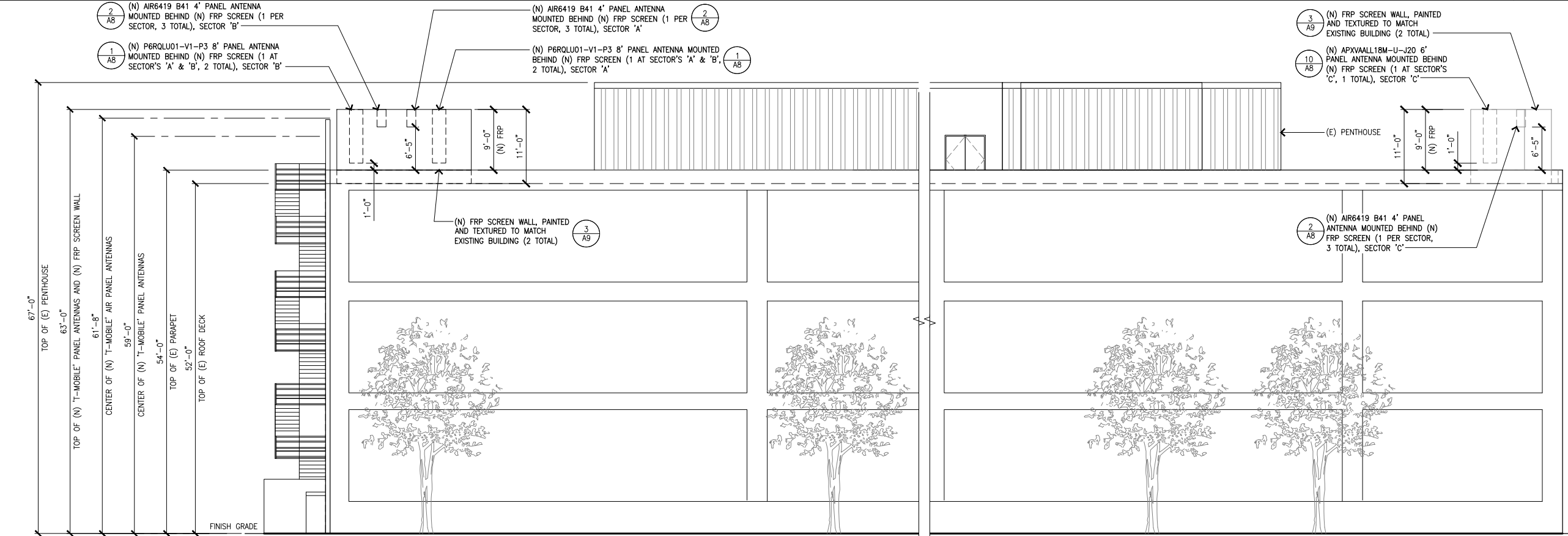
SHEET NUMBER: REVISION:

A7 17



(E) SOUTHEAST ELEVATION

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



(N) SOUTHEAST ELEVATION

SCALE 2
 1/8"=1'-0"

NOTE:
 PAINT AND TEXTURE TO MATCH EXISTING SECTOR 'B' SCREEN WALL.

MANUFACTURER: RFS
 MODEL: APXVAALL18M-U-J20
 DIMENSIONS, HxWxD: 71.8"x19.7"x8.5"
 WEIGHT: 57.5 lbs
 WEIGHT W/ MOUNTING BRACKET: 76.9 lbs

FRONT VIEW SIDE VIEW PLAN

MANUFACTURER: ERICSSON
 MODEL NO.: RBS 6160 AC V2
 DIMENSIONS, HxWxD: 63.0"x26.0"x26.0"
 W/ BASE FRAME (FOOT PRINT): 63.0"x26.0"x33.0"
 W/ BASE FRAME (INCLUDE DOOR): 63.0"x26.0"x33.0"
 WEIGHT: 1,200 LBS (MAX DESIGNED WEIGHT WITH BASEFRAME.)
 BREAKER: 125A 2P

TOP VIEW FRONT VIEW SIDE VIEW ANCHOR BOLT PATTERN LAYOUT

MANUFACTURER: ERICSSON
 MODEL NO.: RRUS-4495HP B71+B85
 DIMENSIONS, HxWxD: 20.6"x15.6"x7.5"
 WEIGHT: 66.1 lbs

FRONT VIEW SIDE VIEW TOP VIEW

MANUFACTURER: KAEIUS
 MODEL: P6RQLU01-V1-P3
 DIMENSIONS, HxWxD: 96" x 25.1" x 8.9"
 WEIGHT: 110.2 lbs
 WEIGHT W/MOUNTING BRACKET: 132.7 lbs

FRONT VIEW SIDE VIEW PLAN

APXVAARR18 ANTENNA SPECS

10 RBS 6160 AC V2 SPECIFICATION

7 RRU SPECIFICATIONS

4 APXVAARR24 ANTENNA SPECS

2008 MCGAW AVE
 IRVINE, CA 92614, USA

PROJECT INFORMATION:
LA23640A
LA3640 MAIN ST.
SWITCHRT CS
 2350 MAIN ST.
 IRVINE, CA 92614
 ORANGE COUNTY

PROJECT TYPE:
L700 4X2+ANCHOR

REV:	DATE:	DESCRIPTION:
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10	04-08-24	REVISED WITH STRUCTURAL

PLANS PREPARED BY:

 4430 E. MIRALOMA AVE, SUITE D
 ANAHEIM, CALIFORNIA 92807

CONSULTANT:

 24310 MOULTON PKWY.
 SUITE # 1009
 LAGUNA HILLS, CA. 92657

LICENSURE:

SHEET TITLE:
DETAILS

SHEET NUMBER: **A8** REVISION: **17**

(N) FRP TUBE
 (N) STL. ANGLE, TYP. @ T&B
 (N) U-CLAMP BY ANTENNA MFG
 (N) 5/8" THRU-BOLT, TYP.
 (N) FRP TUBE POST
 (N) FRP SCREEN
 (N) ANTENNA
 (N) STD PIPE
 (N) 5/8" U-BOLT, TYP. @ T&B

MANUFACTURER: ERICSSON
 MODEL NO.: RBS B160
 DIMENSIONS, HxWxD: 63"x25.6"x33.46"
 WITH BASE FRAME: 295 lbs.
 WEIGHT (WITH FULL COMPLIMENT OF BATTERIES): 1,879 lbs (12 TOTAL BATTERIES)
 BATTERY MODEL: NSB 190 FT RED BATTERY

TOP VIEW FRONT VIEW SIDE VIEW ANCHOR BOLT PATTERN LAYOUT

MANUFACTURER: ERICSSON
 MODEL: RRUS 4460 B25 + B66
 DIMENSIONS, WxDxH: 19.6"x15.7"x12.1"
 WEIGHT: 109 lbs

FRONT VIEW SIDE VIEW TOP VIEW

MANUFACTURER: ERICSSON
 MODEL: AIR6419 B41
 DIMENSIONS, HxWxD: 31.1" X 16.1" X 7.3"
 WEIGHT: 44 lbs.
 WEIGHT W/ MOUNTING BRACKET: 55.4 lbs.

FRONT VIEW SIDE VIEW PLAN

(N) FRP TUBE
 (N) STL. ANGLE, TYP. @ T&B
 (N) U-CLAMP BY ANTENNA MFG
 (N) STD PIPE
 (N) PIPE TO PIPE MOUNT BRACKET
 (N) 5/8" THRU-BOLT, TYP.
 (N) FRP TUBE POST
 (N) FRP SCREEN
 (N) ANTENNA
 (N) 5/8" U-BOLT, TYP. @ T&B

MANUFACTURER: ERICSSON
 MODEL: BASEBAND 6672

FRONT VIEW

6 x 24 WEIGHT AND DIAMETER	
WEIGHT (kg/m)	4 AWG DC WIRES
3.57 (+/- 0.1)	
WEIGHT (lb/ft)	
2.39 (+/- 0.1)	
DIAMETER (mm)	
44.7 (+/- 2.0mm)	
DIAMETER (in)	
1.76 (+/- 0.1")	
COAX STANDARD DIAMETER EQUIVALENT	1 3/8"

MANUFACTURER: ERICSSON
 MODEL: PSU 48 13
 DIMENSIONS (HxWxD): 1.7" X 19" X 14.3"
 WEIGHT: 17.2 lbs

FRONT VIEW

ATTRIBUTE	VALUE
MIN INPUT VOLTAGE	-38 VDC
OUTPUT VOLTAGE	3X -58 V DC PORTS
CB RATING	30A/40A/50A
EFFICIENCY	96%
TOTAL OUTPUT POWER	6000 WATTS (2000 W/PORTS)
OPERATING TEMP	-40C TO +40C
ALARMS	OUTPUT FAULT, DC SPD FAILURE
MECHANICAL	1 U 19", 1.5" DEPTH
CERTIFICATION	IEC 62368-1, UL 62368-1
MTBF	143 YEARS
AIR FLOW	FRONT TO BACK

MANUFACTURER: ERICSSON
 MODEL: PSU 48 13
 DIMENSIONS (HxWxD): 1.7" X 19" X 14.3"
 WEIGHT: 17.2 lbs

FRONT VIEW

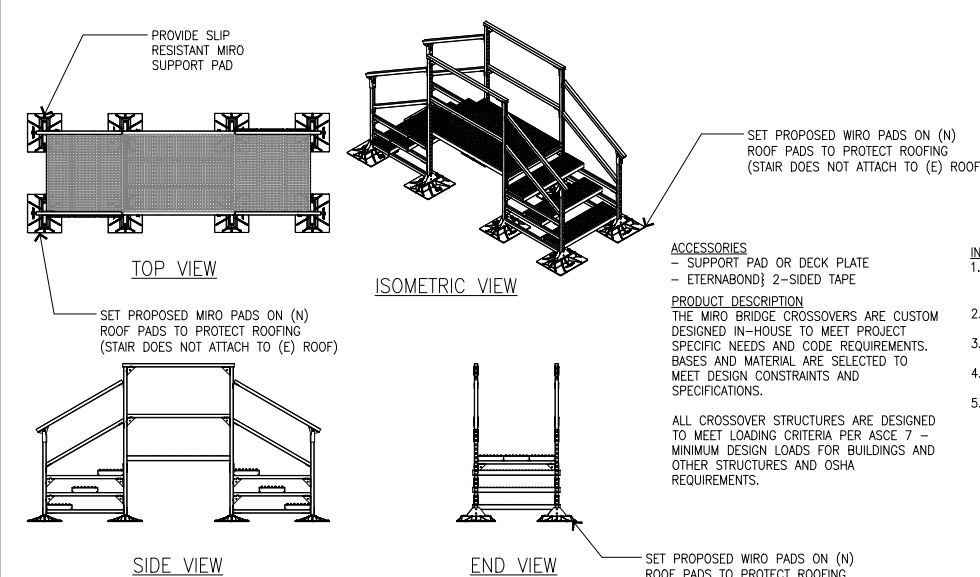
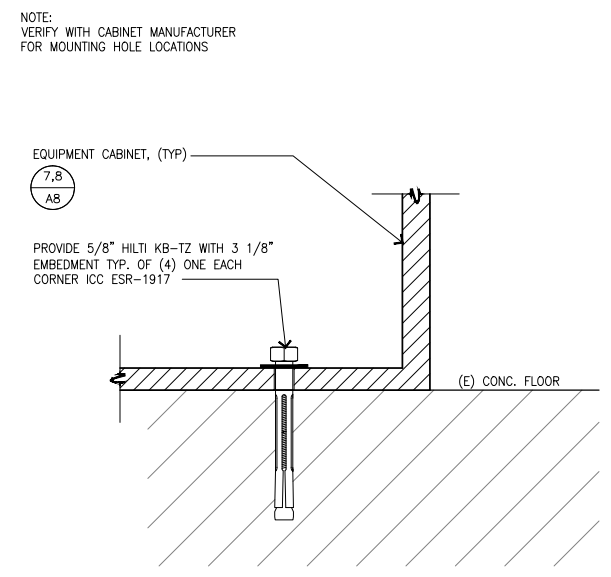
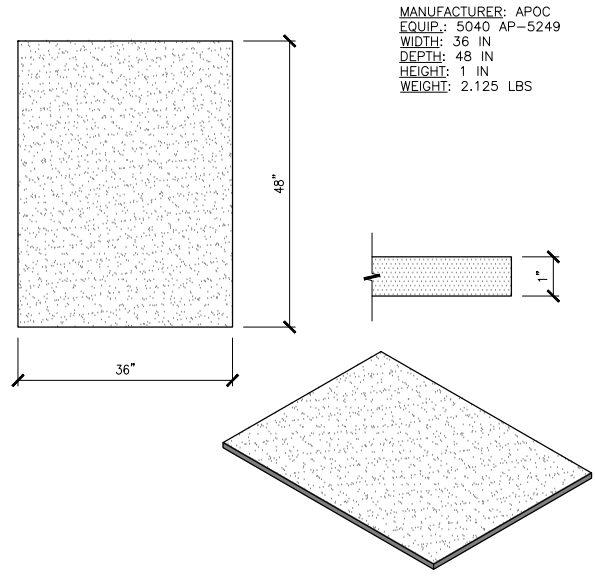
City of Irvine
APPROVED
 BY **A. Wong**
 CASE # **00954839-PCPM**
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AIR ANTENNA MOUNT

12 6X24 4AWG HCS CABLE DETAIL

9 RP6672 BASEBAND SPECIFICATIONS

6 PSU 48 13 SPECIFICATIONS



City of Irvine
APPROVED
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CASE # **00954839-PCPM**
DATE **06/08/2026**

ACCESSORIES
- SUPPORT PAD OR DECK PLATE
- ETERNABOND 2-SIDED TAPE

PRODUCT DESCRIPTION
THE MIRO BRIDGE CROSSOVERS ARE CUSTOM DESIGNED IN-HOUSE TO MEET PROJECT SPECIFIC NEEDS AND CODE REQUIREMENTS. BASES AND MATERIAL ARE SELECTED TO MEET DESIGN CONSTRAINTS AND SPECIFICATIONS.

INSTALLATION PROCEDURES
1. TYPICAL MIRO BRIDGE CROSSOVER, WALKWAY, SERVICE PLATFORM AND RAMP SYSTEMS ARE SHIPPED PARTIALLY ASSEMBLED. (FIELD ASSEMBLY IS REQUIRED)
2. USING PROVIDED HARDWARE AND INCLUDED DRAWINGS TO BUILD A SUITABLE SUPPORT.
3. CLEAR ALL LOOSE GRAVEL AND AGGREGATE AWAY FROM ROOF-TOP SITE.
4. PLACE MIRO BASE ON A WALK PAD OR SLIP PAD FOR ADDITIONAL PROTECTION
5. MAKE SURE TO CENTER EACH UNIT, AND MAKE NECESSARY ADJUSTMENTS SO THAT EACH FOOT CARRIES AN EVEN LOAD.

ALL CROSSOVER STRUCTURES ARE DESIGNED TO MEET LOADING CRITERIA PER ASCE 7 - MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES AND OSHA REQUIREMENTS.



PROJECT INFORMATION:
LA23640A
LA3640 MAIN ST. SWITCHRT CS
2350 MAIN ST.
IRVINE, CA 92614
ORANGE COUNTY

PROJECT TYPE:
L700 4X2+ANCHOR

REV: _____ DATE: _____ DESCRIPTION: _____

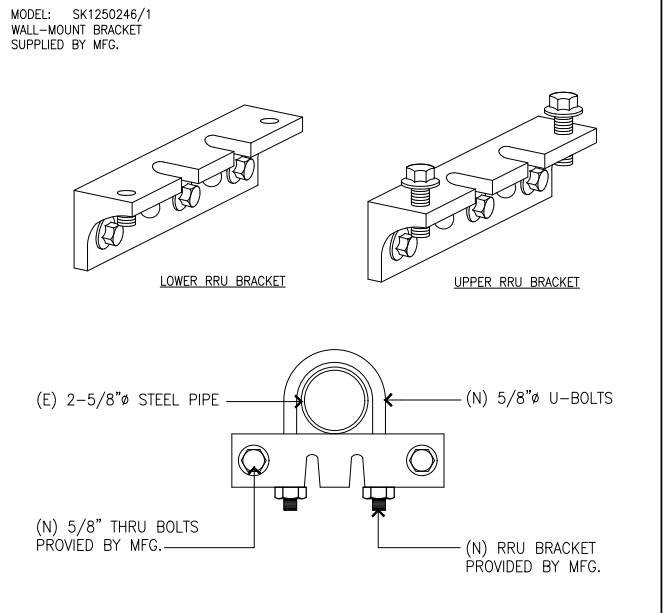
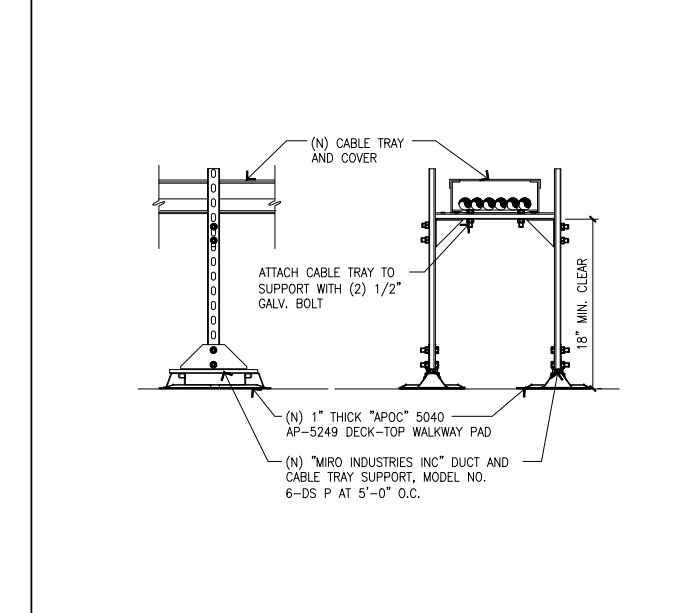
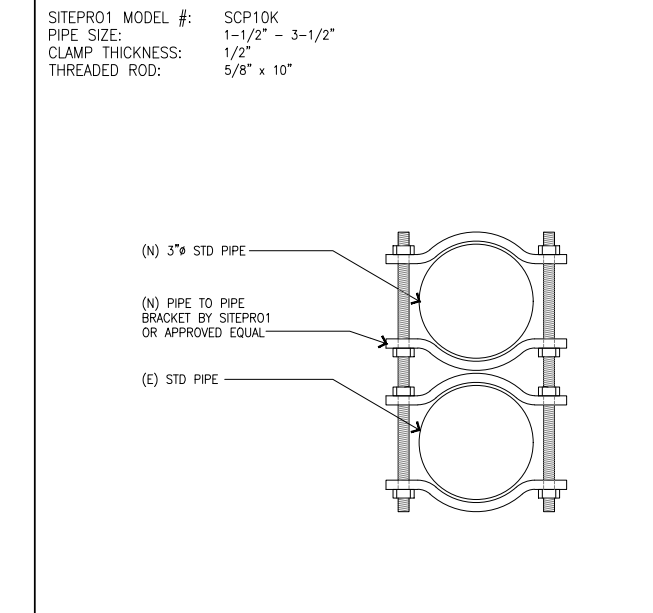
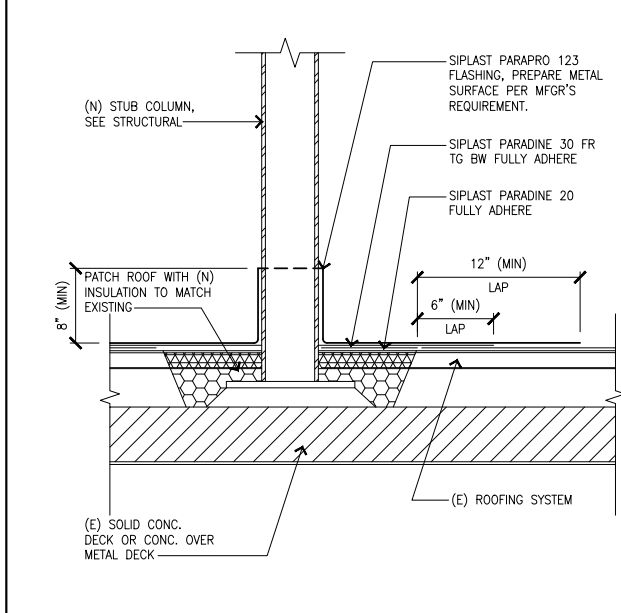
17	11-13-25	WITH STRUCTURALS
16	10-27-25	CLIENT COMMENTS / NEW RFDS
15	09-05-25	TIC COMMENTS/SURVEY /SECTOR 'A' & 'B' RELO
14	04-14-25	AT&T REDLINES
13	02-26-25	CABINET UPGRADE
12	10-09-24	CLIENT COMMENTS
11	04-30-24	CM COMMENTS
10	04-08-24	REVISED WITH STRUCTURAL

WALK MATS

9 CABINET ANCHORAGE

6 STEP OVER DETAIL

1



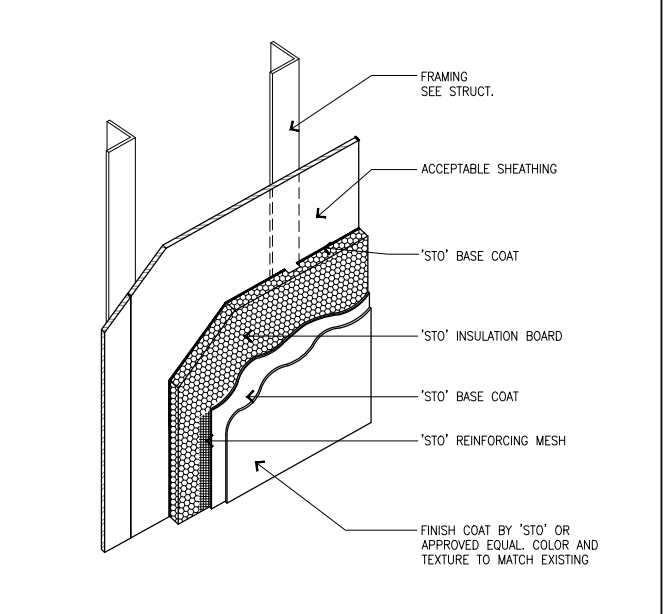
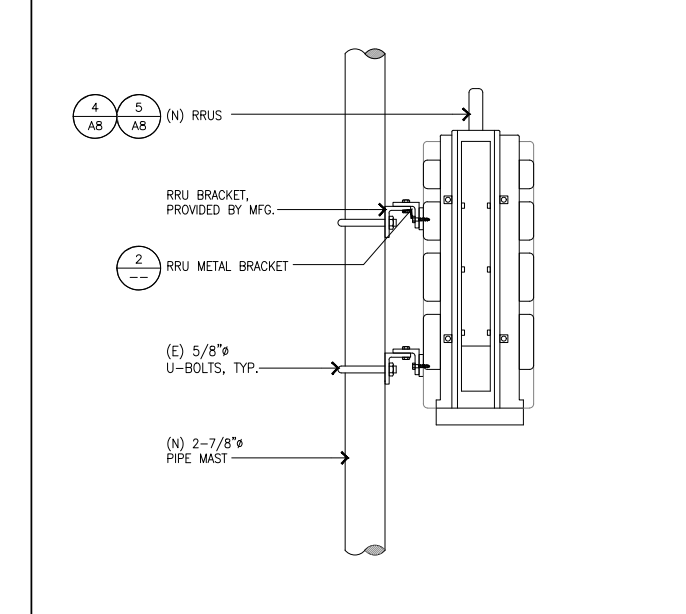
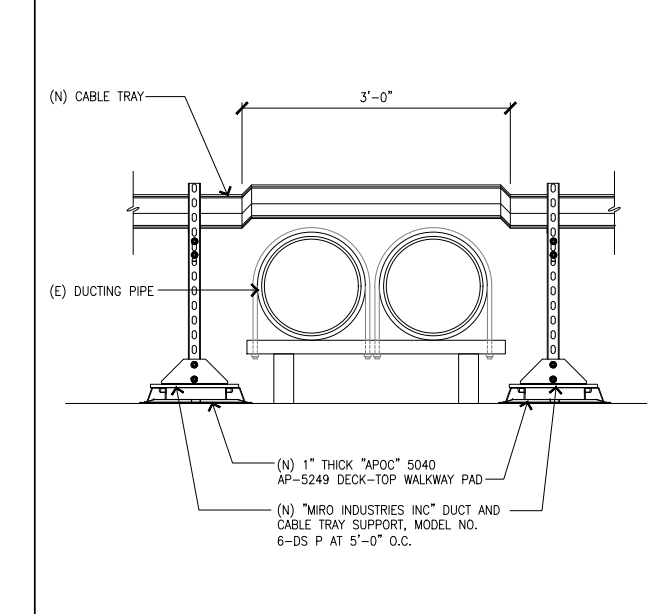
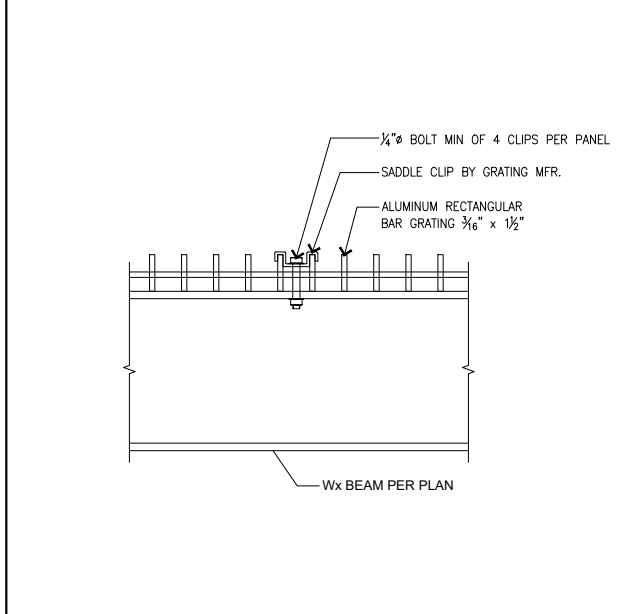
TYP. FLASHING DETAILS

10 PIPE TO PIPE BRACKET

7 ELEVATED CABLE TRAY

4 RRUS MOUNTING BRACKET

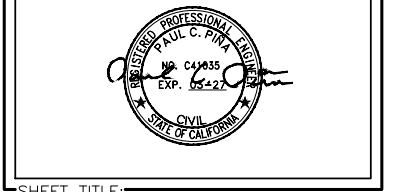
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CONSULTANT:



LICENSURE:



SHEET TITLE:

DETAILS

SHEET NUMBER: _____ REVISION: _____

A9 **17**

TYP. GRATING DETAIL

11 CABLE TRAY CROSS OVER

8 RRUS MOUNT

5 TYP. FRP FINISH

3

PROJECT INFORMATION:

LA23640A
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11	04-30-24	CM COMMENTS
10	04-08-24	REVISED WITH STRUCTURAL

PLANS PREPARED BY:



4430 E. MIRALOMA AVE. SUITE D
 ANAHEIM, CALIFORNIA 92807

CONSULTANT:



24310 MOULTON PKWY.
 SUITE # 1009
 LAGUNA HILLS, CA. 92637

LICENSURE:



SHEET TITLE:

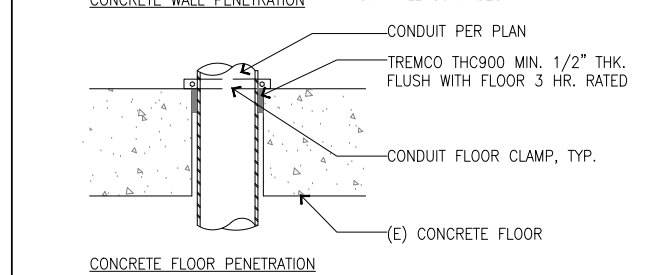
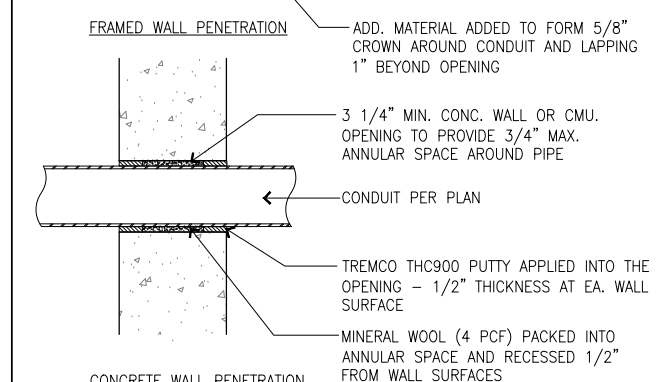
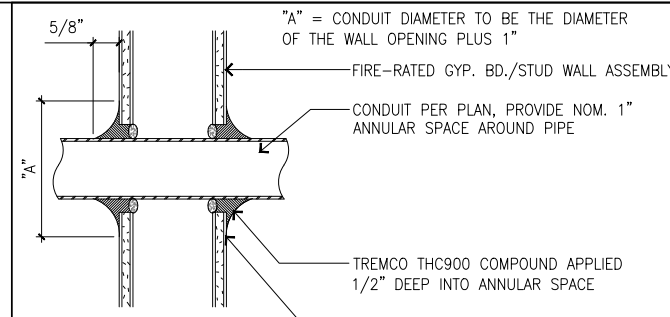
DETAILS

SHEET NUMBER:

A10

REVISION:

17



NOTE:
 1. CONTRACTOR TO X-RAY PRIOR TO DRILLING OR CORING TO LOCATE (E) RE-BAR. DO NOT CUT RE-BAR.
 2. ALL PENETRATIONS SHALL CONFORM TO TITLE 24, CALIF. BLDG. CODE, SECTION 714.
 3. PENETRATIONS THRU RATED WALL ASSEMBLIES SHALL COMPLY WITH TITLE 24, CBC SECTION 709.6. AS FOLLOWS:
 F-RATING : PENETRATIONS 4"Ø OR LESS
 T-RATING : PENETRATIONS LARGER THAN 4"Ø, PENETRATIONS AT CORRIDOR CEILINGS WHICH ARE NOT RATED, BELOW ANY CEILING
 4. PENETRATIONS THRU FLOOR / CEILINGS ASSEMBLIES SHALL COMPLY WITH TITLE 24, CBC SECTION 710.3 AS FOLLOWS:
 F-RATING : PENETRATIONS 4"Ø OR LESS
 T-RATING : PENETRATIONS LARGER THAN 4"Ø, PENETRATIONS NOT CONTAINED W/IN A WALL.

FIRE-STOPING PENETRATION **1**

City of Irvine
APPROVED
 BY A. Wong
 CASE # 00954839-PCPM
 DATE 06/08/2026

NOT USED **2**

GENERAL NOTES

- ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND CBC-22 SPECIFICATIONS.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE, AND SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND CONDITIONS OF ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUB-CONTRACTORS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE STRUCTURAL ENGINEER IMMEDIATELY AND BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
- STRUCTURAL DRAWINGS SHALL WORK IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.
- DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE STRUCTURAL ENGINEER.
- ALL CONDITIONS SHOWN OR NOTED AS EXISTING ARE BASED ON BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS. NO WARRANTY IS IMPLIED TO THEIR ACCURACY. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS. SHOULD CONDITIONS BECOME APPARENT WHICH DIFFER FROM THE CONDITIONS SHOWN, THEY SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF STRUCTURAL ENGINEER. STRUCTURAL ENGINEER WILL THEN PREPARE ADDITIONAL DRAWINGS AS MAY BE NEEDED TO ACCOMMODATE THE CONDITIONS AS BROUGHT TO THEIR ATTENTION.
- MECHANICAL EQUIPMENT MUST BE FIRMLY ATTACHED TO THE STRUCTURE. ISOLATORS, FASTENERS AND ANY OTHER ELEMENT PROVIDING STABILITY FOR MECHANICAL EQUIPMENT SHALL BE CAPABLE OF TRANSMITTING CODE REQUIRED LOADS, BUT IN NO EVENT LESS THAN A SHEAR LOAD EQUIVALENT TO 0.45 TIMES THE OPERATING WEIGHT OF EQUIPMENT.
- DESIGN CODE: 2022 CBC
 - A. WIND DESIGN:
 - BASIC WIND SPEED = 95.0 MPH
 - RISK CATEGORY = II
 - WIND EXPOSURE = C
 - B. SEISMIC DESIGN:
 - SEISMIC IMPORTANCE FACTOR, I = 1.0
 - RISK CATEGORY = II
 - SITE CLASS = D
- WATERPROOFING AND RAILING SEE ARCHITECTURAL DRAWINGS.

STRUCTURAL STEEL

- ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING:
 - A. ASTM A-572, GRADE 50 : ALL SHAPES
 - B. ASTM A-307 : ALL BOLTS, UNO.
 - C. ASTM A-36 : ANGLES, CHANNELS, PLATES AND MISC.
 - D. ASTM A-500, GRADE B : ALL TUBES.
- FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE STANDARD PRACTICE OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATION LATEST EDITION.
- ALL STEEL FABRICATION SHALL BE PERFORMED IN A SHOP APPROVED BY THE CITY.
- OPENINGS SHALL NOT BE PLACED IN STEEL MEMBERS UNLESS SPECIFICALLY DETAILED.
- ALL WELDING SHALL BE PERFORMED BY WELDERS HAVING CURRENT AWS WELDING CERTIFICATE. WELDING SHALL BE PERFORMED USING ELECTRIC ARC PROCESS IN ACCORDANCE WITH THE APPLICABLE PORTION OF THE CODE FOR "ARC AND GAS WELDING IN BUILDING CONSTRUCTION" OF THE AMERICAN WELDING SOCIETY AS AMENDED TO DATE.
- ALL WELDING FOR BUILDINGS SHALL BE IN STRICT CONFORMANCE WITH AWS D1.1 CODE AS AMENDED TO DATE.
- A WELDING PROCEDURE SPECIFICATION (WPS) PER AWS CODE, SHALL BE DEVELOPED BY THE FABRICATOR/ERECTOR AND APPROVED BY THE ENGINEER OF RECORD. THE WPS SHALL INCLUDE THE WELDING PARAMETERS RECOMMENDED BY THE ELECTRODE MANUFACTURER.
- FIELD WELDING IS DESIGNED FOR FULL STRESSES. CONTINUOUS INSPECTION IS REQUIRED FOR MOMENT CONNECTION.
- ALL EXPOSED STRUCTURAL STEEL AND MISC. METAL SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION. INDIVIDUAL STRUCTURAL MEMBERS AND WELDING CONNECTIONS, EXCEPT WHERE FABRICATED OF APPROVED CORROSION-RESISTANT STEEL OR OTHER APPROVED COATING, SHALL BE PROTECTED AGAINST CORROSION WITH AN APPROVED COAT OF PAINT, ENAMEL OR OTHER APPROVED PROTECTION.

FIBERGLASS REINFORCED PLASTIC (FRP)

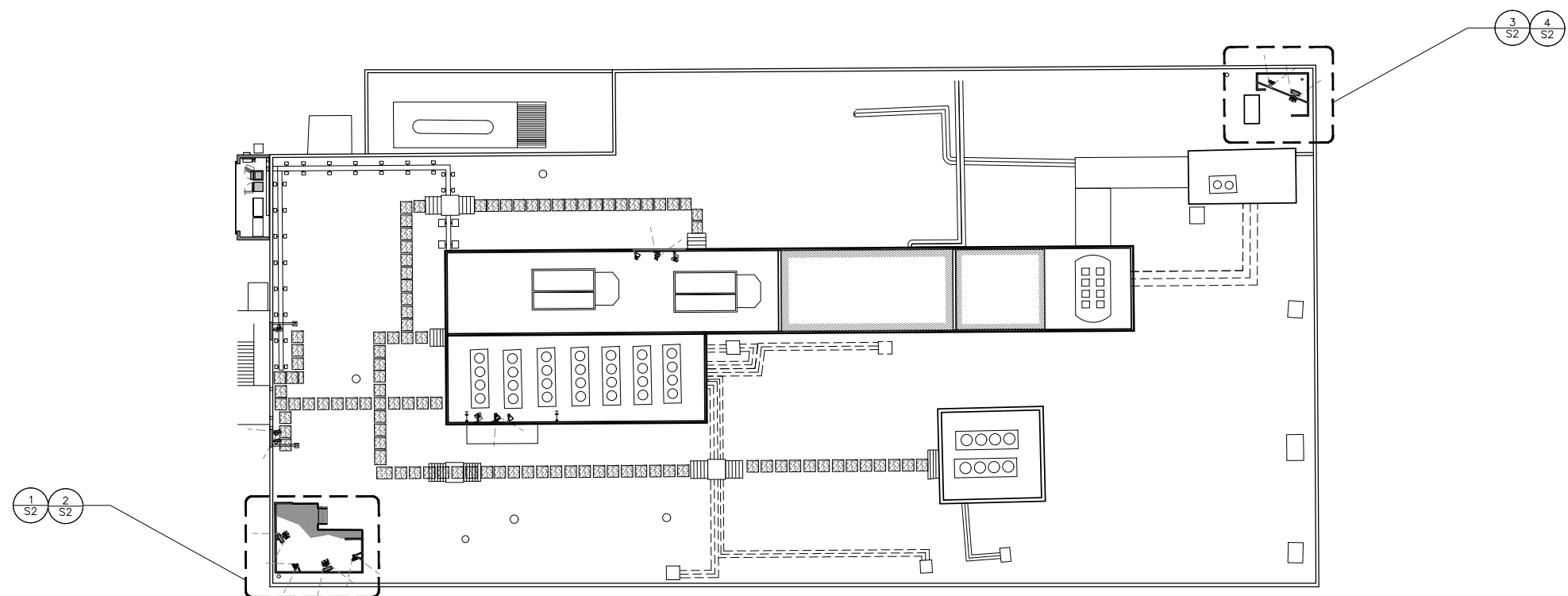
- FIBERGLASS REINFORCED PLASTIC IS A COMPOSITE CONSISTING OF A PLASTIC RESIN MATRIX REINFORCED BY EMBEDDED GLASS FIBERS.
- PROPERTIES OF FRP:
 - FU= 33,000 PSI
 - E= 2.6x10 PSI
- ANCHOR BOLTS SHALL BE 1/2" FRP BOLTS UNLESS NOTED OTHERWISE.
- PRODUCTS SHALL BE LABELED OR PACKAGE CLEARLY IDENTIFYING THE PRODUCT AS EXTREN 525 MANUFACTURED BY STRONGWELL COMPANY.
- THE MAXIMUM THICKNESS APPROVED FOR THE USE IS 1/2" WITH THE EXCEPTION FIBREBOLTS WHICH ARE LIMITED TO 1/2" AND 3/8" DIAMETER BOLTS.
- THE MAXIMUM ALLOWABLE TENSILE LOAD FOR 1/2" & 3/8" DIAMETER BOLTS SHALL BE 550 LBS., AND 682 LBS., RESPECTIVELY. THE MAXIMUM ALLOWABLE SHEAR LOAD FOR THE 1/2" AND 3/8" DIAMETER BOLTS SHALL BE 861 LBS. AND 1052 LBS., RESPECTIVELY.
- ONLY FIBERGLASS NUTS SHALL BE USED WITH THE FIBREBOLTS, STEEL NUTS SHALL BE PROHIBITED.
- THE DESIGN OF ALL FRP STRUCTURAL SHAPES, EXCLUDING BOLTS EXCEPT AS APPROVED HEREIN, SHALL BE IN ACCORDANCE WITH THE FIBERGATE COMPOSITE STRUCTURE DESIGN MANUAL.
- THE FIBERGLASS PRODUCT SHALL PROTECTED WITH AN MFG APPROVED UV INHIBITOR.
- ALL FRP MEMBERS SHALL BE IDENTIFIED WITH LARR #25536 AND FIBERGATE LABEL.

SPECIAL INSPECTION REQUIREMENTS:

- THIS SECTION APPLIES TO THE STRUCTURAL PORTIONS OF THE PROJECT REQUIRING SPECIAL INSPECTION. THE SPECIAL INSPECTOR'S DUTIES ARE AS DESCRIBED IN CBC 1704, 1707 AND CBC 1708.
- ALL TESTS AND INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT TESTING AND INSPECTION AGENCY EMPLOYED BY THE OWNER OR ARCHITECT AND NOT THE CONTRACTOR PER CBC SECTION 1704.1.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE TEST AND INSPECTION FIRM WITH A SCHEDULE TO FACILITATE THE PROPER COORDINATION OF WORK.
 - STEEL CONSTRUCTION: SPECIAL INSPECTIONS FOR STEEL ELEMENTS SHOULD BE PROVIDED ACCORDANCE WITH SECTION 1705.2.
 - WELDING: WELDING INSPECTION SHOULD BE PROVIDED IN ACCORDANCE WITH SECTION 1705.2.
 - EXPANSION ANCHORS: PERIODIC SPECIAL INSPECTION SHOULD BE PROVIDED FOR ANCHORS IN HARDENED CONCRETE IN ACCORDANCE WITH
- PORTIONS OF WORK REQUIRING SPECIAL INSPECTION:

City of Irvine
APPROVED
BY **A. Wong**
CASE # **00954839-PCPM**
DATE **06/08/2026**

SITE KEY PLAN



SITE KEY PLAN

SCALE NTS **2**



PROJECT INFORMATION:
LA23640A
LA3640 MAIN ST. SWITCHRT CS
2350 MAIN ST.
IRVINE, CA 92614
ORANGE COUNTY

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ISSUED FOR:
PLAN CHECK

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12	10-09-24	CLIENT COMMENTS	

PLANS PREPARED BY:

4430 E. MIRALOMA AVE. SUITE D
ANAHEIM, CALIFORNIA 92807

CONSULTANT:

24310 MOULTON PKWY.
SUITE 0 #1009
LAGUNA HILLS, CA. 92637

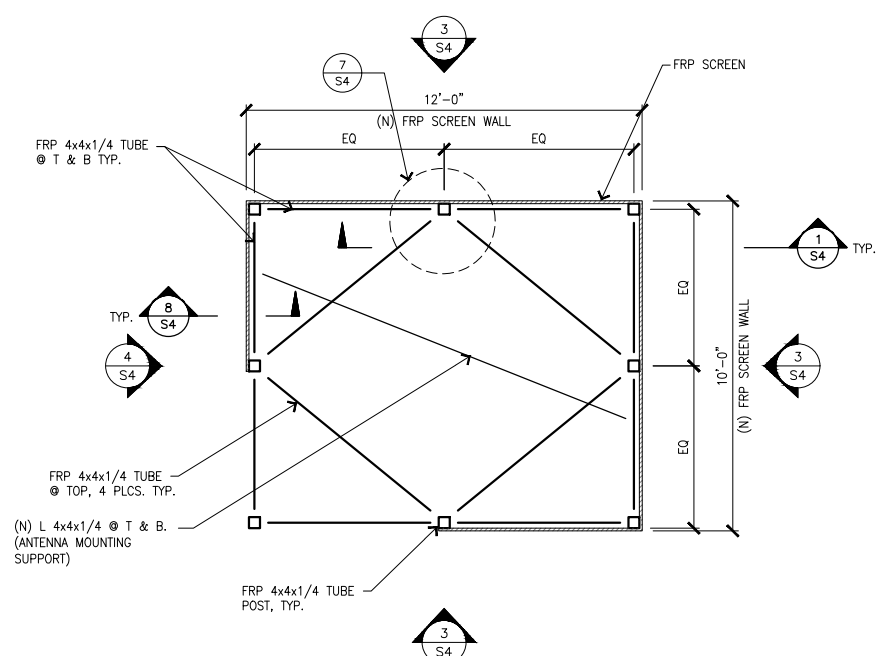
ENGINEERING:

3842 Hendrix Street
Irvine, CA 92614

LICENSURE:

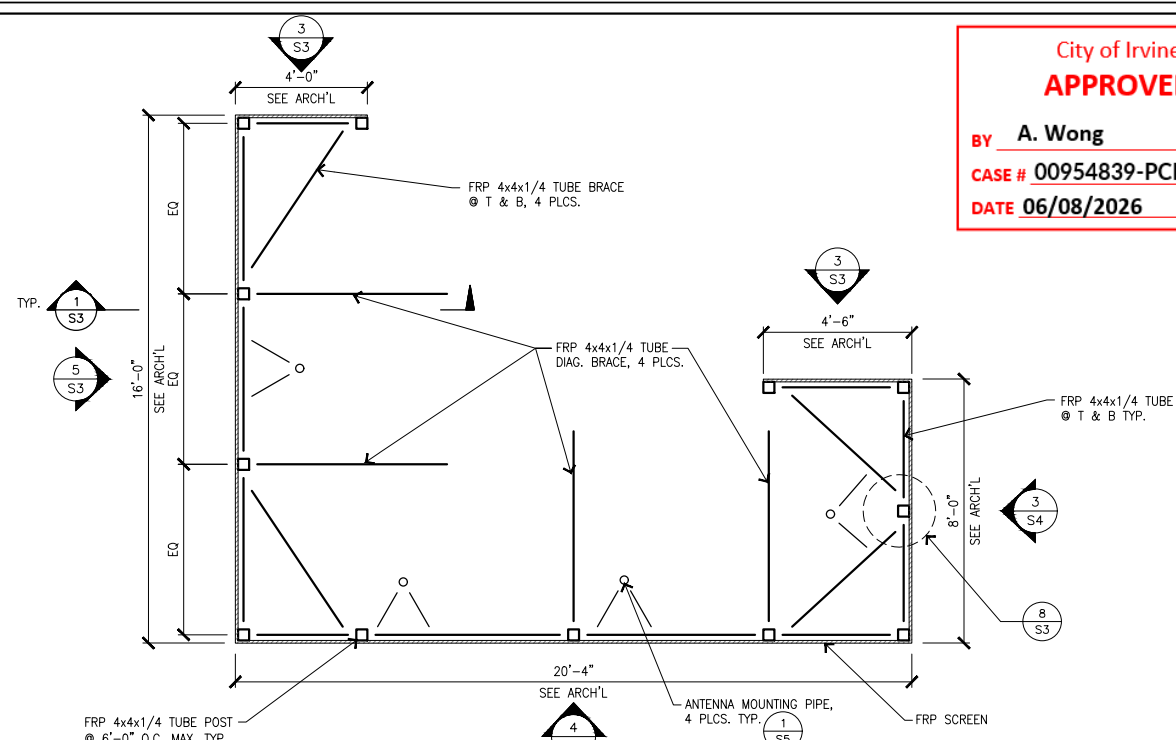
SHEET TITLE:
SITE KEY PLAN
STRUCTURAL NOTES

SHEET NUMBER: **S1** REVISION: **17**
CASE NO: 00822601-CTI L700 4X2+ANCHOR



FRP SCREEN FRAMING PLAN (SECTOR C)

SCALE 3/8"=1'-0" **3**

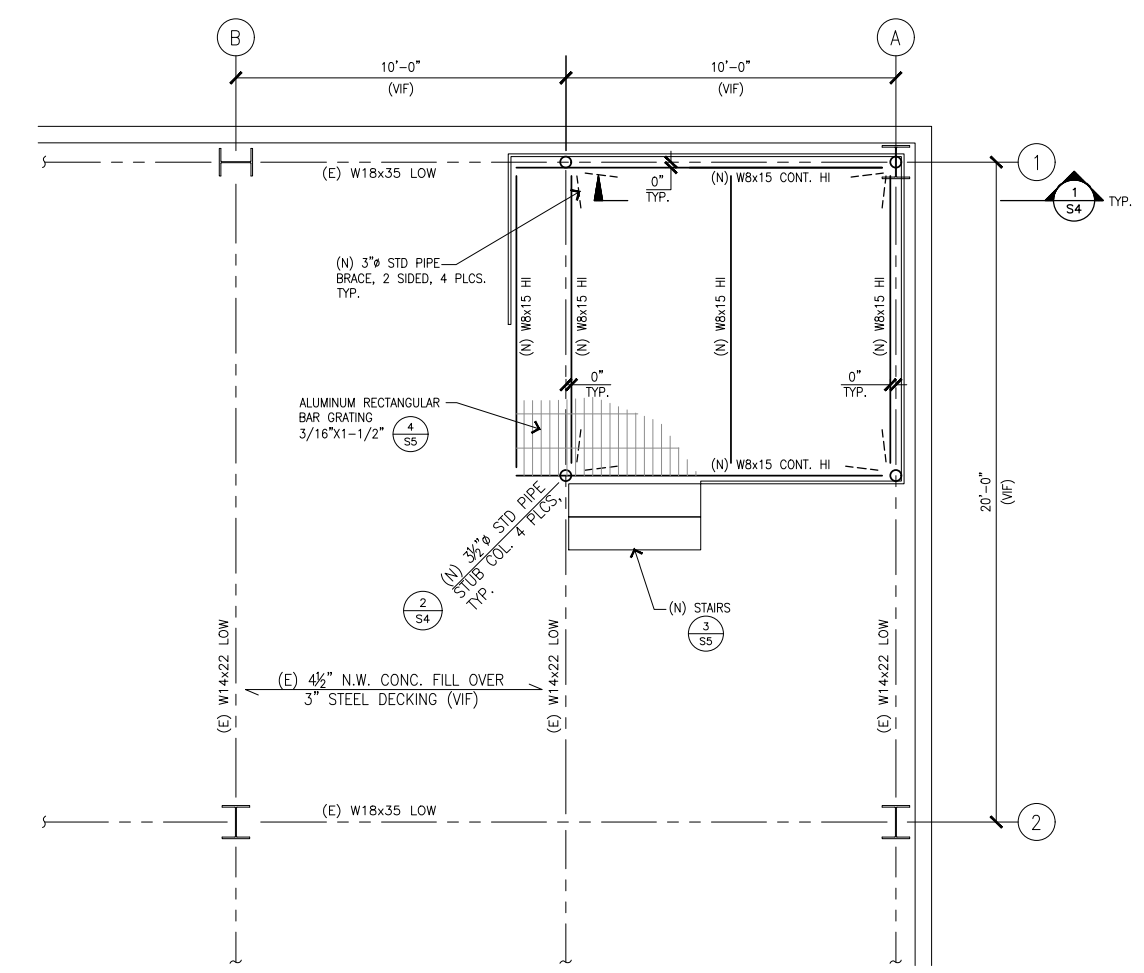


FRP SCREEN FRAMING PLAN (SECTORS A & B)

SCALE 3/8"=1'-0" **1**

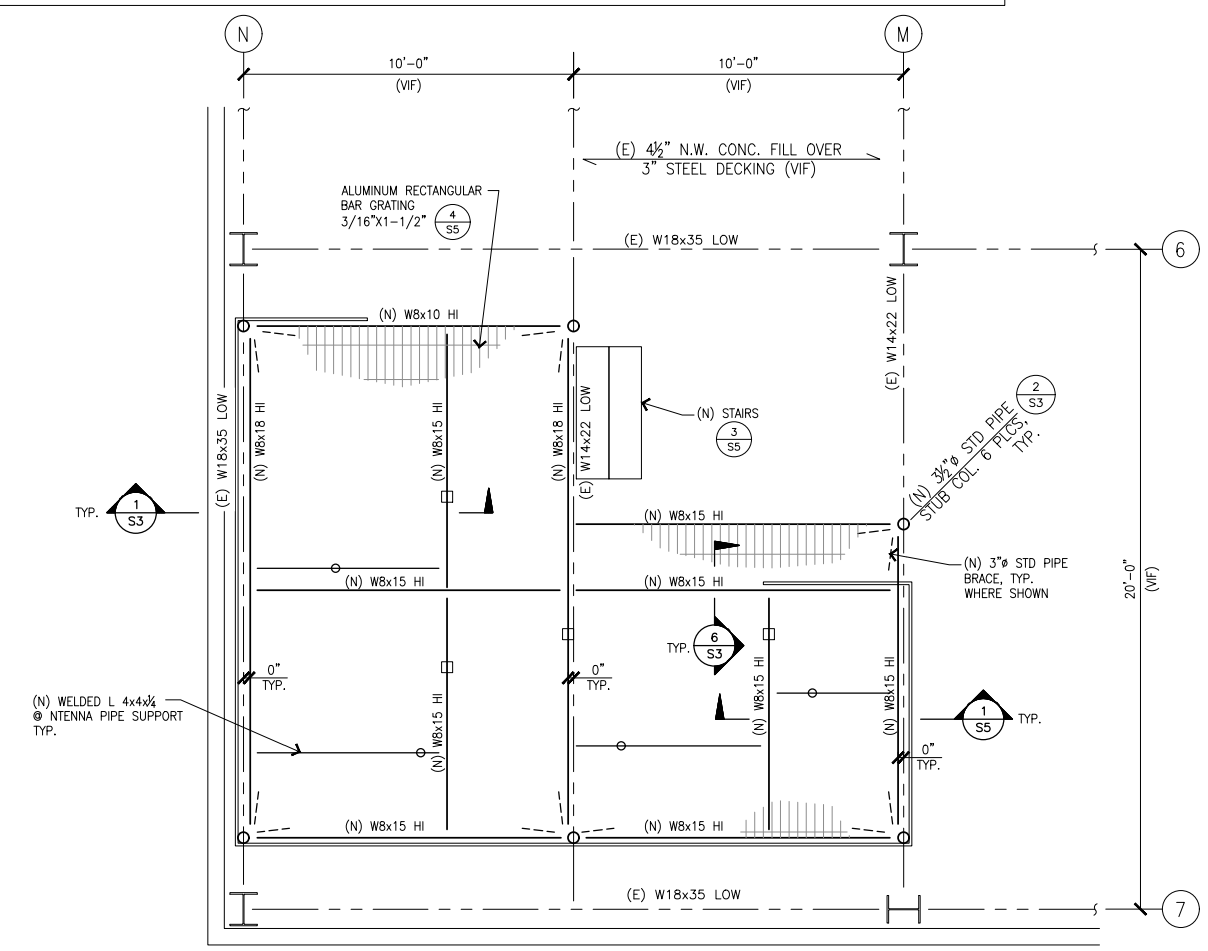
NOTE:
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 2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE HEIGHT OF THE EXISTING PARAPET AND CONSULTING WITH ARCHITECT AND DESIGNERS TO DETERMINE THE PRECISE HEIGHT OF THE STEEL PLATFORM BEFORE COMMENCING CONSTRUCTION.

NOTE:
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PARTIAL ROOF FRAMING PLAN (SECTOR C)

SCALE 3/8"=1'-0" **4**



PARTIAL ROOF FRAMING PLAN (SECTORS A & B)

SCALE 3/8"=1'-0" **2**

City of Irvine
APPROVED
 BY **A. Wong**
 CASE # **00954839-PCPM**
 DATE **06/08/2026**



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PLANS PREPARED BY:

 4430 E. MIRALOMA AVE. SUITE D
 ANAHEIM, CALIFORNIA 92807

CONSULTANT:

 24310 MOULTON PKWY.
 SUITE 0 #1009
 LAGUNA HILLS, CA. 92637

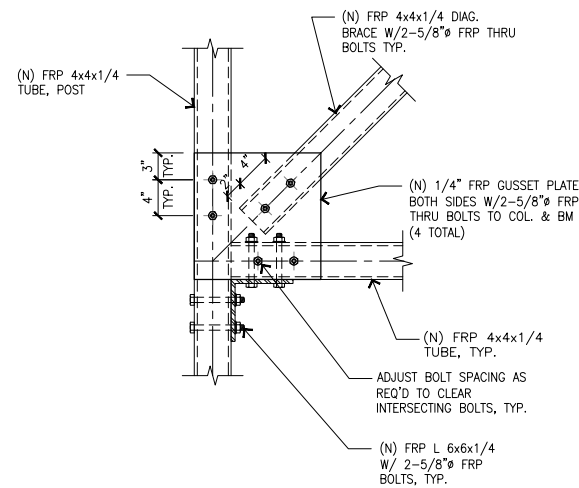
ENGINEERING:

 3842 Hendrix Street
 Irvine, CA 92614

LICENSURE:

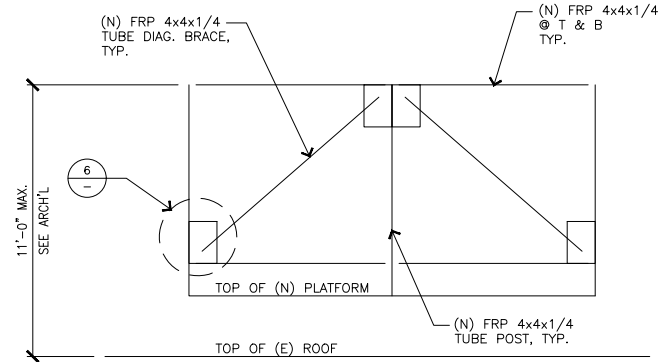
SHEET TITLE:
EQUIPMENT AND FRP SCREEN SUPPORT FRAMING PLANS

SHEET NUMBER: **S2** REVISION: **17**
 CASE NO: 00822601-CTI L700 4X2+ANCHOR



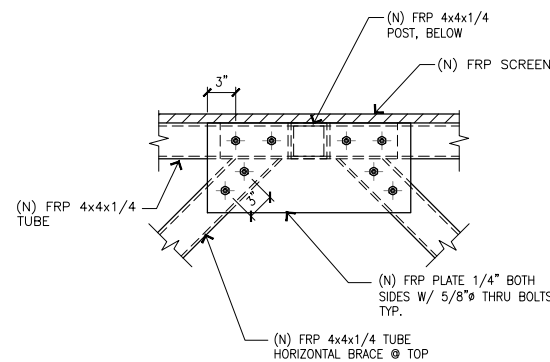
FRP DIAG. BRACE DETAIL

SCALE
NTS 6



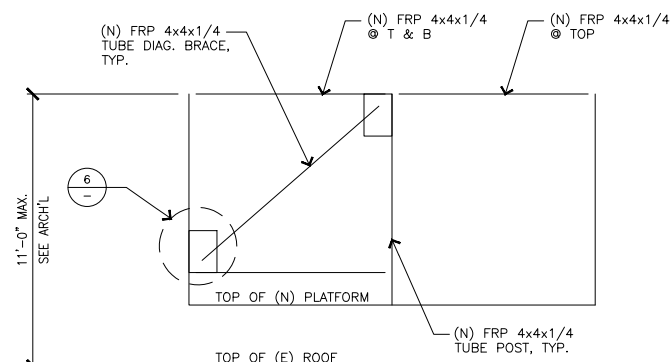
FRP SCREEN ELEVATION AT SECTOR 'C'

SCALE
NTS 3



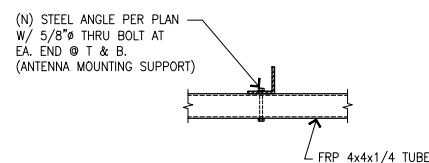
FRP TOP BRACES CONNECTION DETAIL

SCALE
NTS 7



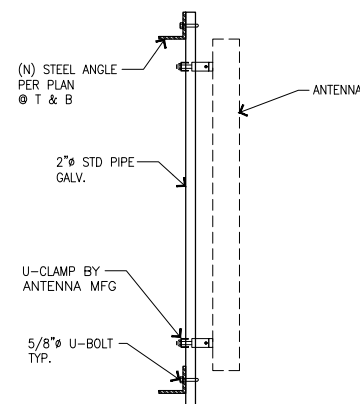
FRP SCREEN ELEVATION AT SECTOR 'C'

SCALE
NTS 4



ANTENNA SUPPORT ANGLE DETAIL SECTOR 'C'

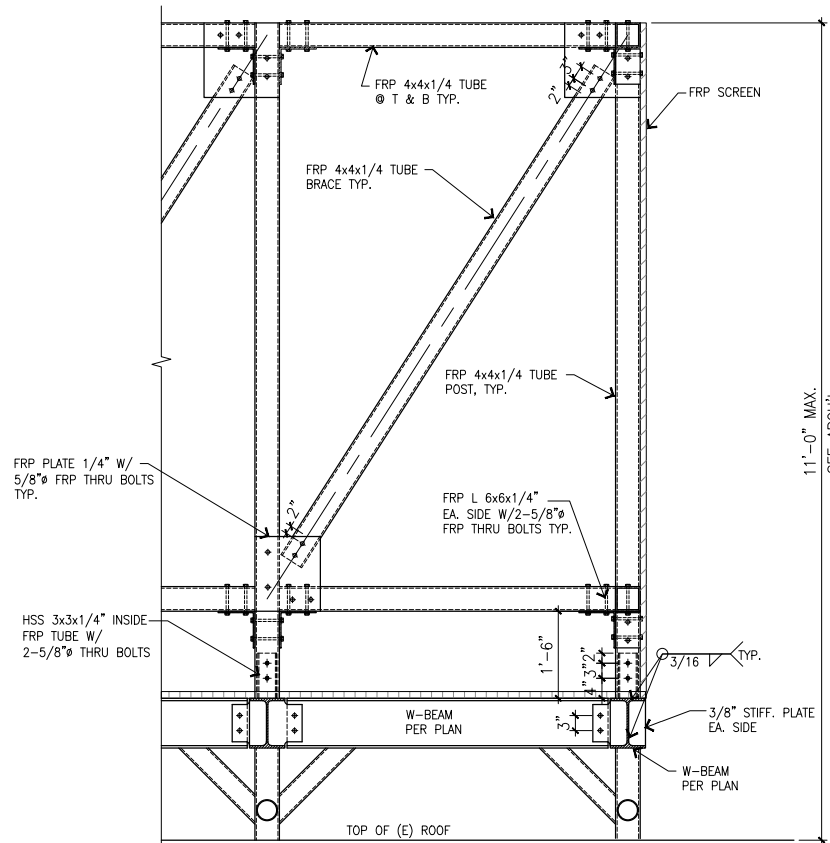
SCALE
NTS 8



ANTENNA MOUNTING DETAIL SECTOR 'C'

SCALE
NTS 5

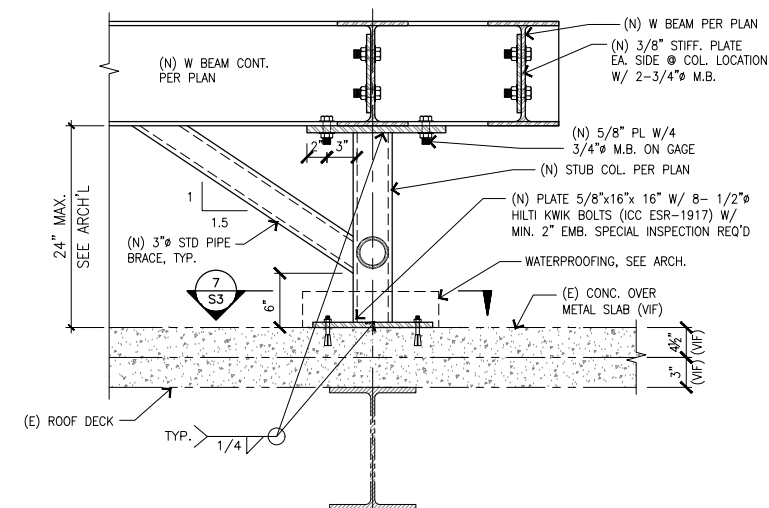
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FRP SCREEN SECTION AT SECTOR 'C'

SCALE
NTS 1

NOTE:
1. THE NEW STUB COLUMNS SHALL BE INSTALLED AT THE CENTER OF EXISTING W-BEAM.
2. CONTRACTOR SHALL VERIFY THE EXISTING 4-1/2" CONCRETE OVER 3" METAL DECK PRIOR START OF CONSTRUCTION.
3. ALL NEW EXPANSION ANCHOR BOLTS SHALL HAVE MINIMUM OF 4" EDGE DISTANCE.



TYP. STUB CONNECTION DETAIL SECTOR 'C'

SCALE
NTS 2

City of Irvine
APPROVED
BY **A. Wong**
CASE # **00954839-PCPM**
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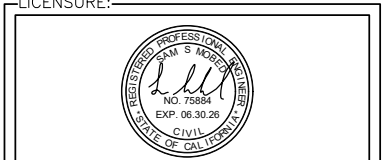
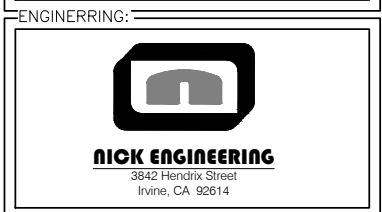


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SHEET TITLE:
SECTIONS AND DETAILS

SHEET NUMBER: _____ REVISION: _____

S4 **17**
CASE NO: 00822601-CTI L700 4X2+ANCHOR

PROJECT INFORMATION:
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LA3640 MAIN ST. SWITCHRT CS
 2350 MAIN ST.
 IRVINE, CA 92614
 ORANGE COUNTY


CURRENT ISSUE DATE:
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ISSUED FOR:
PLAN CHECK

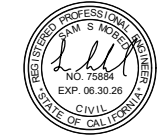
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PLANS PREPARED BY:

 4430 E. MIRALOMA AVE. SUITE D
 ANAHEIM, CALIFORNIA 92807

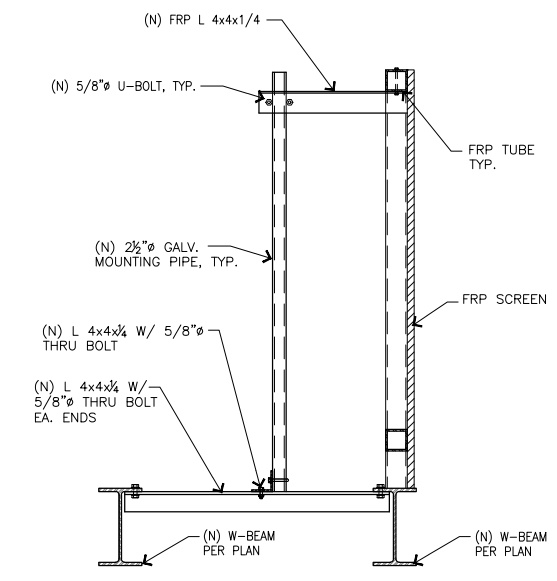
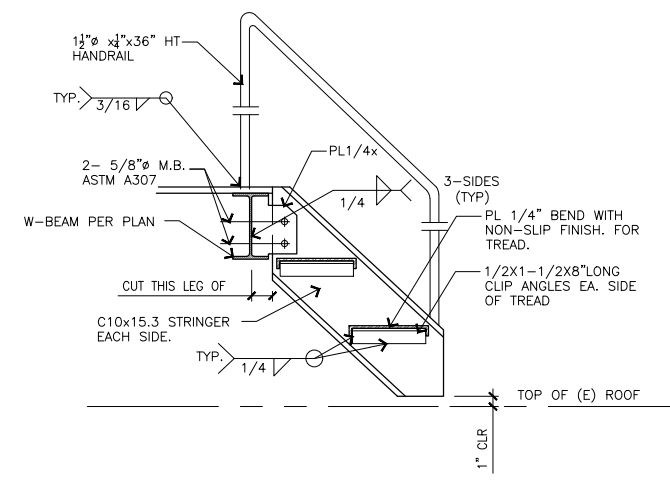
CONSULTANT:

 24310 MOULTON PKWY.
 SUITE 0 #1009
 LAGUNA HILLS, CA, 92657

ENGINEERING:

NICK ENGINEERING
 3842 Hendrix Street
 Irvine, CA 92614

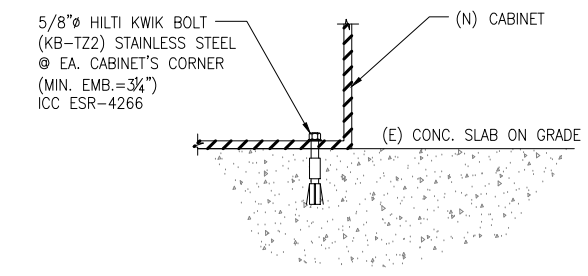
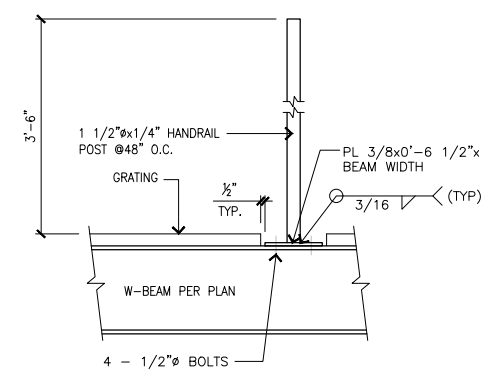
LICENSURE:

 REGISTERED PROFESSIONAL ENGINEER
 NAME: SAM S. MOORE
 NO. 73884
 EXP. 06.30.28
 CIVIL
 STATE OF CALIFORNIA

SHEET TITLE:
SECTIONS AND DETAILS

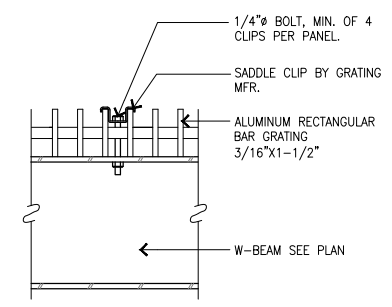
SHEET NUMBER: **S5** REVISION: **17**
 CASE NO: 00822601-CTI L700 4X2+ANCHOR



NOTE:
 1. SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF THE RAILING.



City of Irvine
APPROVED
 BY A. Wong
 CASE # 00954839-PCPM
 DATE 06/08/2026



NOT USED

SCALE NTS 7

STAIRS DETAIL

SCALE NTS 4

ANTENNA MOUNTING DETAIL SECTORS 'A' & 'B'

SCALE NTS 1

NOT USED

SCALE NTS 8

TYP. RAILING DETAIL

SCALE NTS 5

CABINET ANCHORAGE DETAIL

SCALE NTS 2

NOT USED

SCALE NTS 9

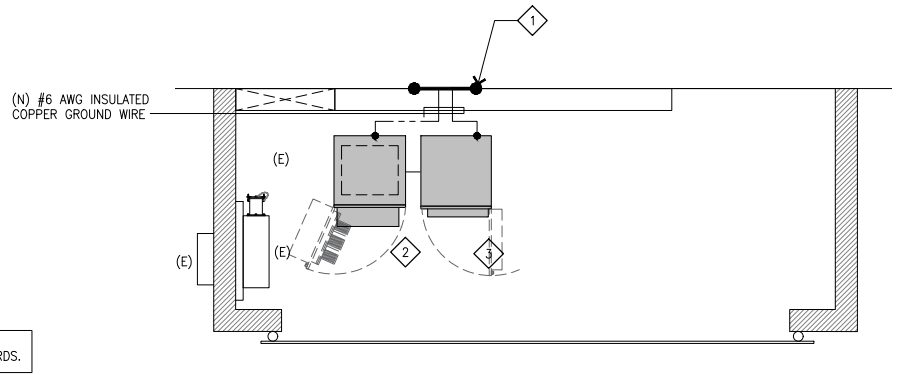
NOT USED

SCALE NTS 6

GRATING DETAIL

SCALE NTS 3

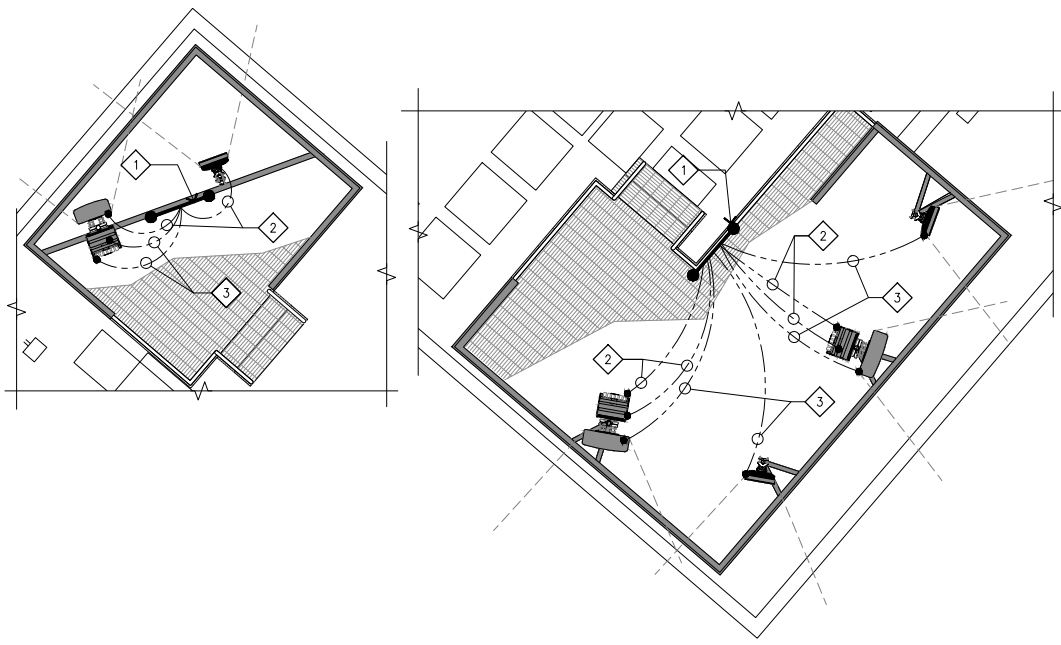
- KEY NOTES**
- EXISTING GROUND BAR TO BE VERIFIED @ FIELD.
 - NEW RBS6160 AC V2 CABINET
 - NEW RBSB160 BATTERY CABINET



NOTE:
ALL GROUNDING WORK SHALL COMPLY WITH AT&T STANDARDS.

EQUIPMENT GROUNDING PLAN SCALE 3/8"=1'-0" **3**

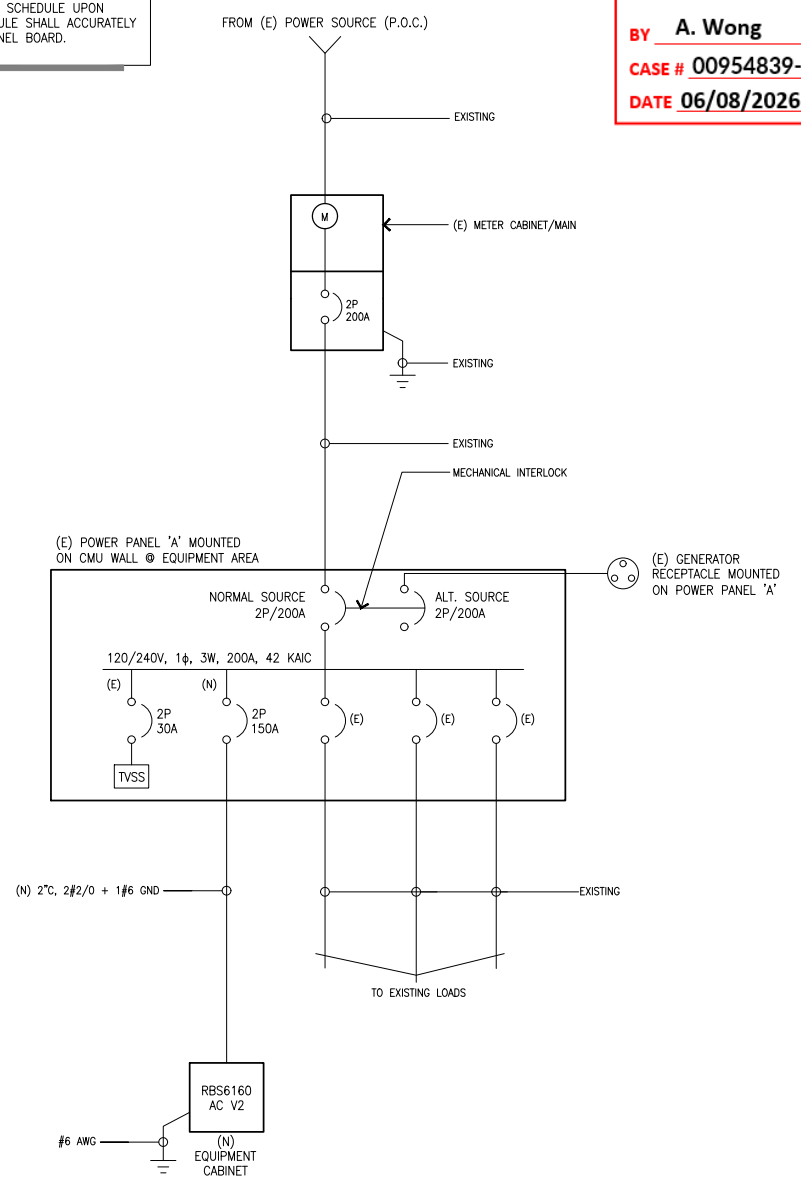
- KEY NOTES**
- EXISTING ANTENNA GROUND BAR TO BE VERIFIED @ FIELD.
 - (N) AWG 2 INSULATED COPPER GROUND WIRE FROM (N) RRUS.
 - (N) AWG 6 INSULATED COPPER GROUND WIRE FROM (N) ANTENNA GROUND KIT.



NOTE:
ALL GROUNDING WORK SHALL COMPLY WITH AT&T STANDARDS.

ANTENNA GROUNDING PLAN SCALE 1/4"=1'-0" **4**

- GENERAL NOTES:**
- ALL ABANDONED AND UNUSED CARRIER AC/DC, DATA, FIBER, COAXIAL CABLING AND SUPPORT SHALL BE COMPLETELY REMOVED AS REQUIRED.
 - UPDATE PRINTED PANEL SCHEDULE WITH NEW PRINTED SCHEDULE UPON COMPLETION OF ALL ELECTRICAL WORK. PANEL SCHEDULE SHALL ACCURATELY INDICATE ALL BREAKERS AND CIRCUITS WITHIN THE PANEL BOARD.



City of Irvine
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BY **A. Wong**
CASE # **00954839-PCPM**
DATE **06/08/2026**

SINGLE LINE DIAGRAM AND NOTES **1**

- NOTES**
- (E) LOAD BTS1 ON CKT #7-9 TO BE DE-ENERGIZED AND REMOVED.
 - VERIFY PRIOR TO DE-ENERGIZING AND REMOVING THE EQUIPMENT.
 - (E) LOAD RBS 6102 TO BE INTERNALLY UPGRADED AND ITS CB TO BE REPLACED BY (N) CB 2P/150A.
 - REFER TO REVISED PANEL SCHEDULE.

EXISTING PANEL SCHEDULE

LOCATION	WATTAGE		CIR	BKR	ØA	ØB	BKR	CIR	WATTAGE		LOCATION
	ØA	ØB							ØA	ØB	
TVSS	0	0	1	30	20/1	2	180				OUTLET
OUTLET	180	0	3	2	20/1	4	100				LIGHT
BTS 1 (OFF)	-	-	7	40	80	6	6000				RBS 6102
			9	2	2	8	6000				
			11	-	-	10					
			13	-	-	12					
			15	-	-	14					
			17	-	-	16					
			19	-	-	18					
			21	-	-	20					
			23	-	-	22					
						24					
TOTAL	180	0					6180	6100			TOTAL
TOTAL @ PHASE A	6360						6100				TOTAL @ PHASE B
CONN. LOAD =	12,460 VA										
FEEDER AMPS. =	51.9 A										

PANEL SCHEDULE **2**

NEW PANEL SCHEDULE

LOCATION	WATTAGE		CIR	BKR	ØA	ØB	BKR	CIR	WATTAGE		LOCATION
	ØA	ØB							ØA	ØB	
TVSS	0	0	1	30	20/1	2	180				OUTLET
OUTLET	180	0	3	2	20/1	4	100				LIGHT
			5	15/1	-	6					
			7	-	-	8					
			9	-	-	10					
			11	-	-	12					
			13	-	-	14					
			15	-	-	150	14	8640			RBS 6160 AC V2
			17	-	-	2	16	8640			
			19	-	-	17					
			21	-	-	18					
			23	-	-	20					
						22					
						24					
TOTAL	180	0					8,820	8,740			TOTAL
TOTAL @ PHASE A	17,748						17,488				TOTAL @ PHASE B
CONN. LOAD =	35,236 VA										
FEEDER AMPS. =	146.8 A										

- NOTES**
- (N) LOAD RBS 6160 AC V2 IS ADDED TO THIS PANEL.
 - INSTALL (N) CB 2P/100A @ SPACE # 14-16 TO PROVIDE POWER TO (N) LOAD.
 - (N) CB SHOULD BE SAME TYPE AND SAME AIC RATING W/ (E) CBS.

FOR REFERENCE ONLY

PANEL SCHEDULE **2**



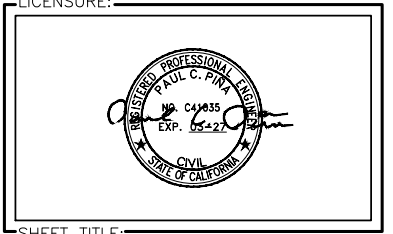
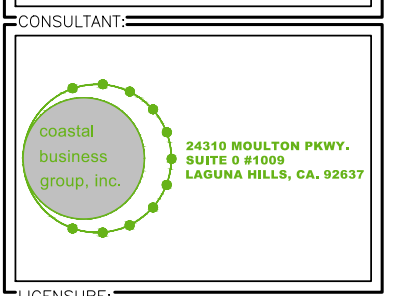
PROJECT INFORMATION:
LA23640A
LA3640 MAIN ST. SWITCHRT CS
2350 MAIN ST.
IRVINE, CA 92614
ORANGE COUNTY

PROJECT TYPE:
L700 4X2+ANCHOR

REV: DATE: DESCRIPTION:

REV	DATE	DESCRIPTION
17	11-13-25	WITH STRUCTURALS
16	10-27-25	CLIENT COMMENTS / NEW RFDS
15	09-05-25	TIC COMMENTS/SURVEY /SECTOR 'A' & 'B' RELO
14	04-14-25	AT&T REDLINES
13	02-26-25	CABINET UPGRADE
12	10-09-24	CLIENT COMMENTS
11	04-30-24	CM COMMENTS
10	04-08-24	REVISED WITH STRUCTURAL

PLANS PREPARED BY:



SHEET TITLE:
SINGLE LINE DIAGRAM, PANEL SCHEDULE & EQUIPMENT/ANTENNA GROUNDING PLAN

SHEET NUMBER: **E1** REVISION: **17**

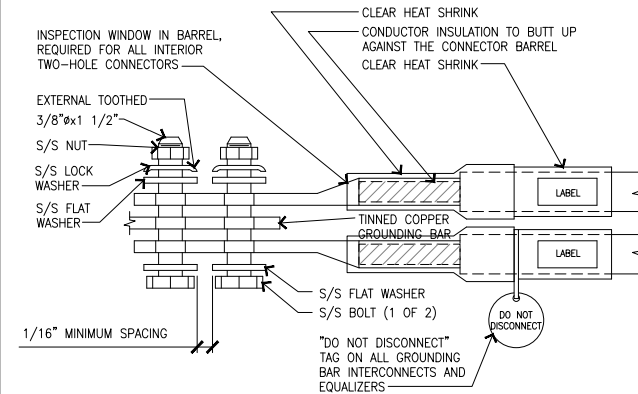
NOTES

1. CONDUIT ROUTING AND GROUNDING ARE DIAGRAMMATICALLY SHOWN ON THE PLANS AND ARE ONLY APPROXIMATIONS. THE EXACT LOCATION AND ROUTING SHALL BE FIELD VERIFIED.
2. ALL ELECTRICAL EQUIPMENT AND CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED LAMICOID NAMEPLATES, INDICATING THE CIRCUITS ORIGIN AND ALL EQUIPMENT TERMINATIONS.
3. CABLE SUPPORTS FOR ALL CABLE ASSEMBLIES, COAX CABLES, AND RET CONTROL CABLES. CABLE STRAIN-RELIEFS, CABLE SUPPORTS SHALL BE APPROVED FOR THE PURPOSE. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
4. SUBCONTRACTOR SHALL PROVIDE ALL BREAKERS, CONDUITS, AND CIRCUIT CONDUCTORS, AS REQUIRED FOR A COMPLETED SYSTEM AND SHALL BE IN COMPLIANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
5. CONTRACTOR SHALL RESTORE ANY TRENCHED AREAS TO ORIGINAL CONDITIONS BY EITHER SEEDING OR SODDING GRASS AREAS, OR REPLACING ASPHALT OR CONCRETE AREAS TO ORIGINAL CROSS SECTION.
6. ALL UNDERGROUND CONDUITS SHALL BE SCHEDULE 80 PVC, EXCEPT THAT ELBOWS AND RISERS SHALL BE RMC. ALL UNDERGROUND ELBOWS SHALL BE SWEEPING BENDS (2" MINIMUM REQUIRED).
7. THE SUBCONTRACTOR SHALL SUPPLY T-MOBILE WITH RESULTS FROM PRE-CONSTRUCTION AND POST-CONSTRUCTION OHM TESTING (GROUNDING) RESULTS.
8. THE SUBCONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A "FALL OF POTENTIAL" TEST ON THE PROPOSED SUPPLEMENTAL GROUNDING FIELD PRIOR TO FINAL CONNECTION OF THE GROUNDING SYSTEM TO EQUIPMENT. THE TEST SHALL BE PERFORMED BY A QUALIFIED AND CERTIFIED TESTING AGENT. PROVIDE INDEPENDENT TEST RESULTS TO THE PROJECT MANAGER FOR REVIEW. THE GROUNDING SYSTEM RESISTANCE TO EARTH GROUNDING SHALL NOT EXCEED FIVE (5) OHMS. IF THE GROUNDING TEST EXCEEDS THE MAXIMUM OF (5) OHMS, THE SUBCONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL GROUNDING RODS AND CONNECTIONS AS REQUIRED TO MEET THE (5) OHMS' MAXIMUM.
9. THE INSPECTOR HAVING JURISDICTION SHALL INSPECT ALL GROUNDING CONNECTIONS FOR TIGHTNESS. EXOTHERMIC WELDED CONNECTIONS SHALL BE APPROVED BEFORE BEING PERMANENTLY CONCEALED.
10. SUBCONTRACTOR SHALL GROUND ALL EQUIPMENT AS A COMPLETE SYSTEM. GROUNDING SHALL BE PERFORMED BY QUALIFIED WIREMEN IN COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
11. USE COPPER CONDUCTORS.

GROUNDING NOTES

6 INTERIOR TWO HOLE LUG

3



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

SECTION "P" - SURGE PROTECTORS

- CABLE ENTRY PORTS (HATCH PLATES) (2/0 BCW)
- GENERATOR FRAMEWORK (IF AVAILABLE) (2/0 BCW)
- TELECOM GROUND BAR (2/0 BCW)
- COMMERCIAL POWER COMMON NEUTRAL/GROUND BOND (2/0 BCW)
- +24V POWER SUPPLY RETURN BAR (2/0 BCW)
- 48V POWER SUPPLY RETURN BAR (2/0 BCW)
- RECTIFIER FRAMES.
- COAX SUPPRESSION

SECTION "A" - SURGE ABSORBERS

- INTERIOR GROUND RING (2/0 BCW)
- EXTERNAL EARTH GROUND FIELD (BURIED GROUND RING) (2/0 BCW)
- METALLIC COLD WATER PIPE (IF AVAILABLE) (2/0 BCW)
- BUILDING STEEL (IF AVAILABLE) (2/0 BCW)

SECTION "I" - ISOLATED GROUND ZONE

- ALL COMMUNICATIONS EQUIPMENT FRAMES.
- ISOLATED GROUND BAR - IGB (2/0 BCW)

DETAIL NOTES:

1. EXOTHERMICALLY WELD 2/0 BCW BARE TINNED SOLID COPPER CONDUCTOR TO GROUND BAR. ROUTE CONDUCTOR TO BURIED GROUND RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
2. USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION ("P", "A", "I") WITH 1" HIGH LETTERS.

FOR REFERENCE ONLY

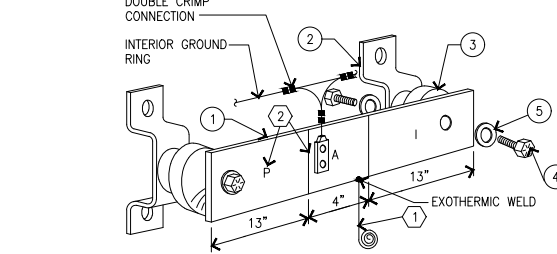
CONNECTION OF CABLE GROUND KIT

4

GROUND BAR

1

NO.	REQ.	PART NO.	DESCRIPTION
1	1	1/4"x4"x30"	SOLID GND. BAR
2	2	A-6056	WALL MTG. BRKT.
3	2	3061-4	INSULATORS
4	4	3012-1	5/8"-11x1" H.H.C.S.
5	4	3015-8	5/8 LOCKWASHER



NEWTON INSTRUMENT COMPANY, INC.
BUTNER, N.C. OR APPROVED EQUAL

NO.	REQ.	PART NO.	DESCRIPTION
1	1	1/4"x4"x30"	SOLID GND. BAR
2	2	A-6056	WALL MTG. BRKT.
3	2	3061-4	INSULATORS
4	4	3012-1	5/8"-11x1" H.H.C.S.
5	4	3015-8	5/8 LOCKWASHER

NOT USED

5

GROUND BAR

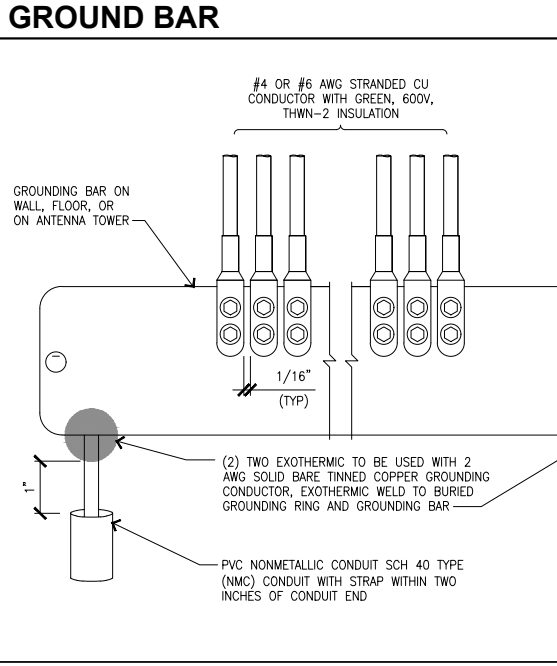
2

City of Irvine
APPROVED

BY A. Wong

CASE # 00954839-PCPM

DATE 06/08/2026



PROJECT INFORMATION:

LA23640A
LA3640 MAIN ST. SWITCHRT CS
2350 MAIN ST.
IRVINE, CA 92614
ORANGE COUNTY

PROJECT TYPE:

L700 4X2+ANCHOR

REV: _____ DATE: _____ DESCRIPTION: _____

17	11-13-25	WITH STRUCTURALS
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12	10-09-24	CLIENT COMMENTS
11	04-30-24	CM COMMENTS
10	04-08-24	REVISED WITH STRUCTURAL

PLANS PREPARED BY:

4430 E. MIRALOMA AVE. SUITE D
ANAHEIM, CALIFORNIA 92807

CONSULTANT:

24310 MOULTON PKWY.
SUITE 0 #1009
LAGUNA HILLS, CA. 92657

LICENSURE:

SHEET TITLE:

GROUNDING DETAILS AND NOTES

SHEET NUMBER: **E2** **REVISION:** 17

City of Irvine
APPROVED
 BY A. Wong
 CASE # 00954839-PCPM
 DATE 06/08/2026



PROJECT INFORMATION:
LA23640A
LA3640 MAIN ST.
SWITCHRT CS
 2350 MAIN ST.
 IRVINE, CA 92614
 ORANGE COUNTY

PROJECT TYPE:
L700 4X2+ANCHOR

REV:	DATE:	DESCRIPTION:
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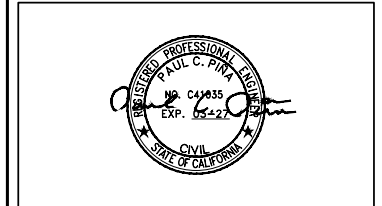
PLANS PREPARED BY:



CONSULTANT:



LICENSURE:

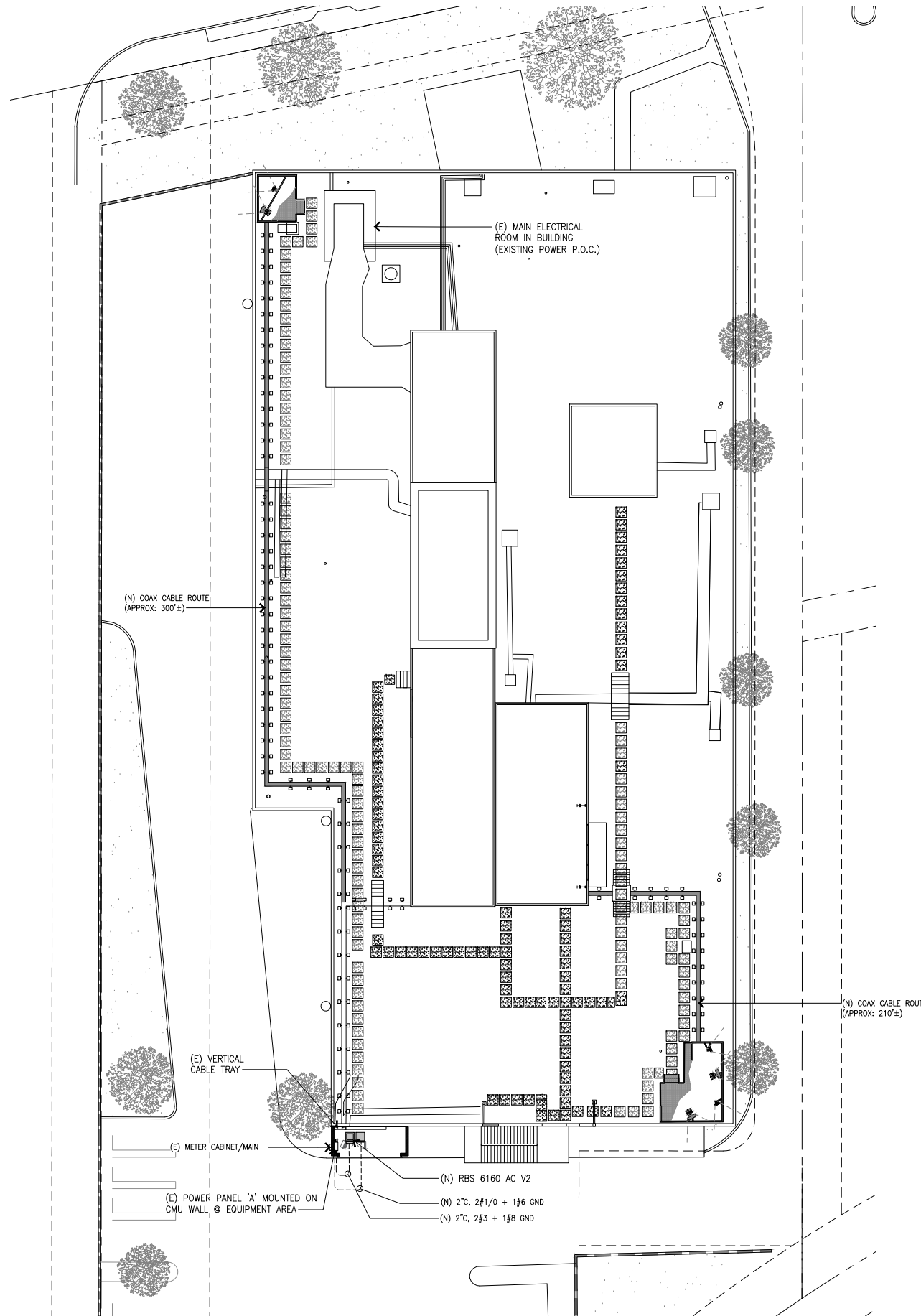


SHEET TITLE:

ELECTRICAL SITE PLAN

SHEET NUMBER: REVISION:

E3 17





NOTICE OF EXEMPTION

TO: State of California
Office of Planning & Research
PO Box 3044
Sacramento, CA 95812-3044

County Clerk
County of Orange
PO Box 238
Santa Ana, CA 92702

FROM: City of Irvine
Community Development Department
PO Box 19575
Irvine, CA 92623-9575

Attn: Adam Wong
Associate Planner
949-724-5491

SUBJECT: Filing of **Notice of Exemption** in compliance with Section 15062 of the Public Resources Code.

Project Title and File No.: Minor Modification to a Wireless Facility (File No. 00954839-PCPM)

Project Location: 2350 Main Street; Planning Area 36 (Irvine Business Complex) in the City of Irvine, County of Orange
(include County)

Project Description: Approval of a minor modification to Conditional Use Permit 00445164-PCPM to remove and replace existing wireless facility antennas, radio units, and equipment to a new location on the rooftop of an existing office building.

Approving Public Agency: City of Irvine
Community Development Director
PO Box 19575
Irvine, CA 92623-9575

Approval Date: June 8, 2026
Resolution No. N/A

Project Applicant: Priscilla Galvan
Coastal Business Group, Inc
24310 Moulton Parkway, Suite O #1009
Laguna Hills, CA 92637
Attn: Priscilla Galvan
949-336-1550
pcortes@coastalbusinessgroup.net

Exempt Status:
(check one)

- Ministerial (Section 21080(b)(1); 15268)
- Declared Emergency (Section 21080(b)(3); 15269(a))
- Emergency Project (Section 21080(b)(4); 15269(b)(c))
- Statutory Exemption:
- Categorical Exemption: **Section 15301, Class 1 for Existing Facilities**
- General Rule Exemption (Section 15061(b)(3))

Reason(s) Why Project Is Exempt: The project is exempt pursuant to CEQA Guidelines Section 15301 Class 1, Existing Facilities, which allows for the operation of, and minor alterations to, existing facilities involving negligible or no expansion of existing or former use. The proposed modification is considered a minor alteration and will continue to permit existing uses and involves negligible improvements.

Adam Wong,
Associate Planner

Name and Title

Signature

June 8, 2026

Date