

ORDINANCE NO. 1234

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO MIRAGE, CALIFORNIA, 1) FINDING ADOPTION OF THIS ORDINANCE EXEMPT FROM CEQA; AND 2) AMENDING SECTION 17.32.040 (PREFERRED LOCATIONS) OF CHAPTER 17.32 (WIRELESS COMMUNICATION FACILITIES) OF TITLE 17 (“ZONING”) OF THE RANCHO MIRAGE MUNICIPAL CODE TO STREAMLINE THE ENTITLEMENT PROCESS FOR WIRELESS COMMUNICATION FACILITIES AT DESIGNATED PREFERRED LOCATIONS

WHEREAS, the City of Rancho Mirage (“City”) is a charter city and a municipal corporation of the State of California, and recognized as a political subdivision of State of California for certain purpose; and

WHEREAS, on March 6, 2025, the City Council received and filed the Wireless Master Plan which contains key data and recommendations on how to improve cellular coverage within the City. The City Council directed staff to initiate the necessary municipal code amendments to streamline the permitting process and to reduce barriers to entitlement for wireless communication facilities. On June 5, 2025, the City Council adopted revisions to Chapter 17.32 (Wireless Communication Facilities), updating the City’s regulations of wireless communication facilities to streamline the permitting process; and

WHEREAS, as stated in the Wireless Master Plan, “[a] key element of this strategy is the identification and pre-approval of specific locations and site configurations. By providing operators with a clear view of viable deployment options, this approach reduces uncertainty, [and] streamlines approval processes”; and

WHEREAS, the proposed ordinance is in furtherance of public interest, health, safety and welfare. Mobile connectivity has become an essential part of daily life, with individuals increasingly relying on their phones for communication, education, commerce, public safety, working, connecting with others, and access to services. The proposed amendment streamlines the entitlement process for preferred locations, further reducing significant challenges for wireless cellular coverage in the City, which may result in improved access to cellular services, improving access to emergency services and remote healthcare services, improving public safety, broadening mobile access for civic engagement and government services, supporting tourism through mobile access to information on local points of interest, and stimulating economic growth via better connectivity. As mobile services become a primary gateway to opportunity and information, ensuring equitable access to reliable coverage is a matter of public good; and

WHEREAS, the City Council finds that the adoption of this Ordinance is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures), and 15332 (In-Fill Development Project).

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO MIRAGE
DOES ORDAIN AS FOLLOWS:**

SECTION 1. RECITALS AND EXHIBITS

That the above Recitals and attached Exhibits are true and correct and are incorporated as though fully set forth herein.

SECTION 2. EVIDENCE AND ADMINISTRATIVE RECORD

That the City Council conducted a noticed Public Hearing on [INSERT], 2026, and considered all of the evidence submitted into the administrative record for the proposed Ordinance, including, but not limited to, the following, which are all hereby incorporated herein by reference:

- (a) Rancho Mirage Municipal Code;
- (b) Rancho Mirage General Plan, any applicable specific plans, and Title 17 (Zoning) of the Rancho Mirage Municipal Code and all relevant provisions contained therein;
- (c) Wireless Master Plan, received and filed by the City Council on March 6, 2025;
- (d) Notice of Planning Commission Public Hearing scheduled for June 25, 2026, at 2:00 p.m. in the Council Chamber, located at City Hall at 69-825 Highway 111, Rancho Mirage, California;
- (e) Planning Commission Staff Report, attachments and Staff presentation for the proposed Ordinance, and all public documents, records and references related thereto submitted or provided at or prior to the June 25, 2026, Planning Commission Public Hearing;
- (f) Testimony and/or comments from all persons that were provided in written format or correspondence, at, or prior to, the June 25, 2026, Planning Commission Public Hearing;
- (g) Notice of City Council Public Hearing scheduled for July 16, 2026, at 1:00 p.m. in the Council Chamber, located at City Hall at 69-825 Highway 111, Rancho Mirage, California;
- (h) City Council Staff Report, attachments and Staff presentation for the proposed Ordinance, and all public documents, records and references related thereto submitted or provided at or prior to the July 16, 2026, City Council Public Hearing; and
- (i) Testimony and/or comments from all persons that were provided in written format or correspondence, at, or prior to, the July 16, 2026, City Council Public Hearing.

SECTION 3. FINDINGS

That the City Council finds that all proposed zoning text amendments herein are consistent with the General plan upon consideration of all of its aspects, including without limitation that the proposed amendments further the objectives and policies of the General Plan and do not obstruct their attainment. The City Council further finds that the City's low population density, limited vertical assets, and surrounding mountains present significant barriers to reliable service. The proposed amendment is in furtherance of public interest, health, safety and welfare. Mobile connectivity has become an essential part of daily life, with individuals increasingly relying on their phones for communication, education, commerce, public safety, working, connecting with others, and access to services. The proposed amendment streamlines the entitlement process for preferred locations, further reducing significant challenges for wireless cellular coverage in the City, which may result in improved access to cellular services, improving access to emergency services and remote healthcare services, improving public safety, broadening mobile access for civic engagement and government services, supporting tourism through mobile access to information on local points of interest, and stimulating economic growth via better connectivity. As mobile services become a primary gateway to opportunity and information, ensuring equitable access to reliable coverage is a matter of public good.

SECTION 4. AMENDING SECTION 17.32.040 (PREFERRED LOCATIONS) OF CHAPTER 17.32 (WIRELESS COMMUNICATION FACILITIES) OF TITLE 17 ("ZONING") OF THE RANCHO MIRAGE MUNICIPAL CODE

That Section 17.32.040 (Preferred Locations) of Chapter 17.32 (Wireless Communication Facilities) of Title 17 ("Zoning") of the City of Rancho Mirage Municipal Code, is hereby **amended** as set forth in more below:

§ 17.32.040. Preferred locations.

Wireless communications facilities are encouraged to be located in commercial and public/semi- public zoning districts whenever feasible. Applicants are encouraged to site facilities on existing commercial buildings. Co-location is encouraged.

- A. In the instance where a facility is proposed within 100 feet of residential zoning or child day care centers, the applicant shall submit a narrative description of alternative sites considered, if any, and include specific reasons why these alternative sites were not chosen. Drawings shall include the location of all schools, child day care centers, hospitals, and residential dwellings within 100 feet of the antenna array.
- B. **Notwithstanding Section 17.32.060 (Reviewing authority), preferred sites will be required to process a Minor Conditional Use Permit and/or Minor Modification, subject only to the Director's review authority, for a monopalm up to eighty-one feet in height and accommodating up to three (3) wireless carriers, provided the facility substantially conforms to City Council-approved designs on file with the Planning Department and the approval standards set**

forth in Section 17.32.050 (Approval standards). The Director may refer an application to the Planning Commission if the Director determines that the application presents unique impacts, including but not limited to substantial design deviations, aesthetics, visual or noise impacts, presents a land use issue not addressed by the development standards of this chapter, involves significant deviation in technologies with characteristics not contemplated by the enacting ordinance, as may be amended from time to time, or requires interpretation of conflicting provisions of this code.

- 1. Monopalm designs approved by City Council are intended to depict representative examples of acceptable monopalm designs, provided for illustrative purposes only and not intended to establish mandatory development standards. Alternative monopalm designs may be approved by reviewing authority, provided it substantially conforms to the overall design intent and aesthetic objectives of this chapter.**

- C. For purposes of this section, “preferred sites” shall mean any site(s) designated as preferred sites via ordinance of the City Council.**

SECTION 5. MONOPALM DESIGNS ADOPTED

In accordance with Section 17.32.040(B), the City hereby adopts typical monopalm designs, as set forth in more detail on Exhibit “B”, attached hereto and incorporated herein by this reference.

SECTION 6. ENVIRONMENTAL REVIEW

That the City Council finds that the adoption of this Ordinance is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15303 (New Construction or Conversion of Small Structures), and 15332 (In-Fill Development Project) because it may result in construction and location of limited numbers of new, small facilities or structures, installation of small new equipment and facilities in small structures, or the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure and none of the application exceptions under CEQA Guidelines section 15300.2 (a-f) apply; and this approval is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, and any development would occur within city limits on a project site of no more than five acres substantially surrounded by urban uses, the project sites have no value, as habitat for endangered, rare or threatened species, approval of this action would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the sites can be adequately served by all required utilities and public services. Moreover, the preferred locations are not considered environmentally sensitive. The proposed facilities would not involve the use of significant amounts of hazardous substances, as they will consist of standard communications equipment that are regulated by federal and State agencies, including the Federal Communications Commission (FCC). Sufficient setback distancing and screening will be reviewed at the

staff level with a Minor Conditional Use Permit and/or Minor Modification, which will minimize the visual impacts to surrounding properties. All public utilities and services will be available to the identified locations. No special circumstances exist that would create a reasonable possibility that establishing a wireless communication facility at the preferred sites will have a significant effect on the environment. Based on the proposed design, locations, and standard conditions of approval, wireless communication facilities are small structures with many locations surrounded by developed areas. Therefore, there is no expected significant effect on the environment, and the Ordinance is exempt from CEQA, and no further environmental review is required.

SECTION 7. CITY ATTORNEY REVIEW

That the City Attorney prepared and framed this Ordinance pursuant to Section 1.04.010 of the Municipal Code and finds that the City Council has the authority to adopt this Ordinance, that the Ordinance is constitutionally valid and that the Ordinance is consistent with the general powers and purposes of the City as set forth in Section 1.04.031 of the Rancho Mirage Municipal Code.

SECTION 8. SEVERABILITY

That the City Council declares that, should any provision, section, paragraph, sentence or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Ordinance as hereby adopted shall remain in full force and effect.

SECTION 9. REPEAL OF CONFLICTING PROVISIONS

That all the provisions of the Rancho Mirage Municipal Code as heretofore adopted by the City that are in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 10. AMENDING OF BAIL SCHEDULE

That the City Attorney's Office is hereby directed to determine whether this Ordinance necessitates amendment of the City's Bail Schedule and to cause such necessary amendments to be made and filed with the local branches of the Superior Court of the County of Riverside.

SECTION 11. EFFECTIVE DATE

That this Ordinance shall take effect thirty (30) days after its second reading.

SECTION 12. CERTIFICATION

That the City Clerk shall certify to the passage of this Ordinance, and cause it to be published as required by law.

The foregoing Ordinance was approved and adopted at a meeting of the City Council held on September 3, 2026, by the following vote:

AYES: Downs, Fromberg Edelstein, Mallotto, O'Keefe, Weill.
NOES: None.
ABSTAIN: None.
ABSENT: None.

Lynn Mallotto, Mayor

ATTEST:

Kristie Ramos, City Clerk

APPROVED AS TO FORM:

Colin Kirkpatrick, City Attorney

ORDINANCE CERTIFICATION

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE)

CITY OF RANCHO MIRAGE)

I, Kristie Ramos, City Clerk of the City of Rancho Mirage, California, do hereby certify under penalty of perjury, that the foregoing Ordinance No. 1234 was introduced by first reading at a regular meeting of the City Council held on the 16th day of July 2026, by the following vote:

AYES: Downs, Fromberg Edelstein, Mallotto, O'Keefe, Weill.
NOES: None.
ABSTAIN: None.
ABSENT: None.

Ordinance No. 1234 was adopted at a regular meeting of the City Council held on September 3, 2026, by the following vote:

AYES: Downs, Fromberg Edelstein, Mallotto, O'Keefe, Weill.
NOES: None.
ABSTAIN: None.
ABSENT: None.

I further certify that I have caused Ordinance No. 1234 to be posted and/or published, as required by law (GC Sect. 36933).

Kristie Ramos
City Clerk

EXHIBIT "A"

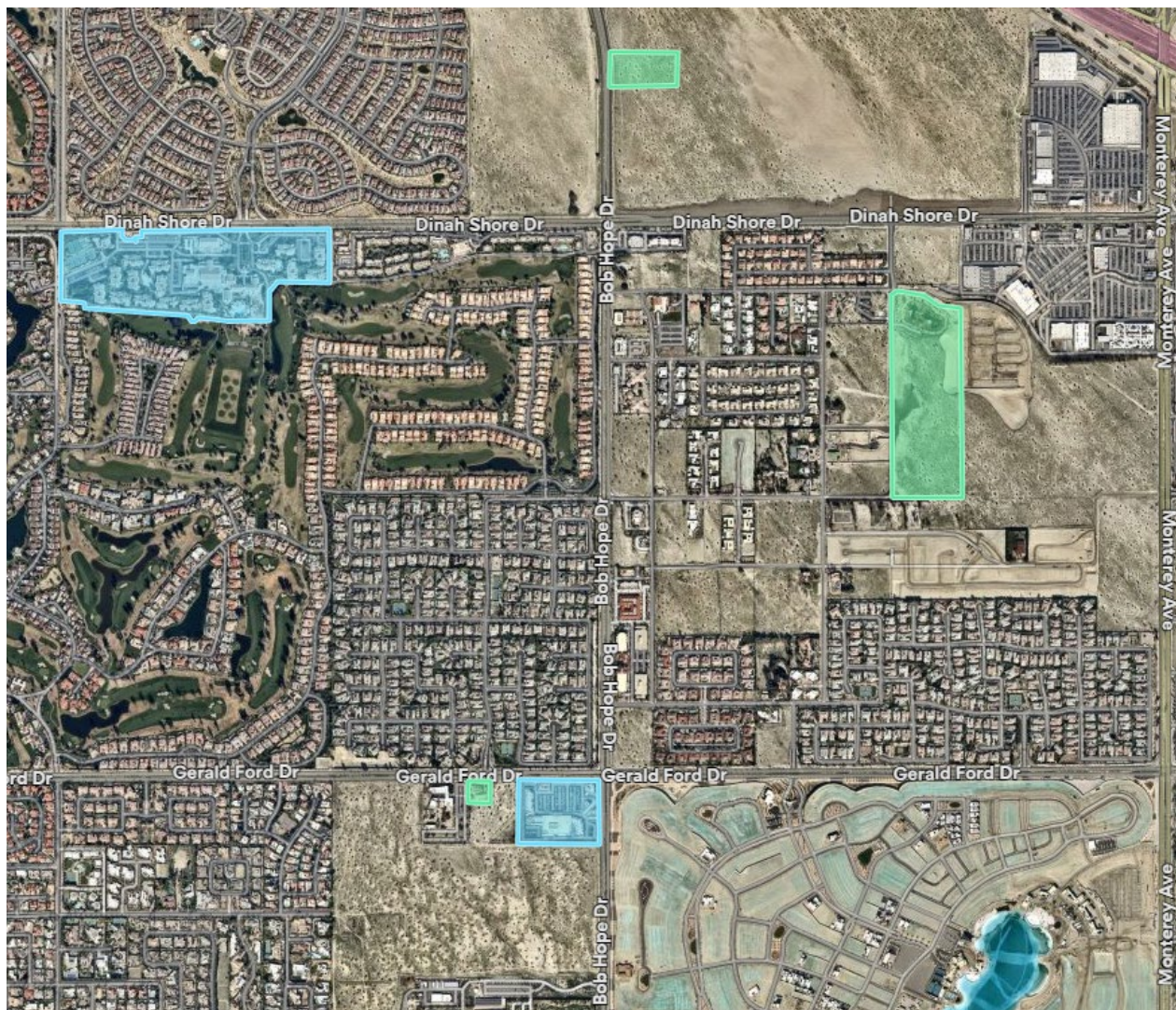
PREFERRED LOCATIONS DESCRIPTION & DEPICTION

(SEE ATTACHED)

Preferred Locations

Assessor Parcel Numbers: 689-030-001, 689-030-013, 689-030-012, 689-030-017, 689-100-049, 689-100-040, 685-090-014, 685-010-011, 690-182-016, 690-182-017, 674-600-008, 674-600-006, 674-600-004, 674-600-007, 674-600-005, 674-600-003, 674-600-002, 674-600-020, 689-180-012, 689-160-029, 689-160-021, 689-190-022, 689-210-002, 684-660-086, 684-660-088, 684-660-084, 684-660-087, 684-660-085, 684-660-083, 684-181-036, 684-181-032, 684-181-012, 684-150-031, 684-150-016, 684-150-018, 684-130-023, 684-130-032, 684-130-024, 684-182-002, 684-182-003, 684-182-004, 684-182-005, 684-182-006, 684-182-011, 684-182-010, 684-182-008, 684-182-007, 684-181-010, 684-181-009, 684-240-005, 684-240-006, 684-240-008, 684-240-019, 684-160-036, 684-171-024, 684-171-029, 684-171-030, 684-171-025, 684-172-008, 684-172-007, 673-250-022, 673-250-021, & 676-220-016.

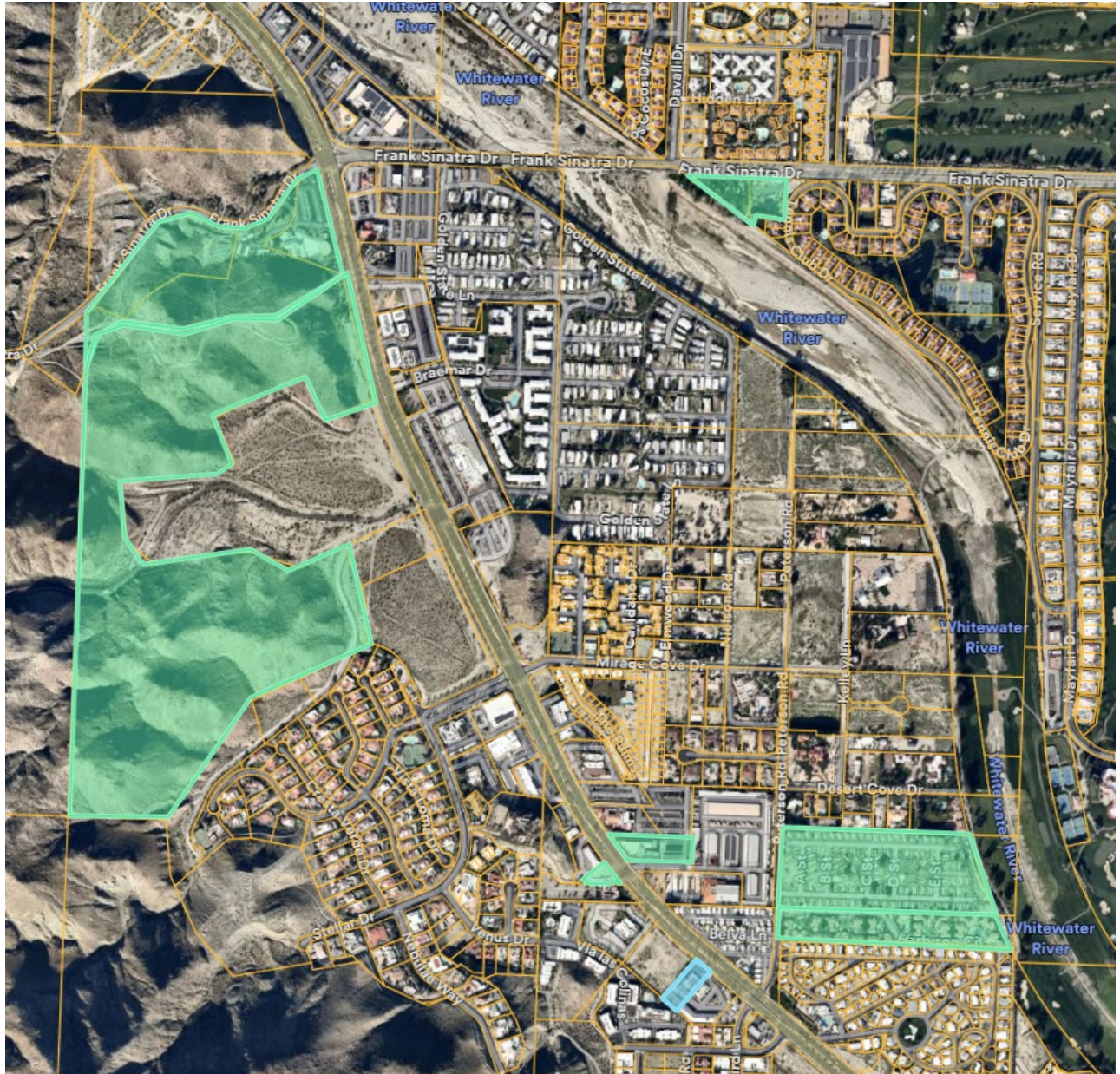
Map – The map identifies the Assessor Parcel Number listed. Properties identified in blue are privately owned and those in green are City/Rancho Mirage Housing Authority owned.



Preferred Locations



Preferred Locations



Preferred Locations



Preferred Locations

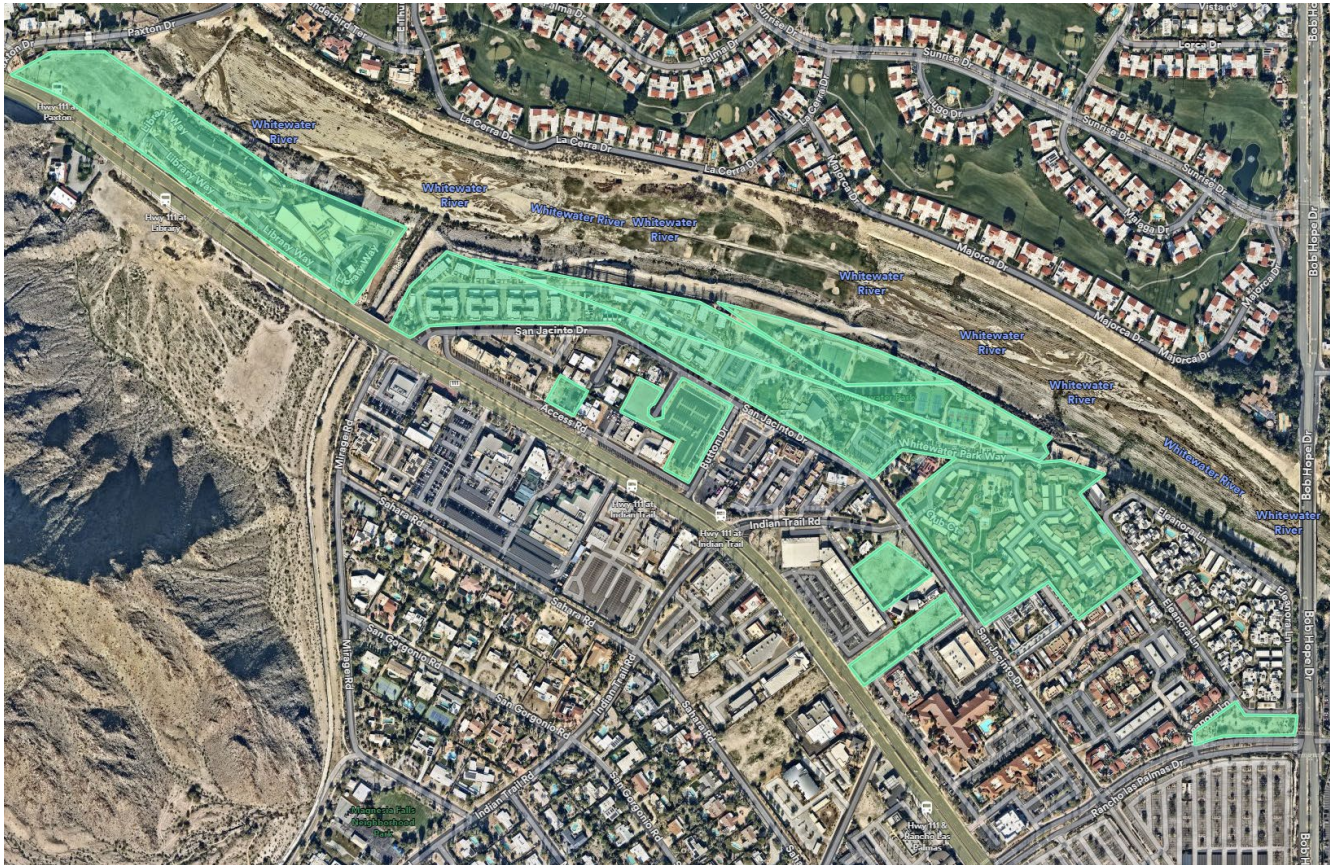


EXHIBIT “B”

MONOPALM DESIGNS

(SEE ATTACHED)



SHEET INDEX	
PF1	PRODUCT INFORMATION & NOTES
PF2	POLE ELEVATION
PF3	DETAILS
PF4	DETAILS



PROJECT INFORMATION

DATE: May 15, 2024

CUSTOMER: LARSON VALMONT
PRODUCT: 70'-0" MONOPOLE
SITE ID:
LOCATION:

LATITUDE:
LONGITUDE:

DESIGN CRITERION:

2018 IBC, 108 MPH BASIC WIND SPEED, TIA-222-H, EXPOSURE C, TOPOGRAPHIC CATEGORY 1, RISK CATEGORY II, GROUND ELEVATION 581'

POLE SPECIFICATIONS

Section Shape	18-SIDED Tapered					
Pipe/Taper	0.283 IN/FT					
Pole Material	A572-65 (65 KSI)					
Base Plate	ASTM A572 GR50					
Anchor Bolts	2.25"Ø X 84" ASTM A615 GR 75 - DRILLED PIER 2.25"Ø X 72" ASTM A615 GR 75 - MAT					
Pole Section	Length (ft.)	Weight (kips)	Tkns. (in.)	Lap Splice (in.)	Diameter Top (in.)	Bot (in.)
L1	43.00	2.631	0.219	53.64	20.000	32.169
L2	30.47	3.544	0.312	--	30.466	39.089

Base Plate 0.919 2.25 52"Ø w/ 29.5"Ø ID

TABLE INDICATES RAW STEEL WEIGHTS. FINAL GALVANIZED WEIGHTS SHALL BE APPROXIMATELY 22% GREATER.

EARTHQUAKE DESIGN DATA

IMPORTANCE FACTOR (1): 1
OCCUPANCY CATEGORY: II

S_s = 0.051 S_{os} = 0.054
S_i = 0.021 S_{o1} = 0.034

SEISMIC DESIGN CATEGORY: A
SITE CLASS: D
SEISMIC RESPONSE COEFFICIENT: 0.014
DESIGN BASE SHEAR: 41.255
RESPONSE MODIFICATION FACTOR (R): 1.50

ANALYSIS PROCEDURE USED EQUIVALENT LATERAL FORCE PROCEDURE
DESIGN LOADS (Unfactored Base Wind Reactions)

Moment = 1987.303 Ft-Kips
Shear = 41.255 Kips
Axial = 27.479 Kips

DEFLECTIONS

60 MPH Wind		108 MPH Wind	
Elev. (ft.)	Lateral (in.) Sway (°)	Lateral (in.)	Sway (°)
Top	9.636 1.087	34.939	3.947

APPURTENANCES

Elevation (ft.)	(Qty)	Description
70'	(1)	4' Lightning Rod
60' - 70'	(65)	(20) 7' , (20) 9', (25) 10' Palm Fronds
30.5' - 60.5'	(1)	12' Dia. x 30' Tall Frond Skirt
65'	(1)	EPA Load - 278sq.ft
50'	(1)	EPA Load - 278sq.ft
35'	(1)	EPA Load - 208sq.ft
26'	(1)	Ice Shield
20'	(1)	MW Dish

GENERAL NOTES:

- ALL STEEL SHALL MEET THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL" ASTM A36, UNLESS OTHERWISE NOTED ON THE STRUCTURAL PLANS OR BELOW.
- ALL ROUND STEEL PIPE SHALL MEET THE REQUIREMENTS OF API-5LX GR. 42 (42 KSI YIELD POINT MATERIAL).
- ALL TUBE STEEL (SQUARE OR RETANGULAR) SHALL MEET THE REQUIREMENTS OF ASTM A500 GRADE B (46 KSI YIELD POINT MATERIAL),
- ALL POLYGON FORMED STEEL SHAFTS SHALL MEET THE REQUIREMENTS OF ASTM A572 GRADE 65 (65 KSI YIELD POINT MATERIAL).
- ALL WELDED CONNECTIONS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN WELDING SOCIETY AWS 01.1 CODE. ALL WELD ELECTRODES OR WIRE SHALL AT A MINIMUM CONFORM TO E70 ELECTRODES (70 KSI YIELD).
- ALL STEEL SHAPES AND PLATES SHALL BE HOT-DIPPED GALVANIZED ACCORDING TO ASTM A123. ALL STEEL NUTS AND BOLTS AND ASSOCIATED HARDWARE SHALL BE HOT-DIPPED ACCORDING TO ASTM A153.
- WIND TESTING OF PINE TREE BRANCHES HAS BEEN COMPLETED BY THE SUPPLIER OF THE BRANCHES, LARSON. LARSON HAS VERIFIED THE STRENGTH OF THE BRANCHES THROUGH FULL SCALE WIND TESTING. THE WIND AREA USED IN THE CALCULATIONS IS BASED ON THE WIND TEST DATA. THE CALCULATION ACCOUNT FOR PINE TREE BRANCHES ATTACHED AT THE TOP OF THE MONOPOLE. ISE INC. HAS REVIEWED AND APPROVED THE WIND TEST METHODS.
- THE MAIN MONOPOLE STRUCTURE SHALL BE FABRICATED BY A JURISDICTION CERTIFIED FABRICATOR OF CONVENTIONAL STEEL STRUCTURES.
- SPECIAL INSPECTION SHALL BE PERFORMED ACCORDING TO SECTION 1704 OF THE 2018 IBC REFER TO TABLE "SUMMARY OF SPECIAL INSPECTION" ON THIS SHEET.
- IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO NOTIFY THE SPECIAL INSPECTOR OR INSPECTION AGENCY (OR THE INSPECTING GEOTECHNICAL ENGINEER) AT LEAST ONE WORKING DAY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION. PER THE 2018 IBC ANY WORK THAT REQUIRES SPECIAL INSPECTION THAT IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE SPECIAL INSPECTION IS SUBJECT TO REMOVAL.
- THE LIST OF SPECIAL INSPECTIONS IS IN ADDITION TO INSPECTIONS REQUIRED BY SECTION 110 OF THE 2018 IBC. SPECIAL INSPECTION IS NOT A SUBSTITUTION FOR INSPECTION BY A CITY INSPECTOR.
- THE SPECIAL INSPECTOR SHALL BE APPROVED BY THE LOCAL JURISDICTION TO PERFORM THE TYPES OF INSPECTION REQUIRED.
- CONTINUOUS INSPECTION IS ALWAYS REQUIRED DURING THE PERFORMANCE OF THE WORK UNLESS OTHERWISE SPECIFIED.
- ANY SUPPORT SERVICE PERFORMED BY THE ENGINEER OF RECORD DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES, WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER OF RECORD ARE ONLY FOR THE PURPOSE OF ASSISTING IN THE QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH THE CONTRACT DOCUMENTS. THIS SUPPORT DOES NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
- THE ANTENNA MOUNT SHALL BE FABRICATED BY LARSON VALMONT, LLC. OR AN APPROVED FABRICATOR OF CONVENTIONAL STEEL STRUCTURES.

FOUNDATION NOTES:

- THE GEOTECHNICAL ENGINEER (OR THE APPROPRIATE INSPECTOR) SHALL INSPECT THE EXCAVATION PRIOR TO PLACING REINFORCING STEEL OR FORMS. THE GEOTECHNICAL ENGINEER (OR INSPECTOR) SHALL PROVIDE A NOTICE OF INSPECTION FOR THE BUILDING INSPECTOR FOR REVIEW AND RECORDS PURPOSE.
- THE CONTRACTOR SHALL DETERMINE THE MEANS AND METHODS TO SUPPORT THE EXCAVATION DURING CONSTRUCTION. REFER TO THE GEOTECHNICAL REPORT FOR RECOMMENDATIONS.
- THE CONTRACTOR SHALL READ THE GEOTECHNICAL REPORT AND SHALL CONSULT THE GEOTECHNICAL ENGINEER AS NECESSARY PRIOR TO CONSTRUCTION.
- FOUNDATION DESIGN PER GEOTECHNICAL INVESTIGATION REPORT:
- ALL FOUNDATION CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH F_c= 4000 PSI AT 28 DAYS. CONCRETE MIX SHALL BE DESIGNED BY AN APPROVED LABORATORY. CONCRETE SHALL HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.45. ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318. "THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", LATEST EDITION. CEMENT SHALL BE TYPE II, CONFORMING TO ASTM C-150. ALL AGGREGATE USED IN THE CONCRETE SHALL CONFORM TO ASTM C-33. MAXIMUM AGGREGATE SIZE TO BE 1 1/2". SLUMP 4" - 8".
- CAISSON FOUNDATION INSTALLATION SHALL BE IN ACCORDANCE WITH ACI 336, "STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF DRILLED PIERS", LATEST EDITION. MAT/PIER FOUNDATION INSTALLATION SHALL BE IN ACCORDANCE WITH ACI 318 LATEST EDITION. CONCRETE CYLINDERS SHALL BE MADE AND TESTED. A MINIMUM OF ONE (1) SET SHALL BE TAKEN FROM CONCRETE IN FOUNDATION. EACH SET SHALL CONSIST OF FOUR (4) CYLINDERS. ONE SHALL BE TESTED AT (7) DAYS, TWO SHALL BE TESTED AT TWENTY EIGHT (28) DAYS AND THE LAST CYLINDER SHALL BE A HOLD. ALL CYLINDERS SHALL BE TAKEN, PREPARED AND TESTED BY A TESTING LAB IN ACCORDANCE WITH ASTM STANDARDS C172, C31 AND C39.
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615. VERTICAL BARS SHALL BE GRADE 60, AND TIES OR STIRRUPS SHALL BE A MINIMUM OF GRADE 40. THE PLACEMENT OF ALL REINFORCEMENT SHALL CONFORM TO ACI 315, "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", LATEST EDITION, UNLESS OTHERWISE DETAILED ON THIS SHEET.
- ESTIMATED CONCRETE VOLUME =

MAT+PIER : 46.32 CYD
PIER : 19.80 CYD
- THE FOUNDATION HAS BEEN DESIGNED TO RESIST THE FOLLOWING FACTORED LOADS: MOMENT = 2031.895 FT-KIPS
SHEAR = 41.255 KIPS
AXIAL = 32.975 KIPS
- SPECIAL INSPECTION REQUIRED PER TABLE
- "SUMMARY OF SPECIAL INSPECTION"

ERECTION NOTES:

- ALL ANTENNA COAXIAL CABLES SHALL BE RUN INSIDE THE MONOPOLE SHAFT.
- THE CONTRACTOR SHALL INSTALL THE ANTENNA AND MOUNT AS REQUIRED BY THE OWNER.
- ALL ANCHOR BOLT NUTS SHALL BE TIGHTENED TO AISC SNUG TIGHT REQUIREMENTS. THE SNUG TIGHT CONDITION IS DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH.
- ALL GALVANIZED SURFACES THAT ARE DAMAGED BY ABRASIONS, CUTS, DRILLING OR FIELD WELDING DURING SHIPPING OR ERECTION SHALL BE TOUCHED UP WITH TWO COATS OF A COLD GALVANIZING COMPOUND MEETING THE REQUIREMENTS OF ASTM A780.
- THE ANCHOR BOLT TEMPLATES AND BASE PLATE WILL TYPICALLY HAVE AN AZIMUTH WELDED OR A NOTCH INDICATING THE CORRECT ORIENTATION OF THE ANCHOR BOLTS. THIS IS NECESSARY TO PROPERLY ORIENT THE MONOPOLE EXIT PORTS.
- SLIP JOINT IS A FRICTION CONNECTION THAT WILL TRANSFER DESIGN FORCES WHEN THE SPECIFIED OVERLAP IS ACHIEVED. ASSEMBLY CONTRACTOR SHALL BE EXPERIENCED AND FAMILIAR WITH TAPERED POLE ASSEMBLY. CONTRACTOR SHALL CONSPICUOUSLY MARK THE LOWER POLE SECTION FOR THE MAXIMUM, DESIGN, AND MINIMUM OVERLAP DISTANCES. CONTRACTOR SHALL SLIDE SECTIONS TOGETHER AND APPLY FORCES THROUGH JACKING OR END RAM TO ACHIEVE THE DESIGN OVERLAP.
- ALL SLIP SPLICES SHALL BE JACKED TO WITHIN THE SLIP SPLICE DESIGN CRITERIA AS SHOWN ON THESE DRAWINGS. IF THE DESIGN SPLICE CANNOT BE ATTAINED ISE INC. SHALL BE CONTACTED.
- ALL A36 THREADED ROD AND U-BOLTS SHALL BE TIGHTENED TO AISC SNUG REQUIREMENTS. THE SNUG TIGHT CONDITION IS DEFINED AS THE TIGHTNESS THAT EXIST WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH. A36 NUTS AND BOLTS TIGHTENING DO NOT REQUIRE SPECIAL INSPECTION.
- ANTENNA MOUNT SHALL NOT BE USED AS A CLIMBING DEVICE. WORKERS SHALL ALWAYS TIE OFF TO A SPECIFIED CLIMBING POINT.

SUMMARY OF SPECIAL INSPECTIONS

NO.	DESCRIPTION OF TYPE OF INSPECTION REQUIRED, LOCATION, REMARKS, ETC	CONTINUOUS / PERIODIC
1).	FOUNDATION CONSTRUCTION:	
A.	- GEOTECHNICAL ENGINEER OF RECORD MAY SERVE AS THE SPECIAL INSPECTOR FOR THE FOUNDATION CONSTRUCTION.	
B.	- SHALL VERIFY THE DIAMETER, DEPTH AND QUALITY OF EXCAVATION PRIOR TO THE CONCRETE PLACEMENT.	PERIODIC
C.	- SHALL VERIFY THE ON SITE SOILS ARE AS DETERMINED IN THE SOILS REPORT.	PERIODIC
2).	CAST IN PLACE CONCRETE (FOUNDATION):	
A.	- REINFORCING CAGE SHALL BE INSPECTED TO ENSURE THAT THE PROPER GEOMETRY, SIZE, LENGTH, QUANTITY AND GRADE MATERIAL ARE USED.	PERIODIC
B.	- ALL CONCRETE SHALL BE AS SPECIFIED BY ACI-318, LATEST EDITION TO ENSURE THE COMPRESSIVE STRENGTH IS ATTAINED AS DESCRIBED IN THE FOUNDATION NOTES.	
C.	- CONTINUOUS INSPECTION IS REQUIRED DURING THE CONCRETE PLACEMENT.	CONTINUOUS
3).	ANCHOR BOLTS INSTALLED IN CONCRETE:	
	- PLACEMENT SHALL BE ORIENTED ON PROPER BOLT CIRCLE AS SHOWN ON THE STRUCTURAL PLANS, WITH TOP AND BOTTOM TEMPLATES INSTALLED.	PERIODIC
	- SHALL BE PLUMB.	PERIODIC
	- SHALL HAVE A MINIMUM EMBEDMENT IN FOUNDATION PER FOUNDATION DETAIL	PERIODIC
	- SHALL BE TIGHTENED TO SNUG TIGHT CONDITION PER AISC STEEL MANUAL OF STEEL CONSTRUCTION.	PERIODIC

THIS DESIGN DRAWING IS PROPRIETARY & CONFIDENTIAL. THE INFORMATION IN THIS DRAWING IS THE SOLE PROPERTY OF LARSON. ANY REPRODUCTION, MODIFICATION, OR MANUFACTURING IN PART, OR AS A WHOLE, WITHOUT THE WRITTEN PERMISSION OF LARSON IS PROHIBITED.

PROGRESS LOG

0 / 05/14/24	ISSUED TO CLIENT		P8

SHEET NUMBER

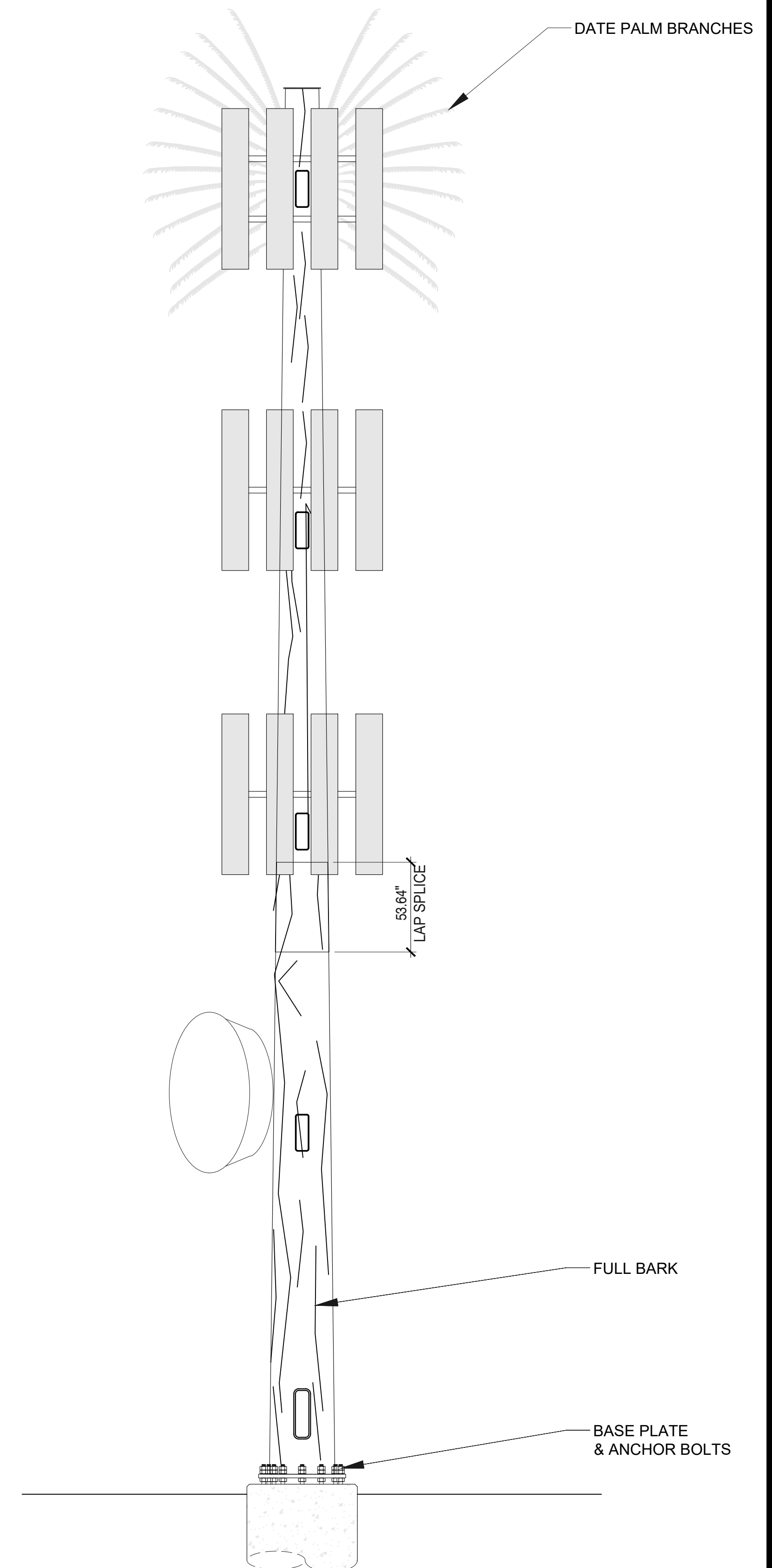
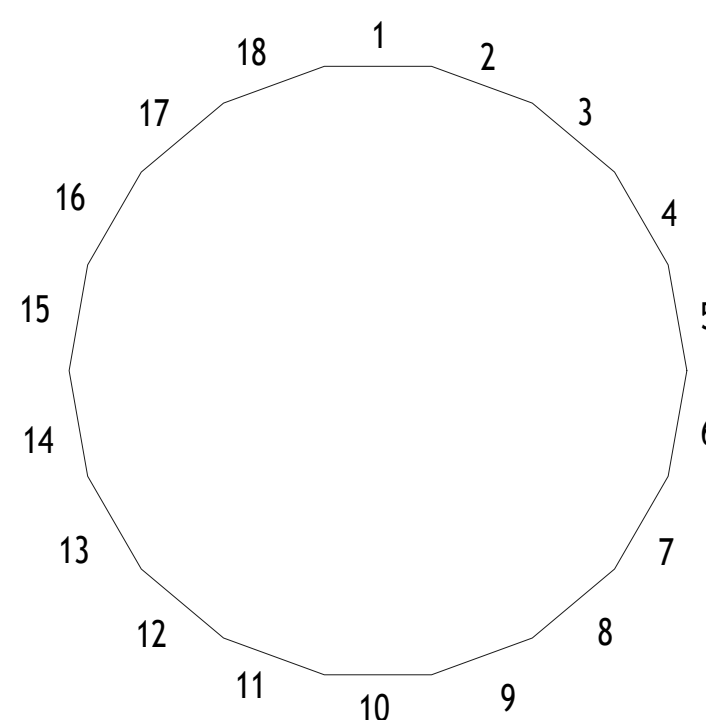
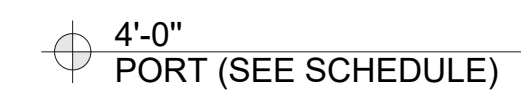
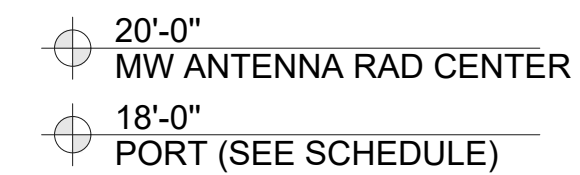
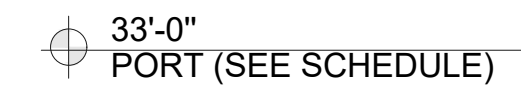
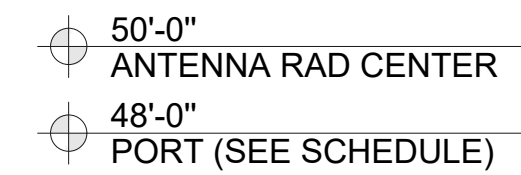
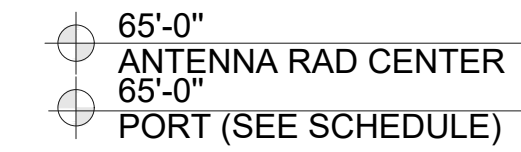
PF1

PROGRESS

0

DRAWING DATE

May 15, 2024



NOTES:

1. BRANCHES SHOWN FOR ILLUSTRATION PURPOSE ONLY
2. HANDHOLES NOT SHOWN AT TRUE ORIENTATION. REFER TO SCHEDULE

LARSON
A **valmont.**  COMPANY

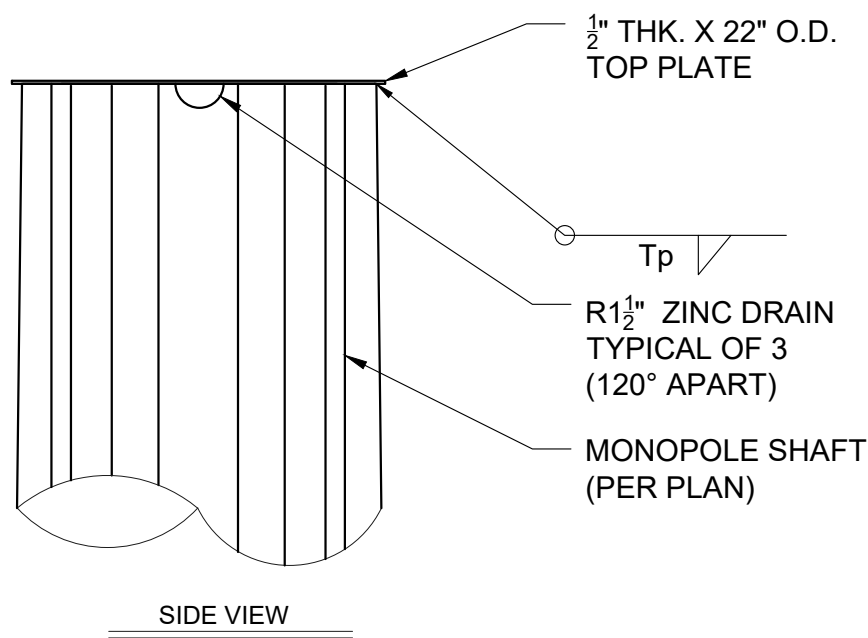
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PROGRESS LOG			
0	05/14/24	ISSUED TO CLIENT	PB

SHEET NUMBER	PROGRESS
PF2	0

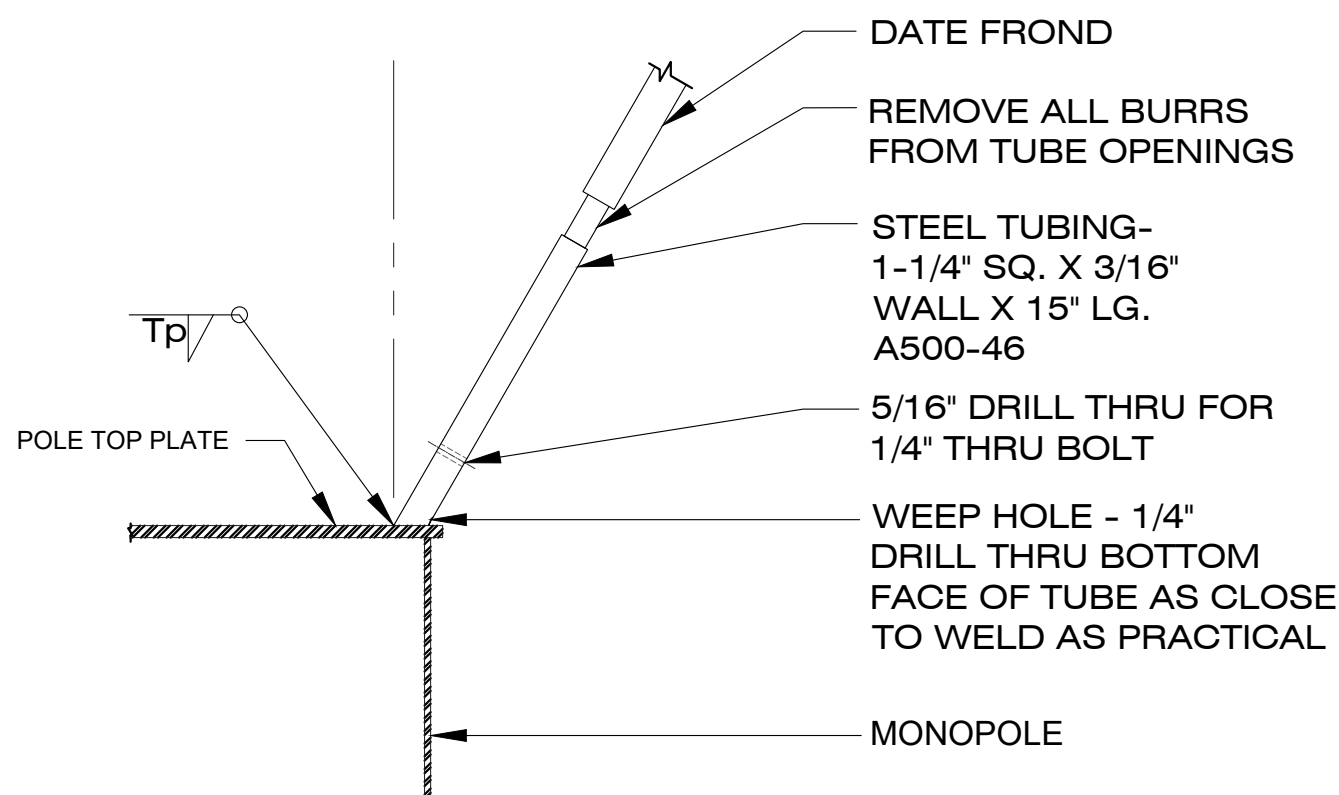
DRAWING DATE
May 15, 2024

SCALE:
N.T.S



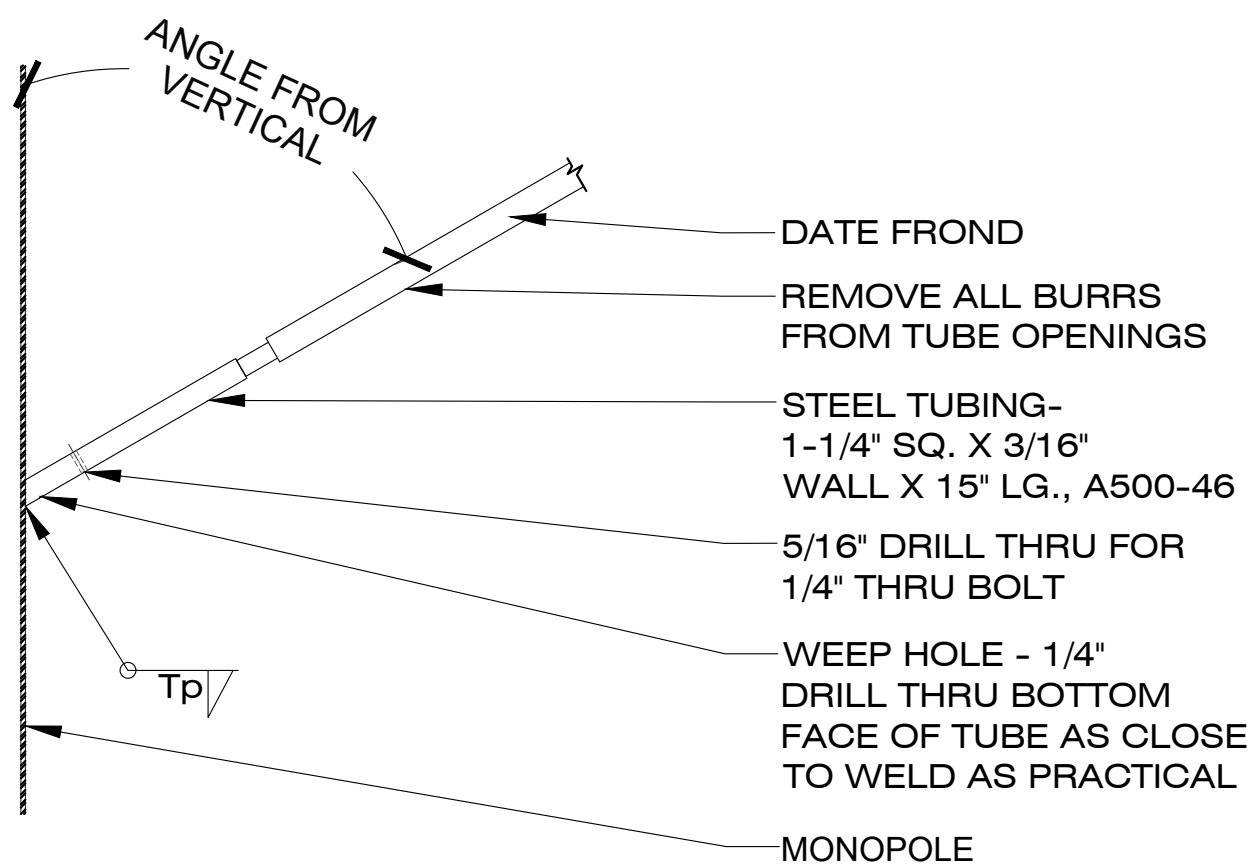
6 POLE TOP DETAIL

SCALE:
N.T.S.



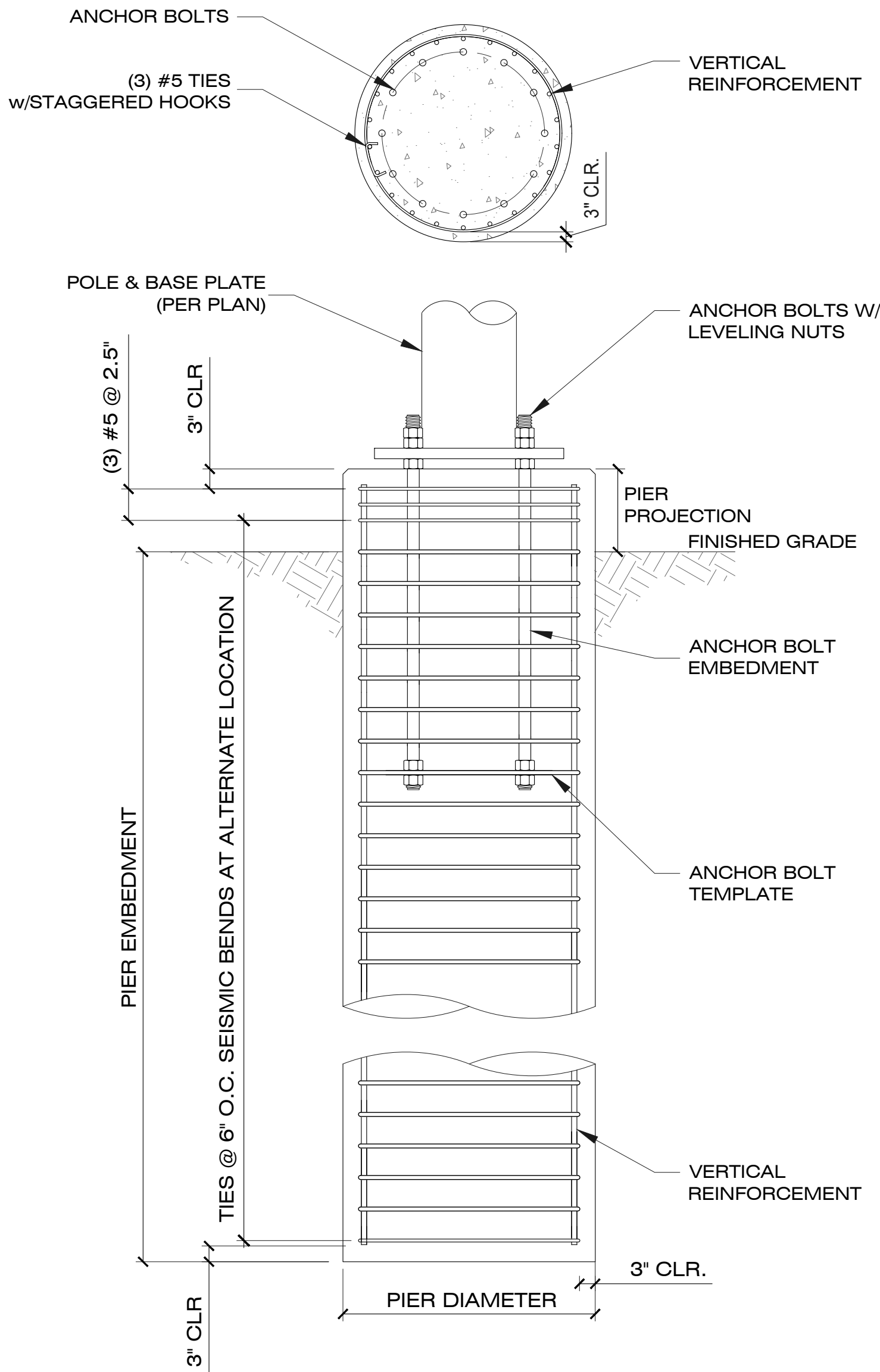
7 TYPICAL FROND SLEEVE ATTACHMENT (TOP OF POLE)

SCALE:
N.T.S.



8 TYPICAL FROND SLEEVE ATTACHMENT (SIDE OF POLE)

SCALE:
N.T.S.



FOUNDATION INFORMATION					
PIER DIAMETER (FT)	PIER EMBEDMENT (FT)	PIER PROJECTION (IN)	VERTICAL REINFORCEMENT	TIES	ANCHOR BOLT EMBEDMENT (IN)
5.5	22	6	(22) #10	#5	72

4 DRILLED PIER FOUNDATION

SCALE:
N.T.S.

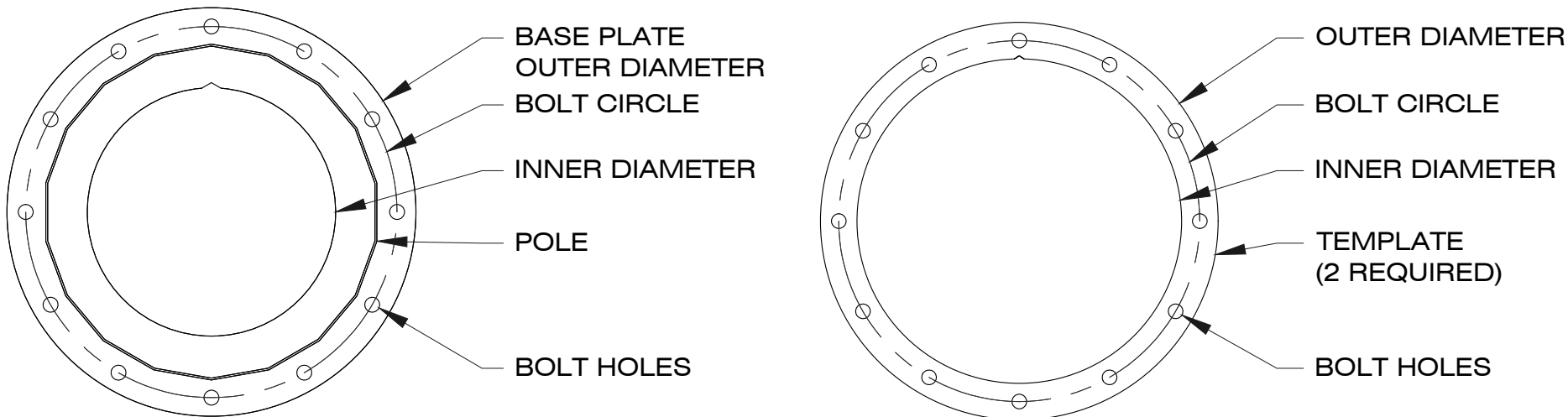


PLATE	GRADE	THICKNESS (IN)	OUTER DIAMETER (IN)	INNER DIAMETER (IN)	BOLT CIRCLE (IN)	BOLT HOLE DIAMETER (IN)
BASE PLATE	A572 GR50	2.25	52	29.5	46	2.625
ANCHOR BOLT TEMPLATE	A36	0.5	51	41	46	2.375

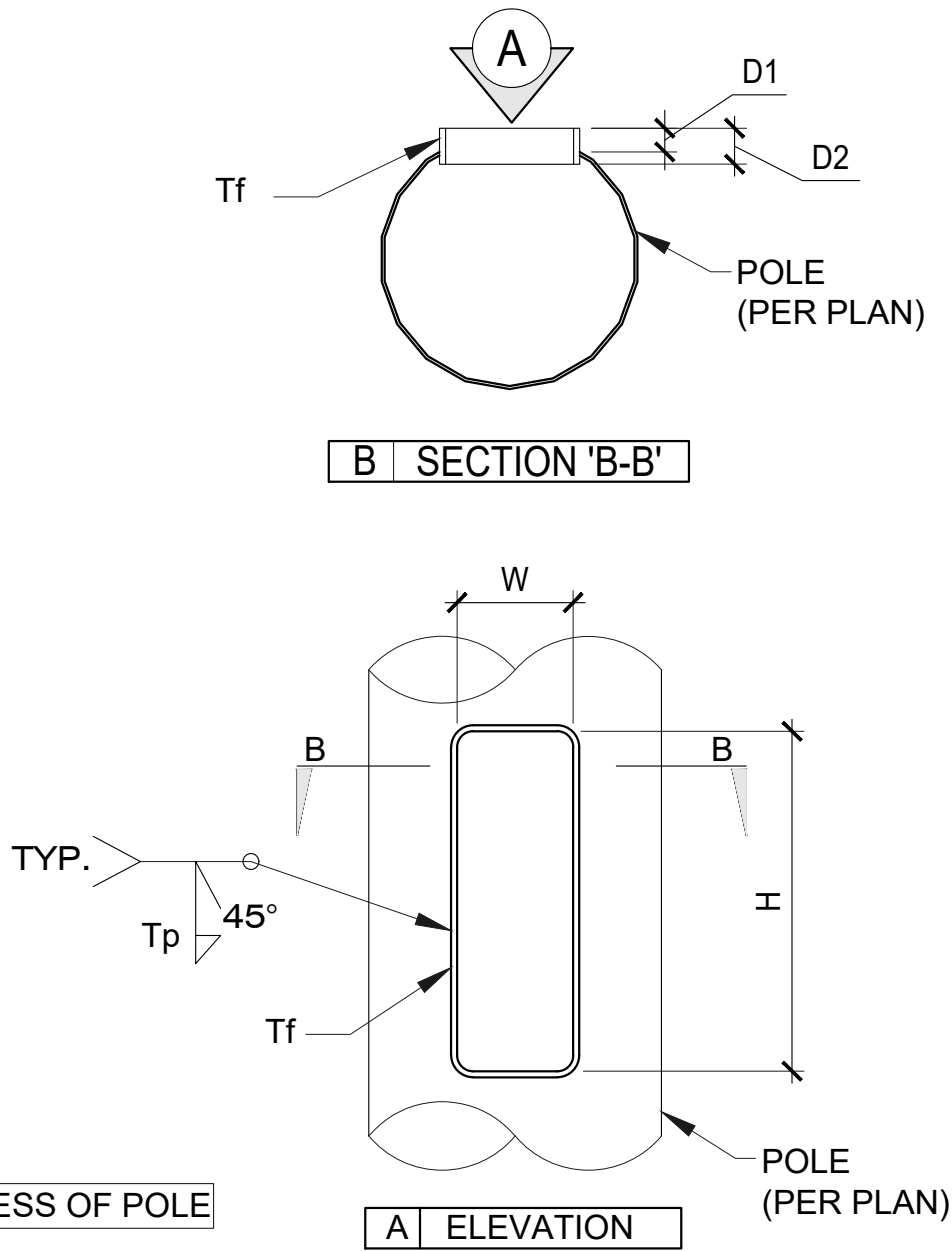
BOLT	GRADE	NO. OF BOLTS	BOLT DIAMETER (IN)	TOTAL LENGTH (IN)	EMBEDMENT (IN)
ANCHOR BOLTS - PIER	A615 GR 75	12	2.25	84	72
ANCHOR BOLTS - MAT	A615 GR 75	12	2.25	72	60

5 BASE PLATE AND ANCHOR BOLTS

SCALE:
N.T.S.

COAX HAND/ACCESS HOLE SCHEDULE

ELEV (AFG)	QTY	W (IN)	H (IN)	AZIMUTH	D1 (IN)	D2 (IN)	Tf (IN)
65'-0"	3	8	22	0°, 120°, 240°	1 1/2	2 1/2	1/2"
48'-0"	3	8	22	0°, 120°, 240°	1 1/2	2 1/2	1/2"
33'-0"	3	8	22	0°, 120°, 240°	1 1/2	2 1/2	1/2"
18'-0"	1	6	18	90°	1 1/2	2 1/2	1/2"
4'-0"	2	10	30	0°, 180°	2 1/2	4 1/2	3/4"

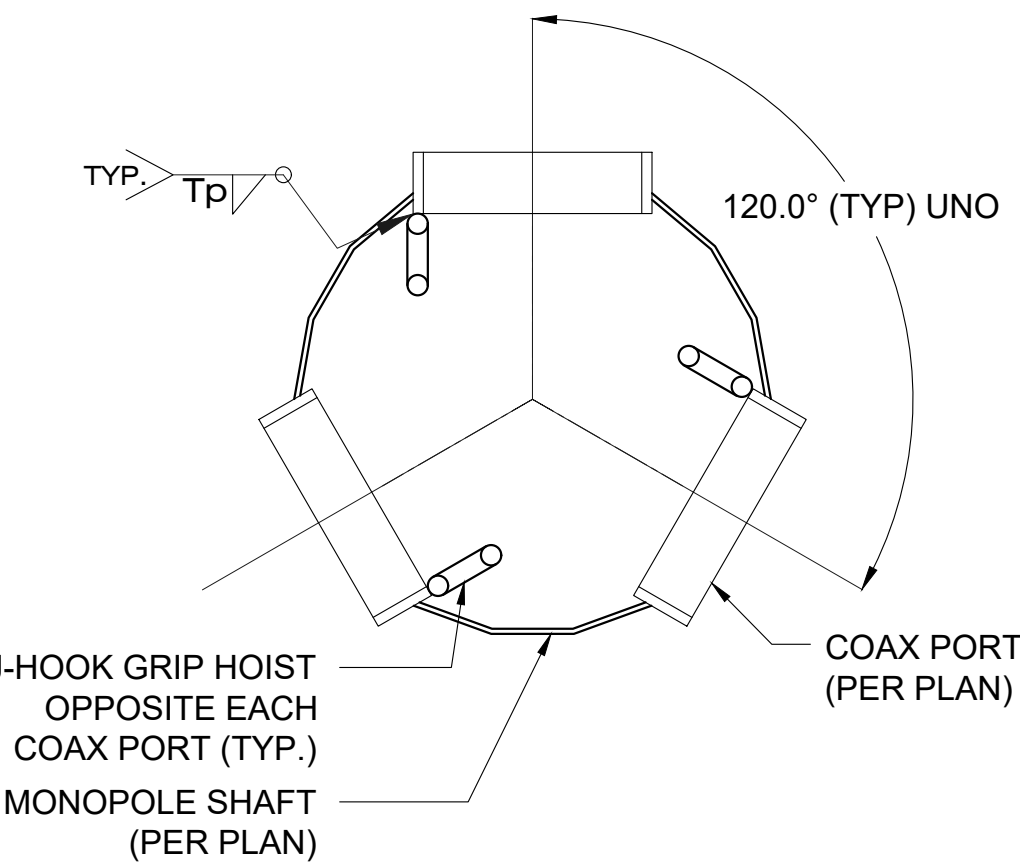


Tp = THICKNESS OF POLE

Tf = THICKNESS OF FLANGE

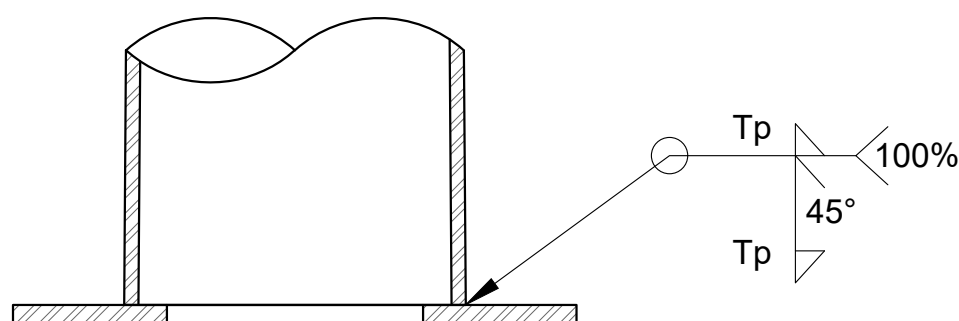
1 COAX HAND HOLES DETAILS

SCALE:
N.T.S.



2 J-HOOK INSIDE POLE AT COAX PORTS

SCALE:
N.T.S.



3 POLE/BASE PLATE CONNECTION

SCALE:
N.T.S.

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PROGRESS LOG

0 /05/14/24/ ISSUED TO CLIENT PB

SHEET NUMBER PROGRESS

PF3

0

DRAWING DATE
May 15, 2024

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PROGRESS LOG

05/14/24 ISSUED TO CLIENT PB

SHEET NUMBER PROGRESS

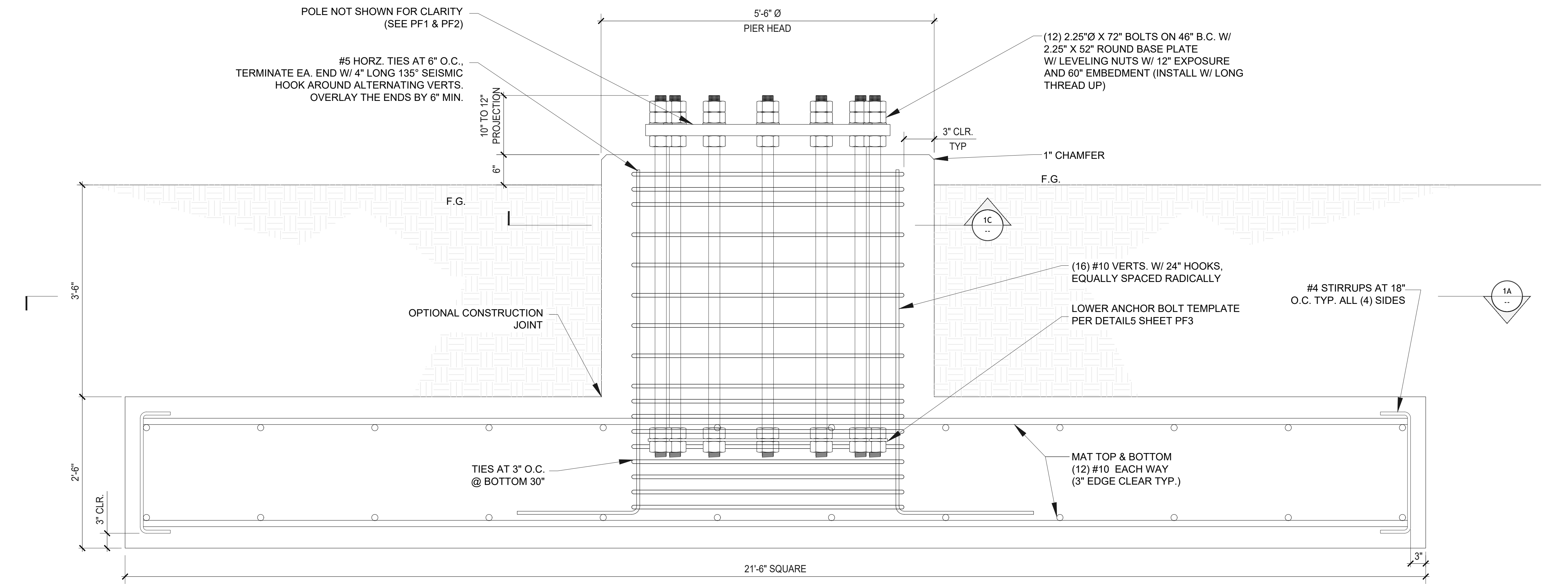
PF4

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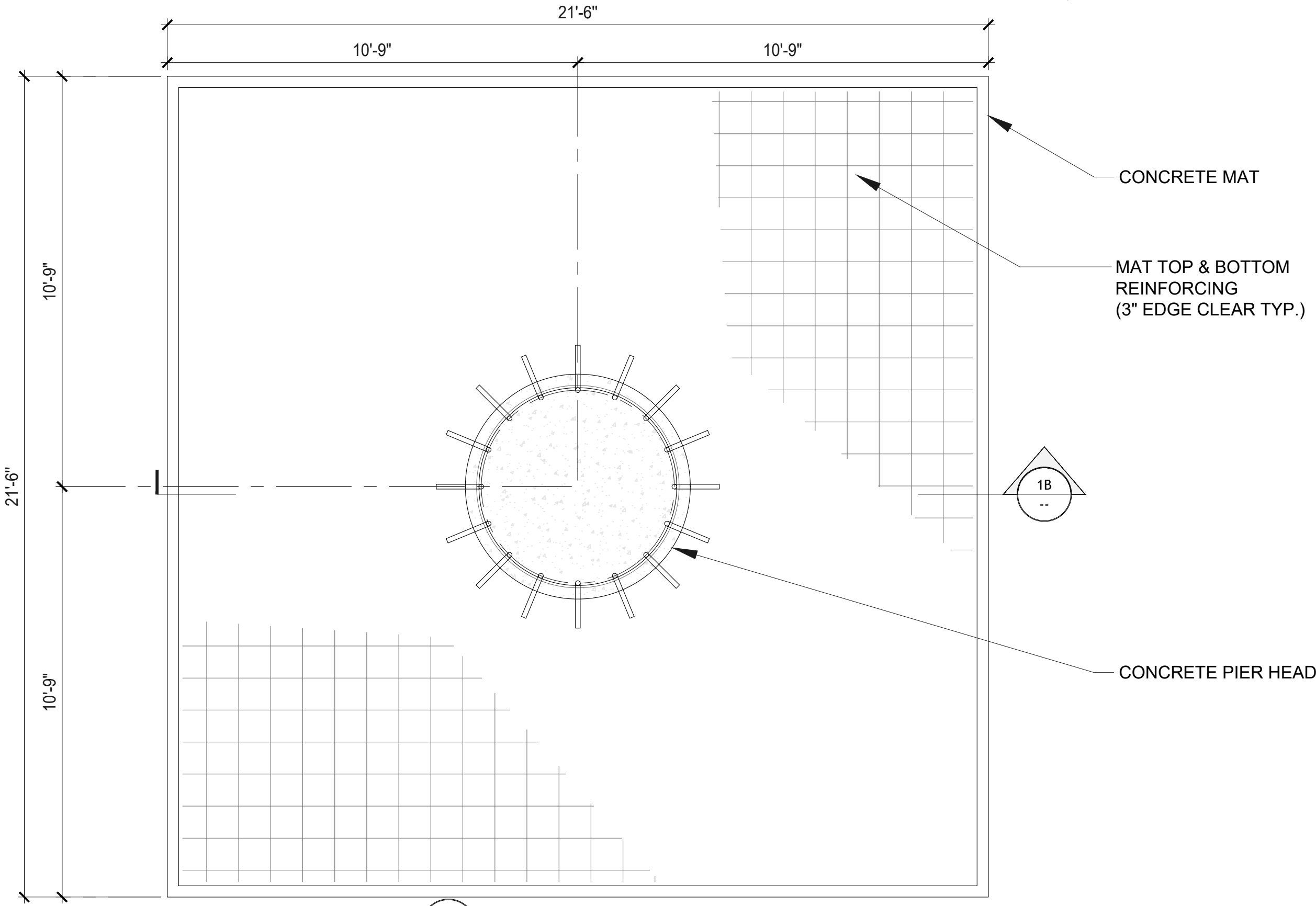
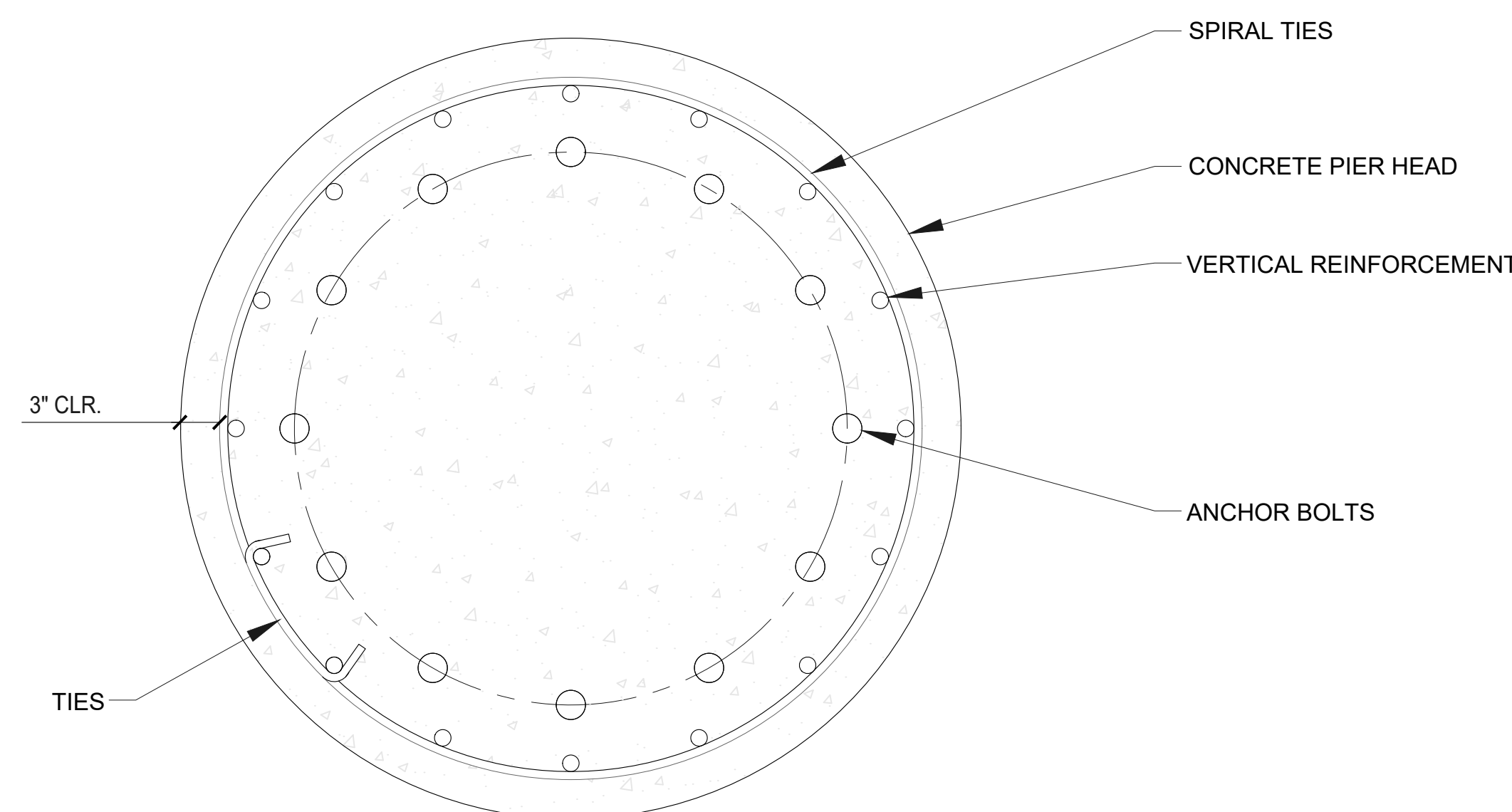
DRAWING DATE

May 15, 2024

SCALE:
N.T.S.



1B MAT FOUNDATION SECTION





PROJECT DATA

75'-0" TALL (TOP OF STEEL)
81'-0" TALL (TOP OF STRUCTURE/DATE PALM FRONDS)
MONOPALM

SHEET INDEX

T-1	PROJECT INFORMATION
GN-1	NOTES & SPECIFICATIONS
S-1	ELEVATION
S-2.0	BASEPLATE & TOP CAP DETAILS
S-2.1	PORT DETAILS
S-3	FOUNDATION

ALTHOUGH RARE, VIBRATIONS SEVERE ENOUGH TO CAUSE DAMAGE CAN OCCASIONALLY OCCUR IN STRUCTURES OF ALL TYPES. BECAUSE THEY ARE INFLUENCED BY MANY INTERACTING VARIABLES, VIBRATIONS ARE GENERALLY UNPREDICTABLE. THE USER'S MAINTENANCE PROGRAM SHOULD INCLUDE OBSERVATION FOR EXCESSIVE VIBRATION AND EXAMINATION FOR ANY STRUCTURAL DAMAGE OR BOLT LOOSENING. THE VALMONT WARRANTY SPECIFICALLY EXCLUDES FATIGUE FAILURE OR SIMILAR PHENOMENA RESULTING FROM INDUCED VIBRATION, HARMONIC OSCILLATION OR RESONANCE ASSOCIATED WITH MOVEMENT OF AIR CURRENTS AROUND THE PRODUCT.

CONTACT INFORMATION

MANUFACTURER:

valmont TELECOM Larson®
1501 S. EUCLID AVE. TUCSON, AZ 85713
PHONE: (520) 294-3900
FAX: (520) 741-3486

DESIGNED BY:	JSL
DRAWN BY:	PSW
CHECKED BY:	AAS

REV	DATE	DESCRIPTION	BY
A	5-28-25	PRELIMINARY	PSW
0	6-11-25	FINAL	PSW

SHEET TITLE
PROJECT INFORMATION

SHEET NUMBER
T-1

GENERAL DESIGN NOTES:

STRUCTURAL DESIGN IS BASED ON THE 2022 CALIFORNIA BUILDING CODE AND THE TIA-222-H STANDARD

DESIGN LOADS:

WIND: WIND SPEED = 96 MPH (3-SEC GUST) PER THE ASCE 7-16 STANDARD
RISK CATEGORY / STRUCTURE CLASS: II
EXPOSURE: C
TOPOGRAPHIC CATEGORY: 1
CREST HEIGHT: 0 FT
ELEVATION: 1468.7 FT ABOVE SEA LEVEL

ICE: NONE PER THE TIA-222-H STANDARD

SEISMIC:

IMPORTANCE FACTOR: 1.00
RISK CATEGORY / STRUCTURE CLASS: II
MAPPED SPECTRAL RESPONSE ACCELERATIONS:
S_s = 1.392g, S₁ = 0.515g
SITE CLASS: C
SPECTRAL RESPONSE COEFFICIENTS:
S_{DS} = 1.114g, S_{D1} = 0.510g
SEISMIC DESIGN CATEGORY: D
BASIC SEISMIC-FORCE-RESISTING-SYSTEM:
TELECOMMUNICATION TOWER: STEEL POLE
SEISMIC RESPONSE COEFFICIENT, Cs: 0.201
SEISMIC BASE SHEAR, Vs: 2.901 K
RESPONSE MODIFICATION FACTOR, R: 1.5
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

STRUCTURAL STEEL:

- POLYGONAL MONOPOLE SHAFT STEEL SHALL CONFORM w/ ASTM A572 GR. 65, U.N.O.
- STEEL FOR BASEPLATES UP TO 2" THICK SHALL CONFORM W/ ASTM A572 GR. 55. STEEL FOR BASEPLATES OVER 2" THICK SHALL CONFORM W/ ASTM A572 GR. 50.
- ALL STEEL PIPE SHALL CONFORM w/ ASTM A53 GR. B (35 KSI), U.N.O.
- ALL STEEL RECTANGULAR TUBES (HSS) SHALL CONFORM w/ ASTM A500 GR. B (46 KSI), U.N.O.
- REINFORCED PORT STEEL SHALL CONFORM w/ ASTM A572 GR. 65, U.N.O.
- ALL OTHER STEEL SHAPES & PLATES SHALL CONFORM w/ ASTM A36, U.N.O.
- ALL BOLTS FOR STEEL-TO-STEEL CONNECTIONS SHALL CONFORM w/ ASTM F3125 GR. A325, U.N.O.
- ALL ANCHOR BOLTS SHALL CONFORM w/ ASTM A615 GR. 75, U.N.O.
- ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE w/ THE LATEST VERSION OF THE AMERICAN WELDING SOCIETY AWS D1.1. STEEL WELDS SHALL BE BY E70XX LOW HYDROGEN ELECTRODES, U.N.O.
- ALL STEEL SURFACES SHALL BE GALVANIZED IN ACCORDANCE w/ ASTM A123 AND ASTM F2329 STANDARDS.
- ALL BOLTED CONNECTIONS SHALL BE TIGHTENED PER THE "TURN-OF-NUT" METHOD AS DEFINED BY AISC.

BASE DESIGN REACTIONS:

MOMENT, M = 1094 K-FT (1.0 WIND)
SHEAR, V = 17 K (1.0 WIND)
AXIAL, P = 17 K (1.2 DEAD)

SPECIAL INSPECTIONS:

- STEEL FABRICATION SHALL BE DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED AS REQUIRED BY THE BUILDING OFFICIAL TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. ALTERNATIVELY, SPECIAL INSPECTION OF MATERIALS, WELDING, AND FABRICATION PROCEDURES SHALL BE REQUIRED FOR FABRICATION BY AN UNAPPROVED FABRICATOR.
- NO FIELD WELDING SHALL BE PERMITTED
- THE FOLLOWING SPECIAL INSPECTIONS SHALL BE REQUIRED PER CHAPTER 17 OF THE BUILDING CODE:
 - PERIODIC SPECIAL INSPECTION OF HIGH-STRENGTH BOLTING (WHEN APPLICABLE)
 - PERIODIC SPECIAL INSPECTION OF PLACEMENT OF REINFORCING STEEL
 - CONTINUOUS SPECIAL INSPECTION OF ANCHOR BOLTS PRIOR TO AND DURING CONCRETE PLACEMENT
 - CONTINUOUS SPECIAL INSPECTION OF CONCRETE PLACEMENT
 - CONTINUOUS SPECIAL INSPECTION OF DRILLING OPERATIONS FOR PIER FOUNDATIONS
 - CONTINUOUS SPECIAL INSPECTION TO VERIFY LOCATION, PLUMBNESS, DIAMETER, AND LENGTH OF PIER FOUNDATIONS
- SPECIAL INSPECTION IS NOT REQUIRED FOR WORK OF A MINOR NATURE OR AS WARRANTED BY CONDITIONS IN THE JURISDICTION AS APPROVED BY THE BUILDING OFFICIAL. THUS, SPECIAL INSPECTION ITEMS ABOVE MAY BE WAIVED AS DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.

STRUCTURAL OBSERVATION:

NO STRUCTURAL OBSERVATION IS REQUIRED.

DISCLAIMERS:

- ALL STRUCTURAL COMPONENTS TO BE CONNECTED TOGETHER SHALL BE COMPLETELY FIT UP ON THE GROUND OR OTHERWISE VERIFIED FOR COMPATIBILITY PRIOR TO LIFTING ANY COMPONENT INTO PLACE. REPAIRS REQUIRED DUE TO FIT-UP OR CONNECTION COMPATIBILITY PROBLEMS AFTER PARTIAL ERECTION ARE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.
- WHERE EFFECTIVE PROJECTED AREAS (EPA) ARE USED, IT IS THE RESPONSIBILITY OF OTHERS TO VERIFY INSTALLED EQUIPMENT DOES NOT EXCEED LISTED EPA.

NOTES & SPECIFICATIONS

SHEET TITLE
NOTES &
SPECIFICATIONS

SHEET NUMBER
GN-1

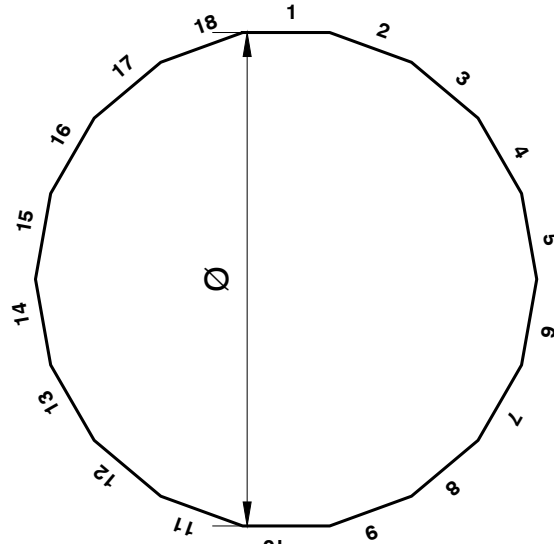
DESIGN LOADING		
ELEVATION	QTY	APPURTENANCE
66'-0" TO 81'-0"	65	7' TO 10' DATE PALM FRONDS
71'-0"	N/A	225 SQ. FT./3,375 LBS EPA
61'-0"	N/A	175 SQ. FT./2,625 LBS EPA

APPURTENANCES

SCALE:
NTS

1

MONOPOLE SECTION CHART						
SECTION	LENGTH	TOP Ø	BOTTOM Ø	THICKNESS	SLIP SPlice LENGTH	WEIGHT
1	30.00'	20.0000"	26.8919"	0.2500"	4.5'	2004 LBS
2	30.00'	25.3581"	32.2500"	0.2500"	5.5'	2313 LBS
3	24.00'	30.4865"	36.0000"	0.28125"	---	3402 LBS



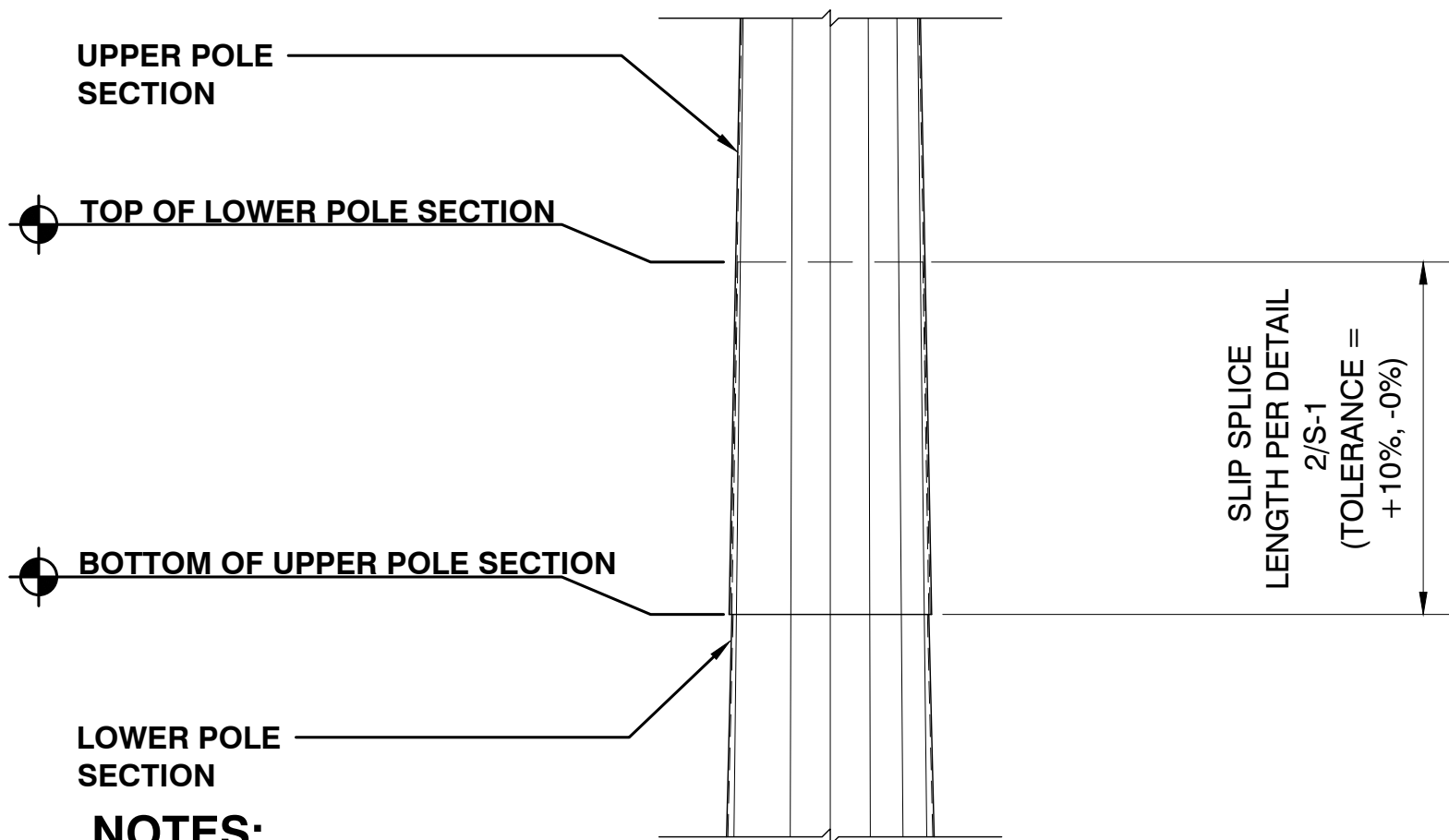
NOTES:

- SECTION WEIGHT INCLUDES PORTS, LOWEST SECTION WEIGHT INCLUDES BASEPLATE WEIGHT.
- DESIGN TAPER = 0.1149 in/ft.
- WEIGHTS LISTED IN THIS CHART ARE RAW STEEL WEIGHTS. FINAL WEIGHTS MAY BE UP TO 22% GREATER DUE TO GALVANIZING AND OTHER MISCELLANEOUS ITEMS.
- DIAMETER OF POLE SECTIONS AT LAP SPLICES MAY BE ADJUSTED BY UP TO 0.06" TO ACCOUNT FOR THE THICKNESS OF THE COATINGS.

POLE SECTIONS

SCALE:
NTS

2



NOTES:

- SLIP SPlice MINIMUM LENGTH EQUALS 1.5 TIMES THE INSIDE WIDTH (FLAT TO FLAT) OF THE UPPER POLE SECTION.
- POLE MANUFACTURER TO PROVIDE PROVISIONS FOR JACKING FORCES TO BE APPLIED AT SPLICES.
- SPLICES SHALL BE JACKED TOGETHER TO OBTAIN A TIGHT EVEN JOINT REGARDLESS OF THE SPlice LENGTH OBTAINED DURING INITIAL FIT UP.
- JACKING FORCES SHALL BE INCREASED UNTIL NO ADDITIONAL MOVEMENT OCCURS.

POLE SPlice DETAILS

SCALE:
NTS

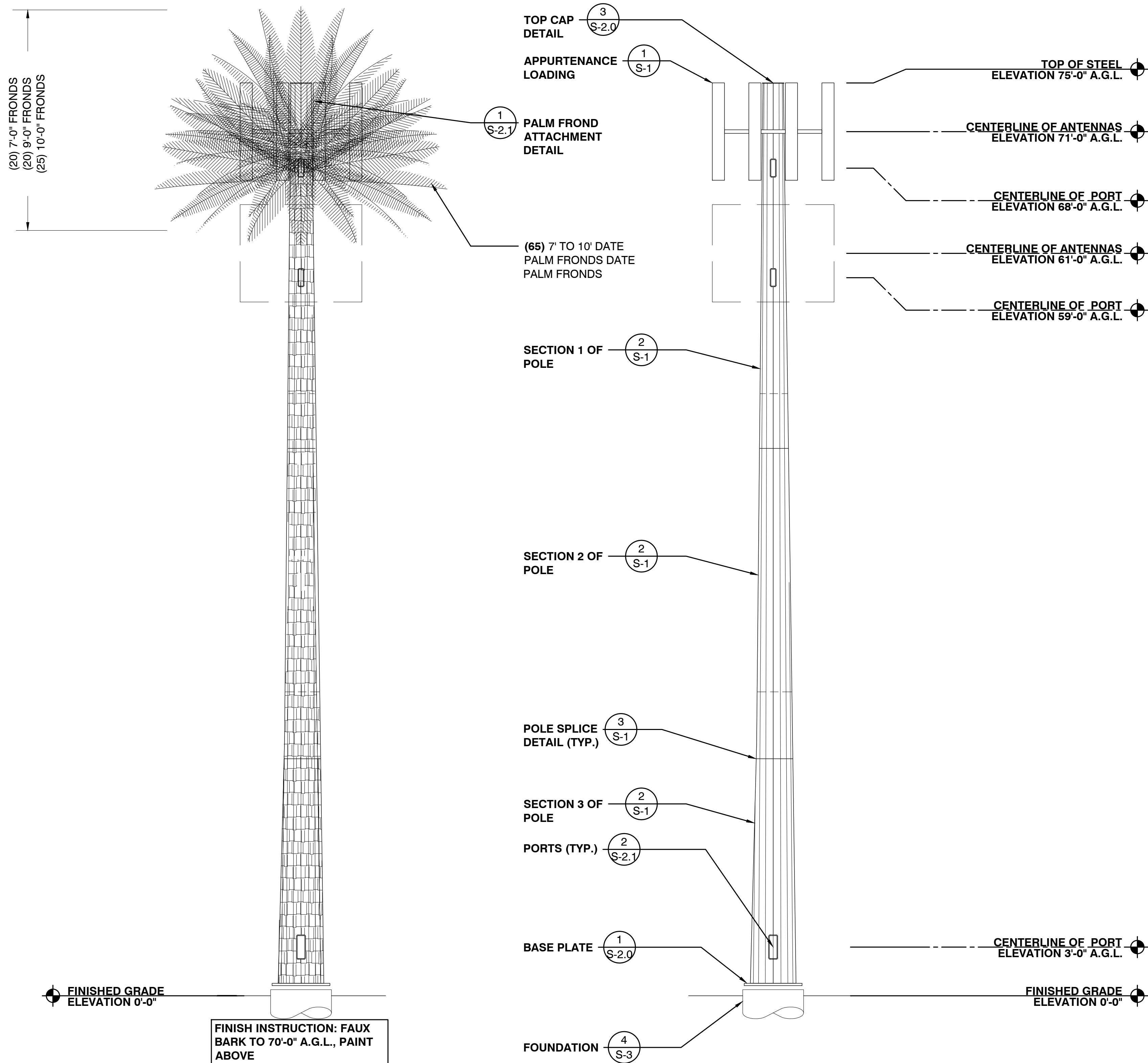
3

ELEVATIONS

SCALE:
NTS

4

NOTE: DATE PALM FRONDS, ANTENNAS, RADIOS AND CORRESPONDING EQUIPMENT ARE DESIGNED BY OTHERS AND SHOWN FOR ILLUSTRATIVE PURPOSES AND STRUCTURAL COMPLIANCE FOR LOADS IMPOSED TO BASE METAL.



MANUFACTURER:

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TELECOM

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FAX: (520) 741-3488

DESIGNED BY: JSL

DRAWN BY: PSW

CHECKED BY: AAS

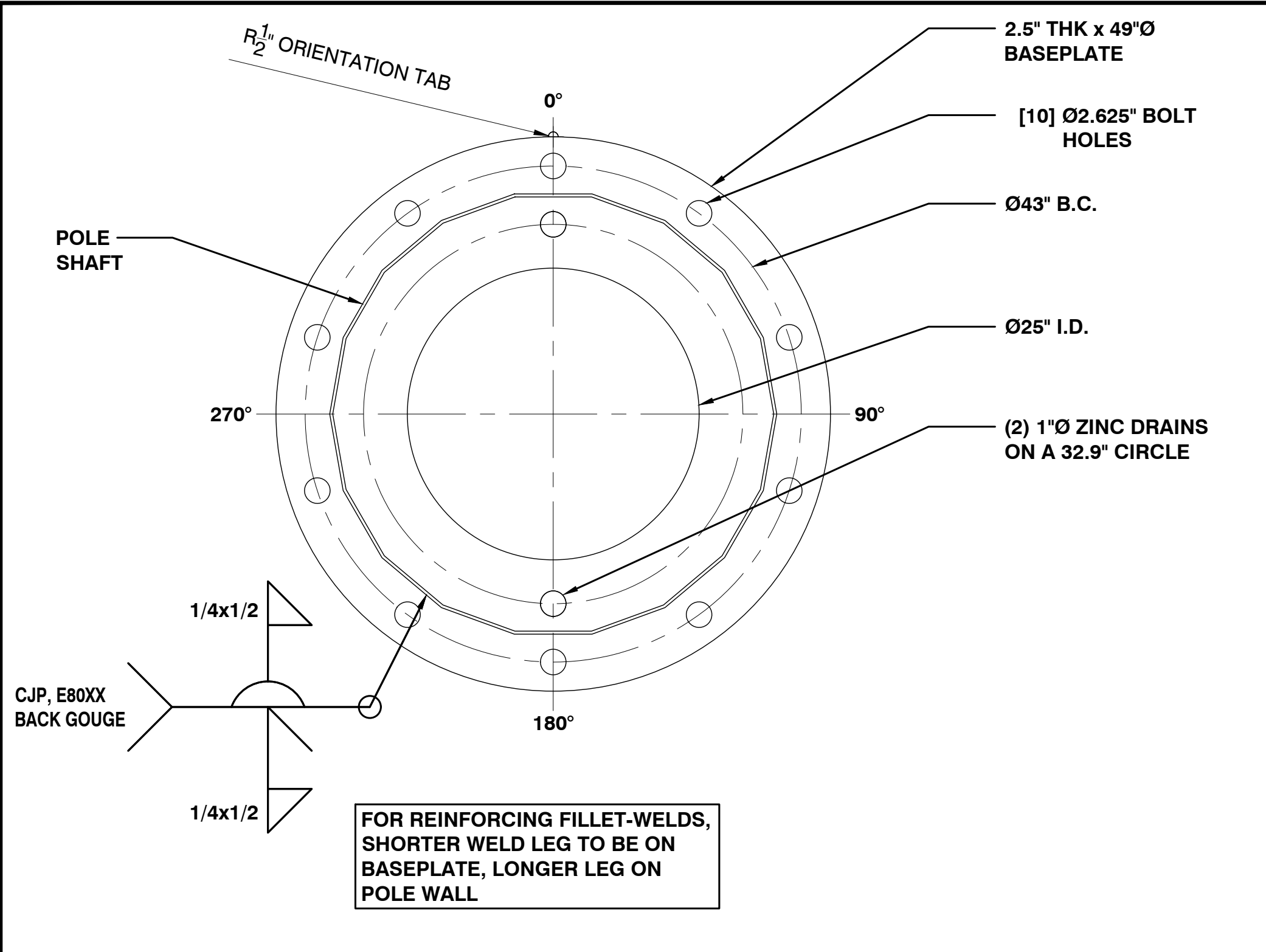
REV	DATE	DESCRIPTION	BY
A	5-28-25	PRELIMINARY	PSW
0	6-11-25	FINAL	PSW

SHEET TITLE

ELEVATION

SHEET NUMBER

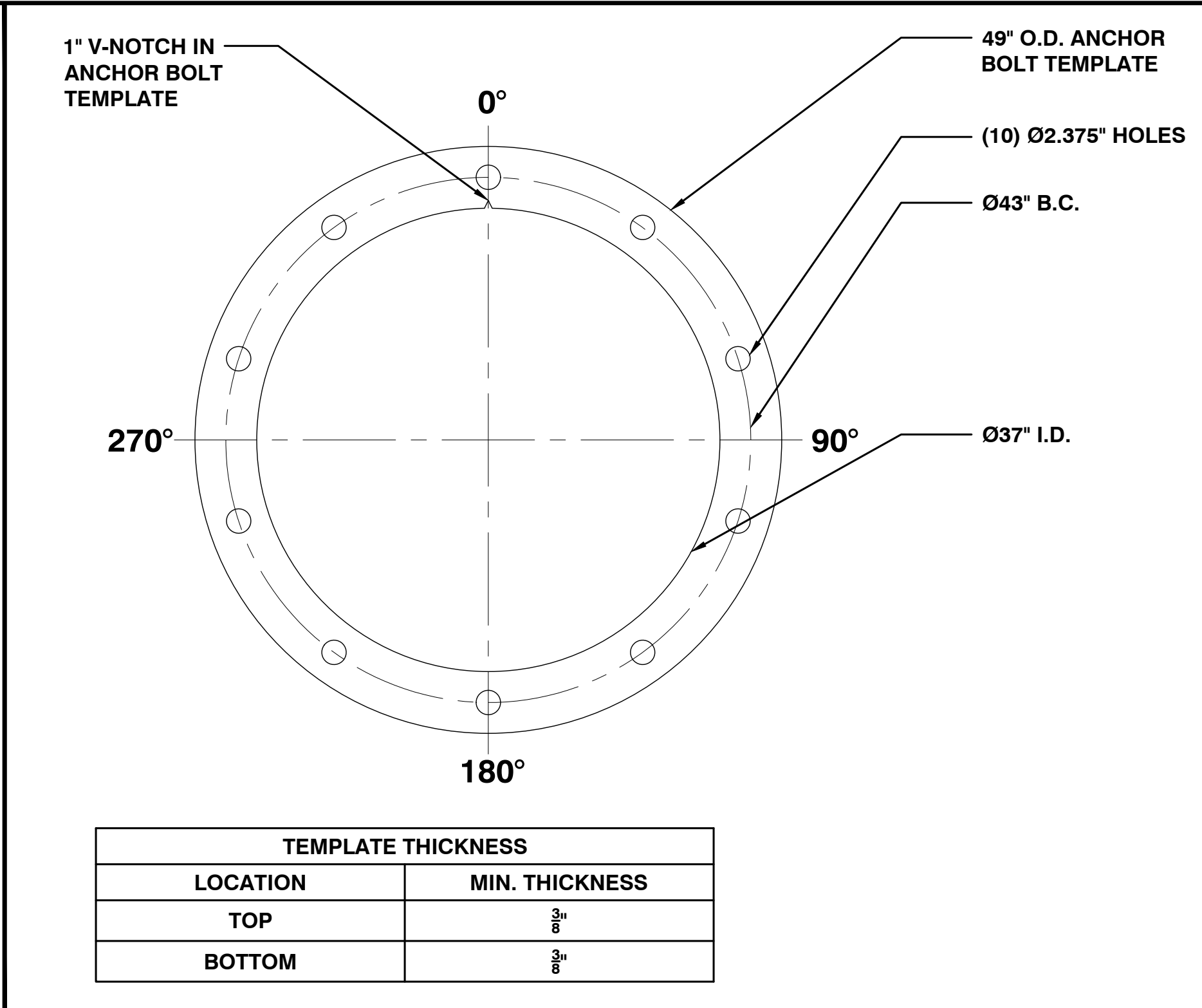
S-1



BASEPLATE DETAIL

SCALE:
NTS

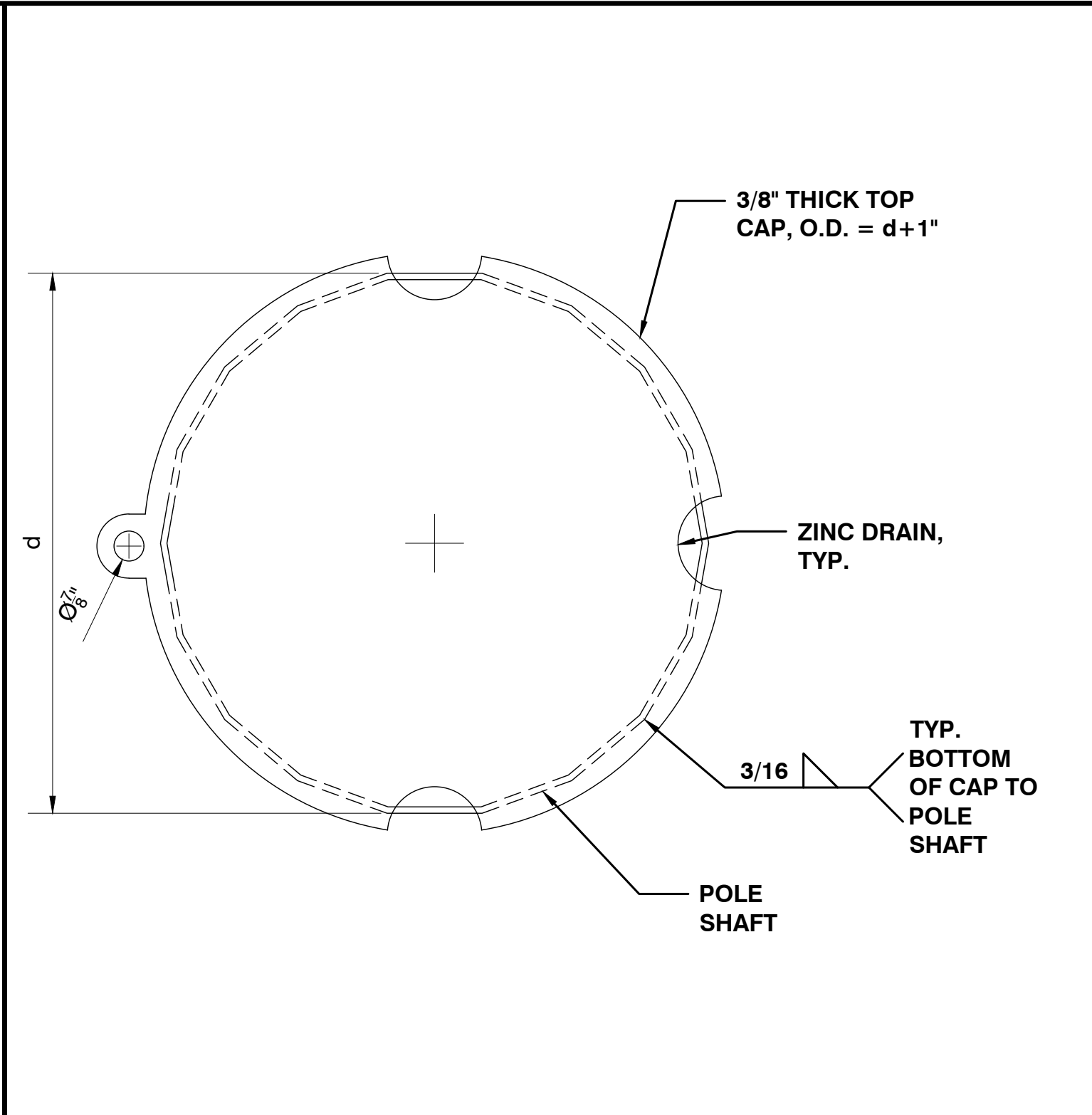
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ANCHOR BOLT TEMPLATE DETAIL

SCALE:
NTS

2



TOP CAP DETAIL

SCALE:
NTS

3

NOT USED

SCALE:
NTS

4



MANUFACTURER:

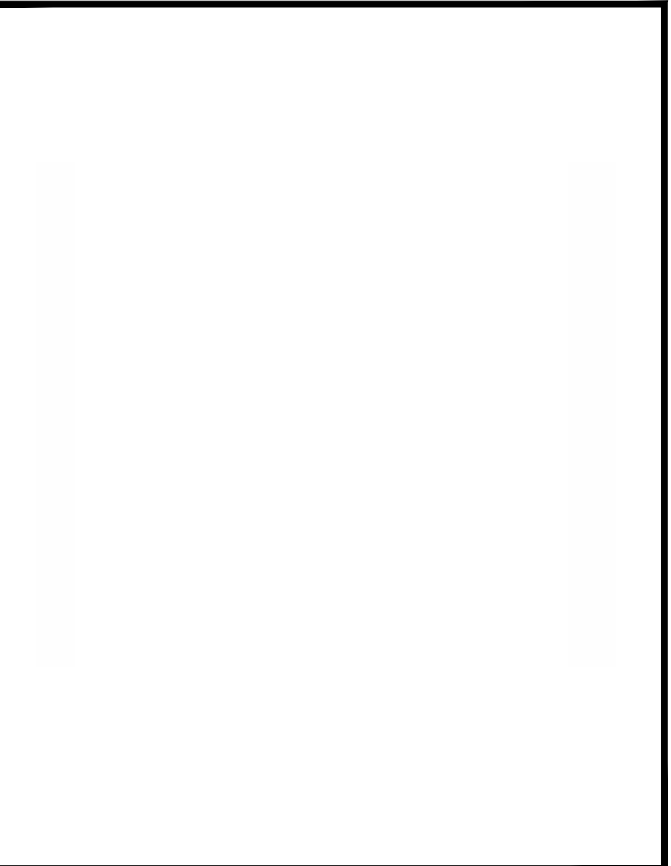
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DESIGNED BY:	JSL
DRAWN BY:	PSW
CHECKED BY:	AAS

REV	DATE	DESCRIPTION	BY
A	5-28-25	PRELIMINARY	PSW
0	6-11-25	FINAL	PSW

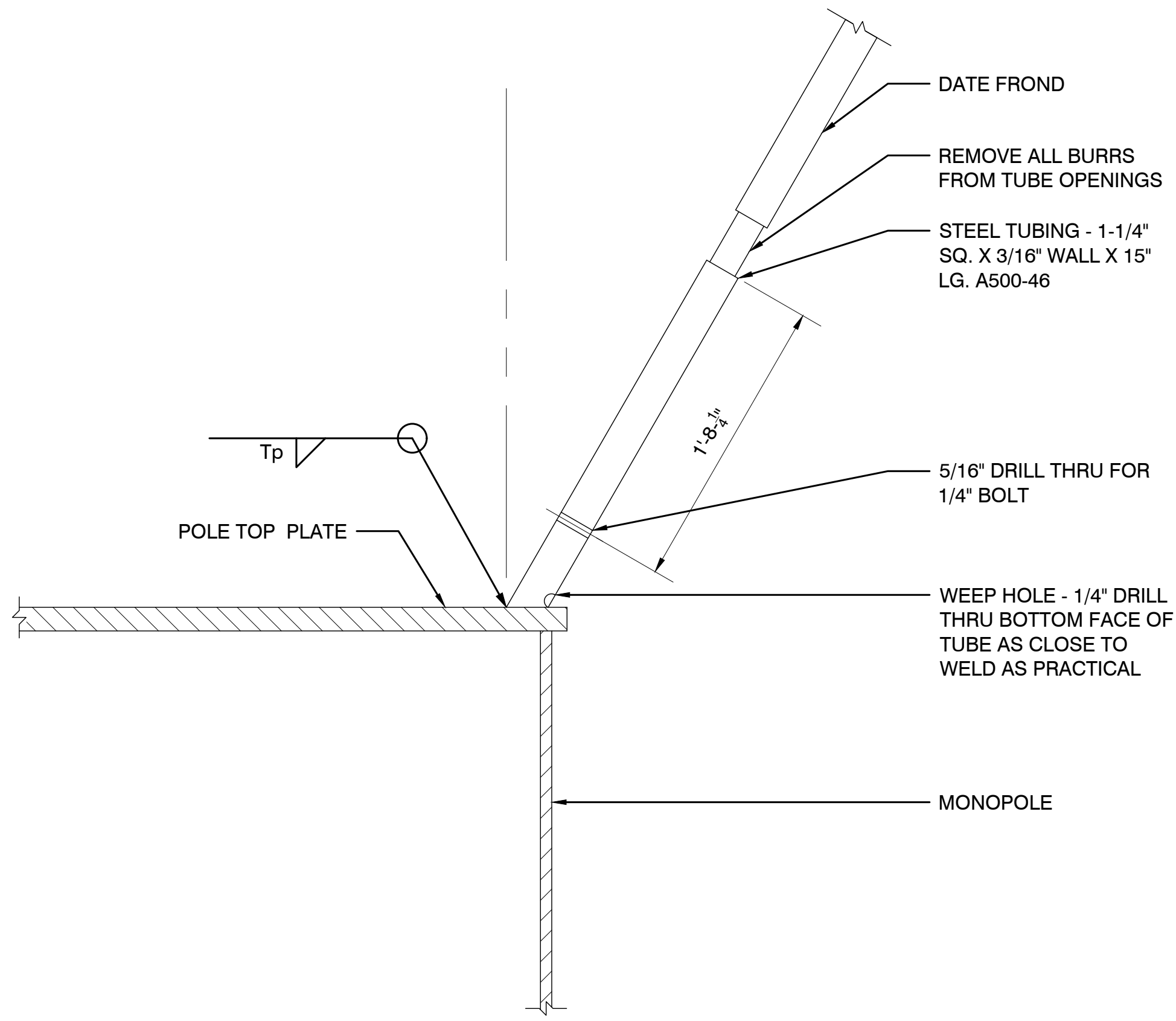


SHEET TITLE

BASEPLATE & TOP CAP
DETAILS

SHEET NUMBER

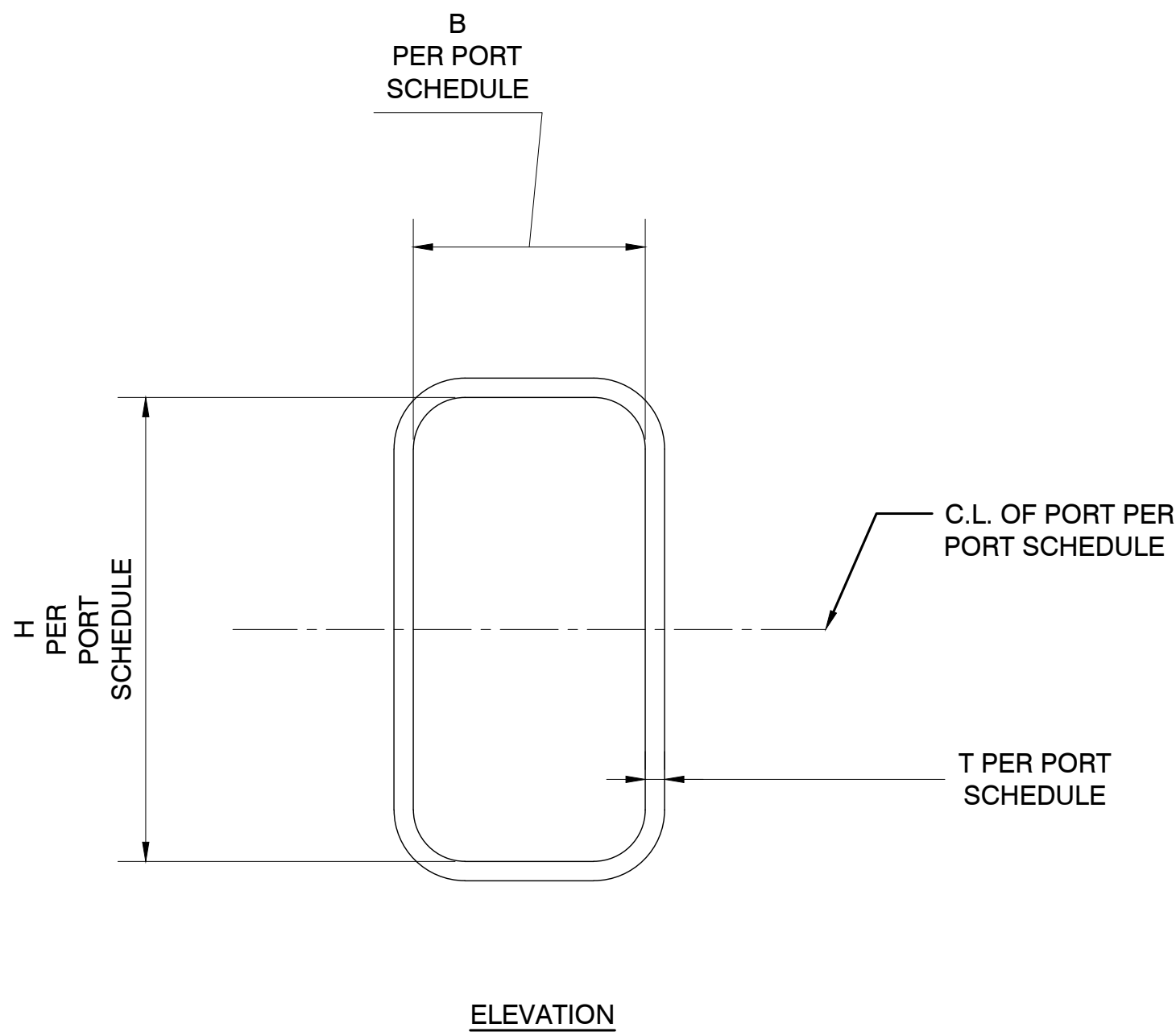
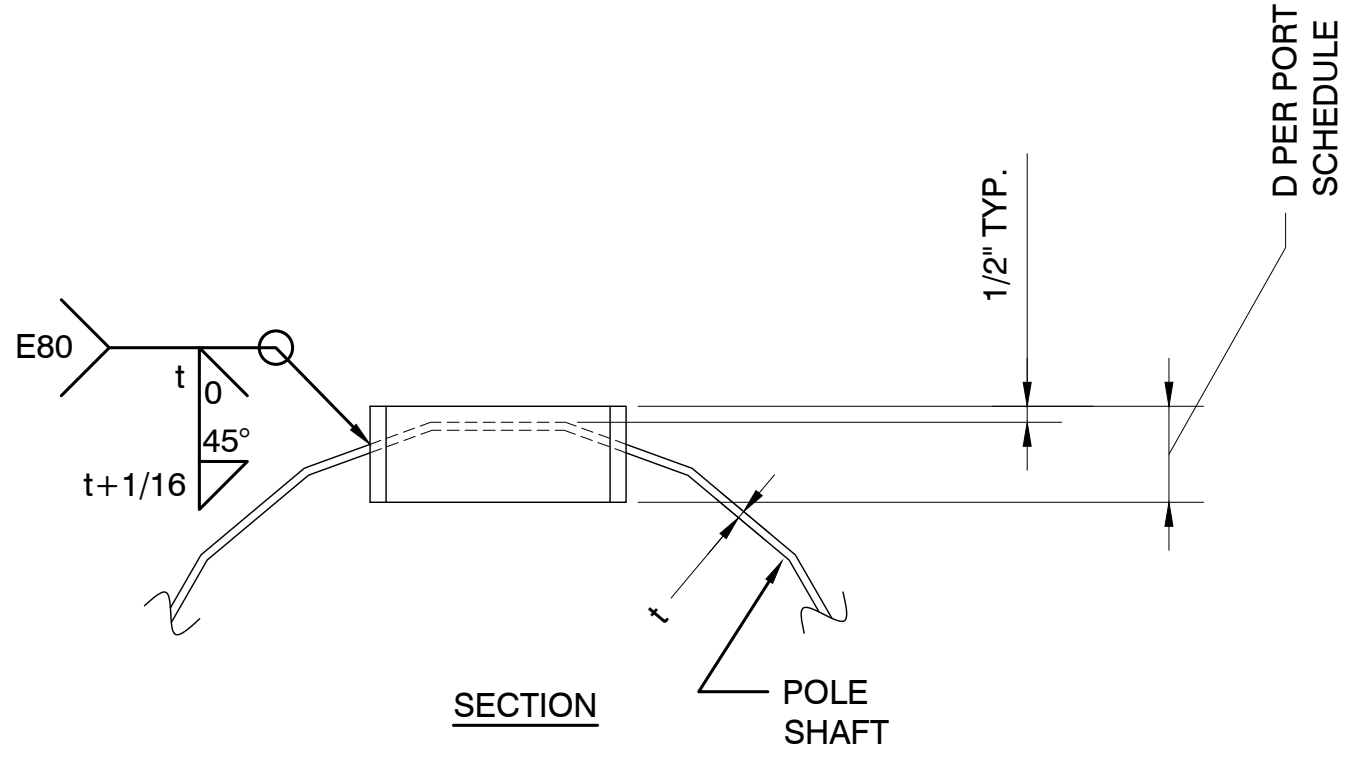
S-2.0



NOTE: Tp = THICKNESS OF POLE

PORT SCHEDULE					
C.L. ELEVATION	PORT SIZE (B x H)	D	T	QTY	AZIMUTHS
68'-0"	6"x18"	2.72"	0.47"	3	0°/120°/240°
59'-0"	6"x18"	2.72"	0.47"	3	0°/120°/240°
3'-0"	9"x24"	3.62"	1.00"	2	0°/180°

NOTE: FOR POLE SHAFT THICKNESS, t, SEE DTL 2/S1



FROND RECEIVER DETAIL

SCALE: NTS

1

PORT DETAIL

SCALE: NTS

2

MANUFACTURER:

valmont TELECOM **Larson**

1501 S. EUCLID AVE. TUCSON, AZ 85713
PHONE: (520) 294-3900
FAX: (520) 741-3488

DESIGNED BY:	JSL
DRAWN BY:	PSW
CHECKED BY:	AAS

REV	DATE	DESCRIPTION	BY
A	5-28-25	PRELIMINARY	PSW
0	6-11-25	FINAL	PSW

SHEET TITLE

PORT DETAILS

SHEET NUMBER

S-2.1

GENERAL DESIGN NOTES:

1. FOUNDATION DESIGN IS BASED UPON THE 2022 CALIFORNIA BUILDING CODE.

DESIGN LOADS:

1. THIS FOUNDATION IS DESIGNED TO SUPPORT THE 75'-0" TALL, MONOPALM TOWER DESIGNED BY PINNACLE CONSULTING, INC. (JOB NO. 632232).
2. FACTORED BASE REACTIONS PROVIDED BY TOWER DRAWINGS ARE:
a. MOMENT = 1094 FT-KIPS (1.0 WIND)
b. SHEAR = 17 KIPS (1.0 WIND)
c. AXIAL = 17 KIPS (1.2 DEAD)

FOUNDATION NOTES:

1. FOUNDATION IS DESIGNED IN ACCORDANCE WITH RECOMMENDATIONS PROVIDED IN GEOTECHNICAL ENGINEERING REPORT NO. GEO25-25051-08 BY DELTA OAKS GROUP DATED MARCH 27, 2025. REFER TO REPORT FOR ADDITIONAL INFORMATION.

MATERIAL NOTES:

1. ANCHOR BOLTS: ASTM A615, GRADE 75
STEEL PLATE (TEMPLATES): ASTM A36 (OR BETTER) UNLESS NOTED OTHERWISE
2. CONCRETE:
a. 28 DAY COMPRESSIVE STRENGTH (f_c) OF 4000 PSI
b. TYPE II PORTLAND CEMENT
c. 3/4" MAXIMUM AGGREGATE SIZE
3. REINFORCING STEEL: ASTM A615, GRADE 60

FOUNDATION SPECIAL INSPECTIONS:

1. SPECIAL INSPECTIONS ARE REQUIRED PER IBC CHAPTER 17 FOR THE FOLLOWING ITEMS:
a. PERIODIC INSPECTION OF REINFORCING STEEL TO VERIFY SIZE AND PLACEMENT.
b. PERIODIC INSPECTION OF ANCHOR BOLTS TO VERIFY SIZE AND PLACEMENT.
c. CONTINUOUS INSPECTION OF CONCRETE PLACEMENT TO VERIFY PROPER PLACEMENT TECHNIQUES.
d. CONTINUOUS SPECIAL INSPECTION OF DRILLING OPERATIONS FOR DRILLED PIER FOUNDATIONS
e. CONTINUOUS SPECIAL INSPECTION TO VERIFY LOCATION, PLUMBNESS, DIAMETER, AND LENGTH OF PIER FOUNDATIONS.

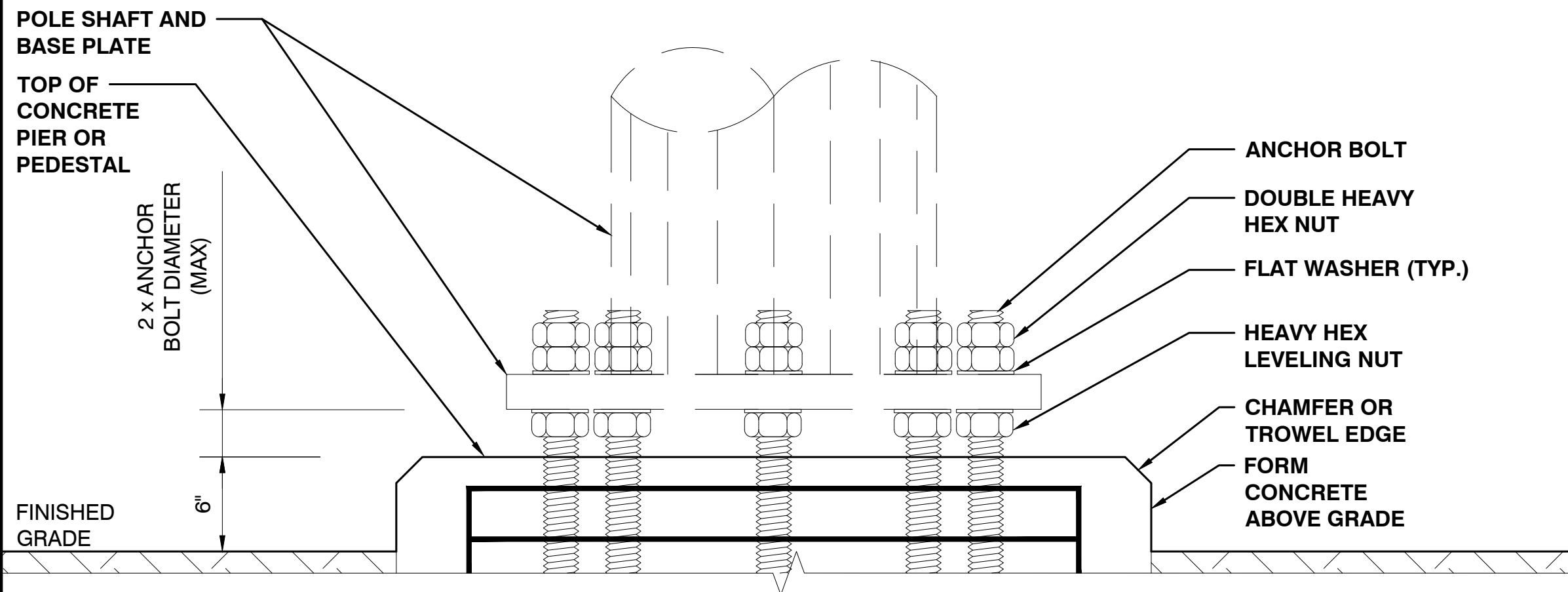
GENERAL CONSTRUCTION NOTES:

1. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE" AND WITH THE LATEST REVISION OF ACI-318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".

FOUNDATION NOTES

SCALE:
NTS

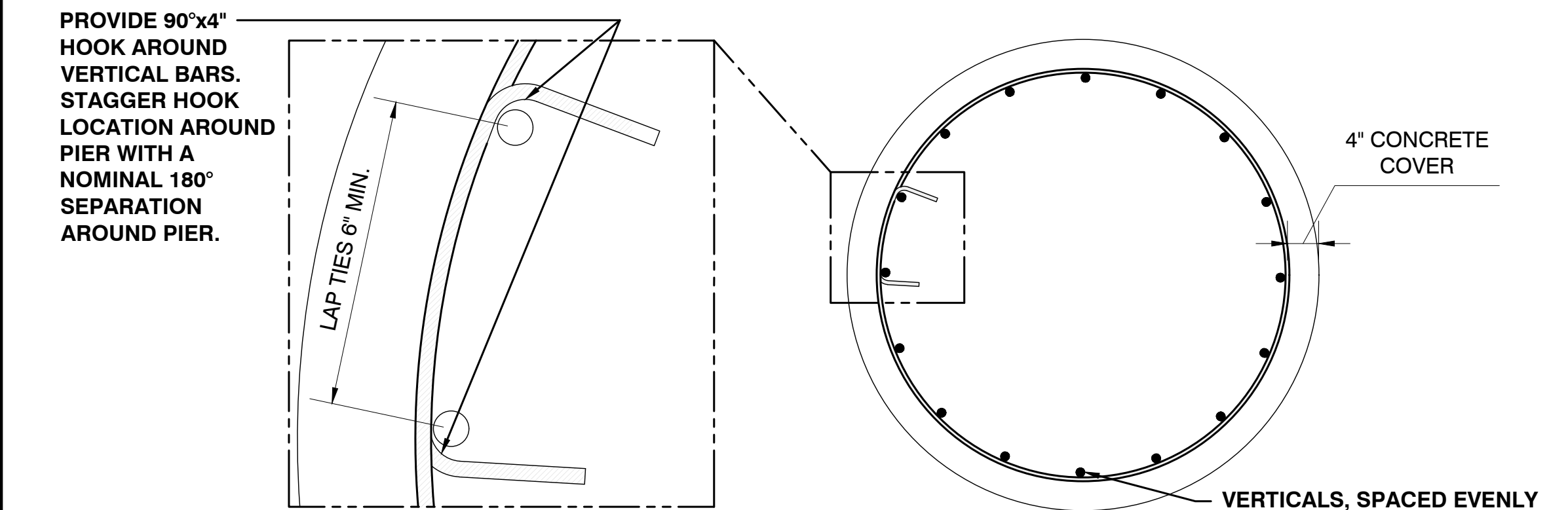
1



BASE DETAIL

SCALE:
NTS

2



HOOKED TIE DETAIL

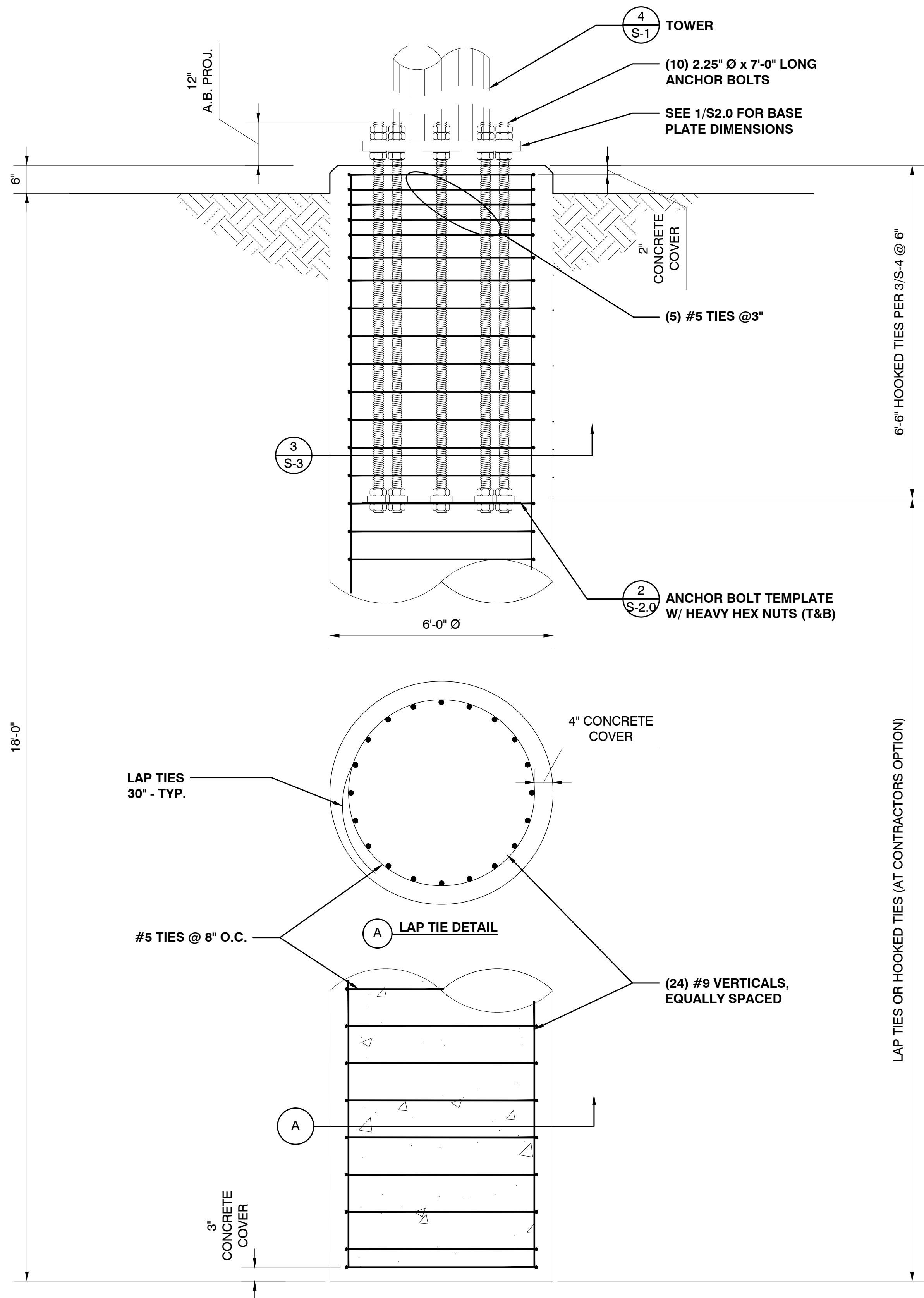
SCALE:
NTS

3

FOUNDATION DETAIL

SCALE:
NTS

4



MANUFACTURER:

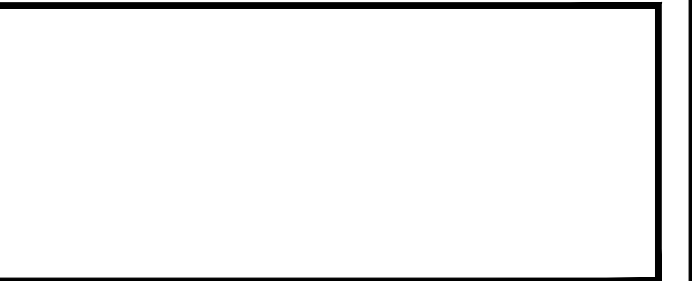
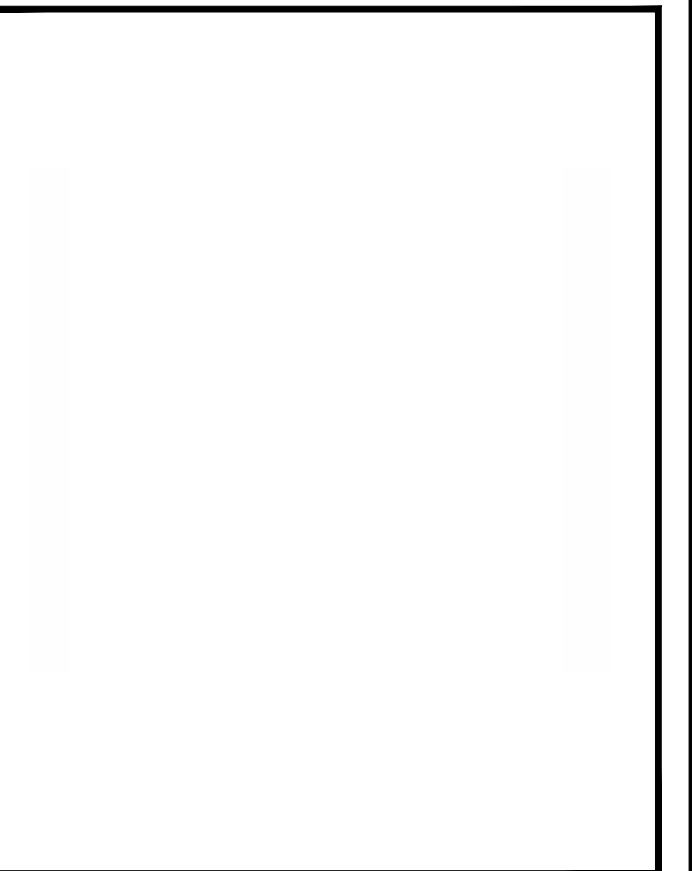
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DESIGNED BY:	JSL
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REV	DATE	DESCRIPTION	BY
A	5-28-25	PRELIMINARY	PSW
0	6-11-25	FINAL	PSW



SHEET TITLE

FOUNDATION

SHEET NUMBER

S-3