



STAFF REPORT

DATE: 3/18/2025

CONSENT

TO: Mayor and Council
FROM: Jason Stopa, Community Development Director
AGENDA ITEM: Approve the Lease of a Temporary Cell Tower at 3303 Langly Ct N with T-Mobile Central LLC
REVIEWED BY: Marty Powers, Public Works Director
Robert Vose, City Attorney

CORE STRATEGIES:

- | | |
|---|---|
| <input type="checkbox"/> Vibrant, inclusive, connected community | <input type="checkbox"/> Efficient, reliable, innovative services |
| <input type="checkbox"/> Responsive, transparent, adaptive governance | <input type="checkbox"/> Balanced Finances now and future |
| <input type="checkbox"/> Managed Growth | <input checked="" type="checkbox"/> Resilient Infrastructure |

BACKGROUND:

T-Mobile lease space on the existing City-owned water tower at 3303 Langly Ct N. Their lease is set to expire this month, and the City plans to demolish the water tower in 2025. The licensee would like to extend the lease and construct a temporary tower at the site. A plan with details is included in this report.

ISSUE BEFORE COUNCIL:

Should the city approve the lease for a temporary cell tower with T Mobile Central, LLC?

PROPOSAL DETAILS/ANALYSIS:

The current water tower has T-Mobile equipment that is essential for area coverage. The licensee is seeking a 9-month lease for a temporary tower (95' pole) and would like to explore constructing a permanent monopole on the site when the water tower is removed. The request is subject to the administrative review since it is both a ground-mounted antenna not exceeding the maximum height allowed for structures in the underlying zoning district and an antenna co-located on an existing wireless communications facility structure.

FISCAL IMPACT:

The City will receive a \$16,848 one-time payment for 9 months.

OPTIONS:

- Approve the License agreement
- Deny the License agreement
- Amend the License agreement
- Table for further information

RECOMMENDATION:

“Motion to approve the Lease of a Temporary Cell Tower at 3303 Langly Ct N with T-Mobile Central LLC”

ATTACHMENTS:

- License Agreement and Site drawing

TEMPORARY SITE AGREEMENT

This Temporary Site Agreement (this “Agreement”) is made effective as of the date last signed below (“Effective Date”) by and between T-Mobile Central LLC, (“Tenant”) and the City of Lake Elmo (“Owner”). Owner and Tenant are collectively referred to herein as the “Parties”.

1. DESCRIPTION.

Subject to the terms, covenants, conditions and provisions of this Agreement, Owner grants Tenant use of a portion of the property at 3303 Langley Court, Lake Elmo, MN 55042 (the “Premises”), more specifically described and depicted on **Exhibit A**, attached hereto and incorporated herein by reference.

2. TERM; TERMINATION

The term of the Agreement shall be for nine (9) months (“Initial Term”). The term of this Agreement shall commence on April 1, 2025. At the end of the Initial Term, Tenant shall have the right to extend this Agreement for successive one-month terms (“Renewal Terms”) until completion of construction of the replacement tower at the Premises. Renewal Terms shall automatically renew unless terminated by Tenant upon thirty (30) days written notice.

3. USE OF PREMISES.

The Premises may be used by Tenant solely for the purpose of operating a temporary commercial cellular facility and for no other purpose. Tenant shall keep the Premises in good and clean condition. Tenant agrees that the Premises shall be constructed in a careful, safe and proper manner and that Tenant will pay for any damage to the Premises caused by the Tenant, its agents or employees, normal wear and tear accepted. All conduit, wiring, etc. shall be protected from interference by vehicle traffic. Owner shall, at all times, have the right, by its officers or agents, to enter the Premises to inspect and examine the same.

4. PAYMENT.

Rent for the Initial Term shall be a one-time payment of Sixteen Thousand Eight Hundred and Forty-eight Dollars (\$16,848) and any Renewal Terms shall be One Thousand Eight Hundred and 00/100 Dollars (\$1,872.00) paid monthly. Rent for the Initial Term shall commence on April 1, 2025.

5. INSURANCE.

Tenant is responsible to maintain the premiums on insurance on any personal property within the Premises that belongs to Tenant.

6. INDEMNIFICATION.

Tenant agrees to indemnify and hold harmless the Owner and its officers, insurers, volunteers, representative, agents, employees, heirs and assigns from and against all claims, liability, damages, losses, expenses and demands, including attorney's fees, on account of injury, loss, or damage, including, without limitation, claims arising from bodily injury, personal injury, death, property

loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement if such injury, loss, or damage is caused in whole or in part by, the act, omission, error, negligence, or other fault of Tenant or any of its officers, employees, representatives, or agents.

7. NOTICE.

Any notice under this Agreement shall be in writing and shall be deemed sufficient when directly presented or sent pre-paid, first-class United States Mail, addressed as follows:

Owner	City of Lake Elmo Attn: Jason Stopa 3880 Laverne Avenue N, Suite 100 Lake Elmo, MN 55042-4121
Tenant:	T-Mobile USA, Inc. 12920 SE 38 th Street Bellevue, WA 98006 Attn: Property Management/A1N0510A

8. MODIFICATION.

This Agreement may only be modified upon written agreement of the Parties.

9. ASSIGNMENT.

Neither this Agreement nor any of the rights or obligations of the Parties hereto, shall be assigned by either Party without the written consent of the other.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties hereto have caused this Temporary Site Agreement to be executed by their duly authorized representatives as of the date last signed below.

OWNER:

CITY OF LAKE ELMO

By: _____

Name: _____

Title: _____

Date: _____

Tenant:

T-Mobile Central LLC

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT A
Description of Premises
[attached]



A1N0510A RELO TEMP SITE
A1N0510A

3303 LANGLEY COURT
LAKE ELMO, MN 55042
LATITUDE: 44.99694644
LONGITUDE: -92.880966

TEMP SITE

SITE PHOTO		PROJECT DESCRIPTION		PROJECT TEAM		SHEET INDEX																					
		<p>MODIFICATION OF AN (E) "NON-INHABITABLE" T-MOBILE TELECOMMUNICATIONS SITE CONSISTING OF:</p> <p>REMOVING</p> <ul style="list-style-type: none">(3) EXISTING ANTENNA MOUNTS(6) EXISTING ANTENNA'S(6) EXISTING RRU'S(1) EXISTING JUNCTION BOX(1) EXISTING PENDANT(1) EXISTING HYBRID CABLES <p>INSTALLING</p> <ul style="list-style-type: none">(1) NEW 95' TALL POLE(3) NEW COLLAR MOUNTS(6) NEW ANTENNA'S(6) NEW RRU'S(24) NEW COAX CABLES(2) NEW 6X24 TRUNK CABLES(1) TEMPORARY H-FRAME <p>WITHIN THE EXISTING LEASE AREA</p> <div>INSTALLATION IS UNMANNED AND NOT FOR HUMAN HABITATION PUBLIC ACCESS IS RESTRICTED A.D.A. ACCESSIBILITY NOT REQUIRED.</div>		<p>PROPERTY OWNER CITY OF LAKE ELMO 3880 LAVERNE AVE. N STE 100 LAKE ELMO, MN 55042</p> <p>APPLICANT: T-MOBILE WEST LLC 990 SOUTH BROADWAY DENVER, CO 80209 OFFICE: 303.313.6923</p> <p>T-MOBILE PROJECT MANAGEMENT 990 S BROADWAY DENVER, CO 80209 MICHAEL MCCREEDY MOBILE: 303.332.1212 EMAIL: MICHAEL.MCCREEDY1@T-MOBILE.COM</p> <p>T-MOBILE CONSTRUCTION MANAGER 990 SOUTH BROADWAY DENVER, CO 80209 CHRIS MILLER EMAIL: CHRIS.MILLER@T-MOBILE.COM</p> <p>SITE ACQUISITION UCI² CONSTRUCTION SERVICES 4751 FOX STREET DENVER, CO 80216 CHARLIE AUGELLO MOBILE: 720.236.9199 EMAIL: CHARLIEA@UCI2.NET</p> <p>PROJECT MANAGER UCI² CONSTRUCTION SERVICES 4751 FOX STREET DENVER, CO 80216 COLE MOSSMAN MOBILE: 970.819.0335 EMAIL: COLEM@UCI2.NET</p> <p>ENGINEER ON RECORD TELEMTN ENGINEERING PO BOX 1453 SALIDA, CO 81201 KHRIS SCOTT, PE PH: 303.596.6804 EMAIL: KSCOTT@TELEMTN.COM</p>		<table><thead><tr><th>SHEET</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td>T1.0</td><td>COVER PAGE</td></tr><tr><td>GN1.0</td><td>GENERAL NOTES</td></tr><tr><td>GN1.1</td><td>GENERAL NOTES</td></tr><tr><td>A1.0</td><td>OVERALL SITE PLAN</td></tr><tr><td>A1.1</td><td>EX. ENLARGED SITE PLAN</td></tr><tr><td>A1.2</td><td>NEW ENLARGED SITE PLAN</td></tr><tr><td>A2.0</td><td>EQUIPMENT PLAN</td></tr><tr><td>A3.0</td><td>ELEVATIONS</td></tr><tr><td>A3.1</td><td>ELEVATIONS</td></tr></tbody></table>		SHEET	DESCRIPTION	T1.0	COVER PAGE	GN1.0	GENERAL NOTES	GN1.1	GENERAL NOTES	A1.0	OVERALL SITE PLAN	A1.1	EX. ENLARGED SITE PLAN	A1.2	NEW ENLARGED SITE PLAN	A2.0	EQUIPMENT PLAN	A3.0	ELEVATIONS	A3.1	ELEVATIONS
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A3.0	ELEVATIONS																										
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VICINITY MAP		SITE INFORMATION																									
		<p>SITE TYPE: WATER TOWER SITE NAME: A1N0510A RELO TEMP SITE SITE NUMBER: A1N0510A SITE ADDRESS: 3303 LANGLEY COURT LAKE ELMO, MN 55042</p> <p>JURISDICTION: CITY OF LAKE ELMO</p> <p>PARCEL NUMBER: 1302921320069</p> <p>EXISTING STRUCTURE: OCCUPANCY GROUP U CONSTRUCTION TYPE V-B FULLY SPRINKLERED NO NO. STORIES N/A</p>																									
		APPLICABLE CODES																									
DRIVING DIRECTIONS		<p>ALL CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES TO INCLUDE COMPLIANCE WITH THE LATEST FEDERAL STATE, AND LOCAL AMENDMENTS, REGULATIONS AND ORDINANCES.</p> <p>GOVERNING CODES, AS APPLICABLE: 2020 MBC, 2020 MRC, 2020 MCCB, 2020 MFC, 2020 MMC, 2020 MFGC, 2020 MEC, 2023 NEC</p> <p>A.D.A. COMPLIANCE: NOT REQUIRED PER IBC 1103.2.9.</p> <p>OSHA COMPLIANCE: ANSI A10.48: FALL PROTECTION AND SAFETY STANDARDS</p> <div>MANDATORY: CONTRACTOR TO CALL TO VERIFY UTILITIES, AT LEAST TWO WORKING DAYS PRIOR TO DIGGING. BEFORE YOU DIG, CALL: 1-800-252-1166 HTTP://811-IN-YOUR-STATE/MAP/STATE/MINNESOTA</div> <div>THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO T-MOBILE SERVICES IS STRICTLY PROHIBITED.</div> <div><p>Know what's below. Call before you dig.</p></div>		UTILITY PROVIDER		REFERENCED DOCUMENTS	DATE																				
				POWER PROVIDER: XCEL ENERGY 800.895.4999	RFDS	01.21.25																					

990 SOUTH BROADWAY, DENVER, CO 80209

PROJECT INFORMATION:

SITE NAME:
A1N0510A RELO TEMP SITE

SITE ID:
A1N0510A
ALT ID:

SITE ADDRESS:
3303 LANGLEY COURT
LAKE ELMO, MN 55042

SITE COUNTY:
WASHINGTON COUNTY

Rev:	Date:	Description:	By:
A	02.05.25	EXHIBIT	GW
B	02.20.25	FINAL EXHIBIT	GW

CONSTRUCTION SERVICES, LLC
4751 FOX STREET, DENVER, CO 80216

THIS WORK WAS PREPARED BY MYSELF OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. ALL SCALES ARE SET FOR 11"x17"

SHEET TITLE:

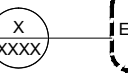

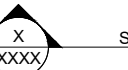





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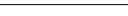
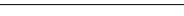














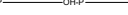




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GW	CM	CA

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ABBREVIATIONS			
@	AT	HT.	HEIGHT
	DEGREES	ILC	INTEGRATED LOAD CENTER
Ø	DIAMETER	INT.	INTERIOR
A/C	AIR CONDITIONER	L.F.	LINEAR FEET
APPROX.	APPROXIMATE		
ARCH.	ARCHITECTURAL	MAX.	MAXIMUM
A.F.F.	ABOVE FINISH FLOOR	MECH.	MECHANICAL
A.F.G.	ABOVE FINISH GRADE	MFGR.	MANUFACTURER
ATS	AUTOMATIC TRANSFER SWITCH	MGB	MAIN GROUND BAR
AWS	ADVANCED WIRELESS SYSTEM	MIN.	MINIMUM
		MSDS	MATERIAL SAFETY DATA SHEET
BBU	BATTERY BACK UP	MTL.	METAL
BCEM	BASE CHANNEL ELEMENT MODULE	MTS	MANUAL TRANSFER SWITCH
BLDG.	BUILDING		
B.O.	BOTTOM OF	(N)	NEW
		N.T.S.	NOT TO SCALE
CLG.	CEILING		
COL.	COLUMN	O.C.	ON CENTER
CONC.	CONCRETE	O.D.	OUTSIDE DIAMETER
		OVP	OVER VOLTAGE PROTECTION
DBL.	DOUBLE		
DIA.	DIAMETER	PCS	PERSONAL COMMUNICATIONS SERVICE
DIM.	DIMENSION		
DISC.	DISCONNECT		
DN.	DOWN	RAD.	RADIUS
DWG.	DRAWING	R.O.	ROUGH OPENING
		RRU	REMOTE RADIO UNIT
(E)	EXISTING	SHTG.	SHEATHING
EA.	EACH	SIM.	SIMILAR
ELEV.	ELEVATION	SPEC.	SPECIFICATION
ELEC.	ELECTRICAL	S.S.	STAINLESS STEEL
EQ.	EQUAL	STL.	STEEL
EXT.	EXTERIOR	STRUCT.	STRUCTURAL
F.O.	FIRE EXTINGUISHER	T.C.	TEMPERATURE CONTROL
FIN.	FINISH	TELCO	TELECOMMUNICATIONS
FLR.	FLOOR	T.O.	TOP OF
FUT.	FUTURE	TYP.	TYPICAL
GA.	GAUGE	U.G.	UNDERGROUND
GALV.	GALVANIZED	U.N.O.	UNLESS NOTED OTHERWISE
GEN.	GENERATOR		
GPS	GLOBAL POSITIONING SYSTEM	VERT.	VERTICAL
GWB.	GYPSUM WALLBOARD	V.I.F.	VERIFY IN FIELD
H.M.	HOLLOW METAL	W/	WITH
HORZ.	HORIZONTAL		
HR.	HOUR		

	ENLARGED VIEW		ELEVATION MARKER
	SECTION CUT		SPOT ELEVATION
	ELEVATION		STRUCTURAL COLUMN GRID LINES AND LABELS
	FIRE EXTINGUISHER		DATUM OR WORKING POINT

LINETYPES

	EASEMENT		(E) UNDERGROUND FIBER
	LEASE LINE		(N) UNDERGROUND FIBER
	PROPERTY LINE		(E) COAX
	ITEM TO BE DEMOLISHED		(N) COAX
	WOODEN FENCE		(E) HYBRID CABLE
	CHAIN LINK FENCE		(N) HYBRID CABLE
	(E) OVERHEAD ELEC.		GAS LINE
	(N) OVERHEAD ELEC.		SANITARY SEWER
	(E) UNDERGROUND ELEC.		WATER LINE
	(N) UNDERGROUND ELEC.		
	(E) OVERHEAD FIBER		
	(N) OVERHEAD FIBER		

GENERAL CONSTRUCTION NOTES

CODE COMPLIANCE

1. THE FACILITY IS AN UNOCCUPIED WIRELESS FACILITY. EQUIPMENT ROOMS ARE NOT MANNED, ARE NOT HABITABLE, AND DO NOT REQUIRE POTABLE WATER, SEWER CONNECTIONS OR A.D.A. ACCESS ACCOMMODATIONS.
2. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE STANDARDS, CODES, ORDINANCES, RULES, REGULATIONS, ORDINANCES, AND MANUFACTURER'S RECOMMENDATIONS. WHEN TWO OR MORE ARE IN CONFLICT, THE MOST STRINGENT PROVISION SHALL BE FOLLOWED.
3. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. WHERE LICENSING IS REQUIRED, CONTRACTOR SHALL OBTAIN ALL REQUIRED LICENSES PRIOR TO BEGINNING WORK.
4. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
5. CONTRACTOR TO COORDINATE WITH LOCAL JURISDICTION FOR ANY CODE RELATED QUESTIONS. ALL JURISDICTION REQUIRED CHANGES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL CONDITIONS

6. DO NOT SCALE DRAWINGS.
7. THESE DESIGNED DOCUMENTS ARE DIAGRAMMATIC IN NATURE AND ARE INTENDED TO SHOW FINAL CONDITIONS, UNLESS NOTED OTHERWISE.
8. THE CONTRACTORS SHALL USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS. NOTIFY THE AE PROJECT MANAGER IF ANY DISCREPANCIES ARE FOUND PRIOR TO PROCEEDING WITH WORK.
9. EXTERIOR DIMENSIONS ARE TO FACES OF EXTERIOR WALLS.
10. DIMENSIONS ON PLANS ARE TO FINISH FACES OR CENTERLINES OF COLUMNS UNLESS NOTED OTHERWISE.
11. DIMENSIONS TO DOOR OPENINGS ARE TO R.O. IN MASONRY & CONCRETE AND TO JAMB OPENING IN STUDWALLS. VERIFY DOOR SIZE W/ SCHEDULE.
12. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGNED. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
13. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWING, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH THE BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE PLAT OF SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT/ENGINEER.
14. EVERY EFFORT HAS BEEN MADE BY THE ARCHITECT / ENGINEERS TO PROVIDE ACCURATE AND COMPLETE DESIGNED DOCUMENTS THOUGH MINOR ERRORS AND OMISSIONS MAYBE CONTAINED WITHIN THE DOCUMENTS. THESE SHALL NOT EXCUSE THE CONTRACTOR FROM PROVIDING AN ACCURATE PROPOSAL AND COMPLETING THE PROJECT IN ACCORDANCE WITH THE INTENT OF THE DESIGNED DOCUMENTS.
15. IT IS THE EXPRESS INTENT OF THE PARTIES INVOLVED IN THIS PROJECT THAT THE CONTRACTOR OR SUBCONTRACTOR OR INDEPENDENT CONTRACTOR OR THEIR RESPECTIVE EMPLOYEES SHALL EXCULPATE THE ARCHITECT, THE ENGINEER, THE CONSTRUCTION MANAGER, THE OWNER, AND THEIR AGENTS, FROM ANY LIABILITY WHATSOEVER AND HOLD THEM HARMLESS AGAINST LOSS, DAMAGES, LIABILITY OR ANY EXPENSE ARISING IN ANY MATTER FROM A WRONGFUL OR NEGLIGENT ACT, OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, OR FROM THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FAILURE TO CONFORM TO THE STATE SCAFFOLDING ACT IN CONNECTION WITH THE WORK.

CONTRACTOR'S RESPONSIBILITIES

16. PRIOR TO THE SUBMISSION OF A BID, THE CONTRACTOR SHALL VISIT THE JOB SITE, REVIEW ALL DESIGNED DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, CONFIRMING THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ANY ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND DESIGNED DOCUMENTS, NOTIFYING THE CONSTRUCTION MANAGER AND ARCHITECT/ENGINEER OF SUCH, AND SHALL OBTAIN WRITTEN CLARIFICATION PRIOR TO BEGINNING THE WORK.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT EXTENT OF WORK, COORDINATION, DEMOLITION, TEMPORARY CONSTRUCTION, TEMPORARY FACILITIES, UTILITIES, ETC., NECESSARY TO COMPLETE THEIR PROJECT AS INDICATED IN THE CONTRACT DOCUMENTS.
18. WHILE REVIEWING THE DESIGNED DOCUMENTS, THE CONTRACTOR SHALL IDENTIFY ANY ITEMS WHERE THE DESIGNED INTENT IS UNCLEAR AND OBTAIN WRITTEN CLARIFICATIONS PRIOR TO FURNISHING A BID. THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS. ANY REQUEST FOR ALTERATIONS TO THE DESIGNED INTENT SHALL BE PROVIDED IN WRITING FOR REVIEW AND APPROVAL.
19. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE MOST RECENT DESIGNED DOCUMENTS AND ENSURING THEY ARE DISTRIBUTED AND ARE FOLLOWED BY ALL PERSONNEL INVOLVED IN THE PROJECT.
20. CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE CARRIER PRIOR TO PURCHASING ANY MATERIALS OR STARTING ANY WORK.
21. CONTRACTOR SHALL, EXCEPT AS SPECIFICALLY AGREED OTHERWISE, PROVIDE ALL NECESSARY MATERIALS, LABOR AND EQUIPMENT TO COMPLETE THE INSTALLATION AS DESCRIBED IN DESIGNED DOCUMENTS. CONTRACTOR TO CLARIFY PROVIDED MATERIALS PRIOR TO FURNISHING A BID.
22. ALL FURNISHED MATERIALS SHALL MEET CARRIER SPECIFICATIONS AND MINIMUM REQUIREMENTS FOR THE PROJECT. ANY SUBSTITUTIONS SHALL BE APPROVED IN WRITING BY CARRIER CONSTRUCTION MANAGER PRIOR TO PURCHASE AND INSTALLATION.
23. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND MATERIALS; AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION FIELD ENGINEER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE, COORDINATING ACCESS, AND COMPLIANCE WITH ANY REQUIREMENTS IMPOSED BY THE LANDLORD.
24. CONTRACTOR TO PROVIDE CLOSE OUT PACKAGE WITH ALL TEST RESULTS, SETTING SCREEN SHOTS, RELEVANT CATALOGS / CUT SHEETS, INSTRUCTION SHEETS AND A SET OF RED-LINED AS-BUILT DRAWINGS PRIOR TO FINAL BILLING.

CONDITION OF SITE

25. CONTRACTOR SHALL MAKE PROVISIONS TO PROTECT EXISTING SITE FINISHES AS MUCH AS POSSIBLE. ANY IMPACT TO SITE AND SURROUNDINGS SHALL BE MITIGATED AND CONTRACTOR SHALL RETURN SITE TO PRE-CONSTRUCTION CONDITIONS.

26. WORK AREA SHALL BE KEPT FREE OF DEBRIS ACCUMULATION. KEEP WORK AREAS NEAT AND ORDERLY AS MUCH AS POSSIBLE. MEANS OF EGRESS SHALL BE KEPT CLEAR AT ALL TIMES.

27. ALL DEMOLISHED AND UNUSED MATERIALS SHALL BE REMOVED FROM SITE AND TRACKED ASSETS LOGGED AND RETURNED TO CARRIER FOR DISPOSAL OR RE-USE. CONTRACTOR TO KEEP THE SITE CLEAN, FREE OF HAZARDS, PROPERLY DISPOSE OF ALL RUBBISH, AND REMOVE TRASH AND REFUSE DAILY. BURY NOTHING ON SITE. NO SOLID WASTE RECEPTACLE WILL BE SITED.

SITE WORK

1. CONTRACTOR TO VERIFY STATE REQUIREMENTS FOR UTILITY LOCATION SERVICES AND EXCAVATION CONTRACTOR SHALL NOTIFY STATE OR LOCAL NOTIFICATION CENTER AS REQUIRED PRIOR TO ANY SITE DISTURBANCES.

2. REASONABLE EFFORTS HAVE BEEN MADE TO IDENTIFY EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ALL UTILITIES, SHOWN OR NOT, AND PROTECTING THEM FROM DAMAGE. EXCAVATION CONTRACTOR TO OBTAIN REQUIRED LOCATES PRIOR TO STARTING WORK.

3. CONTRACTOR SHALL PROTECT ALL SITE FINISHES AND IMPROVEMENTS AND RETURN ALL TO PRE WORK CONDITION. IF EXTERIOR SITE IMPROVEMENTS ARE REQUIRED, CONTRACTOR TO INSTALL AND MAINTAIN DRAINAGE / RUNOFF MITIGATION MEASURES THROUGHOUT THE PROJECT AND REVEGETATE AREA TO RETURN IT TO ORIGINAL CONDITIONS.

4. GRUB AND DISPOSE OF ALL ORGANIC MATERIAL PRIOR NO FILL OR EARTHWORK TO OCCUR WITH ON OR WITH FROZEN MATERIAL

STRUCTURAL NOTES

1.0 GENERAL CONDITIONS

1.1 NO STRUCTURAL ALTERATIONS ARE TO BE MADE TO THE FACILITY UNLESS SPECIFICALLY NOTED.

1.2 ALL STRUCTURAL SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR WRITTEN APPROVAL PRIOR TO FABRICATION.

2.0 CONCRETE AND MASONRY

2.1 ALL CONCRETE WORK SHALL CONFORM WITH ACI. 318 OR LATEST. DETAIL REINFORCING IN CONFORMANCE WITH ACI. SP66 LATEST.

2.2 NO SPLICES OF REINFORCEMENT SHALL BE MADE EXCEPT AS DETAILED OR AUTHORIZED BY THE STRUCTURAL ENGINEER. LAP SPLICES WHERE PERMITTED SHALL BE A MINIMUM OF 30 BAR DIAMETERS.

2.3 PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCING AT POSITIONS SHOWN ON DRAWINGS.

2.4 WIRE FABRIC REINFORCEMENT MUST LAP ONE FULL MESH AT SIDE AND END LAPS SHALL BE TIED TOGETHER.

2.5 CURE AFTER FINISHING CONCRETE. KEEP MOIST FOR 7 DAYS AFTER POURING.

2.6 COMPACT STRUCTURAL FILL 95% PROCTOR DENSITY PRIOR TO PLACING CONCRETE UNDER SLABS.

2.7 1/4" CHAMFER ON ALL CORNERS AND EDGES.

2.8 ALL CONCRETE SHALL BE PORTLAND, TYPE 1 CEMENT WITH A MINIMUM OF 28 DAY STRENGTH OF 3000 PSI., 4" SLUMP AND A MINIMUM AIR ENTRAPMENT OF 4%.

2.9 ALL REINFORCING STEEL SHALL BE GRADE 60. ALL REINFORCING MESH SHALL CONFORM TO ASTM A 185.

2.10 CONTRACTOR TO OBTAIN X-RAY OR GPR (IF APPLICABLE) OF ANY CONCRETE OR MASONRY STRUCTURES, IDENTIFYING ALL EMBEDMENT PRIOR TO CUTTING, DRILLING OR OTHER ACTIVITY WHICH COULD CAUSE DAMAGE. AVOID ALL EMBEDMENT. OBTAIN APPROVAL FROM STRUCTURAL ENGINEER PRIOR TO IMPACTING ANY STRUCTURAL FACILITIES.

3.0 STRUCTURAL STEEL

3.1 CHANNELS, ANGLES AND PLATES SHALL BE ASTM A36 MATERIAL, UNLESS NOTED OTHERWISE.

3.2 SQUARE AND RECTANGULAR TUBE STEEL HSS SECTIONS SHALL BE ASTM A500, GRADE B (Fy = 46 ksi) MATERIAL.

3.3 ROUND PIPE SECTIONS SHALL BE ASTM A53, GRADE B (Fy = 35 ksi) MATERIAL.

3.4 DESIGNED, FABRICATION, AND ERECTION SHALL BE IN ACCORDANCE WITH THE "AISC SPECIFICATION FOR THE DESIGNED, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", WITH COMMENTARY AND THE "CODE OF STANDARD PRACTICE".

3.5 ALL STEEL SHALL HAVE ONE COAT OF SHOP PRIMER. DO NOT PAINT AREAS WITHIN 3" OF BOLTS, WELDS OR HEADED STUDS.

3.6 ALL OUTDOOR STEEL ITEMS SHALL BE HOT DIPPED GALVANIZED PER ASTM A123.

3.7 BOLTS SHALL BE HIGH STRENGTH BOLTS, A325, CONFORMING TO ASTM SPECIFICATIONS. ALL CONNECTIONS SHALL HAVE A MINIMUM OF 2 BOLTS.

3.8 WELDING SHALL BE CONDUCTED BY CERTIFIED WELDERS AND SHALL CONFORM TO THE AWS CODES FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION.

3.9 WELDS SHALL BE MADE USING E70XX ELECTRODES AND SHALL BE 3/16" MINIMUM UNLESS OTHERWISE NOTED.

3.10 WELDING SHALL BE PERFORMED IN ACCORDANCE WITH A WELDED PROCEDURE SPECIFICATION (WPS) AS PER AWS D1.1, D1.3 AND D1.4.

3.11 ONLY PRE-QUALIFIED WELDING PROCEDURES SHALL BE USED.

3.12 UNLESS SPECIFICALLY ADDRESSED IN THE SPECIFICATIONS OR THE DETAILS, ALL STEEL ITEMS PERMANENTLY EXPOSED TO EARTH OR WEATHER SHALL BE CORROSION-RESISTANT BY GALVANIZING OR BY THE USE OF STAINLESS STEEL.

3.13 ALL FIELD WELDS ON GALVANIZED MATERIAL SHALL BE BRUSH-COATED WITH A ZINC-RICH PAINT

3.14 ANY DAMAGED GALVANIZING OR PAINT TO BE FIELD REPAIRED WITH "COLD-GALV" OR APPROPRIATE PAINT UNDER CONDITIONS APPROVED BY PRODUCT MANUFACTURER.

4.0 FIBER REINFORCED PLASTICS

4.1 ALL FRP MATERIAL SHALL BE EXTRENE SERIES 500 OR EQUIVALENT, PRODUCED BY THE PULTRUSION METHOD.

4.2 ALL ADHESIVE RESIN SHALL BE PLEXUS METHACRYLATE OR AN EQUIVALENT ADHESIVE RESIN THAT IS COMPATIBLE WITH THE RESIN MATRIX USED IN THE STRUCTURAL SHAPES.

4.3 ALL FRP CONNECTIONS SHALL BE FULLY-BONDED AT EACH SIDE WITH A 1/4" PLATE AND A MINIMUM OF (2) 3/8" DIAMETER FLATHEAD FRP SCREWS PER MEMBER.

4.4 ISOPLAST NUTS AND BOLTS SHALL BE TIGHTENED TO A SNUG-TIGHT FIT PLUS AN ADDITIONAL 1/2 TURN, PRIOR TO BEING LOCKED WITH EPOXY.

4.5 ALL PANELS / SHEATHING SHALL BE FULLY BONDED WITH 3/8" FLATHEAD FRP SCREWS AT 12" O.C.

4.6 ALL FIELD CUT AND DRILLED EDGES, HOLES AND ABRASIONS SHALL BE SEALED WITH A CATALYZED EPOXY RESIN COMPATIBLE WITH THE MANUFACTURER'S ORIGINAL RESIN.

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SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN1.0

DRAWN BY:	CHK BY:	APV BY:
GW	CM	CA

WEATHER PROOFING

- ALL EXTERIOR WALL OPENINGS, FLASHING, COUNTERFLASHING AND EXPANSION JOINTS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO MAKE IT WEATHERPROOF.
- THE JUNCTION OF THE ROOF AND VERTICAL SURFACES SHALL BE FLASHED AND COUNTERFLASHED IN A MANNER TO MAKE THEM WEATHERPROOF.
- PROVIDE FOR ALL TEMPORARY WEATHERPROOFING DURING THE COURSE OF WORK TO ASSURE PROTECTION AND FULL OPERATION OF THE EXISTING FACILITY.

DOORS, VENTS, AND WINDOWS

- ALL EGRESS DOORS SHALL BE ABLE TO BE OPENED FROM THE INSIDE WITHOUT USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. ALL EXIT SIGNS SHALL HAVE LETTERS SIX INCHES HIGH MINIMUM, AND SHALL CONFORM WITH APPLICABLE CODES. REFER TO FLOOR PLANS FOR EXIT SIGN LOCATIONS.
- INSTALL PER MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS. WHERE DETAILED, PROVIDE ALL ADDITIONAL MATERIALS SHOWN OR NOTED. VERIFY ALL OPENING SIZES, BOTH NEW AND EXISTING PRIOR TO ORDERING. PROVIDE SPACE FOR FLASHING AS DETAILED. PROVIDE GALVANIC ISOLATION BETWEEN DISSIMILAR MATERIALS.

FINISHES

- PAIN
- OFFSET STUDS WHERE NEEDED, SO THE FINISH WALL SURFACES WILL BE FLUSH.
- PROVIDE GALVANIC ISOLATION BETWEEN DISSIMILAR METALS.
- CEILING SUSPENSION SYSTEMS SHALL BE STABILIZED AGAINST LATERAL MOVEMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE IBC, GOVERNING EDITION.
- CEILING HEIGHTS ARE FROM CONCRETE FLOOR SLAB TO GRID AT ACOUSTICAL TILE CEILING, OR FINISH AT HARD CEILING.
- ALL INTERIOR WOOD BLOCKING SHALL BE FIRE TREATED.

EQUIPMENT

- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- VERIFY ALL EQUIPMENT MOUNTING DIMENSIONS PER MANUFACTURER DRAWINGS.
- PROVIDE SOLID BLOCKING FOR ALL WALL MOUNTED FIXTURES, DEVICES & EQUIPMENT. COORD. W/ ALL DIVISIONS OF THE SPECIFICATIONS TO VERIFY LOCATION REQUIRED.
- CONTRACTOR SHALL PROVIDE SEISMIC BRACING AND SUPPORT ALL EQUIPMENT AND MATERIALS PROVIDED.

FIRESTOPPING

- FIRESTOPPING SHALL BE PROVIDED BY A SINGLE CONTRACTOR FOR ALL TRADES USING A SINGLE MANUFACTURER'S PRODUCTS (3M OR HILTI).
- ALL RECESSED PANELS MOUNTED IN FIRE RATED WALLS SHALL BE OF FIRE RATED CONSTRUCTION TO MATCH RATING OF WALL. (I.E. TRAP PRIMERS, F.E. CABINETS, ETC.)

ELECTRICAL NOTES

- THESE PLANS ARE DIAGRAMMATIC ONLY, AND NOT TO BE SCALED.
- ELECTRICAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC. FOR A COMPLETE AND PROPERLY OPERATIVE SYSTEM ENERGIZED THROUGHOUT AND AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED AND APPROVED BY UNDER-WRITER'S LABORATORY AND SHALL BEAR THE INSPECTION LABEL "J" WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY AND ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA AND NBFU.
- ALL CONDUIT INSTALLED SHALL BE SURFACE MOUNTED UNLESS OTHERWISE NOTED.
- ELECTRICAL CONTRACTOR SHALL CARRY OUT THE WORK WITH ACCORDANCE WITH ALL GOVERNING STATE, COUNTY, LOCAL CODES AND O.S.H.A.
- ELECTRICAL CONTRACTOR SHALL SECURE ALL NECESSARY ELECTRICAL PERMITS, AND PAY ALL REQUIRED FEES.
- COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF NO LESS THAN ONE YEAR AFTER THE DATE OF JOB COMPLETION. ANY WORK, MATERIAL, OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE ELECTRICAL CONTRACTOR.
- ALL INSTALLATIONS TO MAINTAIN REQUIRED CLEARANCES
- CONTRACTOR TO SIZE CONDUCTORS PER NEC AND CARRIER REQUIREMENTS AND UPSIZE AS REQUIRED TO MINIMIZE VOLTAGE DROP.
- CONTRACTOR TO SIZE CONDUIT PER NEC
- ALL CONDUIT ONLY (C.O.) SHALL HAVE A PULL WIRE OR ROPE, AND TRUE TAPE.
- PROVIDE THE OWNER WITH ONE SET OF COMPLETE DIMENSIONS AND CIRCUITS, WITHIN 10 WORKING DAYS OF PROJECT COMPLETION. ELECTRICAL "AS BUILT" DRAWINGS, SHOWING ACTUAL LOCATION OF CONDUITS.
- ALL BROCHURES, OPERATING MANUALS, CATALOGS, SHOP DRAWINGS, ETC. SHALL BE TURNED OVER TO PROJECT MANAGER AT JOB COMPLETION.
- USE T-TAP CONNECTIONS ON ALL MULTI-CIRCUITS WITH COMMON NEUTRAL CONDUCTOR FOR LIGHTING FIXTURE. ALL CONDUCTORS SHALL BE COPPER.
- ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN THE MAXIMUM SHORT =CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
- PATCH, REPAIR, AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
- 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 RE-BARS WILL NOT BE DRILLED INTO, CUT, OR DAMAGED UNDER ANY CIRCUMSTANCES.

- 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.
- PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH APPLICABLE LOCAL BUILDING CODES. USING U.L. RATED MATERIALS.
- 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.
- 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.
- UPON COMPLETION OF WORK, CONDUCT CONTINUITY AND SHORT CIRCUIT, AS WELL AS, GROUNDING TEST, GROUNDING TEST SHALL BE PERFORMED BY INDEPENDENT TESTING AGENCY, WITH WRITTEN REPORT SUBMITTED TO THE PROJECT MANAGER FOR REVIEW AND APPROVAL.
- CLEAN PREMISES DAILY OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK PREMISES IN A COMPLETE AND UNDAMAGED CONDITION.
- ALL EXTERIOR WALL PENETRATIONS SHALL BE SEALED WITH POLYSEAM SEALANT.
- ALL #2 TINNED BARE COPPER DOWNLEADS TO BE PROTECTED BY 1/2" P.V.C. PIPE AND SECURED.
- COMPRESSION FITTINGS TO BE USED ON ALL CONDUITS (NO SET SCREWS).
- 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.
- ALL ABOVE GROUND CONDUIT SHALL BE RIGID GALVANIZED CONDUIT WITH WEATHERPROOF FITTINGS.
- THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.

GROUNDING

- ALL METALLIC PARTS OF ELECTRICAL EQUIPMENT WHICH DO NOT CARRY CURRENT SHALL BE GROUNDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING MANUFACTURER, CARRIER'S AND LANDLORD'S GROUNDING AND BONDING STANDARDS, AND THE NATIONAL ELECTRICAL CODE.
- PROVIDE ELECTRICAL GROUNDING AND BONDING SYSTEM INDICATED WITH ASSEMBLY OF MATERIALS, INCLUDING GROUNDING ELECTRODES, BONDING JUMPERS AND ADDITIONAL ACCESSORIES AS REQUIRED FOR A COMPLETE INSTALLATION.
- ALL GROUNDING CONDUCTORS SHALL PROVIDE A STRAIGHT DOWNWARD PATH TO GROUND WITH GRADUAL BEND AS REQUIRED. GROUNDING CONDUCTORS SHALL NOT BE LOOPED OR SHARPLY BENT. ROUTE GROUNDING CONNECTIONS AND CONDUCTORS TO GROUND IN THE SHORTEST AND STRAIGHTEST PATHS POSSIBLE TO MINIMIZE TRANSIENT VOLTAGE RISES.
- IN BUILDINGS AND/OR NEW TOWERS GREATER THAN 75 FEET IN HEIGHT AND WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP'S, OR TOWER'S GROUND RING, TO THE EXISTING GROUNDING SYSTEM, THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN #2 AWG COPPER. ROOFTOP GROUND RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY).
- TIGHTEN GROUNDING AND BONDING CONNECTORS, INCLUDING SCREWS AND BOLTS, IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED TORQUE TIGHTENING VALUES FOR CONNECTORS AND BOLTS. WHERE MANUFACTURER'S TORQUING REQUIREMENTS ARE NOT AVAILABLE, TIGHTEN CONNECTIONS TO COMPLY WITH TIGHTENING TORQUE VALUES SPECIFIED IN UL TO ASSURE PERMANENT AND EFFECTIVE GROUNDING. CONTRACTOR SHALL VERIFY THE LOCATIONS OF GROUNDING TIE-IN-POINTS TO THE EXISTING.
- ALL UNDERGROUND GROUNDING CONNECTIONS SHALL BE MADE BY THE GROUNDING SYSTEM. EXOTHERMIC WELD PROCESS AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- ALL GROUNDING CONNECTIONS SHALL BE INSPECTED FOR TIGHTNESS. EXOTHERMIC WELDED CONNECTIONS SHALL BE APPROVED BY THE INSPECTOR HAVING JURISDICTION BEFORE BEING PERMANENTLY CONCEALED.
- APPLY CORROSION-RESISTANCE FINISH TO FIELD CONNECTIONS AND PLACES WHERE FACTORY APPLIED PROTECTIVE COATINGS HAVE BEEN DESTROYED.
- A SEPARATE, CONTINUOUS, INSULATED EQUIPMENT GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL FEEDER AND BRANCH CIRCUITS.
- BOND ALL INSULATED GROUNDING BUSHINGS WITH A BARE 6 AWG GROUNDING CONDUCTOR TO A GROUND BUS.
- DIRECT BURIED GROUNDING CONDUCTORS SHALL BE INSTALLED AT A NOMINAL DEPTH OF 36" MINIMUM BELOW GRADE, OR 6" BELOW THE FROST LINE, USE THE GREATER OF THE TWO DISTANCES.
- ALL GROUNDING CONDUCTORS EMBEDDED IN OR PENETRATING CONCRETE SHALL BE INSTALLED IN SCHEDULE 40 PVC CONDUIT.
- THE INSTALLATION OF A CHEMICAL ELECTROLYTIC GROUNDING SYSTEM IS NOT PERMITTED UNLESS SPECIFICALLY NOTED.
- DRIVE GROUND RODS UNTIL TOPS ARE A MINIMUM DISTANCE OF 36" DEPTH OR 6" BELOW FROST LINE, USING THE GREATER OF THE TWO DISTANCES.
- IF COAX ON THE ICE BRIDGE IS MORE THAN 6 FT. FROM THE GROUND BAR AT THE BASE OF THE TOWER, A SECOND GROUND BAR WILL BE NEEDED AT THE END OF THE ICE BRIDGE, TO GROUND THE COAX CABLE GROUNDING KITS AND IN-LINE ARRESTORS
- CONTRACTOR SHALL REPAIR, AND/OR REPLACE, EXISTING GROUNDING SYSTEM COMPONENTS DAMAGED DURING CONSTRUCTION AT THE CONTRACTORS EXPENSE.
- EXTERIOR GROUND RINGS SHALL BE TESTED AND SHALL HAVE A RESISTANCE TO EARTH OF 5 OHMS OR LESS. IF NOT NOTIFY ENGINEER.

COMMUNICATIONS

GENERAL CABLING

- ALL INSTALLED CABLES SHALL HAVE SHEATHS (RISER / PLENUM / OUTDOOR / UV RESISTANT) APPROPRIATE FOR THE MOST RESTRICTIVE ENVIRONMENT WHICH THEY WILL TRAVERSE.
- ALL CABLING TO BE SUPPORTED AND LACED PER NEC, LOCAL REQUIREMENTS AND TO MEET CARRIER SPECIFICATIONS.
- MAINTAIN REQUIRED SEPARATION BETWEEN CONDUCTORS AND OTHER CABLES AS PRESCRIBED BY CARRIER SPECIFICATIONS AND BEST PRACTICES.
- ALL FIRE, SMOKE OR DRAFT BARRIERS SHALL BE REPAIRED SUCH THAT THEY MAINTAIN THEIR INTENDED / REQUIRED RATINGS.
- PLANS ARE NOT TO BE SCALED. USE DIMENSION CALL-OUTS FOR ESTIMATES. CABLE LENGTHS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL LENGTHS PRIOR TO ORDERING.

FIBER OPTICS

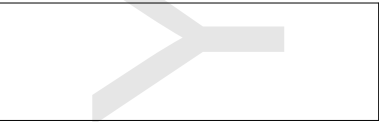
- VERIFY SINGLE-MODE OR MULTI-MODE AND CONNECTOR TYPE
- ALL CABLES AND CONNECTORS TO BE PRE-APPROVED, OR AN EXCEPTION OBTAINED PRIOR TO PURCHASE AND INSTALLATION
- ALL FIBER STRANDS SHALL BE FUSION SPLICED THROUGHOUT OUT THE LENGTH OF THE RUN AND BE TERMINATED AT EACH END OF TRUNK UNLESS SPECIFICALLY NOTED.
- ALL TERMINATIONS TO BE LANDED IN A BULKHEAD OR COILED AND PROTECTED IN A SPLICE CASE IF BULKHEAD IS SPACE CONSTRAINED.
- ALL SPLICES TO BE FUSION TYPE AND INDIVIDUAL SPLICES SHALL HAVE A LOSS OF LESS THAN 0.1 dB. ANY SPLICES WITH HIGHER LOSSES TO BE REMADE.
- ALL FIBERS TO BE TESTED WITH OTDR AND POWER METER. OTDR AND OPTICAL LOSS REPORT PROVIDED IN CLOSEOUT PACKAGE.
- ALL FIBER CABLING TO BE INSTALLED IN PROTECTIVE CABLE MANAGEMENT SYSTEMS, DUCT OR BE ARMORED CABLE WHERE TRAVERSING SHARED SPACE.

COAX AND ANTENNAS

- ALL ANTENNA MOUNTS SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/TIA-222 AND APPLICABLE LOCAL CODES
- ALL COAX TO BE INSTALLED PER CARRIER SPECIFICATIONS, SUPPORTED AT A MINIMUM OF EVERY 4'-0" IN PROPERLY SIZED BLOCKS OR OTHER COAX SUPPORTS U.N.O.
- ALL COAX TRAVERSING EXTERIOR WALLS SHALL BE PROTECTED ON INTERIOR SIDE WITH LIGHTNING SURGE SUPPRESSOR GROUNDED TO BUILDING GROUNDING SYSTEM OR STEEL (NOT LIGHTNING PROTECTION SYSTEM). PROVIDE COAX GROUND KIT AT ANTENNA AND AS REQUIRED BY CARRIER.
- ALL COAX TERMINATIONS SHALL BE LOW PIM AND APPROVED BY CARRIER.
- MAINTAIN MINIMUM BEND RADIUS AND SUPPORT CABLE AS NEEDED TO PROTECT CABLES FROM SAGGING, KINKING OR BEING CAUGHT.
- ALL COAX TO BE SWEEP (DTF & RETURN LOSS) AND PIM TESTED WITH PASSING REPORTS PROVIDED TO CARRIER.
- PROVIDE 50 OHM LOAD ON ALL UNUSED PORTS.
- WATERPROOF ALL EXTERIOR CONNECTIONS AND ANY OTHER CONNECTIONS EXPOSED TO MOISTURE OR CONDENSING ENVIRONMENTS WITH SELF-AMALGAMATING BUTYL TAPE WITH MINIMUM 1/2" OVERLAP.
- TORQUE ALL CONNECTIONS TO MANUFACTURER SPECIFICATIONS WITH APPROPRIATE TORQUE WRENCH.
- MOUNT GPS ANTENNA ON 1-1/4" SCH. 40 STEEL OR STAINLESS STEEL WITH BURNDY GROUNDING CLAMP THIN 2° OF VERTICAL.

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SITE COUNTY:

WASHINGTON COUNTY

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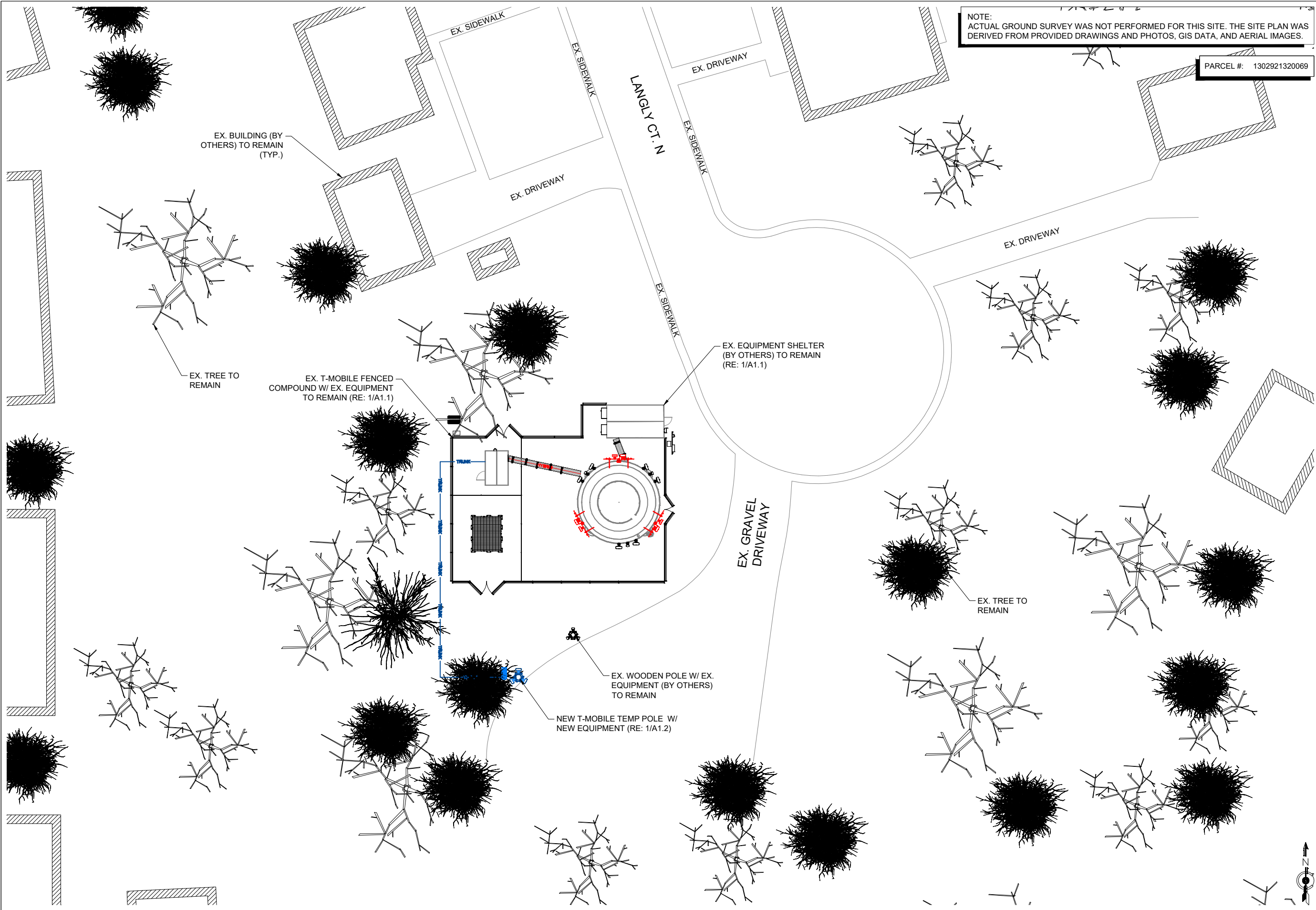
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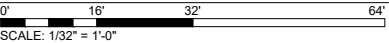
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GN1.1

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1 OVERALL SITE PLAN





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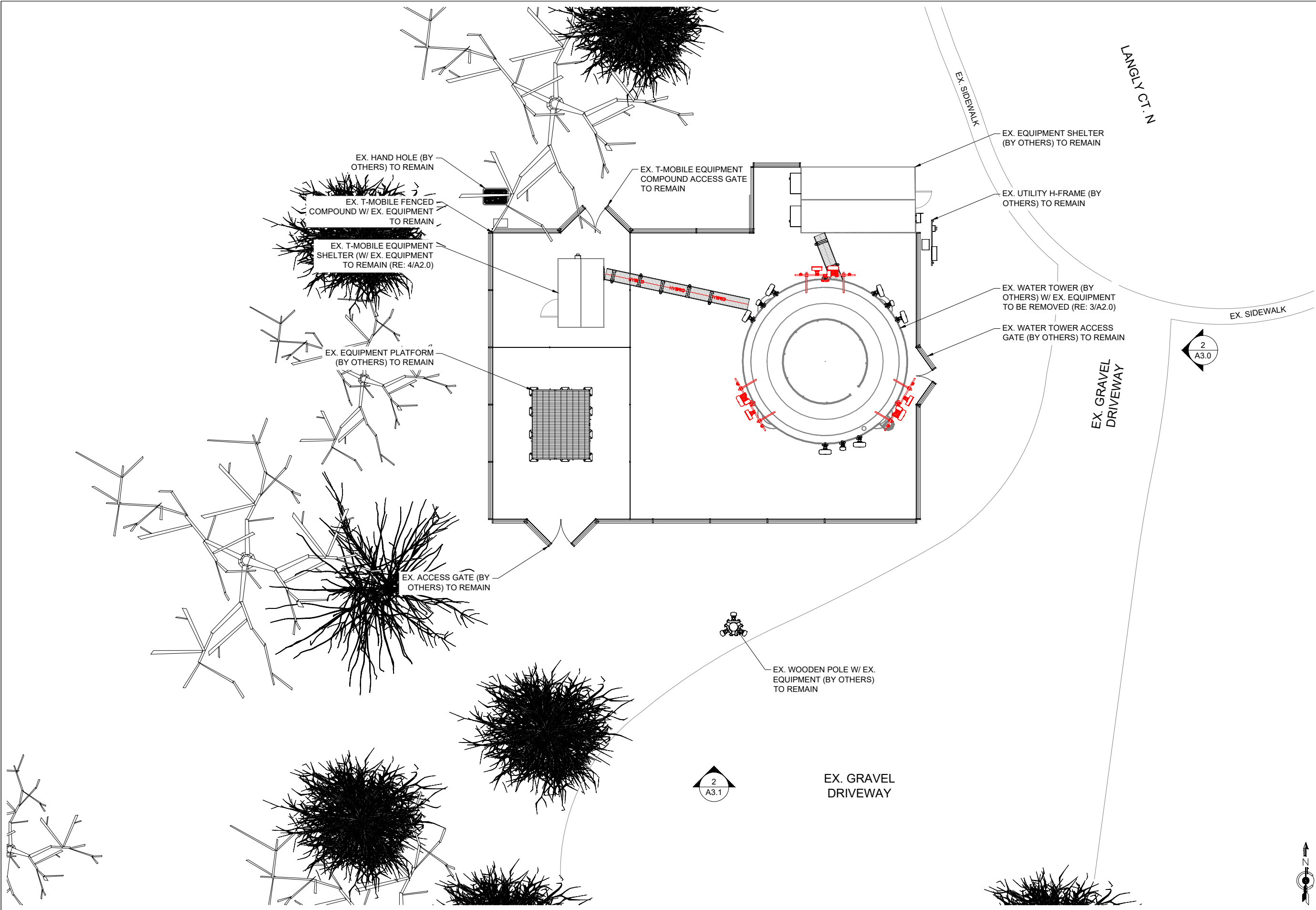
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GW	CM	CA

T:\Non-COA\N0377A\Temp Site\A&E\CAD\A1N0377A_Temp_Site_A and E_CDs.dwg PLOT DATE: 2/20/2025 BY: Gary Watts



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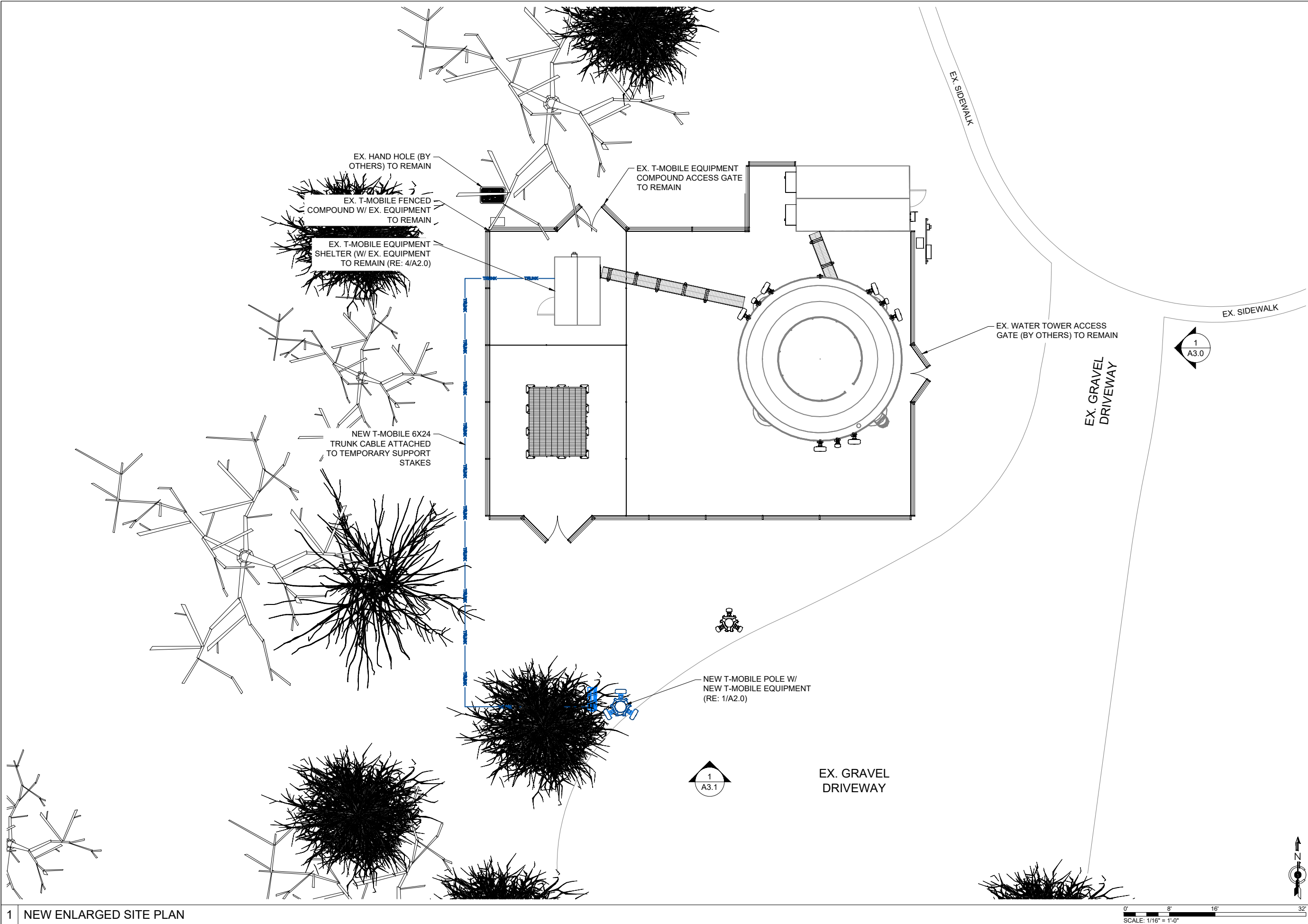
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EX. ENLARGED SITE PLAN		
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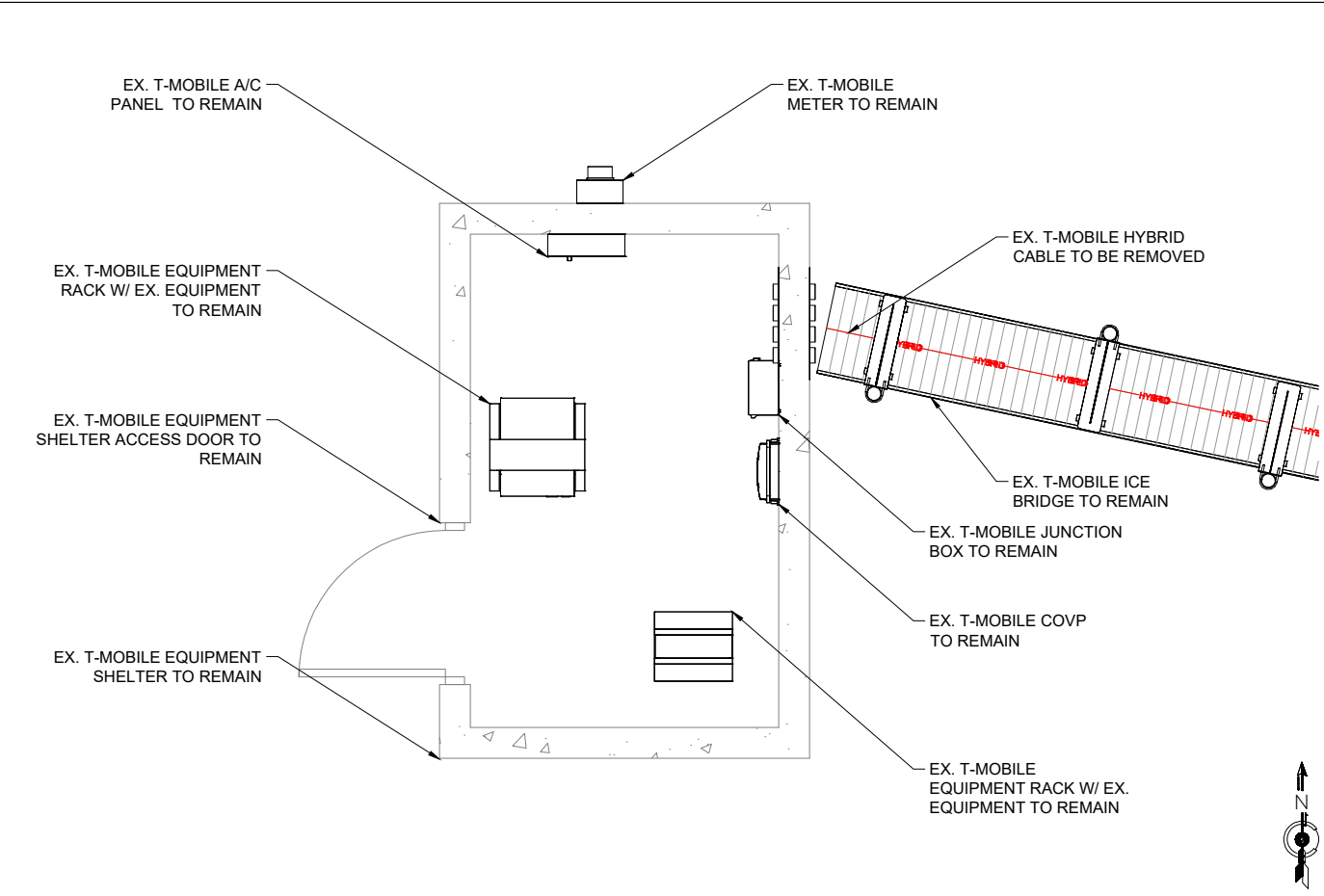
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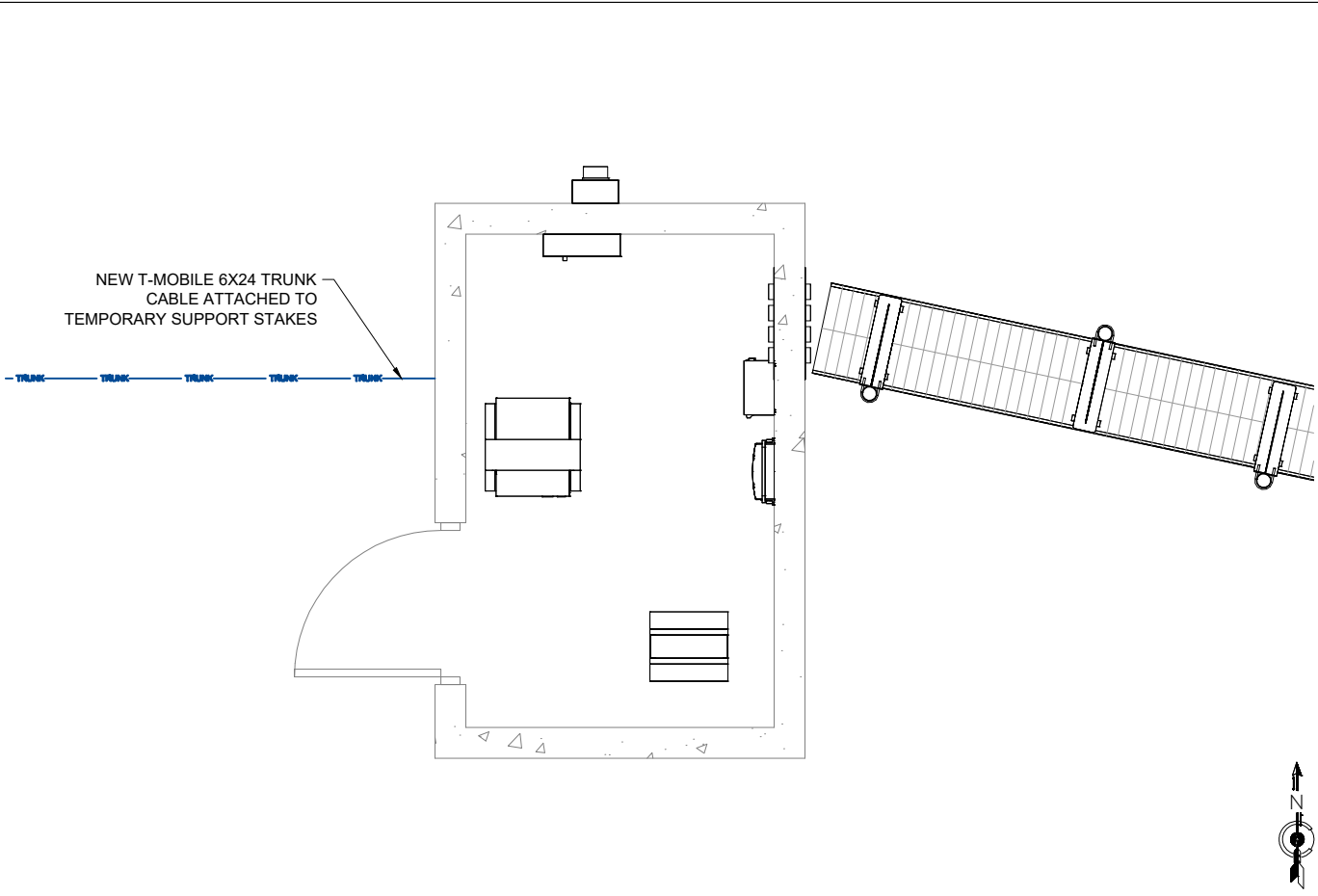
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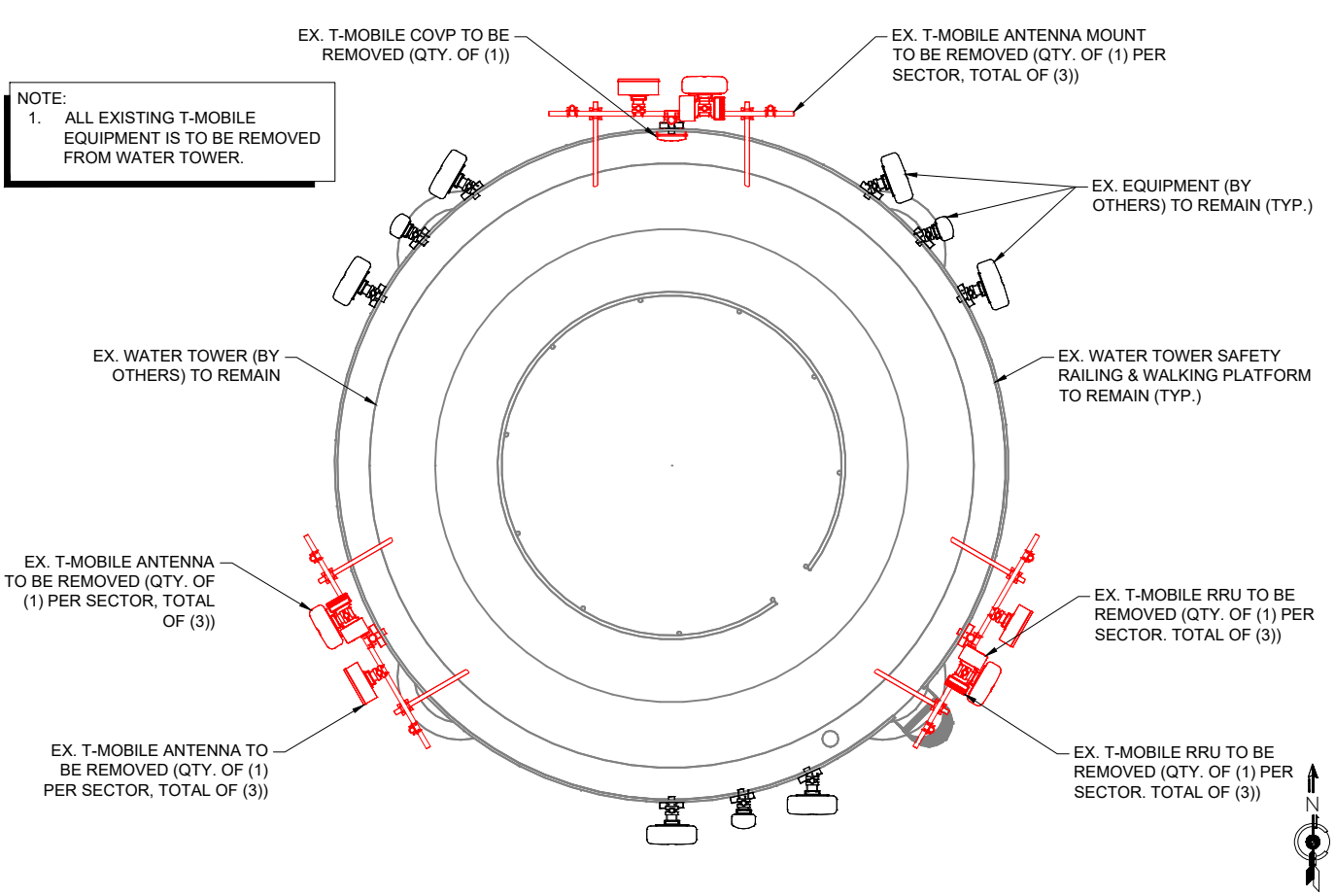
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GW	CM	CA



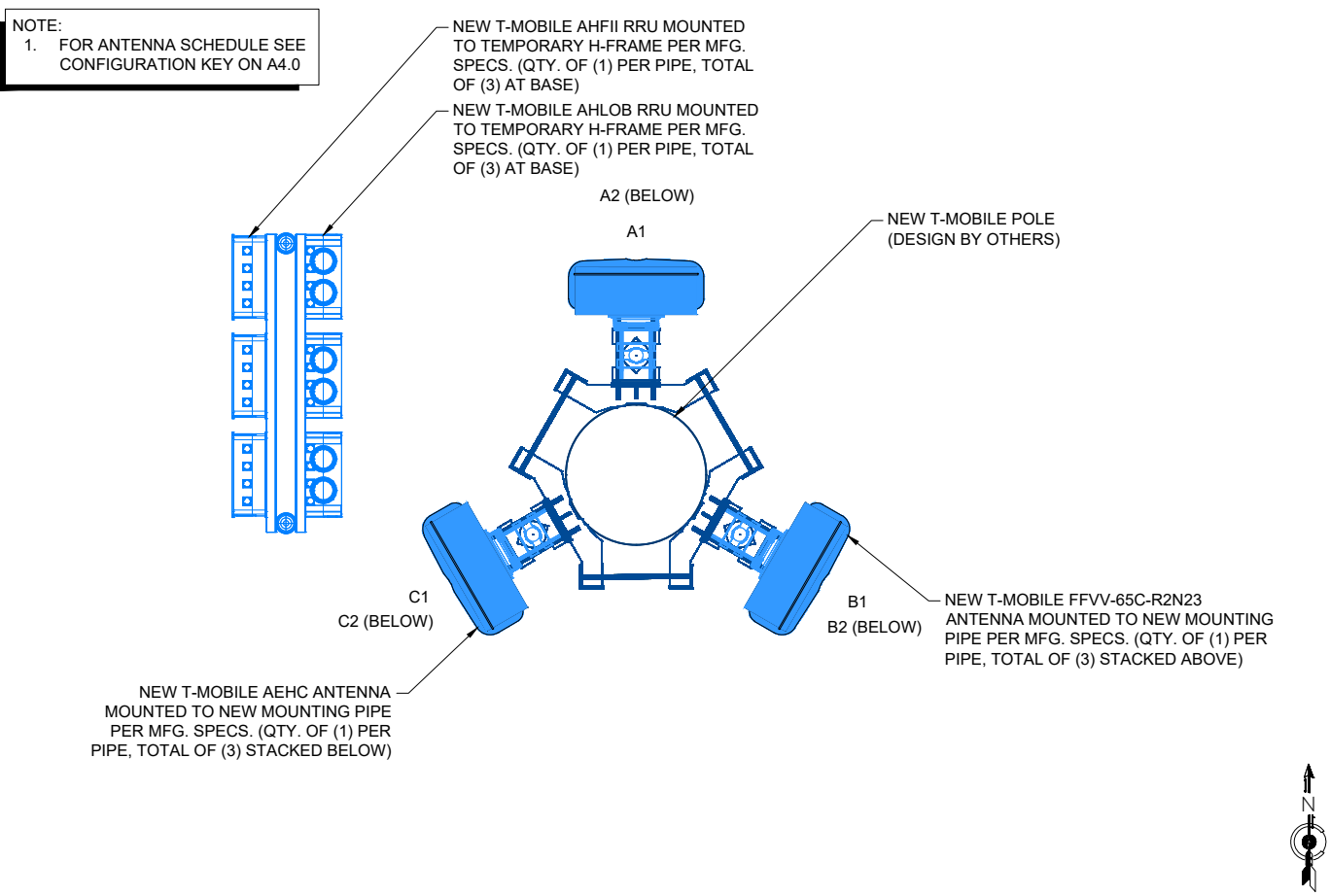
4 EXISTING EQUIPMENT LAYOUT



2 NEW EQUIPMENT LAYOUT



3 EXISTING ANTENNA LAYOUT



1 NEW ANTENNA LAYOUT



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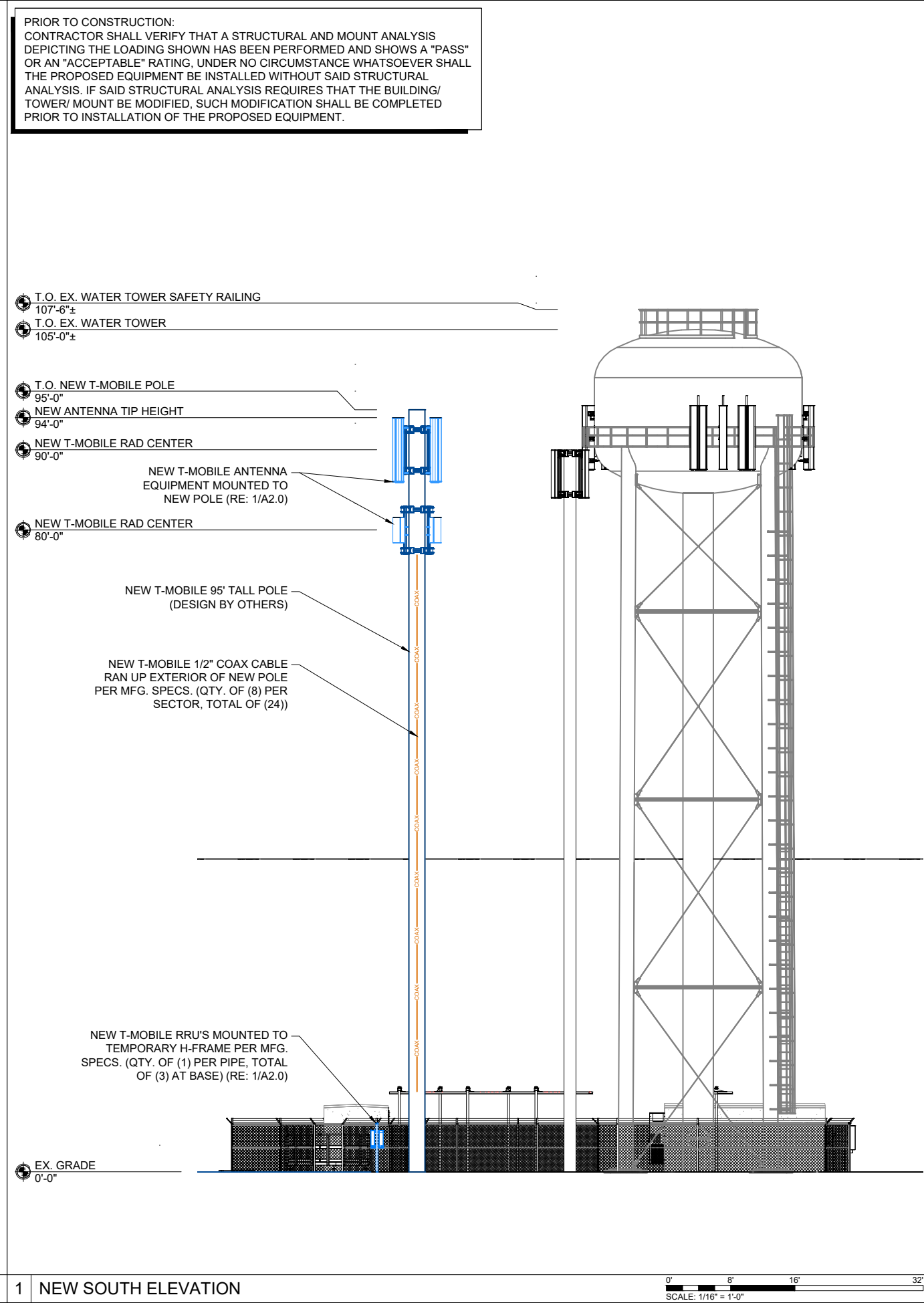
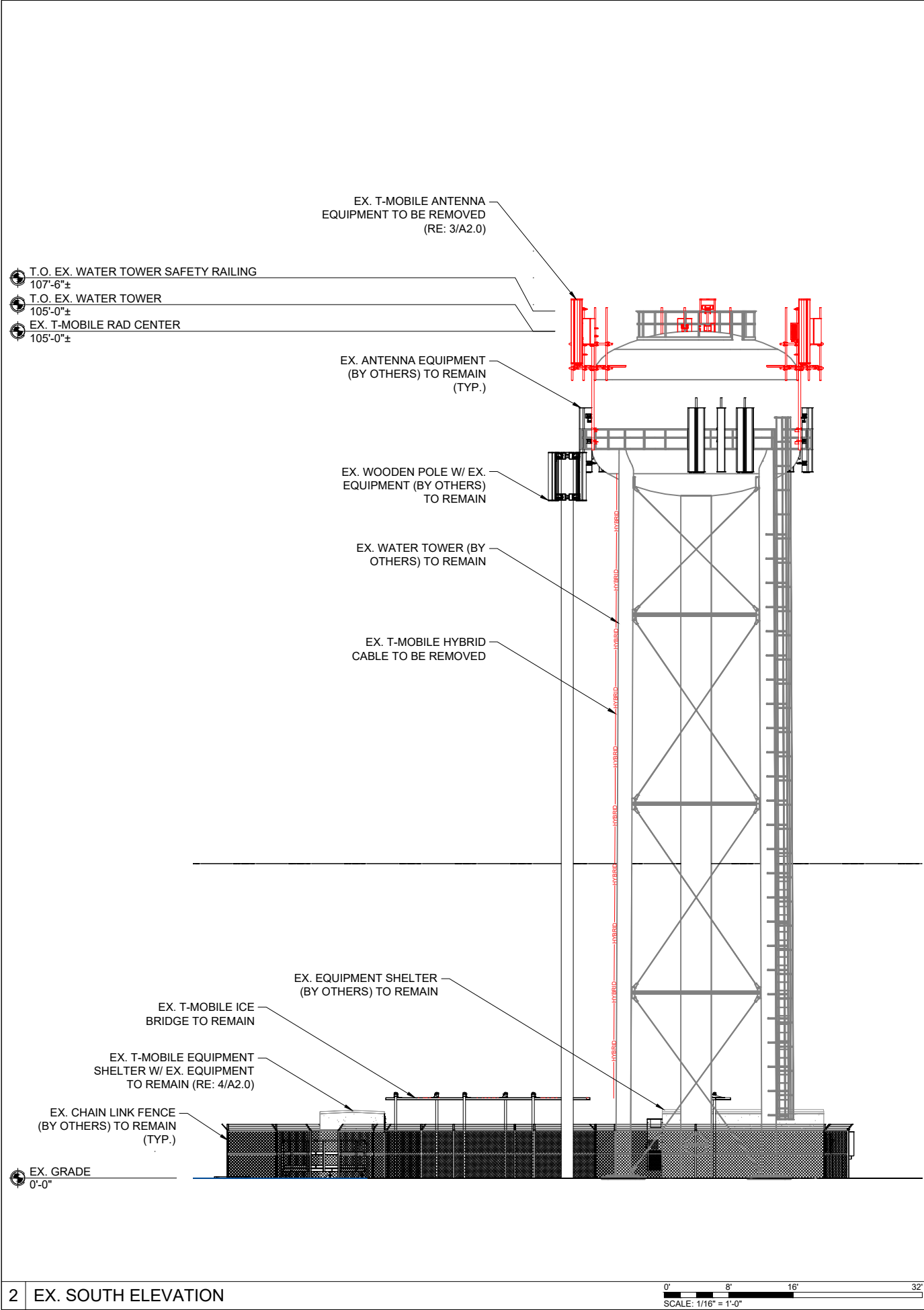
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EQUIPMENT PLAN

SHEET NUMBER:

A2.0

DRAWN BY: GW CHK BY: CM APV BY: CA





990 SOUTH BROADWAY, DENVER, CO 80209

PROJECT INFORMATION:

SITE NAME:
A1N0510A RELO TEMP SITE


SITE ID:
A1N0510A

ALT ID:

SITE ADDRESS:
3303 LANGLEY COURT
LAKE ELMO, MN 55042

SITE COUNTY:
WASHINGTON COUNTY

Rev:	Date:	Description:	By:
A	02.05.25	EXHIBIT	GW
B	02.20.25	FINAL EXHIBIT	GW



CONSTRUCTION SERVICES, LLC
4751 FOX STREET, DENVER, CO 80216

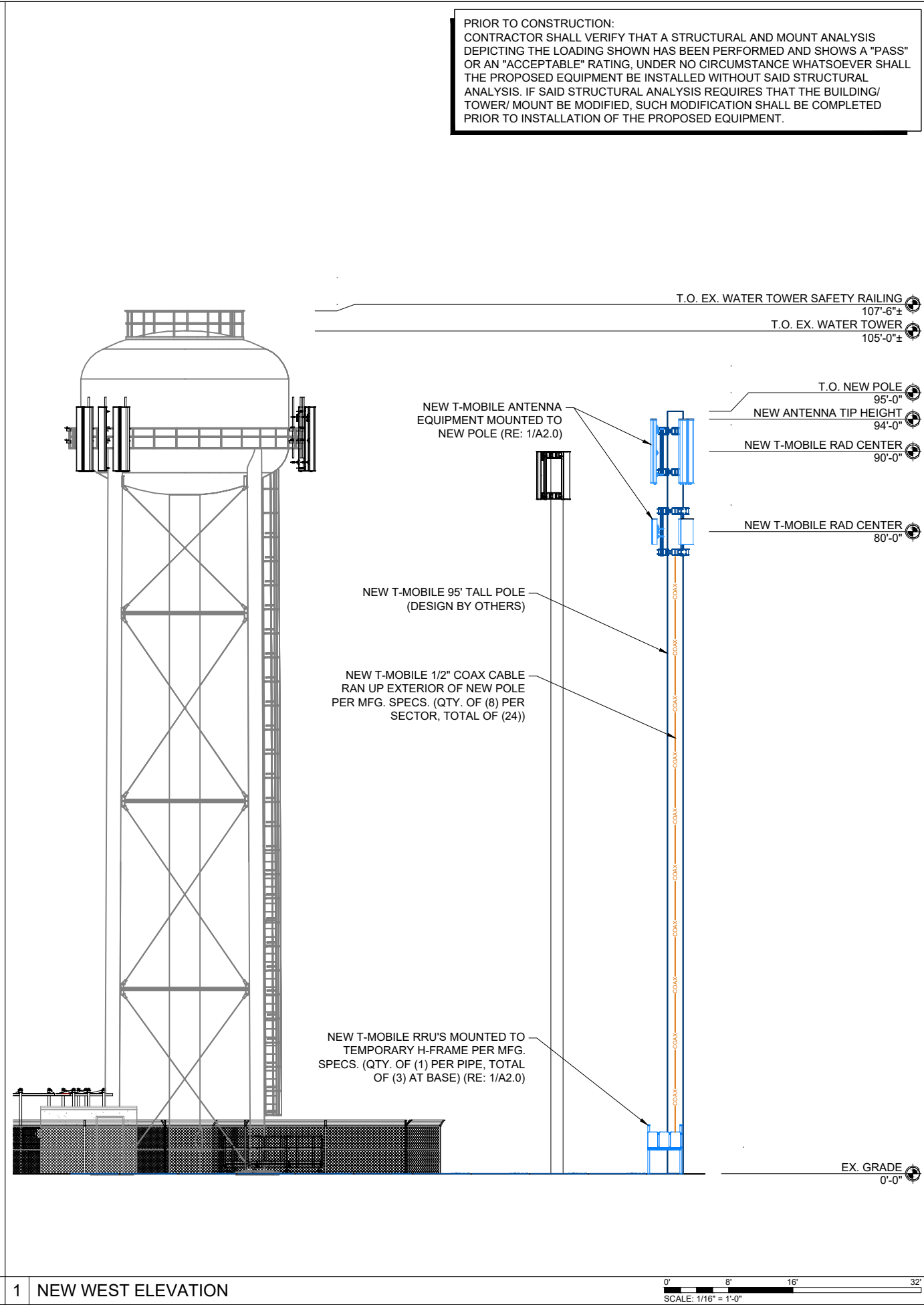
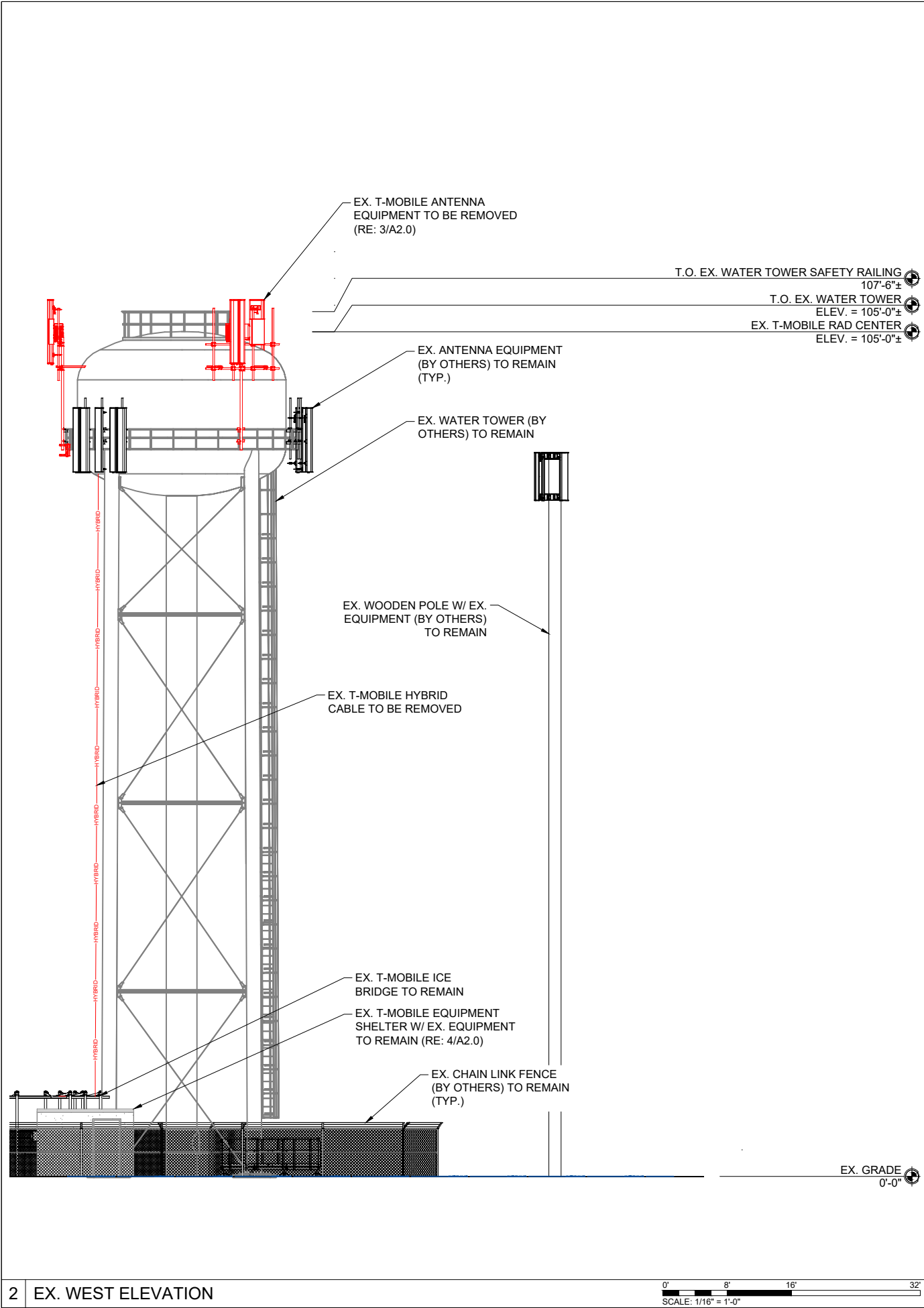
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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A3.0

DRAWN BY:	CHK BY:	APV BY:
GW	CM	CA

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SHEET TITLE:
ELEVATIONS

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A3.1

DRAWN BY: GW CHK BY: CM APV BY: CA



A1N0510A RELO TEMP SITE
A1N0510A

3303 LANGLEY COURT
LAKE ELMO, MN 55042
LATITUDE: 44.99694644
LONGITUDE: -92.880966

TEMP SITE

SITE PHOTO		PROJECT DESCRIPTION		PROJECT TEAM		SHEET INDEX																					
		<p>MODIFICATION OF AN (E) "NON-INHABITABLE" T-MOBILE TELECOMMUNICATIONS SITE CONSISTING OF:</p> <p>REMOVING</p> <ul style="list-style-type: none">(3) EXISTING ANTENNA MOUNTS(6) EXISTING ANTENNA'S(6) EXISTING RRU'S(1) EXISTING JUNCTION BOX(1) EXISTING PENDANT(1) EXISTING HYBRID CABLES <p>INSTALLING</p> <ul style="list-style-type: none">(1) NEW 95' TALL POLE(3) NEW COLLAR MOUNTS(6) NEW ANTENNA'S(6) NEW RRU'S(24) NEW COAX CABLES(2) NEW 6X24 TRUNK CABLES(1) TEMPORARY H-FRAME <p>WITHIN THE EXISTING LEASE AREA</p> <div>INSTALLATION IS UNMANNED AND NOT FOR HUMAN HABITATION PUBLIC ACCESS IS RESTRICTED A.D.A. ACCESSIBILITY NOT REQUIRED.</div>		<p>PROPERTY OWNER CITY OF LAKE ELMO 3880 LAVERNE AVE. N STE 100 LAKE ELMO, MN 55042</p> <p>APPLICANT: T-MOBILE WEST LLC 990 SOUTH BROADWAY DENVER, CO 80209 OFFICE: 303.313.6923</p> <p>T-MOBILE PROJECT MANAGEMENT 990 S BROADWAY DENVER, CO 80209 MICHAEL MCCREEDY MOBILE: 303.332.1212 EMAIL: MICHAEL.MCCREEDY1@T-MOBILE.COM</p> <p>T-MOBILE CONSTRUCTION MANAGER 990 SOUTH BROADWAY DENVER, CO 80209 CHRIS MILLER EMAIL: CHRIS.MILLER@T-MOBILE.COM</p> <p>SITE ACQUISITION UCI² CONSTRUCTION SERVICES 4751 FOX STREET DENVER, CO 80216 CHARLIE AUGELLO MOBILE: 720.236.9199 EMAIL: CHARLIEA@UCI2.NET</p> <p>PROJECT MANAGER UCI² CONSTRUCTION SERVICES 4751 FOX STREET DENVER, CO 80216 COLE MOSSMAN MOBILE: 970.819.0335 EMAIL: COLEM@UCI2.NET</p> <p>ENGINEER ON RECORD TELEMTN ENGINEERING PO BOX 1453 SALIDA, CO 81201 KHRIS SCOTT, PE PH: 303.596.6804 EMAIL: KSCOTT@TELEMTN.COM</p>		<table><thead><tr><th>SHEET</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td>T1.0</td><td>COVER PAGE</td></tr><tr><td>GN1.0</td><td>GENERAL NOTES</td></tr><tr><td>GN1.1</td><td>GENERAL NOTES</td></tr><tr><td>A1.0</td><td>OVERALL SITE PLAN</td></tr><tr><td>A1.1</td><td>EX. ENLARGED SITE PLAN</td></tr><tr><td>A1.2</td><td>NEW ENLARGED SITE PLAN</td></tr><tr><td>A2.0</td><td>EQUIPMENT PLAN</td></tr><tr><td>A3.0</td><td>ELEVATIONS</td></tr><tr><td>A3.1</td><td>ELEVATIONS</td></tr></tbody></table>		SHEET	DESCRIPTION	T1.0	COVER PAGE	GN1.0	GENERAL NOTES	GN1.1	GENERAL NOTES	A1.0	OVERALL SITE PLAN	A1.1	EX. ENLARGED SITE PLAN	A1.2	NEW ENLARGED SITE PLAN	A2.0	EQUIPMENT PLAN	A3.0	ELEVATIONS	A3.1	ELEVATIONS
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		<p>SITE TYPE: WATER TOWER SITE NAME: A1N0510A RELO TEMP SITE SITE NUMBER: A1N0510A SITE ADDRESS: 3303 LANGLEY COURT LAKE ELMO, MN 55042</p> <p>JURISDICTION: CITY OF LAKE ELMO</p> <p>PARCEL NUMBER: 1302921320069</p> <p>EXISTING STRUCTURE: OCCUPANCY GROUP U CONSTRUCTION TYPE V-B FULLY SPRINKLERED NO NO. STORIES N/A</p>																									
		APPLICABLE CODES																									
		<p>ALL CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES TO INCLUDE COMPLIANCE WITH THE LATEST FEDERAL STATE, AND LOCAL AMENDMENTS, REGULATIONS AND ORDINANCES.</p> <p>GOVERNING CODES, AS APPLICABLE: 2020 MBC, 2020 MRC, 2020 MCCB, 2020 MFC, 2020 MMC, 2020 MFGC, 2020 MEC, 2023 NEC</p> <p>A.D.A. COMPLIANCE: NOT REQUIRED PER IBC 1103.2.9.</p> <p>OSHA COMPLIANCE: ANSI A10.48: FALL PROTECTION AND SAFETY STANDARDS</p> <div>MANDATORY: CONTRACTOR TO CALL TO VERIFY UTILITIES, AT LEAST TWO WORKING DAYS PRIOR TO DIGGING. BEFORE YOU DIG, CALL: 1-800-252-1166 HTTP://811-IN-YOUR-STATE/MAP/STATE/MINNESOTA</div> <div>THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO T-MOBILE SERVICES IS STRICTLY PROHIBITED.</div> <p>Know what's below. Call before you dig.</p>		UTILITY PROVIDER		REFERENCED DOCUMENTS	DATE																				
DRIVING DIRECTIONS				POWER PROVIDER: XCEL ENERGY 800.895.4999		RFDS	01.21.25																				

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WEATHER PROOFING

- ALL EXTERIOR WALL OPENINGS, FLASHING, COUNTERFLASHING AND EXPANSION JOINTS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO MAKE IT WEATHERPROOF.
- THE JUNCTION OF THE ROOF AND VERTICAL SURFACES SHALL BE FLASHED AND COUNTERFLASHED IN A MANNER TO MAKE THEM WEATHERPROOF.
- PROVIDE FOR ALL TEMPORARY WEATHERPROOFING DURING THE COURSE OF WORK TO ASSURE PROTECTION AND FULL OPERATION OF THE EXISTING FACILITY.

DOORS, VENTS, AND WINDOWS

- ALL EGRESS DOORS SHALL BE ABLE TO BE OPENED FROM THE INSIDE WITHOUT USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. ALL EXIT SIGNS SHALL HAVE LETTERS SIX INCHES HIGH MINIMUM, AND SHALL CONFORM WITH APPLICABLE CODES. REFER TO FLOOR PLANS FOR EXIT SIGN LOCATIONS.
- INSTALL PER MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS. WHERE DETAILED, PROVIDE ALL ADDITIONAL MATERIALS SHOWN OR NOTED. VERIFY ALL OPENING SIZES, BOTH NEW AND EXISTING PRIOR TO ORDERING. PROVIDE SPACE FOR FLASHING AS DETAILED. PROVIDE GALVANIC ISOLATION BETWEEN DISSIMILAR MATERIALS.

FINISHES

- PAINT ALL PAINTABLE ITEMS ATTACHED TO WALLS, CEILING, OR COLUMNS EXCEPT DUCTWORK AND FLEXIBLE AND/OR MOVABLE PARTS. CONCEAL ALL PIPE AND CONDUIT WHERE WALL FURRING IS PROVIDED. PRIME ALL MATERIALS WITH MATERIAL COMPATIBLE WITH SUBSTRATE. SEE FINISH SCHEDULE AND FINISH NOTES.
- OFFSET STUDS WHERE NEEDED, SO THE FINISH WALL SURFACES WILL BE FLUSH.
- PROVIDE GALVANIC ISOLATION BETWEEN DISSIMILAR METALS.
- CEILING SUSPENSION SYSTEMS SHALL BE STABILIZED AGAINST LATERAL MOVEMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE IBC, GOVERNING EDITION.
- CEILING HEIGHTS ARE FROM CONCRETE FLOOR SLAB TO GRID AT ACOUSTICAL TILE CEILING, OR FINISH AT HARD CEILING.
- ALL INTERIOR WOOD BLOCKING SHALL BE FIRE TREATED.

EQUIPMENT

- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- VERIFY ALL EQUIPMENT MOUNTING DIMENSIONS PER MANUFACTURER DRAWINGS.
- PROVIDE SOLID BLOCKING FOR ALL WALL MOUNTED FIXTURES, DEVICES & EQUIPMENT. COORD. W/ ALL DIVISIONS OF THE SPECIFICATIONS TO VERIFY LOCATION REQUIRED.
- CONTRACTOR SHALL PROVIDE SEISMIC BRACING AND SUPPORT ALL EQUIPMENT AND MATERIALS PROVIDED.

FIRESTOPPING

- FIRESTOPPING SHALL BE PROVIDED BY A SINGLE CONTRACTOR FOR ALL TRADES USING A SINGLE MANUFACTURER'S PRODUCTS (3M OR HILTI).
- ALL RECESSED PANELS MOUNTED IN FIRE RATED WALLS SHALL BE OF FIRE RATED CONSTRUCTION TO MATCH RATING OF WALL. (I.E. TRAP PRIMERS, F.E. CABINETS, ETC.)

ELECTRICAL NOTES

- THESE PLANS ARE DIAGRAMMATIC ONLY, AND NOT TO BE SCALED.
- ELECTRICAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC. FOR A COMPLETE AND PROPERLY OPERATIVE SYSTEM ENERGIZED THROUGHOUT AND AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED AND APPROVED BY UNDER-WRITER'S LABORATORY AND SHALL BEAR THE INSPECTION LABEL "J" WHERE SUBJECT TO SUCH APPROVAL MATERIALS SHALL MEET WITH APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY AND ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA AND NBFU.
- ALL CONDUIT INSTALLED SHALL BE SURFACE MOUNTED UNLESS OTHERWISE NOTED.
- ELECTRICAL CONTRACTOR SHALL CARRY OUT THE WORK WITH ACCORDANCE WITH ALL GOVERNING STATE, COUNTY, LOCAL CODES AND O.S.H.A.
- ELECTRICAL CONTRACTOR SHALL SECURE ALL NECESSARY ELECTRICAL PERMITS, AND PAY ALL REQUIRED FEES.
- COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF NO LESS THAN ONE YEAR AFTER THE DATE OF JOB COMPLETION. ANY WORK, MATERIAL, OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE ELECTRICAL CONTRACTOR.
- ALL INSTALLATIONS TO MAINTAIN REQUIRED CLEARANCES
- CONTRACTOR TO SIZE CONDUCTORS PER NEC AND CARRIER REQUIREMENTS AND UPSIZE AS REQUIRED TO MINIMIZE VOLTAGE DROP.
- CONTRACTOR TO SIZE CONDUIT PER NEC
- ALL CONDUIT ONLY (C.O.) SHALL HAVE A PULL WIRE OR ROPE, AND TRUE TAPE.
- PROVIDE THE OWNER WITH ONE SET OF COMPLETE DIMENSIONS AND CIRCUITS, WITHIN 10 WORKING DAYS OF PROJECT COMPLETION. ELECTRICAL "AS BUILT" DRAWINGS, SHOWING ACTUAL LOCATION OF CONDUITS.
- ALL BROCHURES, OPERATING MANUALS, CATALOGS, SHOP DRAWINGS, ETC. SHALL BE TURNED OVER TO PROJECT MANAGER AT JOB COMPLETION.
- USE T-TAP CONNECTIONS ON ALL MULTI-CIRCUITS WITH COMMON NEUTRAL CONDUCTOR FOR LIGHTING FIXTURE. ALL CONDUCTORS SHALL BE COPPER.
- ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN THE MAXIMUM SHORT =CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
- PATCH, REPAIR, AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
- 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 RE-BARS WILL NOT BE DRILLED INTO, CUT, OR DAMAGED UNDER ANY CIRCUMSTANCES.

- 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.
- PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH APPLICABLE LOCAL BUILDING CODES. USING U.L. RATED MATERIALS.
- 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.
- 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.
- UPON COMPLETION OF WORK, CONDUCT CONTINUITY AND SHORT CIRCUIT, AS WELL AS, GROUNDING TEST, GROUNDING TEST SHALL BE PERFORMED BY INDEPENDENT TESTING AGENCY, WITH WRITTEN REPORT SUBMITTED TO THE PROJECT MANAGER FOR REVIEW AND APPROVAL.
- CLEAN PREMISES DAILY OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK PREMISES IN A COMPLETE AND UNDAMAGED CONDITION.
- ALL EXTERIOR WALL PENETRATIONS SHALL BE SEALED WITH POLYSEAM SEALANT.
- ALL #2 TINNED BARE COPPER DOWNLEADS TO BE PROTECTED BY 1/2" P.V.C. PIPE AND SECURED.
- COMPRESSION FITTINGS TO BE USED ON ALL CONDUITS (NO SET SCREWS).
- 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.
- ALL ABOVE GROUND CONDUIT SHALL BE RIGID GALVANIZED CONDUIT WITH WEATHERPROOF FITTINGS.
- THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.

GROUNDING

- ALL METALLIC PARTS OF ELECTRICAL EQUIPMENT WHICH DO NOT CARRY CURRENT SHALL BE GROUNDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING MANUFACTURER, CARRIER'S AND LANDLORD'S GROUNDING AND BONDING STANDARDS, AND THE NATIONAL ELECTRICAL CODE.
- PROVIDE ELECTRICAL GROUNDING AND BONDING SYSTEM INDICATED WITH ASSEMBLY OF MATERIALS, INCLUDING GROUNDING ELECTRODES, BONDING JUMPERS AND ADDITIONAL ACCESSORIES AS REQUIRED FOR A COMPLETE INSTALLATION.
- ALL GROUNDING CONDUCTORS SHALL PROVIDE A STRAIGHT DOWNWARD PATH TO GROUND WITH GRADUAL BEND AS REQUIRED. GROUNDING CONDUCTORS SHALL NOT BE LOOPED OR SHARPLY BENT. ROUTE GROUNDING CONNECTIONS AND CONDUCTORS TO GROUND IN THE SHORTEST AND STRAIGHTEST PATHS POSSIBLE TO MINIMIZE TRANSIENT VOLTAGE RISES.
- IN BUILDINGS AND/OR NEW TOWERS GREATER THAN 75 FEET IN HEIGHT AND WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP'S, OR TOWER'S GROUND RING, TO THE EXISTING GROUNDING SYSTEM, THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN #2 AWG COPPER. ROOFTOP GROUND RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY).
- TIGHTEN GROUNDING AND BONDING CONNECTORS, INCLUDING SCREWS AND BOLTS, IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED TORQUE TIGHTENING VALUES FOR CONNECTORS AND BOLTS. WHERE MANUFACTURER'S TORQUING REQUIREMENTS ARE NOT AVAILABLE, TIGHTEN CONNECTIONS TO COMPLY WITH TIGHTENING TORQUE VALUES SPECIFIED IN UL TO ASSURE PERMANENT AND EFFECTIVE GROUNDING. CONTRACTOR SHALL VERIFY THE LOCATIONS OF GROUNDING TIE-IN-POINTS TO THE EXISTING.
- ALL UNDERGROUND GROUNDING CONNECTIONS SHALL BE MADE BY THE GROUNDING SYSTEM. EXOTHERMIC WELD PROCESS AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- ALL GROUNDING CONNECTIONS SHALL BE INSPECTED FOR TIGHTNESS. EXOTHERMIC WELDED CONNECTIONS SHALL BE APPROVED BY THE INSPECTOR HAVING JURISDICTION BEFORE BEING PERMANENTLY CONCEALED.
- APPLY CORROSION-RESISTANCE FINISH TO FIELD CONNECTIONS AND PLACES WHERE FACTORY APPLIED PROTECTIVE COATINGS HAVE BEEN DESTROYED.
- A SEPARATE, CONTINUOUS, INSULATED EQUIPMENT GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL FEEDER AND BRANCH CIRCUITS.
- BOND ALL INSULATED GROUNDING BUSHINGS WITH A BARE 6 AWG GROUNDING CONDUCTOR TO A GROUND BUS.
- DIRECT BURIED GROUNDING CONDUCTORS SHALL BE INSTALLED AT A NOMINAL DEPTH OF 36" MINIMUM BELOW GRADE, OR 6" BELOW THE FROST LINE, USE THE GREATER OF THE TWO DISTANCES.
- ALL GROUNDING CONDUCTORS EMBEDDED IN OR PENETRATING CONCRETE SHALL BE INSTALLED IN SCHEDULE 40 PVC CONDUIT.
- THE INSTALLATION OF A CHEMICAL ELECTROLYTIC GROUNDING SYSTEM IS NOT PERMITTED UNLESS SPECIFICALLY NOTED.
- DRIVE GROUND RODS UNTIL TOPS ARE A MINIMUM DISTANCE OF 36" DEPTH OR 6" BELOW FROST LINE, USING THE GREATER OF THE TWO DISTANCES.
- IF COAX ON THE ICE BRIDGE IS MORE THAN 6 FT. FROM THE GROUND BAR AT THE BASE OF THE TOWER, A SECOND GROUND BAR WILL BE NEEDED AT THE END OF THE ICE BRIDGE, TO GROUND THE COAX CABLE GROUNDING KITS AND IN-LINE ARRESTORS
- CONTRACTOR SHALL REPAIR, AND/OR REPLACE, EXISTING GROUNDING SYSTEM COMPONENTS DAMAGED DURING CONSTRUCTION AT THE CONTRACTORS EXPENSE.
- EXTERIOR GROUND RINGS SHALL BE TESTED AND SHALL HAVE A RESISTANCE TO EARTH OF 5 OHMS OR LESS. IF NOT NOTIFY ENGINEER.

COMMUNICATIONS

GENERAL CABLING

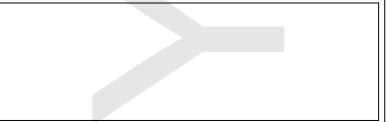
- ALL INSTALLED CABLES SHALL HAVE SHEATHS (RISER / PLENUM / OUTDOOR / UV RESISTANT) APPROPRIATE FOR THE MOST RESTRICTIVE ENVIRONMENT WHICH THEY WILL TRAVERSE.
- ALL CABLING TO BE SUPPORTED AND LACED PER NEC, LOCAL REQUIREMENTS AND TO MEET CARRIER SPECIFICATIONS.
- MAINTAIN REQUIRED SEPARATION BETWEEN CONDUCTORS AND OTHER CABLES AS PRESCRIBED BY CARRIER SPECIFICATIONS AND BEST PRACTICES.
- ALL FIRE, SMOKE OR DRAFT BARRIERS SHALL BE REPAIRED SUCH THAT THEY MAINTAIN THEIR INTENDED / REQUIRED RATINGS.
- PLANS ARE NOT TO BE SCALED. USE DIMENSION CALL-OUTS FOR ESTIMATES. CABLE LENGTHS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL LENGTHS PRIOR TO ORDERING.

FIBER OPTICS

- VERIFY SINGLE-MODE OR MULTI-MODE AND CONNECTOR TYPE
- ALL CABLES AND CONNECTORS TO BE PRE-APPROVED, OR AN EXCEPTION OBTAINED PRIOR TO PURCHASE AND INSTALLATION
- ALL FIBER STRANDS SHALL BE FUSION SPLICED THROUGHOUT OUT THE LENGTH OF THE RUN AND BE TERMINATED AT EACH END OF TRUNK UNLESS SPECIFICALLY NOTED.
- ALL TERMINATIONS TO BE LANDED IN A BULKHEAD OR COILED AND PROTECTED IN A SPLICE CASE IF BULKHEAD IS SPACE CONSTRAINED.
- ALL SPLICES TO BE FUSION TYPE AND INDIVIDUAL SPLICES SHALL HAVE A LOSS OF LESS THAN 0.1 dB. ANY SPLICES WITH HIGHER LOSSES TO BE REMADE.
- ALL FIBERS TO BE TESTED WITH OTDR AND POWER METER. OTDR AND OPTICAL LOSS REPORT PROVIDED IN CLOSEOUT PACKAGE.
- ALL FIBER CABLING TO BE INSTALLED IN PROTECTIVE CABLE MANAGEMENT SYSTEMS, DUCT OR BE ARMORED CABLE WHERE TRAVERSING SHARED SPACE.

COAX AND ANTENNAS

- ALL ANTENNA MOUNTS SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/TIA-222 AND APPLICABLE LOCAL CODES
- ALL COAX TO BE INSTALLED PER CARRIER SPECIFICATIONS, SUPPORTED AT A MINIMUM OF EVERY 4'-0" IN PROPERLY SIZED BLOCKS OR OTHER COAX SUPPORTS U.N.O.
- ALL COAX TRAVERSING EXTERIOR WALLS SHALL BE PROTECTED ON INTERIOR SIDE WITH LIGHTNING SURGE SUPPRESSOR GROUNDED TO BUILDING GROUNDING SYSTEM OR STEEL (NOT LIGHTNING PROTECTION SYSTEM). PROVIDE COAX GROUND KIT AT ANTENNA AND AS REQUIRED BY CARRIER.
- ALL COAX TERMINATIONS SHALL BE LOW PIM AND APPROVED BY CARRIER.
- MAINTAIN MINIMUM BEND RADIUS AND SUPPORT CABLE AS NEEDED TO PROTECT CABLES FROM SAGGING, KINKING OR BEING CAUGHT.
- ALL COAX TO BE SWEEP (DTF & RETURN LOSS) AND PIM TESTED WITH PASSING REPORTS PROVIDED TO CARRIER.
- PROVIDE 50 OHM LOAD ON ALL UNUSED PORTS.
- WATERPROOF ALL EXTERIOR CONNECTIONS AND ANY OTHER CONNECTIONS EXPOSED TO MOISTURE OR CONDENSING ENVIRONMENTS WITH SELF-AMALGAMATING BUTYL TAPE WITH MINIMUM 1/2" OVERLAP.
- TORQUE ALL CONNECTIONS TO MANUFACTURER SPECIFICATIONS WITH APPROPRIATE TORQUE WRENCH.
- MOUNT GPS ANTENNA ON 1-1/4" SCH. 40 STEEL OR STAINLESS STEEL WITH BURNDY GROUNDING CLAMP THIN 2° OF VERTICAL.



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SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN1.1

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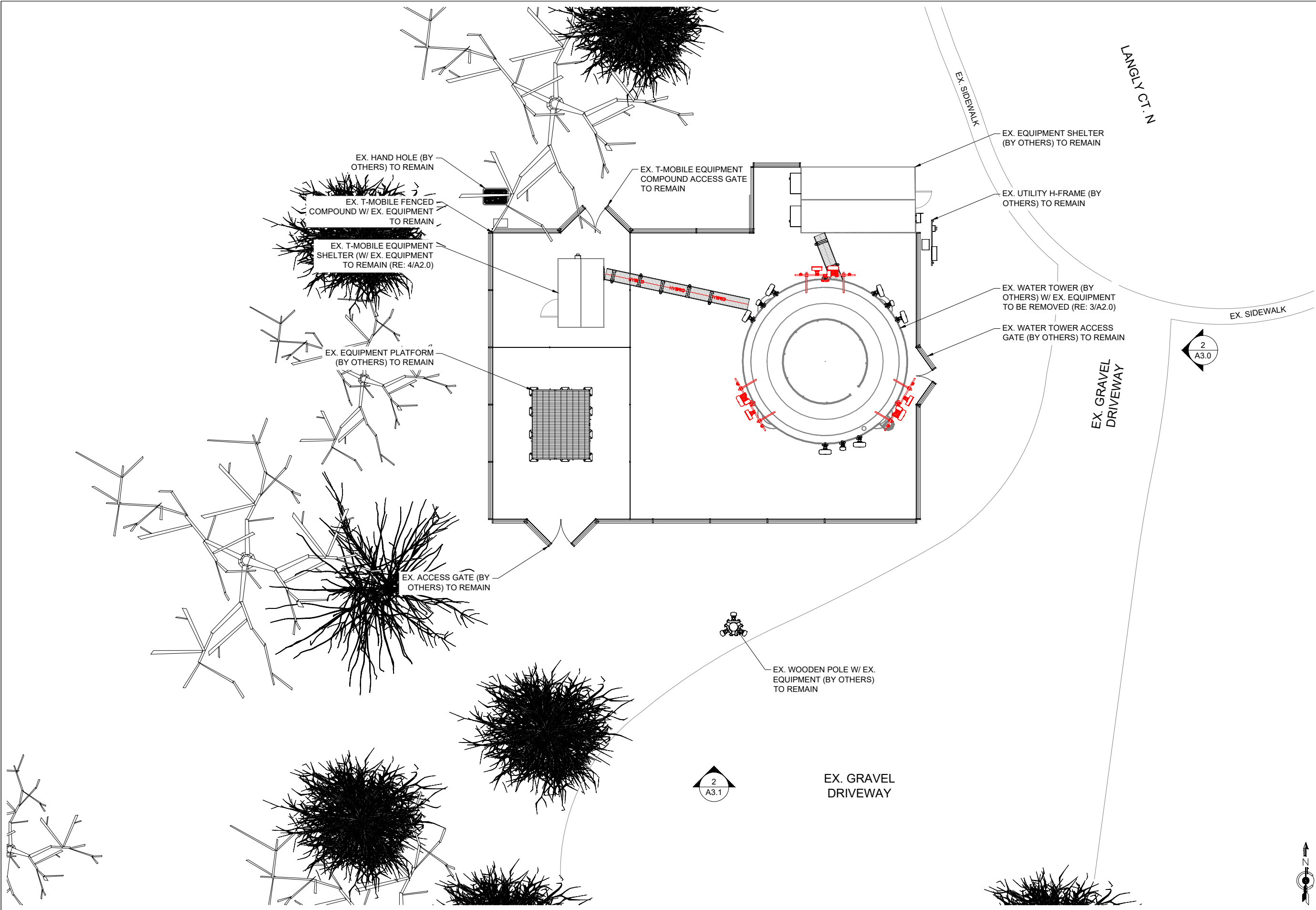
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PARCEL #: 1302921320069



CA



1 EX. ENLARGED SITE PLAN



990 SOUTH BROADWAY, DENVER, CO 80209



PROJECT INFORMATION:
SITE NAME:
A1N0510A RELO TEMP SITE

SITE ID:
A1N0510A
ALT ID:

SITE ADDRESS:
3303 LANGLEY COURT
LAKE ELMO, MN 55042

SITE COUNTY:
WASHINGTON COUNTY

Rev:	Date:	Description:	By:
A	02.05.25	EXHIBIT	GW
B	02.20.25	FINAL EXHIBIT	GW



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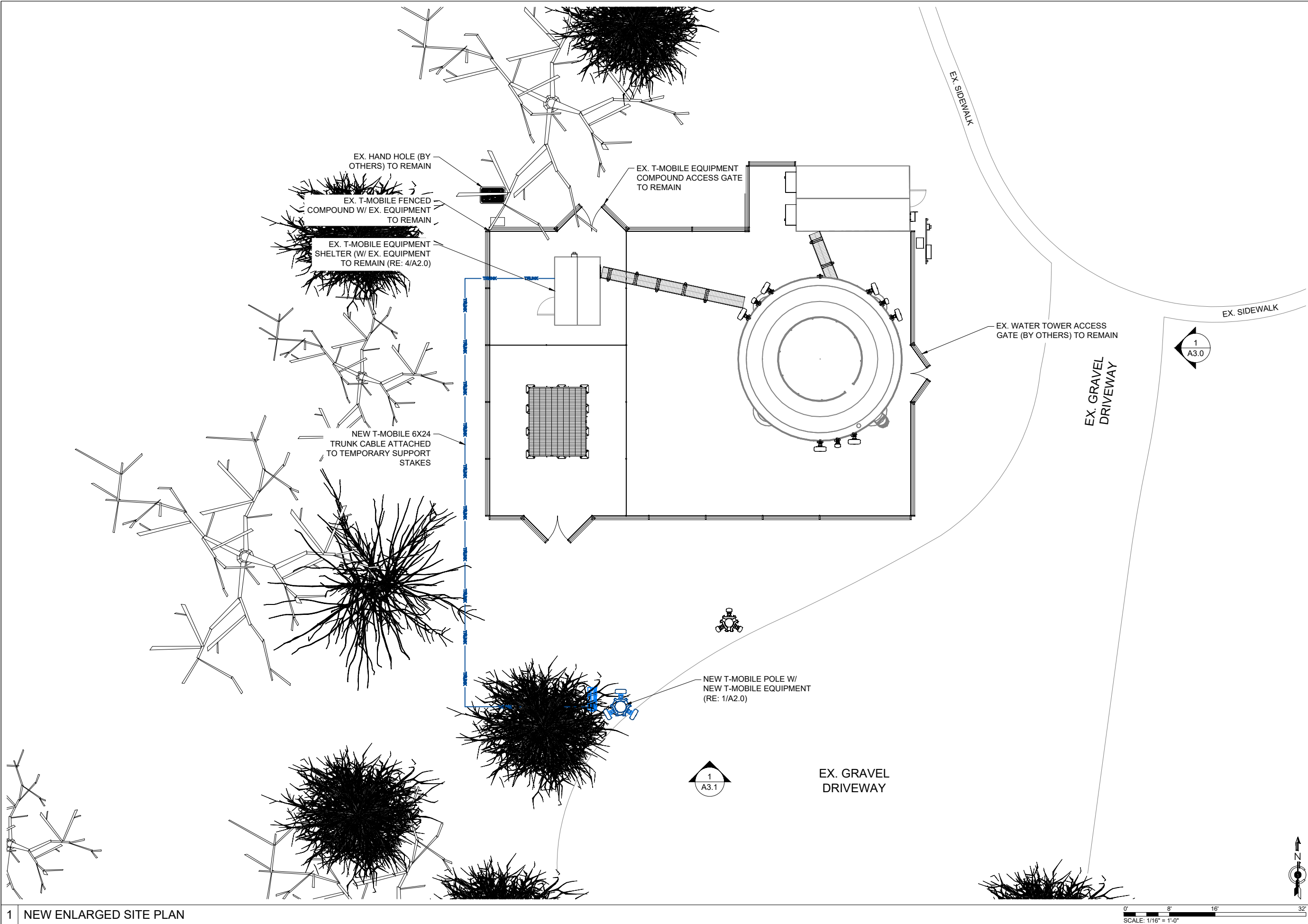
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EX. ENLARGED SITE PLAN

SHEET NUMBER:
A1.1

DRAWN BY:	CHK BY:	APV BY:
GW	CM	CA

0' 8' 16' 32'
SCALE: 1/16" = 1'-0"

T:\Non-COA\N0377A\Temp Site\A&E\CAD\A\N0377A_Temp Site_A and E_CDs.dwg PLOT DATE: 2/20/2025 BY: Gary Watts



PROJECT INFORMATION:

SITE NAME:
A1N0510A RELO TEMP SITE

SITE ID:
A1N0510A
ALT ID:

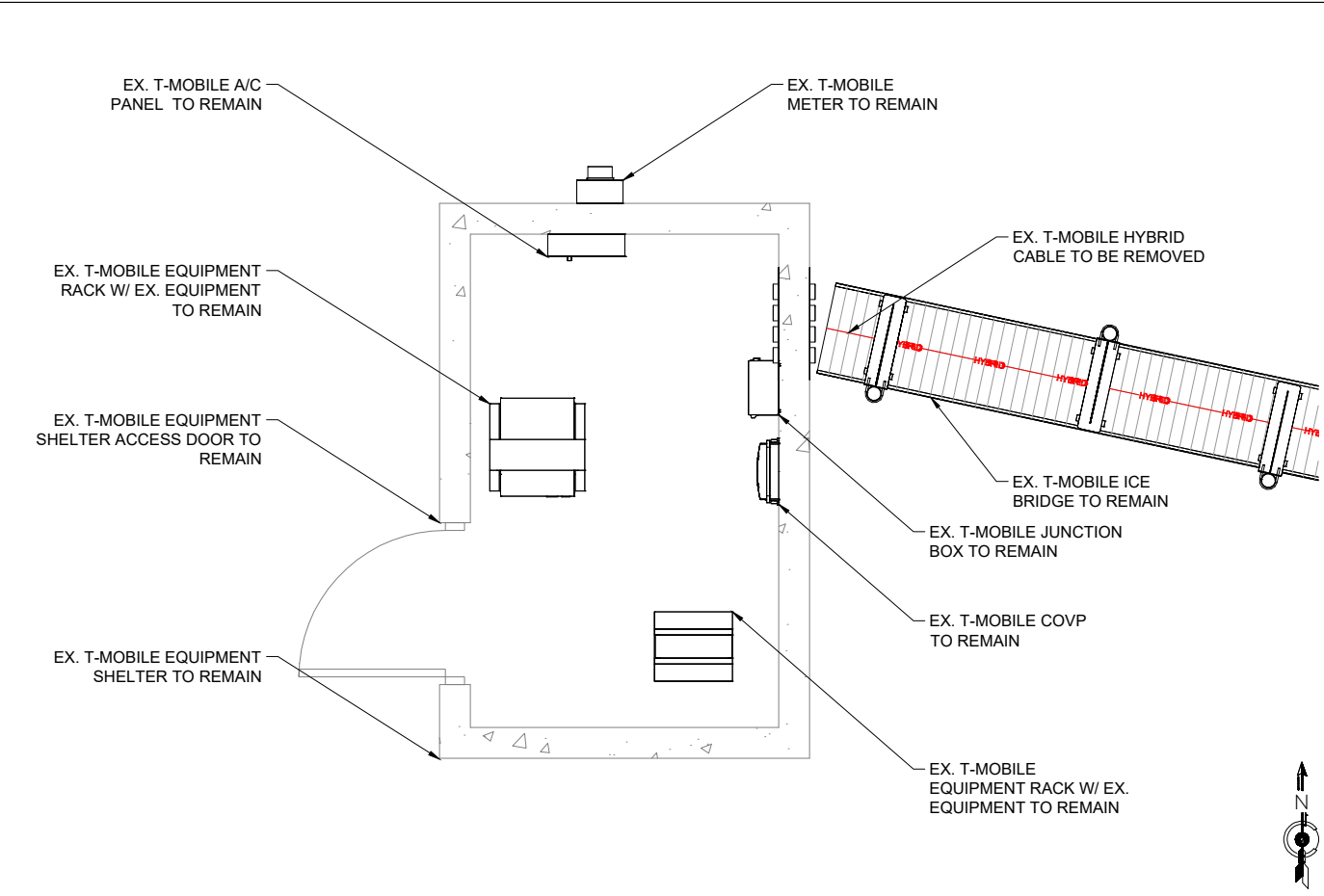
SITE ADDRESS:
3303 LANGLEY COURT
LAKE ELMO, MN 55042

SITE COUNTY:
WASHINGTON COUNTY

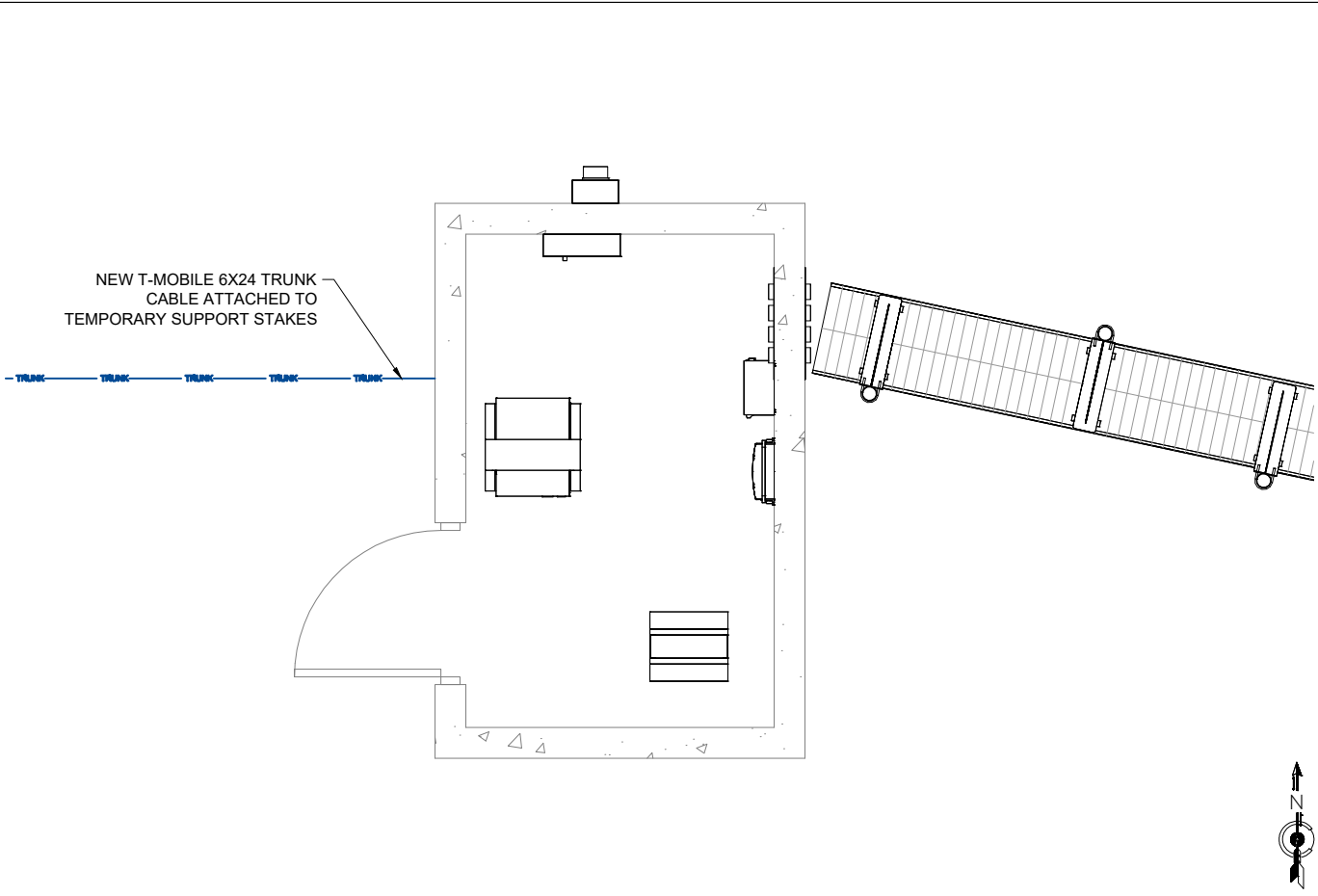
Rev:	Date:	Description:	By:
A	02.05.25	EXHIBIT	GW
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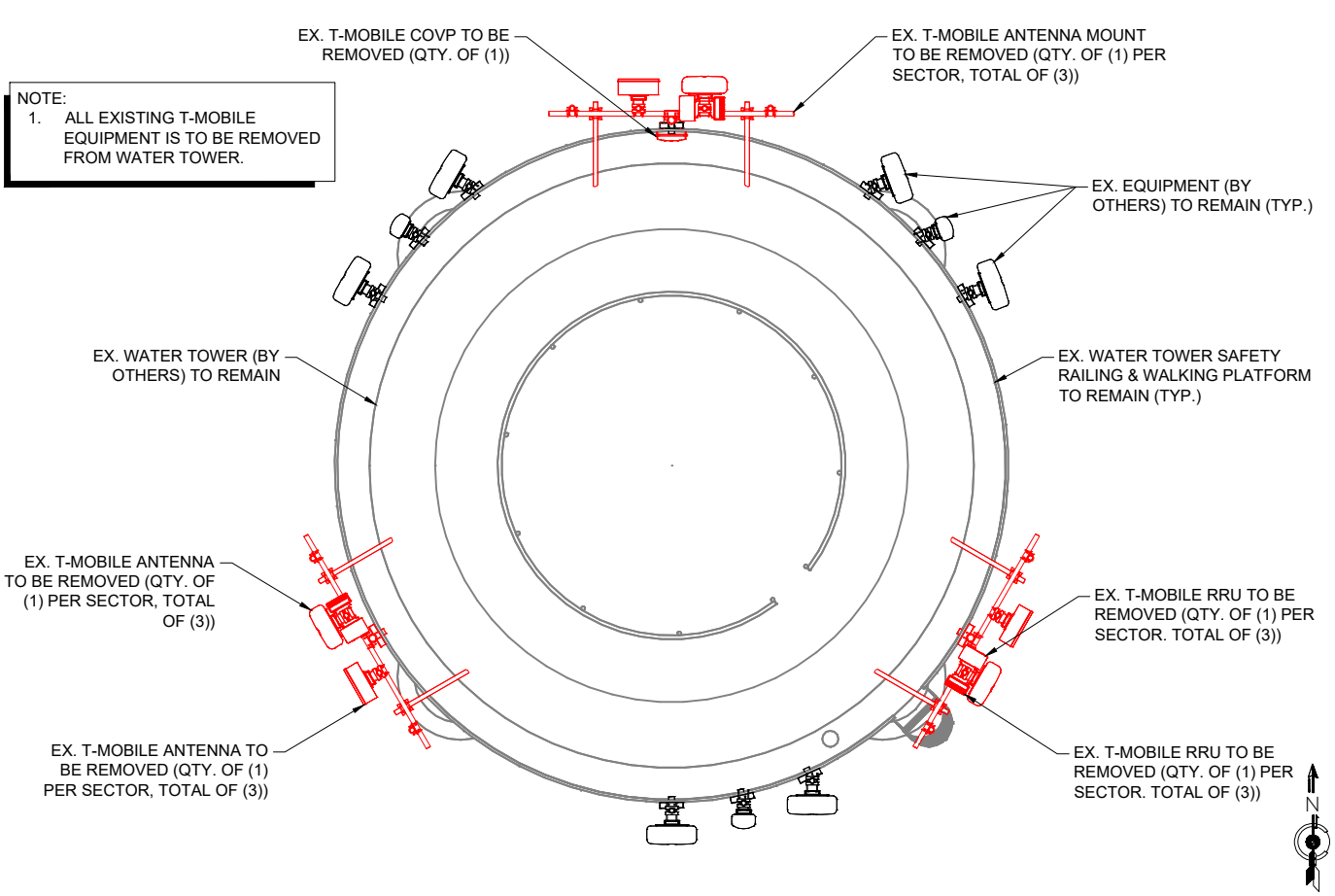
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NEW ENLARGED SITE PLAN		
SHEET NUMBER:		
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DRAWN BY:	CHK BY:	APV BY:
GW	CM	CA



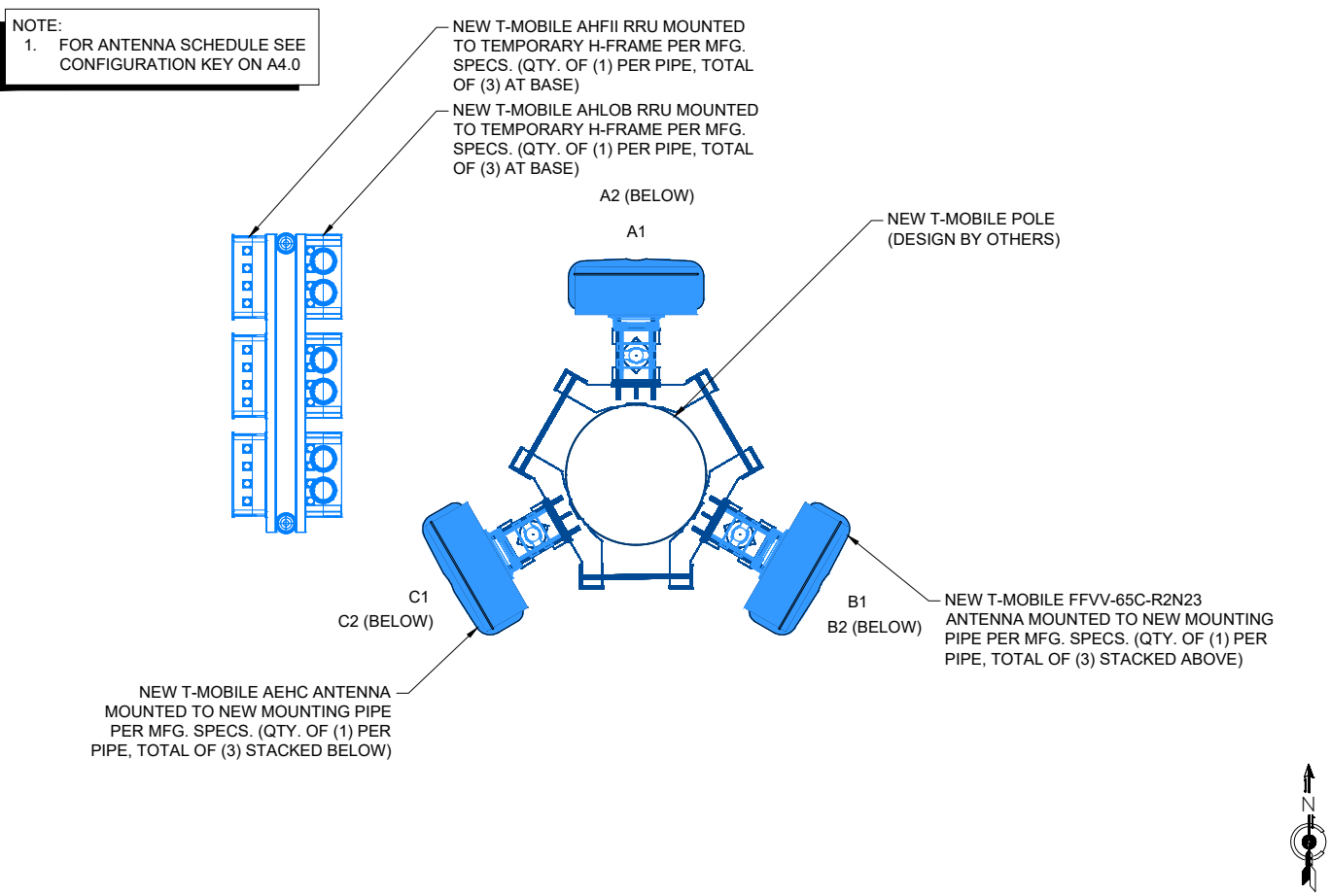
4 EXISTING EQUIPMENT LAYOUT



2 NEW EQUIPMENT LAYOUT



3 EXISTING ANTENNA LAYOUT



1 NEW ANTENNA LAYOUT



990 SOUTH BROADWAY, DENVER, CO 80209



PROJECT INFORMATION:

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A1N0510A RELO TEMP SITE

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SITE COUNTY:
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SHEET TITLE:

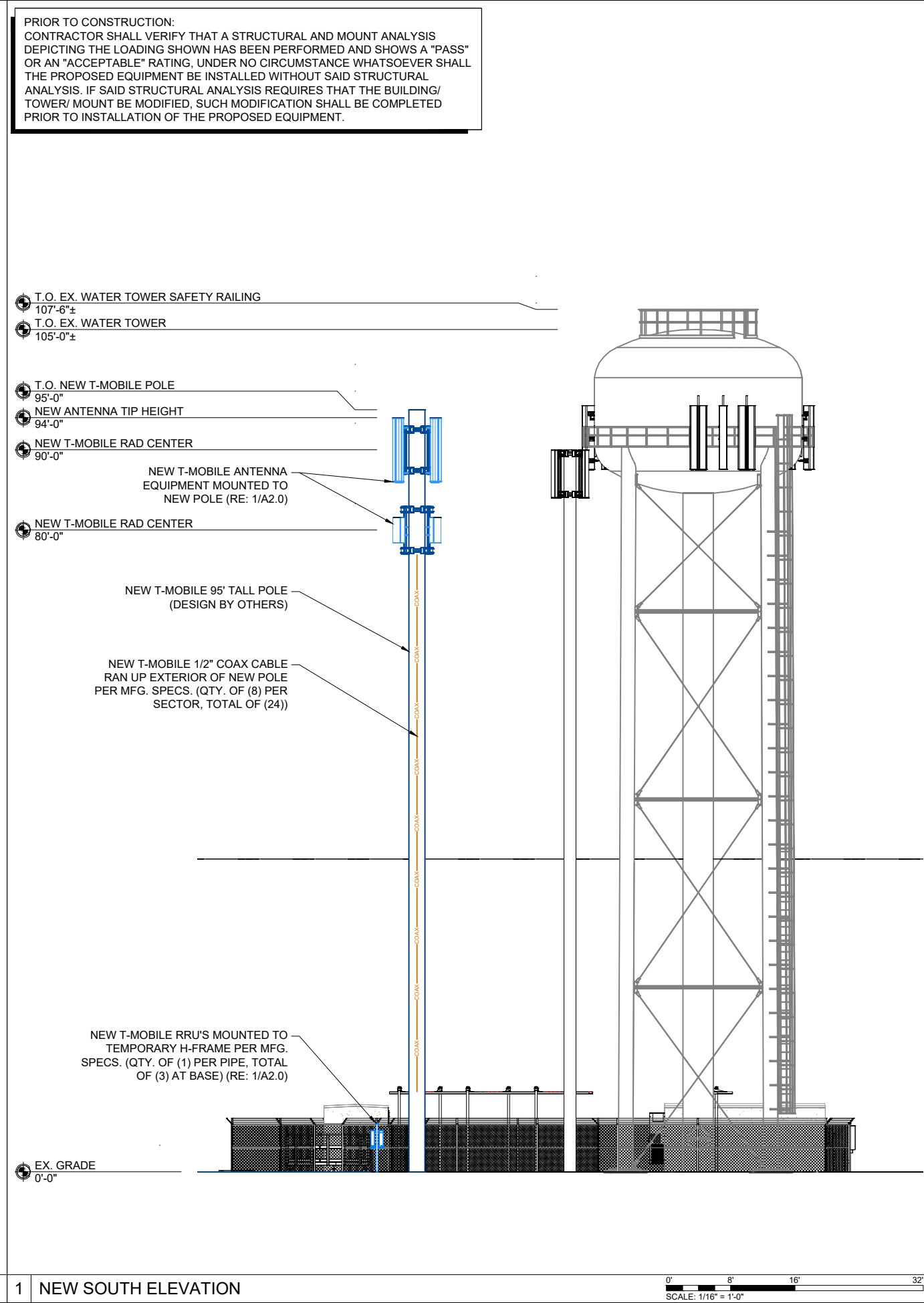
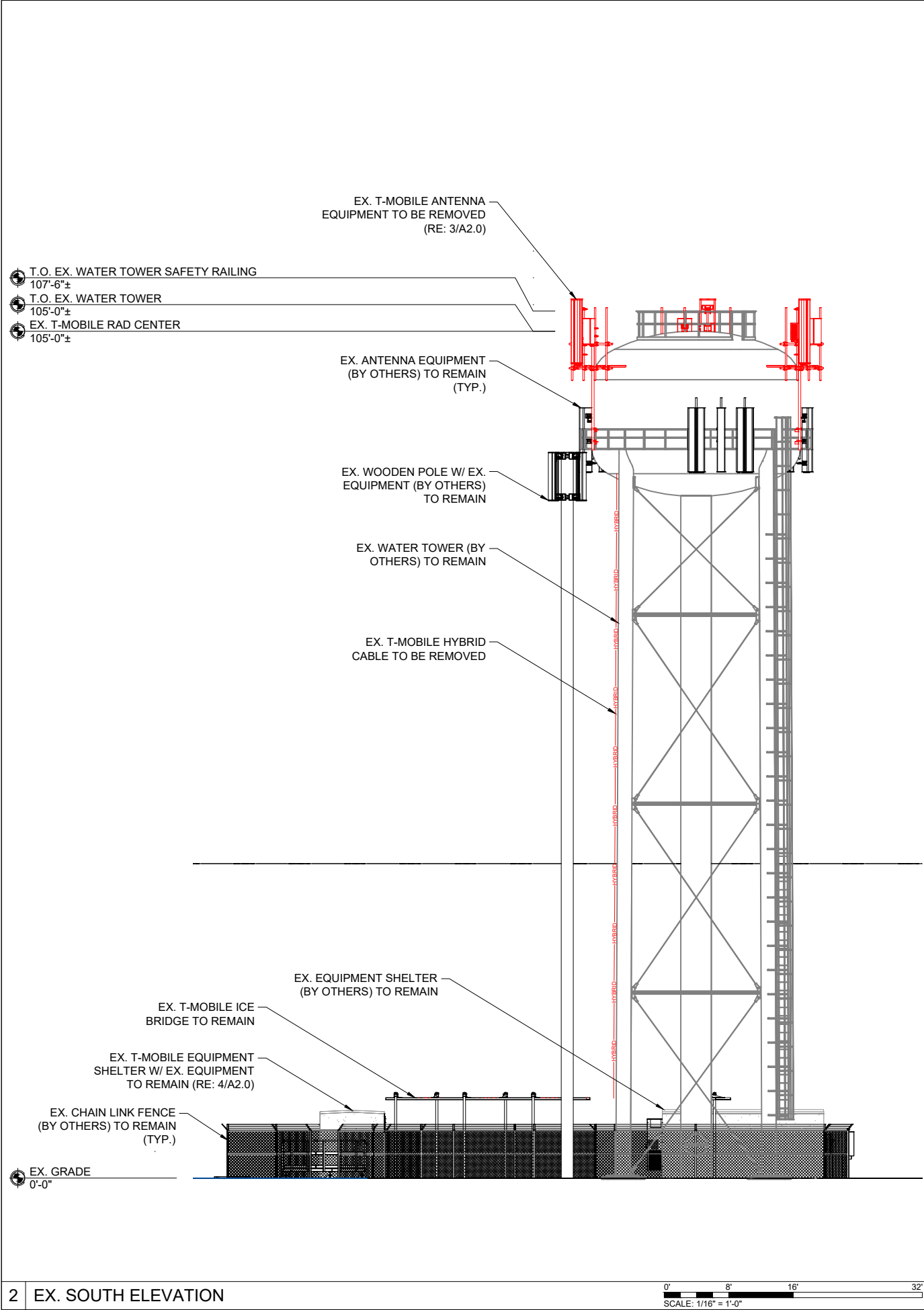
EQUIPMENT PLAN

SHEET NUMBER:


A2.0

DRAWN BY: GW CHK BY: CM APV BY: CA

GW	CM	CA
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PRIOR TO CONSTRUCTION:
CONTRACTOR SHALL VERIFY THAT A STRUCTURAL AND MOUNT ANALYSIS DEPICTING THE LOADING SHOWN HAS BEEN PERFORMED AND SHOWS A "PASS" OR AN "ACCEPTABLE" RATING, UNDER NO CIRCUMSTANCE WHATSOEVER SHALL THE PROPOSED EQUIPMENT BE INSTALLED WITHOUT SAID STRUCTURAL ANALYSIS. IF SAID STRUCTURAL ANALYSIS REQUIRES THAT THE BUILDING/ TOWER/ MOUNT BE MODIFIED, SUCH MODIFICATION SHALL BE COMPLETED PRIOR TO INSTALLATION OF THE PROPOSED EQUIPMENT.



990 SOUTH BROADWAY, DENVER, CO 80209

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CONSTRUCTION SERVICES, LLC
4751 FOX STREET, DENVER, CO 80216

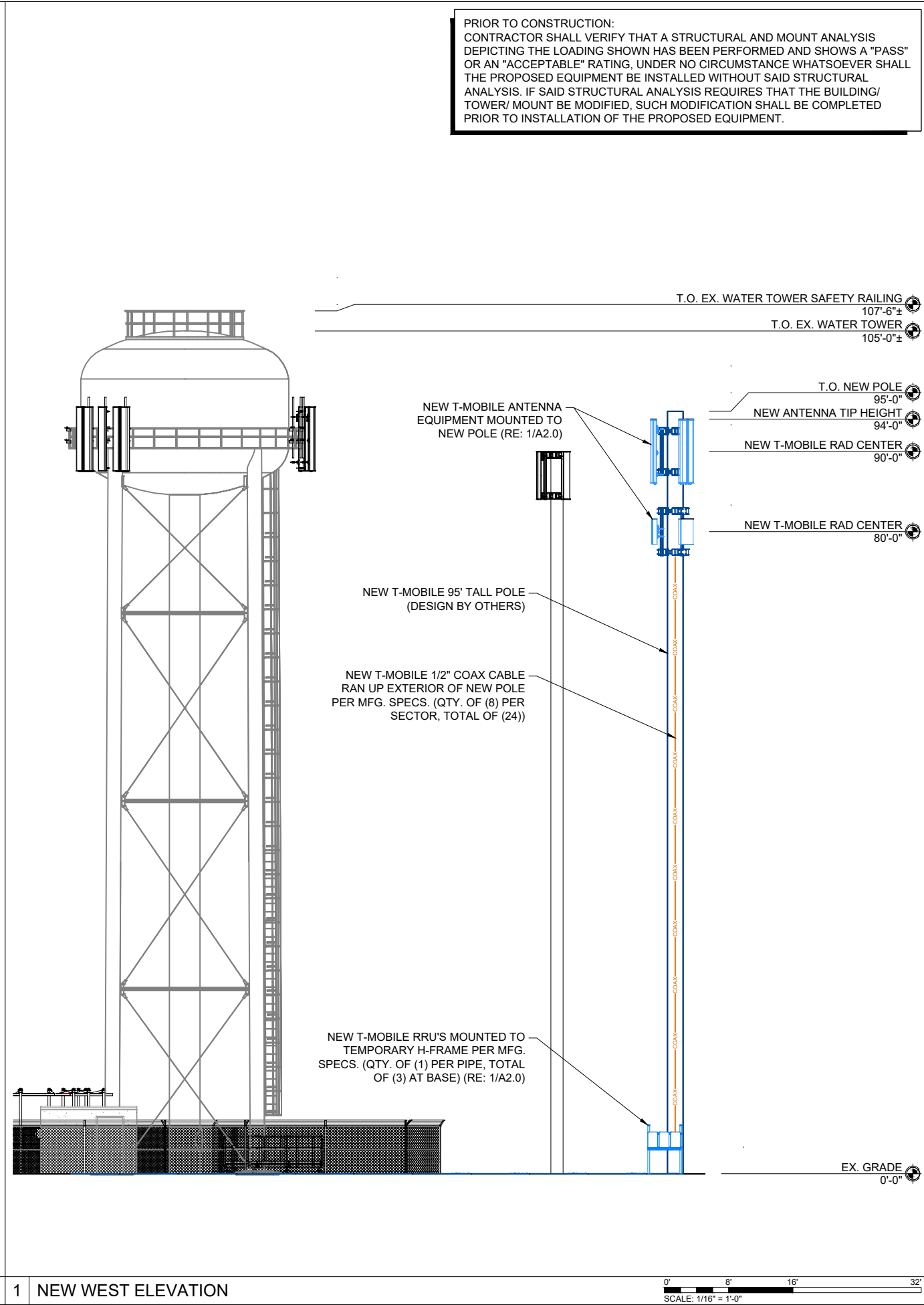
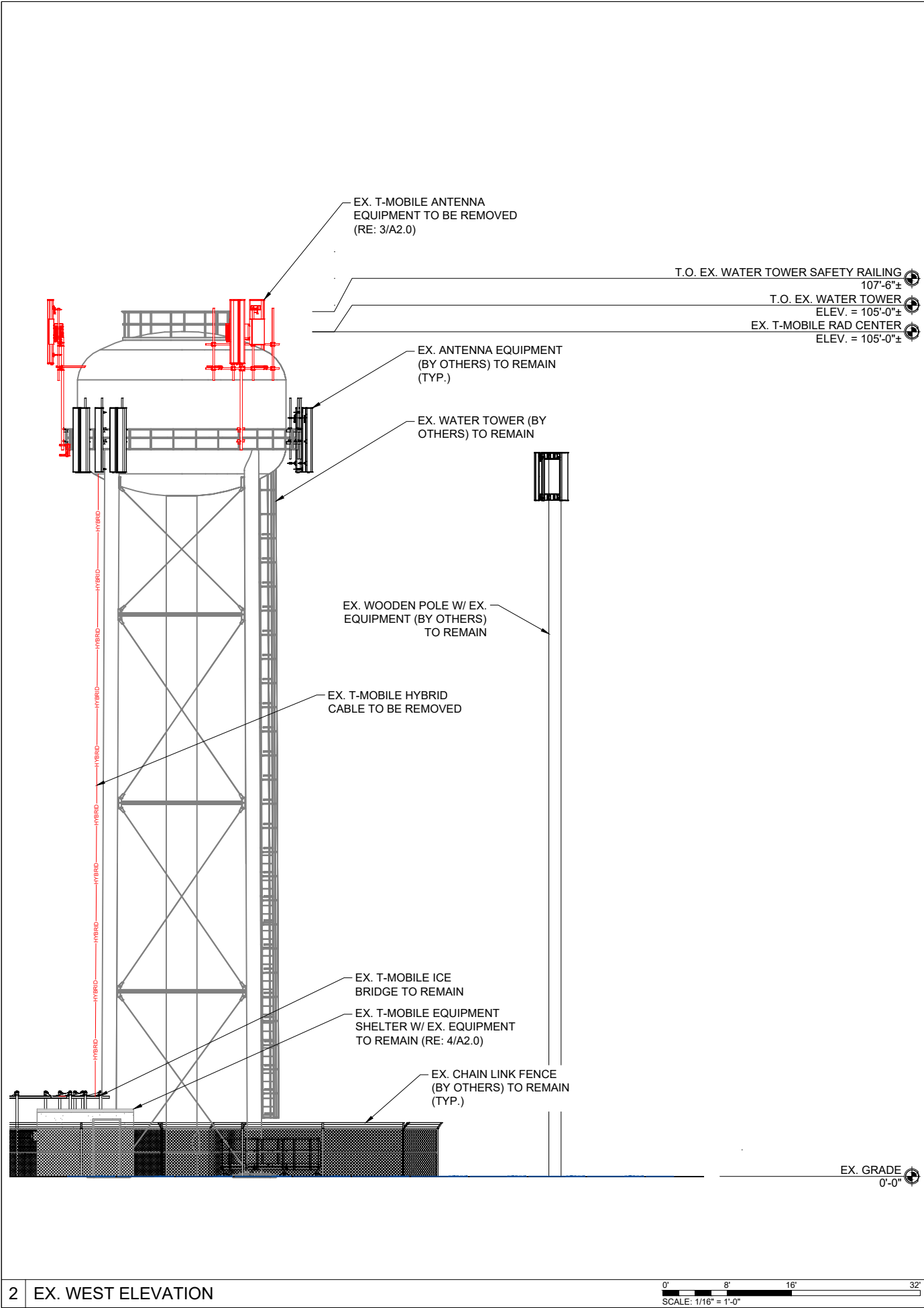
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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A3.0

DRAWN BY:	CHK BY:	APV BY:
GW	CM	CA

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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A3.1

DRAWN BY: GW CHK BY: CM APV BY: CA

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