



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: November 6, 2014

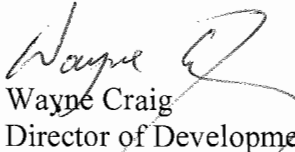
From: Wayne Craig
Director of Development

File: DV14-676341
TE14-672413

Re: Application by Rogers Communications Inc. for a Development Variance Permit
at 11771 Fentiman Place

Staff Recommendations

1. That a Development Variance Permit be issued which would vary the provisions of "Richmond Zoning Bylaw 8500" to increase the maximum accessory structure height in the "Health Care (HC)" zoning district from 12 m (39.3 ft.) to 21 m (68.9 ft.) in order to permit the installation of a temporary telecommunications antenna pole at 11771 Fentiman Place; and
2. That Richmond City Council grant concurrence to the proposed temporary telecommunications antenna pole installation for the site located at 11771 Fentiman Place for period of time extending up until December 31, 2017.


Wayne Craig
Director of Development

MM:blg
Att. (4)

Staff Report

Origin

Rogers Communications Inc. has applied to the City of Richmond for permission to vary Richmond Zoning Bylaw 8500 to increase the maximum height for an accessory structure in the Health Care (HC) zone from 12 m (39.3 ft.) to 21 m (68.9 ft.) in order to permit the construction of a temporary cellular telecommunications antenna pole for the site located at 11771 Fentiman Place.

The proposed temporary antenna installation will consist of the 21 m (68.9 ft.) antenna pole within a fenced compound with a site area of 41 m² (441 sq ft.) containing related telecom equipment to be located near the south (rear) part of the site.

The applicant has been operating antennas on the rooftop of the seven (7) storey Richmond Lions Manor on the site for approximately 12 years. The original building was built in 1972, serving as a residential care facility. Vancouver Coastal Health (VCH) has determined the building was no longer adequate to meet the care needs of residents, and thus have vacated the building which is planned to be demolished this December (Attachment 2).

The temporary antenna pole will accommodate cellular antenna infrastructure to provide cellular communications service in the surrounding area for up to three (3) years as the site is redeveloped by VCH. Staff have requested further information about the future redevelopment of the site from VCH but have not received any more information from VCH than the above-noted letter from VCH. Staff will continue to try and work with VCH staff to determine the future plans for the site and inform Council accordingly.

Development Information

Please refer to the attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant bylaw requirements.

Background

Development surrounding the subject site is as follows:

- To the north, single-family homes zoned "Single Detached (RS1/A and RS1/E)".
- To the east, single-family homes zoned "Single Detached (RS1/A and RS1/E)".
- To the south, Steveston Park zoned "School and Institution Use (SI)".
- To the west, three (3) storey apartments zoned "Medium Density Low Rise Apartments (RAM1)".

Staff Comments

As VCH works on the long-term re-development of the site, VCH has agreed to allow the applicant to relocate their antennas from the existing building and onto the temporary antenna pole within the same property.

The proposed temporary pole is a mobile structure that will be towed onto the site, with the pole then extended to 21 m (68.9 ft.). Concrete blocks will be placed at the base of the structure to anchor it. As noted above, there will be a fenced compound with an area of 41 m² (441 ft²) at the base containing the supporting equipment.

Zoning Compliance/Variations (staff comments in bold)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) To increase the maximum accessory structure height of the “Health Care (HC)” zoning district from 12 m (39.3 ft.) to 21 m (68.9 ft.).

Staff do not object to the proposed height variance as discussed in the analysis below.

Analysis

Temporary Antenna Pole Options

The applicant has reviewed the impact of the removal the current roof-top antenna and found there will be a significant loss of cellular services that needs to be addressed with a replacement antenna pole (Attachment 3). The applicant also examined the option of installing a 12 m (39.3 ft.) temporary antenna pole in conformance with the accessory structure height limit within the Healthcare (HC) zone, but found that it did not provide the necessary coverage, given the location of this site and their nearby related antennas.

Public Consultation

In addition to the standard 50 m (164 ft.) notification radius from sites with Development Variance Permit (DVP) applications, the City’s *Telecommunication Antenna Consultation and Siting Protocol* (Protocol) requires additional consultation. Applications for telecommunications antennas over 15 m (49.2 ft.) require that the applicant mail notices to owners and occupants of properties within a radius of six (6) times the tower height from the base of the antenna pole prior to the City’s DVP application notices being mailed (Attachment 5). Given the proposed antenna pole height is 21 m (68.9 ft.), notices were direct-mailed to owners and occupiers within a 126 m (413.4 ft.) radius of the proposed antenna location from a mailing list provided by the City.

Under the Protocol notification process, the applicant was required to provide a 10-day reply period (ending October 31, 2014) for those receiving notices. During this period, neither the applicant nor City staff received any calls or correspondence from the public on the application. Further to applicant’s consultation, the City is also required to send the standard DVP notice to all owners and occupiers with this larger 126 m (413.4 ft.) radius from the pole, in addition to the standard DVP notice of 50 m (164 ft.) from the subject property.

Siting and Design Considerations Under the Protocol

The proposed temporary antenna pole will have relatively minor design and siting considerations under the Protocol as follows:

- The pole is proposed to be located at the rear of the relatively large 7,484 m² (1.85 acre) site at a minimum of 45 m (148 ft.) from any road frontage.

- There are a number of nearby large trees located to the south in Steveston Park and on the west of the site which provide screening of the temporary installation.
- The proposed antenna is to be painted forest green to blend-in visually with the adjacent trees.

Given the above location considerations and the three (3) year maximum time period for the antenna pole to be in place, no significant design changes are recommended.

Conclusions

The proposed scheme attached to this report has satisfactorily addressed the siting and consultation requirements of the City's Protocol identified as part of the review of the subject Development Variance Permit application. In addition, it complies with the "Health Care (HC)" zone except for the subject zoning height variance.

Staff recommends that the proposed Development Variance Permit be supported and forwarded to Council for consideration of issuance.



Mark McMullen
Senior Coordinator-Major Projects
(604-276-4173)

MM:blg

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



DV 14-676341/TE 14-672413

Attachment 1

Address: 11771 Fentiman Place

Applicant: Rogers Communications Inc.

Owner: Vancouver Coastal Health
Authority

Planning Area(s): Steveston

Floor Area Gross: Not applicable

Floor Area Net: Not applicable

	Existing	Proposed
Site Area:	7,484 m ²	7,484 m ²
Land Uses:	Congregate Housing	Congregate Housing
OCP Designation:	Apartment Residential	Apartment Residential
Zoning:	Health Care (HC)	Health Care (HC)
Number of Units:	Not applicable	Not applicable

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.0	N/A	none permitted
Lot Coverage:	Max. 45%	N/A	none
Setback – Front Yard:	Min. 6 m	6 m	none
Setback – Side Yard:	Min. 6 m	19 m	none
Setback – Side Yard:	Min. 6 m	>6 m	none
Setback – Rear Yard:	Min. 6 m	14.5 m	none
Height (m):	Max. 12 m	21 m	9 m (from 12 m to 21 m)
Lot Size:	N/A	7484 m ²	



City of Richmond

Development Variance Permit

No. DV14-676341

To the Holder: ROGERS COMMUNICATIONS INC.

Property Address: 11771 FENTIMAN PLACE

Address: C/O SAMUEL SUGITH
1600 - 4710 KINGSWAY
VANCOUVER, BC V4H 4W4

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to increase the maximum accessory structure height of the "Health Care (HC)" zoning district from 12 m (39.3 ft.) to 21 m (68.9 ft.) in order to permit the construction of a temporary cellular antenna pole as shown on Plans #14-672413-1 to #14-672413-3 attached hereto.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



October 10, 2014

VC1009/W1459/W3948

Ms. Tracy Robinson
Team Leader
Property Management
ROGERS COMMUNICATIONS INC.
1600 – 4710 Kingsway
Burnaby, BC
V5H 4W4

Re: Temporary Occupancy Richmond Lions Manor past November 28, 2014

Dear Tracy,

As you know, Vancouver Coastal Health (VCH) intends to demolish the building known as Richmond Lions Manor at 11771 Fentiman Place, Richmond. The demolition is planned to start sometime in December 2014. As such, we have terminated your antenna rooftop license at this site, effective November 28, 2014.

We received your request for ROGERS to remain on site, transferring your existing rooftop antennas onto a temporary structure on our site while the existing building is being demolished and re-planned / re-developed. VCHA confirms that it will enter into a license agreement for ROGERS to install a temporary structure, which would remain on site until a new building is developed or until the license, to be entered into between the parties, is otherwise terminated.

VCH confirms that it is agreeable to the above and approves the proposed location of the temporary structure. However, ROGERS is fully responsible for obtaining all necessary municipal approvals for the installation of its proposed temporary structure.

Please do not hesitate to contact me should you or the City of Richmond require any further clarification to the above.

Sincerely,

Nicholas Bodie
Manager, Real Estate & Leasing
Lower Mainland Facilities Management
(604) 614-2864
Nicholas.bodie@fraserhealth.ca



Rogers Communications Inc.
1600 – 4710 Kingsway
Burnaby, British Columbia
V5H 4W4
rogers.com

Attn: Wayne Craig, Mark McMullen

Director of Development
City of Richmond
6911 No. 3 Road
Richmond, BC V7C 5B2

October 6, 2014

RE: Temporary Use Permit for a Telecommunications Facility in Steveston (11771 Fentiman Place/Richmond Lions Manor)

Background

Rogers Communications Inc. (Rogers) has been operating on the rooftop of a seven story concrete building called Richmond Lions Manor at 11771 Fentiman Place for approximately 12 years (December 11, 2002). The original building was built in 1972 and renovated in 2009, serving as a residential care facility for people who require assisted living services. Vancouver Coastal Health (VCH) determined in 2012, that the 40-year old building was no longer adequate to meet the complex care and needs of residents. Approximately 100 residents of this facility was relocated to a temporary site, which was the former Executive Inn Hotel at 9020 Bridgeport road.

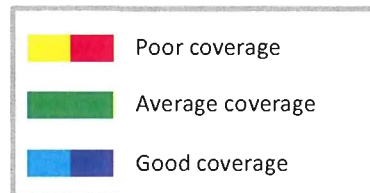
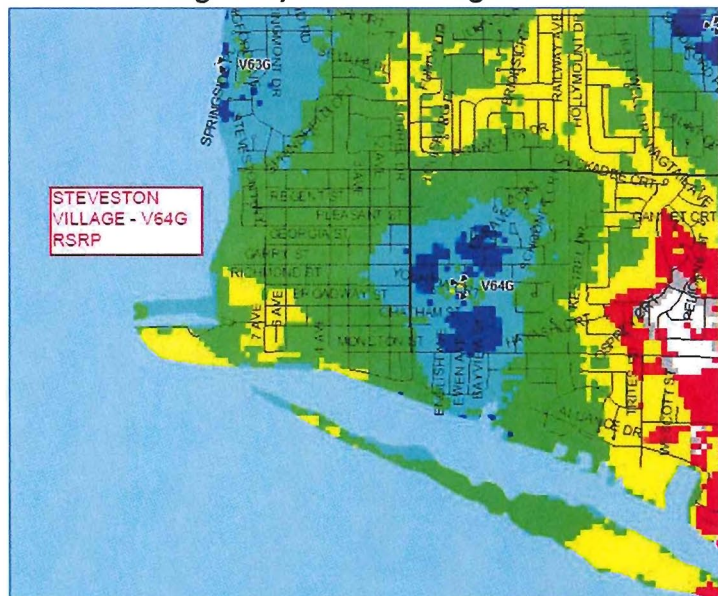
VCH has been working on a long-term solution with the Ministry of Health. At this time, VCH intends to demolish and re-develop the existing building at 11771 Fentiman Place. They have agreed to allow Rogers to relocate their antennas off the seven storey (~26m) building and onto a temporary pole structure within the same property. VCH has also agreed to allow Rogers to relocate the antennas from the temporary pole onto the rooftop of the new building.

Emergency Situation – the effect of cellular site loss

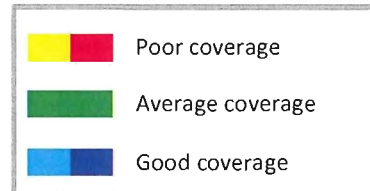
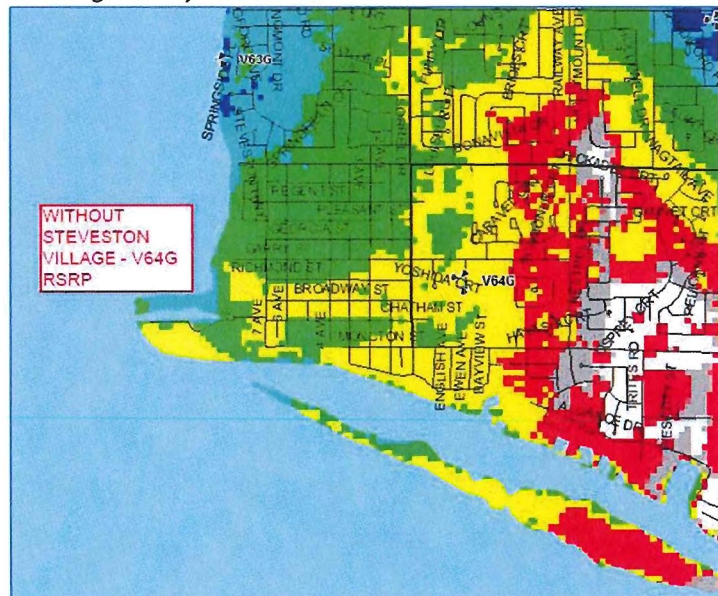
The proposed temporary site services a large population of the Steveston Park neighborhood of the Steveston Area Plan. The existing cellular coverage in the Steveston Park neighborhood provides voice and data service for personal and local businesses in the area. The approximate coverage boundary for this site is as follows: east to Garry Point Park, north to Williams Road, west to No. 2 Road, and south towards the shipyards and some parts of Westham Island. The site today supports over 3,000 user interactions (i.e., calls and text messages) per day and exchange data volumes in excess of 120 gigabytes per day. Considering over 60% of 9-1-1 calls today are made from a mobile device, the loss of this site temporarily will be significant and its effect in loss of coverage will be felt in the Steveston Park neighborhood.



Current Coverage Plot/Loss in Coverage



Coverage today



Coverage loss if site is down

Proposed Temporary Installation

Rogers is proposing to move antennas from the rooftop of 11771 Fentiman Place onto a 21m temporary pole structure within the same property during demolition and redevelopment of the health care facility.



Height Requirement

The existing height of the current installation is approximately 26m in height and sees onto another cellular site. A clear line of site is required between cellular sites to ensure it is connected to the network and calls/data services for users can be transferred from one site to another as they travel between two given cellular sites. In this situation, the proposed temporary pole has a minimum height requirement of 21m as that height is required to have clear line of site from the temporary pole to another cellular site. A temporary pole at 12m or 15m would not be able to communicate (transmit data) from this site to another site.

Temporary Pole Design

The proposed is a temporary pole design with no concrete pour for its foundation. The 21m pole would be similar to rooftop antenna installations where it would be secured down by multiple thick concrete blocks. The monopole design was chosen for its small footprint and thin design (at 18" in width). The antenna equipment at ground level that powered the existing antennas would also need to be relocated from its current location adjacent to building, to a location next to the temporary pole structure. Please find attached a brochure from the manufacturer (Trylon) regarding this temporary pole structure.

Duration of Temporary Pole

It is understood that Fraser Health Authority will commence demolition of their building – Richmond Lions Manor mid-November/December of 2014. Therefore the existing rooftop on Lions Manor will need to be relocated onto the temporary pole structure the end of October. To ensure ease of transition and minimal service disruption, the temporary pole will be setup (without antenna equipment) in the last week of October. After which, the equipment from the rooftop can be moved down to the temporary pole structure for the duration of the redevelopment (approximately 3 years).

Land Use

The site is zoned for Health Care (HC) for the provision of health care and assisted living housing. Within the Official Community Plan, the site is zoned Apartment Residential (APT) for multiple family housing in the form of townhouses and apartments including congregate care, intermediated care and assisted living. It is our knowledge that this site will maintain existing zoning and land use over the next 10 years.

Next Steps

Rogers is required by VCH to remove and relocate their antennas from the rooftop onto a temporary structure by the end of October for them to commence site clearance/demolishment. Rogers is applying to the City of Richmond for temporary use permit to allow the proposed temporary pole structure to sustain existing wireless coverage service in Steveston. Rogers understands that this installation is unique and do not fall under the existing Telecommunications Protocol. Rogers is committed to working with the City in ensuring proper transition of this telecommunication infrastructure to sustain network coverage in this neighborhood.

WIRELESS • DIGITAL CABLE • INTERNET • HOME PHONE • VIDEO • PUBLISHING • BROADCASTING



This installation is an urgent request to ensure uninterrupted cellular coverage in this community. Please let me know if I could provide additional information.

Thank you for your assistance with this request.

Regards,

A handwritten signature in blue ink, appearing to be 'S. Sugita', written over a faint, larger blue signature.

Samuel Sugita
Municipal Project Manager, MCIP, RPP
Rogers Communications Inc.



Notice for Temporary Telecommunications Installation

Communities across Canada rely on high quality wireless service in their day to day lives for personal, business and emergency use. To maintain service in your neighbourhood, Rogers is proposing to place a **temporary 21m (69 ft) high antenna pole installation next to the Richmond Lions Manor at 11771 Fentiman Place**. This installation will sustain wireless service to your neighbourhood for up to three years until new small roof-top antenna can be placed after construction work on Lion's Manor site is completed. Thus, Rogers has applied to the City of Richmond for a Telecommunications Antenna Protocol Concurrence and Development Variance Permit for the installation of this temporary antenna pole in order to maintain service in the Steveston area. As part of this permitting process, Rogers is notifying the community, ensuring residents are well informed about this project.

Included in this notice is information you may find helpful. If you have any questions, please contact Kiersten Enemark, Standard Land Company Inc., Agents to Rogers Communications Inc., before **October 31, 2014** via e-mail at commentsBC@standardland.com or by telephone at (604) 687-1119.

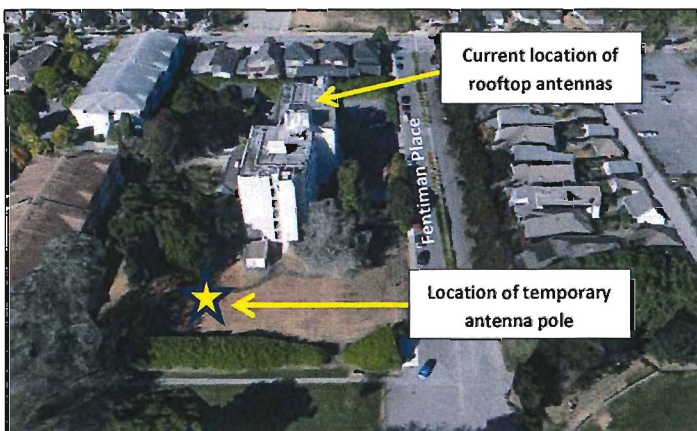
Why does Rogers need a temporary antenna pole?

Rogers is currently servicing your neighbourhood with antennas placed on the rooftop of Richmond Lions Manor at 11771 Fentiman Place, which is a residential care facility managed by Vancouver Coastal Health (VCH). VCH has determined that the building is no longer adequate to provide the best care for its residents, and will re-develop the site over the next three years. Consequently, Rogers' existing rooftop antennas can no longer be accommodated until after major renovations are complete. Without antennas operating in the area, all wireless service dependent on the Rogers network will be lost. Rogers needs a temporary antenna pole in order to sustain existing service to the community.

Why is a temporary antenna installation needed at this specific location?

The current antenna location is providing high quality and dependable wireless service to residents and businesses in Steveston. Today, the rooftop antennas are servicing 3,000 user interactions (i.e., calls and text messages) per day and exchange data volumes in excess of 120 gigabytes per day. Dependable coverage from home is also critical to personal safety, with over 60% of all calls to 9-1-1 being made from a wireless device. The loss of this antenna site will be significant to the neighbourhood without a temporary solution in place. Rogers is proposing to use the same property for a temporary antenna pole in order to maintain a high quality service.

Aerial View



How long will this temporary antenna pole be required?

We understand that building demolition will start in November/December 2014. To maintain service, Rogers is proposing to relocate the existing rooftop antennas to the temporary antenna pole in the first week of December 2014. Once construction on the site is completed, Rogers will relocate the antennas back onto the new building rooftop in approximately three years time, and remove the temporary antenna pole.



What will the temporary antenna pole look like?

Similar to a hydro or a telephone pole, the temporary pole will be a slim pole design, approximately 18 inches in diameter, and 21 metres in height. Rogers proposes to place the pole on the southwest side of the property. To reduce the visibility of the structure, Rogers is painting the pole green to better blend in with the surrounding trees. The pole will be supported at the base with multiple thick concrete blocks and will occupy a ground space of approximately 4.5 metres by 9.0 metres. Below are photo-simulations that show the proposed pole design and location.



View from Fentiman Place,
looking west at proposed
temporary antenna pole.



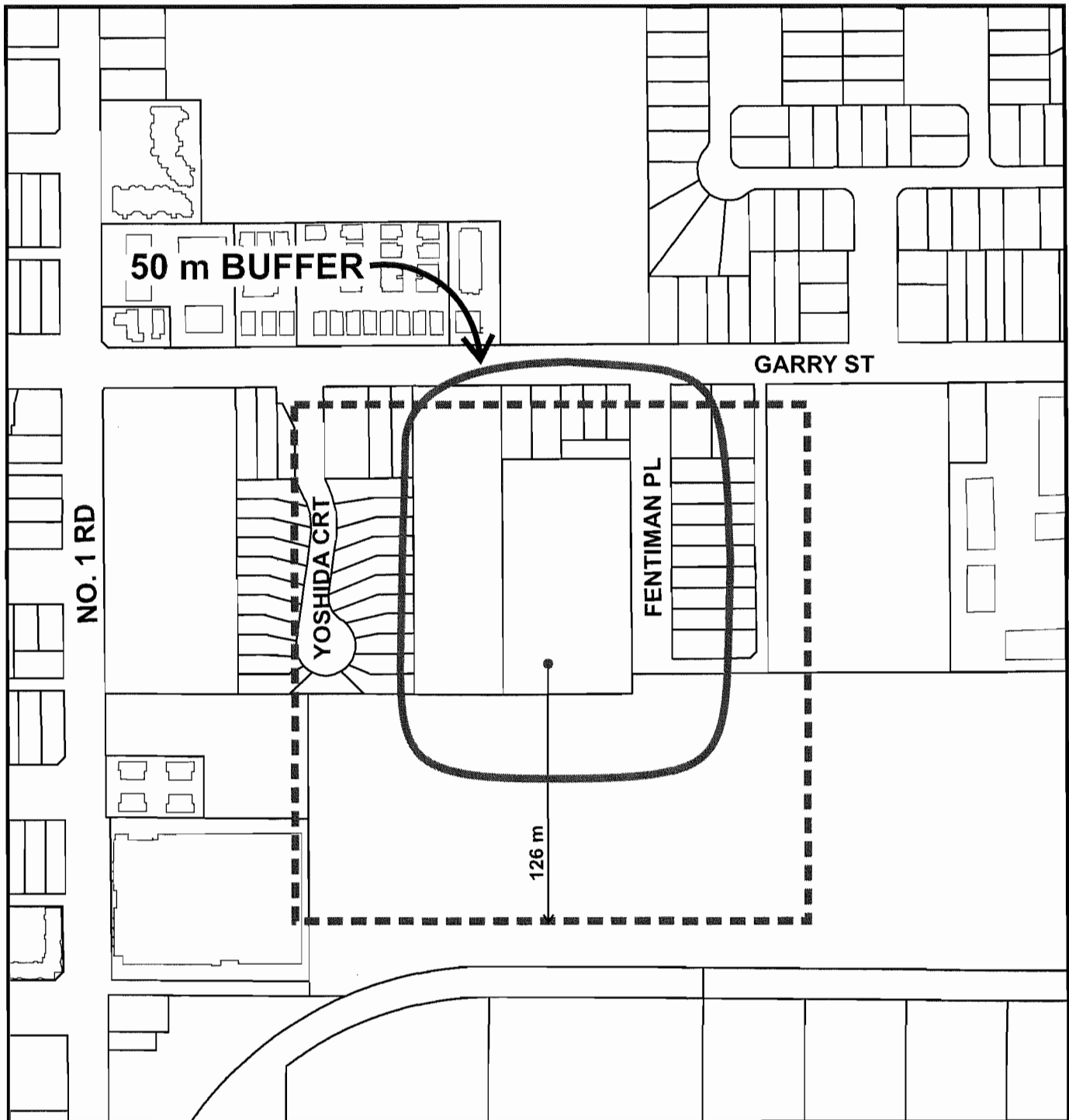
View from the south end of
Fentiman Place, looking
northwest towards proposed
antenna pole.

Is the installation safe?

The health of residents is our top concern – antenna installations are safe. All of our sites operate well below Health Canada's safety regulations, which limit the public's exposure to radiofrequency electromagnetic fields and ensure public safety for all Canadians. Rogers confirms that the temporary antenna pole will comply with Health Canada's Safety Code 6. This code is based on current, accepted scientific data. More information on health and safety can be found online at Health Canada Safety Code 6 Fact Sheet: www.hc-sc.gc.ca/ahc-asc/media/ft-ati/_2014/2014-023fs-eng.php



City of
Richmond



11771 Fentiman Place

Original Date: 11/06/14

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Development Variance Permit

No. DV14-676341

To the Holder: ROGERS COMMUNICATIONS INC.

Property Address: 11771 FENTIMAN PLACE

Address: C/O SAMUEL SUGITH
1600 - 4710 KINGSWAY
VANCOUVER, BC V4H 4W4

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to increase the maximum accessory structure height of the "Health Care (HC)" zoning district from 12 m (39.3 ft.) to 21 m (68.9 ft.) in order to permit the construction of a temporary cellular antenna pole as shown on Plans #14-672413-1 to #14-672413-3 attached hereto.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

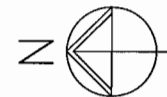
AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

FENTIMAN PLACE



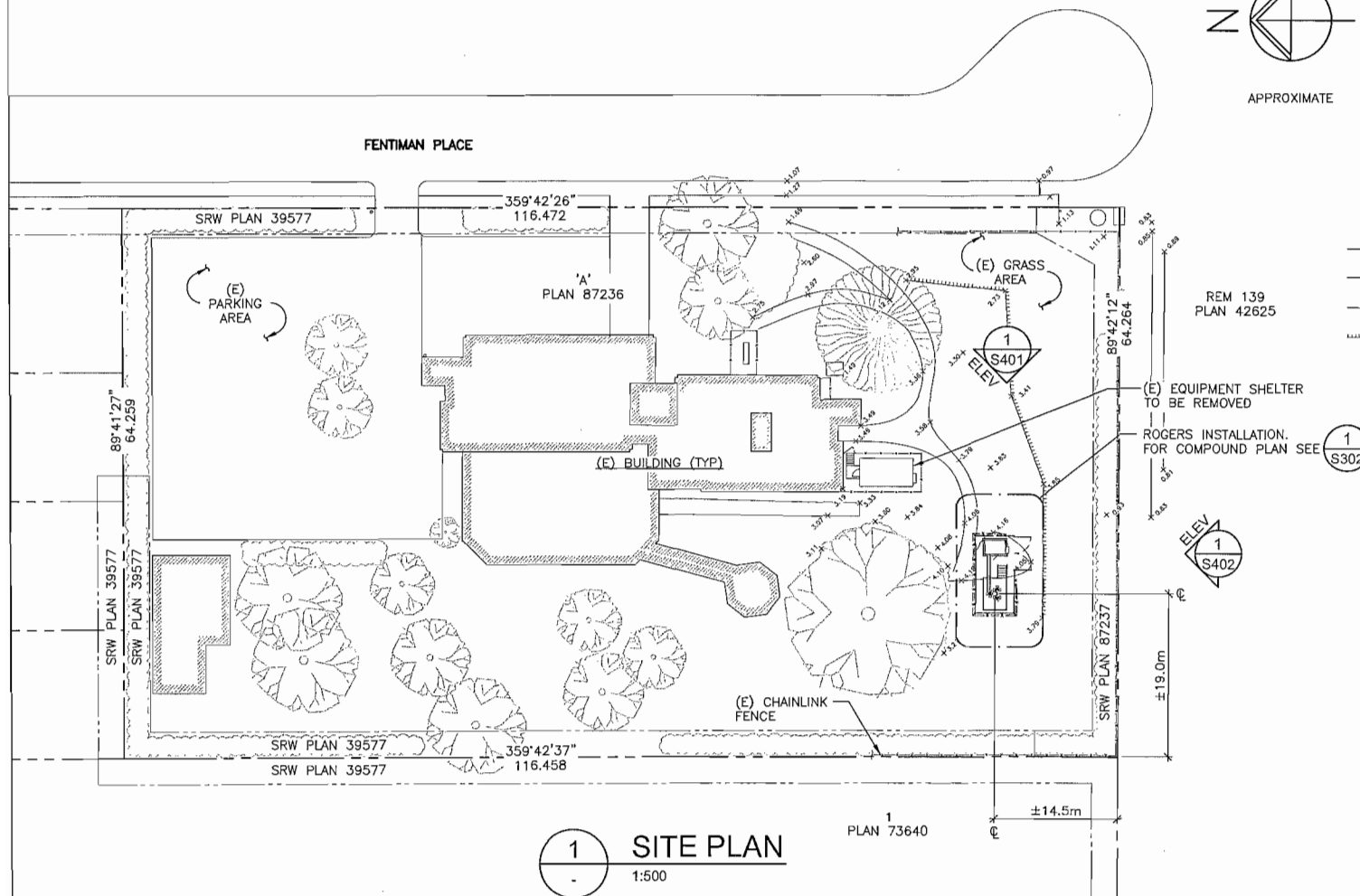
APPROXIMATE

NOTES:

1. SITE PLAN INFORMATION OBTAINED FROM A SURVEY PREPARED BY McELHANNEY ASSOCIATES, AUG. 20, 2001.

LEGEND:

- ★ - INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- (E) - DENOTES EXISTING
- (F) - DENOTES FUTURE
- (TYP) - DENOTES TYPICAL
- - DENOTES PROPERTY LINE
- - - - - DENOTES ADJACENT BOUNDARY LINE
- - DENOTES SETBACK LINE/EASEMENT
- - DENOTES TOP OF (E) SLOPE
- +0.85 - DENOTES (E) SPOT ELEVATION



1 SITE PLAN
1:500

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Suitcases may be issued which are not of the information presented on this drawing. It is the responsibility of parties using this drawing to ensure that they are in possession of all such sketches.



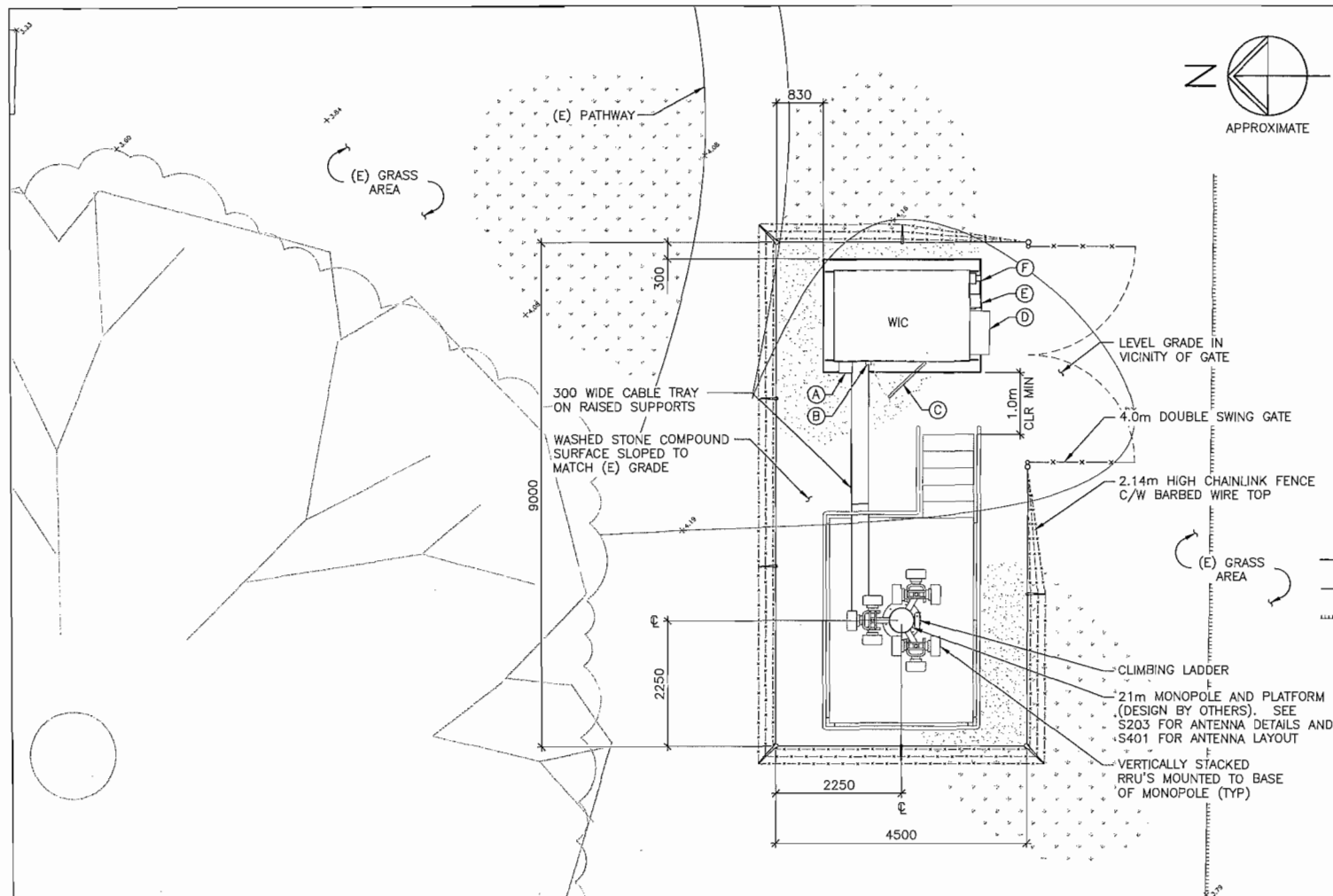
GS Sayers
ENGINEERING LTD.
1661 West 5th Avenue
Vancouver, BC V6J 1N5
T: 604.734.8822
F: 604.734.8842
www.glotmansimpson.com

Project: Site ID: **W3948**
STEVESTON VILLAGE TEMP
11881 FENTIMAN PL, RICHMOND, BC



Sheet Title:
SITE PLAN

	2014.09.09	ISSUED FOR CLIENT REVIEW
	2014.08.06	ISSUED FOR CLIENT REVIEW
No.:	Date:	Description:
Revisions:		
Date:	SEP 2014	Drawing:
Scale:	1:500	S301
Drawn:	RS	
Checked:	GF	
Project:	214253	
		Of



NOTES:

1. CONTRACTOR IS RESPONSIBLE TO LOCATE ANY AND ALL BURIED SERVICES IN THE VICINITY OF REQUIRED EXCAVATION PRIOR TO CONSTRUCTION. USE HAND DIGGING WHERE APPROPRIATE.
2. GEOTECHNICAL CONSULTANT TO REVIEW STABILITY OF CUT SLOPE AND BEARING CAPACITY/SURFACE PREPARATION FOR TEMPORARY TOWER FOUNDATION.

LEGEND:

- ★ - INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- (E) - DENOTES EXISTING
- (TYP) - DENOTES TYPICAL
- WIC - DENOTES ROGERS WALK-IN CABINET (2438x1619mm, 2722kg) ON CONC. PAD
- (A) - DENOTES EXHAUST FAN PROVIDED WITH WIC
- (B) - DENOTES LIGHT FIXTURE PROVIDED WITH WIC
- (C) - DENOTES STEEL STEP PROVIDED WITH WIC
- (D) - DENOTES HVAC UNIT PROVIDED WITH WIC
- (E) - DENOTES AIR INTAKE PROVIDED WITH WIC
- (F) - DENOTES METER BASE PROVIDED WITH WIC
- - DENOTES PROPERTY LINE
- - - - - DENOTES SETBACK LINE/EASEMENT
- - DENOTES TOP OF (E) SLOPE
- x 300 - DENOTES (E) SPOT ELEVATION

1 COMPOUND PLAN

S301 1:75

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GS Sayers
ENGINEERING LTD.
1651 West 5th Avenue
Vancouver, BC V6J 1N5
T: 604.734.8822
F: 604.734.8842
www.glsayers.com

Project: Site ID: **W3948**
STEVESTON VILLAGE TEMP
11881 FENTIMAN PL, RICHMOND, BC



Sheet Title:
COMPOUND PLAN

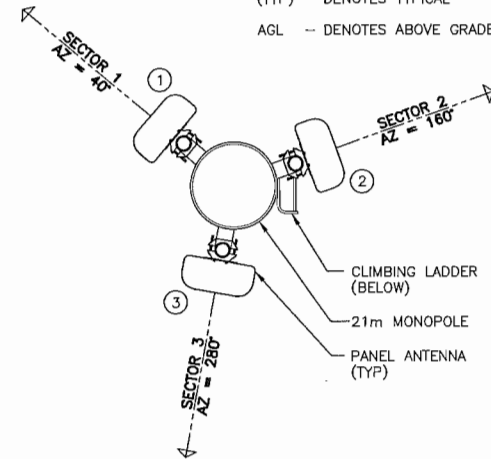
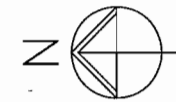
	2014.09.09	ISSUED FOR CLIENT REVIEW
	2014.08.06	ISSUED FOR CLIENT REVIEW
No.:	Date:	Description:
Revisions:		
Date:	SEP 2014	Drawing:
Scale:	1:75	S302
Drawn:	RS	
Checked:	GF	
Project:	214253	
		Of

NOTES:

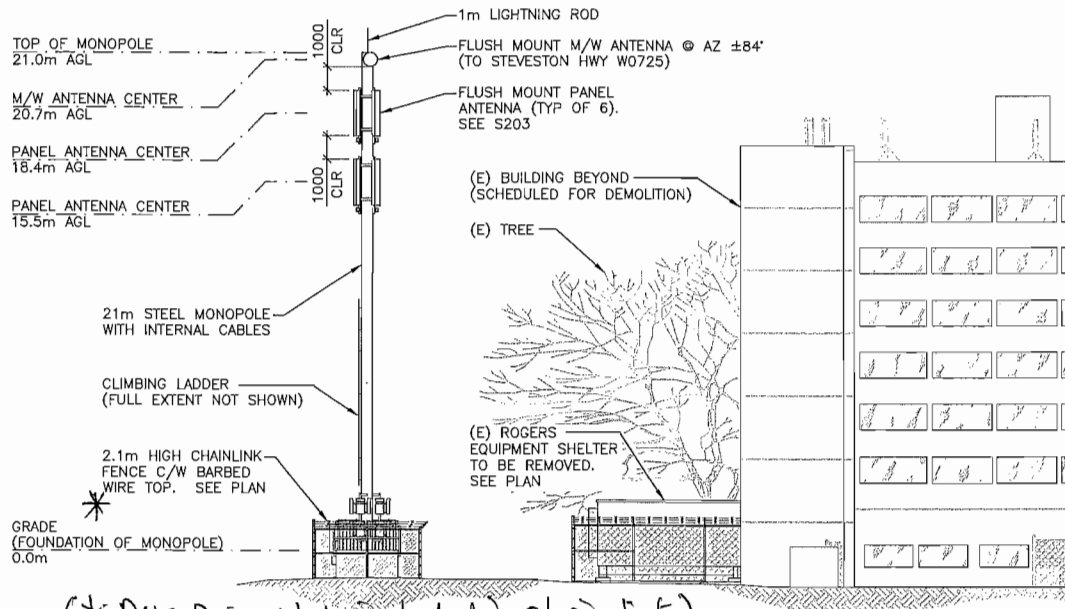
1. MONOPOLE ELEVATION IS DIAGRAMMATIC ONLY (DESIGN BY OTHERS).

LEGEND:

- ★ - INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- # - DENOTES ANTENNA POSITION
- (E) - DENOTES EXISTING
- (TYP) - DENOTES TYPICAL
- AGL - DENOTES ABOVE GRADE LEVEL



NOTE:
THIS LAYOUT IS SCHEMATIC ONLY. SPECIFIC TOWER AND ANTENNA MOUNT DIMENSIONS AND CONFIGURATION BY TOWER ENGINEER. ANTENNA BOOMS TO BE ORIENTED PERPENDICULAR TO ANTENNA AZIMUTHS



(* PUC Privacy slats included in chain link)

1 EAST ELEVATION
S301 1:200

2 ANTENNA LAYOUT
1:25 (18.4m AGL)

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Site ID: W3948
Sheet Title:
EAST ELEVATION
AND ANTENNA
LAYOUT

	2014.09.09	ISSUED FOR CLIENT REVIEW
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No.:	Date:	Description:
Revisions:		
Date: SEP 2014		Drawing: S401
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Project: 214253		
		Of