COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: November 19, 2026

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit and Use Permit, pursuant to Chapters 8.252, 8.280, 8.376, and 8.256 of the San Mateo County Zoning Regulations, respectively, for a new wireless telecommunications facility with six antennas mounted on the rooftop of an existing two-story mixed-use building screened behind a new concealment cupola, located at 1401 Main Street in the unincorporated Montara area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Number: PLN2025-00387 (T-Mobile West, LLC)

PROPOSAL

The applicant is seeking a Coastal Development Permit (CDP) and Use Permit to construct a new wireless telecommunication facility with six antennas mounted on the rooftop of an existing two-story mixed-use building (ground floor commercial art gallery with second story residential units). The antennas will be screened within a new 13-foot-tall concealment cupola with supporting ground equipment located in the basement of the building. No tree removal and grading are proposed.

RECOMMENDATION

That the Zoning Hearing Officer approve the CDP and Use Permit, County File Number PLN2025-00387, by making the required findings and adopting the conditions of approval listed in Attachment A of this staff report.

BACKGROUND

Report Prepared By: Dylan Parker, Project Planner; jparker1@smcgov.org

Applicant: T-Mobile West, LLC

Owner: Charles Darke, Darkeroom LLC

Location: 1401 Main Street, Montara

APN: 036-053-190

Size: 5,000 sq. ft.

Existing Zoning: C-1/S-3/DR/CD (Neighborhood Business District/5,000 sq. ft. lot minimum/Design Review/Coastal Development)

General Plan/Local Coastal Program Designation: Neighborhood Commercial
Sphere-of-Influence: Half Moon Bay

Existing Land Use: Mixed use; ground floor commercial art gallery with residential units on second story.

Water Supply/ Sewage Disposal: Montara Water and Sanitary District

Flood Zone: Flood Zone X (Area of Minimal Flood Hazard); Community Panel 06081C0117F, effective August 2, 2017.

Environmental Evaluation: The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3, related to the construction of new, small facilities or structures.

Setting: The 5,000 sq. ft. parcel is located on the corner of 7th and Main Streets with a downward slope in the westerly direction towards the ocean. The parcel is developed with an older two-story building containing a commercial art gallery on the ground floor with two residential units on the second story. The surrounding adjacent parcels consist of varied commercial uses on the northerly, westerly, and southerly sides of the subject property. The easterly side contains a mix of single- and two-story single-family residences along 7th Street.

Chronology:

Date		Action
November 10, 2025	-	Application Received
December 3, 2025	-	Application Deemed Incomplete - Cycle 1 Review
January-June, 2026	-	Cycle 2 through 4 Resubmittals Deemed Incomplete*
August 18, 2026	-	Application Resubmittal - Cycle 5 Review
August 21, 2026	-	Application Deemed Complete
November 19, 2026	-	Zoning Hearing Officer Meeting

*Cycle 2 through 4 resubmittals were deemed incomplete by staff due to partial resubmittals by applicants resulting in outstanding comments from the initial Cycle 1 completeness review that were repeated in subsequent completeness review letters for the respective review cycle.

DISCUSSION

A. KEY ISSUES

1. Compliance with the General Plan

Staff has reviewed and determined that the project conforms with the following applicable General Plan Policies:

Policies 4.15 (*Appearance of New Development*), 4.21 (*Utility Structures*), and 4.36 (*Urban Area Design Concept*) seek to promote good design, minimize visual impacts, and maintain the visual character of urban development.

The project proposes six rooftop antennas and a 13-foot concealment cupola on an existing mixed-use building. The cupola will match the building's colors, materials, and shed-style roof, with faux windows to blend with the existing architecture. Located within an existing roof void parallel to Main Street, the cupola will minimize the visual impact of the added height. Photo simulations are provided in Attachment E.

2. Compliance with the Local Coastal Program

Staff has reviewed and determined that the project conforms with the following applicable Local Coastal Program Policies:

Policy 8.12 (*General Regulations*) requires compliance with applicable design standards, while Policy 8.13 (*Special Design Guidelines for Coastal Communities*) seeks to limit flat roofs and ensure development is appropriately scaled and visually compatible with its setting.

The existing mixed-use building features shed roofs with a lower central flat-roof area that creates a roof void parallel to Main Street. The proposed concealment cupola will occupy this void to screen the rooftop antennas and mimic the building's existing roof style, color, and texture. These design elements minimize visual impacts and integrate the project with the existing site. See discussion in Section A.1. and Attachment E.

3. Compliance with the Zoning Regulations

The project is located in the C-1/S-3 (Neighborhood Business District/5,000 sq. ft. lot minimum) Zoning District and proposes a wireless facility with roof-mounted antennas screened by a 13-foot concealment cupola and

supporting equipment within the existing basement. Although the District's maximum building height is 28 feet, Section 8.376.030.II.I.3 of the Wireless Telecommunications Facilities Ordinance allows rooftop equipment to extend up to 16 feet above the existing roofline. The proposed cupola extends 13 feet above the roofline and complies with this allowance. No setback impacts are anticipated, as non-rooftop equipment will be located within the basement, and rooftop access is provided by an existing wall-mounted utility ladder on the south elevation.

4. Compliance with the Half Moon Bay Airport (HAF) Airport Land Use Compatibility Plan (ALUCP)

Upon review of the provisions of the Half Moon Bay Airport (HAF) Airport Land Use Compatibility Plan (ALUCP) for the environs of Half Moon Bay Airport, as adopted by the City/County Association of Governments (C/CAG) on October 9, 2014, staff has determined that the project's site location complies with the safety, noise and height limit criteria for compatibility. The project site is located in Runway Safety Zone 7, the Airport Influence Area (AIA), where the airport accident risk level is considered low. The project site is outside of the defined aircraft noise exposure contours and, therefore, would not be exposed to high levels of aircraft noise. The proposed 41-foot 1-inch height of the new rooftop mounted equipment within the concealment cupola is well below the 100-foot review threshold and does not penetrate airspace limits.

5. Compliance with the Wireless Telecommunications Facilities Ordinance

Staff has determined that the project conforms with all applicable standards of the Wireless Telecommunication Facilities (WTF) Ordinance, as discussed below.

a. Development and Design Standards

Section 8.376.030.II.A states that new wireless telecommunication facilities shall be prohibited in a Sensitive Habitat, as defined by Policy 1.8 of the General Plan (Definition of Sensitive Habitats) for facilities proposed outside of the Coastal Zone.

The project is not located in a sensitive habitat, as defined by Policy 1.8 of the General Plan.

Section 8.376.030.II.B prohibits new wireless telecommunication facilities from being located in areas zoned Residential (R), unless the applicant demonstrates that a review has been conducted of other options and no other sites or combination of sites allow feasible service or adequate capacity and coverage.

The project is located in the County's C-1/S-3 Neighborhood Business Zoning District.

Section 8.376.030.II.C prohibits new wireless telecommunication facilities from locating in areas where co-location on existing facilities would provide equivalent coverage with less environmental impacts.

The applicant was unable to identify any existing wireless facilities within a 2.5-mile radius that would either allow co-location or provide coverage to the target area. See Attachment G for applicant's co-location alternatives analysis report.

Section 8.376.030.II.D requires new wireless telecommunication facilities to be constructed so as to accommodate co-location and must be made available for co-location.

Although the proposed facility is only constructed for T-Mobile's telecommunication needs, future co-locations could be technically feasible subject to a new operator obtaining all necessary permits and conforming to all applicable regulations.

Sections 8.376.030.II.E and F seek to minimize and mitigate visual impacts from public views by siting new facilities outside of public views, using natural vegetation for screening, painting equipment to blend with existing landscaping, and designing the facility to blend in with the surrounding environment.

The proposed rooftop facility includes installing six rooftop antennas within a new 13-foot concealment cupola. The proposed cupola will use matching exterior colors, materials, shed-style roof design, and placement of faux windows to blend into the existing building. The proposed cupola will be located within a roof void area that runs along the north to south facing elevations of the existing two-story building, parallel to Main Street, to minimize the visual appearance of the additional height.

Section 8.376.030.II.G requires that the exterior of wireless telecommunication facilities be constructed of non-reflective materials.

The proposed concealment cupola will match the existing brown horizontal wood siding of the building.

Section 8.376.030.II.H requires that wireless telecommunication facilities comply with all the requirements of the underlying zoning district, including, but not limited to, setbacks, Design Review in the DR district(s), Architectural Review in designated

Scenic Corridors, and Coastal Development Permit regulations in the CZ or CD zones.

As discussed in Section 3, Compliance with the Zoning Regulations, the proposed rooftop mounted facility does not impact site setbacks, complies with the WTF design standards as it intends to blend into the existing building with use of matching exterior colors and materials, and conforms to height maximums allowed for roof-mounted facilities as defined in Section 8.376.030.II.I.3.

Section 8.376.030.II.I.3 states that building-mounted facility shall not exceed the maximum height allowed in the applicable zoning district, or 16 feet above the building roofline, whichever is higher, except that in any Residential (R) District, no monopole or antenna shall exceed the maximum height for structures allowed in that district.

The existing building is approximately 28 feet in height, where 28 feet is the maximum allowed height for the zoning district. The proposed facility consists of 6-foot-tall roof-mounted antennas with a 13-foot-tall screen wall (at the highest point) that will blend into the existing building roof design. The maximum height of the proposed (roof-top) components will be 41 feet-1 inches from average finished grade, which is less than 16 feet above the existing building roofline as allowed.

Section 8.376.030.II.I.3 states that diesel generators shall not be installed as an emergency power source unless the use of electricity, natural gas, solar, wind or other renewable energy sources are not feasible.

The proposed facility includes installation of a battery backup generator.

b. Performance Standards

The project meets the applicable standards of Section 8.376.030.III for lighting, licensing, power, facility removal, visual resources, access, and noise. No lighting is proposed; required FCC and CPUC licenses will be obtained; PG&E will provide power; visual impacts will be minimal; and conditions of approval require maintenance and removal when the facility is no longer operational. Existing road access is adequate, and the project will comply with San Mateo County's Noise Ordinance. Conditions of Approval Nos. 13–17 ensure ongoing compliance with these standards (Attachment A).

c. Additional Requirements and Standards – Coastal Zone

The project meets Section 8.376.030.IV standards for wireless facilities in the Coastal Zone. It is not located between the first public road and the sea and complies with applicable LCP and CD Zoning regulations. Pursuant to Condition of Approval No. 2 (Attachment A), the Use Permit and CDP are valid for 10 years, after which the applicant may seek renewal subject to Section 8.376.030.IV.C.

6. Compliance with the Use Permit Findings

For the use permit to be approved by the Zoning Hearing Officer, the following findings must be made:

a. **That the establishment, maintenance, and/or conducting of the use will not, under the circumstances of this particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood.**

The applicant submitted an RF report prepared by Global Technology Associates (GTA), dated October 24, 2025, confirming that the proposed facility will comply with FCC public exposure standards (Attachment D). Worst-case predictive modeling indicates radiofrequency electromagnetic (RF-EME) energy levels of up to 150 percent of the FCC occupational limit at the roof level and 82 percent of the general population limit at ground level.

The FCC establishes Maximum Permissible Exposure (MPE) limits for RF-EME energy within two exposure categories: occupational/controlled limits, which apply to informed workers who can control or limit their exposure, and general population/uncontrolled limits, which apply to the public and individuals who are unaware of potential exposure or cannot control it, such as residents living near telecommunications towers.

The Global Technology Associates report notes that a site is noncompliant with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. The Global Technology Associates modeling indicates that, after implementing the recommended measures, accessible rooftop walking and working surfaces in front of the T-Mobile antennas will comply with FCC occupational exposure limits. The Global Technology Associates recommends restricting and securing access to antenna-related areas where possible and installing appropriate RF hazard signage, guidelines signs, barriers, and floor markings to warn individuals and prevent access to areas exceeding applicable exposure limits. Condition of Approval No.11 requires implementation of GTA's recommended mitigation measures for occupational exposure.

Regarding general population exposure limits, GTA's report also notes that, "B*ased on worst-case predictive modeling, there are no areas at ground level related to the proposed antennas that exceed the FCC's occupational or general population exposure limits at this site. At ground level, the maximum power density generated by the antennas is approximately 82 percent of FCC's general population limit (16 percent of the FCC's occupational limit). If applicable in special cases and scenarios, appropriate inter-floor radiation losses are taken into account for depicting accurate modeling and simulations at ground level*"(see PDF page 15 of Attachment D).

Although GTA's report does not directly address RF levels within the two existing residential units, it notes that, "*Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, except in areas directly in front of the antennas*" (see PDF page 9 of Attachment D). The proposed rooftop antennas will be installed approximately 28 feet above grade, above the line of sight of the existing second-story residential units.

The facility will be unmanned and serviced periodically by T-Mobile, with no significant traffic, noise, or intensification of use. Based on the RF report and proposed conditions, staff has concluded that the project will not result in significant environmental, health, or visual impacts.

That this telecommunication facility is necessary for the public health, safety, convenience, or welfare of the community.

The proposed cellular facility will address a coverage gap in the Montara community, improving service for residents, public agencies, and emergency responders. Reliable cellular coverage supports everyday communication and emergency response.

B. MIDCOAST COMMUNITY COUNCIL

The Midcoast Community Council (MCC) commented that the community generally recognizes the need for improved wireless connectivity in Montara to support public safety, emergency communications, travel, and daily activities. However, residents questioned whether the proposed project would adequately address the community's broader connectivity needs, noting that coverage improvements may be limited to areas already served and provide little benefit to residents toward the back of the neighborhood or beyond the projected coverage radius.

Residents also expressed concerns about the proposed structure's size, visual prominence, potential obstruction of views, possible health risks to nearby residents, and potential impacts on property values. Suggestions included reducing the structure's size, modifying its design to minimize visual impacts, and erecting story poles to illustrate its scale and effects on surrounding views. Residents also encouraged prioritizing co-location to accommodate multiple wireless providers at a single site and reduce the need for additional installations.

Overall, the MCC emphasized the importance of balancing the need for reliable wireless service with neighborhood character and residential concerns, encouraging consideration of alternative locations, less intrusive designs, and more comprehensive approaches to improving connectivity throughout Montara.

The proposed concealment cupola, while intended to blend into the existing building to mininize visual impacts and meet County required design standards for new wireless facilities, could be modified to address the visual impact concerns raised by residents and still meet County design standards. These modifications could include:

1. Alternative massing, articulation, and roofing design style for cupola to reduce overall height of at least 1-foot; or

2. Eliminate cupola, reduce centerline height of antenna by at least one foot, paint equipment matching color of building. This would remove screening of the antennas, potentially resulting in less visual impact on the viewshed compared to suggestion No.1, and an overall height reduction of approximately 7 feet, along with massing reduction.

Per Federal Communication Commission (FCC) regulations, particularly around concealment elements and modifications thereto, limit the County's ability to deny a new facility and any future modifications to it that would qualify as an eligible facilities request (EFR) under Section 6409(a). Therefore, any future EFR request for the facility could potentially modify the concealment cupola as long as the request does not increase visual impacts (or "defeat the stealth intent of the original concealment element" in FCC terminology) by implementing mitigation measures such as painting equipment to match existing exterior colors.

C. ENVIRONMENTAL REVIEW

The project is categorically exempt from CEQA pursuant to Section 15303, Class 3, related to the construction of new, small facilities or structures.

D. REVIEWING AGENCIES

Building Inspection Section
Coastside Fire Protection District
Midcoast Community Council
California Coastal Commission
Department of Public Works

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Vicinity Map
C. Project Plans
D. Radio Frequency Report, prepared by GTA, dated October 24, 2025
E. Photo Simulations
F. Coverage Map
G. Alternatives Analysis

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2025-00387 Hearing Date: November 19, 2026

Prepared By: Dylan Parker, Project Planner For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3, related to the construction of new, small facilities or structures.

For the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Chapters 8.280, 8.376, and as conditioned in accordance with, conforms to the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program (LCP), specifically with regard to the Visual Resources Component of the Local Coastal Program.

3. That the project is not subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) since the project is not located between the nearest public road and the sea.

4. That the project conforms to specific findings required by policies of the San Mateo County LCP with regard to the Visual Resources Component as the project is designed to minimize view impacts in the area by locating the roof-mounted components of the facility furthest away from Main Street. As proposed and conditioned, the project will provide screening of the roof-top equipment to match existing building colors, style and texture, and that blends in to the surrounding developed and natural area.

For the Use Permit, Find:

5. That the establishment, maintenance, and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood as the project is located on a non-residentially developed parcel in the commercial zoned area of Montara and roof-top equipment will be screened by a concealment cupola that matches in design, color, and texture to the existing building to minimize visual impacts. Additionally, the proposed facility will not exceed the Federal Communication Commission's (FCC) General Population limits for RF energy emission and a condition is included to ensure that proper notification is provided for workers that may be exposed to increased RF energy in the immediate vicinity of the roof-mounted antennas.

6. That the telecommunication facility is necessary for the public health, safety, convenience, or welfare of the community as the proposed facility is intended to close a significant gap in cellular coverage in the Montara community, including for private citizens and public agencies such as emergency responders.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents, and plans described in this report and materials approved by the Zoning Hearing Officer on November 19, 2026. The Director of Planning and Building may approve minor revisions or modifications to the project if they are consistent with the intent of and in substantial conformance with this approval.

2. These permits shall be valid until November 19, 2036, 10 years from the date of approval. Renewal of this permit shall be applied for six months prior to expiration to the Planning and Building Department and shall be accompanied by the renewal application and fees applicable at that time.

3. An Administrative Review to verify continued condition compliance shall be conducted five years from this approval (i.e., November 19, 2031). The applicant shall apply for the Administrative Review to the Planning and Building Department in the current form, and pay the applicable Administrative Review fees, at that time.

4. The Use Permit and Coastal Development Permit (CDP) shall be for the proposed project only. Any change or change in intensity of use shall require an amendment to the applicable use permit. Amendments to the Use Permit and CDP requires an application for amendment, payment of applicable fees, and consideration at a public hearing.

5. If a less visually obtrusive/reduced antenna technology becomes available for use during the life of this project, the applicant shall present a redesign incorporating this technology into the project for review by the Director of Planning and Building and any parties that have expressed an interest. The applicant shall file, receive, and maintain all necessary licenses and registrations from the Federal Communications Commission, the California Public Utilities Commission (CPUC), and any other applicable regulatory bodies prior to initiating the operation of this facility. The applicant shall supply the Planning and Building Department with evidence of each of these licenses and registrations. If any required license is ever revoked, the applicant shall inform the Planning and Building Department of the revocation within 10 days of receiving notice of such revocation.

6. The wireless telecommunication facility and all equipment associated with it shall be removed in its entirety by the applicant within 90 days if the FCC and/or CPUC license and registration are revoked or the facility is abandoned or no longer needed, and the sites shall be restored to blend with the surrounding area. The owner and/or operator of the wireless telecommunication facility shall notify the Planning Department upon abandonment of the facility. Restoration shall be completed within two months of the removal of the facility.

7. There shall be no external lighting associated with this use. Wireless telecommunication facilities shall not be lighted or marked unless required by the FCC or Federal Aviation Administration.

8. Prior to the issuance of a building permit, the applicant shall submit color and material samples for the concealment cupola and any associated equipment to confirm compliance with the subject approval. Prior to final building inspection, the applicant shall submit photos of the finished project to verify the approved colors and materials have been implemented.

9. All exposed finish surfaces shall be non-reflective.

10. The applicant shall not enter into a contract with the landowner or lessee that reserves for one company exclusive use of structures on this site for telecommunication facilities.

11. Access barriers and RF alert signage shall be posted in visible approach locations to the rooftop to provide notification of potential increased exposure to RF energy as recommended in the RF Report prepared by GTA, dated October 24, 2025. The Current Planning Section shall verify implementation of these measures prior to final building inspection.

12. This wireless telecommunication facility shall be maintained by the permittee(s) and subsequent owners in a manner that implements visual resource protection requirements of Sections 8.376.030.II.E and F (e.g., landscape maintenance and painting), as well as all other applicable zoning standards and permit conditions.

13. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).

14. To reduce the impact of construction activities within the public right-of-way and/or on neighboring properties, the applicant shall ensure that no construction-related vehicles impede through traffic along Main Street or other public right-of-ways.

15. To reduce the impact of potential traffic hazards from service visits to the facility, the applicant shall ensure that no vehicles related to the service and/or maintenance of the cellular facility impede through traffic along Main Street or other public right-of-ways.

16. The facility shall be maintained in good working condition and to the visual standards established at the time of approval over the life of this permit. The facility and surrounding area shall remain free from trash, debris, litter, graffiti, and other forms of vandalism. Any damage shall be repaired as soon as is practicable, and in no instance more than 10 calendar days from the time of notification by the County or after discovery by the permit holder. The applicant shall obtain any necessary permits from the Bay Area Air Quality Management District for the generator.

Department of Public Works

17. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

Building Section

18. The applicant shall obtain a building permit prior to any new construction.

Coastside Fire Protection District

19. CFC 2022 Section 505.1 - New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

20. CFC 2022 Section 506.1.3 [Added] - When required by the Coastside Fire Protection District, a Knox Box of the size and type designated shall be mounted on the building near the main entrance and shall be located a minimum of 60 inches and not higher than 72 inches above the finished floor, in a location approved by the fire code official. Additional Knox Boxes may be required at rear entrances to buildings. Knox padlocks or Knox Gate Switches may be required at any access as specified by the fire code official.

21. CFPD Standard R-001 - Locked gates shall be provided with a Knox Box or Knox Padlock for fire department access. Electric gates shall be provided with a Knox Gate Switch and automatically open during power failures, unless equipped with manual override capability that is approved by Coastside Fire Protection District. Gates providing Fire access to a driveway or other roadway shall be located at least 35-feet from the primary road or street and shall open to allow a vehicle to stop without obstructing traffic on the adjoining roadway.

22. CFC 2022 Section 304.1.2 - Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in wildland-urban interface areas shall be in accordance with Chapter 49.

23. All fire conditions and requirements must be incorporated into your building plans prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.

24. Coastside Fire Protection District review is not construed as encompassing the structural integrity of the facility nor abrogating more restrictive requirements by other agencies having responsibility. Final acceptance is subject to field inspection and necessary tests.

25. NOTE: An additional re-inspection fee may be charged for missed appointments, failure to comply or not being ready. For additional information or to schedule an inspection, you may contact the Coastside Fire Protection District Fire Marshal Office at CFPDfiremarshal@fire.ca.gov .

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

San Mateo County

PLN2025-00387 Vicinity Map



0.05 0 0.02 0.05 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

1: 1,575

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

T-Mobile

ZONING JURISDICTION:

SAN MATEO COUNTY

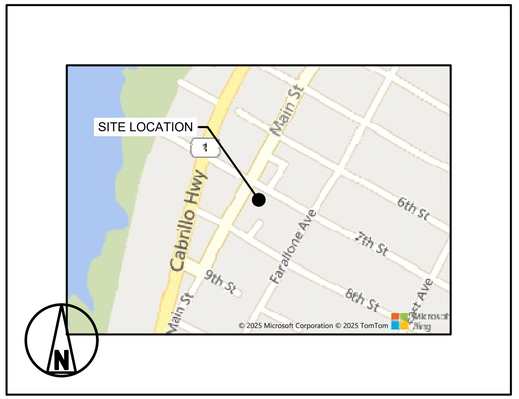
SITE NAME:

SF93121A MONTARA DARKE GALLERY

SITE LOCATION:

1401 MAIN STREET
MONTARA, CA 94037

VICINITY MAP:



DRIVING DIRECTIONS:

START FROM 1200 CONCORD AVE., CONCORD, CA. 94520

1. GET ON I-680 S IN PLEASANT HILL FROM CONCORD AVE, 4 MIN (1.0 MI)
2. HEAD NORTH TOWARD CONTRA COSTA BLVD, 276 FT
3. TURN LEFT ONTO CONCORD AVE, 0.7 MI
4. TURN RIGHT ONTO CONTRA COSTA BLVD, 0.1 MI
5. TURN RIGHT TO MERGE ONTO I-680 S, 0.1 MI
6. CONTINUE ON I-680 S. TAKE CA-24 W, I-80 W AND I-280 S TO CA-1 S IN DALY CITY, 38 MIN (37.1 MI)
7. MERGE ONTO I-680 S, 5.0 MI
8. USE THE RIGHT 3 LANES TO TAKE EXIT 46 A FOR ROUTE 24 TOWARD OAKLAND/LAFAYETTE, 1.3 MI
9. CONTINUE ONTO CA-24 W, 8.1 MI
10. KEEP LEFT TO STAY ON CA-24 W, 4.3 MI
11. USE THE RIGHT 2 LANES TO TAKE EXIT 2B TO MERGE ONTO I-580 W TOWARD SAN FRANCISCO, 1.5 MI
12. USE THE LEFT 3 LANES TO TAKE EXIT 19A TO MERGE ONTO I-80 W TOWARD SAN FRANCISCO, 8.5 MI
13. MERGE ONTO US-101 S, 2.0 MI
14. USE THE RIGHT 2 LANES TO TAKE EXIT 431 TO MERGE ONTO I-280 S TOWARD DALY CITY, 6.5 MI
15. FOLLOW CA-1 S TO MAIN ST IN MONTARA, 16 MIN (11.6 MI)
16. KEEP RIGHT TO CONTINUE ON CA-1 S, FOLLOW SIGNS FOR PACIFICA, 11.5 MI
17. TURN LEFT ONTO 9TH ST, 121 FT
18. TURN LEFT AT THE 1ST CROSS STREET ONTO MAIN ST
19. DESTINATION WILL BE ON THE RIGHT, 466 FT

END AT COORDINATES: 1401 MAIN STREET, MONTARA, CA 94037
ESTIMATED TIME: 1 HOURS, 14 MINUTES. ESTIMATED DISTANCE: 49 MI.

BUILDING CODES:

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

1. 2025 CALIFORNIA STATE STANDARDS CODE AMENDMENTS. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:

PART 1, 2025	CALIFORNIA ADMINISTRATIVE CODE
PART 2, 2025	CALIFORNIA BUILDING CODE, CBC (2024 IBC)
PART 2.5 2025	CALIFORNIA RESIDENTIAL CODE, CRC (2024 IRC)
PART 3, 2025	CALIFORNIA ELECTRICAL CODE, CEC (2023 NEC)
PART 4, 2025	CALIFORNIA MECHANICAL CODE, CMC (2024 UMC)
PART 5, 2025	CALIFORNIA PLUMBING CODE, CPC (2024 UPC)
PART 6, 2025	CALIFORNIA ENERGY CODE, CEC
PART 7, 2025	CALIFORNIA WILDLAND-URBAN INTERFACE CODE (2024 IWUIC)
PART 9, 2025	CALIFORNIA FIRE CODE, CFC (2024 IFC)
PART 10, 2025	CALIFORNIA EXISTING BUILDING CODE (2024 IEBC)

ALL APPLICABLE LOCAL & STATE ORDINANCES, CODES AND REGULATIONS

2. LOCAL BUILDING CODE
3. CITY/COUNTY ORDINANCES
4. NFPA 76 FIRE PROTECTION OF TELECOMMUNICATIONS FACILITIES
5. CFC CH33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION

PROJECT DESCRIPTION:

THIS IS AN NEW UNMANNED WIRELESS TELECOMMUNICATION FACILITY WITH NEW ANTENNAS LOCATED ON AN EXISTING ROOFTOP INCLUDING A NEW T-MOBILE TELECOMMUNICATION EQUIPMENT AREA

- INSTALL A TOTAL OF (6) NEW ANTENNAS, (2) ANTENNAS PER SECTOR, (3) SECTORS
- INSIDE FRP ANTENNA SCREENS
- INSTALL (2) NEW FRP ANTENNA SCREENS
- INSTALL A TOTAL OF (6) NEW RRUs, (2) RRUs PER SECTOR, (3) SECTORS.
- INSTALL A TOTAL OF (3) 6x24 HCS CABLES, (1) PER SECTOR, (3) SECTORS.
- INSTALL (1) EQUIPMENT CABINET AND (1) BATTERY CABINET ON NEW CONCRETE PAD IN BASEMENT.
- INSTALL (1) NEW 200 AMP, 120V/240V, SINGLE PHASE PPC DISTRIBUTION PANEL
- INSTALL (1) NEW 200 AMP, 120V/240V, SINGLE PHASE POWER SERVICE METER PANEL

PROJECT CONTACT LIST:

APPLICANT:
T-MOBILE
1200 CONCORD AVE.
SUITE 500
CONCORD, CA 94520

PROPERTY OWNER:
DARKEROOM LLC
1401 MAIN STREET
MONTARA, CA 94037

PROJECT MANAGER:
EC TELECOM INC
2281 LAVA RIDGE COURT, SUITE 190
ROSEVILLE, CA 95661

SITE ACQUISITION & PERMITTING:
51 WIRELESS, LLC
4930 PACIFIC STREET
ROCKLIN, CA 95677
CONTACT: JARED KEARSLEY
PHONE; (209) 968-4315

PROJECT ARCHITECT:
DIAMOND ENGINEERING SERVICES
4255 PARK ROAD
BENICIA, CA 94510
CONTACT: BRUCE LYON, ARCHITECT
PHONE: (707) 750-5452

CONSTRUCTION MANAGER:
EC TELECOM INC
2281 LAVA RIDGE COURT, SUITE 190
ROSEVILLE, CA 95661
CONTACT: BUDD WUELFING
PHONE: (530) 863-7342

PROJECT ENGINEER:
DIAMOND ENGINEERING SERVICES
4255 PARK ROAD
BENICIA, CA 94510
CONTACT: ERIC UHRENHOLT, P.E.
PHONE: (707)-750-5452

PROJECT INFORMATION:

CODE INFORMATION:

CONSTRUCTION TYPE:	V-B,
OCCUPANCY:	U, (UNMANNED TELECOMMUNICATIONS FACILITY)
ZONING CLASSIFICATION	NEIGHBORHOOD COMMERCIAL
	CHPT 24.5 WIRELESS TELECOMMUNICATIONS FACILITIES

SITE LOCATION (NAD83):

LATITUDE:	N 37° 32' 30.34"	(NAD83)	37.541761°
LONGITUDE:	W 122° 30' 54.26"	(NAD83)	-122.515072°
AMSL:	131.9'±		

T-MOBILE LEASE AREA:
300 SQ. FT.

PARCEL NUMBER:
APN: 036-053-190

NEW IMPERVIOUS AREA:
NO CHANGE

GENERAL INFORMATION:
PARKING REQUIREMENTS ARE UNCHANGED
TRAFFIC IS UNAFFECTED
SIGNAGE IS PROPOSED

811
Know what's **BELOW.**
Call before you dig.
www.call811.com

DRAWING INDEX:

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G1	GENERAL NOTES AND SYMBOLS
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C-1	SURVEY
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AD1	ANTENNA AND RRU DETAILS
SN1	SPECIAL INSPECTION AND DESIGN CRITERIA
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ED5	ELECTRICAL DETAILS

PLANS PREPARED FOR:
T-Mobile
1200 CONCORD AVE.
SUITE 500
CONCORD, CA 94520

PLANS PREPARED BY:
DES
DIAMOND ENGINEERING SERVICES
4255 PARK ROAD
BENICIA, CA 94510

MLA PARTNER:
EC TELECOM INC
ENGINEERING & CONSTRUCTION

OEM:

ENGINEERING SEAL:

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REVISIONS:

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ADD CAMLOK GEN. PLUG	05/19/2026	BL	2
PLANNING	07/20/2026	BL	3
FIXED GRAPHIC SCALES	10/01/2026	BL	4

SITE NAME:
SF93121A MONTARA DARKE GALLERY

SITE NUMBER:
SF93121A

DES NUMBER:
EC25 06

SITE ADDRESS:
1401 MAIN STREET
MONTARA, CA, 94037

SHEET DESCRIPTION:
PROJECT INFORMATION & SHEET INDEX

SHEET NUMBER:
T1

ABBREVIATIONS

A/C	AIR CONDITIONING
AB	ANCHOR BOLT
AC	ASPHALTIC CONCRETE
ACCA	ANTENNA CABLE COVER ASSEMBLY
ACI	AMERICAN CONCRETE INSTITUTE
AD	AREA DRAIN
ADDL	ADDITIONAL
ADH	ADHESIVE
ADJ	ADJACENT
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFS	ABOVE FINISHED SLAB
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ANS	AMERICAN NATIONAL STANDARDS INSTITUTE
APA	AMERICAN PLYWOOD ASSOCIATION
APPROX	APPROXIMATE
ASSY	ASSEMBLY
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AUX	AUXILIARY
AVG	AVERAGE
AWG	AMERICAN WIRE GUAGE
AWS	AMERICAN WELDING SOCIETY
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BOS	BOTTOM OF STEEL
BOT	BOTTOM
BTCW	BARE TINNED COPPER WIRE
B/U	BACK UP CABINET
C	CHANNEL
CAB	CABINET
CB	CARRIAGE BOLT
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
CONFIG	CONFIGURATION
CONN	CONNECTION(OR)
CONST	CONSTRUCTION
CONT	CONTINUE
CSK	COUNTER SUNK
CU	CUBIC
CU FT	CUBIC FEET
CU IN	CUBIC INCH
CU YD	CUBIC YARD
d	PENNY NAIL(S)
DBL	DOUBLE
DEG	DEGREE
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIR	DIRECTION
DJ	DOUBLE JOIST
DL	DEAD LOAD
DP	DIAMOND PLATE
DWG	DRAWING
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
EMBED	EMBEDMENT
EMT	ELECTRICAL METAL TUBEING
ENG	ENGINEER
EP	EDGE OF PAVEMENTS
EQ	EQUAL
EQUIP	EQUIPMENT
ETC	ET CETERA
EW	EACH WAY
EXIST (E)	EXISTING
FAB	FABRICATION(OR)
FDN	FOUNDATION
FIN	FINISH
FF	FINISH FLOOR
FIN GR	FINISH GRADE
FLR	FLOOR
FOC	FACE OF CONCRETE
FOS	FACE OF SLAB
FOS	FACE OF STUD
FOW	FACE OF WALL
FRP	FIBERGLASS REINFORCED PLASTIC
FSTNR	FASTENER
FT	FOOT (FEET)
FTG	FOOTING
G	GROWTH (CABINET)
GA	GAGE
GALV	GALVANIZED
GFI	GROUND FAULT CIRCUIT INTERRUPTER
GL	GROUND LEVEL
GLZ	GLAZING
GSM	GALVANIZED SHEET METAL
GYP BD	GYPSUM BOARD
HDR	HEADER
HORIZ	HORIZONTAL
HSS	HOLLOW STRUCTURAL SECTION
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
ISO	INTERNATIONAL STANDARDS ORGANIZATION
LBS	POUND
LF	LINEAR FEET (FOOT)
LONG	LONGITUDINAL
MAX	MAXIMUM
MB	MACHINE BOLT
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
mm	MILLIMETER
MTL	METAL
N/A	NOT APPLICABLE
NEC	NATIONAL ELECTRICAL CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPP	OPPOSITE
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PERP	PERPENDICULAR
PL	PROPERTY LINE
PLYWD	PLYWOOD
PN	PART NUMBER
PRELIM	PRELIMINARY
PREP	PREPARATION
PT	PRESSURE TREATED
QTY	QUANTITY
R	RADIUS
REINF	REINFORCE
REQD	REQUIRED
REV	REVISION
RM	ROOM
SHED	SCHEDULE
SF	SQUARE FOOT (FEET)
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SQ IN	SQUARE INCH
SQ YD	SQUARE YARD
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TEMP	TEMPORARY
THK	THICKNESS
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOF	TOP OF FINISH FLOOR
TOF	TOP OF FOOTING
TOPO	TOPOGRAPHY
TOS	TOP OF SLAB
TOS	TOP OF STEEL
TOW	TOP OF WALL
TS	TUBE STEEL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
W	WATT
W/	WITH
W/O	WITHOUT
WP	WORKING POINT
WWF	WELDED WIRE FABRIC

GENERAL NOTES

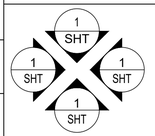
1. THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATIONS, CONTRACT AND CONSTRICTION DOCUMENTS.
2. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT,APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE PLANS AND IN THE CONTRACT DOCUMENTS.
3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTOR(S) SHALL VISIT THE JOB SITE(S) AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRM THE WORK MAY BE ACCOMPLISHED PER THE CONTRACT DOCUMENTS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE IMPLEMENTATION ENGINEER AND ARCHITECT/ENGINEER PRIOR TO BID SUBMITTAL.
4. THE CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED ON ANY WORK NOT CLEARLY DEFINED OR IDENTIFIED IN THE CONTRACT AND CONSTRUCTION DOCUMENTS BEFORE STARTING ANY WORK.
5. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES, INCLUDING APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS.
6. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS. IF THE RECOMMENDATIONS ARE IN CONFLICT WITH THE CONTRACT AND CONSTRUCTION DOCUMENTS AND/OR APPLICABLE CODES OR REGULATIONS, REVIEW AND RESOLVE THE CONFLICT WITH DIRECTION FROM THE IMPLEMENTATION ENGINEER AND ARCHITECT/ENGINEER PRIOR TO PROCEEDING.
7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATION OF ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE IMPLEMENTATION ENGINEER AND WITH THE AUTHORIZED REPRESENTATIVE OF ANY OUTSIDE POLE OR PROPERTY OWNER.
8. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO PAVING, CURBS, VEGETATION, GALVANIZED SURFACE OR OTHER EXISTING ELEMENTS AND UPON COMPLETION OF THE WORK, REPAIR AND DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF T-MOBILE.
9. THE CONTRACTOR IS TO KEEP THE GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH, AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION DAILY.
10. DRAWINGS ARE INTENDED TO BE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED UNLESS OTHERWISE NOTED. RELY ONLY ON ANNOTATED DIMENSIONS AND REQUEST INFORMATION IF ADDITIONAL DIMENSIONS ARE REQUIRED.
11. THE EXISTENCE AND LOCATION OF UTILITIES AND OTHER AGENCY'S FACILITIES WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. OTHER FACILITIES MAY EXIST. CONTRACTOR SHALL VERIFY LOCATIONS PRIOR TO START OF CONSTRUCTION AND USE EXTREME CARE AND PROTECTIVE MEASURES TO PREVENT DAMAGE TO THE FACILITIES. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF UTILITIES OR OTHER AGENCY'S FACILITIES WITHIN THE LIMITS OF THE WORK,WHETHER THEY ARE IDENTIFIED IN THE CONTRACT DOCUMENTS OR NOT.
12. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (800) 227-2600, AT LEAST TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
13. THE CONTRACTOR NEEDS TO HAVE THE BUSINESS NAME ON ALL TRUCKS.
14. THE CONTRACTOR MUST HAVE THE APPROPRIATE BUSINESS LICENSE WITHIN THE PERMITTING JURISDICTION.

GENERAL SYMBOLS LEGEND

SYMBOL	DESCRIPTION
E E E	ELECTRICAL POWER CONDUIT
F	TELEPHONE LINE OR FIBER COMMUNICATION CONDUIT
	ANTENNA
	REMOTE RADIO UNIT (RRUS)



DETAIL SECTION



ELEVATION VIEW

ADMINISTRATION REQUIREMENTS

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

DIMENSIONS SHOWN ON THE DRAWINGS TAKE PRECEDENCE OVER SCALED MEASUREMENTS.

DO NOT SCALE DRAWINGS.

DETAILS ARE DIAGRAMMATICAL AND MAY DIFFER IN SCALE FROM PROPOSED CONDITIONS.

THE SITE PLAN IS NOT BASED ON A SURVEY AND SHALL ONLY BE USED FOR THE SCOPE OF WORK SHOWN IN THESE DRAWINGS.

QUALITY ASSURANCE

1. ADDITIONAL CONTRACTOR SUBMITTALS: UPON REQUEST, CERTIFICATION THAT THE MATERIALS BEING USED MEET THE REQUIREMENTS SPECIFIED.
2. MANUFACTURER'S DATA FOR: GROUTS AND EPOXIES, CALCULATIONS AND DRAWINGS.
3. OBSERVATION: THE ENGINEER WILL VISIT THE PROJECT SITE AS DICTATED BY CONSTRUCTION PROGRESS TO MAKE GENERAL OBSERVATIONS ON THE WORK FOR GENERAL CONFORMANCE TO THE DESIGN INTENT.
4. GENERAL: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF ALL MATERIALS USED ON THE PROJECT AND SHALL BEAR THE BURDEN OF PROOF THAT THE MATERIALS USED COMPLY WITH THE PROJECT REQUIREMENTS.

PLANS PREPARED FOR:

T-Mobile

1200 CONCORD AVE.
SUITE 500
CONCORD, CA 94520

PLANS PREPARED BY:

DES
DIAMOND ENGINEERING SERVICES
4255 PARK ROAD
BENICIA, CA 94510

MLA PARTNER:

EC TELECOM INC
ENGINEERING & CONSTRUCTION

OEM:

ENGINEERING SEAL:

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ADD CAMLOK GEN. PLUG	05/19/2026	BL	2
PLANNING	07/20/2026	BL	3
FIXED GRAPHIC SCALES	10/01/2026	BL	4

SITE NAME:

SF93121A MONTARA DARKE GALLERY

SITE NUMBER:

SF93121A

DES NUMBER:

EC25 06

SITE ADDRESS:

1401 MAIN STREET
MONTARA, CA, 94037

SHEET DESCRIPTION:

GENERAL NOTES AND SYMBOLS

SHEET NUMBER:

G1

NorthStar
an EnerSys company

NSB 210FT RED



The NSB RED Battery® delivers long life for reliable and unreliable grid conditions.

- Pure lead AGM technology delivers long float life for telecom applications even at elevated temperatures
- 15 year float life at 20 °C (68°F)
- EUROBAT design life definition: Very Long Life (12+ years)
- High energy density
- Operating temperature range: -40°C to +65°C (-40°F to 149°F)
- State-of-the-art automated manufacturing ensures consistency and reliability
- Advanced 3 stage terminal design to ensure leak-free operation - female M8 brass terminals provide maximum performance
- 2 year shelf life at 25 °C (77°F)
- High modulus Polyphenylene Oxide (PPO) plastic materials designed to withstand extended elevated operating temperatures and maintain high battery compression essential for reliable operation
- Non-halogenated, thermally sealed plastic casing
- Flame retardant (UL 94 V0) and LOI of at least 28%
- Integral handles and front access terminals ensure ease of installation and maintenance
- Approved as non-hazardous cargo for ground, sea, and air transport - DOT 49CFR173.159(d), (i) and (ii)

Release date: 2017-10-06

NorthStar
an EnerSys company

northstarbattery.com

NSB 210FT RED

Nominal Technical Specifications

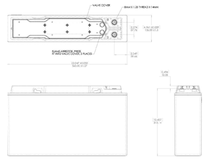
Dimensions

Height	12.9 in	Width	4.96 in
Length	22 in	Weight	132 lbs

Electrical

Terminal	Female M8 x 1.25
Terminal torque	8.0 Nm (71 in-lbs)
1 hr capacity to 1.70VPC @ 20/25°C (68/77°F)	142 / 148 Ah
3 hr capacity to 1.75VPC @ 20/25°C (68/77°F)	177 / 182 Ah
8 hr capacity to 1.75VPC @ 20/25°C (68/77°F)	200 / 204 Ah
10 hr capacity to 1.80VPC @ 20/25°C (68/77°F)	204 / 207 Ah
Float voltage: @ 20/25°C (68/77°F)	2.28 / 2.27 VPC
Impedance (1Khz)	2.8 mΩ @ 25°C (77°F)
Conductance	1920 S
Short circuit current	5400 A
Operation temperature range	-40°C to +65°C (-40°F to 149°F)
Nominal voltage	12 V

Technical Drawing



All NorthStar batteries are compliant with Telcordia SR-4228, IEC 62896: Bellcore 6-1-63 Core, Issue 1, British, German, and Russian telecom standards. UL approved and UN2800 certified. NorthStar is registered to ISO 9001 and ISO 14001.

NorthStar Americas PART AL
NorthStar Battery Company LLC
4000 Continental Way
Springfield MO, 65803
United States of America
info@northstarbattery.com
Tel: 1 417 575 6219
Fax: 1 417 575 6230

NorthStar Europe
EnerSys Sweden AB
Industrivägen 3A
SE-194 40 Upplands Väsby
Stockholm, Sweden
Europe@northstarbattery.com
Tel: +46 8 445 102 00
Fax: +46 8 591 03 00

NorthStar Middle East, Africa
NorthStar Battery (DMCC
Office 7-27, Saba 1 Tower
Jumeirah Lake Towers, Dubai
, United Arab Emirates
Mea@northstarbattery.com
Tel: +971 4 4218000
Fax: +971 - 4218001

NorthStar Asia-Pacific
NS Asia Pacific Sdn Bhd.
03-04-15A, Sri Hartamas
No 1, Jalan Sri Hartamas 1, 50480
Kuala Lumpur, Malaysia
asia@northstarbattery.com
Tel: +60 3 6419 0171

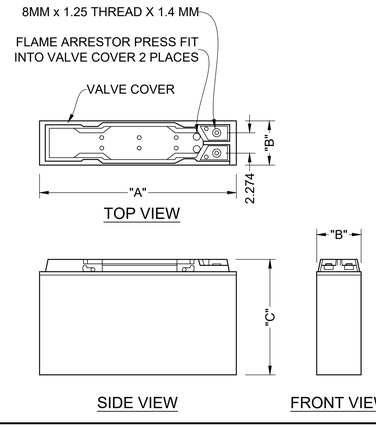
Release date: 2017-10-06

NSB 210FT RED BATTERY SPECIFICATIONS

MODEL NUMBER	VOLTAGE	CAPACITY (AH)		NOMINAL DIMENSIONS						NOMINAL WEIGHT	
		8 HR CAPACITY TO 1.75 VPC @ 20/25°C (68/77 °F)	10 HR CAPACITY TO 1.80 VPC @ 20/25°C (68/77 °F)	INCHES			MILLIMETERS				
				A	B	C	A	B	C	LBS	Kg
NSB 210FT RED BATTERY	12V	200 / 204 AH	204 / 207 AH	22.0	4.96	12.9	558.8	125.98	327.66	132	59.9

ELECTRICAL DATA

MODEL NUMBER	SHORT CIRCUIT CURRENT	INTERNAL RESISTANCE (mOhms)
NSB 210FT RED BATTERY	5400	2.8 mΩ @25°C (77°F)



CFC CHAPTER 12 SECTION 1206

ELECTRICAL ENERGY STORAGE SYSTEM

CFC § 1206.2 SCOPE

STATIONARY STORAGE BATTERY SYSTEMS HAVING CAPACITIES EXCEEDING THE VALUES SHOWN IN CFC TABLE 1206.2 SHALL COMPLY W/ CFC SECTION 1206.2.1 THROUGH 1206.2.6 AS APPLICABLE

BATTERY STORAGE SYSTEM THRESHOLD QTY'S

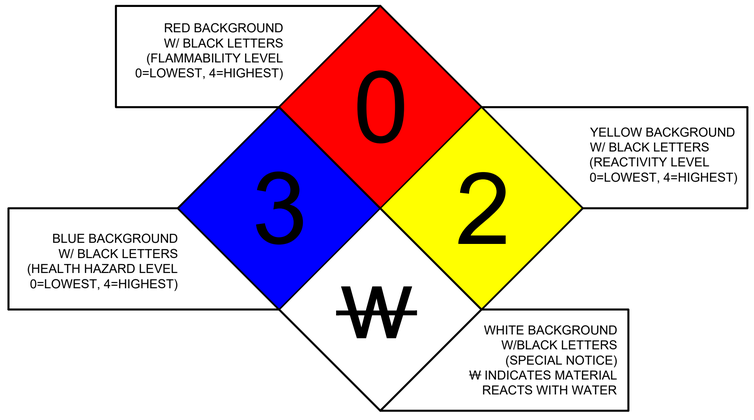
BATTERY TECHNOLOGY	CAPACITY ALLOWED
LEAD ACID, ALL TYPES	70 kWh (252 MEGA JOULES)

AH = VOLTAGE (AH)/1000

VOLTS	AH		kWh	NO. OF BATTERIES	TOTAL kWh
12	210	1000	2.52	16	40.32

CONCLUSIONS

40.32	<	70 kWh	SECTION 1206.2 DOES NOT APPLY	
TOTAL BATTERY WEIGHT (16 BATTERIES)				2,112 LBS
TOTAL GALLONS - ELECTROLYTE & ACID (16 BATTERIES)				43



2 NFPA 704 BATTERY SIGN

SCALE:NONE

SIGN NOTES:
1.) MATERIAL: 8-1/2"x11" 60 MIL THK. WHITE PLASTIC.
2.) COLOR LETTERING: PER OSHA 1910.145.

SIGN PLACEMENT NOTES:
1.) NFPA 704 BATTERY HAZMAT METAL "DIAMOND SIGN" TO BE PLACED ON EQUIPMENT COMPOUND ENTRY GATE.

GENERAL NOTES:

NOTES:

A. QUANTITIES OF 500 GALLONS OR LESS ARE EXEMPT PER TABLE 3-E OF THE I.B.C.
B. SINGLE VESSEL CAPACITIES OF 20 GALLONS OR LESS AND AGGREGATE QUANTITIES NOT IN EXCESS OF 100 GALLONS ARE EXEMPT PER ARTICLE 64 OF THE 2019 C.F.C.
C. QUANTITIES LESS THAN 50 GALLONS ARE EXEMPT FROM C.F.C. ARTICLE 80, AND SHALL NOT REQUIRE A SPECIAL PERMIT.
D. ANY CHANGES OR ADDITIONS TO BACK-UP BATTERIES MUST COMPLY WITH CURRENT EDITION OF ARTICLE 64, AND SHALL NOT CONTAIN ELECTROLYTE QUANTITIES IN EXCESS OF 50 GALLONS.
E. NFPA 704 BATTERY HAZMAT METAL "DIAMOND SIGN" PACKARD TO BE PLACED ON SITE ENTRY DOOR.

BATTERY SPECIFICATIONS AND CODE COMPLIANCE | 1

SCALE: NONE

NFPA 704 BATTERY SIGN | 2

SCALE: NONE

PLANS PREPARED FOR:

T-Mobile

1200 CONCORD AVE.
SUITE 500
CONCORD, CA 94520

PLANS PREPARED BY:

DES
DIAMOND ENGINEERING SERVICES
4255 PARK ROAD
BENICIA, CA 94510

MLA PARTNER:

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OEM:

ENGINEERING SEAL:

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FIXED GRAPHIC SCALES	10/01/2026	BL	4

SITE NAME:
SF93121A MONTARA DARKE GALLERY

SITE NUMBER:
SF93121A

DES NUMBER:
EC25 06

SITE ADDRESS:
1401 MAIN STREET
MONTARA, CA, 94037

SHEET DESCRIPTION:
BATTERY SPECIFICATIONS AND NFPA 704 SIGN

SHEET NUMBER:
G2

Version Date: July 1, 2025

Aerial photograph showing the viewpoints for the photosimulations.

Montara Darke Gallery
1401Main Street
Montara, CA 94037
T··Mobile· SF93121A

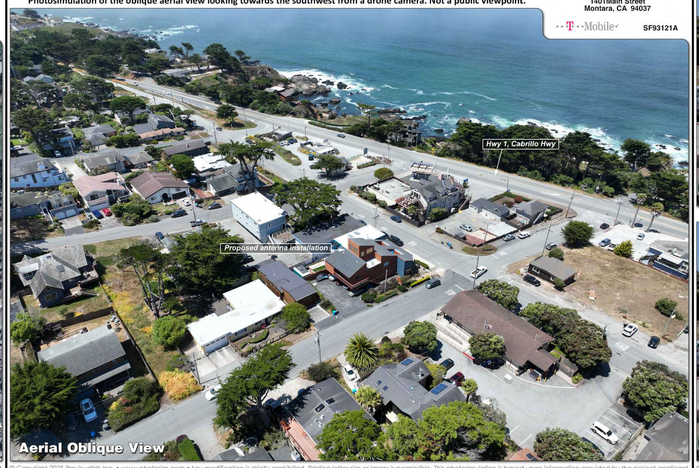


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Version Date: July 1, 2025

Photosimulation of the oblique aerial view looking towards the southwest from a drone camera. Not a public viewpoint.

Montara Darke Gallery
1401Main Street
Montara, CA 94037
T··Mobile· SF93121A



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Version Date: July 1, 2025

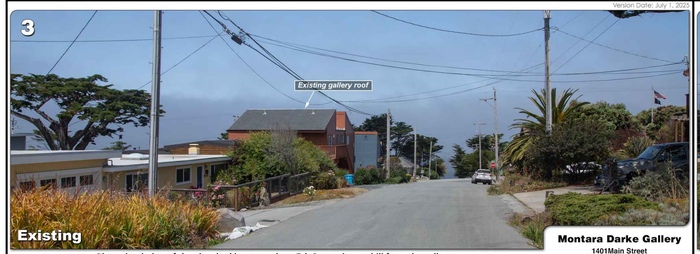


Photosimulation of the view looking southeast from Hwy 1, as viewed up 7th Street.

Montara Darke Gallery
1401Main Street
Montara, CA 94037
T··Mobile· SF93121A

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Photosimulation of the view looking west along 7th Street, just uphill from the gallery.

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1401Main Street
Montara, CA 94037
T··Mobile· SF93121A



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Version Date: July 1, 2025



Photosimulation of the view looking north from 8th St, just west of Farallone Ave.

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Montara, CA 94037
T··Mobile· SF93121A



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Photosimulation of the view looking northeast from Hwy 1, just south of 9th Street.

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T··Mobile· SF93121A



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Version Date: July 1, 2025



Photosimulation of the view looking south-southeast from across the intersection of Main Street and 7th Street.

Montara Darke Gallery
1401Main Street
Montara, CA 94037
T··Mobile· SF93121A



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COLOR AND MATERIAL SAMPLES:

SCREENING FAÇADE MATERIALS: FIBERGLASS REINFORCED PLASTIC (FRP)
STYLE: SHIPLAP
COLOR: WARMED COGNAC
COLOR CODE: AF-235

PAINT MANUFACTURER: HASSETT
SCREENING WINDOWS MATERIALS: FIBERGLASS REINFORCED PLASTIC (FRP)
STYLE: FAUX GLASS WINDOWS
COLOR: BLACK TINT
COLOR CODE: N/A
MANUFACTURER: TBD

PLANS PREPARED FOR:
T··Mobile·
1200 CONCORD AVE.
SUITE 500
CONCORD, CA 94520

PLANS PREPARED BY:
DES
DIAMOND ENGINEERING SERVICES
4255 PARK ROAD
BENICIA, CA 94510

MLA PARTNER:
EC TELECOM INC
ENGINEERING & CONSTRUCTION

OEM:

ENGINEERING SEAL:

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REVISIONS:

DESCRIPTION	DATE	BY	REV
90CD IFP PLANNING	03/11/2026	BL	0
90CD ADD CLOUDS	04/28/2026	BL	1
ADD CAMLOK GEN. PLUG	05/19/2026	BL	2
PLANNING	07/20/2026	BL	3
FIXED GRAPHIC SCALES	10/01/2026	BL	4

SITE NAME:
SF93121A MONTARA DARKE GALLERY

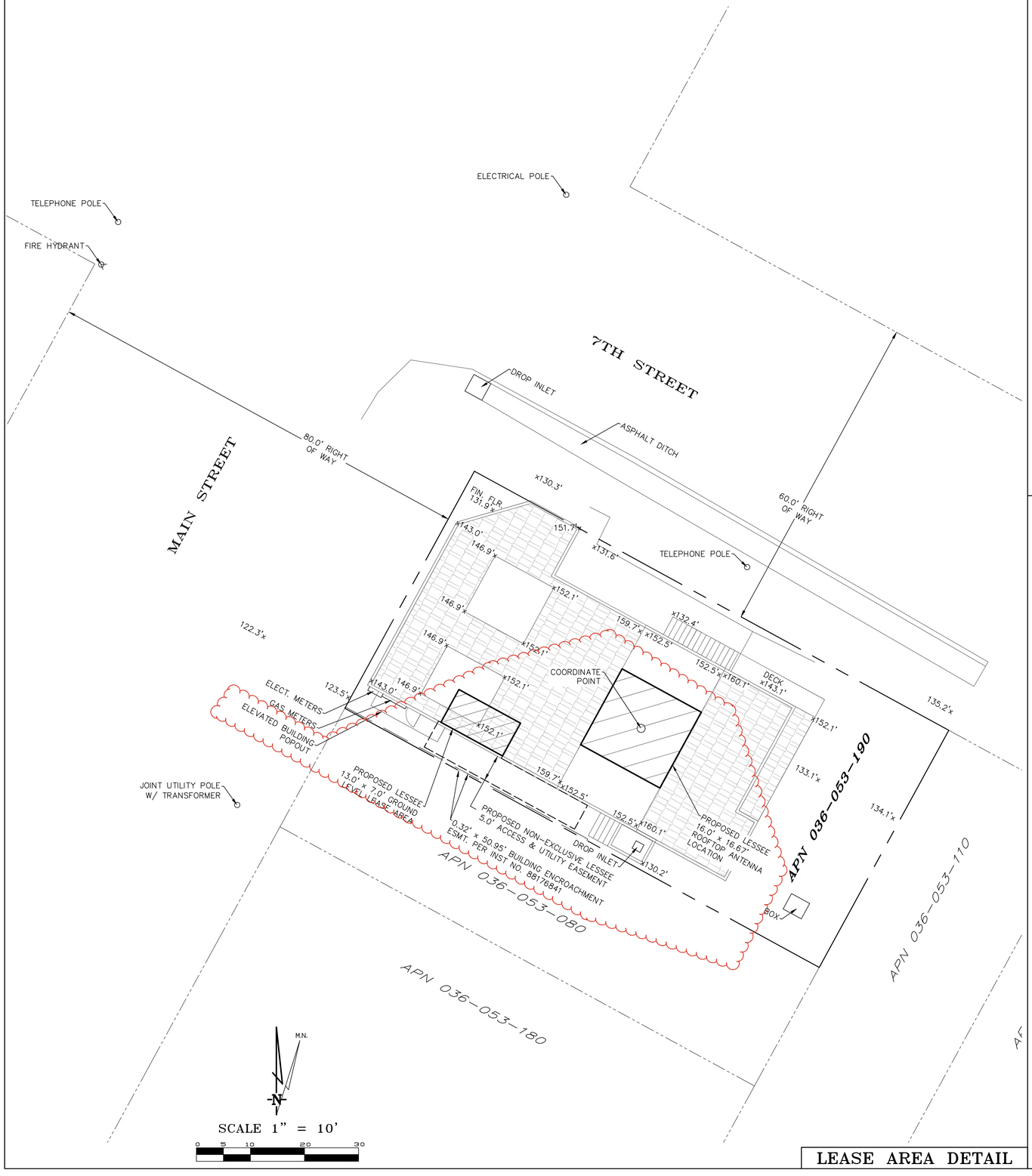
SITE NUMBER:
SF93121A

DES NUMBER:
EC25 06

SITE ADDRESS:
1401 MAIN STREET
MONTARA, CA, 94037

SHEET DESCRIPTION:
PHOTOSIM

SHEET NUMBER:
G3



LEASE AREA DETAIL

Project Name: SF93121A Montara Darke Gallery

Project Site Location: 1401 Main Street
Montara, CA 94037

Assessor's Parcel No.: 036-053-190
San Mateo County

Date of Observation: 04-28-25

Equipment/Procedure Used to Obtain Coordinates: Trimble GeoXT post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Rooftop

Coordinates:

Latitude: N 37°32'30.34" (NAD83)	N 37°32'30.55" (NAD27)
Longitude: W 122°30'54.26" (NAD83)	W 122°30'50.34" (NAD27)
Latitude: N 37.541760° (NAD83)	N 37.541821° (NAD27)
Longitude: W 122.515072° (NAD83)	W 122.513983° (NAD27)

ELEVATION of Finish Floor of Structure (NAVD88)	131.9' AMSL
Height of Structure (Flat Roof)	20.6' AGL
Overall Height: (Roof Peak)	28.2' AGL

DATE OF SURVEY: 04-28-25

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, RCE 14803 LOCATED IN THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA

CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.

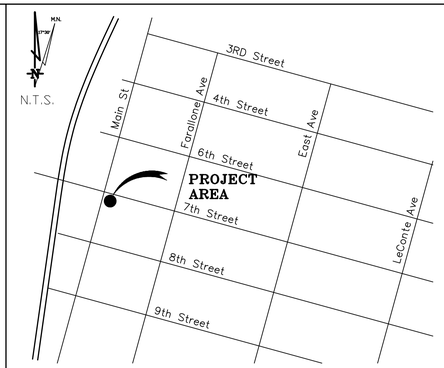
F.E.M.A. F.I.R.M. ZONE X PER 06081C0117F DATED 08-02-2017

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.79' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: N.A.

ASSESSOR'S PARCEL NUMBER: 036-053-190

LANDLORD(S): DARKROOM LLC
PO BOX 371531
MONTARA, CA 94037



MONTARA, CA **VICINITY MAP**

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DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE_IN		
OPS		
EE_OUT		

Surveyor
GEIL ENGINEERING
ENGINEERING • SURVEYING • PLANNING
1228 HIGH STREET
AUBURN, CALIFORNIA 95603
Phone: (530) 885-0428
Fax: (530) 823-1309

REGISTERED PROFESSIONAL ENGINEER
KENNETH D. GEIL
14803
EXP. 3-31-27
CIVIL
STATE OF CALIFORNIA

T··Mobile·

SF93121A
Montara Darke Gallery

1401 Main Street
Montara, CA 94037
PLOT PLAN AND
SITE TOPOGRAPHY

REVISIONS		
04-29-25	Preliminary Drawing	DG
07-20-26	lease/esmts. shown	DG

Sheet
C-1

SYMBOLS

NEW

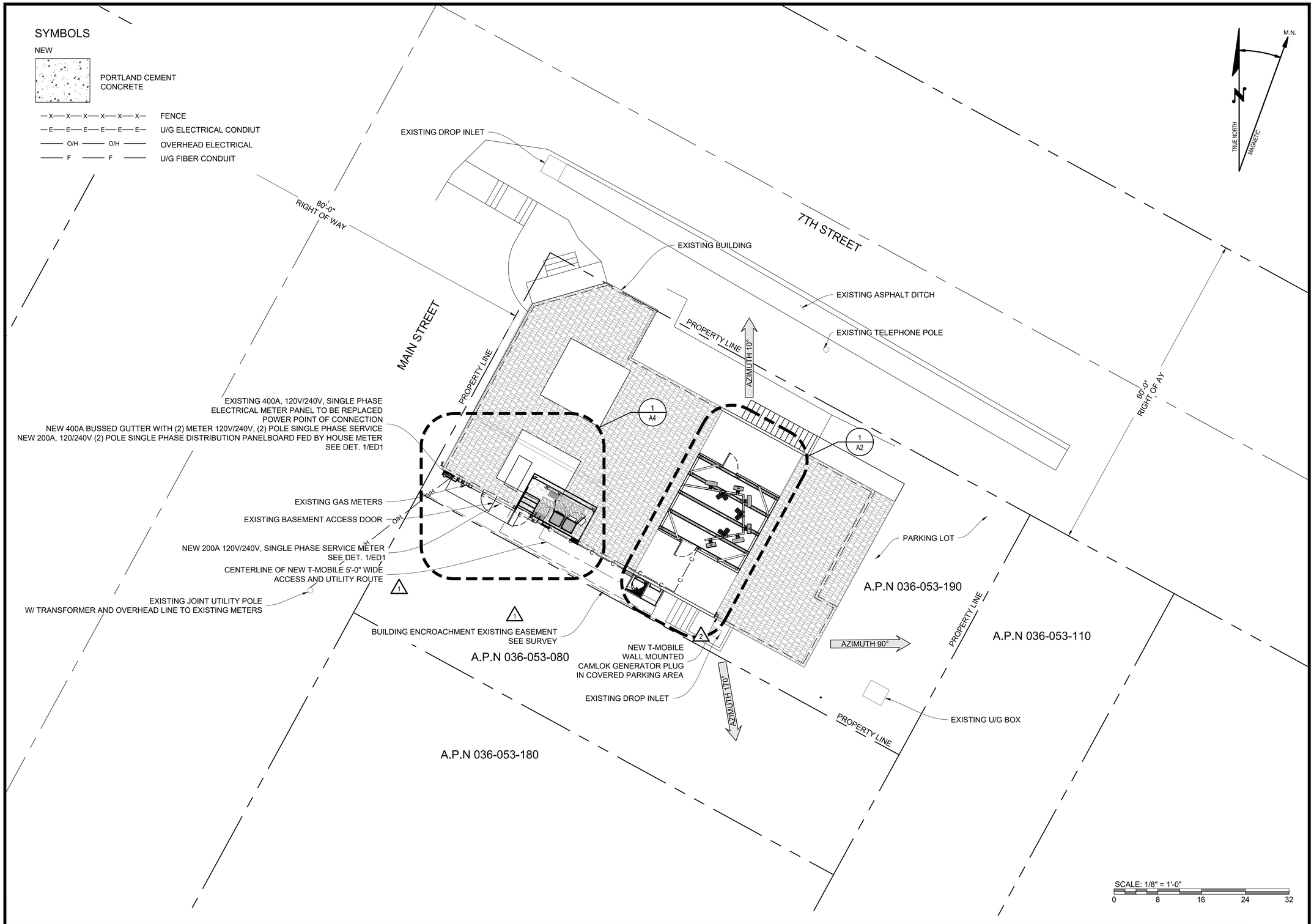
PORTLAND CEMENT CONCRETE

—X—X—X—X—X—X— FENCE

—E—E—E—E—E—E— U/G ELECTRICAL CONDIUT

——— O/H ——— O/H ——— OVERHEAD ELECTRICAL

——— F ——— F ——— U/G FIBER CONDUIT



SITE PLAN | 1

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

PLANS PREPARED FOR:

T-Mobile

1200 CONCORD AVE.
SUITE 500
CONCORD, CA 94520

PLANS PREPARED BY:

DES
DIAMOND ENGINEERING SERVICES
4255 PARK ROAD
BENICIA, CA 94510

MLA PARTNER:

EC TELECOM INC
ENGINEERING & CONSTRUCTION

OEM:

ENGINEERING SEAL:

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REVISIONS:

DESCRIPTION	DATE	BY	REV
90CD IFP PLANNING	03/11/2026	BL	0
90CD ADD CLOUDS	04/28/2026	BL	1
ADD CAMLOK GEN. PLUG	05/19/2026	BL	2
PLANNING	07/20/2026	BL	3
FIXED GRAPHIC SCALES	10/01/2026	BL	4

SITE NAME:

SF93121A MONTARA
DARKE GALLERY

SITE NUMBER:

SF93121A

DES NUMBER:

EC25 06

SITE ADDRESS:

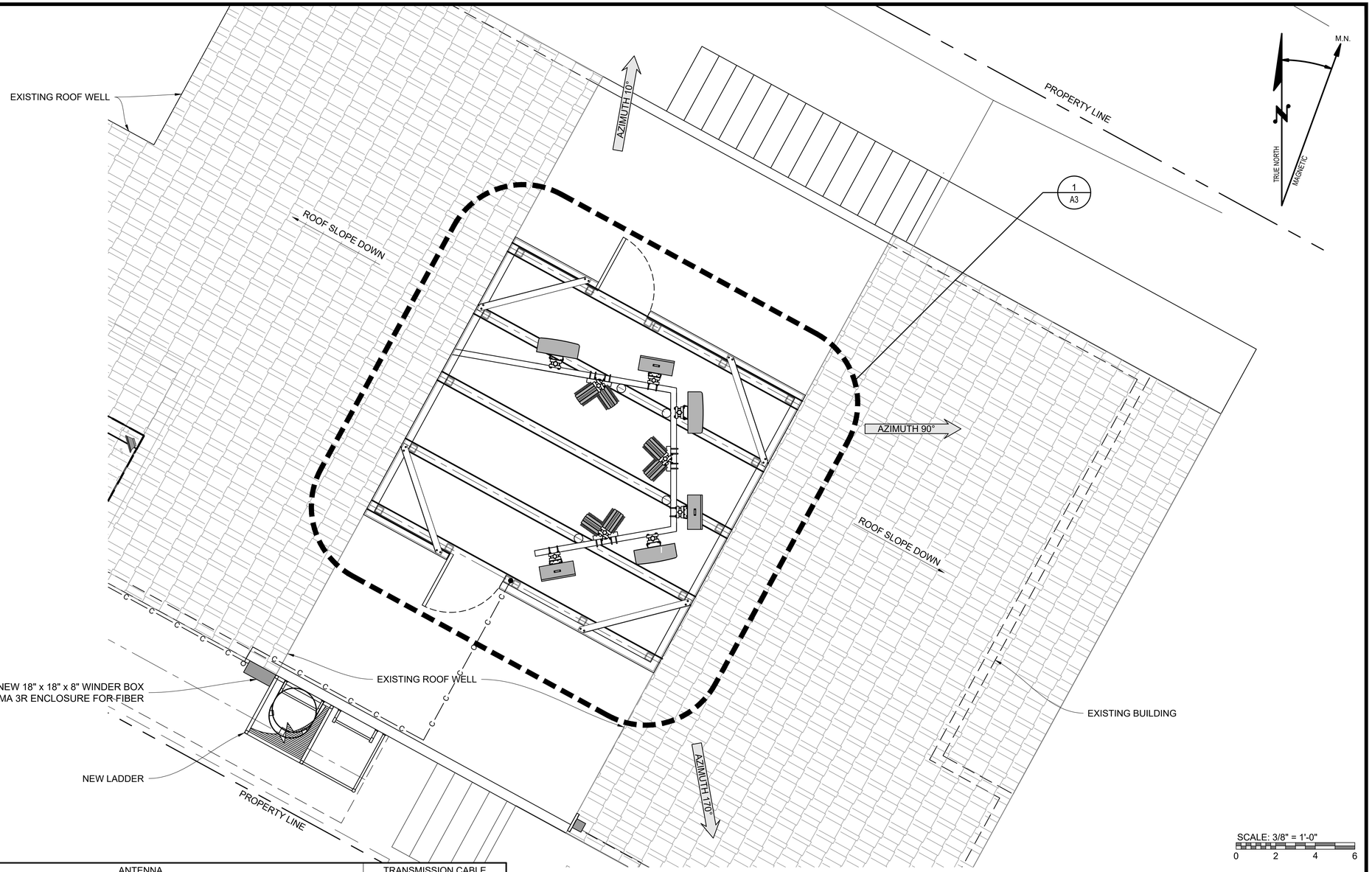
1401 MAIN STREET
MONTARA, CA, 94037

SHEET DESCRIPTION:

SITE PLAN

SHEET NUMBER:

A1



SCALE: 3/8" = 1'-0"
0 2 4 6

SECTOR	POSITION	ANTENNA					TRANSMISSION CABLE
		MANUFACTURER - MODEL NUMBER	TECHNOLOGY	SIZE (HxWxD)	AZIMUTH	RAD CENTER	FEED LINE TYPE AND LENGTH
ALPHA	A1	RFS -APXVAALL18M-U-J20 (Octo)	5G	71.8" x 19.7" x 8.5"	10°	32'-2"	(2) 6x24 HYBRID CABLES APPROX. LENGTH = 97'-6"±
	A2	ERICSSON - AIR 6419 B41	5G	36" x 21" x 9"		33'-8"	
BETA	B1	RFS -APXVAALL18M-U-J20 (Octo)	5G	71.8" x 19.7" x 8.5"	90°	32'-2"	
	B2	ERICSSON - AIR 6419 B41	5G	36" x 21" x 9"		33'-8"	
GAMMA	C1	RFS -APXVAALL18M-U-J20 (Octo)	5G	71.8" x 19.7" x 8.5"	170°	32'-2"	
	C2	ERICSSON - AIR 6419 B41	5G	36" x 21" x 9"		33'-8"	

SECTOR	POSITION	RRH		NOTES
		MANUFACTURER - MODEL NUMBER	TECHNOLOGY	
ALPHA	A1	ERICSSON - RADIO 4460 B25+B66		1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS. 2. ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.
		ERICSSON - RADIO 4480 B71+B85		
BETA	B1	ERICSSON - RADIO 4460 B25+B66		
		ERICSSON - RADIO 4480 B71+B85		
GAMMA	C1	ERICSSON - RADIO 4460 B25+B66		
		ERICSSON - RADIO 4480 B71+B85		

NOTES:

1. MATERIALS IN FRONT AND SIDE OF ANTENNAS SHALL BE RF TRANSPARENT TO MINIMIZE PIM ISSUES
2. ENSURE ALL COMPONENTS ARE RUST-FREE AND HAVE NO LOOSE CONNECTIONS
3. ENSURE THERE ARE NO PIM ISSUES DURING INSTALLATION
4. ANTENNAS SHALL NOT BE DIRECTED INTO METAL, OTHER OPERATOR ANTENNAS, OR OTHER OBSTRUCTIONS THAT MAY CAUSE PIM
5. ALL ANTENNAS ARE TO BE CO-PLANAR
6. RADIOS SHALL NOT TOUCH ANTENNAS
7. IF THERE IS A PARAPET WALL, THE BOTTOM OF ALL ANTENNAS MUST BE ABOVE THE HIGHEST POINT
8. USE CONCEALFAB PIM SHIELD KIT WHERE APPLICABLE

ANTENNA SCHEDULE | 2

SCALE: NONE

ENLARGED ANTENNA PLAN | 1

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

PLANS PREPARED FOR:

T-Mobile

1200 CONCORD AVE.
SUITE 500
CONCORD, CA 94520

PLANS PREPARED BY:

DES
DIAMOND ENGINEERING SERVICES
4255 PARK ROAD
BENICIA, CA 94510

MLA PARTNER:

EC TELECOM INC
ENGINEERING & CONSTRUCTION

OEM:

ENGINEERING SEAL:

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DESCRIPTION	DATE	BY	REV
90CD IFP PLANNING	03/11/2026	BL	0
90CD ADD CLOUDS	04/28/2026	BL	1
ADD CAMLOK GEN. PLUG	05/19/2026	BL	2
PLANNING	07/20/2026	BL	3
FIXED GRAPHIC SCALES	10/01/2026	BL	4

SITE NAME:

SF93121A MONTARA
DARKE GALLERY

SITE NUMBER:

SF93121A

DES NUMBER:

EC25 06

SITE ADDRESS:

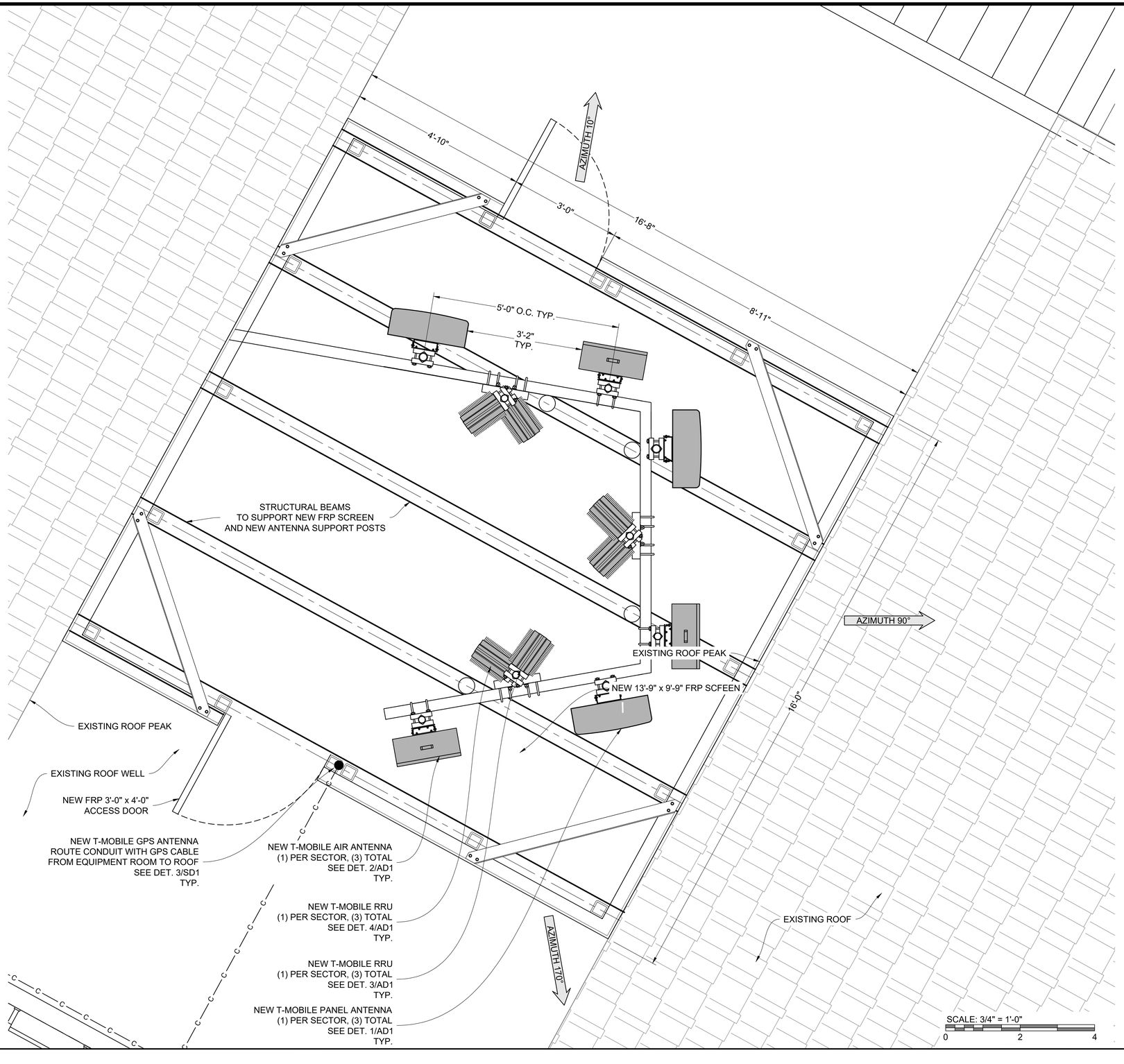
1401 MAIN STREET
MONTARA, CA, 94037

SHEET DESCRIPTION:

ENLARGED ANTENNA PLAN

SHEET NUMBER:

A2



NEW ANTENNA PLAN | 1

SCALE: 3/4" = 1'-0"

PLANS PREPARED FOR:

T-Mobile

1200 CONCORD AVE.
SUITE 500
CONCORD, CA 94520

PLANS PREPARED BY:

DIAMOND ENGINEERING SERVICES

4255 PARK ROAD
BENICIA, CA 94510

MLA PARTNER:

EC TELECOM INC
ENGINEERING & CONSTRUCTION

OEM:

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PLANNING	07/20/2026	BL	3
FIXED GRAPHIC SCALES	10/01/2026	BL	4

SITE NAME:

SF93121A MONTARA
DARKE GALLERY

SITE NUMBER:

SF93121A

DES NUMBER:

EC25 06

SITE ADDRESS:

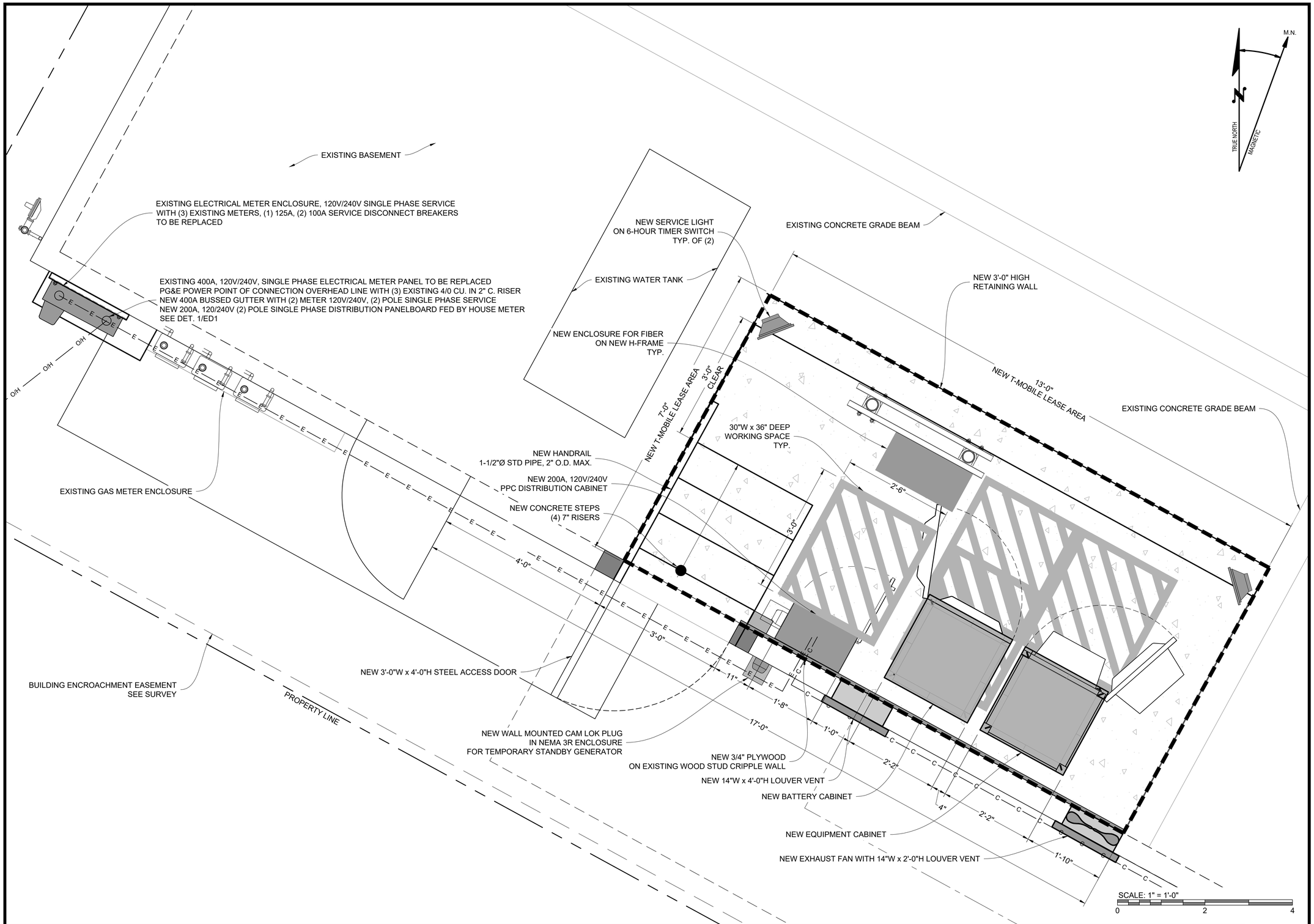
1401 MAIN STREET
MONTARA, CA, 94037

SHEET DESCRIPTION:

ANTENNA PLAN

SHEET NUMBER:

A3



BASEMENT LEVEL

EQUIPMENT BASEMENT LEVEL PLAN | 1

SCALE: 1" = 1'-0"

PLANS PREPARED FOR:

T-Mobile

1200 CONCORD AVE.
SUITE 500
CONCORD, CA 94520

PLANS PREPARED BY:

DES
DIAMOND ENGINEERING SERVICES
4255 PARK ROAD
BENICIA, CA 94510

MLA PARTNER:

EC TELECOM INC
ENGINEERING & CONSTRUCTION

OEM:

ENGINEERING SEAL:

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REVISIONS:

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90CD ADD CLOUDS	04/28/2026	BL	1
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PLANNING	07/20/2026	BL	3
FIXED GRAPHIC SCALES	10/01/2026	BL	4

SITE NAME:

SF93121A MONTARA
DARKE GALLERY

SITE NUMBER:

SF93121A

DES NUMBER:

EC25 06

SITE ADDRESS:

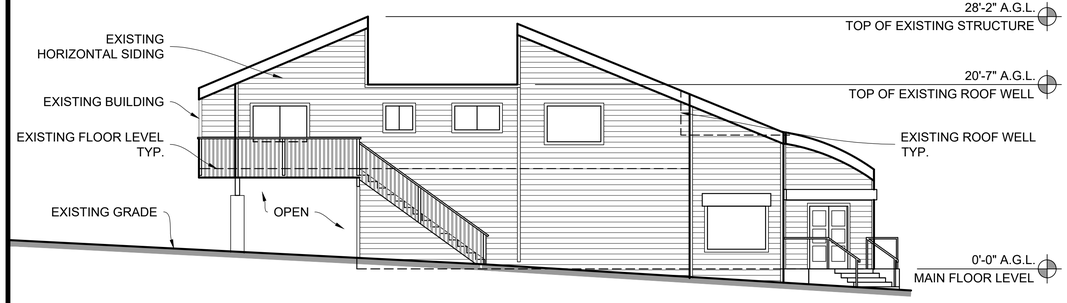
1401 MAIN STREET
MONTARA, CA, 94037

SHEET DESCRIPTION:

EQUIPMENT PLAN

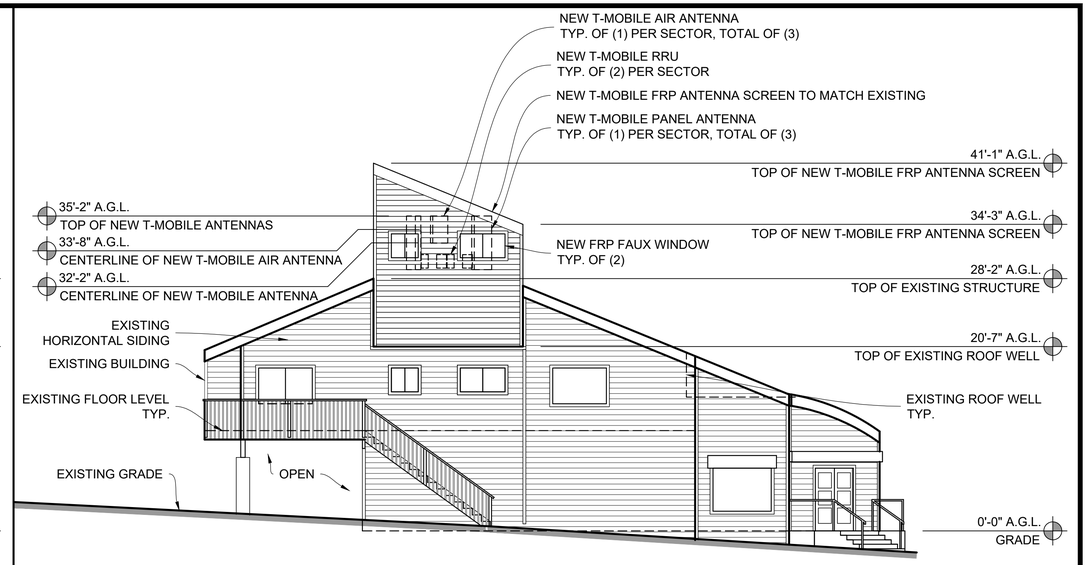
SHEET NUMBER:

A4



EXISTING NORTH ELEVATION | 1

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



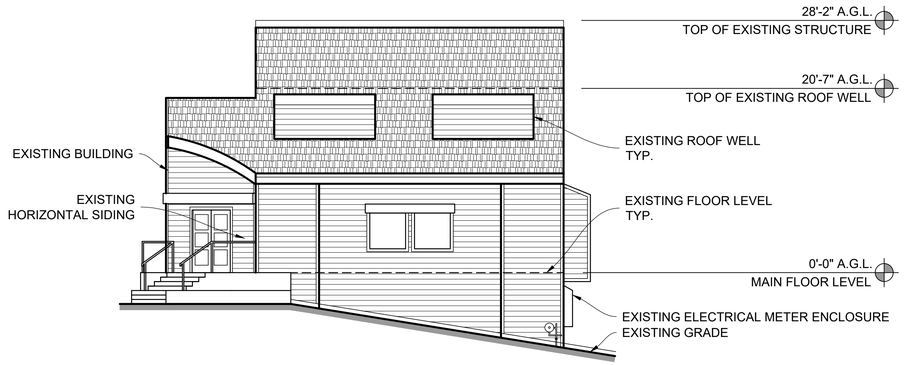
NEW NORTH ELEVATION | 2

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

COLOR AND MATERIAL SAMPLES:

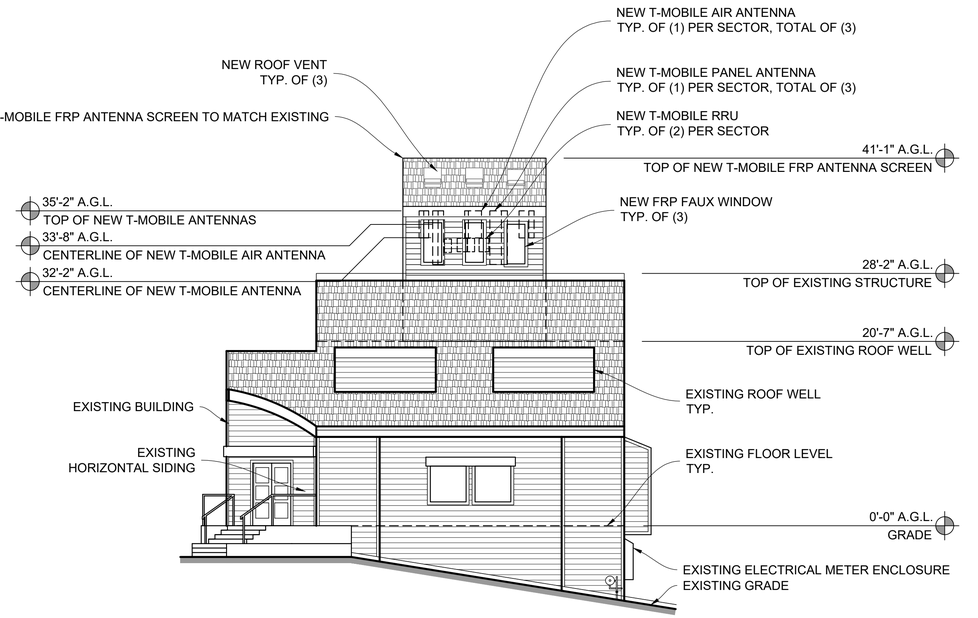
SCREENING FAÇADE MATERIALS: FIBERGLASS REINFORCED PLASTIC (FRP)
STYLE: SHIPLAP
COLOR: WARMED COGNAC
COLOR CODE: AF-235

PAINT MANUFACTURER: HASSETT
SCREENING WINDOWS MATERIALS: FIBERGLASS REINFORCED PLASTIC (FRP)
STYLE: FAUX GLASS WINDOWS
COLOR: BLACK TINT
COLOR CODE: N/A
MANUFACTURER: TBD



EXISTING WEST ELEVATION | 3

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



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

0 8 16 24 32

NEW WEST ELEVATION | 4

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

PLANS PREPARED FOR:

T-Mobile

1200 CONCORD AVE.
SUITE 500
CONCORD, CA 94520

PLANS PREPARED BY:

DES
DIAMOND ENGINEERING SERVICES
4255 PARK ROAD
BENICIA, CA 94510

MLA PARTNER:

EC TELECOM INC
ENGINEERING & CONSTRUCTION

OEM:

ENGINEERING SEAL:

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ADD CAMLOK GEN. PLUG	05/19/2026	BL	2
PLANNING	07/20/2026	BL	3
FIXED GRAPHIC SCALES	10/01/2026	BL	4

SITE NAME:

SF93121A MONTARA
DARKE GALLERY

SITE NUMBER:

SF93121A

DES NUMBER:

EC25 06

SITE ADDRESS:

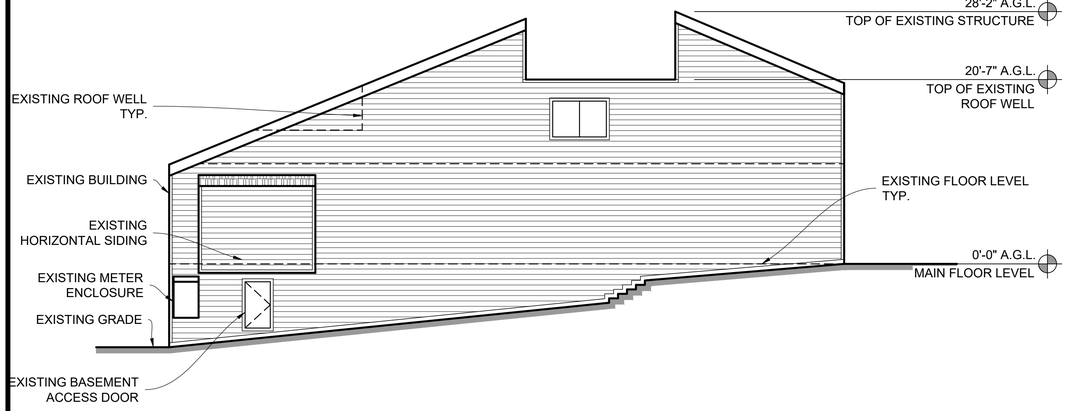
1401 MAIN STREET
MONTARA, CA, 94037

SHEET DESCRIPTION:

NEW AND EXISTING NORTH AND WEST ELEVATIONS

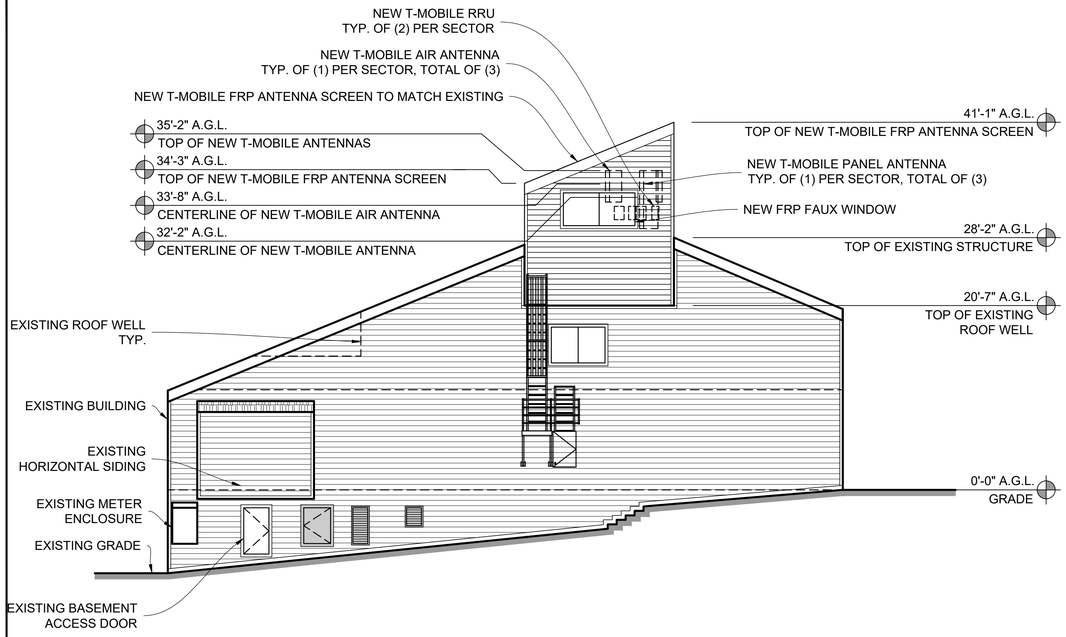
SHEET NUMBER:

A5



EXISTING SOUTH ELEVATION | 1

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



NEW SOUTH ELEVATION | 2

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

3

COLOR AND MATERIAL SAMPLES:

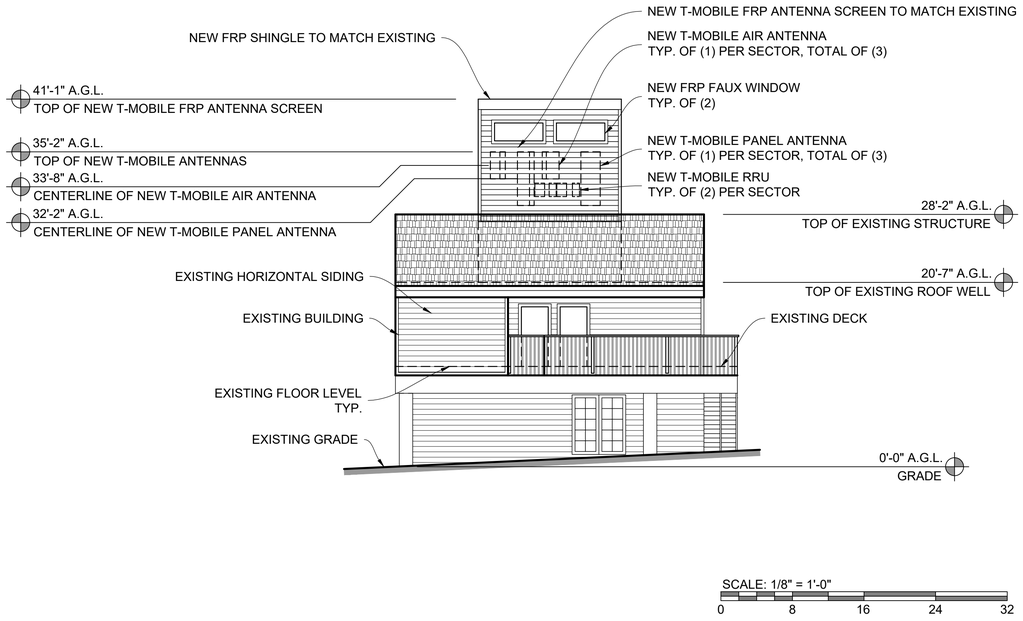
SCREENING FAÇADE MATERIALS: FIBERGLASS REINFORCED PLASTIC (FRP)
STYLE: SHIPLAP
COLOR: WARMED COGNAC
COLOR CODE: AF-235

PAINT MANUFACTURER: HASSETT
SCREENING WINDOWS MATERIALS: FIBERGLASS REINFORCED PLASTIC (FRP)
STYLE: FAUX GLASS WINDOWS
COLOR: BLACK TINT
COLOR CODE: N/A
MANUFACTURER: TBD



EXISTING EAST ELEVATION | 3

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



NEW EAST ELEVATION | 4

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

PLANS PREPARED FOR:

T-Mobile

1200 CONCORD AVE.
SUITE 500
CONCORD, CA 94520

PLANS PREPARED BY:

DIAMOND ENGINEERING SERVICES

4255 PARK ROAD
BENICIA, CA 94510

MLA PARTNER:

EC TELECOM INC
ENGINEERING & CONSTRUCTION

OEM:

ENGINEERING SEAL:

DRAWING NOTICE:

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REVISIONS:

DESCRIPTION	DATE	BY	REV
90CD IFP PLANNING	03/11/2026	BL	0
90CD ADD CLOUDS	04/28/2026	BL	1
ADD CAMLOK GEN. PLUG	05/19/2026	BL	2
PLANNING	07/20/2026	BL	3
FIXED GRAPHIC SCALES	10/01/2026	BL	4

SITE NAME:

SF93121A MONTARA DARKE GALLERY

SITE NUMBER:

SF93121A

DES NUMBER:

EC25 06

SITE ADDRESS:

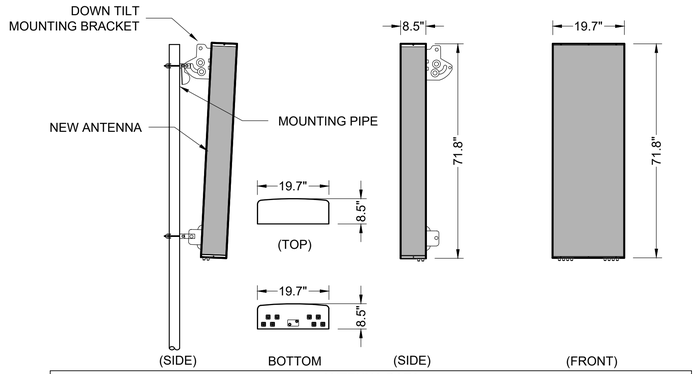
1401 MAIN STREET
MONTARA, CA, 94037

SHEET DESCRIPTION:

NEW AND EXISTING SOUTH AND EAST ELEVATIONS

SHEET NUMBER:

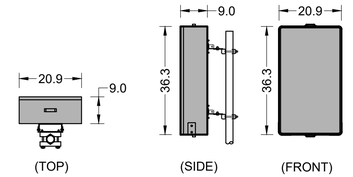
A6



ANTENNA DATA	
MANUFACTURER	RFS
MODEL	APXVAALL18M-U-J20 (OCTO)
DIMENSIONS	71.8"H x 19.7"W x 8.5"D
WEIGHT	57 Lbs
WEIGHT W/MOUNTING HARDWARE	76.4 Lbs
MOUNTING PIPE Ø	2.36"-4.72"

RFS ANTENNA | 1

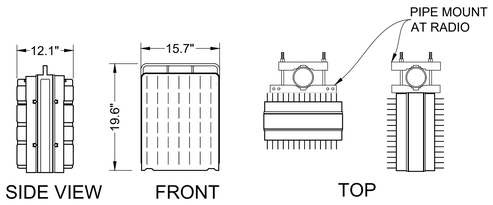
SCALE: 1/2" = 1'-0"



ANTENNA DATA	
MANUFACTURER	ERICSSON
MODEL	AIR 6419 B41
DIMENSIONS	36.3"H x 20.9"W x 9.0"D
WEIGHT	83.3 lbs
MOUNTING PIPE Ø	2.36"-4.72"
MOUNTING KIT	AIR6419 MANDATORY INSTALL KIT

ERICSSON ANTENNA | 2

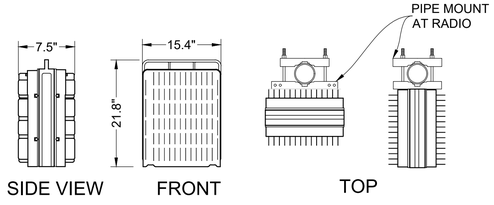
SCALE: 1/2" = 1'-0"



RADIO DATA	
MANUFACTURER	ERICSSON
MODEL	RADIO 4460 (B25+B66)
DIMENSIONS	19.6"H x 15.7"W x 12.1"D
WEIGHT	109 Lbs
MOUNTING PIPE Ø	2.36"-4.72"
MANUFACTURE SUPPLIED MOUNTING HARDWARE	

ERICSSON RADIO 4460 | 3

SCALE: 1" = 1'-0"



RADIO DATA	
MANUFACTURER	ERICSSON
MODEL	RADIO 4480 (B71+B85)
DIMENSIONS	21.8"H x 15.4"W x 7.5"D
WEIGHT	70 Lbs
MOUNTING PIPE Ø	2.36"-4.72"
MANUFACTURE SUPPLIED MOUNTING HARDWARE	

ERICSSON RADIO 4480 | 4

SCALE: 1" = 1'-0"

PLANS PREPARED FOR:

T-Mobile

1200 CONCORD AVE.
SUITE 500
CONCORD, CA 94520

PLANS PREPARED BY:

DIAMOND ENGINEERING SERVICES

4255 PARK ROAD
BENICIA, CA 94510

MLA PARTNER:

EC TELECOM INC
ENGINEERING & CONSTRUCTION

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90CD ADD CLOUDS	04/28/2026	BL	1
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PLANNING	07/20/2026	BL	3
FIXED GRAPHIC SCALES	10/01/2026	BL	4

SITE NAME:

SF93121A MONTARA
DARKE GALLERY

SITE NUMBER:

SF93121A

DES NUMBER:

EC25 06

SITE ADDRESS:

1401 MAIN STREET
MONTARA, CA, 94037

SHEET DESCRIPTION:

NEW ANTENNA AND RRU DETAILS

SHEET NUMBER:

AD1

1. FABRICATION AND ERECTION SHALL CONFORM TO THE AISC SPECIFICATIONS AND AMERICAN IRON AND STEEL SPECIFICATION MANUAL, LATEST EDITION.

2. WELDING SHALL CONFORM TO THE AWS SPECIFICATIONS.
\
3. WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE BEST PRACTICE AND WITHIN THE TOLERANCES SPECIFIED IN THE AISC SPECIFICATION FOR STRUCTURAL STEEL.

4. ALL STRUCTURAL STEEL SHALL BE AS FOLLOWS U.O.N.

ALL WF, WT SHAPES……	ASTM A992, GRADE 50
CONNECTION PLATES & MISC STEEL (U.O.N.) ……..	ASTM A36
GUSSET AND COLLECTOR PLATES……..	ASTM A36
PIPE COLUMNS (TYPE E, STANDARD)……..	ASTM A53, GRADE B
HSS MEMBERS……..	ASTM A500, GRADE B
ANGLES, CHANNELS……...	ASTM A36

5. ALL BOLTS SHALL BE HIGH STRENGTH BOLTS A325-TC PER ASTM F1852 OR A490-TC PER ASTM F2280 AS NOTED.

6. ALL STEEL MATERIAL SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123/A123M-00

7. FASTENERS SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153, THREADED FASTENERS WITH ASTM F2329

8. WELDING MATERIALS, PER AWS D1.1 AND D1.8
   A. WELDING ELECTRODES. E70XX SERIES AS REQUIRED FOR INTENDED USE
   B. THE USE OF E70T-4 WELDING WIRE IS NOT ALLOWED FOR ANY APPLICATION.
   C. SEISMIC FORCE RESISTING SYSTEM AND DEMAND CRITICAL WELDS SHALL COMPLY WITH AWS D1.8 CLAUSE 6.3

8. A WELDING SEQUENCE SHALL BE PLANNED TO MINIMIZE RESIDUAL STRESS AND DISTORTIONS OF INDIVIDUAL MEMBERS AND THE BUILDING FRAME

9. DO NOT WELD ANY STRUCTURAL STEEL MEMBER OR CONNECTION UNLESS EXPLICITLY CALLED OUT IN THE CONTRACT DOCUMENTS.

10. WELD SYMBOLS SHOW FINAL WELD REQUIRED. THE CHOICE TO WELD IN THE FIELD OR IN THE SHOP SHALL BE UP TO THE CONTRACTOR AND SHALL BE INDICATED IN THE FABRICATORS SHOP DRAWINGS.

11. MINIMUM FILLET WELDS SHALL BE PER TABLE J2.4 OF AISC 360-10

12. ALL GROOVE AND BUTT WELDS TO BE COMPLETE PENETRATION. UON.

13. WRITTEN WELDING PROCEDURE SPECIFICATIONS (WPS) PER THE RECOMMENDATIONS OF THE AMERICAN WELDING SOCIETY (AWS) SHALL BE DEVELOPED BY THE FABRICATOR/ERECTOR AND SUBMITTED FOR REVIEW BY THE ENGINEER PRIOR TO ANY WELDING OF THE STRUCTURAL STEEL. WELDING. PROCEDURES SHALL INCLUDE ALL THE WELDED JOINTS AND CONFIGURATIONS TO BE USED ON THIS PROJECT-ONLY. WPS WHICH ARE RELEVANT TO THIS PROJECT SHALL BE SUBMITTED. ALL WELDED JOINTS SHALL BE PRE-QUALIFIED PER AWS OR BE QUALIFIED BY TEST PER AWS. A PROCEDURE QUALIFICATION RECORD (PQR) SHALL BE INCLUDED WITH THE WPS IF MANUFACTURER AND PRODUCT/TRADE NAME SHALL BE IDENTIFIED IN THE WPS IN ADDITION TO TECHNICAL DATA SHEET WITH THE RECOMMENDED WELDING PARAMETERS SHALL BE SUBMITTED WITH THE WPS.

14. WELD LENGTH CALLED FOR ON PLANS ARE THE NET EFFECTIVE LENGTH REQUIRED.

15. CAMBER.
   A. PROVIDE UPWARD CAMBER TO ALL MEMBERS SHOWN TO HAVE CAMBER, AMOUNT MEASURED IN SHOP PRIOR TO INSTALLATION SHALL NOT DEVIATE MORE THAN ALLOWED BY AISC.
   B. BEAMS WITHOUT SPECIFIED CAMBER SHALL BE FABRICATED SO THAT AFTER ERECTION ANY MINOR CAMBER DUE TO ROLLING OR SHOP ASSEMBLY SHALL BE UPWARD.

16. BOLT HOLES SHALL BE STANDARD SIZE IN ACCORDANCE WITH AISC SPECIFICATIONS FOR JOINTS USING ASTM A325 OR A490 BOLTS, U.O.N.

17. CONNECTIONS: 3/4" DIAMETER BOLTS, ASTM A325 TIGHTENED TO A SNUG TIGHT CONDITION.

18. PER AISC REQUIREMENTS PROVIDE 1-1/2" THICK MINIMUM NON SHRINK GROUT BETWEEN CONCRETE SUPPORT AND BOTTOM OF STEEL BASE PLATE.

19. REFER TO STRUCTURAL DETAIL SHEETS AS REFERENCED FOR CONNECTIONS.

20. STRUCTURAL STEEL SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM STANDARD A123. ALTERNATE METHODS SHALL PROVIDE PROTECTION EQUAL TO THE REQUIREMENTS OF ASTM STANDARD A123. TOUCH UP AND REPAIRS TO STRUCTURAL STEEL SHALL CONFORM TO ASTM STANDARD A780. GALVANIZING HOT STICK ZINC IS RECOMMENDED WHEN WELDING HOT DIPPED GALVANIZED MATERIAL.

21. STEEL FABRICATOR TO MEASURE OR RETAIN SURVEYOR TO VERIFY HORIZONTAL DIMENSIONS
BETWEEN BASE PLATES PRIOR TO FABRICATION.

22. STEEL FABRICATOR TO VERIFY ELEVATION DATUM WHICH ARE LABELED "VERIFY" PRIOR TO FABRICATION.

23. SHOP AND FIELD WELDING REQUIRES SPECIAL INSPECTION BY THE PERMITTING JURISDICTION, BY AN AWS CERTIFIED WELDER.

24. PROVIDE (4) SETS OF SHOP DRAWINGS TO THE ARCHITECT FOR DISTRIBUTION TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

STEEL NOTES

1. STEEL GRADE SPECIFICATIONS FOR THE FOLLOWING ANCHORAGE MATERIALS:

BOLTS USED TO CONNECT STEEL TO WOOD	ASTM A307, GRADE 36
BOLTS USED TO CONNECT STEEL TO STEEL	ASTM A325, GRADE 36
BOLTS USED TO CONNECT STEEL TO CONCRETE	ASTM F1554, GRADE 55
U BOLTS	SAE GRADE 5
THREADED ROD, 1/4" THROUGH 3" DIAMETERS	ASTM A449, TYPE 1
GALVANIZED NUTS	ASTM A563DH HEAVY HEX
WASHERS	ASTM F436

2. DO NOT WELD ANY STRUCTURAL STEEL MEMBER OR CONNECTION UNLESS EXPLICITLY CALLED OUT IN THE CONTRACT DOCUMENTS.

3. BOLT HOLES SHALL BE STANDARD SIZE IN ACCORDANCE WITH AISC SPECIFICATIONS FOR JOINTS.

4. CONNECTIONS: BOLTS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION.

5. REFER TO STRUCTURAL DETAIL SHEETS AS REFERENCED FOR CONNECTIONS.

BOLT NOTES

(EC25 06) SF93121A DARKEROOM GALLERY, MONTARA, CA			
BUILDING CODE		CALIFORNIA BUILDING CODE (CBC) 2022 EDITION.	
REFERENCE STANDARD		ASCE/SEI 7-16 (FOR WIND & SEISMIC)	
REFERENCE STANDARD		AISC-STEEL CONSTRUCTION MANUAL 16TH EDITION	
REFERENCE STANDARD		ACI 318-19 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE	
OCCUPANCY GROUP:		GROUP: U TELECOMMUNICATIONS TOWER	
CONSTRUCTION TYPE:		TYPE V-B	
AUTOMATIC FIRE SUPPRESSION SYSTEM (FIRE SPRINKLERS)		AN AUTOMATIC FIRE SUPPRESSION SYSTEM (FIRE SPRINKLERS) IS NOT REQUIRED	
DESIGN LOADS			
DESIGN LOAD		DESIGN CRITERIA VALUE	
GROUND SNOW LOAD		0 N/A	
FLOOD LOAD		0 N/A	
WIND EXPOSURE		D	
BASIC WIND SPEED		92 MPH	
OCCUPANCY RISK CATEGORY		II TABLE 1.5-1	
SITE SOIL CLASSIFICATION		SITE CLASS D-"DEFAULT"	
SEISMIC DESIGN CATEGORY		D	
SEISMIC IMPORTANCE FACTOR		I=1.0	
MAPPED SPECTRAL RESPONSE ACCELERATIONS			
Ss = 2.182 g	S1 = 0.893g	Sms = 2.618g	Sds = 1.746 g
SPECTRAL RESPONSE COEFFICIENTS			
		Fa=1.2	

STRUCTURAL DESIGN CRITERIA

SPECIAL INSPECTION:

THE FOLLOWING ITEMS REQUIRE SPECIAL INSPECTION A TESTING PER C.B.C. SECTION 1704A THIS WORK SHALL BE PERFORMED BY A SPECIAL INSPECTOR QUALIFIED TO PERFORM THE TYPES OF INSPECTION AN TESTS SPECIFIED HEREIN. THE FREQUENCY OF TESTING SHALL BE REPORTED IMMEDIATELY TO THE CONTRACTOR. SUMMARY REPORTS SHALL BE DISTRIBUTED WEEKLY TO THE OWNER, ARCHITECT, CONTRACTOR, AND STRUCTURAL ENGINEER. SEE THE SPECIFICATION FOR ADDITIONAL REQUIREMENTS FOR SPECIAL INSPECTION AND TESTING.

LEGEND

R	REQUIRED
C	CONTINUOUS
P	PERIODIC
	NOT PART OF THIS PROJECT
X	REQUIRED FOR THIS PROJECT

SPECIAL INSPECTION LEGEND

1. SPECIAL INSPECTIONS FOR NEW MATERIALS ARE REQUIRED, SEE THE TABLES THAT ACCOMPANY THIS SHEET FOR MATERIAL ITEM AND TYPE OF INSPECTION.
2. C.B.C §1703.1 AN APPROVED AGENCY SHALL PROVIDE ALL INFORMATION AS NECESSARY FOR THE BUILDING OFFICIAL TO DETERMINE THAT THE AGENCY MEETS THE FOLLOWING APPLICABLE REQUIREMENTS:
   2.1. C.B.C §1703.1.1 AN APPROVED AGENCY SHALL BE OBJECTIVE, COMPETENT AND INDEPENDENT FROM THE CONTRACTOR RESPONSIBLE FOR THE WORK BEING INSPECTED.
   2.2. C.B.C §1703.1.2 AN APPROVED AGENCY SHALL HAVE ADEQUATE EQUIPMENT TO PERFORM REQUIRED TESTS. THE EQUIPMENT SHALL BE PERIODICALLY CALIBRATED.
   2.3. C.B.C §1703.1.3 AN APPROVED AGENCY SHALL EMPLOY EXPERIENCED PERSONNEL EDUCATED IN CONDUCTING, SUPERVISING AND EVALUATING TESTS AND SPECIAL INSPECTIONS.
3. C.B.C §1703.5.1 APPROVED AGENCY: AN APPROVED AGENCY SHALL TEST A REPRESENTATIVE SAMPLE OF THE PRODUCT, MATERIAL OR ASSEMBLY BEING LABELED TO THE RELEVANT STANDARD OR STANDARDS. THE APPROVED AGENCY SHALL MAINTAIN A RECORD OF THE TESTS PERFORMED. THE RECORD SHALL PROVIDE SUFFICIENT DETAIL TO VERIFY COMPLIANCE WITH THE TEST STANDARD.
4. C.B.C §1704.2 SPECIAL INSPECTION AND TESTS: THE OWNER OR THE OWNER'S AUTHORIZED AGENT, OTHER THAN THE CONTRACTOR, SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PROVIDE SPECIAL INSPECTIONS AND TESTS DURING CONSTRUCTION ON THE TYPES OF WORK SPECIFIED. THESE SPECIAL INSPECTIONS AND TESTS ARE IN ADDITION TO THE INSPECTIONS BY THE BUILDING OFFICIAL.
5. C.B.C §1704.2.1 SPECIAL INSPECTOR QUALIFICATIONS: PRIOR TO THE START OF THE CONSTRUCTION, THE APPROVED AGENCIES SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL DEMONSTRATING THE COMPETENCE AND RELEVANT EXPERIENCE OR TRAINING OF THE SPECIAL INSPECTORS WHO WILL PERFORM THE SPECIAL INSPECTIONS AND TESTS DURING CONSTRUCTION.
6. C.B.C §1704.2.4 REPORT REQUIREMENT. APPROVED AGENCIES SHALL KEEP RECORDS OF SPECIAL INSPECTIONS AND TESTS. THE APPROVED AGENCY SHALL SUBMIT REPORTS OF SPECIAL INSPECTIONS AND TESTS TO THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. REPORTS SHALL INDICATE THAT WORK INSPECTED OR TESTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THEY ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO THE COMPLETION OF THAT PHASE OF THE WORK. A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS AND TESTS, AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS OR TESTS, SHALL BE SUBMITTED AT A POINT IN TIME AGREED UPON PRIOR TO THE START OF WORK BY THE OWNER OR THE OWNER'S AUTHORIZED AGENT TO THE BUILDING OFFICIAL.
7. C.B.C §1704.2.5 SPECIAL INSPECTION OF FABRICATED ITEMS: SPECIAL INSPECTIONS DURING FABRICATION ARE NOT REQUIRED WHERE THE FABRICATOR MAINTAINS APPROVED DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES THAT PROVIDE A BASIS FOR CONTROL OF THE WORKMANSHIP AND THE FABRICATOR'S ABILITY TO CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND THIS CODE. APPROVAL SHALL BE BASED UPON REVIEW OF FABRICATION AND QUALITY CONTROL PROCEDURES AND PERIODIC INSPECTION OF FABRICATION PRACTICES BY THE BUILDING OFFICIAL.SPECIAL INSPECTIONS ARE NOT REQUIRED WHERE THE FABRICATOR IS REGISTERED AND APPROVED. APPROVAL SHALL BE BASED UPON REVIEW OF THE FABRICATOR'S WRITTEN PROCEDURAL AND QUALITY CONTROL MANUALS AND PERIODIC AUDITING OF FABRICATION PRACTICES BY AN APPROVED AGENCY. AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE (AFFIDAVIT) TO THE OWNER OR THE OWNER'S AUTHORIZED AGENT FOR SUBMITTAL TO THE BUILDING OFFICIAL, STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.
8. C.B.C §1704.3 STATEMENT OF SPECIAL INSPECTIONS:
   8.1. WELDING REQUIRES A SPECIAL INSPECTION PER AISC. THE STRUCTURAL STEEL FABRICATOR SHALL BE AN APPROVED FABRICATOR BY AISC OR ANOTHER AGENCY (CERTIFICATE REQUIRED). IN THE EVENT THAT THE FABRICATOR/WELDER IS NOT AN APPROVED FABRICATOR BY AISC OR ANOTHER AGENCY A SPECIAL INSPECTION OF SHOP WELDING IS REQUIRED.
   8.2. INSPECTION OF HIGH STRENGTH BOLTING IS REQUIRED.
   8.3. INSPECTION OF POST INSTALLED EXPANSION ANCHORS IS REQUIRED.
9. C.B.C §1704.5 SUBMITTALS TO THE BUILDING OFFICIAL. IN ADDITION TO THE SUBMITTAL OF REPORTS OF SPECIAL INSPECTIONS AND TESTS IN ACCORDANCE WITH SECTION 1704.2.4, REPORTS AND CERTIFICATES SHALL BE SUBMITTED BY THE OWNER OR THE OWNER'S AUTHORIZED AGENT TO THE BUILDING OFFICIAL.

SPECIAL INSPECTION NOTES

PLANS PREPARED FOR:

T-Mobile

1200 CONCORD AVE.
SUITE 500
CONCORD, CA 94520

PLANS PREPARED BY:

DES
DIAMOND ENGINEERING SERVICES
4255 PARK ROAD
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FIXED GRAPHIC SCALES	10/01/2026	BL	4

SITE NAME:
SF93121A MONTARA
DARKE GALLERY

SITE NUMBER:
SF93121A

DES NUMBER:
EC25 06

SITE ADDRESS:
1401 MAIN STREET
MONTARA, CA, 94037

SHEET DESCRIPTION:
SPECIAL INSPECTION AND DESIGN CRITERIA

SHEET NUMBER:
SN1

1. FABRICATION AND ERECTION SHALL CONFORM TO THE AISC SPECIFICATIONS AND AMERICAN IRON AND STEEL SPECIFICATION MANUAL, LATEST EDITION.

2. WELDING SHALL CONFORM TO THE AWS SPECIFICATIONS.
\
3. WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE BEST PRACTICE AND WITHIN THE TOLERANCES SPECIFIED IN THE AISC SPECIFICATION FOR STRUCTURAL STEEL.

4. ALL STRUCTURAL STEEL SHALL BE AS FOLLOWS U.O.N.

ALL WF, WT SHAPES……	ASTM A992, GRADE 50
CONNECTION PLATES & MISC STEEL (U.O.N.) ……..	ASTM A36
GUSSET AND COLLECTOR PLATES……..	ASTM A36
PIPE COLUMNS (TYPE E, STANDARD)……..	ASTM A53, GRADE B
HSS MEMBERS……..	ASTM A500, GRADE B
ANGLES, CHANNELS……..	ASTM A36

5. ALL BOLTS SHALL BE HIGH STRENGTH BOLTS A325-TC PER ASTM F1852 OR A490-TC PER ASTM F2280 AS NOTED.

6. ALL STEEL MATERIAL SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123/A123M-00

7. FASTENERS SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153, THREADED FASTENERS WITH ASTM F2329

8. WELDING MATERIALS, PER AWS D1.1 AND D1.8
   A. WELDING ELECTRODES. E70XX SERIES AS REQUIRED FOR INTENDED USE
   B. THE USE OF E70T-4 WELDING WIRE IS NOT ALLOWED FOR ANY APPLICATION.
   C. SEISMIC FORCE RESISTING SYSTEM AND DEMAND CRITICAL WELDS SHALL COMPLY WITH AWS D1.8 CLAUSE 6.3

8. A WELDING SEQUENCE SHALL BE PLANNED TO MINIMIZE RESIDUAL STRESS AND DISTORTIONS OF INDIVIDUAL MEMBERS AND THE BUILDING FRAME

9. DO NOT WELD ANY STRUCTURAL STEEL MEMBER OR CONNECTION UNLESS EXPLICITLY CALLED OUT IN THE CONTRACT DOCUMENTS.

10. WELD SYMBOLS SHOW FINAL WELD REQUIRED. THE CHOICE TO WELD IN THE FIELD OR IN THE SHOP SHALL BE UP TO THE CONTRACTOR AND SHALL BE INDICATED IN THE FABRICATORS SHOP DRAWINGS.

11. MINIMUM FILLET WELDS SHALL BE PER TABLE J2.4 OF AISC 360-10

12. ALL GROOVE AND BUTT WELDS TO BE COMPLETE PENETRATION. UON.

13. WRITTEN WELDING PROCEDURE SPECIFICATIONS (WPS) PER THE RECOMMENDATIONS OF THE AMERICAN WELDING SOCIETY (AWS) SHALL BE DEVELOPED BY THE FABRICATOR/ERECTOR AND SUBMITTED FOR REVIEW BY THE ENGINEER PRIOR TO ANY WELDING OF THE STRUCTURAL STEEL. WELDING. PROCEDURES SHALL INCLUDE ALL THE WELDED JOINTS AND CONFIGURATIONS TO BE USED ON THIS PROJECT-ONLY. WPS WHICH ARE RELEVANT TO THIS PROJECT SHALL BE SUBMITTED. ALL WELDED JOINTS SHALL BE PRE-QUALIFIED PER AWS OR BE QUALIFIED BY TEST PER AWS. A PROCEDURE QUALIFICATION RECORD (PQR) SHALL BE INCLUDED WITH THE WPS IF MANUFACTURER AND PRODUCT/TRADE NAME SHALL BE IDENTIFIED IN THE WPS IN ADDITION TO TECHNICAL DATA SHEET WITH THE RECOMMENDED WELDING PARAMETERS SHALL BE SUBMITTED WITH THE WPS.

14. WELD LENGTH CALLED FOR ON PLANS ARE THE NET EFFECTIVE LENGTH REQUIRED.

15. CAMBER.
   A. PROVIDE UPWARD CAMBER TO ALL MEMBERS SHOWN TO HAVE CAMBER, AMOUNT MEASURED IN SHOP PRIOR TO INSTALLATION SHALL NOT DEVIATE MORE THAN ALLOWED BY AISC.
   B. BEAMS WITHOUT SPECIFIED CAMBER SHALL BE FABRICATED SO THAT AFTER ERECTION ANY MINOR CAMBER DUE TO ROLLING OR SHOP ASSEMBLY SHALL BE UPWARD.

16. BOLT HOLES SHALL BE STANDARD SIZE IN ACCORDANCE WITH AISC SPECIFICATIONS FOR JOINTS USING ASTM A325 OR A490 BOLTS, U.O.N.

17. CONNECTIONS: 3/4" DIAMETER BOLTS, ASTM A325 TIGHTENED TO A SNUG TIGHT CONDITION.

18. PER AISC REQUIREMENTS PROVIDE 1-1/2" THICK MINIMUM NON SHRINK GROUT BETWEEN CONCRETE SUPPORT AND BOTTOM OF STEEL BASE PLATE.

19. REFER TO STRUCTURAL DETAIL SHEETS AS REFERENCED FOR CONNECTIONS.

20. STRUCTURAL STEEL SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM STANDARD A123. ALTERNATE METHODS SHALL PROVIDE PROTECTION EQUAL TO THE REQUIREMENTS OF ASTM STANDARD A123. TOUCH UP AND REPAIRS TO STRUCTURAL STEEL SHALL CONFORM TO ASTM STANDARD A780. GALVANIZING HOT STICK ZINC IS RECOMMENDED WHEN WELDING HOT DIPPED GALVANIZED MATERIAL.

21. STEEL FABRICATOR TO MEASURE OR RETAIN SURVEYOR TO VERIFY HORIZONTAL DIMENSIONS BETWEEN BASE PLATES PRIOR TO FABRICATION.

22. STEEL FABRICATOR TO VERIFY ELEVATION DATUM WHICH ARE LABELED "VERIFY" PRIOR TO FABRICATION.

23. SHOP AND FIELD WELDING REQUIRES SPECIAL INSPECTION BY THE PERMITTING JURISDICTION, BY AN AWS CERTIFIED WELDER.

24. PROVIDE (4) SETS OF SHOP DRAWINGS TO THE ARCHITECT FOR DISTRIBUTION TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

STEEL NOTES

GENERAL:

THESE PLANS ARE A BUILDER'S SET. DES BUILDERS WAS CONTRACTED TO PROVIDE A BUILDER'S SET WITH THE AGREEMENT THAT AN EXPERIENCED AND KNOWLEDGEABLE CONTRACTOR SHALL CONSTRUCT THIS PROJECT. THE PLANS CONTAIN INFORMATION FOR GENERAL CONSTRUCTION AND BUILDING PERMIT PURPOSES ONLY AND ARE NOT EXTENSIVELY DETAILED NOR ARE SPECIFICATIONS PROVIDED. FOR ITEMS, METHODS AND/OR MATERIALS NOT SHOWN, THE MINIMUM REQUIREMENT OF THE 2013 CBC SHALL GOVERN. ANY OR PART OF ALL SYSTEMS, MATERIALS, CONNECTIONS, AND DETAILS NOT SPECIFICALLY PROVIDED IN THESE PLANS ARE THE SOLE AND COMPLETE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY VERIFY AND INSTALL.
THE ENGINEER DOES NOT PROVIDE CONTINUOUS CONSTRUCTION OBSERVATION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY AND CONSTRUCTION STANDARDS FOR THIS PROJECT. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR CONSTRUCTION COST DUE TO REVISIONS TO THE DRAWINGS.

JOB SAFETY:

THE ENGINEER IS NOT RESPONSIBLE FOR THE FABRICATION, ERECTION, AND/OR JOB SAFETY. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL SAFETY REGULATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL SHORING, BRACING, FORM WORK, ETC., AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION OF THE BUILDING.

SHOP DRAWINGS:

SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAKE CERTAIN THAT THE SHOP DRAWINGS AND CONSTRUCTION ARE IN CONFORMANCE WITH THE LATEST ARCHITECTURAL AND STRUCTURAL DRAWINGS. AT LEAST 3 WEEKS BEFORE FABRICATION, THE CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE ENGINEER / ARCHITECT FOR REVIEW TO DETERMINE GENERAL COMPLIANCE WITH THE DRAWINGS. OUR REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE IN COMPLIANCE WITH THE LATEST DRAWINGS.

SITE OBSERVATIONS:

THE CONTRACTOR SHALL GIVE ENGINEER 72 HOURS MINIMUM NOTICE AS TO THE TIME OF THE SITE OBSERVATION OR SPECIAL INSPECTION FOR ANY OBSERVATION REQUIRED BY C.B.C. 2013 CHAPTER 17A. ALL WRITTEN SITE OBSERVATIONS / INSPECTIONS REPORTS BY THE REGULATORY AGENCY SHALL BE COPIED TO THE ENGINEER.

1. DIMENSIONS SHOWN ON THE DRAWINGS TAKE PRECEDENCE OVER SCALED MEASUREMENTS. DO NOT SCALE DRAWINGS.

2. PLAN DIMENSIONS ARE TAKEN FROM FACE OF SURFACE TO FACE OF SURFACE OR GRID LINE.

3. PLAN DIMENSIONS ARE TAKEN FROM FACE OF STRUCTURE, FINISH OR GRID LINE, UNLESS OTHERWISE NOTED. TYPICAL FOR FLOOR PLANS AND DETAILS.

4. DETAILS ARE DIAGRAMMATICAL AND MAY DIFFER IN SCALE FROM PROPOSED CONDITIONS.

5. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.

6. DETAILS LABELED TYP (TYPICAL) SHALL BE FABRICATED AT ALL LIKE CONDITIONS THROUGHOUT THE PROJECT UNLESS OTHERWISE NOTED. DETAILS LABELED SIM (SIMILAR) SHALL BE FABRICATED WITH MINOR DIFFERENCES AS SHOWN IN THE DETAIL.

7. FOR DETAILS NOT SHOWN, USE THE MANUFACTURER'S STANDARD DETAILS OR APPROVED SHOP DRAWINGS/DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

8. SHOP DRAWINGS ARE SUPERSEDED BY THESE DRAWINGS UNLESS APPROVED BY ENGINEER.

9. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES BEFORE COMMENCING ANY WORK.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL METHODS OF FABRICATION. SHORING, SCAFFOLDING, FORMWORK, ETC., MAY REQUIRE ADDITIONAL STRUCTURAL DESIGN.

11. THE CONTRACTOR SHALL PROVIDE, LOCATE, AND INSTALL ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL AND ELECTRICAL WORK.

12. ALL EQUIPMENT, DEVICES, FIXTURES AND MATERIALS SHALL BE LISTED BY AN APPROVED TESTING AGENCY.

13. ALL MATERIAL SYSTEMS SHALL BE NON-COMBUSTIBLE WITH A FLAME SPREAD RATIO OF 25 OR LESS, SMOKE DEVELOPING RATING OF 50 OR LESS THAN A FUEL CONTRIBUTING OF ZERO.

14. CONNECTING HARDWARE SHALL BE RATED FOR OPERATION UNDER AMBIENT CONDITIONS OF -40 TO 140 DEGREES FAHRENHEIT AND IN THE RANGE OF 0 TO 100 PERCENT RELATIVE HUMIDITY.

15. THE SITE PLAN IS NOT BASED ON A SURVEY AND SHALL ONLY BE USED FOR THE SCOPE OF WORK SHOWN IN THESE DRAWINGS.

16. FABRICATED STEEL PARTS, PIPE, BOLTS, PLATE WASHERS AND STEEL SECTIONS SHALL BE HOT DIPPED GALVANIZED. SHEET METAL SHALL BE GALVANIZED.

GENERAL NOTES

1. ADDITIONAL CONTRACTOR SUBMITTALS: UPON REQUEST, CERTIFICATION THAT THE MATERIALS BEING USED MEET THE REQUIREMENTS SPECIFIED.
2. MANUFACTURER'S DATA FOR: GROUTS AND EPOXIES, PREFAB. WOOD TRUSSES, CALCULATIONS AND DRAWINGS.
3. OBSERVATION: THE ENGINEER WILL VISIT THE PROJECT SITE AS DICTATED BY CONSTRUCTION PROGRESS TO MAKE GENERAL OBSERVATIONS ON THE WORK FOR GENERAL CONFORMANCE TO THE DESIGN INTENT.
4. GENERAL: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF ALL MATERIALS USED ON THE PROJECT AND SHALL BEAR THE BURDEN OF PROOF THAT THE MATERIALS USED COMPLY WITH THE PROJECT REQUIREMENTS.

QUALITY ASSURANCE

PLANS PREPARED FOR:

T-Mobile
1200 CONCORD AVE.
SUITE 500
CONCORD, CA 94520

PLANS PREPARED BY:

DIAMOND ENGINEERING SERVICES
4255 PARK ROAD
BENICIA, CA 94510

MLA PARTNER:

EC TELECOM INC
ENGINEERING & CONSTRUCTION

OEM:

ENGINEERING SEAL:

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REVISIONS:

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90CD IFP PLANNING	03/11/2026	BL	0
90CD ADD CLOUDS	04/28/2026	BL	1
ADD CAMLOK GEN. PLUG	05/19/2026	BL	2
PLANNING	07/20/2026	BL	3
FIXED GRAPHIC SCALES	10/01/2026	BL	4

SITE NAME:
SF93121A MONTARA DARKE GALLERY

SITE NUMBER:
SF93121A

DES NUMBER:
EC25 06

SITE ADDRESS:
1401 MAIN STREET
MONTARA, CA, 94037

SHEET DESCRIPTION:
STRUCTURAL NOTES

SHEET NUMBER:
SN1

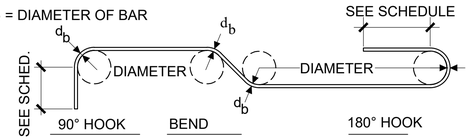
REINFORCEMENT BEND DIAMETER, AND CONCRETE COVER SCHEDULES

REINFORCEMENT LENGTH SCHEDULE
F'c = 3,000 PSI, F'y = 60,000 PSI, NORMAL WEIGHT CONCRETE, UNCOATED, CLEAR SPACE NOT LESS THAN db CLEAR COVER NOT LESS THAN db

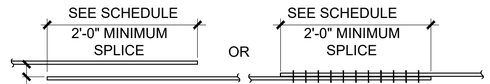
REINFORCEMENT		STIRRUPS, TIES, OR HOOPS							TENSION REINFORCEMENT					COMPRESSION REINFORCEMENT	
BAR SIZE	DIA (db)	MINIMUM INSIDE BEND DIAMETER	MINIMUM INSIDE BEND RADIUS	90° STANDARD HOOK Lext	90° STANDARD HOOK DEVELOPMENT LENGTH Ldb	180° STANDARD HOOK Lext	180° STANDARD HOOK c	180° STANDARD HOOK DEVELOPMENT LENGHT Ldb	90 DEGREE HOOK MINIMUM INSIDE BEND DIAMETER	90 DEGREE HOOK MINIMUM INSIDE BEND RADIUS	90 DEGREE HOOK STRAIGHT EXTENSION L_{ext}	TENSION LAP SPLICE LENGTH (CLASS B SPLICE) Ldh	TENSION ANCHORAGE LENGTH Ldh	COMPRESSION DEVELOPMENT LENGTH	COMPRESSION LAP SPLICE LENGTH
#3	0.375	2-1/4"	1-1/8"	4.5"	9"	2.5"	3"	9"	2-1/4"	1-1/8"	4.5"	22"	17"	9"	12"
#4	0.500	3"	1-1/2"	6"	11"	2.5"	4"	11"	3"	1-1/2"	6"	29"	22"	11"	15"
#5	0.625	3-3/4"	1-7/8"	7.5"	14"	2	5"	14"	3-3/4"	1-7/8"	7.5"	37"	28"	14"	19"
#6	0.75	4-1/2"	2-1/4"	9"	17"	3"	6"	17"	5-1/4"	2-5/8"	9"	43"	33"	17"	23"
#8	1	6"	3"	12"	22"	4"	8"	22"	6"	3"	12"	72"	55"	22"	30"

REINFORCING BAR DIAMETER TABLE

BAR SIZE	2	3	4	5	6	7	8	9	10	11	14	18
d_b	1/4"	3/8"	1/2"	5/8"	3/4"	7/8"	1"	1-1/8"	1-1/4"	1-3/8"	1-3/4"	2.25"



TYPICAL BAR BEND DIAMETER

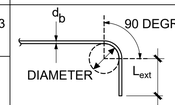
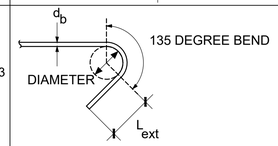
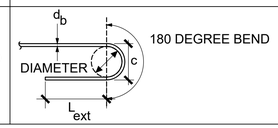


FOR NONCONTACT SPLICES IN FLEXURAL MEMBERS, THE TRANSVERSE CENTER-TO-CENTER SPACING OF SPLICED BARS SHALL NOT EXCEED THE LESSER OF ONE-FIFTH THE REQUIRED LAP SPLICE LENGTH AND 6 IN.

TYPICAL SPLICE

SEE TABLES 12.3.1 AND 12.3.2

TABLE 25.3.2 - MINIMUM INSIDE BEND DIAMETERS AND STANDARD HOOK GEOMETRIES FOR STIRRUPS TIES AND HOOPS.

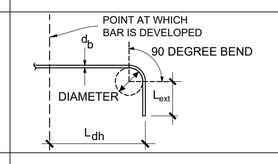
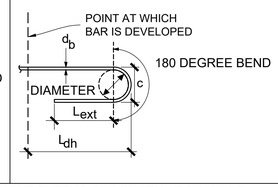
TYPE OF STANDARD HOOK	BAR SIZE	MINIMUM INSIDE BEND DIAMETER	STRAIGHT EXTENSION [1] lext in.	TYPE OF STANDARD HOOK
90-DEGREE HOOK	NO. 3 THROUGH NO. 5	4db	GREATER OF 6db AND 3 in.	
	NO. 6 THROUGH NO. 8	6db	12 db	
135-DEGREE HOOK	NO. 3 THROUGH NO. 5	4db	GREATER OF 6db AND 3 in.	
	NO. 6 THROUGH NO. 8	6db		
180-DEGREE HOOK	NO. 3 THROUGH NO. 5	4db	GREATER OF 4db AND 2.5 in.	
	NO. 6 THROUGH NO. 8	6db		

[1] A STANDARD HOOK FOR STIRRUPS, TIES AND HOOPS INCLUDES THE SPECIFIC INSIDE BEND DIAMETER AND STRAIGHT EXTENSION LENGTH. IT SHALL BE PERMITTED TO USE A LONGER STRAIGHT EXTENSION AT THE END OF A HOOK. A LONGER EXTENSION SHALL NOT BE CONSIDERED TO INCREASE THE ANCHORAGE CAPACITY OF THE HOOK.

ACI 318-19(22) TABLE 20.5.1.3.1 SPECIFIED CONCRETE COVER FOR CAST-IN-PLACE NONPRESTRESSED CONCRETE MEMBERS

CONCRETE EXPOSURE	MEMBER	REINFORCEMENT	COVER
CAST AGAINST AND PERMANENTLY IN CONTACT WITH GROUND	ALL	ALL	3 INCHES
EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	ALL	NO. 6 THROUGH NO 18 BARS	2 INCHES
		NO. 5 BAR, W31 RO D31 WIRE, AND SMALLER	1-1/2 INCHES
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	SLABS, JOINTS, AND WALLS	NO. 14 AND NO. 18 BARS	1-1/2 INCHES
		NO 11 BAR AND SMALLER	3/4 INCH
	BEAMS COLUMNS, PEDESTALS. AND TENSION TIES	PRIMARY REINFORCEMENT, STIRRUPS, TIES, SPIRALS, AND HOOPS	1-1/2 INCHES
ALL REINFORCING BARS SHALL EXTEND AS FAR AS POSSIBLE AND END IN A STANDARD 90° OR 180° HOOK UNLESS DETAILED OTHERWISE			

TABLE 25.3.1 - STANDARD HOOK GEOMETRY FOR DEVELOPMENT OF DEFORMED BARS IN TENSION

TYPE OF STANDARD HOOK	BAR SIZE	MINIMUM INSIDE BEND DIAMETER	STRAIT EXTENSION [1] lext in.	TYPE OF STANDARD HOOK
90-DEGREE HOOK	NO. 3 THROUGH NO. 8	6db	12db	
	NO. 9 THROUGH NO. 11	8db		
	NO. 14 THROUGH NO. 18	10db		
180-DEGREE HOOK	NO. 3 THROUGH NO. 8	6db	GREATER OF 4db AND 2.5 in.	
	NO. 9 THROUGH NO. 11	8db		
	NO. 14 THROUGH NO. 18	10db		

[1] A STANDARD HOOK EXTENSION FOR DEFORMED BARS IN TENSION INCLUDES THE SPECIFIC INSIDE BEND DIAMETER AND STRAIGHT EXTENSION LENGTH. IT SHALL BE PERMITTED TO USE A LONGER STRAIGHT EXTENSION AT THE END OF A HOOK. A LONGER EXTENSION SHALL NOT BE CONSIDERED TO INCREASE THE ANCHORAGE CAPACITY OF THE HOOK.

PLANS PREPARED FOR:

T-Mobile

1200 CONCORD AVE.
SUITE 500
CONCORD, CA 94520

PLANS PREPARED BY:

DIAMOND ENGINEERING SERVICES
4255 PARK ROAD
BENICIA, CA 94510

MLA PARTNER:

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ENGINEERING & CONSTRUCTION

OEM:

ENGINEERING SEAL:

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ADD CAMLOK GEN. PLUG	05/19/2026	BL	2
PLANNING	07/20/2026	BL	3
FIXED GRAPHIC SCALES	10/01/2026	BL	4

SITE NAME:
SF93121A MONTARA DARKE GALLERY

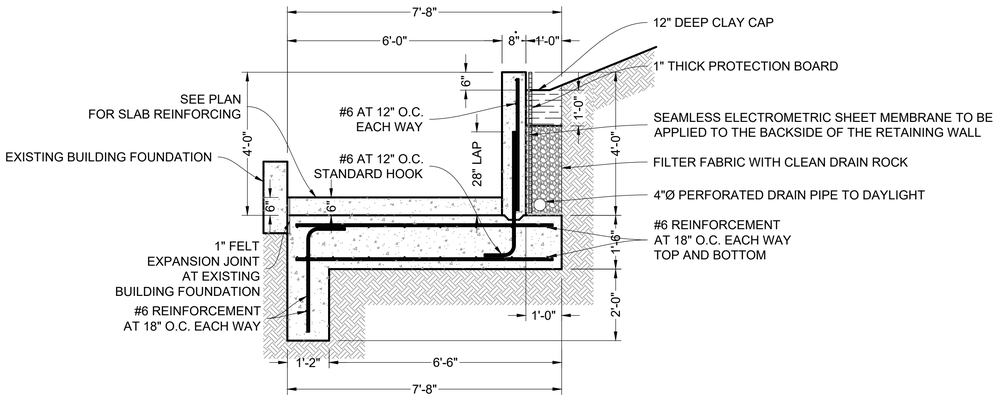
SITE NUMBER:
SF93121A

DES NUMBER:
EC25 06

SITE ADDRESS:
1401 MAIN STREET
MONTARA, CA, 94037

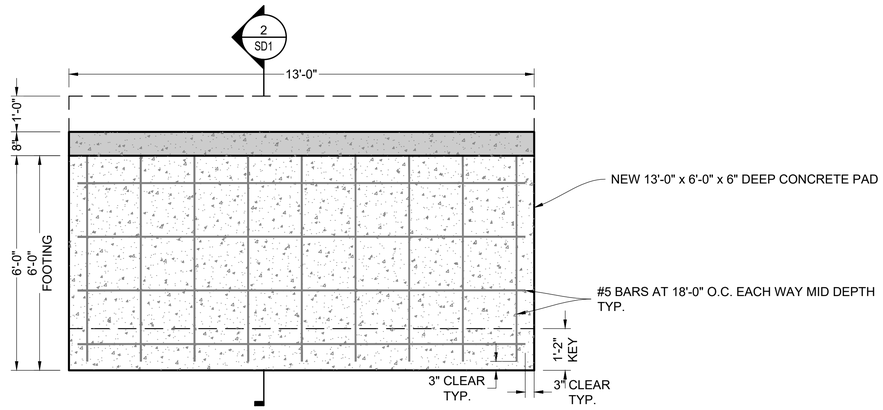
SHEET DESCRIPTION:
STRUCTURAL NOTES

SHEET NUMBER:
SN1



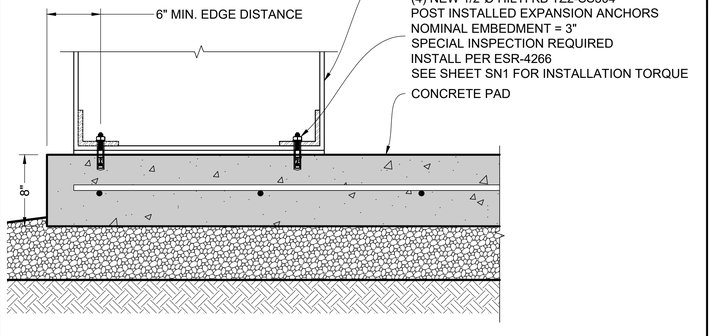
FOUNDATION SECTION | 2

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



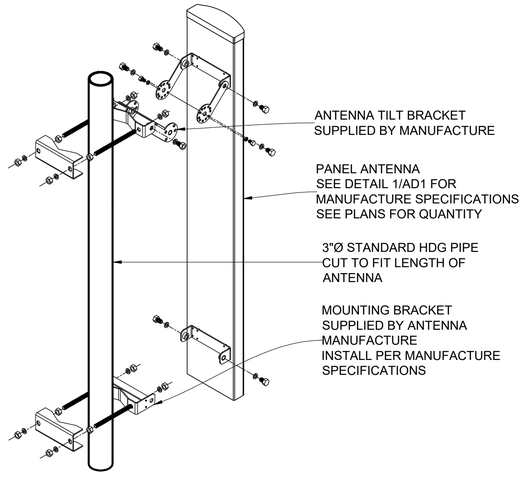
FOUNDATION PLAN | 1

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



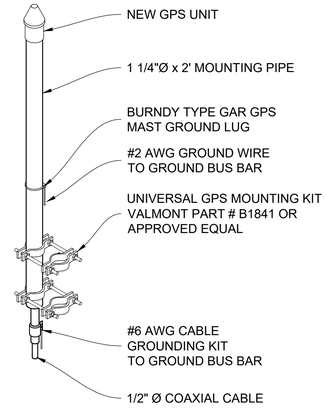
ANTENNA PIPE MOUNT | 5

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



ANTENNA PIPE MOUNT | 4

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



GPS ANTENNA MOUNT | 3

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

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1200 CONCORD AVE.
SUITE 500
CONCORD, CA 94520

PLANS PREPARED BY:

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4255 PARK ROAD
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PLANNING	07/20/2026	BL	3
FIXED GRAPHIC SCALES	10/01/2026	BL	4

SITE NAME:

SF93121A MONTARA
DARKE GALLERY

SITE NUMBER:

SF93121A

DES NUMBER:

EC25 06

SITE ADDRESS:

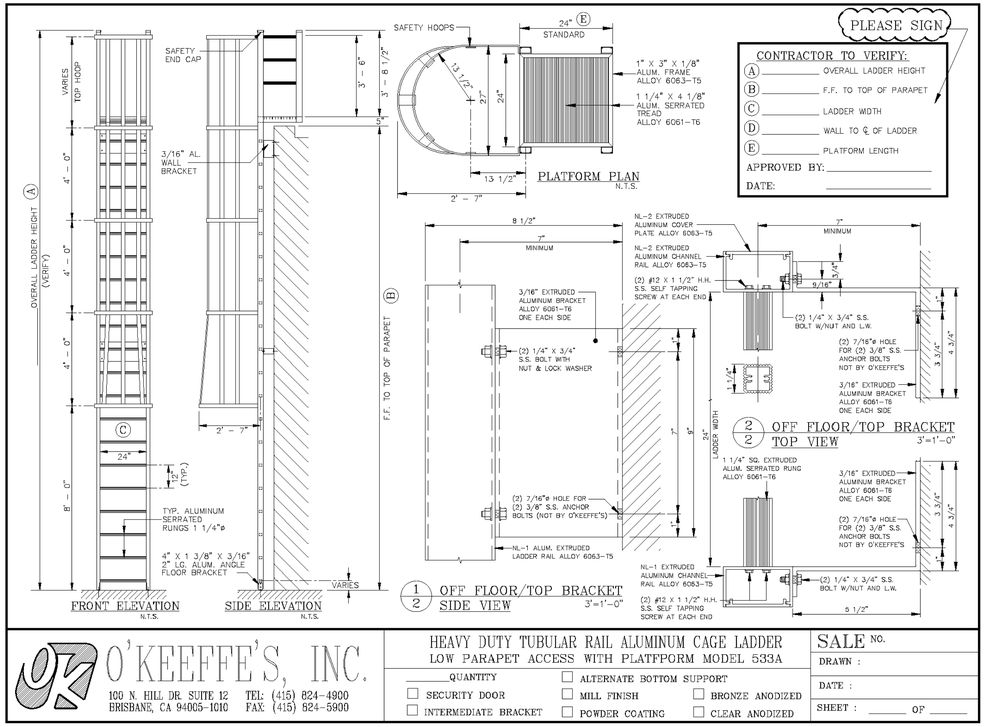
1401 MAIN STREET
MONTARA, CA, 94037

SHEET DESCRIPTION:

STRUCTURAL DETAILS

SHEET NUMBER:

SD1



O'KEEFFE'S, INC.
100 N. HILL DR. SUITE 12 BRISBANE, CA 94005-1010
TEL: (415) 824-4900 FAX: (415) 824-5900

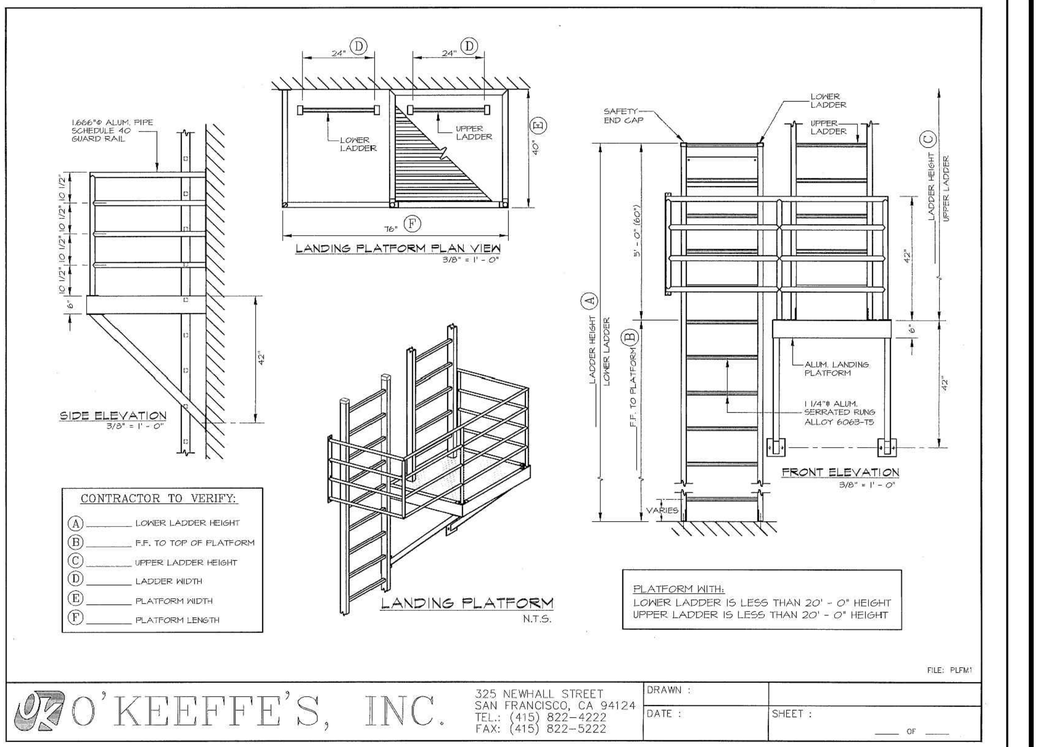
HEAVY DUTY TUBULAR RAIL ALUMINUM CAGE LADDER
LOW PARAPET ACCESS WITH PLATFORM MODEL 533A

_____QUANTITY
☐ SECURITY DOOR ☐ INTERMEDIATE BRACKET
☐ ALTERNATE BOTTOM SUPPORT ☐ MILL FINISH ☐ POWDER COATING
☐ BRONZE ANODIZED ☐ CLEAR ANODIZED

SALE NO.
DRAWN :
DATE :
SHEET : _____ OF _____

LADDER CAGE | 2

SCALE: NONE



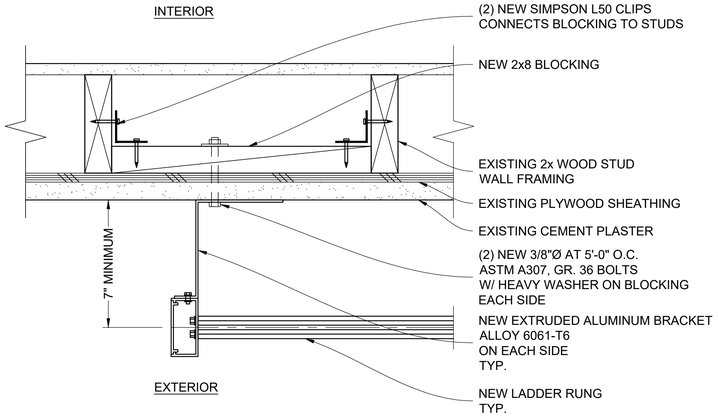
FILE: PLFM1

O'KEEFFE'S, INC.
325 NEWHALL STREET
SAN FRANCISCO, CA 94124
TEL.: (415) 822-4222
FAX: (415) 822-5222

DRAWN :
DATE :
SHEET : ____ OF ____

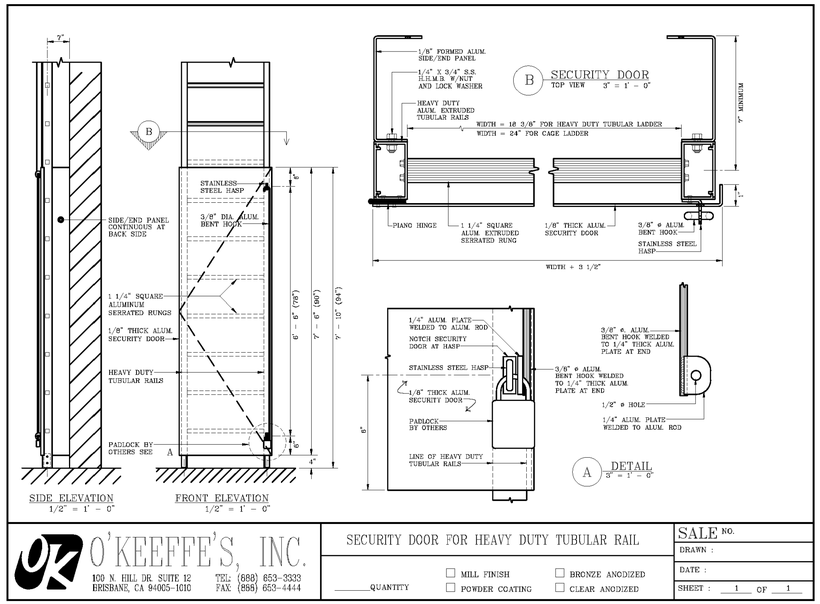
LADDER LANDING PLATFORM | 1

SCALE: NONE



LADDER TO WALL CONNECTION | 4

SCALE: 3" = 1'-0"



O'KEEFFE'S, INC.
100 N. HILL DR. SUITE 12 BRISBANE, CA 94005-1010
TEL: (888) 653-3333 FAX: (888) 653-4444

SECURITY DOOR FOR HEAVY DUTY TUBULAR RAIL

_____QUANTITY
☐ MILL FINISH ☐ POWDER COATING
☐ BRONZE ANODIZED ☐ CLEAR ANODIZED

SALE NO.
DRAWN :
DATE :
SHEET : 1 OF 1

LADDER SECURITY DOOR | 3

SCALE: NONE

PLANS PREPARED FOR:
T-Mobile
1200 CONCORD AVE.
SUITE 500
CONCORD, CA 94520

PLANS PREPARED BY:
DES
DIAMOND ENGINEERING SERVICES
4255 PARK ROAD
BENICIA, CA 94510

MLA PARTNER:
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FIXED GRAPHIC SCALES	10/01/2026	BL	4

SITE NAME:
SF93121A MONTARA DARKE GALLERY

SITE NUMBER:
SF93121A

DES NUMBER:
EC25 06

SITE ADDRESS:
1401 MAIN STREET
MONTARA, CA, 94037

SHEET DESCRIPTION:
STRUCTURAL DETAILS

SHEET NUMBER:
SD2

SINGLE LINE DIAGRAM LEGEND	
SYMBOL	DESCRIPTION
	CIRCUIT BREAKER, FIXED MOUNTED
	CIRCUIT BREAKER, DRAWOUT MOUNTING
	FUSIBLE SWITCH. SIZE AS INDICATED ON DRAWINGS
	DISTRIBUTION TRANSFORMER
	CURRENT TRANSFORMER
M	METERING DEVICE
	PANELBOARD, MAIN LUG ONLY
	PANELBOARD, MAIN CIRCUIT BREAKER

SINGLE LINE DIAGRAM LEGEND

POWER AND TELCO NOTES

1. POWER AND TELCO POINTS OF CONNECTION AND ANY EASEMENTS ARE PRELIMINARY AND SUBJECT TO CHANGE BY THE UTILITY COMPANIES.
2. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL AND EXACT WORK / MATERIALS REQUIREMENTS AND CONSTRUCT TO UTILITY ENGINEERING PLANS AND SPECIFICATIONS ONLY WHERE APPLICABLE PER PROJECT SCOPE OF WORK.
3. CONTRACTOR SHALL FURNISH AND INSTALL CONDUIT, PULL WIRES, CABLE PULL BOXES, CONCRETE ENCASEMENT OF CONDUIT, TRANSFORMER PAD, BARRIERS, POLE RISER TRENCHING, BACK FILL, AND UTILITY FEES, AND INCLUDE REQUIREMENTS IN SCOPE.
4. ALL SERVICE EQUIPMENT AND INSTALLATIONS SHALL COMPLY WITH THE N.E.C. AND UTILITY COMPANY AND LOCAL CODE REQUIREMENTS.
5. INSTALLATION OF NEW CONDUIT SHALL COMPLY WITH OSHPD OPM-0052-13 FOR CONDUIT ANCHORAGE AND SEISMIC RESTRAINT SYSTEMS.

POWER AND TELCO NOTES

1. ALL GROUNDING CONNECTIONS SHALL BE MADE BY COMPRESSION TYPE 2 HOLE LUGS OR THE CADWELD PROCESS CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, ETC. ALL CABLE TO GROUND RODS, GROUND RODS SPLICES AND LIGHTING PROTECTION SYSTEM AS INDICATED. GROUND FOUNDATION ONLY AS INDICATED BY PM. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE CADWELD PROCESS AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PROCEDURES. GROUND CONDUCTOR SHALL HAVE A MINIMUM 24" BENDING RADIUS.
2. ALL CADWELD CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COLORED TO MATCH SURFACE WITH (2) TWO COATS OF GALVITE (WHITE) PAINT, OR SILVERBRITE (ALUMINUM).
3. ALL ELECTRICAL & MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTIOXIDANT COMPOUND APPLIED TO CONNECTION.
4. GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY STANDARD PROCEDURES. GROUND GRID RESISTANCE SHALL NOT EXCEED 5-OHMS.
5. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
   - 5.1. ONE (1) COPY TO OWNER REPRESENTATIVE
   - 5.2. ONE (1) COPY TO ENGINEER
   - 5.3. ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE
6. ALL RADIO EQUIPMENT AND UTILITY CABINETS GROUND LEADS TO BE #6 AWG STRANDED GREEN JACKETED FROM BUSS TERMINAL.
7. ALL ANTENNA MOUNT GROUNDS SHALL BE #2 AWG SOLID BARE TINNED COPPER GROUNDS SHALL BE BLACK FROM MFR.
8. ALL GROUND WIRES FROM GROUND BARS TO GROUND SHALL BE #2 AWG SOLD BARE AS REQUIRED.
9. ALL ABOVE GROUND WIRES SHALL BE GREEN JACKETED. ALL GROUND WIRES PENETRATING INTO GROUND AND BELOW SHALL BE SOLID BARE.CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER, PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.
10. CONDUCTORS SHALL BE PULLED IN ACCORDANCE WITH ACCEPTED GOOD PRACTICE. ALL NEW FEEDERS INDICATED ARE COPPER "THWN/THHN/RHH" 90°C, NO ALUMINUM SUBSTITUTION ALLOWED.
11. ELECTRICAL SYSTEMS SHALL BE GROUNDED PER ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE (LATEST ADOPTED VERSION). CEC SECTION 250.53 (A) (2) GROUNDING ELECTRODE SYSTEM INSTALLATION.
12. ALL EXTERIOR LOCATED EQUIPMENT TO BE WEATHERPROOF, NEMA3R.
13. LABEL MAIN SERVICE DISCONNECT WITH RED TAG OR ENGRAVED PHENOLIC PLACARD, WITH 3/4" HIGH WHITE LETTERS ON RED BACKGROUND. INCLUDE CARRIER NAME AND SITE NUMBER ON LABEL.
14. NO RUNNING THREADS ARE PERMITTED, ALL EXTERIOR-LOCATED CONDUIT JUNCTIONS AND TERMINATIONS TO BE SEALED WITH RAIN TIGHT FITTINGS.
15. ALL ELECTRICAL EQUIPMENT SHALL BE LISTED BY A RECOGNIZED ELECTRICAL TESTING LABORATORY.
16. CONDUITS LOCATED USED IN ROOF PENETRATIONS TO THE EXTERIOR OF THE BUILDING AND AT LOCATIONS SUBJECT TO OCCUPANT CONTACT SHALL BE GALVANIZED RIGID METAL CONDUIT. ELECTRICAL METALLIC TUBING MAY BE USED FOR OTHER ROOF TOP LOCATIONS.
17. CONDUITS LOCATED INSIDE THE BUILDING SHALL BE ELECTRICAL METALLIC TUBING.

GROUNDING NOTES

ELECTRICAL GENERAL NOTES

1. PROVIDE ALL ELECTRICAL WORK AND MATERIALS AS SHOWN ON THE DRAWINGS, AS CALLED FOR HEREIN, AS IS NECESSARY TO FURNISH A COMPETE INSTALLATION.
2. THE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT ADOPTED CALIFORNIA ELECTRICAL CODE, STATE OF CALIFORNIA TITLE 24, ALL OTHER APPLICABLE CODES AND ORDINANCES AND THE REQUIREMENTS OF THE FIRE MARSHALL. ALL EQUIPMENT AND 'M RING SHALL BEAR THE APPROVAL STAMP OF UNDERWRITERS LABORATORY (UL) OR AN APPROVED TESTING LABORATORY, PAYMENT FOR ALL INSPECTION FEES AND PERMIT ARE PART OF THIS CONTRACT.
3. THE CONTRACTOR SHALL BE RESPONS1BLE FOR THE SAFETY AND GOOD CONDITION OF ALL MATERIALS AND EQUIPMENT FOR THE ENTIRE INSTALLATION AND UNIT COMPLETION OF WORK, ERECT AND MAINTAIN APPROVED AND SUITABLE BARRIERS, PROTECTIVE DEVICES AND WARNING SIGNS, BE FULLY RESPONSIBLE FOR ANY LOSS OR INJURY TO PERSONS OR PROPERTY RESULTING FROM NEGLIGENCE AND / OR ENFORCEMENT OF ALL SAFETY PRECAUTIONS & WARNINGS.
4. COORDINATE THE ELECTRICAL INSTALLATION WITH ALL OTHER TRADES.
5. ALL SAW CUTTING, TRENCHING, BACK FILLING AND PATCHING SHALL BE PART OF THIS CONTRACT.
6. FINALIZE ALL ELECTRICAL SERVICE ARRANGEMENTS, INCLUDING VERIFICATION OF LOCATIONS, DETAILS, COORDINATION OF THE INSTALLATION ~ PAYMENT OF ACCRUED CHARGES WITH LOCAL POWER COMPANY, VERIFY LOCATION FOR FACILITIES AND DETAILS WITH POWER UTILITY, IN ADDITION TO THE REQUIREMENTS SHOWN IN THE CONTRACT DOCUMENTS, WORK SHALL COMPLY WITH CONSTRUCTION STANDARDS AND SERVICE REQUIREMENTS OF THE RESPECTIVE UTILITIES, INCLUDING ANY SUPPLEMENTAL DRAWINGS ISSUED ~ SHALL BE SUBJECT TO APPROVAL OF THESE UTILITIES.
7. ALL NEW WIRING SHALL BE COPPER. INSULATION FOR BRANCH CIRCUIT CONDUCTORS SHALL BE TYPE "THWN" OR "THWN-2".
8. PROVIDE CONDUIT SEALS FOR ALL CONDUITS PENETRATING OR WEATHERPROOFING OR WEATHERPROOF ENCLOSURE ENVELOPE. MASTIC SEAL ALL CONDUIT OPENING PENETRATIONS COMPLETELY WATERTIGHT.
9. UNLESS SHOWN OTHERWISE, FUSED DISCONNECT SWITCHES SHALL BE PROVIDED WITH LOW-PEAK, S\DUAL ELEMENT FUSES S1ZED TO EQUIPMENT NAMEPLATE FUSE CURRENT RATING. SWITCHES AND OTHER OUTDOOR EQUIPMENT SHALL BE RATED NEMA 3R AND/OR UL LISTED FOR 'MET ENVIRONMENT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING THE GROUNDING SYSTEM AND ENSURING A 5 OHM OR LESS GROUNDING PATH, ADDITIONAL GROUND RODS AND/OR CHEMICAL ROD SYSTEM SHALL BE USED TO ACHIEVE THIS REQUIREMENT IF THE GIVEN DESIGN CANNOT BE MADE TO ACHIEVE THIS REQUIREMENT
11. POWER IS TO BE TURNED OFF TO THE SITE BEFORE WORK BEGINS.
12. NEW PANEL CHASSIS SHALL BE BONDED.
13. ALL CONDUIT ONLY (C.O.) SHALL HAVE A PULL WIRE OR MULE TAPE.
14. ELECTRICAL CONTRACTOR IS TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOK-UP COSTS SHALL BE PAID BY THE CONTRACTOR.
15. ELECTRICAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND/OR CATALOG CUT-SHEETS ON ALL NON-SPECIFIED ORIGINAL MATERIALS AND EQUIPMENT, TO PROJECT MANAGER PRIOR TO COMMENCEMENT OF THE WORK.
16. UPON COMPLETION OF WORK, CONDUCT CONTINUITY AND SHORT CIRCUIT, AS WELL AS, GROUNDING TEST. NON-SPECIFIED ORIGINAL MATERIALS AND EQUIPMENT, TO PROJECT MANAGER PRIOR TO COMMENCEMENT OF THE WORK.
17. CLEAN PREMISES DAILY OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK PREMISES IN A COMPLETE AND UNDAMAGED CONDITION.
18. ALL EXTERIOR WALL PENETRATIONS SHALL BE SEALED, WITH POLYSEAM SEALANT.
19. ALL #2 TINNED BARE COPPER DOWNLEADS TO BE PROTECTED BY 1/2" P.V.C. PIPE AND SECURED TO EQUIPMENT AND SUPPORT FRAMING.
20. COMPRESSION FITTINGS TO BE USED ON ALL CONDUITS (NO SETSCREWS).
21. ALL #6 STRANDED COPPER WITH GREEN INSULATION TO BE ATTACHED WITH CRIMPED DOUBLE LUG, ATTACHED WITH NUTS, BOLTS AND STAR WASHERS TYPICAL AND NO-OX GREASE BETWEEN LUG AND BUS BAR.
22. ALL ABOVE GROUND CONDUIT SHALL BE SCHEDULE 80 PVC WITH UV PROTECTION, IMT, OR GRC.
23. IN DRILLING HOLES INTO CONCRETE (WHETHER FOR FASTENING OR ANCHORING PURPOSES OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC.) IT MUST BE CLEARLY UNDERSTOOD THAT TENDONS AND REBARS WILL NOT BE DRILLED INTO, CUT, OR DAMAGED UNDER ANY CIRCUMSTANCES.
24. LOCATION OF TENDONS AND RE-BARS ARE NOT DEFINITELY KNOWN AND THEREFORE MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT VIA X-RAY, OR OTHER DEVICES THAT CAN ACCURATELY LOCATE THE REINFORCING STEEL TENDONS.

ELECTRICAL GENERAL NOTES

PLANS PREPARED FOR:

T-Mobile

1200 CONCORD AVE.
SUITE 500
CONCORD, CA 94520

PLANS PREPARED BY:

DIAMOND ENGINEERING SERVICES
4255 PARK ROAD
BENICIA, CA 94510

MLA PARTNER:

EC TELECOM INC
ENGINEERING & CONSTRUCTION

OEM:

ENGINEERING SEAL:

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REVISIONS:

DESCRIPTION	DATE	BY	REV
90CD IFP PLANNING	03/11/2026	BL	0
90CD ADD CLOUDS	04/28/2026	BL	1
ADD CAMLOK GEN. PLUG	05/19/2026	BL	2
PLANNING	07/20/2026	BL	3
FIXED GRAPHIC SCALES	10/01/2026	BL	4

SITE NAME:
SF93121A MONTARA DARKE GALLERY

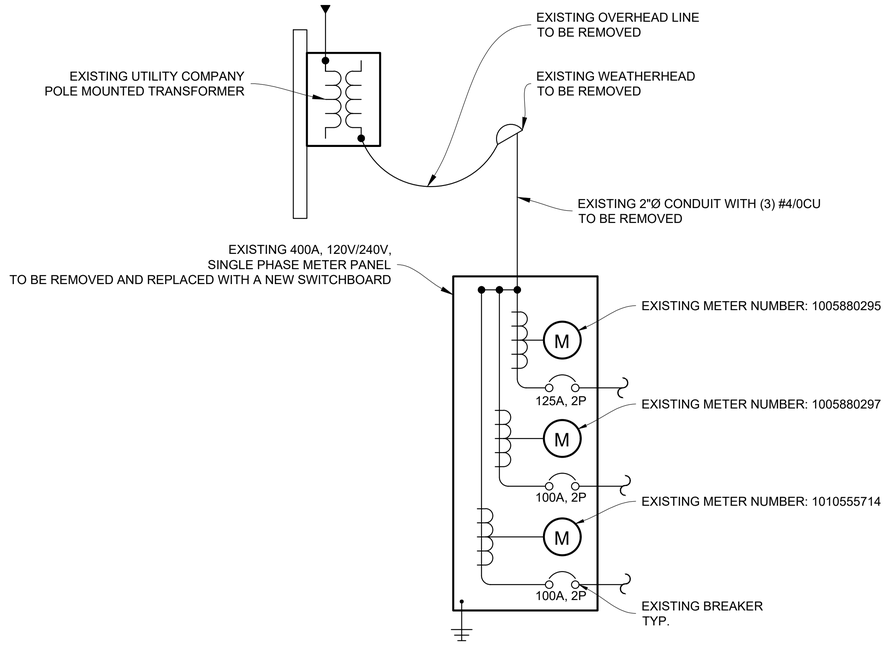
SITE NUMBER:
SF93121A

DES NUMBER:
EC25 06

SITE ADDRESS:
1401 MAIN STREET
MONTARA, CA, 94037

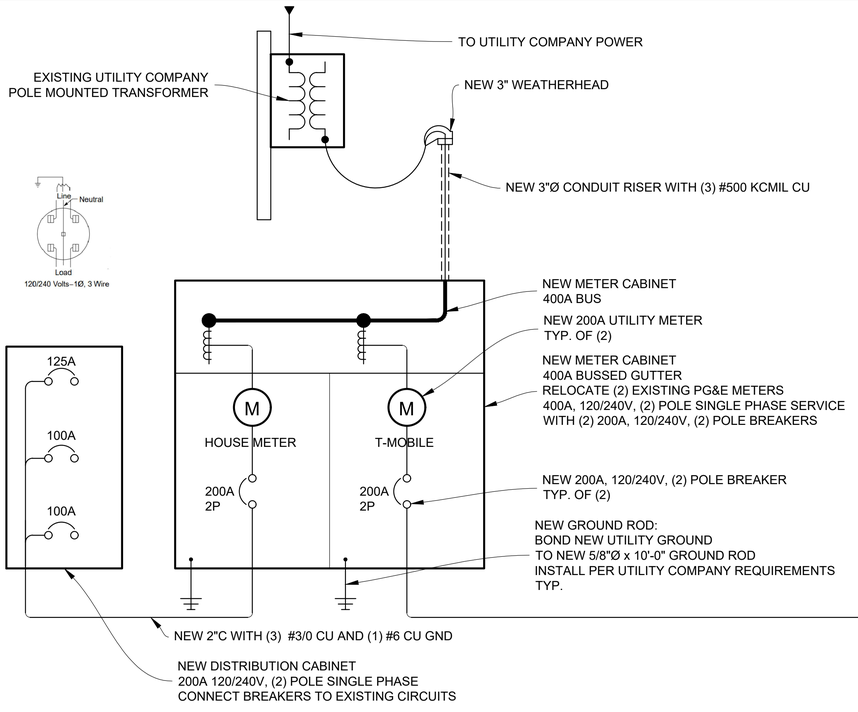
SHEET DESCRIPTION:
ELECTRICAL NOTES

SHEET NUMBER:
EN1

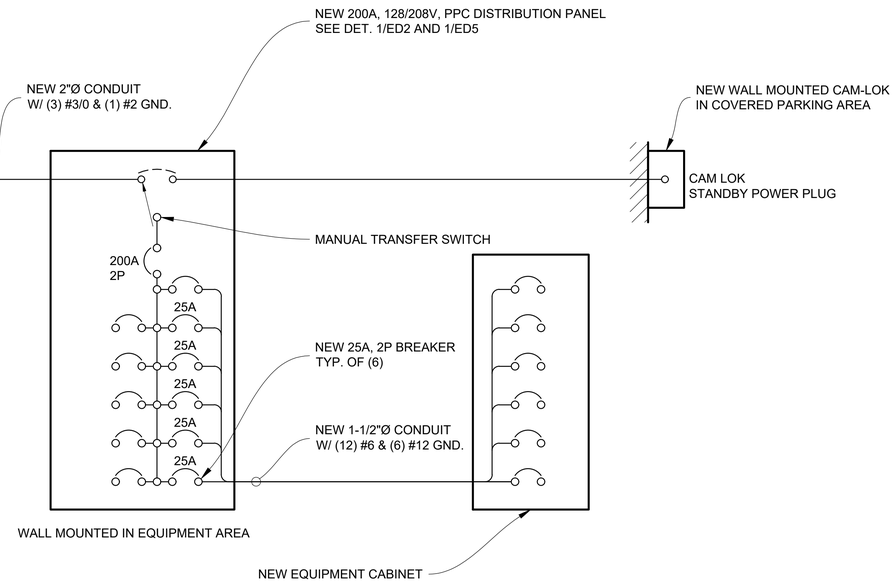


EXISTING ELECTRICAL SINGLE LINE DIAGRAM | 1

SCALE: NONE



NOTE:
ALL NEW EQUIPMENT TO BE RATED NEMA 3R.



NEW ELECTRICAL SINGLE LINE DIAGRAM | 2

SCALE: NONE

PLANS PREPARED FOR:

T-Mobile

1200 CONCORD AVE.
SUITE 500
CONCORD, CA 94520

PLANS PREPARED BY:

DES
DIAMOND ENGINEERING SERVICES
4255 PARK ROAD
BENICIA, CA 94510

MLA PARTNER:

EC TELECOM INC
ENGINEERING & CONSTRUCTION

OEM:

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FIXED GRAPHIC SCALES	10/01/2026	BL	4

SITE NAME:

SF93121A MONTARA
DARKE GALLERY

SITE NUMBER:

SF93121A

DES NUMBER:

EC25 06

SITE ADDRESS:

1401 MAIN STREET
MONTARA, CA, 94037

SHEET DESCRIPTION:

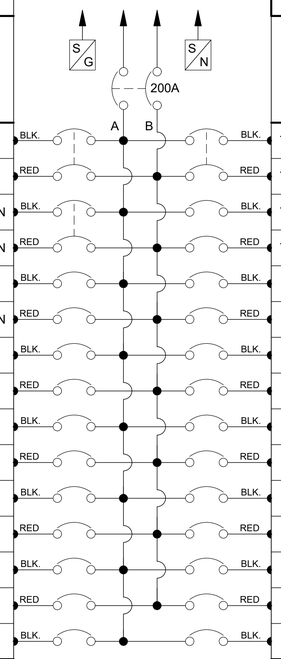
ELECTRICAL
SINGLE LINE DIAGRAM

SHEET NUMBER:

ED1

PANEL CIRCUIT AND LOAD SCHEDULE

TO METER MAIN



SERVICE: 120/240 VAC PANEL DESCRIPTION: NEW T-MOBILE

CIRCUIT NUMBER	LOAD DESCRIPTION	LOAD QUANTITY	LOAD UNIT (V.A.)	LOAD PER PHASE (V.A.) ØA	LOAD PER PHASE (V.A.) ØB	LOAD CONTINUOUS	LOAD NON-CONTINUOUS	TRIP	AMP / POLE	WIRE SIZE	A.I.C.	WIRE TYPE
1	SPARE	0	0	0	0	-	-	-	-	-	-	-
3	SPARE	0	0	0	0	-	-	-	-	-	-	-
5	6160 CABINET	1	19200	9600	0	Y	N	125	125/2	3	10,000	THWN
7				0	9600	Y	N			3	10,000	THWN
9	6160 GFI RECEPTACLE	1	0	180	0	N	Y	20	20/1	-	-	-
11	EXHAUST FAN	1	800	0	800	Y	N	20	20/1	10	10,000	THWN
13	SPARE	0	0	0	0	-	-	-	-	-	-	-
15	SPARE	0	0	0	0	-	-	-	-	-	-	-
17	SPARE	0	0	0	0	-	-	-	-	-	-	-
19	SPARE	0	0	0	0	-	-	-	-	-	-	-
21	SPARE	0	0	0	0	-	-	-	-	-	-	-
23	SPARE	0	0	0	0	-	-	-	-	-	-	-
25	SPARE	0	0	0	0	-	-	-	-	-	-	-
27	SPARE	0	0	0	0	-	-	-	-	-	-	-
29	SPARE	0	0	0	0	-	-	-	-	-	-	-
		SUBTOTAL CONTINUOUS		9780	800							
		SUBTOTAL NON-CONTINUOUS		0	0							

WIRE TYPE	A.I.C.	WIRE SIZE	AMP / POLE	TRIP	LOAD NON-CONTINUOUS	LOAD CONTINUOUS	LOAD PER PHASE (V.A.) ØA	LOAD PER PHASE (V.A.) ØB	LOAD UNIT (V.A.)	LOAD QUANTITY	LOAD DESCRIPTION	CIRCUIT NUMBER
THWN	10,000	6	60/2	60	N	Y	0	0	0	1	TVSS	2
THWN	10,000	6			N	Y	0	0				4
THWN	10,000	12	15/2	15	N	Y	300	0	300	1	DUAL LIGHT	6
THWN	10,000	12	20/1	20	Y	N	0	180	0	0	RECEPTACLE	8
-	-	-	-	-	-	-	0	0	0	0	SPARE	10
-	-	-	-	-	-	-	0	0	0	0	SPARE	12
-	-	-	-	-	-	-	0	0	0	0	SPARE	14
-	-	-	-	-	-	-	0	0	0	0	SPARE	16
-	-	-	-	-	-	-	0	0	0	0	SPARE	18
-	-	-	-	-	-	-	0	0	0	0	SPARE	20
-	-	-	-	-	-	-	0	0	0	0	SPARE	22
-	-	-	-	-	-	-	0	0	0	0	SPARE	24
-	-	-	-	-	-	-	0	0	0	0	SPARE	26
-	-	-	-	-	-	-	0	0	0	0	SPARE	28
-	-	-	-	-	-	-	0	0	0	0	SPARE	30
							300	0	SUBTOTAL CONTINUOUS		TOTAL VA CONTINUOUS x 1.25	13600
							300	180	SUBTOTAL NON-CONTINUOUS		TOTAL NON-CONTINUOUS	480
											TOTAL VA	14080
											TOTAL AMPS	58.7

VOLTAGE: 120/240V	CYCLE: 60 Hz		PHASE: SINGLE		WIRE: 3		
NEUTRAL: 200 AMPS	MAIN BREAKER: 200 AMPS FRAME			A.I.C. VERIFY		TRIP: 200 AMPS	
MAINS:	TOP		BOTTOM				

MANUFACTURE:	UNKNOWN						
MAIN LUGS	MAIN COPPER BUS: 200 AMPS						
MOUNTING:	SURFACE:	X		FLUSH:			

ELECTRICAL DISTRIBUTION PANEL SCHEDULE | 1

SCALE: NONE

PLANS PREPARED FOR:

T-Mobile

1200 CONCORD AVE.
SUITE 500
CONCORD, CA 94520

PLANS PREPARED BY:

DIAMOND ENGINEERING SERVICES

4255 PARK ROAD
BENICIA, CA 94510

MLA PARTNER:

EC TELECOM INC
ENGINEERING & CONSTRUCTION

OEM:

ENGINEERING SEAL:

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ADD CAMLOK GEN. PLUG	05/19/2026	BL	2
PLANNING	07/20/2026	BL	3
FIXED GRAPHIC SCALES	10/01/2026	BL	4

SITE NAME:

SF93121A MONTARA
DARKE GALLERY

SITE NUMBER:

SF93121A

DES NUMBER:

EC25 06

SITE ADDRESS:

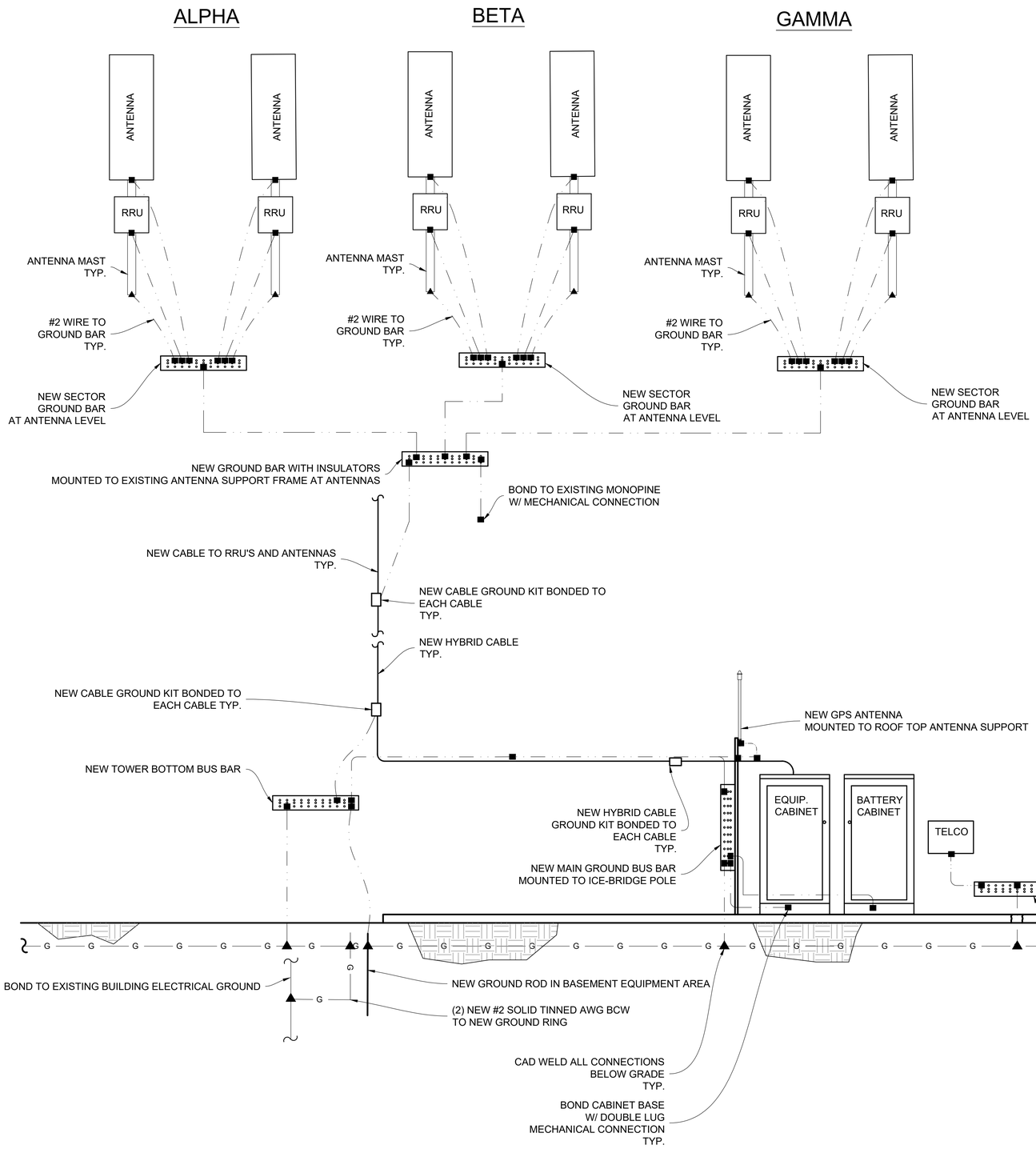
1401 MAIN STREET
MONTARA, CA, 94037

SHEET DESCRIPTION:

ELECTRICAL
PANEL SCHEDULE

SHEET NUMBER:

ED2



GROUNDING SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
G	TYP. #2 TINNED BCW UNDERGROUND GROUND RING @ 18" MIN BELOW FINISH GRADE
SGI	#2 STRANDED GREEN INSULATED WIRE
	#2 AWG STRANDED COPPER WIRE
	MECHANICAL CONNECTION
	EXOTHERMIC WELD CONNECTION
	CAD WELD CONNECTION
	SIDE SPLICE CADWELD CONNECTION
	FIELD VERIFY AND TIE INTO EXISTING GROUNDING SYSTEM
	GROUND BUS BAR

NOTES:

1. ATTACH GROUND BAR DIRECTLY TO THE EXISTING MONOPINE USING STANDARD ADAPTER.
2. VERIFY NUMBER OF CABLES/TMAS PER T-MOBILE RF CONFIGURATION.

GROUNDING NOTES:

1. BELOW GRADE ALL GROUNDING CONDUCTORS TO BE #2 AWG SOLID BAR COPPER WIRE (BCW) U.O.N.
2. ABOVE GROUND ALL GROUNDING CONDUCTORS TO BE #2 AWG STRANDED INSULATED COPPER WIRE U.O.N.
3. PROVIDE BONDING AND GROUNDING CONDUCTORS WITH GREEN TYPE-THWN INSULATION. U.O.N.
4. LEAVE 4' EXCESS GROUND WIRE COILED UP ABOVE GRADE SEAL WEATHER PROOF CONDUIT. (TYP. AT EACH ABOVE GRADE CONNECTION TO GROUND RING).

ELECTRICAL GROUNDING DIAGRAM | 1

SCALE: NONE

PLANS PREPARED FOR:

T-Mobile

1200 CONCORD AVE.
SUITE 500
CONCORD, CA 94520

PLANS PREPARED BY:

DIAMOND ENGINEERING SERVICES

4255 PARK ROAD
BENICIA, CA 94510

MLA PARTNER:

EC TELECOM INC
ENGINEERING & CONSTRUCTION

OEM:

ENGINEERING SEAL:

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SITE NAME:

SF93121A MONTARA DARKE GALLERY

SITE NUMBER:

SF93121A

DES NUMBER:

EC25 06

SITE ADDRESS:

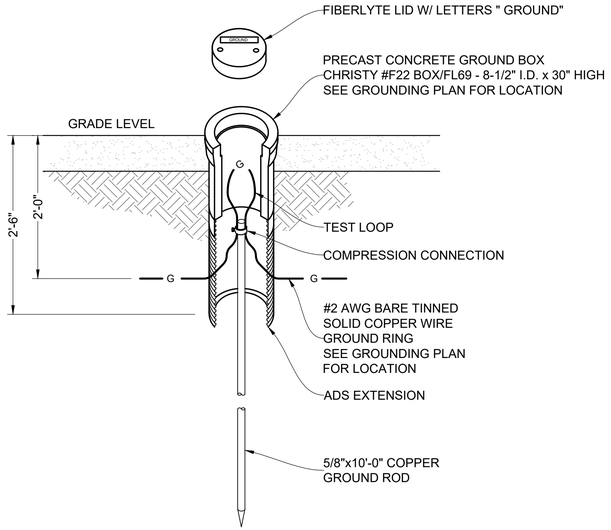
1401 MAIN STREET
MONTARA, CA, 94037

SHEET DESCRIPTION:

ELECTRICAL GROUNDING DIAGRAM

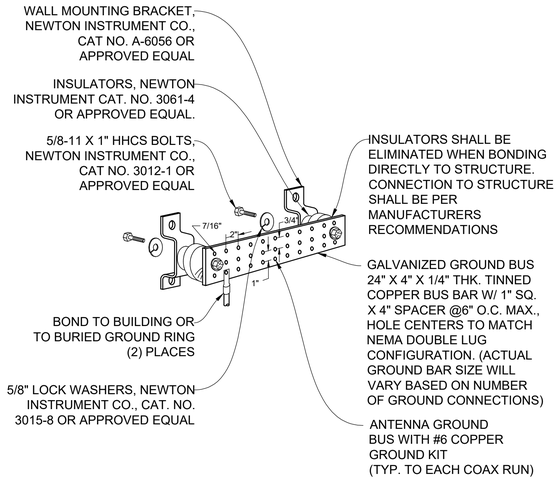
SHEET NUMBER:

ED3



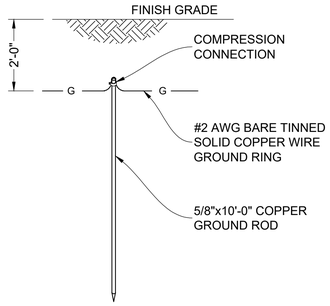
GROUND TEST WELL | 2

SCALE: 1" = 1'-0"



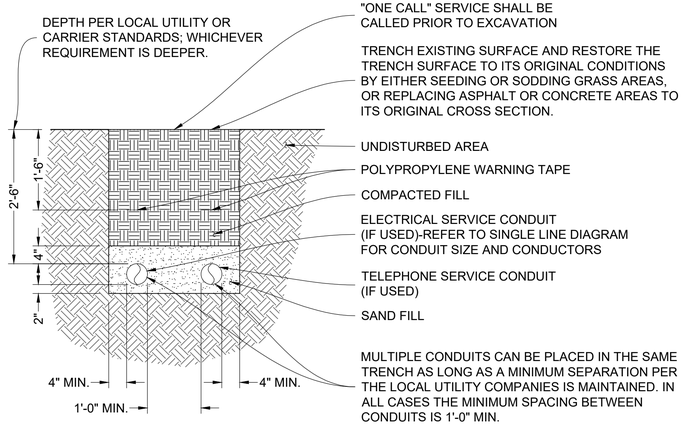
GROUND BUS | 1

SCALE: 1" = 1'-0"



GROUND ROD | 3

SCALE: NONE



ELECTRICAL TRENCH | 4

SCALE: NONE

PLANS PREPARED FOR:

T-Mobile

1200 CONCORD AVE.
SUITE 500
CONCORD, CA 94520

PLANS PREPARED BY:

DIAMOND ENGINEERING SERVICES

4255 PARK ROAD
BENICIA, CA 94510

MLA PARTNER:

EC TELECOM INC
ENGINEERING & CONSTRUCTION

OEM:

ENGINEERING SEAL:

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SITE NAME:

SF93121A MONTARA
DARKE GALLERY

SITE NUMBER:

SF93121A

DES NUMBER:

EC25 06

SITE ADDRESS:

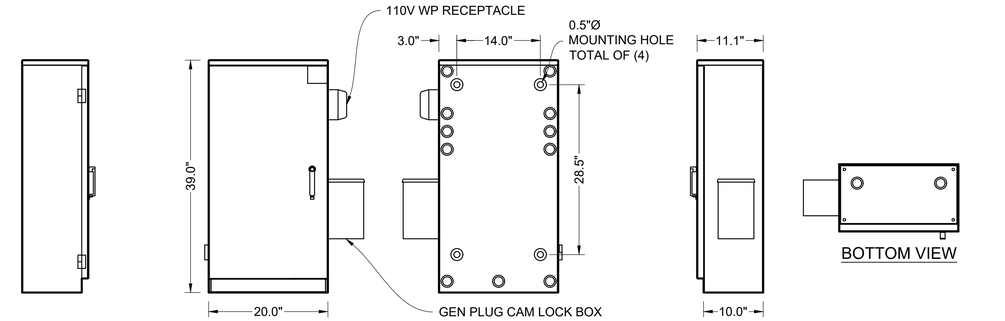
1401 MAIN STREET
MONTARA, CA, 94037

SHEET DESCRIPTION:

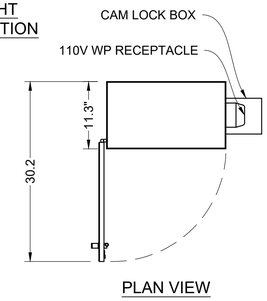
ELECTRICAL DETAILS

SHEET NUMBER:

ED4



PPC ELECTRICAL DISTRIBUTION PANEL	
MANUFACTURER	EMERSON SMART POWER
AMPS	200
FEATURES	30 POSITIONS, 65kAIC, SLIDE BAR
WEIGHT	100 Lbs
VOLTAGE	120/240, 1Ø
ENCLOSURE TYPE	NEMA 3R
DIMENSIONS	32"Hx20"Wx11.3"D



PPC ELECTRICAL DISTRIBUTION PANEL | 1

SCALE: 1" = 1'-0"

EATON
Powering Business Worldwide

pe.eaton.com



Eaton's Meter Breaker EUSERC

MBE48B200BTS

UPC:782114849217

Dimensions:
- **Height:** 28.38 IN
- **Length:** 5.38 IN
- **Width:** 14.44 IN

Weight:28 LB

Warranties:
- 10 year

Specifications:
- **Type:** All-in-ones
- **Amperage Rating:** 200A
- **Box Size:** A
- **Bus Material:** Aluminum
- **Enclosure:** NEMA 3R
- **Feed Type:** Overhead/underground
- **Ground:** #6-250 kcmil
- **Interrupt Rating:** 10 kAIC
- **Main Circuit Breaker:** CSR2200
- **Mounting:** Surface mounting
- **Number Of Circuits:** 8
- **Number Of Jaws:** Four-jaws
- **Number Of Sockets:** 1
- **Number Of Spaces:** 4
- **Phase:** Single-phase
- **Security:** Ring
- **Used With:** Type BR breakers
- **Voltage Rating:** 120/240V

Supporting documents:
- Eatons Volume 1-Residential and Light Commercial
- Technical Data Residential Meter Breakers: Type CH and BR Residential

Certifications:
- UL Listed

Product compliance:
- EUSERC Approved

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ELECTRICAL PANEL DATASHEET | 2

SCALE: NONE

PLANS PREPARED FOR:

T-Mobile
1200 CONCORD AVE.
SUITE 500
CONCORD, CA 94520

PLANS PREPARED BY:

DES
DIAMOND ENGINEERING SERVICES
4255 PARK ROAD
BENICIA, CA 94510

MLA PARTNER:

EC TELECOM INC
ENGINEERING & CONSTRUCTION

OEM:

ENGINEERING SEAL:

DRAWING NOTICE:

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REVISIONS:

DESCRIPTION	DATE	BY	REV
90CD IFP PLANNING	03/11/2026	BL	0
90CD ADD CLOUDS	04/28/2026	BL	1
ADD CAMLOK GEN. PLUG	05/19/2026	BL	2
PLANNING	07/20/2026	BL	3
FIXED GRAPHIC SCALES	10/01/2026	BL	4

SITE NAME:

SF93121A MONTARA
DARKE GALLERY

SITE NUMBER:

SF93121A

DES NUMBER:

EC25 06

SITE ADDRESS:

1401 MAIN STREET
MONTARA, CA, 94037

SHEET DESCRIPTION:

ELECTRICAL DETAILS

SHEET NUMBER:

ED5

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

RADIO FREQUENCY - ELECTROMAGNETIC ENERGY (RF-EME) COMPLIANCE REPORT

Report Type: Antenna Modification/Theoretical

FCC COMPLIANT SITE

Site ID: SF93121A

Site Name: SF93121A Montara Darke Gallery

Address: 1401 Main Street Montara, CA 94037

Date of Calculation: October 24, 2025

Date of Report: October 24, 2025

Latitude: 37.541761 N
Longitude: -122.515072 W



Prepared By:

GTA
Global Technology Associates
Solutions for a Wireless World

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1.0 Executive Summary / Report Summary

Purpose of Report

Global Technology Associates (GTA) has been contracted by T-Mobile to conduct radio frequency electromagnetic (RF-EME) modeling for the T-Mobile site **SF93121A** located at **1401 Main Street Montara, CA 94037** to determine RF-EME exposure levels from existing and proposed T-Mobile wireless communications equipment at this site.

This report summarizes the results of RF-EME modeling to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields. This report contains a detailed summary of the RF-EME analysis for the site.
As described in greater detail in the Section titled **"Federal Communications Commission (FCC) Requirements"** of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general population exposures and occupational exposures. This report summarizes the results of RF-EME modeling to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

T-Mobile Site Summary			
Site ID	**SF93121A**	**Street Address**	**1401 Main Street**
Site Name	**SF93121A Montara Darke Gallery**	**City, State, Zip**	**Montara, CA 94037**
Site Type	**Building**	**Latitude**	**37.541761 N**
Classification	**occupational**	**Longitude**	**-122.515072 W**
Access Restrictions	**controlled**	**Access Type**	**locked FRP door**
Site Description	**all the antennas are mounted on the building inside the FRP screen**		
Max Predictive RF-EME at T-Mobile Facility (Occupational)	**150% of FCC's occupational limit at the roof level**		
Max Predictive RF-EME at T-Mobile Facility (General Population)	**82% of FCC's general population limit at the ground level**		
Predictive RF-EME Analysis at T-Mobile Facility	**The Proposed Antenna Configuration is In Compliance With FCC Rules & Regulations Upon Completion of the GTA Recommendations.**		

Table 1

A result of over 100% does not make a site out of compliance with FCC guidelines. For predicted EME over 100% of the applicable FCC limit, A mitigation plan (e.g., installation of signages and/or barriers/striping to prevent the access) is required to consider the site compliant. Areas exceeding the FCC limit are presented with the barriers and appropriate signages. Accessible areas outside the demarcated are the safety zones that have predicted EME values below the FCC's limits. Installation of the recommended mitigation measures ensures that the site remains fully compliant. The prediction model antennas as if they are operating at full power, and this assumption yields a worst-case scenario with more conservative results. On-site measurements may yield different results, as antennas do not always operate at full capacity.

Site ID: SF93121A

Methodology

The site is to be determined as the compliance is based on theoretical modeling using the RoofView® modeling tool, appropriate RF signage placement recommendations, proposed antenna inventory as provided by T-Mobile in the construction drawings, and the type & level of restricted access to the antennas at the site.

Compliance Statement

T-Mobile's operation at **1401 Main Street Montara, CA 94037** will comply with FCC rules and regulations upon completion of recommendations that include the installation of appropriate RF Safety Signages and/or Barriers as described in Section 8.

Actions for Site Compliance

Based on common industry practice and our understanding of FCC and OSHA requirements, this section provides a statement of recommendations for site compliance. If required, RF alert signage recommendations have been proposed based on theoretical analysis of MPE levels. Where applicable, barriers can consist of locked doors, fencing, railing, rope, chain, paint striping, or tape, combined with RF alert signage.

T-Mobile will be compliant when the following changes are implemented:

T-Mobile proposed Access Point Location

Ensure that 2 Guideline, 2 Information & 2 Notice signs are installed at the Access Point location, as depicted in the site map in the later sections of the report.

T-Mobile proposed Alpha Sector Location

1 Caution sign on the sector as depicted in the site map in the later sections of the report.
Install Striping that is 24 sq. ft. long along with 2 Notice signs at the General Population boundary as depicted in the site map in the later sections of the report.

T-Mobile proposed Beta Sector Location

1 Caution sign on the sector as depicted in the site map in the later sections of the report.
Install Striping that is 1 sq. ft. long along with 1 Notice sign at the General Population boundary as depicted in the site map in the later sections of the report.

T-Mobile proposed Gamma Sector Location

1 Caution sign on the sector as depicted in the site map in the later sections of the report.
Install Striping that is 24 sq. ft. long along with 2 Notice signs at the General Population boundary as depicted in the site map in the later sections of the report.

T-Mobile proposed Equipment/BTS Location

Ensure that 1 Guideline, 1 Information & 1 Notice signs are installed at the Equipment/BTS location, as depicted in the site map in the later sections of the report.

2.0 MPE Calculations

For this MPE predictive analysis, GTA considered the area around the accessible areas of the T-Mobile antennas on the site to determine EME field strength levels for the FCC's human exposure limits. Further, GTA has identified any areas with higher levels exceeding FCC MPE limits and then determined spatially averaged field levels in areas with the highest fields.

GTA has utilized computer-generated modeling software RoofView® 4.15 to generate the compliance report.

Modeling & Input Assumptions

In this Site Compliance Report, it is assumed that

- All antennas are operating at full power at all times.
- The Antenna Inventory Table (Section 3) shows all transmitting antennas at the site.
- A 75% duty cycle and maximum radiated power for each antenna is assumed unless T-Mobile has specified otherwise.
- Obstructions like (screens, trees, buildings, etc.) that would normally attenuate the signal are not taken into account.
- GTA obtained information used in this Compliance Report from T-Mobile, which is considered reliable and believes it to be true and correct.
- Due to the complexity of some wireless sites, GTA performed this analysis and created this report utilizing best industry practices and due diligence. The scales and the determinations are based on the A&E drawings provided by T-Mobile.
- On a case-by-case basis, appropriate static gains and losses are considered while doing the simulations to simulate the closest field radiations of the antennas.
- Any active/live/radiating antenna configuration for the site and the premises is fully compliant with the FCC's regulations.

3.0 Antenna Inventory

ID	Technology	Antenna Make	Antenna Model	Azimuth (°)	Bottom of ANT from Main Roof (ft)	Bottom of ANT from Ground (ft)
TMO S1A1	N600	Amphenol	APXVAALL18M-U-J20	10	8.59	29.18
TMO S1A1	L700	Amphenol	APXVAALL18M-U-J20	10	8.59	29.18
TMO S1A1	L1900	Amphenol	APXVAALL18M-U-J20	10	8.59	29.18
TMO S1A1	N1900	Amphenol	APXVAALL18M-U-J20	10	8.59	29.18
TMO S1A1	L2100	Amphenol	APXVAALL18M-U-J20	10	8.59	29.18
TMO S1A4	N2500	ERICSSON	AIR6419 B41	10	11.57	32.15
TMO S2A2	N600	Amphenol	APXVAALL18M-U-J20	90	8.59	29.18
TMO S2A2	L700	Amphenol	APXVAALL18M-U-J20	90	8.59	29.18
TMO S2A2	L1900	Amphenol	APXVAALL18M-U-J20	90	8.59	29.18
TMO S2A2	N1900	Amphenol	APXVAALL18M-U-J20	90	8.59	29.18
TMO S2A2	L2100	Amphenol	APXVAALL18M-U-J20	90	8.59	29.18
TMO S2A5	N2500	ERICSSON	AIR6419 B41	90	11.57	32.15
TMO S3A3	N600	Amphenol	APXVAALL18M-U-J20	170	8.59	29.18
TMO S3A3	L700	Amphenol	APXVAALL18M-U-J20	170	8.59	29.18
TMO S3A3	L1900	Amphenol	APXVAALL18M-U-J20	170	8.59	29.18
TMO S3A3	N1900	Amphenol	APXVAALL18M-U-J20	170	8.59	29.18
TMO S3A3	L2100	Amphenol	APXVAALL18M-U-J20	170	8.59	29.18
TMO S3A6	N2500	ERICSSON	AIR6419 B41	170	11.57	32.15

Table 2

4.0 Federal Communications Commission (FCC) Requirements

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radio frequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled exposure limits for members of the general population.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is transient as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General population/uncontrolled exposure limits apply to situations in which the general population may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general population would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

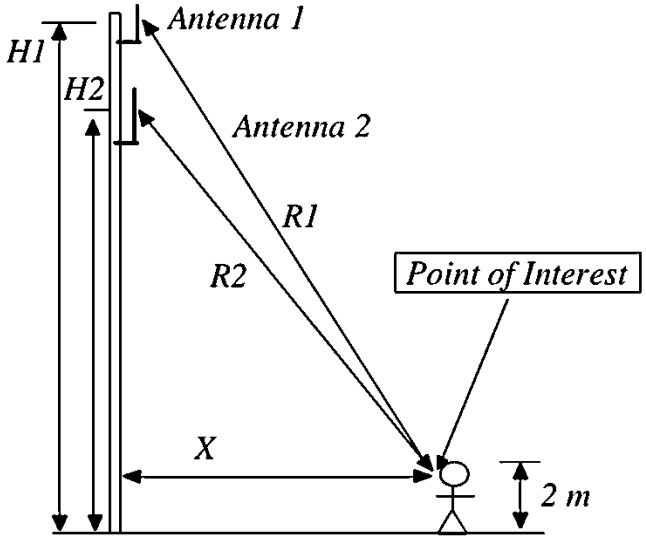


Figure 1

Table 3 and Figure 2 (below), which are included in the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm2). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm2) and an uncontrolled MPE of 1 mW/cm2 for equipment operating in the 1900 MHz frequency range. For the T-Mobile equipment operating at 800 MHz, the FCC's occupational MPE is 2.66 mW/cm2 and an uncontrolled MPE of 0.53 mW/cm2. These limits are considered protective of these populations.

(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $[E]^2$, $[H]^2$, or S (minutes)
0.3-3.0	6|4	1.63	(100)*	6
3.0-30	1842/f	4.89/f	$(900/f^2)$*	6
30-300	61.4	0.163	1	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Population/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $[E]^2$, $[H]^2$, or S (minutes)
0.3-1.34	6|4	1.63	(100)*	30
1.34-30	1842/f	2.19/f	$(180/f^2)$*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

Table 3

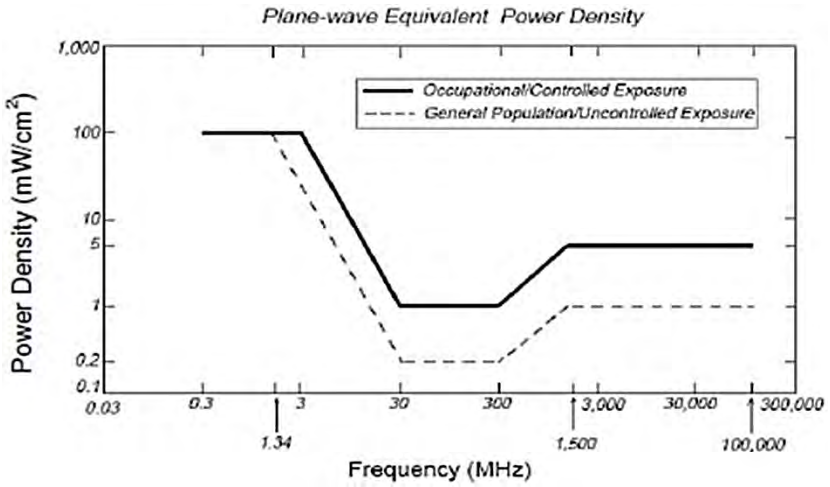


Figure 2

Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Cellular Telephone	870 MHz	2.90 mW/cm^2	0.58 mW/cm^2
Specialized Mobile Radio	855 MHz	2.85 mW/cm^2	0.57 mW/cm^2
Most Restrictive Freq. Range	30-300 MHz	1.00 mW/cm^2	0.20 mW/cm^2

Table 4

Personal Communication (PCS) facilities used by T-Mobile in this area operate within a frequency range of 600-2500 MHz. Facilities typically consist of:

1) Electronic transceivers (the radios or cabinets) connected to wired telephone lines; and
2) Antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, except in areas directly in front of the antennas.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier that has an installation that contributes more than 100% of the applicable MPE must participate in mitigating these RF hazards.

5.0 Limitations

This report was prepared for the use of T-Mobile. It was performed following generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under similar circumstances. The conclusions provided by GTA are based solely on the information provided by T-Mobile. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to GTA so that our conclusions may be revised and modified, if necessary. This report has been prepared by Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

6.0 Safety Recommendations

Occupational Safety and Health Administration (OSHA) Requirements

OSHA requires that those in the Occupational classification must complete training in RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

Hazard Prevention	Control
• Utilization of good equipment • Enact control of hazard areas • Limit exposures • Employ medical surveillance and accident response	• Employ Lockout/Tag out • Utilize personal alarms & protective clothing • Prevent access to hazardous locations • Develop or operate an administrative control program

Table 5

RF Signage and Barriers

All RF signs should be obeyed by at all times.



Figure 3

If there are workers in an area with a sign that they do not understand, they can call the NOC Number at 877-611-5868 for guidance.

7.0 Federal Communications Commission (FCC) Limits

Contribution to Co-Located areas

Any wireless operator that contributes 5% or greater of the MPE limit in an area that is identified to be greater than 100% of the MPE limit is responsible for o take corrective actions like installation of mitigation measures that ensures the site remains fully compliant. All co-located sites should have a separate 5% modeling that shows only T-Mobile antennas transmitting. This separate modeling indicates T-Mobile's contribution in all areas that is recognized to be greater than 100% MPE limits.

Occupational Limits

Apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

General Population limits

Apply in situations in which the general population may be exposed, or in which persons who are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over their exposure. (Those without significant and documented RF Safety & Awareness training)

Controlled Environment

This applies to environments that are restricted or "controlled" to prevent access from members of the General Population classification.

Uncontrolled Environment

This applies to environments that are unrestricted or "uncontrolled" that allow access from members of the General Population classification.

Generic Values

The use of "Unknown" for an operator means the information about the carrier, their FCC license, and/or antenna information was not available. Generic values are used as estimation for Effective Radiated Power (ERP) and antenna characteristics for unknown antennas.

8.0 Compliance Measures

The site needs the following mitigation and/or compliance plan.

The compliance determination is based on theoretical modeling, RF signage placement recommendations, proposed antenna inventory and the level of restricted access to the antennas at the site. At the time of our analysis, T-Mobile will be complaint with the FCC rules and regulations, as described in OET Bulletin 65 Installation of the recommended mitigation measures shown below, ensures that the site remains fully compliant.

On Building:

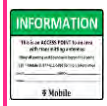
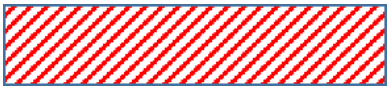
Recommendations for Site Compliance	Signages on Access Points, Sectors & Equipment										Enclosing Sectors								
																			
	Guidelines		NOC INFO		NOTICE		CAUTION		WARNING		NOTICE		CAUTION		WARNING		OC Length	GP Length	Striping
Access Point(s)	✓	2	✓	2	✓	2													
Sector Alpha							✓	1			✓	2						24 sq. ft.	Striping
Sector Beta							✓	1			✓	1						1 sq. ft.	Striping
Sector Gamma							✓	1			✓	2						24 sq. ft.	Striping
Equipment/BTS	✓	1	✓	1	✓	1													
Total Signage	3		3		3		3		0		5		0		0		0 sq. ft.	49 sq. ft.	Total = 49 sq.ft.

Table 6

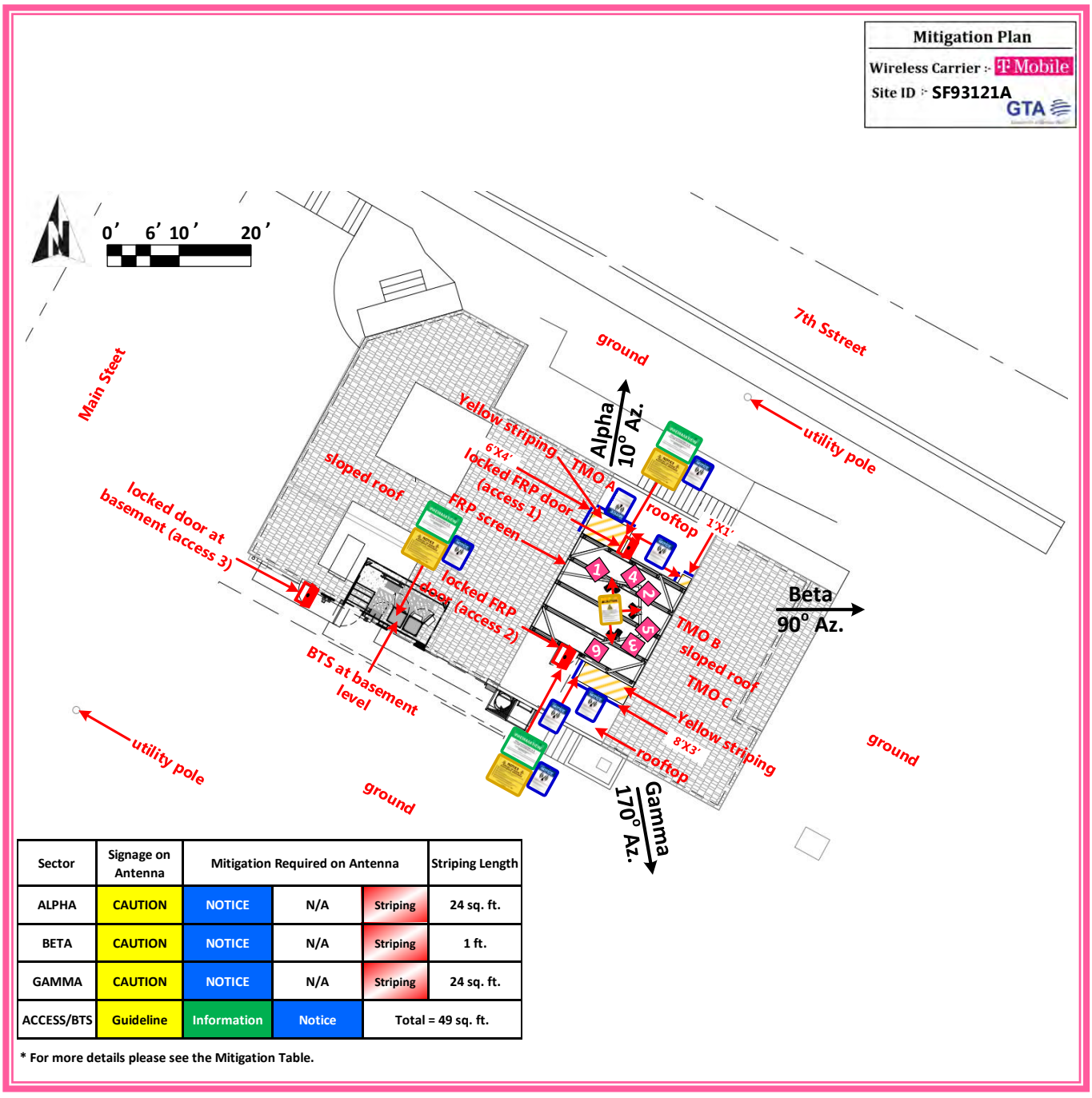
CAUTION: - The table above represents EVERY compliance item that MUST be implemented by the carrier at the site location; please see the Site Mitigation Plan shown in Diagram 1.

It is recommended to have periodic inspections of the components that are involved in the radiation of RF energy. Periodic Electromagnetic Emission (EME) measurement should be conducted to reevaluate the RF radiation level at this site.

GTA recommends that T-Mobile and the authorized personal at the site take additional measures to ensure that persons accessing the roof/structure (for example, roofers or other maintenance workers) are informed of areas where RF levels exceed the FCC general population limit and made aware that these areas must be avoided to maintain compliance with FCC requirements. This is important especially when the placement of barriers, striping, taping, or any other positive access control (areas of the roof that exceed the RF levels of the general population limit) is not possible due to the physical construction or constraints or safety measures surrounding the antennas or on the roof/structure like the sloped roof, tiled roof, chimney, steeples, cupolas, hilly terrain, etc.

It is further recommended to distribute this report to anyone accessing the roof/structure and ensure the confirmation that it has been read and understood.

Diagram 1: Site Mitigation Plan

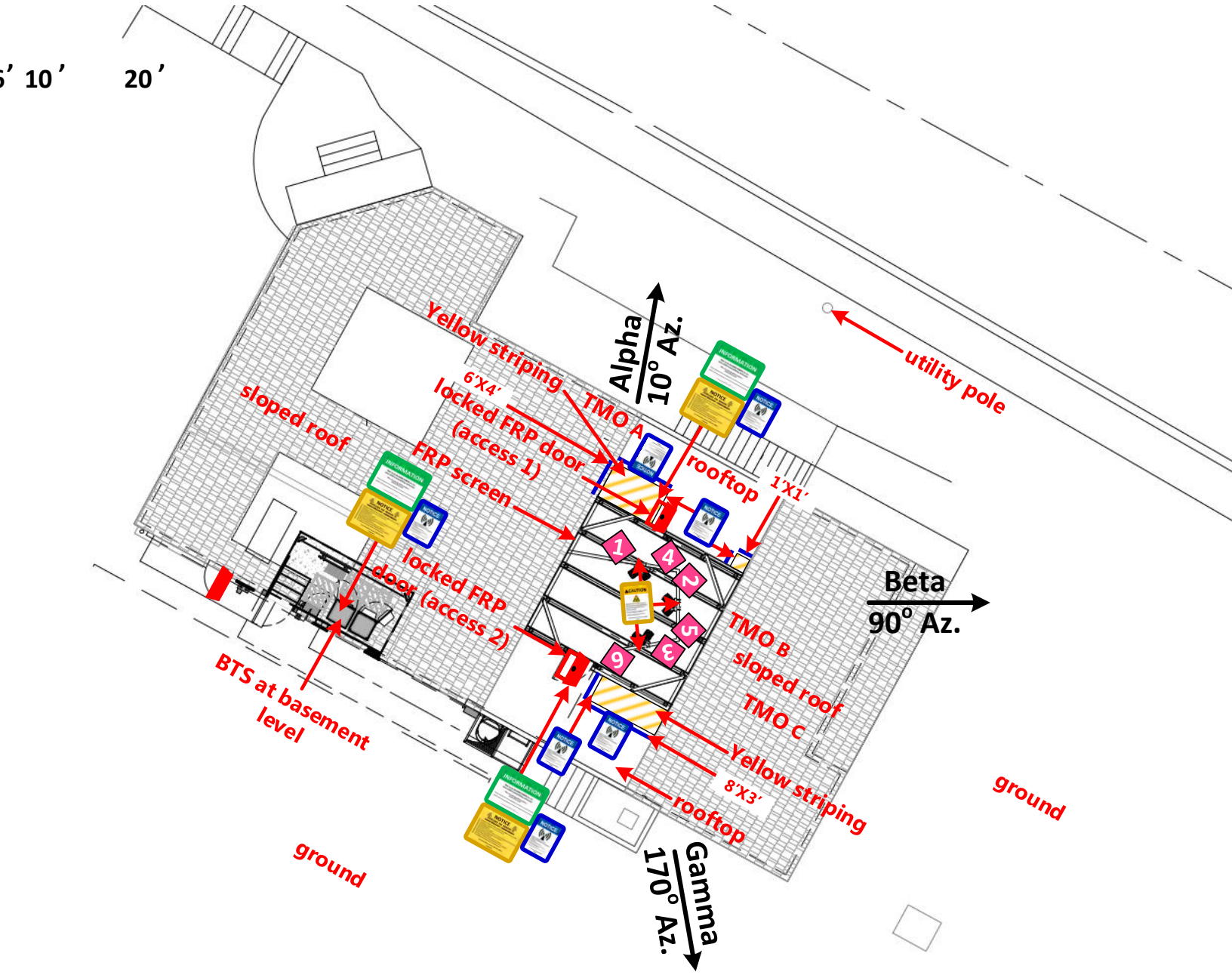


Sector	Signage on Antenna	Mitigation Required on Antenna			Striping Length
ALPHA	CAUTION	NOTICE	N/A	Striping	24 sq. ft.
BETA	CAUTION	NOTICE	N/A	Striping	1 ft.
GAMMA	CAUTION	NOTICE	N/A	Striping	24 sq. ft.
ACCESS/BTS	Guideline	Information	Notice	Total = 49 sq. ft.	

* For more details please see the Mitigation Table.



Diagram 2: Site Mitigation Plan - Zoom View



9.0 Summary and Conclusions

GTA has prepared this Radiofrequency Emissions Compliance Report for the proposed T-Mobile telecommunications equipment at the site located at **1401 Main Street Montara, CA 94037.**

GTA has conducted theoretical modeling to estimate the worst-case power density from T-Mobile antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements.

As presented in the preceding sections, based on worst-case predictive modeling, **there are modeled exposures on any accessible roof-level walking/working surface** related to proposed equipment in the area that exceed the FCC's **occupational** exposure limits at this site. Any of the modeled exposure areas exceeding the **occupational** limits need to follow the mitigation/compliance plan proposed in the report to ensure that the site remains fully compliant. As such, the proposed T-Mobile project complies with FCC rules and regulations. **Posting of the signages and the recommendations** presented in Section 8 **ensures that the site remains fully compliant with FCC rules and regulations.**

At roof-level the anticipated maximum predictive RF-EME at the T-Mobile facility will be 150% of FCC's occupational limit. This was determined through calculations along a radial from each sector, taking full power values into account as well as actual vertical plane antenna gain values per the manufacturer-supplied specifications for gain. Based on worst-case predictive modeling, there are no areas at ground level related to the proposed antennas that exceed the FCC's occupational or general population exposure limits at this site. **At ground level, the maximum power density generated by the antennas is approximately 82% of FCC's general population limit (16.4% of the FCC's occupational limit). If applicable in special cases and scenarios, appropriate inter-floor radiation losses are taken into account for depicting accurate modeling and simulations at ground level.**

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier that has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

Modeling indicates that there will be no accessible areas on the walking/working surfaces at the **roof**-level in front of the T-Mobile antennas that may exceed the FCC standards for the general population and/or occupational exposure after the implementation of mitigation measures. To reduce the risk of exposure and/or injury, GTA recommends that access to the **Building** or areas associated with the active antenna installation or mitigation measures are restricted and secured where possible.

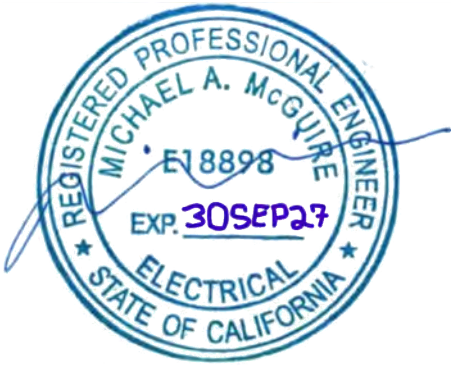
To alert any workers or general population potentially accessing the site, a blue Notice sign and/or yellow Caution sign, and/or orange Warning sign based on the simulated exposure limits along with a yellow Guidelines sign are recommended for installation at the access to the rooftop/structure along with the barriers/striping to exclude the RF radiations exceeding areas per the applicable limits.

10.0 Certification

This report has been prepared under the direction of the following Registered Professional Engineer:

I, **Michael A. McGuire PE**, on the date indicated near my seal below, hereby certify that:

I am registered as a Professional Engineer with the License number listed below and I am thoroughly familiar with the Regulations of the Federal Communication Commission (FCC), both in general and specifically, as they apply to FCC guidelines for human exposure to Radiofrequency electromagnetic radiation and the EME predictive analysis for the site identified as **SF93121A** located at **1401 Montara, Ca Main Street 94037**, has been performed on **October 24, 2025** to determine where there might be electromagnetic energy that is more than both the Controlled Environment and Uncontrolled Environment levels; and that I have thoroughly reviewed this Site FCC COMPLIANT SITE Report and believe it to be true and accurate to the best of my knowledge.



sealed 27oct2025

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

Montara Darke Gallery

1401Main Street
Montara, CA 94037

T-Mobile

SF93121A

Aerial photograph showing the viewpoints for the photosimulations.



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Photosimulation of the oblique aerial view looking towards the southwest from a drone camera. Not a public viewpoint.

Montara Darke Gallery
1401Main Street
Montara, CA 94037

T-Mobile

SF93121A



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1



Existing

Photosimulation of the view looking southeast from Hwy 1, as viewed up 7th Street.

Montara Darke Gallery
1401Main Street
Montara, CA 94037

T-Mobile

SF93121A



Proposed

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2



Photosimulation of the view looking south-southeast from across the intersection of Main Street and 7th Street.

Montara Darke Gallery
1401Main Street
Montara, CA 94037

T-Mobile

SF93121A



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3



Photosimulation of the view looking west along 7th Street, just uphill from the gallery.

Montara Darke Gallery
1401Main Street
Montara, CA 94037

T-Mobile

SF93121A



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4



Photosimulation of the view looking north from 8th St, just west of Farallone Ave.

Montara Darke Gallery
1401Main Street
Montara, CA 94037

T-Mobile

SF93121A



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5



Photosimulation of the view looking northeast from Hwy 1, just south of 9th Street.

Montara Darke Gallery

1401Main Street
Montara, CA 94037

T-Mobile

SF93121A



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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

SF93121A Coverage Plots

1401 Main St
Montara, CA 94037



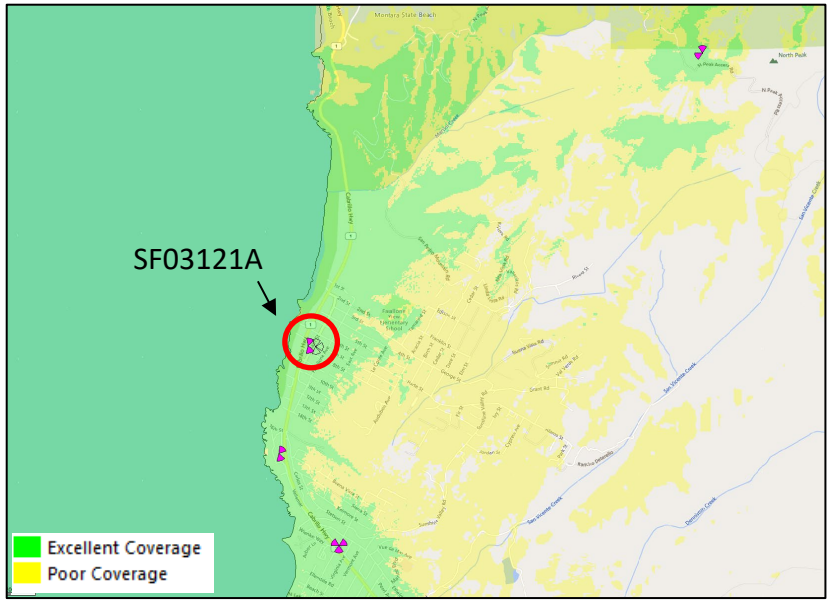
SF93121A – Site Location (Aerial View)

SF93121A - 37.541759, -122.515091



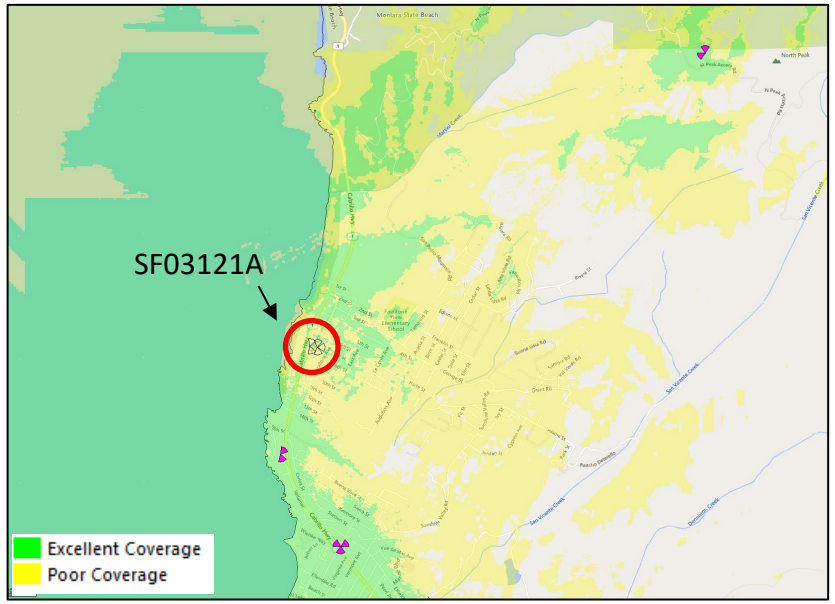
SF93121A L1900 Coverage Zoomed Out

Existing Coverage From SF03121A- To Be Decommissioned



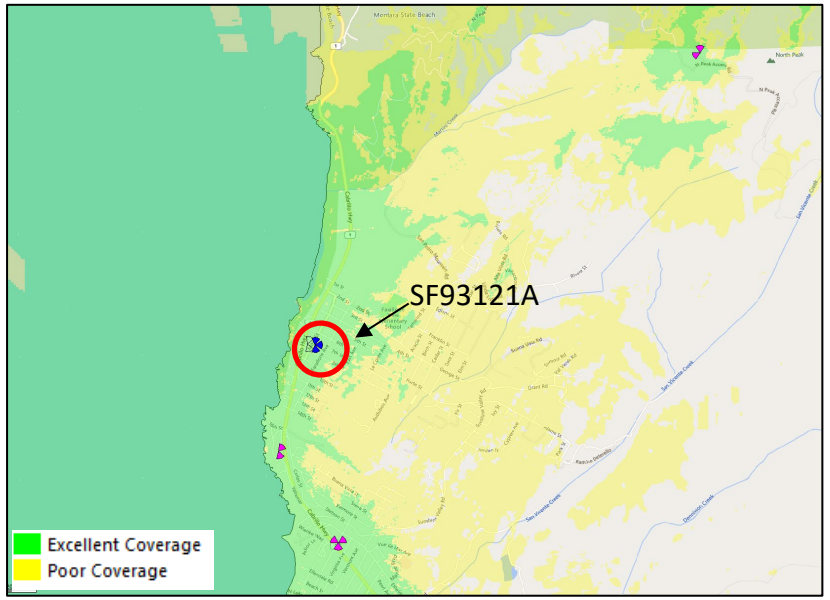
509 Pops Covered with “Excellent” Coverage

Coverage – w/o SF03121A



164 Pops Covered with “Excellent” Coverage (Loss Of 345 pops covered if SF03121A is decommissioned Without a replacement)

L1900 Coverage – With Rep SF93121A

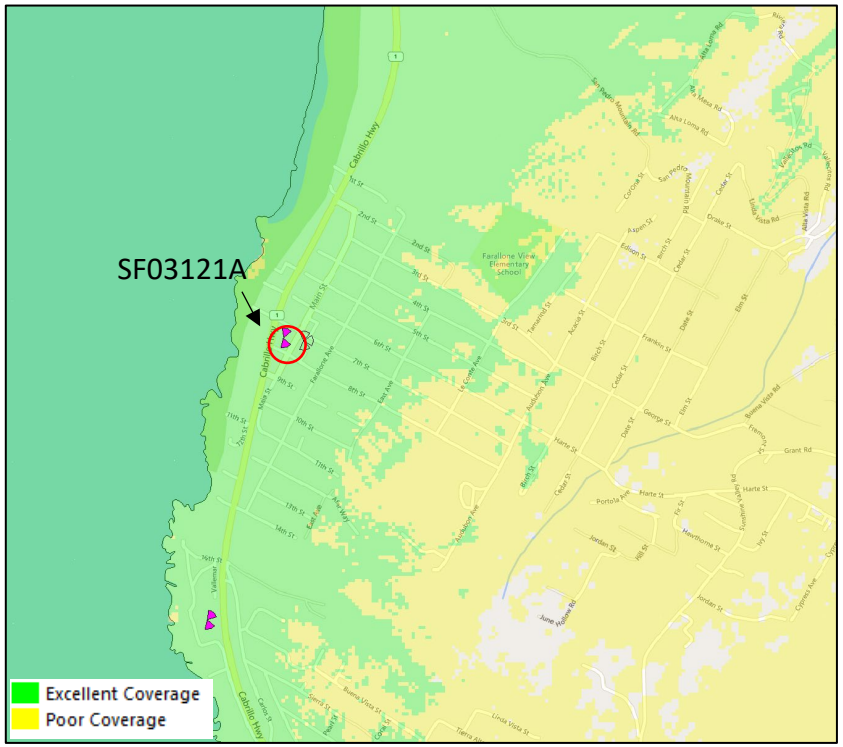


613 Pops Covered with “Excellent” Coverage (Gain 0f 104 pops covered with the replacement site SF93121A compared to the existing SF03121A site)

Replacement Site SF93121A will cover 104 Additional Pops then existing SF03121A that is to be decommissioned

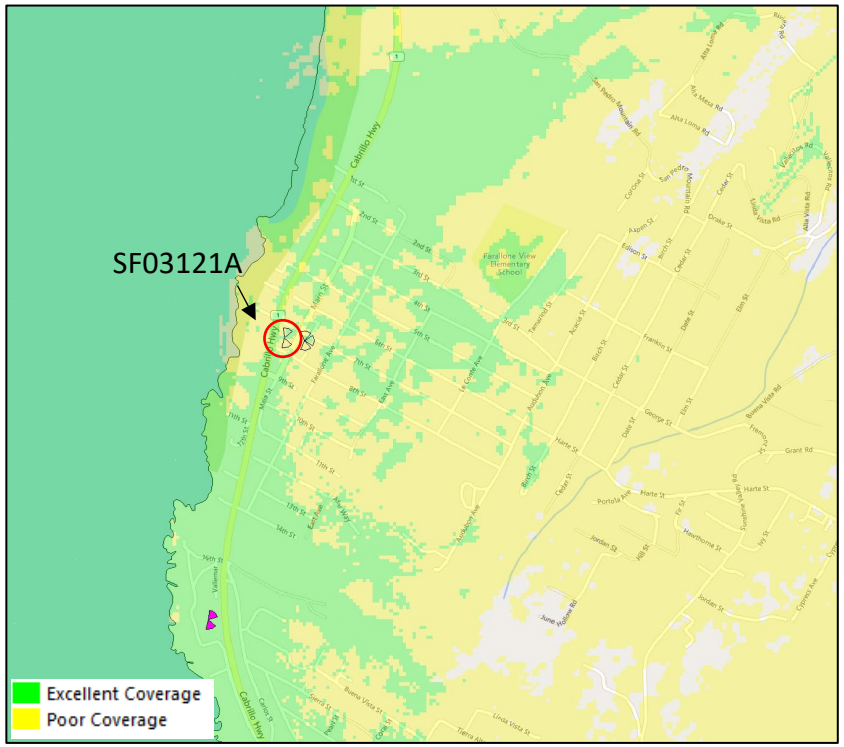
SF93121A L1900 Coverage Zoomed In

Existing Coverage From SF03121A- To Be Decommissioned



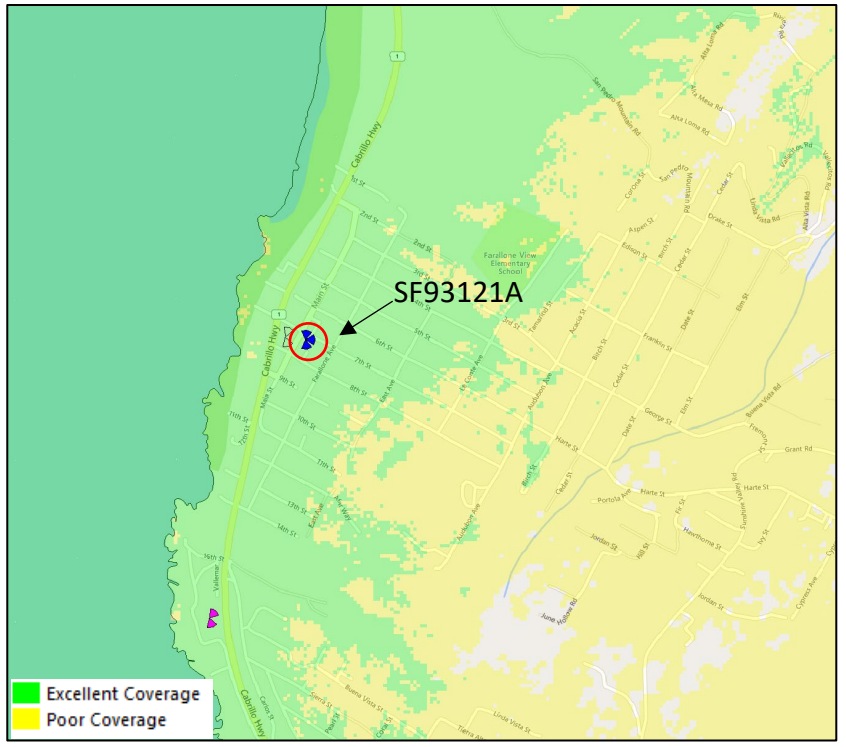
509 Pops Covered with “Excellent” Coverage

Coverage – w/o SF03121A



164 Pops Covered with “Excellent” Coverage (Loss Of 345 pops covered if SF03121A is decommissioned Without a replacement)

L1900 Coverage – With Rep SF93121A



613 Pops Covered with “Excellent” Coverage (Gain 0f 104 pops covered with the replacement site SF93121A compared to the existing SF03121A site)

Replacement Site SF93121A will cover 104 Additional Pops then existing SF03121A that is to be decommissioned

CUSTOMER FIRST

ARE YOU WITH US?®

T-Mobile™

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G

51 Wireless, LLC
Nick Tagas
4930 Pacific Street
Rocklin, CA 95677
916-529-5578
Nick.Tagas@51wireless.net

Alternative Site Analysis

April 17, 2026

RE: New T-Mobile Wireless Communications Facility
Site ID: SF93121A
Site Name: Montara
Site Address: 1401 Main Street, Montara, CA 94037
APN: 036-053-190
Permit Requested: Conditional Use Permit

Narrative:

T-Mobile has existing wireless telecommunication equipment on the rooftop of the Ocean View Inn alongside AT&T. T-Mobile is attempting to expand its antenna counts and appurtenant equipment to keep up with the use and need by its customers in the town of Montara and customers who visit Montara. The Inn will not permit T-Mobile to add additional equipment to the roof of the Inn, and as such, T-Mobile is seeking a new conditional use permit to relocate its equipment onto the Darkeroom Gallery and then removing all of its antenna equipment off of the roof of the Ocean View Inn. Below is a comprehensive analysis of all of the locations T-Mobile investigated to relocate its equipment onto.

Alternative Site Analysis – Existing Wireless Telecommunication Facilities

There is a total of four (4) existing wireless telecommunication facilities within a 2.5 mile radius of the town of Montara.

1. Montara Mountain, North Peak – T-Mobile is already located on this mountain and serves a different area. This facility is located 2.38 miles away from downtown Montara, it does not and could not serve Montara.

2. Montara Water & Sanitary District – T-Mobile is already here and servs the area south of Montara (Moss Beach) and a small strip of Highway 1. This facility is .54 miles away from the downtown of Montara. It does not and could not serve Montara.

3. Montara Water & Sanitary District – Verizon is here just adjacent to the above T-Mobile facility. This tower also does not and could not serve Montara.

51 Wireless, LLC
Nick Tagas
4930 Pacific Street
Rocklin, CA 95677
916-529-5578
Nick.Tagas@51wireless.net

4. Halfmoon Bay Airport – T-Mobile is already here and serves the airport and the communities living in and around Princeton and Pillar Point. This facility is located 2.29 miles away from Montara; it does not and cannot serve Montara.

Alternative Site Analysis – New Rooftop Facility

After it was found that there were no existing wireless telecommunication facilities could serve the town of Montara, T-Mobile next investigated viable rooftop locations that were zoned commercial, were structurally capable of supporting antennas, appurtenant equipment and stealthing material to hide the equipment and antennas from all public view points, T-Mobile then sent letters out to perspective property owners in the commercial downtown corridor of Montara. That list is as follows:

5. United States Post Office, 215 7th Street, Montara, CA
6. Darkeroom Gallery, LLC., 1401 Main Street, Montara, CA
7. Plumbago Design Elements, 1409 Main Street, Montara, CA (Lasala)
8. The Graphic Works, 1300 Main Street, Montara, CA (McGregor)

Three of (3) property owners T-Mobile reached out to never responded back saying they were or were not interested. The United States Post office rejected any proposal to locate T-Mobile's equipment on their rooftop. Only the owner of the Darkeroom Gallery responded back to T-Mobile. T-Mobile then met with the landlord, designed a rooftop facility and executed a rooftop lease agreement with this landlord. The design now presented to the county is what is contemplated to be built here if the county permits T-Mobile to do so.

Alternative Site Analysis – Additional Candidates Post Project Submittal

After T-Mobile, its agents and contractors, attended a community public meeting to discuss this rooftop new wireless facility, the planning department with consideration to the public asked T-Mobile to investigate other commercial properties in the small downtown corridor of Montara that were zoned commercial. Below are a list of these candidates and the outcome of that investigation.

9. Sage Bakehouse, 8455 CA-1, Montara, CA
10. Neighborhood Mart, 8445 Cabrillo Hwy, Montara, CA

Both locations were disqualified due to structural integrity issues of these older wood stick buildings, and due to their location being lower in elevation that T-Mobile's existing rooftop facility at the Ocen View Inn. The weight of equipment and stealthing material equals approximately 10,000 pounds. Most older buildings are not structurally capable of holding this

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amount of weight. The lower elevation with these buildings also makes them non-viable due to the "line-of-site" technology that antennas employ (use of light to transmit data).

Conclusion:

After an exhaustive search for existing collocatable structures, and commercially zoned structures to install T-Mobile's equipment onto (10 candidates), T-Mobile determined that the most viable and least intrusive location to install its new antennas is on the roof of the Darkeroom Gallery located at 1401 Main Street, Montara, CA.

Sincerely,

Nicholas Tagas

Nick Tagas
Site Acquisition Consultant
Authorized T-Mobile Representative