

PROJECT : Historic Nevada City - New Build

109 NORTH PINE ST
NEVADA CITY, CA 95959

LOCATION NO: 278749



PREPARED FOR



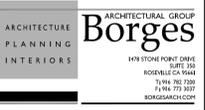
295 Parkshore Drive
Folsom, California 94630

Vendor:



Project Address:

Architect:



PROJECT NO: 20130974364

LOCATION NO: 278749

DRAWN BY: H.L.H.

CHECKED BY: B.K.W.

REV	DATE	DESCRIPTION
G	03/30/16	100% ZD Rev 4
F	03/28/16	100% ZD Rev 3
E	03/04/16	100% ZD Rev 2
D	02/08/16	100% ZD Rev 1
C	06/15/15	100% ZD Submittal
B	01/14/15	95% ZD Submittal
A	12/10/14	90% ZD Submittal

Licensor:

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Issued For:

03/30/16

100% ZD Submittal

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

A-0

PROJECT DESCRIPTION

NEW SITE BUILD UNMANNED TELECOMMUNICATIONS FACILITY TO BE LOCATED INSIDE AND ON TOP OF AN EXISTING STRUCTURE:

- (P) (3) STEALTH CHIMNEYS INSTALLED ON (E) ROOF DECK
- ADD (2) PANEL ANTENNAS PER SECTOR (4 SECTORS, 8 ANTENNAS TOTAL)
- ADD (3) RRUS WITH A2 MODULE OR RRUS 32 BEHIND PER SECTOR, FOR A TOTAL OF (12) MOUNTED BEHIND ANTENNAS.
- ADD (4) VERIZON WIRELESS EQUIPMENT CABINETS IN (P) EQUIPMENT ROOM
- ADD (P) METER, DISCONNECT, & TELCO BOARD IN (P) EQUIPMENT ROOM
- ADD (4) SURGE SUPPRESSORS, (2) MOUNTED AT (P) ANTENNAS, (2) INSIDE (P) EQUIPMENT ROOM
- ADD (2) HYBRID FIBER CABLES
- PLACE (2) GPS ANTENNAS MOUNTED BEHIND (P) FRP STEALTH SCREEN

PROJECT INFORMATION

Property Information:
Site Name: HISTORIC NEVADA CITY
Site Number: 278749
Search Ring: HISTORIC NEVADA CITY
Site Address: 109 NORTH PINE ST
NEVADA CITY, CA 95959
A.P.N. Number: 05-397-01-000
Zoning: COMMERCIAL - HISTORIC DISTRICT
Current Use: A-3, B-1
Jurisdiction: NEVADA CITY

Property Owner:
COUNTY OF NEVADA
109 NORTH PINE STREET
NEVADA CITY, CA 95959

Power Agency:
PG&E
77 Beale Street, 24th Floor
San Francisco, CA 94105
ph: (415) 973-8200

Telephone Agency:
AT&T California
525 MARKET STREET SAN FRANCISCO,
CA 94105
ph: (800) 310-2355

PROJECT TEAM

Construction Mgr.:
EPIC WIRELESS GROUP, INC.
8700 AUBURN FOLSOM ROAD, SUITE 400
GRANITE BAY, CA 95746
contact: PETE MANAS
email: pete.manas@epicwireless.net
ph: (530) 383-5957

Architect / Engineer:
BORGES ARCHITECTURAL GROUP, INC.
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE, CA 95661
contact: BRIAN K. WINSLOW
email: brian@borgesarch.com
ph: (916) 782-7200

Agent for Applicant, Planning and Zoning Mgr:
EPIC WIRELESS GROUP, INC.
8700 AUBURN FOLSOM ROAD, SUITE 400
GRANITE BAY, CA 95746
contact: MARK LOBAUGH
email: mark.lobaugh@epicwireless.net
ph: (916) 203-4067

Structural Engineer:
NORM SCHEEL STRUCTURAL ENGINEER
5022 SUNRISE BLVD
FAIR OAKS, CA 95628
contact: NORM SCHEEL
email: norm@nsse.com
ph: (916) 536-9585

Survey:
Geil Engineering
1226 High Street
Auburn, CA 95603
contact: NEIL ROHDE
ph: (530) 885-0426

RF Engineer:
VERIZON WIRELESS
255 PARKSHORE DRIVE
FOLSOM, CA 95630
contact: ERIC MALANA
email: eric.malana@verizonwireless.com
ph: (916) 357-2586

SHEET INDEX

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COA-1 CONDITION OF APPROVAL
C-1 SITE SURVEY
A-1 OVERALL SITE PLAN
A-2.1 FLOOR PLANS
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A-3 EQUIPMENT & ANTENNA LAYOUTS
A-4.1 SITE ELEVATIONS
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REV

F
G
F
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F
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F

CODE COMPLIANCE

- 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 THESE CODES.
- 2013 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 10, PART 1, TITLE 24 CODE OF REGULATIONS
 - 2013 CALIFORNIA BUILDING CODE (CBC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2012 IBC (PART 2, VOL 1-2)
 - 2013 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H, PATIO COVERS, BASED ON THE 2012 IRC (PART 2.5)
 - 2013 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN) (PART 11) [AFFECTED ENERGY PROVISIONS ONLY]
 - 2013 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2012 IFC, WITH CALIFORNIA AMENDMENTS (PART 9)
 - 2013 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2012 UMC (PART 4)
 - 2013 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2012 UPC (PART 5)
 - 2013 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2011 NEC (PART 3)
 - 2013 CALIFORNIA ENERGY CODE (CEC)
 - ANSI / EIA-TIA-222-G
 - 2012 NFPA 101, LIFE SAFETY CODE
 - 2013 NFPA 72, NATIONAL FIRE ALARM CODE
 - 2013 NFPA 13, FIRE SPRINKLER CODE

VICINITY MAP



DIRECTIONS FROM VERIZON WIRELESS

DIRECTIONS FROM VERIZON WIRELESS'S OFFICE AT 255 PARKSHORE DRIVE, FOLSOM, CA

- Head northeast on Parkshore Dr toward Coolidge Dr
- Turn left onto Coolidge Dr
- Take the 3rd left onto Glenn Dr
- Turn right onto Folsom Blvd
- Continue onto Folsom-Auburn Rd
- Continue onto Auburn Folsom Rd
- Turn left onto Cavitt Stallman Rd
- Take the 1st right onto Laird Rd
- Turn right onto Horseshoe Bar Rd
- Take the 1st left to stay on Horseshoe Bar Rd
- Turn right to merge onto I-80 E
- Merge onto I-80 E
- Take the CA-49 exit toward Grass Valley/Placerville
- Turn left onto CA-193 W/CA-49 N/Grass Valley Hwy
- Take the Broad Street exit
- Turn left onto Broad St
- Take the 2nd right onto N Pine St

Destination will be on the left

SPECIAL INSPECTIONS

POST INSTALLED CONCRETE WEDGE ANCHORS

OCCUPANCY AND CONSTRUCTION TYPE

OCCUPANCY : U (UNMANNED)
CONSTRUCTION TYPE: V-B
HANDICAP REQUIREMENTS
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY ACCESS AND REQUIREMENTS ARE NOT REQUIRED, IN ACCORDANCE WITH CALIFORNIA BUILDING CODE, CODE OF REGULATIONS, TITLE 24, PART 2, VOLUME 1, CHAPTER 11B, DIVISION 2, SECTION 11B-203.5

VERIZON SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
CONSTRUCTION:		
RF:		
MICROWAVE:		
TELCO:		
EQUIPMENT:		
PROJECT ADMINISTRATOR:		
WO ADMINISTRATOR:		

GENERAL CONTRACTOR NOTES

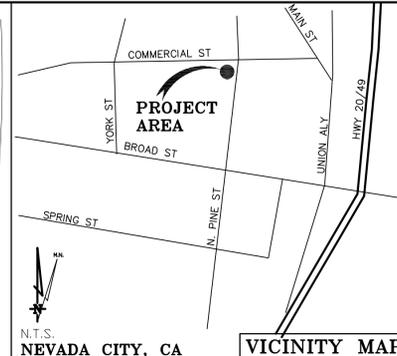
DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.



DATE OF SURVEY: 11-25-14
 SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 14803
 LOCATED IN THE COUNTY OF NEVADA, STATE OF CALIFORNIA
 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.
 N.G.V.D. 1929 CORRECTION: SUBTRACT 2.57' FROM ELEVATIONS SHOWN.
 CONTOUR INTERVAL: N/A
 CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.
 ASSESSOR'S PARCEL NUMBER: 05-397-17-000 & 05-570-04-000

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.
 BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.



Lease Area Description
 All that certain lease area being a portion of that certain Parcel 1 as is shown on that certain Parcel Map filed for record at Book 21 of Parcel Maps at Page 16, Nevada County Records, and being located in the City of Nevada City, County of Nevada, State of California, and being more particularly described as follows:
EQUIPMENT LEASE AREA:
 Beginning at a point in the existing building located on the above referenced Parcel 1 from which the Northeast corner of Lot 26, being the Northeast corner of said building per the above referenced parcel map, bears South 75°42'41" West 89.63 feet; thence from said point of beginning North 76°26'49" West 3.91 feet; thence South 13°33'11" West 11.49 feet; thence South 76°26'49" East 3.91 feet; thence North 13°33'11" East 11.49 feet to the Point of Beginning.
ROOFTOP EQUIPMENT LEASE AREA:
 Beginning at a point on the roof of the existing building located on the above referenced Parcel 1 from which the Northeast corner of Lot 26, being the Northeast corner of said building per the above referenced parcel map, bears South 73°27'50" West 83.50 feet; thence from said point of beginning North 76°26'49" West 10.92 feet; thence South 13°33'11" West 14.08 feet; thence South 76°26'49" East 7.75 feet; thence North 13°33'11" East 7.67 feet; thence South 76°26'49" East 3.17 feet; thence North 13°33'11" East 6.42 feet to the Point of Beginning.
ANTENNA LEASE AREA #1:
 Beginning at a point of the roof of the existing building located on the above referenced Parcel 1 from which the Northeast corner of Lot 26, being the Northeast corner of said building per the above referenced parcel map, bears South 78°14'14" East 78.90 feet; thence from said point of beginning South 60°03'55" East 6.95 feet; thence South 13°33'11" West 5.72 feet; thence North 60°03'55" West 6.95 feet; thence North 13°33'11" East 5.72 feet to the Point of Beginning.
ANTENNA LEASE AREA #2:
 Beginning at a point of the roof of the existing building located on the above referenced Parcel 1 from which the Northeast corner of Lot 26, being the Northeast corner of said building per the above referenced parcel map, bears South 79°02'49" East 107.18 feet; thence from said point of beginning South 76°26'49" East 5.52 feet; thence South 13°33'11" West 6.52 feet; thence North 76°26'49" West 5.52 feet; thence North 13°33'11" East 6.52 feet to the Point of Beginning.
ANTENNA LEASE AREA #3:
 Beginning at a point of the roof of the existing building located on the above referenced Parcel 1 from which the Northeast corner of Lot 26, being the Northeast corner of said building per the above referenced parcel map, bears North 43°30'52" East 89.91 feet; thence from said point of beginning South 72°24'08" East 6.50 feet; thence South 17°35'52" West 5.45 feet; thence North 72°24'08" West 6.50 feet; thence North 17°35'52" East 5.45 feet to the Point of Beginning.
ANTENNA LEASE AREA #4:
 Beginning at a point of the roof of the existing building located on the above referenced Parcel 1 from which the Northeast corner of Lot 26, being the Northeast corner of said building per the above referenced parcel map, bears North 21°28'28" East 80.04 feet; thence from said point of beginning South 72°24'08" East 5.45 feet; thence South 17°35'52" West 6.50 feet; thence North 72°24'08" West 5.45 feet; thence North 17°35'52" East 6.50 feet to the Point of Beginning.
 Together with a non-exclusive easement for access purposes as is necessary from the above described lease areas and running thence in, on, under, and through the existing building and the underlying parcel to the public right of way more commonly known as North Pine Street.
 Also together with a non-exclusive easement for utility purposes three feet in width the centerline of which is described as follows: beginning at a point which bears North 13°33'11" East 1.50 feet from the Northeast corner of the above described equipment lease area and running thence North 76°26'49" West 29.73 feet; thence North 13°25'25" East 38.8 feet more or less to the public right of way.
 Also together with a non-exclusive easement for utility purposes from the above described Equipment Lease Area and running thence in, on, over, and through the underlying building as is necessary to the above described lease areas.

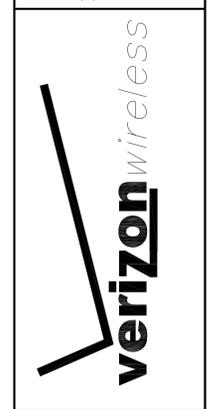
DEPT	APPROVED	DATE
ARC		
RE		
RF		
INT		
EE/VN		
OPS		
EE/OUT		

Surveyor: **GEIL ENGINEERING**
 ENGINEERING • SURVEYING • PLANNING
 1228 HIGH STREET
 AUBURN, CALIFORNIA 95603
 Phone: (530) 885-0426 Fax: (530) 823-1309



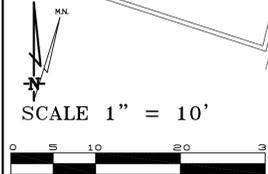
NOTE: CONDOMINIUM BUILDING
 APN: 05-397-17-000 (COMMON AREA)
 APN: 05-570-01-000 (PARTIAL FIRST FLOOR)
 APN: 05-570-02-000 (PARTIAL FIRST FLOOR)
 APN: 05-570-03-000 (PARTIAL SECOND FLOOR)
 APN: 05-570-04-000 (PARTIAL SECOND FLOOR & THIRD FLOOR)

Geil Engineering
 Engineering • Surveying • Planning
 1228 High Street
 Auburn, California 95603-5015
 Phone: (530) 885-0426 • Fax: (530) 823-1309
 Project Name: HISTORIC NEVADA CITY
 Project Site Location: 109 N. Pine Street
 Nevada City, CA 95959
 Nevada County
 Date of Observation: 11-25-14
 Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Pro XL post processed with Pathfinder Office software.
 Type of Antenna Mount: Proposed Rooftop
 Coordinates (Antenna Lease Area #1)
 Latitude: N 39° 15' 47.46" (NAD83) N 39° 15' 47.84" (NAD27)
 Longitude: W 121° 01' 08.14" (NAD83) W 121° 01' 04.32" (NAD27)
 Coordinates (Antenna Lease Area #2)
 Latitude: N 39° 15' 47.51" (NAD83) N 39° 15' 47.89" (NAD27)
 Longitude: W 121° 01' 08.51" (NAD83) W 121° 01' 04.70" (NAD27)
 Coordinates (Antenna Lease Area #3)
 Latitude: N 39° 15' 46.70" (NAD83) N 39° 15' 47.08" (NAD27)
 Longitude: W 121° 01' 07.94" (NAD83) W 121° 01' 04.12" (NAD27)
 Coordinates (Antenna Lease Area #4)
 Latitude: N 39° 15' 46.61" (NAD83) N 39° 15' 46.99" (NAD27)
 Longitude: W 121° 01' 07.53" (NAD83) W 121° 01' 03.72" (NAD27)
 ELEVATION of Ground at Structure (NAVD88) 2503.5' AMSL
 STRUCTURE HEIGHT: (Top Parapet) 40.3' AGL
 OVERALL HEIGHT: (Top Vent Pipe) 46.6' AGL
 CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91:003, and that they are true and accurate to the best of my knowledge and belief.



HISTORIC NEVADA CITY
 109 N. PINE STREET
 NEVADA CITY, CA 95959
 PLOT PLAN AND SITE TOPOGRAPHY

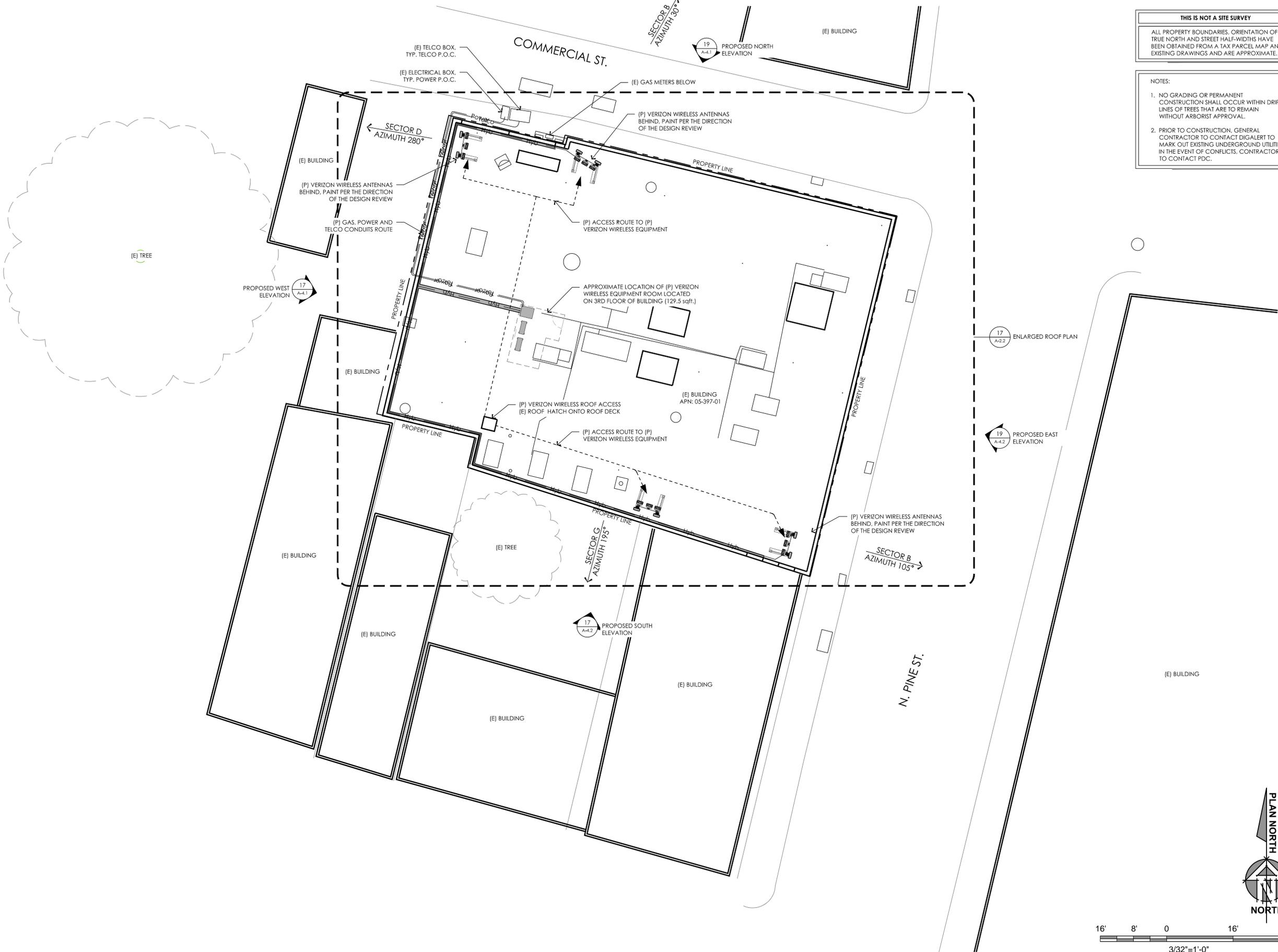
REV	REVISIONS	PRELIMINARY DRAWING	APN'S ADDED
REV	11-26-14 N. RCHDE	LEASE AREA PLACED	APN'S ADDED
REV	01-09-15 N. RCHDE	LEASE AREA MOD.	LEASE AREA MOD.
REV	03-08-15 N. RCHDE	LEASE AREA MOD.	TITLE WORK UPDATE
REV	03-16-15 N. RCHDE	LEASE AREA MOD.	LEASE AREA MOD.
REV	05-08-15 N. RCHDE	LEASE AREA MOD.	LEASE AREA MOD.



OVERALL SITE PLAN

Kenneth D. Geil California RCE 14803

Sheet **C-1**



THIS IS NOT A SITE SURVEY
 ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.

NOTES:
 1. NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN DRIP LINES OF TREES THAT ARE TO REMAIN WITHOUT ARBORIST APPROVAL.
 2. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO CONTACT DIGALERT TO MARK OUT EXISTING UNDERGROUND UTILITIES. IN THE EVENT OF CONFLICTS, CONTRACTOR TO CONTACT PDC.

PREPARED FOR
verizon
 295 Parkshore Drive
 Folsom, California 94630

Vendor:
EPIC WIRELESS GROUP INC.
 8700 Auburn Folsom Road, Suite 400
 Granite Bay, California 95746

Project Address:

Architect:
Borges ARCHITECTURAL GROUP
 ARCHITECTURE PLANNING INTERIORS
 1400 SHORE POINT DRIVE SUITE 300
 ROCKVILLE CA 94740
 916 932 1200
 11 THE 7TH FLOOR
 BORGESARCHITECT.COM

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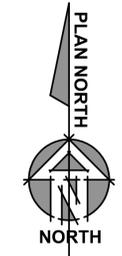
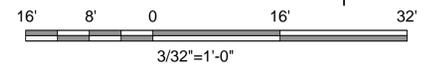
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OVERALL SITE PLAN

SHEET NUMBER:
A-1



Plot Date: 3/30/2016 2:41:51 PM File Name: \\3014\14002 - Epic Wireless\3014\14002 - Epic Wireless\3014\14002 - Overall Site Plan.dwg Plot Path: \\3014\14002 - Epic Wireless\3014\14002 - Epic Wireless\3014\14002 - Overall Site Plan.dwg

14002-35

PREPARED FOR



295 Parkshore Drive
Folsom, California 94630

Vendor:



8700 Auburn Folsom Road, Suite 400
Granite Bay, California 95746

Project Address:

Architect:



1401 STOCKPORT DRIVE SUITE 200
ROSELAND CA 94668
PHONE: 916-778-2200
FAX: 916-778-2217
BORGESARCH.COM

PROJECT NO: 20130974364

LOCATION NO: 278749

DRAWN BY: H.L.H.

CHECKED BY: B.K.W.

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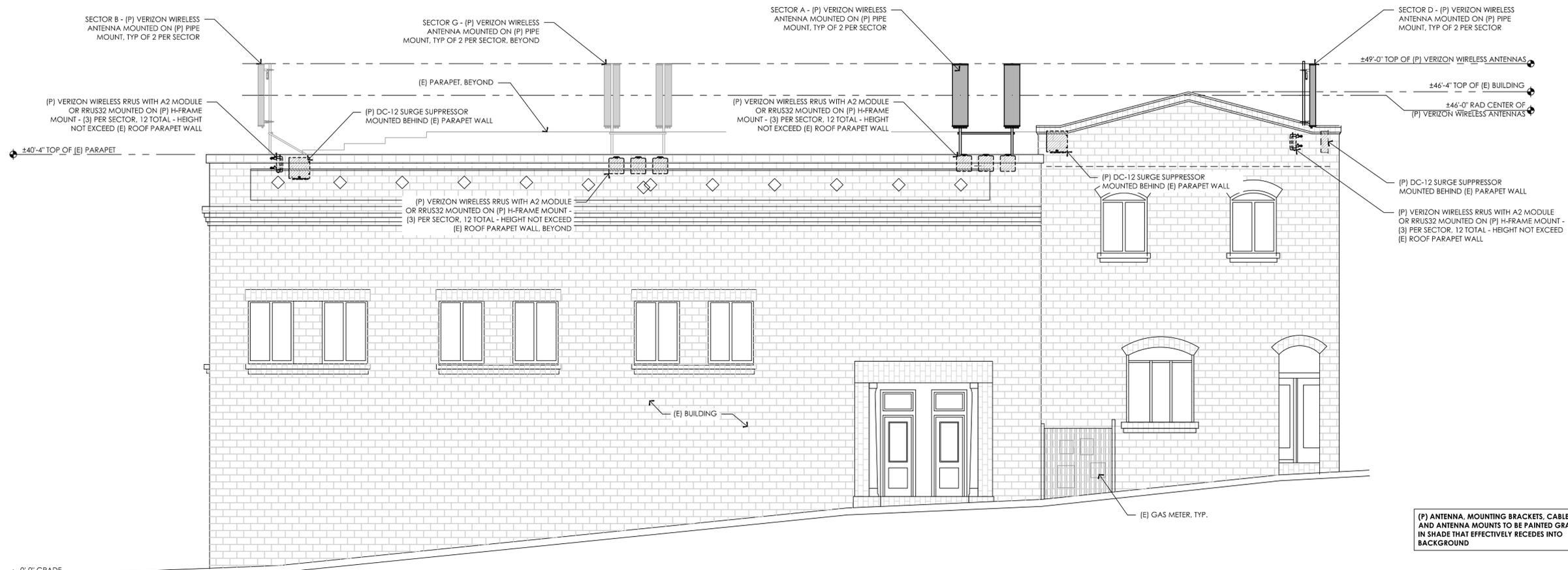
03/30/16
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SHEET TITLE:

ELEVATIONS

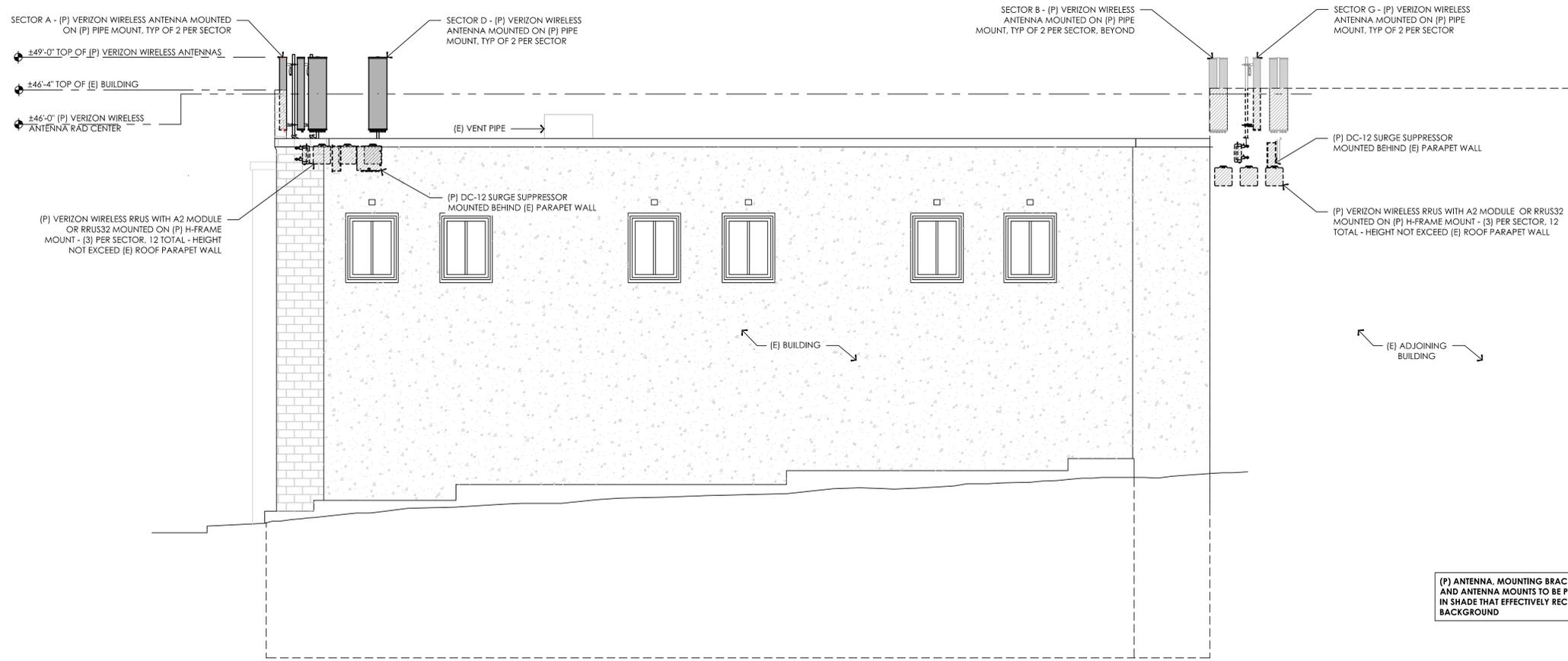
SHEET NUMBER:

A-4.1



(P) ANTENNA, MOUNTING BRACKETS, CABLES, AND ANTENNA MOUNTS TO BE PAINTED GRAY IN SHADE THAT EFFECTIVELY RECEDES INTO BACKGROUND

19 PROPOSED NORTH ELEVATION
3/16" = 1'-0"



(P) ANTENNA, MOUNTING BRACKETS, CABLES, AND ANTENNA MOUNTS TO BE PAINTED GRAY IN SHADE THAT EFFECTIVELY RECEDES INTO BACKGROUND

17 PROPOSED WEST ELEVATION
3/16" = 1'-0"

Plot Date: 3/30/2016 3:03:31 PM File Name: \\30141-1-14002-35-Verizon-Wireless\30141-1-14002-35-Verizon-Wireless\New\04-CTN\Sheets\A-4.1 Elevation.dwg Plotter: By: Susan Daniels

14002-35

