

PLANNING AND ZONING BOARD
Regular Meeting
March 22, 2023
6:30pm
247 Edwards Lane / Palm Beach Shores, FL 33404

Chairman Jerald Cohn
Vice Chairman Tim Blash

Member Kevin Banks
Member Tony Lembo
Member Steve Smith
Alternate Member Tom Martin
Alternate Member Weston Gracida

Town Attorney Mitty Barnard
Josh Nichols, Zoning Official
Rob Rennebaum, Engineer
Town Clerk Jude M. Goudreau

PUBLIC PARTICIPATION MAY OCCUR REMOTELY

Meeting link:

<https://townofpalmbeachshores.my.webex.com/townofpalmbeachshores.my/j.php?MTID=m56b284790fdfbb5e3218a1fd07fd835c>

Meeting number: 2631 332 5970

Password: 0322

Join by phone +1-408-418-9388 United States Toll

Access code: 2631 332 5970

1. CALL TO ORDER:

- a. Pledge of Allegiance
- b. Roll call.

2. APPROVAL OF MEETING AGENDA: (Additions, substitutions, deletions)

3. CONSENT AGENDA:

4. ACTION ITEMS:

- a. **SPR23-03/AAR23-03:** Steven Moberg, Owner of 207 Cascade Lane, requests Site Plan and Architectural & Aesthetic Approval to construct a garage addition and screened in porch, modify the existing roof to include a steeper roof pitch and install a pool with paver deck and associated pool equipment and landscaping on the property.
- b. **SPR23-04/AAR23-04:** Keith Dorman, Owner of 227 Edwards Lane, requests Site Plan Review and Architectural & Aesthetic Approval to remove an existing office addition and shed from the rear of the property and construct a new office, bedroom, living space and garage addition, as well as a pool, patio and pavilion on the property.
- c. **SE22-01,** Mayan Towers Condominium 1, Inc., as Owner of 125 Ocean Avenue, and DISH Wireless, LLC as Applicant, request Special Exception use approval to allow for a “telecommunications antenna” installed at a mount elevation of 91.5± feet on the rooftop of the existing condominium building.

5. PUBLIC COMMENT:

6. DISCUSSION ITEMS:

- a. **Discussion of Code revision regarding artificial turf (by Chairman Jerry Cohen).**

7. ADJOURNMENT:

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the Planning & Zoning Board with respect to any matter considered at this meeting or hearing, such interested person will need a record of the proceedings, and for such purpose may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The meeting/hearing will be continued from day to day, time to time, place to place, as may be found necessary during the aforesaid meeting.

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), THIS DOCUMENT CAN BE MADE AVAILABLE IN AN ALTERNATE FORMAT (LARGE PRINT) UPON REQUEST AND SPECIAL ACCOMODATIONS CAN BE PROVIDED UPON REQUEST WITH THREE (3) DAYS ADVANCE NOTICE. FOR HEARING ASSISTANCE: If any person wishes to use a hearing device, please contact the Town Clerk.



PROJECT NAME: MOBBER RESIDENCE ADDITION RENOVATION

Reviewed By: _____

Date: _____

Fee Paid: _____

Town Receipt No: _____

SUBMITTAL CHECKLIST

All submittals must include ten (10) paper sets (folded & sorted into complete packet sets) and an electronic copy (on cd or thumb drive) of the following:

- ☒ Completed **Development Application** (complete all fields, use N/A when not applicable).
 - ☒ Architectural & Aesthetic Review Request (pg. 11, all submittals)
 - ☐ Variance Request (pg. 13, if applicable)
 - ☐ Special Exception Request (pg. 14, if applicable)
- ☒ **Boundary Survey** (Dated to within 6 months of application submission).
- ☐ **Signed and Sealed Schematics** depicting building on site, setbacks, grading, drainage and elevations, as well as the relationship of the site to the neighboring sites (e.g. Site Plan, Drainage and Grading Plan, Roof Plan, Landscape Plan, Elevations).
- ☐ **Tabular Data** showing compliance with all lot coverage, floor area, building height, grade and landscaping requirements.

SITE PLAN CHECKLIST

Please be sure to include the following on the Site Plan:

- ☒ Depict and label 10' Town Strip (front of property) and 5' utility easement (rear of property), and all other applicable easements.
- ☒ Depict and label all setbacks and Code required setback lines (front, rear, side, pool, etc.).
- ☐ Provide a tabular data table reflecting data from the tables on pgs. 7-8 of this development application.
- ☒ For renovations and/or additions, please shade proposed addition area(s) to differentiate from existing.
- ☒ Include all a/c equipment, pool equipment and emergency generators and label as proposed or existing.
- ☒ Ensure that beam height and top of roof are dimensioned on all elevation drawings submitted.
- ☒ Provide a construction schedule for the proposed project (including calendar dates).

LANDSCAPE PLAN CHECKLIST

Please be sure to include the following on the Landscape Plan: N/A

- ☒ Depict and label the 10' Town Strip (front of property) and 5' utility easement (rear of property).
- ☒ Include and label both existing (to remain) and proposed landscaping on the subject property.
- ☐ Provide a species legend/key including the height of all landscaping to be provided at installation.
- ☒ Ensure that the requirements for 10' Town Strip and front yard trees are met.
- ☐ For multi-story construction, ensure that the requirements for privacy screening are met.
- ☒ Ensure screening is provided for all ground mounted mechanical equipment (e.g. a/c compressors, pool equipment, emergency generators).

NOTE: Checklists are not comprehensive. They are provided solely to remind Applicants to include items commonly omitted from plans submitted to the Town.



DEVELOPMENT APPLICATION
TOWN OF PALM BEACH SHORES
247 EDWARDS LANE
PALM BEACH SHORES, FL 33404
(561) 844-3457

OWNER/APPLICANT: STEVEN MOBBES

PROJECT ADDRESS: 207 CASCADE LANE PALM BEACH SHORES FL 33404

APPLICATION NO.: _____ SUBMITTAL DATE: _____

TYPE OF APPROVAL(S) REQUESTED (Check box(es) ☒)

ADMINISTRATIVE APPEAL		SITE PLAN MODIFICATION (14-62)	
ARCHITECTURAL AND AESTHETIC REVIEW (Pf. 14-86) NEW ROOF LINE	✓	SITE PLAN REVIEW (14-62) POOL + 2 ADDITIONS	✓
COMPREHENSIVE PLAN AMENDMENT (Pf. 17.3(B))		SPECIAL EXCEPTION (Pf. 15.8)	
PLAT APPROVAL		VARIANCE (Pf. 15.4)	
REZONING (Pf. 17.3(B))		ZONING TEXT AMENDMENT (Pf. 17.3(B))	

	PROPERTY OWNER(S)	APPLICANT (If different than Owner(s))
NAME:	STEVEN W. MOBBES	
ADDRESS:	207 CASCADE LANE PALM BEACH SHORES, FL 33404	
PHONE:	828-464-1809	
EMAIL:	satchmo company@yahoo.com	

	AGENT (If different than Owner(s))	CURRENT OCCUPANT (If different than Owner(s))
NAME:		
ADDRESS:		
PHONE:		
EMAIL:		

	PLANNER	DEVELOPER
NAME:	STEVEN W. MOBBERS	
ADDRESS:		
PHONE:		
EMAIL:		

	ARCHITECT	LANDSCAPE ARCHITECT
NAME:	DESIGNER STEVEN W. MOBBERS	
ADDRESS:	SAME	
PHONE:		
EMAIL:		

	SURVEYOR	ATTORNEY
NAME:	D.L. BLANTON INC. SURVEYING & MAPPING	
ADDRESS:	1187 S.W. NEWPORT ISLES BLVD PORT ST. LUCIE FL 34953	
PHONE:	(561) - 963 - 1953	
EMAIL:	DLBranton@bellsouth.net	


	ENGINEER (USE ADD'L. SHEET FOR MULTIPLE ENGINEERS)	CONTRACTOR
NAME:	PAUL WELCH	STEVEN W. MOBBERS OWNER
ADDRESS:	1984 S.W. BILTMORE ST. SUITE 114 PORT ST. LUCIE FL 34984	
PHONE:	772-634-1412	
EMAIL:	pwelchinc@aol.com	NC. LICENSE # 71583

AUTHORIZATION OF AGENT & ACKNOWLEDGEMENT OF FINANCIAL RESPONSIBILITY

Consent to an agent is required from the property owner(s) and contract purchaser, if applicable, if the property owner(s) or contract purchaser does not intend to attend all meetings and public hearings and submit it person all material pertaining to the Application. Consent to a firm shall be deemed consent for the entire firm, unless otherwise specified.

This form shall serve as consent for the agent identified below to prepare or have prepared all documents for the Application affecting property I (We) have an ownership interest in.

I (We) hereby designate and authorize the below-signed person to act as my (our) agent in regard to this Application and accept financial responsibility for any costs incurred by the agent as a result of this Application. Further, I (We) acknowledge that no permit will be issued before all fees associated with Application are paid.


Signature of Owner or Trustee
STEVEN W. MOBERG

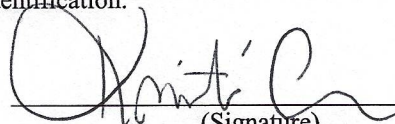
1/16/23
Date

~~STATE OF FLORIDA~~ North Carolina
~~PALM BEACH COUNTY:~~
Watanga

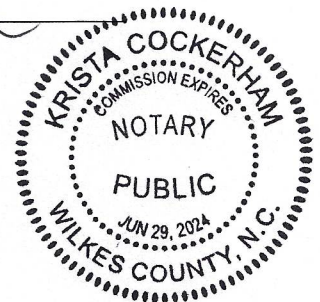
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16th day of January 2023.

by Steven W. Moberg who is personally known to me or has produced _____ (type of identification) as identification.

Krista Cockerham
(Name - type, stamp or print clearly)


(Signature)

NOTARY'S SEAL



Agent Information:

Printed Name of Agent

Name of Firm

Signature of Agent

Date

OWNER ACKNOWLEDGMENT & CERTIFICATION

I (We) affirm and certify that I (We) understand and will comply with all provisions and regulations of the Town of Palm Beach Shores, Florida. I (We) understand that if this Application is approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be a part of the Town of Palm Beach Shores and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive Plan and Zoning Ordinance. I (We) further certify that all statements and diagrams submitted herewith are true and accurate to the best of my (our) knowledge and belief. Further, I (We) understand that this Application and attachments become part of the Official Records of the Town of Palm Beach Shores, Florida and are not returnable. I (We) acknowledge that no permit will be issued before all fees associated with Application are paid.

1. Owner acknowledges and understands that the fee for site plan review, architectural/aesthetic review, variance, special exception, rezoning, etc. **may not cover all review costs**. A final statement of any outstanding costs (covering advertising costs, legal, architectural and other consultant costs) will be sent to the applicant upon completion of the review process. Owner accepts financial responsibility for all costs incurred as a result of this Application.
2. A construction schedule is required of all developers during the development process. The Planning and Zoning Board must approve your proposed construction schedule.
3. The Town requires payment of impact fees for floor area added during the development, re-development or renovation of a property. These impact fees will be used to pay for capital improvements relative to Fire Protection, Police Protection, Parks & Recreation and Public Buildings. Impact fees must be paid to the Town before a Certificate of Occupancy will be issued.
4. Roll-off dumpsters for construction/demolition debris and solid waste must be rented through the Town's contracted solid waste hauler, Waste Management.
5. Final as-built plans must be submitted to the Town in digital form, preferably in PDF format.

By signing below, I acknowledge that I have read and understand the five (5) items listed above.

Signature of Owner

Date

Printed Name of Owner

STATE OF ~~FLORIDA~~ North Carolina
PALM BEACH COUNTY:

Watauga

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16 day of January, 2023,

by Steven W. Moberg who is personally known to me or has produced _____ (type of identification) as identification.

Krista Cockerham
(Name - type, stamp or print clearly)

(Signature)

NOTARY'S SEAL



PROCEDURES AND TIMELINES

All development applications required to be submitted to the Planning and Zoning Board for review (Site Plan Review, Site Plan Modification, Architectural and Aesthetic Review, Special Exceptions and Variances) will be subject to the following procedures:

1. Development Review Committee (“DRC”) review is regularly scheduled for the first Wednesday of each month at 2:00 pm. In order to be placed on the DRC agenda, a complete application must be submitted to the Town Clerk by the close of business on Monday of the week prior to the regularly scheduled DRC meeting. **Incomplete applications and late submittals will not be placed on a DRC agenda.**
2. If, as a result of the initial DRC review, it is determined by the DRC that a subsequent DRC meeting is necessary, the complete revised application must be submitted to the Town Clerk by the close of business on Monday of the week prior to the regularly scheduled DRC meeting. **Applications that fail to include all revisions required by the DRC, or that are submitted late will not be placed on a DRC agenda until they have been corrected and are timely.**
3. If, as a result of the initial DRC review, it is determined by the DRC that the project can proceed to the Planning and Zoning Board, a complete Planning and Zoning Board application must be submitted to the Town Clerk including all revisions noted by the DRC. A sufficiency review will be performed by the Town to confirm that all comments provided by the DRC have been addressed and a complete revised application submitted. Once all DRC comments have been adequately addressed and a complete revised application submitted, the submittal will be placed on the agenda for the next available Planning and Zoning Board, subject to legal advertising requirements. Planning and Zoning Board review is regularly scheduled for the fourth Wednesday of each month. **Applications that fail to include all revisions required by the DRC or that are incomplete will not be placed on a Planning and Zoning Board agenda.**

APPLICATION FEE INFORMATION

Administrative Appeal	\$250.00
Site Plan Review	\$350.00
Site Plan Modification Review	\$350.00
Variance Request	\$350.00
Special Exception Request	\$250.00
Telecom Site Plan Review or Modification	\$500.00
Plat Approval Request	\$600.00
Comprehensive Plan Amendment	\$750.00
Zoning Text Amendment / Rezoning	\$750.00
Sufficiency Review	Zoning Official (rate per hour)

NUMBER OF COPIES REQUIRED

Development Review Committee	Ten (10) paper sets (folded & sorted into complete packet sets), including one (1) sealed original with original signatures and nine (9) copies, three (3) of which are sealed by a licensed engineer, architect and/or surveyor, <u>and</u> an electronic copy of all documents (on cd or thumb drive).
Planning and Zoning Board	Ten (10) paper sets (folded & sorted into complete packet sets), including one (1) sealed original with original signatures and nine (9) copies, three (3) of which are sealed by a licensed engineer, architect and/or surveyor, <u>and</u> an electronic copy of all documents (on cd or thumb drive).
Local Planning Agency	Ten (10) copies (folded & sorted into complete packet sets).
Town Commission	Ten (10) paper sets (folded & sorted into complete packet sets), including one (1) sealed original with original signatures and nine (9) copies, three (3) of which are sealed by a licensed engineer, architect and/or surveyor (as applicable), <u>and</u> an electronic copy of all documents (on cd or thumb drive).

Applicant acknowledges and understands that the fee for Site Plan Review, Architectural/aesthetic Review, Variance, Special Exception, Rezoning, etc. *may not cover all review costs*. A final statement of any outstanding costs (covering advertising costs, legal, architectural, and other consultants) will be sent to the Applicant upon completion of the review process.

207 Cascade Lane

Moberg Addition/Renovation/Pool

Timeline 12 months

Work to be done by owner Steven Moberg

Schedule:

Call 811 to locate all utilities

Commence Garage Addition

Demo and pour footings, slab, blockwork, framing, finish work and subcontractors

Finish garage for workshop and storage while project continues

Commence Pool Contract

Demolition of existing walkways and patios (return to pervious area)

Construct Pool and pour slab for screened in patio

Finish Pool, surrounding area and covered screened in area

Clean up and install pervious synthetic turf

Commence Interior renovations of new kitchen and other area upfits

Finish interior upfits and final clean up

Commence driveway rework and finish (return to pervious surface)

Final touch ups

Tabular data showing compliance with all lot coverage, floor area, building height, grade and landscaping requirements must be provided on all submitted plans (Town Code § 14-62).

PROJECT NAME: MUBBBS RESIDENCE ADDITION / RENOVATION / POOL

PROJECT ADDRESS: 207 CASCADE LANE PALM BEACH SHORES FL 33404

PROJECT LEGAL DESCRIPTION: PALM BEACH SHORES LOT 261

*** All boxes must be completed, use N/A where appropriate ***

GENERAL DATA	CODE REQUIREMENT	EXISTING	PROPOSED
COMPREHENSIVE PLAN DESIGNATION: (SF-5, MF-21, MF-30, MF-42, P, ROS)	None	SF-5	SAME
LAND USE: (Residential, Commercial, Recreational, Marina, Public, etc.)	None	RESIDENTIAL	SAME
ZONING DISTRICT: (A, B, C, D, P, ROS, designated at Pf. 3.1, Zoning Ordinance)	None	A	SAME
FLOOD ZONE CATEGORY:	None	X	N/A
LOT COVERAGE, LANDSCAPING & PARKING	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL LOT SIZE: (sq. ft.)	None	8581.32	SAME
TOTAL COVERAGE OF A LOT BY BUILDINGS: (Pf. 5.4, 6.4, 7.5 or 8.5, Zoning Ordinance)	40%	2553.25	310 + 400 = 710 3243.25 38%
TOTAL LANDSCAPE COVERAGE: (Pf. 5.4.3, Zoning Ordinance)	20%	> 44%	> 44%
OFF-STREET PARKING: (Pf. 5.13, 6.12, 7.13 or 8.14, Zoning Ordinance)	N/A	N/A	N/A
SETBACKS	CODE REQUIREMENT	EXISTING	PROPOSED
FRONT YARD: (Pf. 5.5, 6.6, 7.7 or 8.7, Zoning Ordinance)	25'-0" NOT PERMITTED IN FRONT YARD	25'-0"	SAME
REAR YARD: (Pf. 5.6, 6.7, 7.9 or 8.9, Zoning Ordinance)	10'-0"	13'-89"	SAME
SIDE YARD: (Pf. 5.7, 6.8, 7.8 or 8.8, Zoning Ordinance)	7'-0"	7'-5"	SAME

FLOOR AREA	CODE REQUIREMENT	EXISTING	PROPOSED
FIRST FLOOR AREA (sq. ft.):	None	2553.25	3263.25
SECOND FLOOR AREA (sq. ft.): (Pf. 5.4.2, Zoning Ordinance)	N/A	N/A	N/A
TOTAL FLOOR AREA (sq. ft.): (Pf. 2.23, Zoning Ordinance)	None	2553.25	3263.25
FLOOR AREA RATIO: (Pf. 5.4.2, Zoning Ordinance)	NA	NA	NA
DWELLING UNIT DENSITY: (Pf. 6.5, 7.6 or 8.6, Zoning Ordinance)	1	1	1
IMPERVIOUS AREA	NET INCREASE	EXISTING	PROPOSED
BUILDING FIRST FLOOR AREA (sq. ft.):	710	2553.25	3263.25 HS GARAGE PATIO
OTHER IMPERVIOUS AREA (sq. ft.): (Decks, Patios, Walkways, Driveways, Pool Deck & Pool Surface Areas)	<-1175.65>	2260.75	1375.00 POOL
TOTAL IMPERVIOUS AREA (sq. ft.):	<-1175.65>	4813.90	3638.25
ELEVATIONS	CODE REQUIREMENT	EXISTING	PROPOSED
GRADE ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	10.65	10.65	10.65
ESTABLISHED 1 ST FLOOR ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	11.65 NAVD GARAGE 11.00 FLOOR +/-	11.65 11.00	11.65 11.00
MEAN CROWN OF ROAD ELEVATION (NAVD):	None	9.55	9.55
BUILDING HEIGHT	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL BUILDING HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)	N/A 20'-3"	N/A 20'-3"	N/A 20'-3"
TOP OF BEAM HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)	N/A	14'-6"	SAME
ROOF PITCH: (Pf. 5.2, 6.2 or 7.3, Zoning Ordinance)	N/A Pf. 5.2	4/12	4/12 7/12 ON LR. ROOF
FLAT ROOF PERCENTAGE: (Pf. 5.2, Zoning Ordinance)	N/A	N/A	N/A

JUSTIFICATION STATEMENT

Provide a summary of the proposed project, describing in detail the construction, phasing and proposed development to occur as part of this application (attach additional sheets if needed):

GARAGE + SCREENED PATIO ADDITION / POOL - EQUIPMENT TO BE LOCATED
INSIDE PRESENT STORAGE ROOM / INTERIOR RENOVATION TO INCLUDE KITCHEN
AND BEDROOM AREAS / POOL DECKING AND EXISTING YARD TO BE
PREVIOUS ARTIFICIAL TURF.

Note: Construction Schedule is due as part of site plan review and before building permit issuance. (Town Code §14-63). A signed and notarized contract (signed by owner) must be provided before building permit issuance. (Town Code §14-108).

Provide an estimate of construction costs: TOTAL \$ 170,000"
POOL \$ 45,000 GARAGE, DINING, ADDITION + RENOVATION \$ 85,000
DRIVEWAY \$ 8000" MISC + ARTIFICIAL TURF \$ 12,000 IMPACT WINDOWS \$ 20,000

Describe the existing improvements located on the subject property (attach additional sheets if needed):

SEE DRAWINGS MARKED SHEET #1 - #4

CURRENTLY A SINGLE FAMILY RESIDENCE

Provide a project history for the subject property, including any prior development approvals filed within the last year in connection with the subject property. Please include the date of previous site plan approval by the Planning and Zoning Board for this property (attach additional sheets if needed):

PROPERTY PURCHASED IN 2000 / NO IMPROVEMENTS SINCE

OTHER THAN DRIVEWAY EXPANSION IN 2001.

Provide the justification, special reasons, or basis for the approval of this application. Explain why this application is consistent with good planning and zoning practice, will not be contrary to the Town's Comprehensive Development Plan, and will not be detrimental to the promotion of public appearance, comfort, convenience, general welfare, good order, health, morals, prosperity, and safety of the Town. Additionally, all standards set forth in the Town Code of Ordinances for Special Exceptions, Variances, Administrative Appeals, etc. must be addressed. (attach additional sheets if needed):

N/A

Provide any other pertinent information related to the subject property to support the proposed request.

N/A

NA
REDUCING

DRAINAGE REQUIREMENTS

(For projects proposing additional on-site impervious area)

For proposed renovations/modifications to existing projects that result in LESS THAN a 50% increase in total site imperviousness, retain 1" of stormwater volume from the total additional impervious area.

For proposed new construction, or renovations/modifications to existing projects that result in a GREATER THAN a 50% increase in total site imperviousness, retain 1" of stormwater volume over the entire site.

Submit a Survey with topographic elevations and existing improvements.

A Drainage and Grading Plan and drainage calculations are required to be submitted with the application package for new construction projects and substantial modifications to existing projects. The Drainage Plan must show the following:

- a. Existing and proposed elevations.
- b. Location of sodded swales, sodded depressed retention areas, underground exfiltration trench and/or other proposed stormwater treatment/retention methods.
- c. Underground piping and inlets and other drainage system improvements proposed.
- d. Drainage calculations showing the retention of the volume of 1" of stormwater from addition impervious areas (or overall site).
- e. Show drainage improvements and underground piping, including water and sewer services, on the Landscape Plans to show no conflicts exist.
- f. Include note that no runoff may be directed to adjacent properties and all storm flows and runoff must be retained on-site prior to discharge into the adjacent roadway right-of-way following retention of required stormwater volume.
- g. Provide engineering details of gutter and downspout dry wells, if proposed.
- h. Provide engineering detail of exfiltration trench, if proposed.
- i. Provide engineering detail of sodded swales, if proposed.
- j. Provide engineering detail of depressed dry retention areas, if proposed.
- k. Provide Geotechnical Report or engineering assumptions/justification for coefficient of permeability (K Factor) for exfiltration trench design, if proposed.
- l. Engineering details/cross sections at property lines demonstrating no runoff will flow to adjacent properties may be required.

Project Engineer or Architect shall be responsible for insuring the drainage improvements are completed in substantial accordance with the approved plan.

Prior to C.O., Project Engineer or Architect to provide final signed and sealed certification that the drainage improvements and grading have been completed in substantial accordance with the approved plan.

Upon receipt of final Certification from Project Engineer or Architect, Town Engineer to visit site and ensure conformance of Town requirements prior to issuance of final C.O.

REQUEST FOR ARCHITECTURAL AND AESTHETIC REVIEW

Please be advised that pursuant to Sec. 14-86 and 14-87 of the Town Code of Ordinances, the Town Planning and Zoning Board uses the following criteria in order to complete its Architectural and Aesthetic Review. Each criteria must be addressed by the applicant prior to the application being processed.

1. Relationship of building to site: (Explain transition from streetscape; placement of parking and service areas; and compatibility of building height and scale with site):

N/A EXISTING

2. Relationship of building and site to adjoining area(s): (Explain how structures and landscaping are consistent with established neighborhood character and will enhance the surrounding area. Include description of architectural style, as well as textures, materials and colors to be utilized):

N/A EXISTING

3. Landscape and site treatment: (Explain how landscaping, exterior lighting and other site elements will be used to enhance architectural features, buffer the mass of buildings as appropriate, and enhance the privacy of the owner and neighbors. Describe the use of native species and xeriscaping as appropriate.):

N/A EXISTING

4. Building design: (Explain proposed building design and style, and how components such as roofs, windows, doors, eaves and parapets are balanced in proportion to each other; address harmoniousness of colors, visual interest and compatibility):

EXTEND EXISTING GARAGE - SAME ROOF PITCH / RAISE ROOF PITCH TO
CREATE CATHEDRAL CEILING IN LIVING ROOM FROM 4/12 TO 7/12
SEE SHEET A OF 4. FOR DETAILS

Please provide all documentation and/or samples necessary to address all architectural review criteria as applicable. Attach additional pages as necessary.

PLANS 1-4

N/A

REQUEST FOR SITE PLAN MODIFICATION

1. Previously approved (Original) site plan information:

a. Original Project Name: _____

b. Original Site Plan Application No.: _____

c. Original Site Plan Approval Date: _____

d. List of all other relevant information on file with original application: _____

2. Requested Modification(s): _____

Please provide all documentation necessary to describe the proposed modification and to explain the reason(s) for the proposed modification(s), including a survey, if applicable. Attach additional pages as necessary.

REQUEST FOR VARIANCE

The Applicant is requesting a variance from the Town Code Section(s) _____ to permit the following:

Please be advised that a variance from the terms of the Zoning Code shall not be recommended by the Planning and Zoning Board, nor granted by the Town Commission, unless the Applicant is able to demonstrate the following:

1. Explain the special conditions and circumstances which exist that are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or building in the same zoning district:

2. Explain how the special conditions and circumstances that exist do not result from the actions of the Applicant:

3. Explain how the literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code and would work unnecessary and undue hardship on the Applicant:

4. Explain how the variance requested is the minimum variance that will make possible a reasonable use of the land, building or structure:

5. Explain how the granting of the requested variance will not confer on the Applicant any special privilege that is denied by the Zoning Code to other lands, structures, or buildings in the same zoning district:

6. Explain how the grant of the requested variance will be in harmony with the general intent and purpose of the Zoning Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare:

The burden of meeting the standards as set forth above is upon the Applicant. Please provide all documentation necessary to prove your case, including a survey, if applicable. Attach additional pages as necessary.

REQUEST FOR SPECIAL EXCEPTION

The Applicant is requesting a special exception pursuant to Town Code Section(s) _____ to permit the following:

A Special Exception shall not be recommended by the Town Planning and Zoning Board, nor granted by the Town Commission, unless the Applicant is able to demonstrate the following:

1. Explain how all structures will be separated from adjacent and nearby uses by appropriate screening devices:

2. Explain whether or not excessive vehicular traffic will be generated on surrounding residential streets:

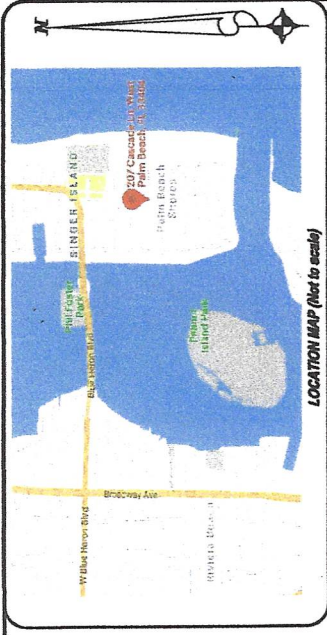
3. Explain whether or not a vehicular parking or traffic problem is created:

4. Explain where on the site appropriate drives, walkways and buffers will be installed:

5. Explain how the proposed use will make a substantial contribution to the neighborhood environment and will not infringe on the rights of properties in the vicinity:

6. Explain how the proposed use will not endanger, restrict or impair public safety:

The initial burden of meeting the standards as set forth above is upon the Applicant. Please provide all documentation necessary to prove your case, including a survey, if applicable. Attach additional pages as necessary.



LEGAL DESCRIPTION as per ORB 29408 Page 1740
LOT TWO HUNDRED SIX ONE (#261), OF PALM BEACH SHORES ACCORDING TO THE
PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF COURT IN AND FOR PALM
BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 23, AT PAGE 29.

SURVEYOR'S NOTES

1. The current and expected use of the site is Residential and meets the accuracy standards for such as required by the Florida Minimum Technical Standards per FAC chapter 6J-17.
2. The specific purpose of this survey is to provide data for permitting of site improvements.
3. The overall Property contains 8,581 square feet / 0.20 acres more or less.
4. Foundations, Footers and other Underground Facilities not located, unless otherwise shown.
5. Encroachments of property lines: None.
6. Violations of encumbrances: None.
7. Existing easements and rights-of-way as shown hereon are per plat recorded in Plat Book 23, Page 29, unless otherwise shown.
8. Distances and angles / bearings shown hereon are per plat and agree with the survey measurement unless otherwise specified.
9. The Bearing base is the south line of subject site and all other bearings are relative thereto.
10. No search of the Public Records by this Surveyor.
11. This survey cannot be transferred or assigned, unless authorized by Daniel L. Blanton.
12. Additions or Deletions to this sketch other than by the signing surveyor are prohibited.
13. Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.
14. Elevations and Topology as shown hereon are in feet and decimal parts thereof, NAVD 1988 Datum, and are derived by differential leveling from Palm Beach County Benchmark "BREAKERS", (ELEVATION CONVERSION NAVD 1988 (+1,522 feet) = NGVD 1929)
15. Property lies in Flood Zone "X" per Interpretation of FEMA's Flood Insurance Rate Map, Community Panel Number 12089C-0393-F, dated 10/5/2017

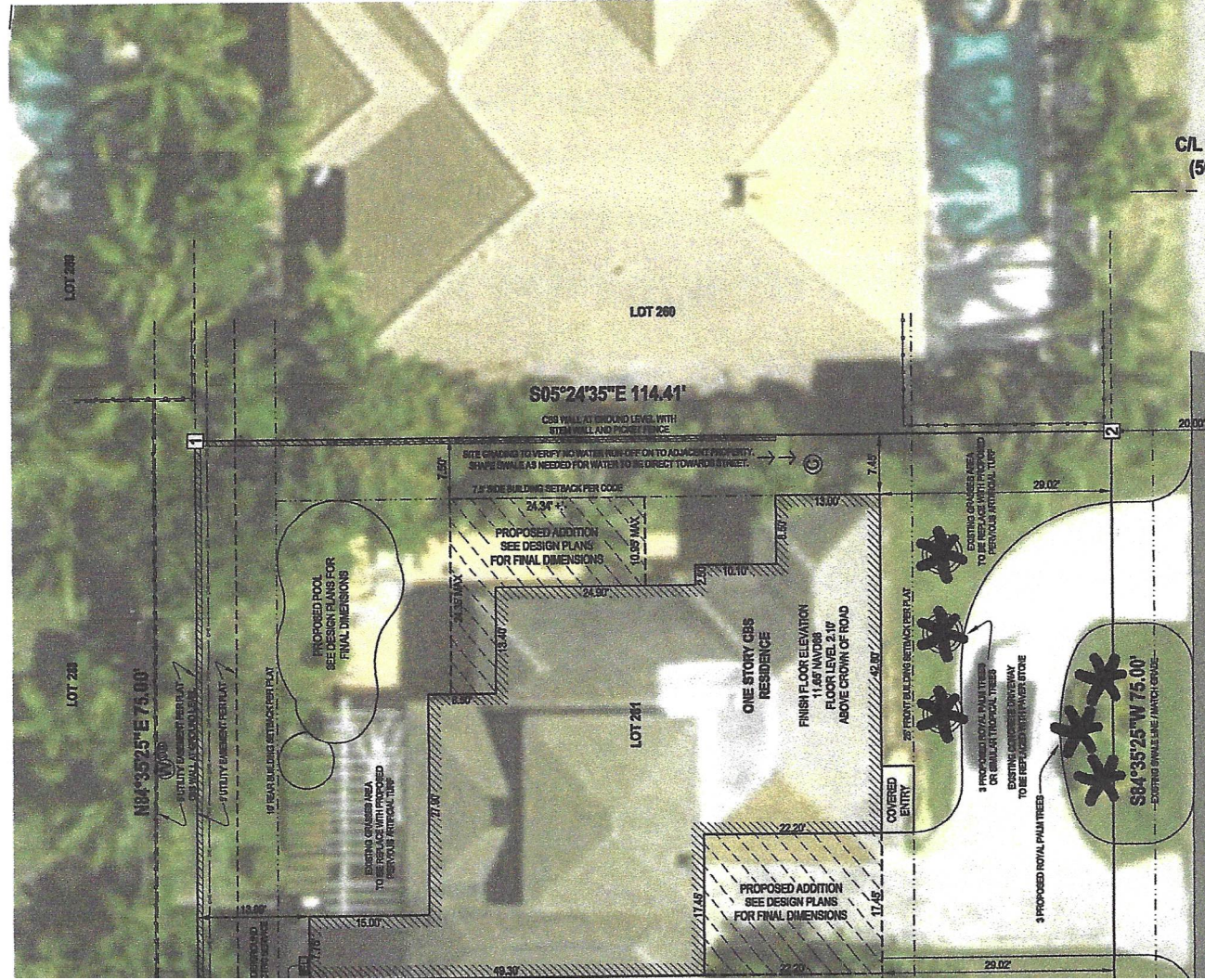
ABBREVIATIONS

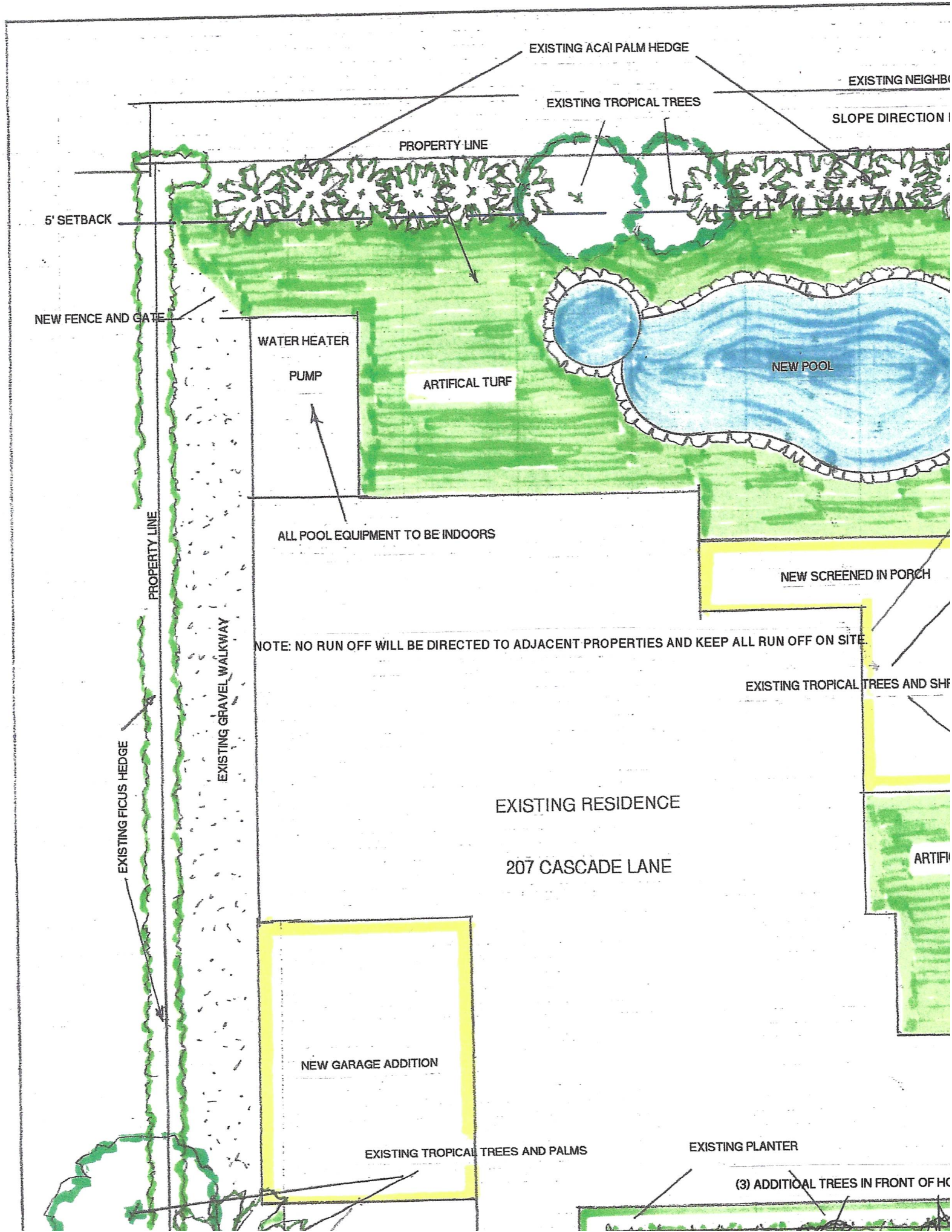
- L.B. = Licensed Business
- C/L = Centaline
- CBS = Concrete Block Structure
- NGVD = National Geodetic Vertical Datum 1929
- NAVD = North American Vertical Datum 1988
- FEMA = Federal Emergency Management Agency
- FPL = Florida Power & Light
- AC = Air Conditioning Unit

LEGEND

- Wood Power Pole
- Electric Meter
- Cable TV
- AT&T Service Box
- Gas Service
- Sewer Line Cleanout
- Neighboring Water Softener and Filter Tanks
- Chain Link Fencing
- Wood or Plastic Fencing
- Overhead Electric / Utility Lines

PROPERTY CORNER & CONTROL DATA
 1 = Found 3x3 Concrete Monument, No Identification
 2 = Found 5/8" Iron Rod & Cap Stamped "Bench Mark"
 (Also Found 5/8" Iron Rod & Cap, ID, Illegible, 1.35' West and 0.45' North)



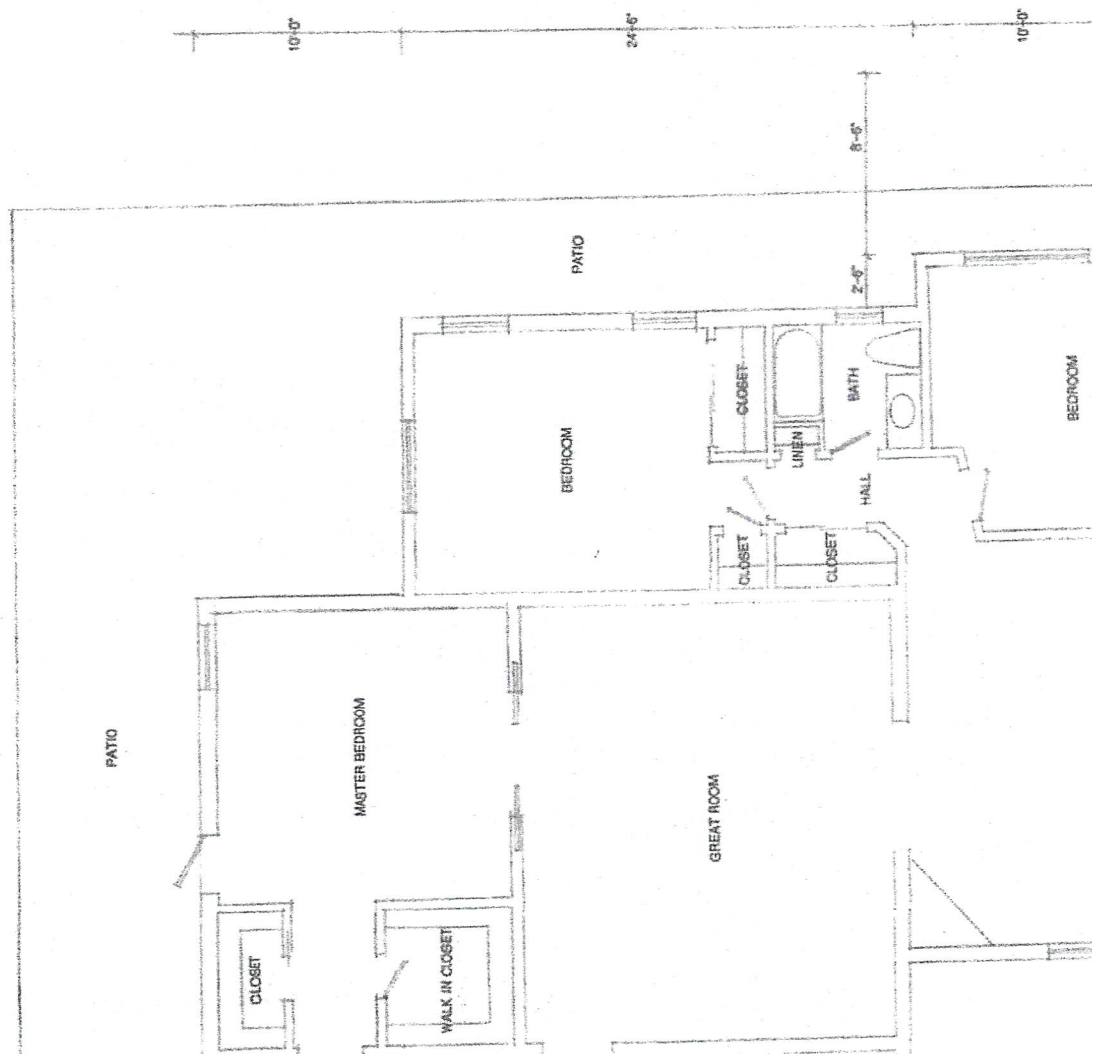


REVISIONS	BY

DENCE
LANE
SHORES, FLORIDA

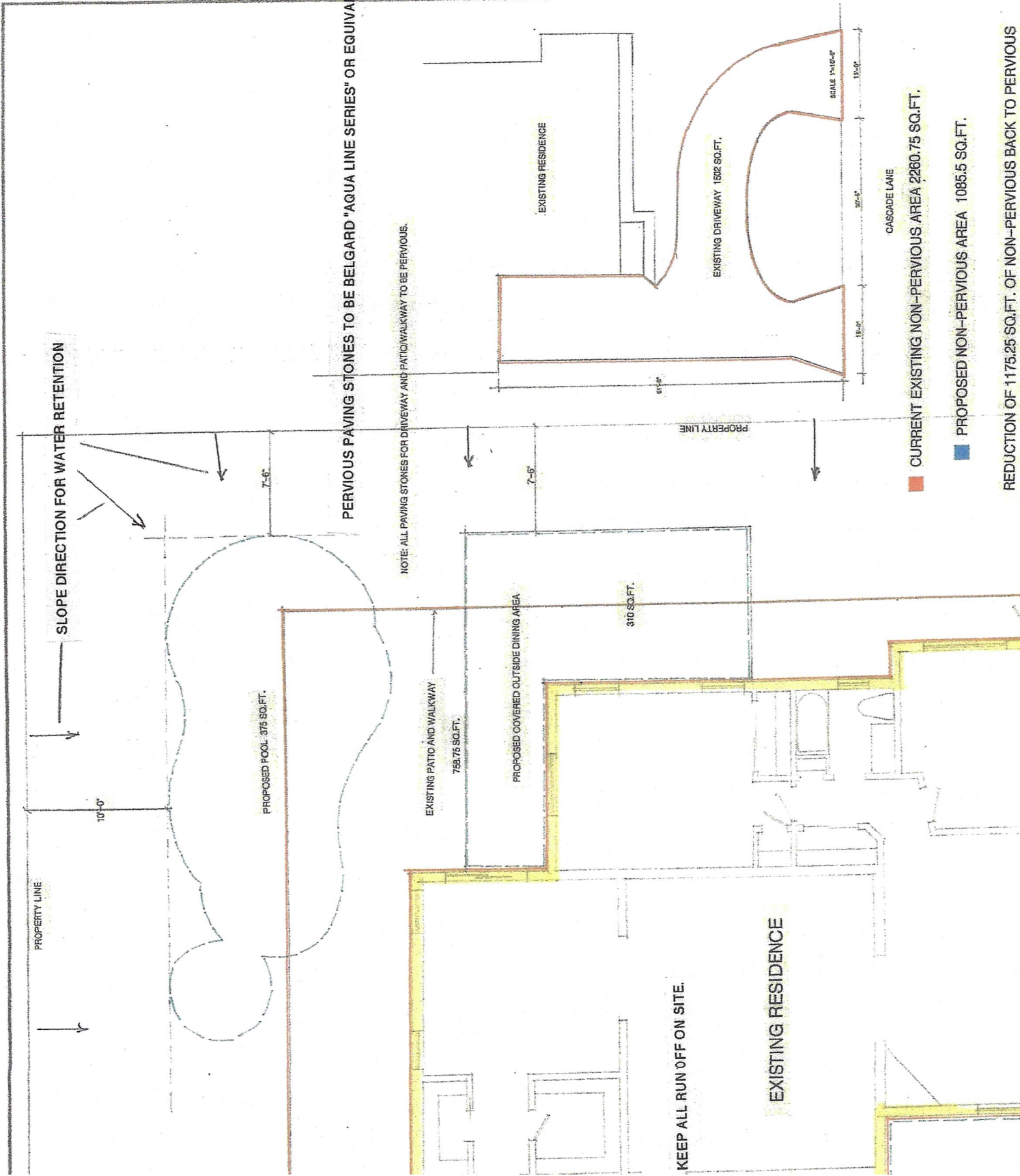
EXISTING RESIDENCE

2553 S 90 FT.



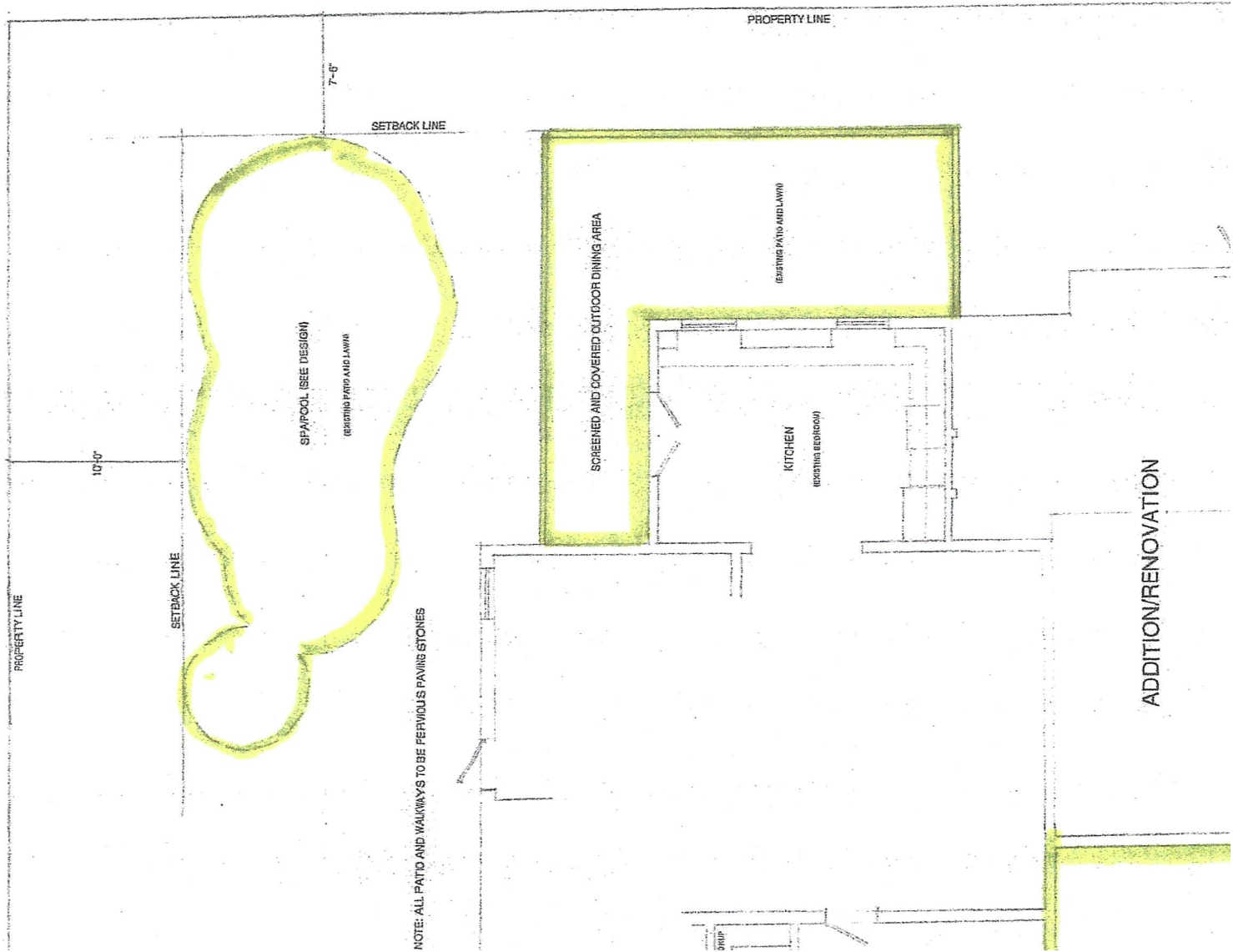
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MOBERG RESIDENCE
207 CASCADE LANE
PALM BEACH SHORES



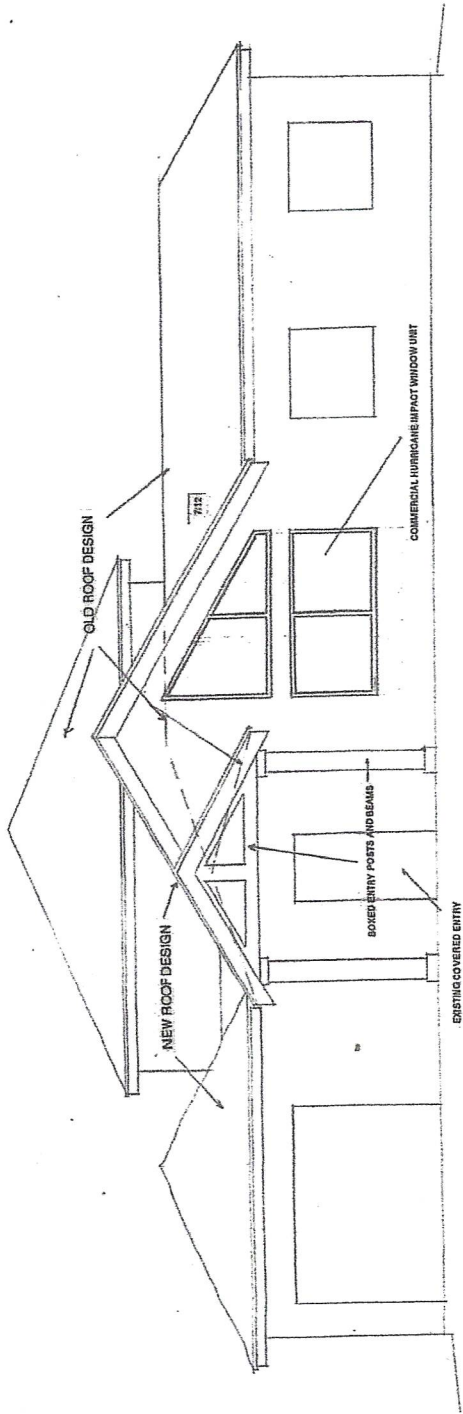
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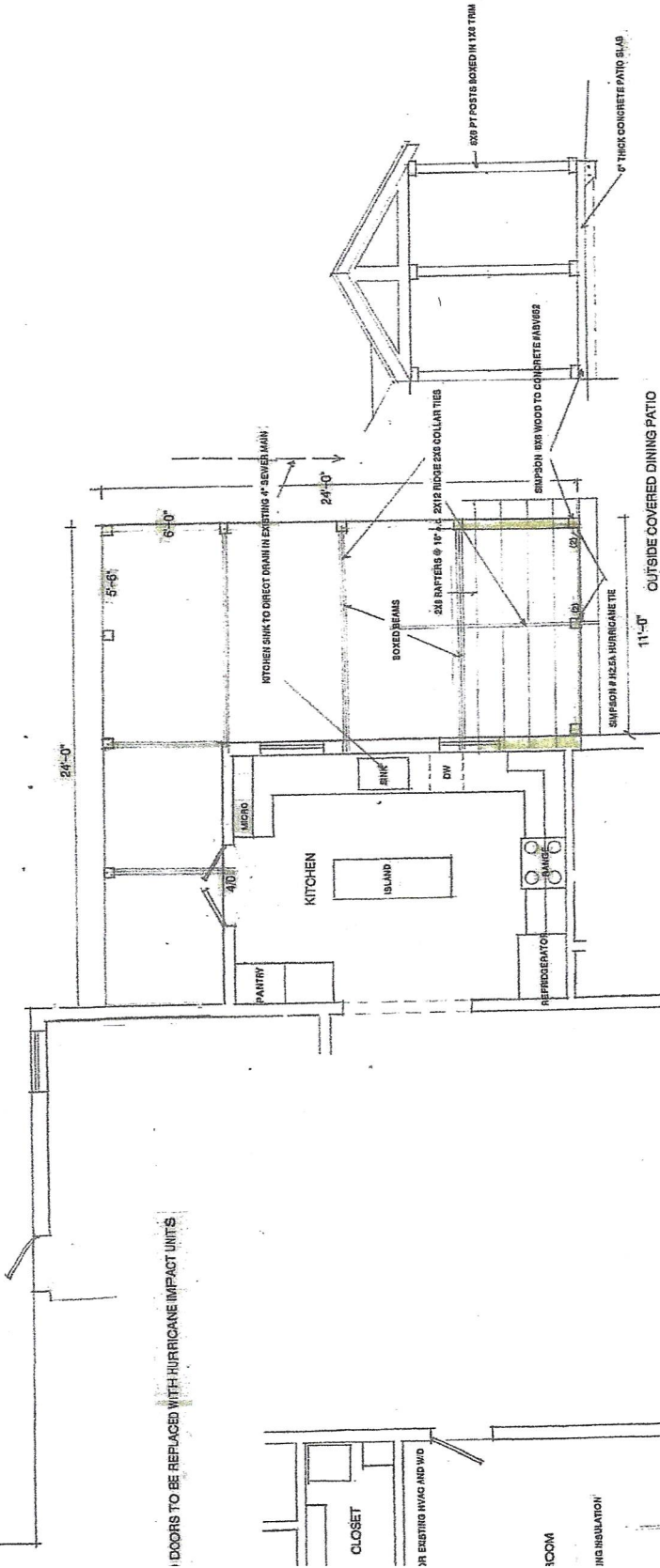


REVISIONS	BY

SHORES, FLORIDA
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 S IDENCE

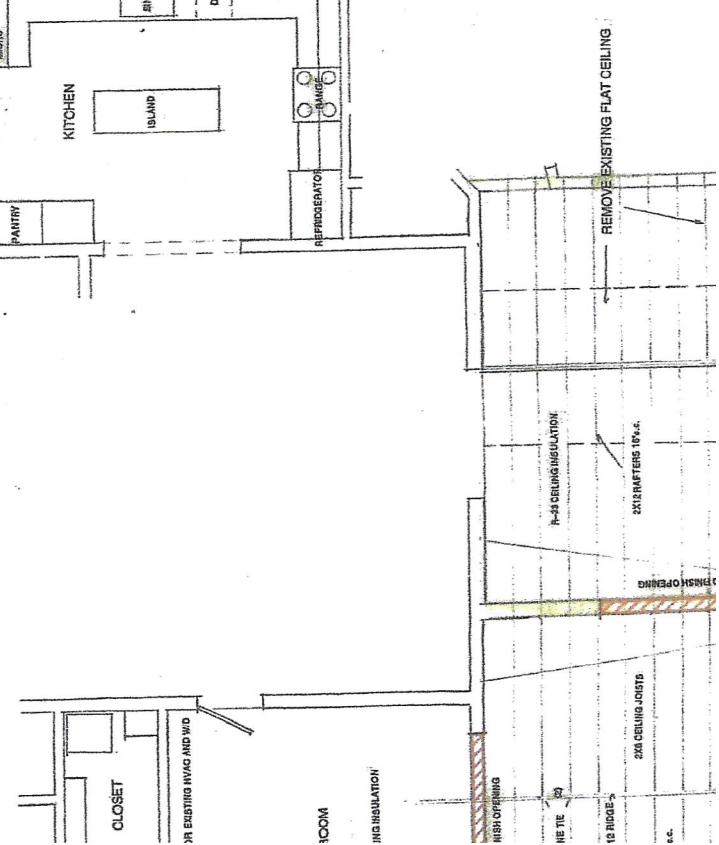


EXISTING AND NEW ELEVATION



NOTE: ALL BUILDING CONSTRUCTION AND METHODS TO MEET OR EXCEED FLORIDA AND PALM BEACH COUNTY BUILDING CODES

DOORS TO BE REPLACED WITH HURRICANE IMPACT UNITS



REMOVE EXISTING FLAT CEILING

16-24 CEILING INSULATION

2x10 RAFTERS 16" o.c.

2x6 CEILING JOISTS

12 RIDGE

16-24 CEILING INSULATION

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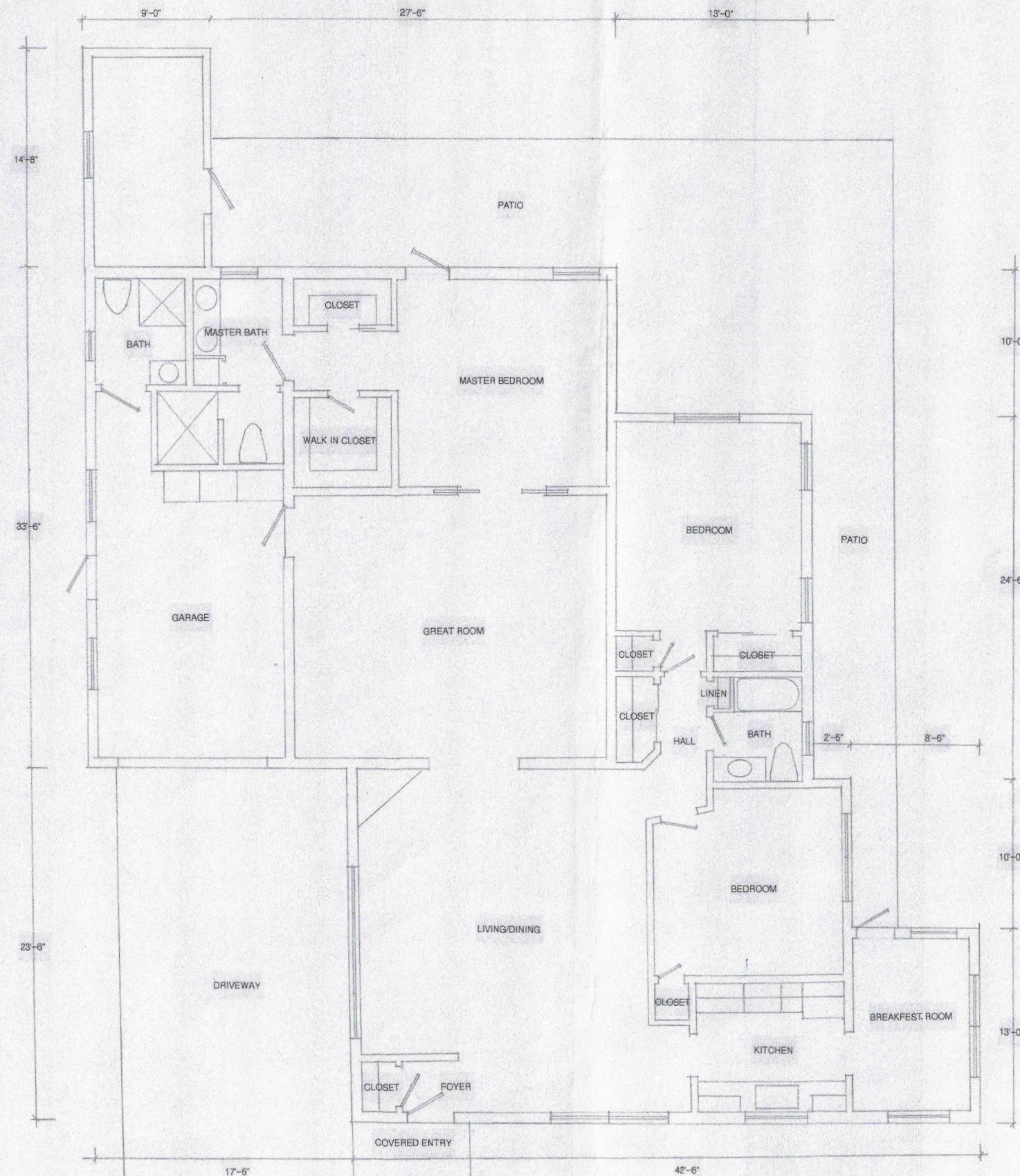
12 RIDGE

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2x6 CEILING JOISTS

12 RIDGE



EXISTING RESIDENCE

2553.25 SQ. FT.

THIS ELECTRONIC SIGNATURE ALONG WITH P.E. SEAL ON EACH SHEET CERTIFIES ALL SHEETS IN THIS FILE.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PAUL WELCH, P.E. ON 02/27/2023.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE ELECTRONIC SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FOR PLANNING & ZONING REVIEW ONLY

PAUL WELCH INC
MECH-ELECT-CIVIL ENG
1984 SW BILTMORE ST -#114
PORT ST LUCIE, FL 34984
PAUL WELCH P.E.
FLA REG NO 29945

REVISIONS	BY

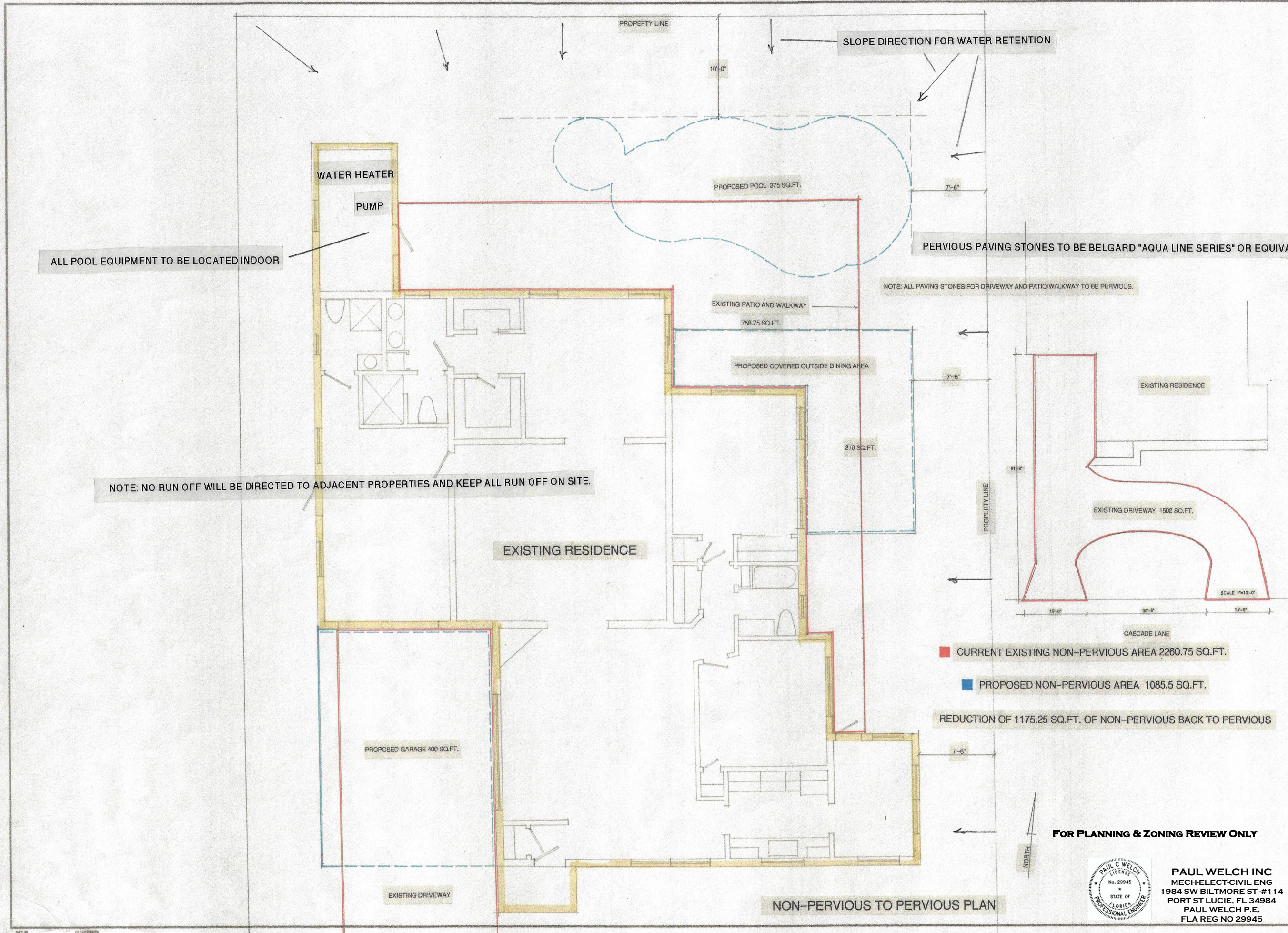
MOBERG RESIDENCE
207 CASCADE LANE
PALM BEACH SHORES, FLORIDA

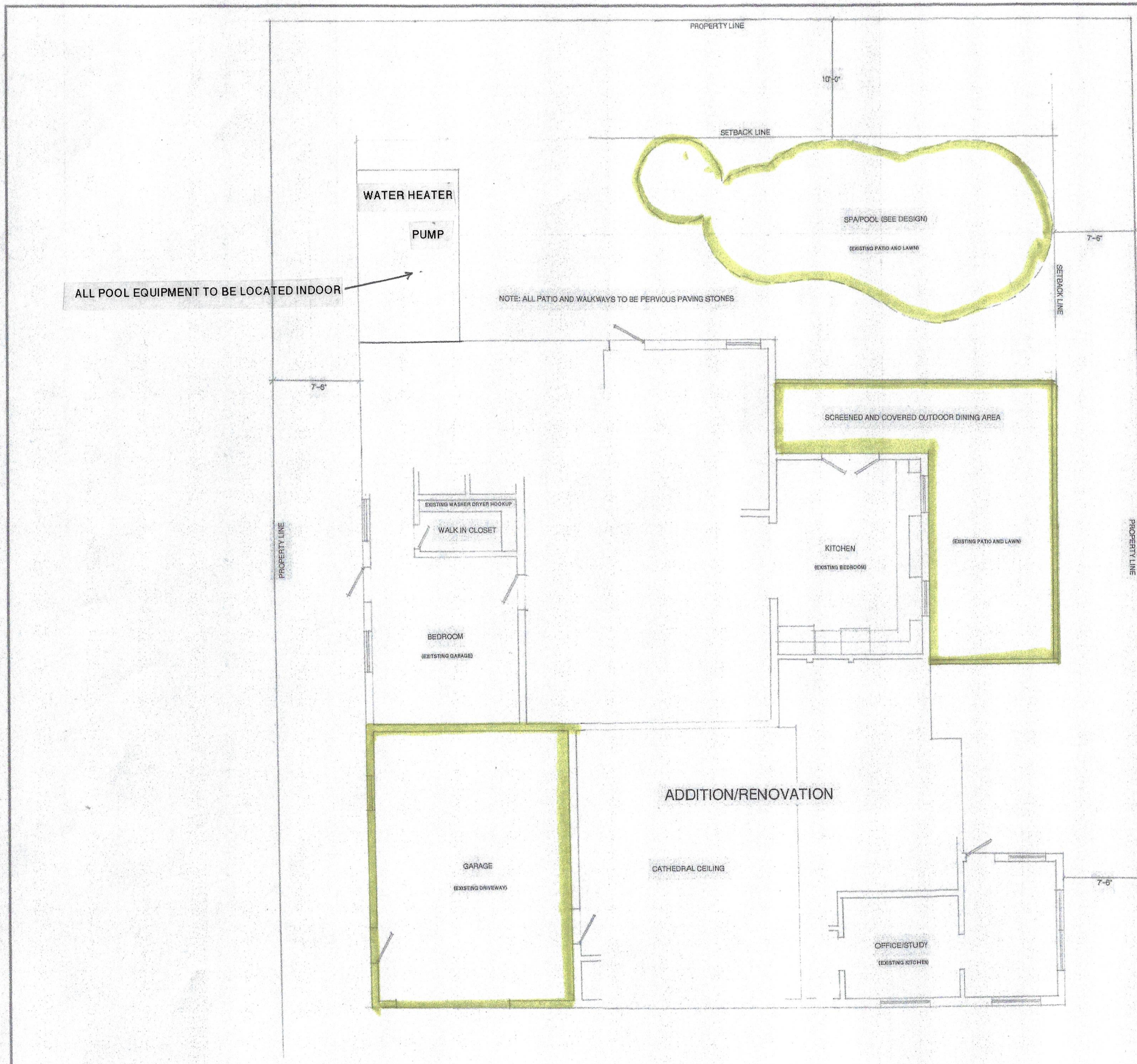
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Scale	1/4"=1'-0"
Drawn	S.MOBERG
Job	207CAS
Sheet	1 OF 4
Of	Sheets

REVISIONS	BY

MOBERG RESIDENCE
207 CASCADE LANE
PALM BEACH SHORES

Date	1/6/20
Scale	1/4"=1'-0"
Drawn	S.MOBERG
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Sheet	2 OF 4
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FOR PLANNING & ZONING REVIEW ONLY



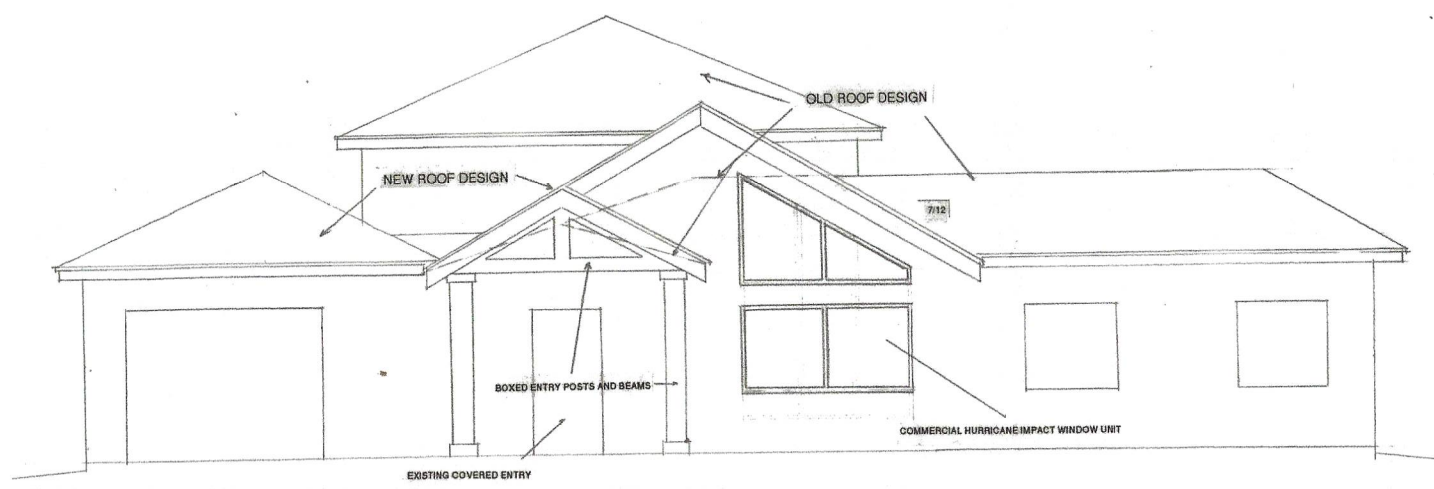
PAUL WELCH INC
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REVISIONS	BY

MOBERG RESIDENCE
207 CASCADE LANE
PALM BEACH SHORES, FLORIDA

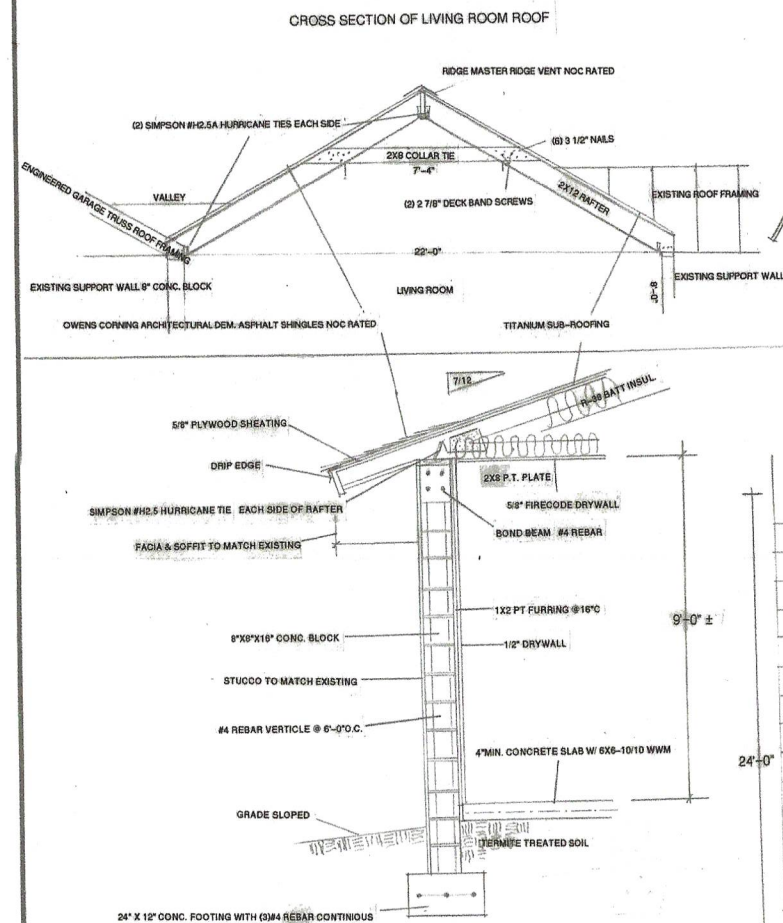
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Job CAS207
Sheet 3 OF 4
Of 4 Sheets

REVISIONS	BY

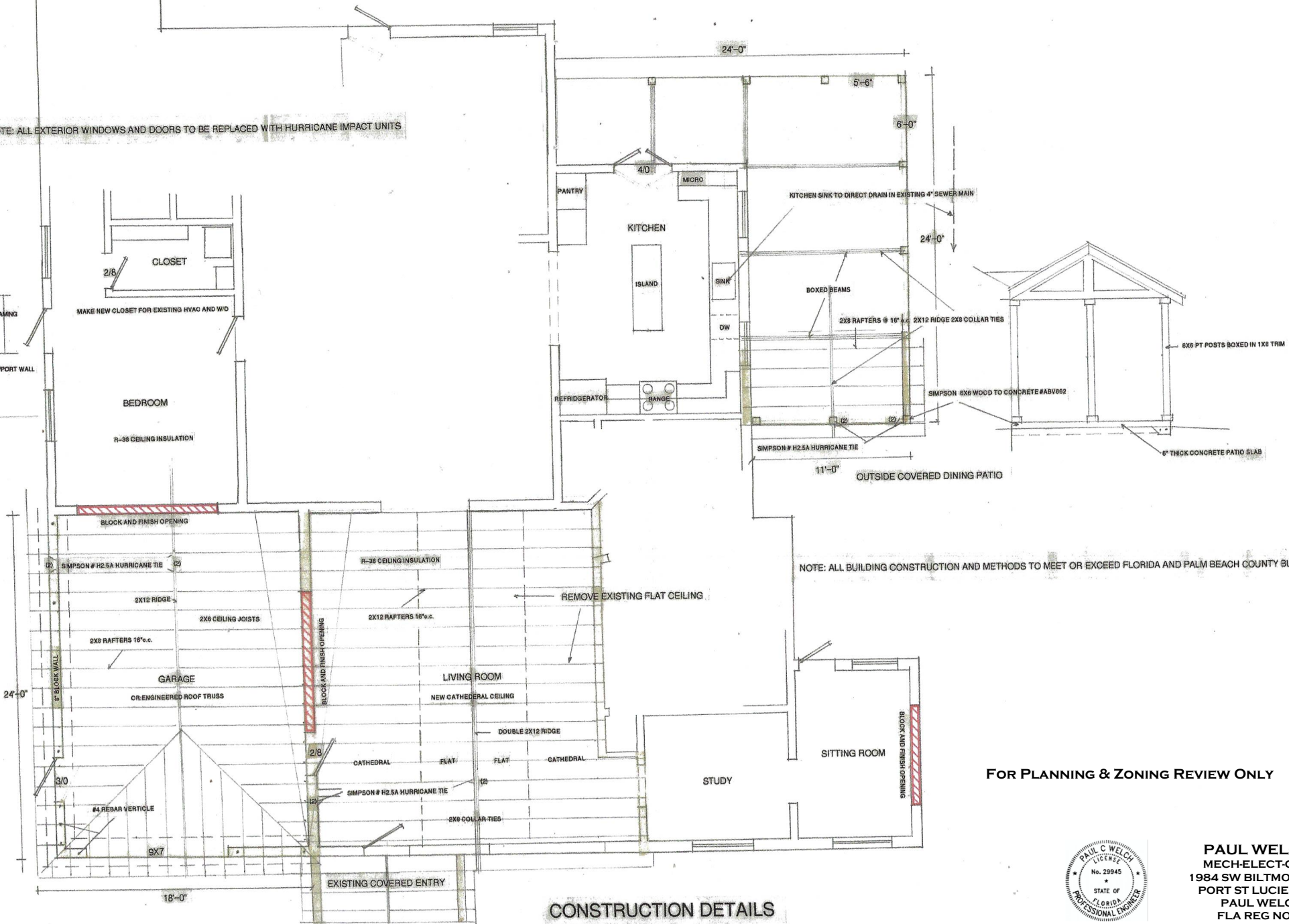


EXISTING AND NEW ELEVATION

NOTE: ALL EXTERIOR WINDOWS AND DOORS TO BE REPLACED WITH HURRICANE IMPACT UNITS



CROSS SECTION OF NEW GARAGE AREA



CONSTRUCTION DETAILS

NOTE: ALL BUILDING CONSTRUCTION AND METHODS TO MEET OR EXCEED FLORIDA AND PALM BEACH COUNTY BUILDING CODES

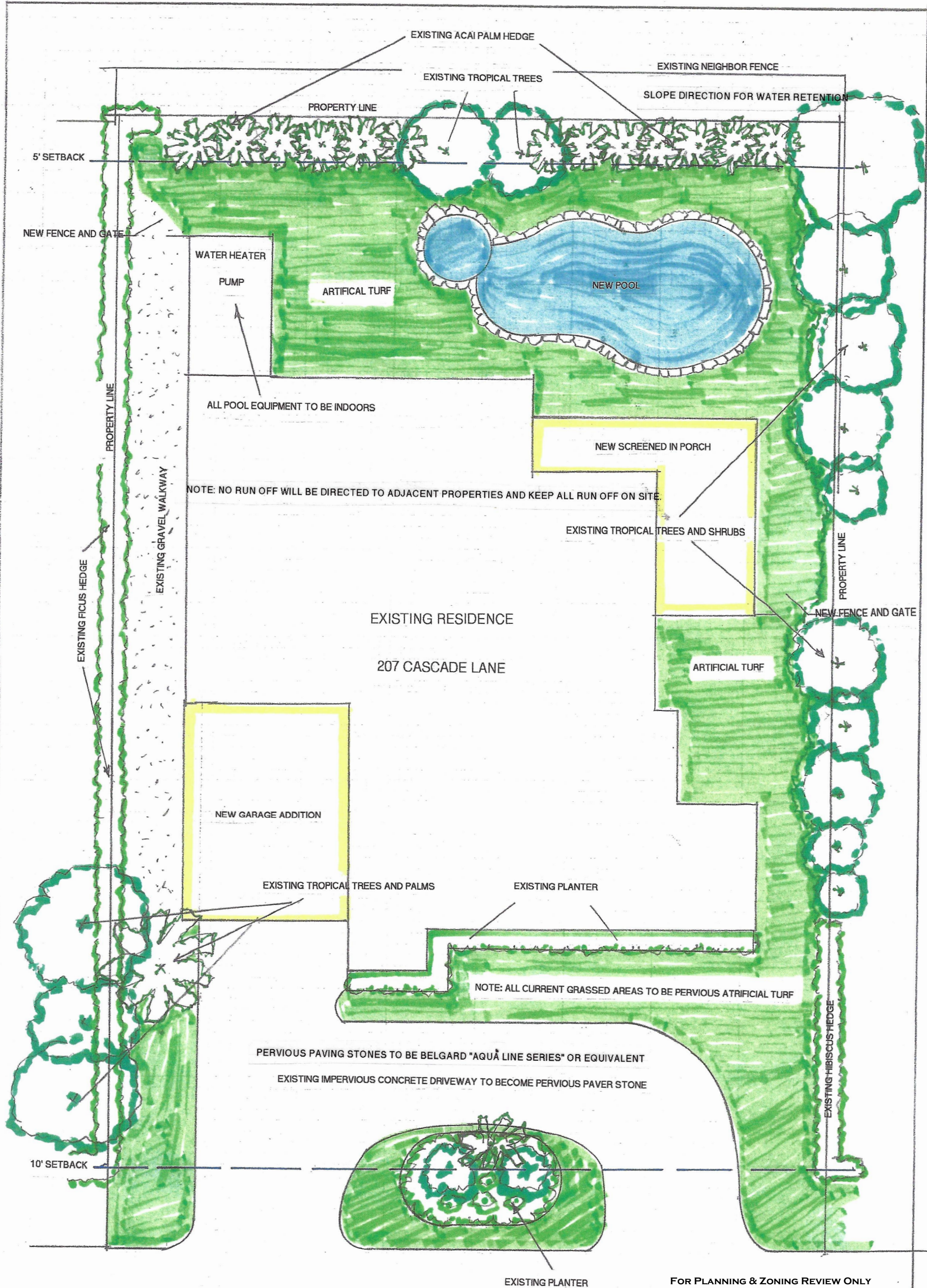
FOR PLANNING & ZONING REVIEW ONLY



PAUL WELCH INC
MECH-ELECT-CIVIL ENG
1984 SW BILTMORE ST -#114
PORT ST LUCIE, FL 34984
PAUL WELCH P.E.
FLA REG NO 29945

MOBERG RESIDENCE
207 CASCADE LANE
PALM BEACH SHORES, FLORIDA

Date 3/29/21
Scale 1/4"=1'-0"
Drawn S.MOBERG
Job 207CAS
Sheet **4 OF 4**
Of Sheets



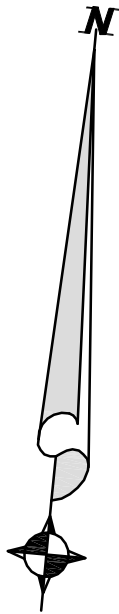
FOR PLANNING & ZONING REVIEW ONLY

CASCADE LANE

LOT 261 EXISTING AND NEW LANDSCAPE PLAN



PAUL WELCH INC
MECH-ELECT-CIVIL ENG
1984 SW BILTMORE ST #114
PORT ST LUCIE, FL 34984
PAUL WELCH P.E.
FLA REG NO 29945



AREA CALCULATIONS

OVERALL PROPERTY = 8,581 SQ.FT. 0.20 ACRES (100%)

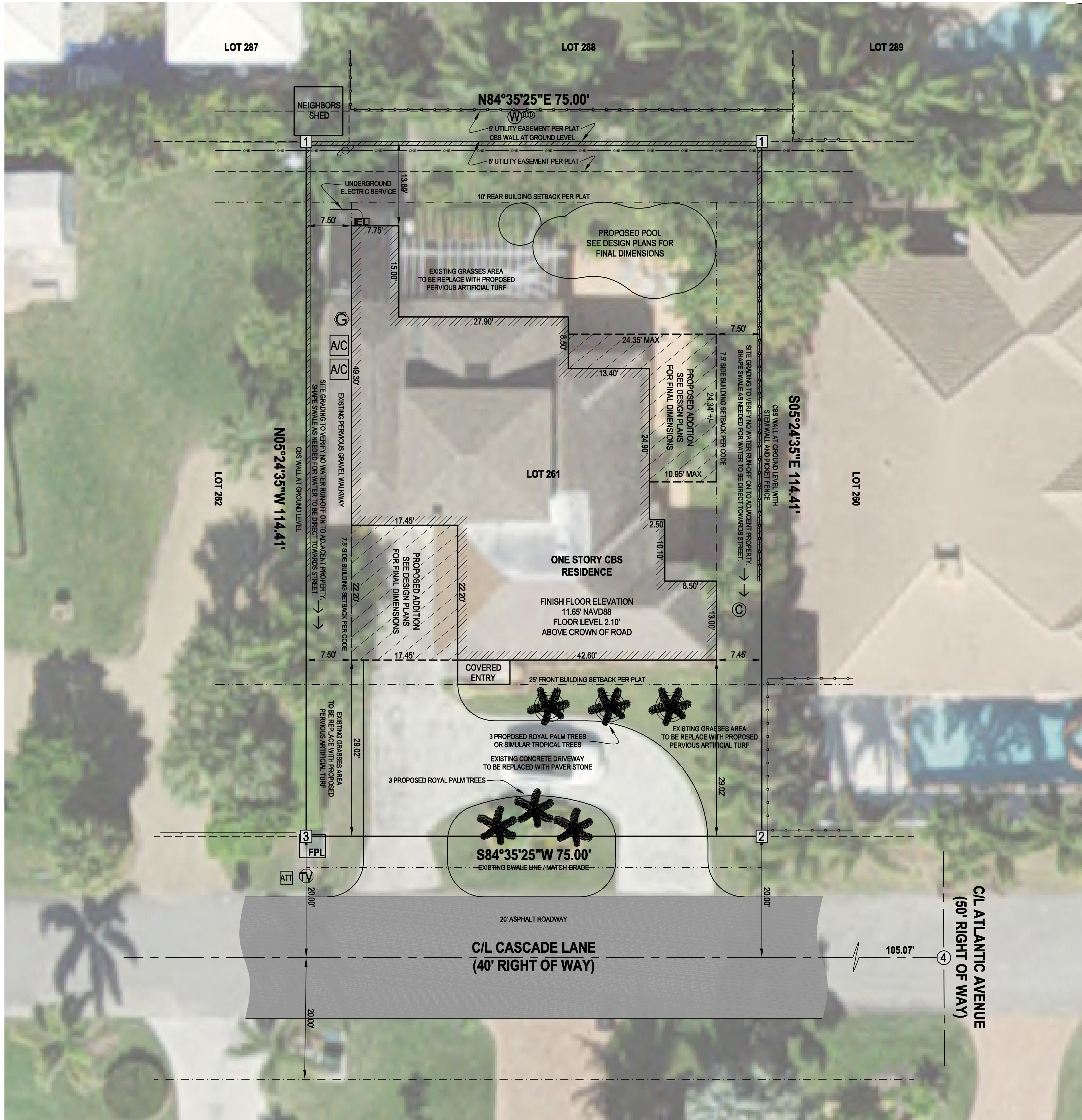
IMPERVIOUS
BUILDING = 3,319 SQ.FT.
POOL = 398 SQ.FT.
TOTAL = 3,717 SQ. FT. (43.32%)

PERVIOUS
GREEN SPACE = 3,858 SQ. FT.
PAVER STONE DRIVEWAY = 1,006 SQ.FT.
TOTAL = 4,864 SQ FT. (56.68%)

LANDSCAPE NOTES

ALL EXISTING LANDSCAPE TO REMAIN

- * = PROPOSED ROYAL PALM (3 TOTAL)
- * = PROPOSED ROYAL PALM OR OR SIMILAR
TROPICAL TREES (3 TOTAL)



LEGAL DESCRIPTION as per ORB 29408 Page 1740

LOT TWO HUNDRED SIX ONE (#261), OF PALM BEACH SHORES ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 23, AT PAGE 29.

SURVEYOR'S NOTES

- The current and expected use of the site is Residential and meets the accuracy standards for such as required by the Florida Minimum Technical Standards per FAC chapter 5J-17.
- The Specific purpose of this survey is to provide data for permitting of site improvements.
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- Foundations, Footers and other Underground Facilities not located, unless otherwise shown.
- Encroachments of property lines: None.
- Violations of encumbrances: None.
- Existing easements and rights-of-way as shown hereon are per plat recorded in Plat Book 23, Page 29, unless otherwise shown.
- Distances and angles / bearings shown hereon are per plat and agree with the survey measurement unless otherwise specified.
- The Bearing base is the south line of subject site and all other bearings are relative thereto.
- No search of the Public Records by this Surveyor.
- This survey cannot be transferred or assigned, unless authorized by Daniel L. Blanton.
- Additions or Deletions to this sketch other than by the signing surveyor are prohibited.
- Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.
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ABBREVIATIONS

L.B. = Licensed Business
C/L = Centerline
CBS = Concrete Block Structure
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E = Electric Meter
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AT = AT&T Service Box
G = Gas Service
C = Sewer Line Cleanout
W = Neighboring Water Softener and Filter Tanks
X = Chain Link Fencing
□ = Wood or Plastic Fencing
OHE = Overhead Electric / Utility Lines

PROPERTY CORNER & CONTROL DATA

- Found 3x3 Concrete Monument, No Identification
- Found 5/8" Iron Rod & Cap Stamped "Bench Mark" (Also Found 5/8" Iron Rod & Cap, ID, Illegible. 1.35' West and 0.45' North)
- Set PK Nail & Washer Stamped PLS 5988
- Found Rail Road Spike, No Identification

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

DANIEL L. BLANTON
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5988

 D. L. BLANTON, Inc. SURVEYING & MAPPING Florida Certificate LB No. 7497 1887 SW Newport Isles Blvd Port Saint Lucie, Florida, 34953 Telephone: (888) 963-1953 Email: DLBlanton@bellsouth.net	BOUNDARY SURVEY, SITE PLAN, SITE ELEVATION, LANDSCAPE PLAN & AREA CALCULATIONS OF: MOBERG RESIDENCE - 207 CASCADE LANE PALM BEACH SHORES, FLORIDA 33404		SCALE: 1"=10' DWG. NUMBER: 21-029-01 SHEET 1 OF 1
	REFERENCE: 23/29	REVISIONS:	
	OFFICE: DLB		
	DATE OF SURVEY: 1/15/2023		



PROJECT NAME: Dorman Residence

Reviewed By: _____

Date: _____

Fee Paid: _____

Town Receipt No: _____

SUBMITTAL CHECKLIST

All submittals must include ten (10) paper sets (folded & sorted into complete packet sets) and an electronic copy (on cd or thumb drive) of the following:

- ☒ Completed **Development Application** (complete all fields, use N/A when not applicable).
 - ☒ Architectural & Aesthetic Review Request (pg. 11, all submittals)
- N/A ☐ Variance Request (pg. 13, if applicable)
- N/A ☐ Special Exception Request (pg. 14, if applicable)
- ☒ **Boundary Survey** (Dated to within 6 months of application submission).
- ☒ **Signed and Sealed Schematics** depicting building on site, setbacks, grading, drainage and elevations, as well as the relationship of the site to the neighboring sites (e.g. Site Plan, Drainage and Grading Plan, Roof Plan, Landscape Plan, Elevations).
- ☒ **Tabular Data** showing compliance with all lot coverage, floor area, building height, grade and landscaping requirements.

SITE PLAN CHECKLIST

Please be sure to include the following on the Site Plan:

- ☒ Depict and label 10' Town Strip (front of property) and 5' utility easement (rear of property), and all other applicable easements.
- ☒ Depict and label all setbacks and Code required setback lines (front, rear, side, pool, etc.).
- ☒ Provide a tabular data table reflecting data from the tables on pgs. 7-8 of this development application.
- ☒ For renovations and/or additions, please shade proposed addition area(s) to differentiate from existing.
- ☒ Include all a/c equipment, pool equipment and emergency generators and label as proposed or existing.
- ☒ Ensure that beam height and top of roof are dimensioned on all elevation drawings submitted.
- ☒ Provide a construction schedule for the proposed project (including calendar dates).

LANDSCAPE PLAN CHECKLIST

Please be sure to include the following on the Landscape Plan:

- ☒ Depict and label the 10' Town Strip (front of property) and 5' utility easement (rear of property).
- ☒ Include and label both existing (to remain) and proposed landscaping on the subject property.
- ☒ Provide a species legend/key including the height of all landscaping to be provided at installation.
- ☒ Ensure that the requirements for 10' Town Strip and front yard trees are met.
- N/A ☐ For multi-story construction, ensure that the requirements for privacy screening are met.
- ☒ Ensure screening is provided for all ground mounted mechanical equipment (e.g. a/c compressors, pool equipment, emergency generators).

NOTE: Checklists are not comprehensive. They are provided solely to remind Applicants to include items commonly omitted from plans submitted to the Town.



DEVELOPMENT APPLICATION

TOWN OF PALM BEACH SHORES
247 EDWARDS LANE
PALM BEACH SHORES, FL 33404
(561) 844-3457

OWNER/APPLICANT: Keith Dorman

PROJECT ADDRESS: 227 Edwards Ln

APPLICATION NO.: _____ SUBMITTAL DATE: 2/16/23

TYPE OF APPROVAL(S) REQUESTED (Check box(es) ☒)

ADMINISTRATIVE APPEAL		SITE PLAN MODIFICATION (14-62)	
ARCHITECTURAL AND AESTHETIC REVIEW (Pf. 14-86)	X	SITE PLAN REVIEW (14-62)	X
COMPREHENSIVE PLAN AMENDMENT (Pf. 17.3(B))		SPECIAL EXCEPTION (Pf. 15.8)	
PLAT APPROVAL		VARIANCE (Pf. 15.4)	
REZONING (Pf. 17.3(B))		ZONING TEXT AMENDMENT (Pf. 17.3(B))	

	PROPERTY OWNER(S)	APPLICANT (If different than Owner(s))
NAME:	Keith Dorman	Owner
ADDRESS:	227 Edwards Ln	
PHONE:	917-916-0352	
EMAIL:	keithdorman14@gmail.com	

	AGENT (If different than Owner(s))	CURRENT OCCUPANT (If different than Owner(s))
NAME:	Amanda McNally, AIA LEED AP, M Architecture Studio, LLC	
ADDRESS:	2401 PGA Blvd, Ste 248, Palm Bch Gdns, FL 33410	
PHONE:	561-429-4467	
EMAIL:	amcnally@marchitecturestudio.com	

	PLANNER	DEVELOPER
NAME:		
ADDRESS:		
PHONE:		
EMAIL:		

	ARCHITECT	LANDSCAPE ARCHITECT
NAME:	Amanda McNally, AIA LEED AP, M Architecture Studio LLC	
ADDRESS:	2401 PGA Blvd, Ste 248, Palm Bch Gdns, FL 33410	
PHONE:	561-429-4467	
EMAIL:	amcnally@marchitecturestudio.com	

	SURVEYOR	ATTORNEY
NAME:	Lidberg Land Surveying, Inc	
ADDRESS:	675 W Indiantown Rd, Ste 200, Jupiter FL 33458	
PHONE:	561-746-8454	
EMAIL:	ken@lidberg.net	

	ENGINEER (USE ADD'L. SHEET FOR MULTIPLE ENGINEERS)	
NAME:	Summit Design & Forensics, Inc, Brian Maskol	
ADDRESS:	725 SE Port St. Lucie Blvd., Ste 203, Port St Lucie, FL 34984	
PHONE:	772-285-0572	
EMAIL:	brian@sdfgroupinc.com	

OWNER ACKNOWLEDGMENT & CERTIFICATION

I (We) affirm and certify that I (We) understand and will comply with all provisions and regulations of the Town of Palm Beach Shores, Florida. I (We) understand that if this Application is approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be a part of the Town of Palm Beach Shores and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive Plan and Zoning Ordinance. I (We) further certify that all statements and diagrams submitted herewith are true and accurate to the best of my (our) knowledge and belief. Further, I (We) understand that this Application and attachments become part of the Official Records of the Town of Palm Beach Shores, Florida and are not returnable. I (We) acknowledge that no permit will be issued before all fees associated with Application are paid.

1. Owner acknowledges and understands that the fee for site plan review, architectural/aesthetic review, variance, special exception, rezoning, etc. **may not cover all review costs**. A final statement of any outstanding costs (covering advertising costs, legal, architectural and other consultant costs) will be sent to the applicant upon completion of the review process. Owner accepts financial responsibility for all costs incurred as a result of this Application.
2. A construction schedule is required of all developers during the development process. The Planning and Zoning Board must approve your proposed construction schedule.
3. The Town requires payment of impact fees for floor area added during the development, re-development or renovation of a property. These impact fees will be used to pay for capital improvements relative to Fire Protection, Police Protection, Parks & Recreation and Public Buildings. Impact fees must be paid to the Town before a Certificate of Occupancy will be issued.
4. Roll-off dumpsters for construction/demolition debris and solid waste must be rented through the Town's contracted solid waste hauler, Waste Management.
5. Final as-built plans must be submitted to the Town in digital form, preferably in PDF format.

By signing below, I acknowledge that I have read and understand the five (5) items listed above.

Signature of Owner

Date

Keith Dorman

Printed Name of Owner

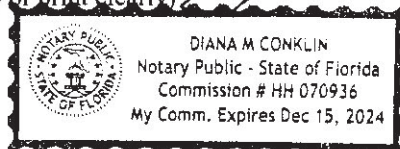
STATE OF FLORIDA
PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21 day of January, 2023

by Keith Dorman who is personally known to me or has produced PDL (type of identification) as identification.

(Name - type, stamp or print clearly)

(Signature)



NOTARY'S SEAL

AUTHORIZATION OF AGENT & ACKNOWLEDGEMENT OF FINANCIAL RESPONSIBILITY

Consent to an agent is required from the property owner(s) and contract purchaser, if applicable, if the property owner(s) or contract purchaser does not intend to attend all meetings and public hearings and submit it person all material pertaining to the Application. Consent to a firm shall be deemed consent for the entire firm, unless otherwise specified.

This form shall serve as consent for the agent identified below to prepare or have prepared all documents for the Application affecting property I (We) have an ownership interest in.

I (We) hereby designate and authorize the below-signed person to act as my (our) agent in regard to this Application and accept financial responsibility for any costs incurred by the agent as a result of this Application. Further, I (We) acknowledge that no permit will be issued before all fees associated with Application are paid.


Signature of Owner or Trustee

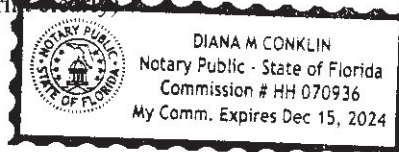
1/21/2023
Date

STATE OF FLORIDA PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21 day of January 2023 by Keith Dorman who is personally known to me or has produced FDL (type of identification) as identification.

Diana M Conklin
(Name - type, stamp or print clearly)


(Signature)



NOTARY'S SEAL

Agent Information:

Amanda McNally
Printed Name of Agent


Signature of Agent

M Architecture Studio, LLC
Name of Firm

1/18/23
Date

PROCEDURES AND TIMELINES

All development applications required to be submitted to the Planning and Zoning Board for review (Site Plan Review, Site Plan Modification, Architectural and Aesthetic Review, Special Exceptions and Variances) will be subject to the following procedures:

1. Development Review Committee (“DRC”) review is regularly scheduled for the first Wednesday of each month at 2:00 pm. In order to be placed on the DRC agenda, a complete application must be submitted to the Town Clerk by the close of business on Monday of the week prior to the regularly scheduled DRC meeting. **Incomplete applications and late submittals will not be placed on a DRC agenda.**
2. If, as a result of the initial DRC review, it is determined by the DRC that a subsequent DRC meeting is necessary, the complete revised application must be submitted to the Town Clerk by the close of business on Monday of the week prior to the regularly scheduled DRC meeting. **Applications that fail to include all revisions required by the DRC, or that are submitted late will not be placed on a DRC agenda until they have been corrected and are timely.**
3. If, as a result of the initial DRC review, it is determined by the DRC that the project can proceed to the Planning and Zoning Board, a complete Planning and Zoning Board application must be submitted to the Town Clerk including all revisions noted by the DRC. A sufficiency review will be performed by the Town to confirm that all comments provided by the DRC have been addressed and a complete revised application submitted. Once all DRC comments have been adequately addressed and a complete revised application submitted, the submittal will be placed on the agenda for the next available Planning and Zoning Board, subject to legal advertising requirements. Planning and Zoning Board review is regularly scheduled for the fourth Wednesday of each month. **Applications that fail to include all revisions required by the DRC or that are incomplete will not be placed on a Planning and Zoning Board agenda.**

APPLICATION FEE INFORMATION

Administrative Appeal	\$250.00
Site Plan Review	\$350.00
Site Plan Modification Review	\$350.00
Variance Request	\$350.00
Special Exception Request	\$250.00
Telecom Site Plan Review or Modification	\$500.00
Plat Approval Request	\$600.00
Comprehensive Plan Amendment	\$750.00
Zoning Text Amendment / Rezoning	\$750.00
Sufficiency Review	Zoning Official (rate per hour)

NUMBER OF COPIES REQUIRED

Development Review Committee	Ten (10) paper sets (folded & sorted into complete packet sets), including one (1) sealed original with original signatures and nine (9) copies, three (3) of which are sealed by a licensed engineer, architect and/or surveyor, <u>and</u> an electronic copy of all documents (on cd or thumb drive).
Planning and Zoning Board	Ten (10) paper sets (folded & sorted into complete packet sets), including one (1) sealed original with original signatures and nine (9) copies, three (3) of which are sealed by a licensed engineer, architect and/or surveyor, <u>and</u> an electronic copy of all documents (on cd or thumb drive).
Local Planning Agency	Ten (10) copies (folded & sorted into complete packet sets).
Town Commission	Ten (10) paper sets (folded & sorted into complete packet sets), including one (1) sealed original with original signatures and nine (9) copies, three (3) of which are sealed by a licensed engineer, architect and/or surveyor (as applicable), <u>and</u> an electronic copy of all documents (on cd or thumb drive).

Applicant acknowledges and understands that the fee for Site Plan Review, Architectural/aesthetic Review, Variance, Special Exception, Rezoning, etc. *may not cover all review costs*. A final statement of any outstanding costs (covering advertising costs, legal, architectural, and other consultants) will be sent to the Applicant upon completion of the review process.

Tabular data showing compliance with all lot coverage, floor area, building height, grade and landscaping requirements must be provided on all submitted plans (Town Code § 14-62).

PROJECT NAME: Dorman Residence

PROJECT ADDRESS: 227 Edwards Lane

PROJECT LEGAL DESCRIPTION: Palm Beach Shores LT 222

*** All boxes must be completed, use N/A where appropriate ***

GENERAL DATA	CODE REQUIREMENT	EXISTING	PROPOSED
COMPREHENSIVE PLAN DESIGNATION: (SF-5, MF-21, MF-30, MF-42, P, ROS)	None	Single Family per PAPA	Single Family
LAND USE: (Residential, Commercial, Recreational, Marina, Public, etc.)	None	Residential	Residential
ZONING DISTRICT: (A, B, C, D, P, ROS, designated at Pf. 3.1, Zoning Ordinance)	None	A	A
FLOOD ZONE CATEGORY:	None	Zone X	no change
LOT COVERAGE, LANDSCAPING & PARKING	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL LOT SIZE: (sq. ft.)	None	8468 SF	no change
TOTAL COVERAGE OF A LOT BY BUILDINGS: (Pf. 5.4, 6.4, 7.5 or 8.5, Zoning Ordinance)	40% Max= 3387 SF	2049 SF	3015 SF
TOTAL LANDSCAPE COVERAGE: (Pf. 5.4.3, Zoning Ordinance)	20% Min = 1693 SF	4409 SF	3563 SF
OFF-STREET PARKING: (Pf. 5.13, 6.12, 7.13 or 8.14, Zoning Ordinance)	2 Spaces Required	3-4 Spaces	3 Spaces
SETBACKS	CODE REQUIREMENT	EXISTING	PROPOSED
FRONT YARD: (Pf. 5.5, 6.6, 7.7 or 8.7, Zoning Ordinance)	25'	25' & 23'-10 @ Chimney	25' & 23'-10 @ Existing Chimney
REAR YARD: (Pf. 5.6, 6.7, 7.9 or 8.9, Zoning Ordinance)	15' for 25 LF, 25' for remainder	15'-8" for 15'-2" Linear Ft & 26'-8" remainder	15' for 14'-7 1/4" Linear Ft & 25' remainder
SIDE YARD: (Pf. 5.7, 6.8, 7.8 or 8.8, Zoning Ordinance)	7'	6'-9 3/4" @ East Sideyard & 6'-11" @ West	7' at All Additions & Existing 6'-9 3/4" @ East Sideyard & 6'-11" @ West

FLOOR AREA	CODE REQUIREMENT	EXISTING	PROPOSED
FIRST FLOOR AREA (sq. ft.):	None	2049 SF (incl. 141sf Shed)	3015 SF (incl. 184sf Pavilion)
SECOND FLOOR AREA (sq. ft.): (Pf. 5.4.2, Zoning Ordinance)	75% of 1st Floor	N/A	N/A
TOTAL FLOOR AREA (sq. ft.): (Pf.2.23, Zoning Ordinance)	None	2049 SF	3015 SF Less than 50% increase
FLOOR AREA RATIO: (Pf. 5.4.2, Zoning Ordinance)	Max of 50% Lot Coverage = 4234sf	N/A	N/A
DWELLING UNIT DENSITY: (Pf. 6.5, 7.6 or 8.6, Zoning Ordinance)	1 per lot	1	1
IMPERVIOUS AREA	NET INCREASE	EXISTING	PROPOSED
BUILDING FIRST FLOOR AREA (sq. ft.):	+966 SF	2049 SF	3015 SF
OTHER IMPERVIOUS AREA (sq. ft.): (Decks, Patios, Walkways, Driveways, Pool Deck & Pool Surface Areas)	-110 SF	2013 SF	1903 SF
TOTAL IMPERVIOUS AREA (sq. ft.):	+856 SF	4062 SF	4918 SF
ELEVATIONS	CODE REQUIREMENT	EXISTING	PROPOSED
GRADE ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	Min of 1.5' & Max of 2' above crown	9.6', 10.3' = +9.95' Avg Existing	9.6', 10.3' = +9.95' Avg Existing
ESTABLISHED 1 ST FLOOR ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	Min of .5' & Max of 1.5' above Grade Elev.	+10.75' Existing	+10.75' Match Existing Less than 50% increase in SF
MEAN CROWN OF ROAD ELEVATION (NAVD):	None	+9.41'	+9.41'
BUILDING HEIGHT	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL BUILDING HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)	24' Max Ht (+34.75'), 17' Access. Str from crown (+26.35')	13'-1" (+23.83' NAVD)	13'-1" (+23.83' NAVD)
TOP OF BEAM HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)		8'-2" (+18.9')	10'-10" (+21.58')
ROOF PITCH: (Pf. 5.2, 6.2 or 7.3, Zoning Ordinance)	1/12 Min, 8/12 Max	4/12	4/12 Existing & 1/12 @ Addition
FLAT ROOF PERCENTAGE: (Pf. 5.2, Zoning Ordinance)	Max 10% of Floor Area	N/A	N/A

JUSTIFICATION STATEMENT

Provide a summary of the proposed project, describing in detail the construction, phasing and proposed development to occur as part of this application (attach additional sheets if needed):

Removing the Existing Office Addition at the Rear, and Shed. We are overpouring the Garage to meet the Existing Slab Elevation, and propose Additions for an Office, Primary Bedroom, Living Space & Garage. A Pool, Patio, and Pavilion are also being added to the Backyard.

Note: Construction Schedule is due as part of site plan review and before building permit issuance. (Town Code §14-63). A signed and notarized contract (signed by owner) must be provided before building permit issuance. (Town Code §14-108).

Provide an estimate of construction costs:

\$600K

Describe the existing improvements located on the subject property (attach additional sheets if needed):

The Existing Improvements are the Original Home with Detached Garage, Detached Shed, and Concrete Patio. Prior Additions were made to the rear of the home.

Provide a project history for the subject property, including any prior development approvals filed within the last year in connection with the subject property. Please include the date of previous site plan approval by the Planning and Zoning Board for this property (attach additional sheets if needed):

N/A

Provide the justification, special reasons, or basis for the approval of this application. Explain why this application is consistent with good planning and zoning practice, will not be contrary to the Town's Comprehensive Development Plan, and will not be detrimental to the promotion of public appearance, comfort, convenience, general welfare, good order, health, morals, prosperity, and safety of the Town. Additionally, all standards set forth in the Town Code of Ordinances for Special Exceptions, Variances, Administrative Appeals, etc. must be addressed. (attach additional sheets if needed):

We are respecting the original while celebrating the Mid-Century Modern era of its construction, and providing ample living space for a family today.

Provide any other pertinent information related to the subject property to support the proposed request.

The Pavilion at the Rear is a whimsical gesture that will not be visible by others due to Existing and Proposed vegetation.

DRAINAGE REQUIREMENTS

(For projects proposing additional on-site impervious area)

For proposed renovations/modifications to existing projects that result in LESS THAN a 50% increase in total site imperviousness, retain 1" of stormwater volume from the total additional impervious area.

For proposed new construction, or renovations/modifications to existing projects that result in a GREATER THAN a 50% increase in total site imperviousness, retain 1" of stormwater volume over the entire site.

Submit a Survey with topographic elevations and existing improvements.

A Drainage and Grading Plan and drainage calculations are required to be submitted with the application package for new construction projects and substantial modifications to existing projects. The Drainage Plan must show the following:

- a. Existing and proposed elevations.
- b. Location of sodded swales, sodded depressed retention areas, underground exfiltration trench and/or other proposed stormwater treatment/retention methods.
- c. Underground piping and inlets and other drainage system improvements proposed.
- d. Drainage calculations showing the retention of the volume of 1" of stormwater from addition impervious areas (or overall site).
- e. Show drainage improvements and underground piping, including water and sewer services, on the Landscape Plans to show no conflicts exist.
- f. Include note that no runoff may be directed to adjacent properties and all storm flows and runoff must be retained on-site prior to discharge into the adjacent roadway right-of-way following retention of required stormwater volume.
- g. Provide engineering details of gutter and downspout dry wells, if proposed.
- h. Provide engineering detail of exfiltration trench, if proposed.
- i. Provide engineering detail of sodded swales, if proposed.
- j. Provide engineering detail of depressed dry retention areas, if proposed.
- k. Provide Geotechnical Report or engineering assumptions/justification for coefficient of permeability (K Factor) for exfiltration trench design, if proposed.
- l. Engineering details/cross sections at property lines demonstrating no runoff will flow to adjacent properties may be required.

Project Engineer or Architect shall be responsible for insuring the drainage improvements are completed in substantial accordance with the approved plan.

Prior to C.O., Project Engineer or Architect to provide final signed and sealed certification that the drainage improvements and grading have been completed in substantial accordance with the approved plan.

Upon receipt of final Certification from Project Engineer or Architect, Town Engineer to visit site and ensure conformance of Town requirements prior to issuance of final C.O.

REQUEST FOR ARCHITECTURAL AND AESTHETIC REVIEW

Please be advised that pursuant to Sec. 14-86 and 14-87 of the Town Code of Ordinances, the Town Planning and Zoning Board uses the following criteria in order to complete its Architectural and Aesthetic Review. Each criteria must be addressed by the applicant prior to the application being processed.

1. Relationship of building to site: (Explain transition from streetscape; placement of parking and service areas; and compatibility of building height and scale with site):

We are maintaining the existing Drive entry with a walk across the yard to the Front Door.
~~The existing Structure remains the highest element on the site with the Additions~~
staying below the Existing peak of roof to maintain scale. Clerestory windows also
~~break down the taller walls to maintain human scale of the Existing Home.~~

2. Relationship of building and site to adjoining area(s): (Explain how structures and landscaping are consistent with established neighborhood character and will enhance the surrounding area. Include description of architectural style, as well as textures, materials and colors to be utilized):

We are celebrating the Mid-Century modern style by keeping the bold Chimney, yet we are cladding it with natural limestone to link it to the local coastal materials. This stone is repeated a wall base below the Office windows & again at the Pavilion Pier in the back. By keeping the height below the existing structure, the home remains in scale with the original architecture of Palm Beach Shores. The white stucco finish and white tile roof reference the crisp white Florida homes and aid with a reduction in heat gain.

3. Landscape and site treatment: (Explain how landscaping, exterior lighting and other site elements will be used to enhance architectural features, buffer the mass of buildings as appropriate, and enhance the privacy of the owner and neighbors. Describe the use of native species and xeriscaping as appropriate.):

A line of fishtail palms is to be used along the rear yard to provide privacy from the 2-story neighbor. The selection of grasses and palms highlights the linear nature of the home, while a groundcover softens the entry and curves the planting beds. A specimen windmill palm is positioned to fill a wall space west of the Chimney & add height. The existing Areca palm is planned to be relocated to the rear yard to aid in privacy.

4. Building design: (Explain proposed building design and style, and how components such as roofs, windows, doors, eaves and parapets are balanced in proportion to each other; address harmoniousness of colors, visual interest and compatibility):

The higher volumes of the Addition are segmented with clerestory windows to maintain a relation to the scale of the existing home. This also keeps the Chimney as the focal point. The Existing Fascia will be replaced with a deeper Fascia board to relate to the deeper Fascia at the Additions as well. The crisp white walls will receive dark windows keeping with the modern lines.
Please provide all documentation and/or samples necessary to address all architectural review criteria as applicable. Attach additional pages as necessary.

The material palette will be White Stucco, White Concrete Tile Roof, Limestone cladding, Drive Refinish to match the Limestone color, and Bronze window frames.

NOT APPLICABLE

REQUEST FOR SITE PLAN MODIFICATION

1. Previously approved (Original) site plan information:

a. Original Project Name: _____

b. Original Site Plan Application No.: _____

c. Original Site Plan Approval Date: _____

d. List of all other relevant information on file with original application: _____

2. Requested Modification(s): _____

Please provide all documentation necessary to describe the proposed modification and to explain the reason(s) for the proposed modification(s), including a survey, if applicable. Attach additional pages as necessary.

NOT APPLICABLE

REQUEST FOR VARIANCE

The Applicant is requesting a variance from the Town Code Section(s) _____ to permit the following:

Please be advised that a variance from the terms of the Zoning Code shall not be recommended by the Planning and Zoning Board, nor granted by the Town Commission, unless the Applicant is able to demonstrate the following:

1. Explain the special conditions and circumstances which exist that are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or building in the same zoning district:

2. Explain how the special conditions and circumstances that exist do not result from the actions of the Applicant:

3. Explain how the literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code and would work unnecessary and undue hardship on the Applicant:

4. Explain how the variance requested is the minimum variance that will make possible a reasonable use of the land, building or structure:

5. Explain how the granting of the requested variance will not confer on the Applicant any special privilege that is denied by the Zoning Code to other lands, structures, or buildings in the same zoning district:

6. Explain how the grant of the requested variance will be in harmony with the general intent and purpose of the Zoning Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare:

The burden of meeting the standards as set forth above is upon the Applicant. Please provide all documentation necessary to prove your case, including a survey, if applicable. Attach additional pages as necessary.

REQUEST FOR SPECIAL EXCEPTION

The Applicant is requesting a special exception pursuant to Town Code Section(s) _____ to permit the following:

A Special Exception shall not be recommended by the Town Planning and Zoning Board, nor granted by the Town Commission, unless the Applicant is able to demonstrate the following:

1. Explain how all structures will be separated from adjacent and nearby uses by appropriate screening devices:

2. Explain whether or not excessive vehicular traffic will be generated on surrounding residential streets:

3. Explain whether or not a vehicular parking or traffic problem is created:

4. Explain where on the site appropriate drives, walkways and buffers will be installed:

5. Explain how the proposed use will make a substantial contribution to the neighborhood environment and will not infringe on the rights of properties in the vicinity:

6. Explain how the proposed use will not endanger, restrict or impair public safety:

The initial burden of meeting the standards as set forth above is upon the Applicant. Please provide all documentation necessary to prove your case, including a survey, if applicable. Attach additional pages as necessary.



ARCHITECTURE
STUDIO

Construction Schedule Estimate

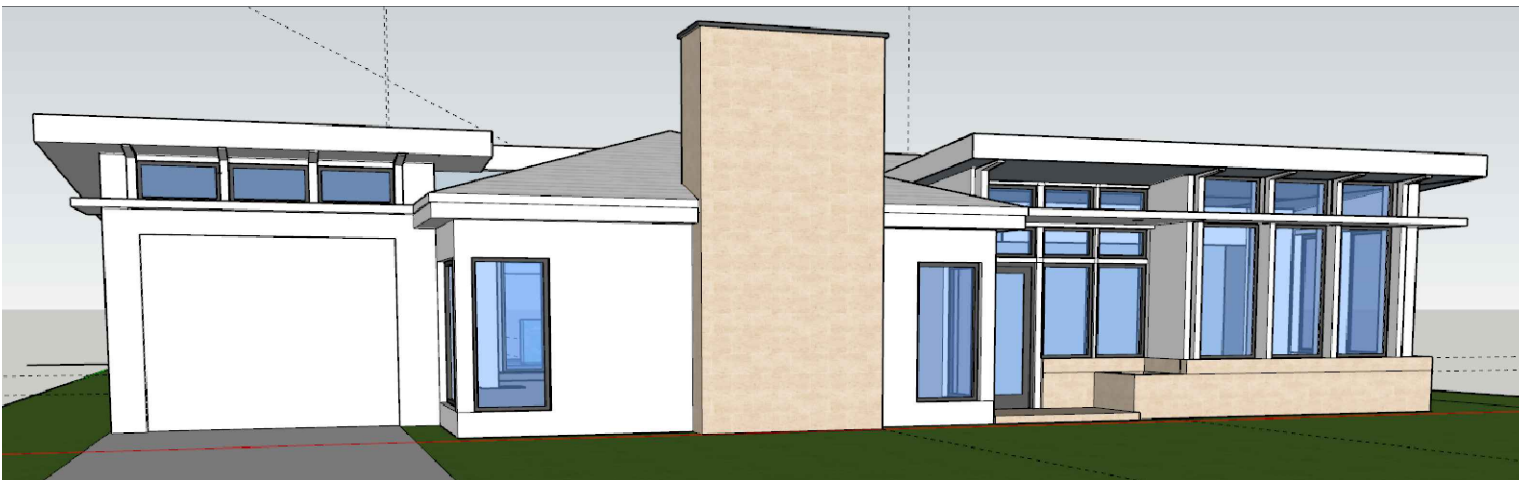
Date: 15 February 2023
Project: **Dorman Residence**, 227 Edwards Lane
Subject: DRC Application, Construction Schedule Estimate

The Construction Schedule Estimate for the Dorman Residence at 227 Edwards Lane is as follows:

Contractor Selection, Staging and Permitting – April to May 2023
Construction: May – December 2023

Sincerely,

Amanda McNally
AIA, LEED AP
Principal
M Architecture Studio



DORMAN RESIDENCE

Tabular data showing compliance with all lot coverage, floor area, building height, grade and landscaping requirements must be provided on all submitted plans (Town Code § 14-62).

PROJECT NAME: Dorman Residence

PROJECT ADDRESS: 227 Edwards Lane

PROJECT LEGAL DESCRIPTION: Palm Beach Shores LT 222

*** All boxes must be completed, use N/A where appropriate ***

GENERAL DATA	CODE REQUIREMENT	EXISTING	PROPOSED
COMPREHENSIVE PLAN DESIGNATION: (SF-5, MF-21, MF-30, MF-42, P, ROS)	None	Single Family per PAPA	Single Family
LAND USE: (Residential, Commercial, Recreational, Marina, Public, etc.)	None	Residential	Residential
ZONING DISTRICT: (A, B, C, D, P, ROS, designated at Pf. 3.1, Zoning Ordinance)	None	A	A
FLOOD ZONE CATEGORY:	None	Zone X	no change
LOT COVERAGE, LANDSCAPING & PARKING	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL LOT SIZE: (sq. ft.)	None	8468 SF	no change
TOTAL COVERAGE OF A LOT BY BUILDINGS: (Pf. 5.4, 6.4, 7.5 or 8.5, Zoning Ordinance)	40% Max= 3387 SF	2049 SF	3015 SF
TOTAL LANDSCAPE COVERAGE: (Pf. 5.4.3, Zoning Ordinance)	20% Min = 1693 SF	4409 SF	3563 SF
OFF-STREET PARKING: (Pf. 5.13, 6.12, 7.13 or 8.14, Zoning Ordinance)	2 Spaces Required	3-4 Spaces	3 Spaces
SETBACKS	CODE REQUIREMENT	EXISTING	PROPOSED
FRONT YARD: (Pf. 5.5, 6.6, 7.7 or 8.7, Zoning Ordinance)	25'	25' & 23'-10 @ Chimney	25' & 23'-10 @ Existing Chimney
REAR YARD: (Pf. 5.6, 6.7, 7.9 or 8.9, Zoning Ordinance)	15' for 25 LF, 25' for remainder	15'-8" for 15'-2" Linear Ft & 26'-8" remainder	15' for 14'-7 1/4" Linear Ft & 25' remainder
SIDE YARD: (Pf. 5.7, 6.8, 7.8 or 8.8, Zoning Ordinance)	7'	6'-9 3/4" @ East Sideyard & 6'-11" @ West	7' at All Additions & Existing 6'-9 3/4" @ East Sideyard & 6'-11" @ West

FLOOR AREA	CODE REQUIREMENT	EXISTING	PROPOSED
FIRST FLOOR AREA (sq. ft.):	None	2049 SF (incl. 141sf Shed)	3015 SF (incl. 184sf Pavilion)
SECOND FLOOR AREA (sq. ft.): (Pf. 5.4.2, Zoning Ordinance)	75% of 1st Floor	N/A	N/A
TOTAL FLOOR AREA (sq. ft.): (Pf. 2.23, Zoning Ordinance)	None	2049 SF	3015 SF Less than 50% increase
FLOOR AREA RATIO: (Pf. 5.4.2, Zoning Ordinance)	Max of 50% Lot Coverage = 4234sf	N/A	N/A
DWELLING UNIT DENSITY: (Pf. 6.5, 7.6 or 8.6, Zoning Ordinance)	1 per lot	1	1
IMPERVIOUS AREA	NET INCREASE	EXISTING	PROPOSED
BUILDING FIRST FLOOR AREA (sq. ft.):	+966 SF	2049 SF	3015 SF
OTHER IMPERVIOUS AREA (sq. ft.): (Decks, Patios, Walkways, Driveways, Pool Deck & Pool Surface Areas)	-110 SF	2013 SF	1903 SF
TOTAL IMPERVIOUS AREA (sq. ft.):	+856 SF	4062 SF	4918 SF
ELEVATIONS	CODE REQUIREMENT	EXISTING	PROPOSED
GRADE ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	Min of 1.5' & Max of 2' above crown	9.6', 10.3' = +9.95' Avg Existing	9.6', 10.3' = +9.95' Avg Existing
ESTABLISHED 1 ST FLOOR ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	Min of 5' & Max of 1.5' above Grade Elev.	+10.75' Existing	+10.75' Match Existing Less than 50% increase in SF
MEAN CROWN OF ROAD ELEVATION (NAVD):	None	+9.41'	+9.41'
BUILDING HEIGHT	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL BUILDING HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)	24' Max Ht (+34.75'). 17' Access. Str from crown (+26.35')	13'-1" (+23.83' NAVD)	13'-1" (+23.83' NAVD)
TOP OF BEAM HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)		8'-2" (+18.9')	10'-10" (+21.58')
ROOF PITCH: (Pf. 5.2, 6.2 or 7.3, Zoning Ordinance)	1/12 Min, 8/12 Max	4/12	4/12 Existing & 1/12 @ Addition
FLAT ROOF PERCENTAGE: (Pf. 5.2, Zoning Ordinance)	Max 10% of Floor Area	N/A	N/A

PROJECT INFORMATION

Owner: Keith Dorman
227 Edwards Lane
Palm Beach Shores, FL 33404

Architect: M Architecture Studio, LLC
2401 PGA Blvd, Suite 248
Palm Beach Gardens, FL 33410
561-429-4467
AR95372

Engineer: Brian Maskol, PE
Summit Design & Forensics, Inc
725 SE Port St. Lucie Blvd. Suite 203
Port St. Lucie, Florida 34984
772-285-0572

AREA CALCULATIONS

Existing Conditioned	1514 SF
Demo of Existing Office	- 102 SF
Exist. Garage Converted to Conditioned	394
Existing to Remain at Main House	1806 SF
Primary Bedroom Addition	171 SF
Office & Entry Addition	187
Living Addition	372
Garage Addiiton, Unconditioned	295
Total Main Structure	2831 SF
Demo Existing Shed (- 141 SF)	
Pavilion Addition	184 SF
Total Under Roof	3015 SF

NOTE: CALCULATIONS BASED ON PALM BEACH COUNTY TAX RECORDS, RECORD PLANS & SURVEY

NOT FOR
CONSTRUCTION

DORMAN RESIDENCE

227 EDWARDS LANE
PALM BEACH SHORES, FLORIDA 33404

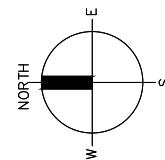
SUBMITTALS/REVISIONS

SCHEMATIC DESIGN
DRC SUBMISSION

PROJECT No. 22030 DATE 02.16.2
SHEET TITLE

DEMO SITE PLAN

A1.1



1 EXISTING SITE DEMO

SCALE: 3/32" = 1'-0"

SITE PLAN NOTES:

- SITE IS NOT IN A FLOOD ZONE
- ADDITIONS ARE LESS THAN 50% OF EXISTING AREA & SHALL MATCH THE EXISTING FFE

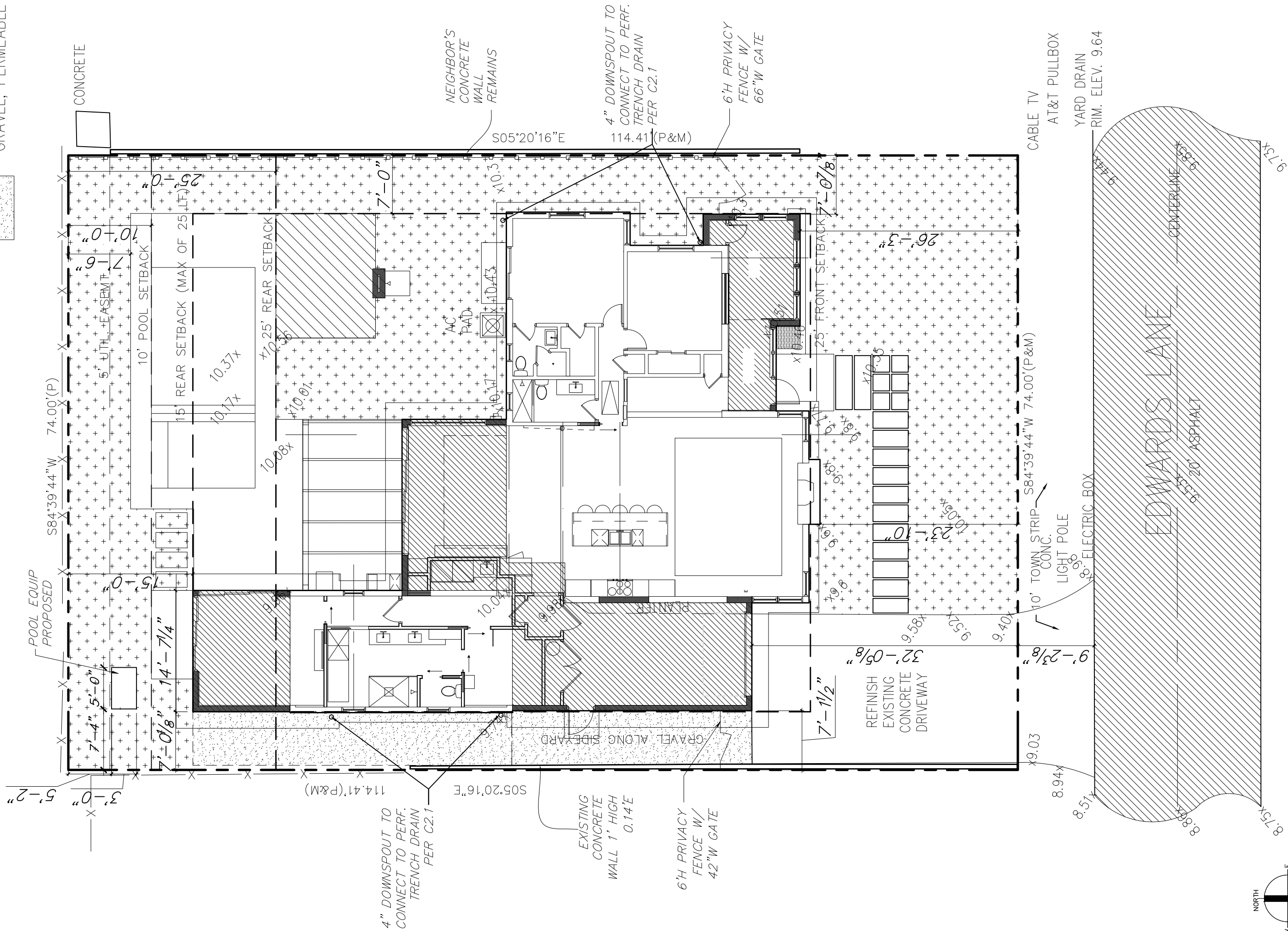
LEGEND



GREEN SPACE



GRAVEL, PERMEABLE



1 PROPOSED SITE PLAN

SCALE: 3/32" = 1'-0"

NOT FOR
CONSTRUCTION

DORMAN RESIDENCE

227 EDWARDS LANE
PALM BEACH SHORES, FLORIDA 33404

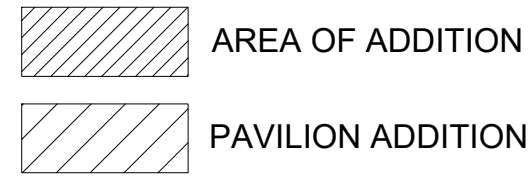
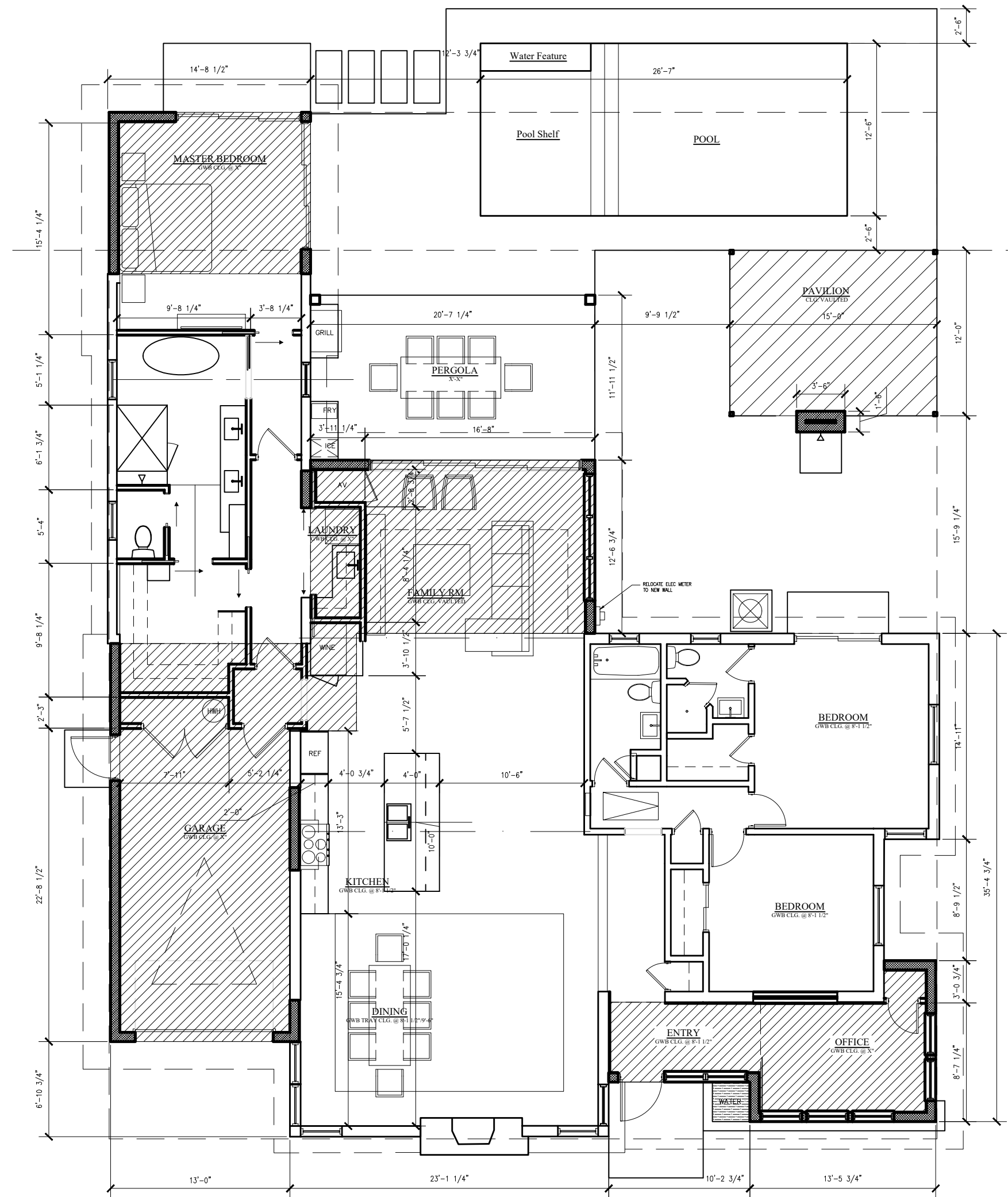
SUBMITTALS/REVISIONS:

SCHEMATIC DESIGN
DRC SUBMISSION

PROJECT No. 22030 DATE: 02.16.23
SHEET TITLE

SITE PLAN

A1.2

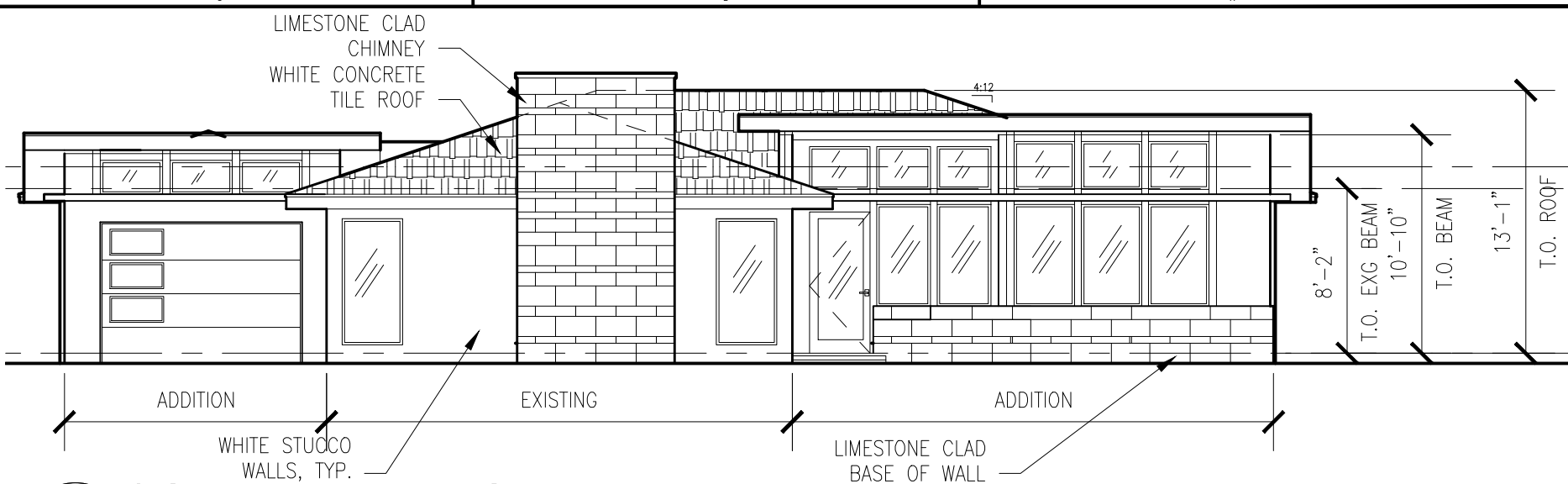


AREA CALCS	
TOTAL CONDITIONED	2536 SF
GARAGE	295 SF
TOTAL AREA	2831 SQ. FT.
PAVILION	184 SF
TOTAL W/ PAVILION	3015 SF

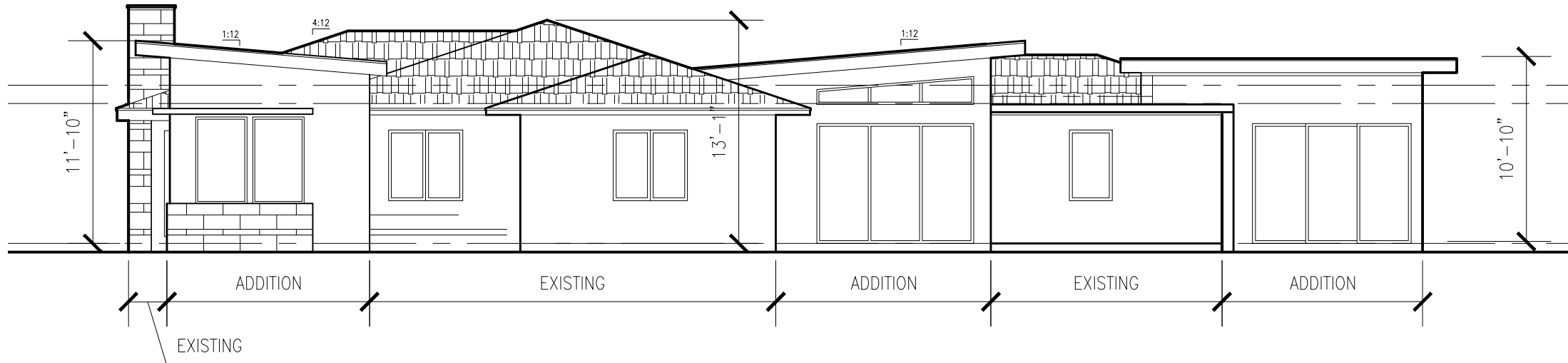
1 PLAN
SCALE: 1/8" = 1'-0"



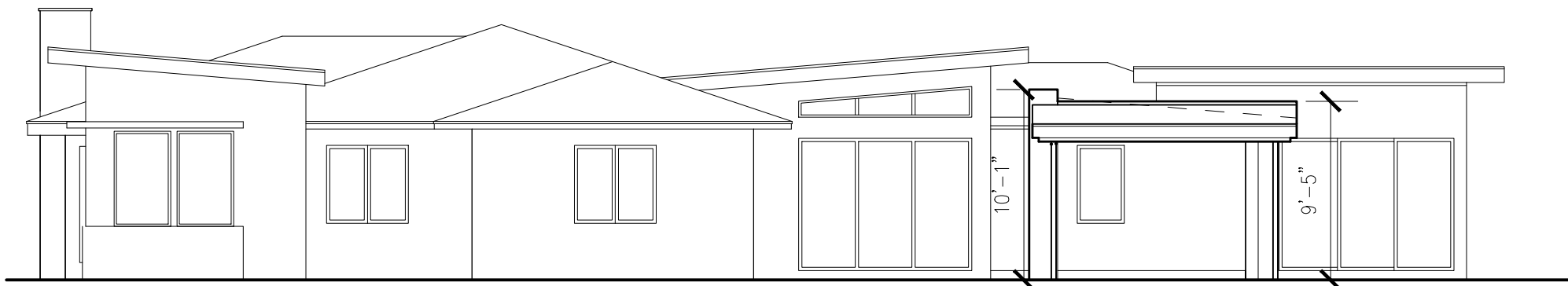
MODEL VIEW OF SOUTH ELEVATION



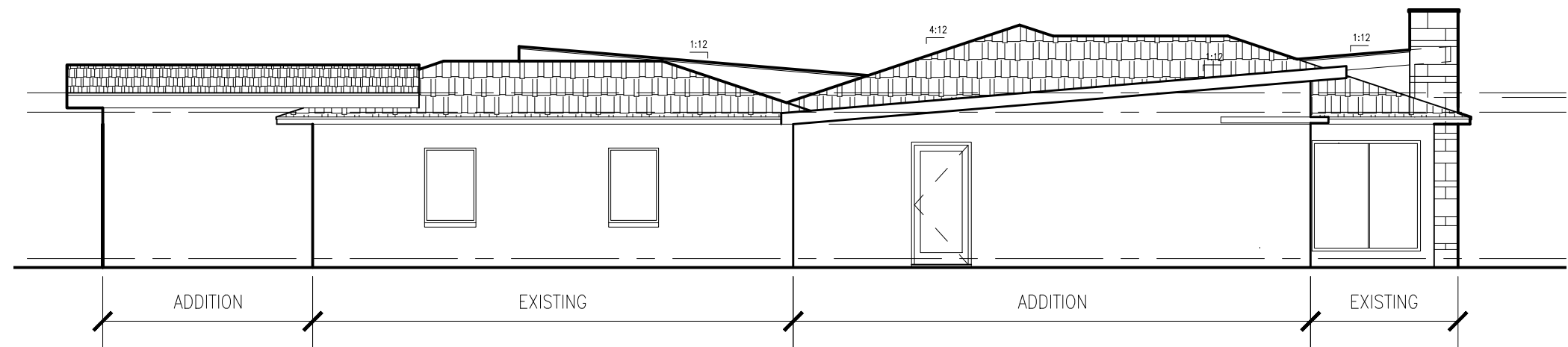
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



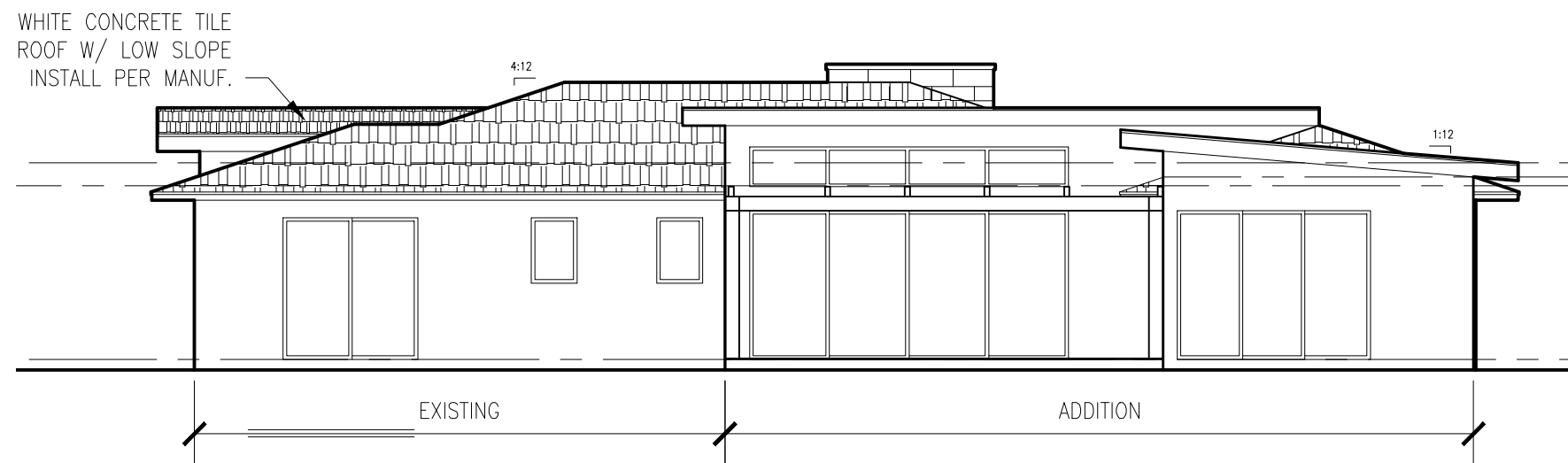
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



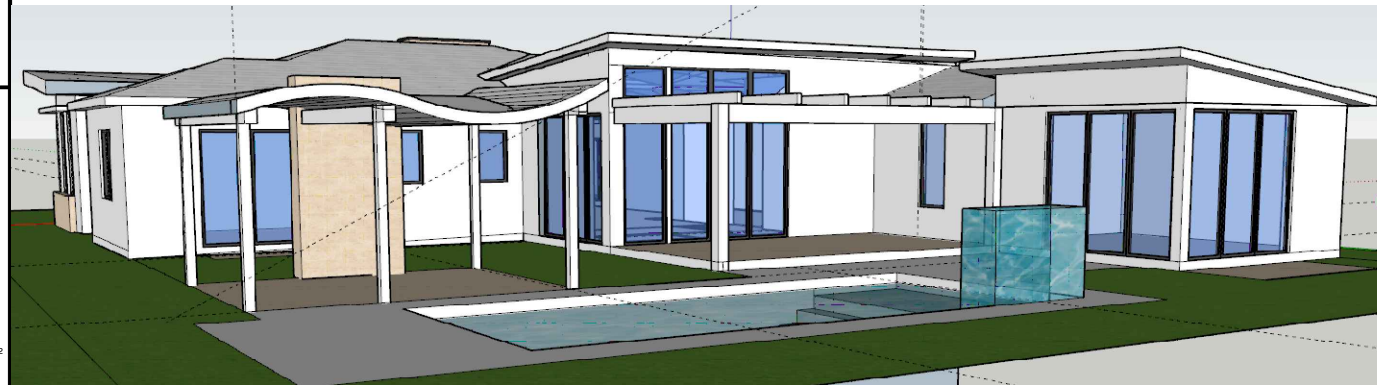
2A EAST ELEVATION with PAVILION
SCALE: 1/8" = 1'-0"



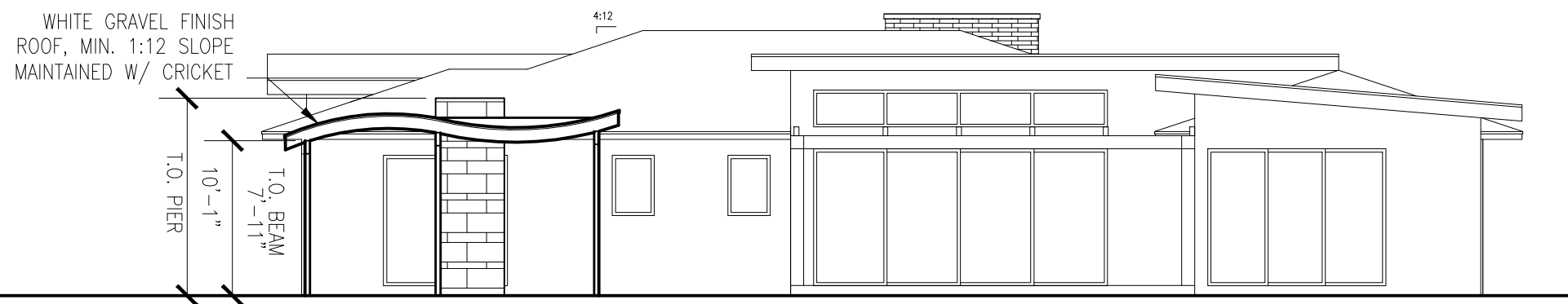
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



MODEL VIEW FROM NE CORNER



2A NORTH ELEVATION - PAVILION
SCALE: 1/8" = 1'-0"

NOT FOR
CONSTRUCTION

DORMAN RESIDENCE
227 EDWARDS LANE
PALM BEACH SHORES, FLORIDA 33404

SUBMITTALS/REVISIONS:

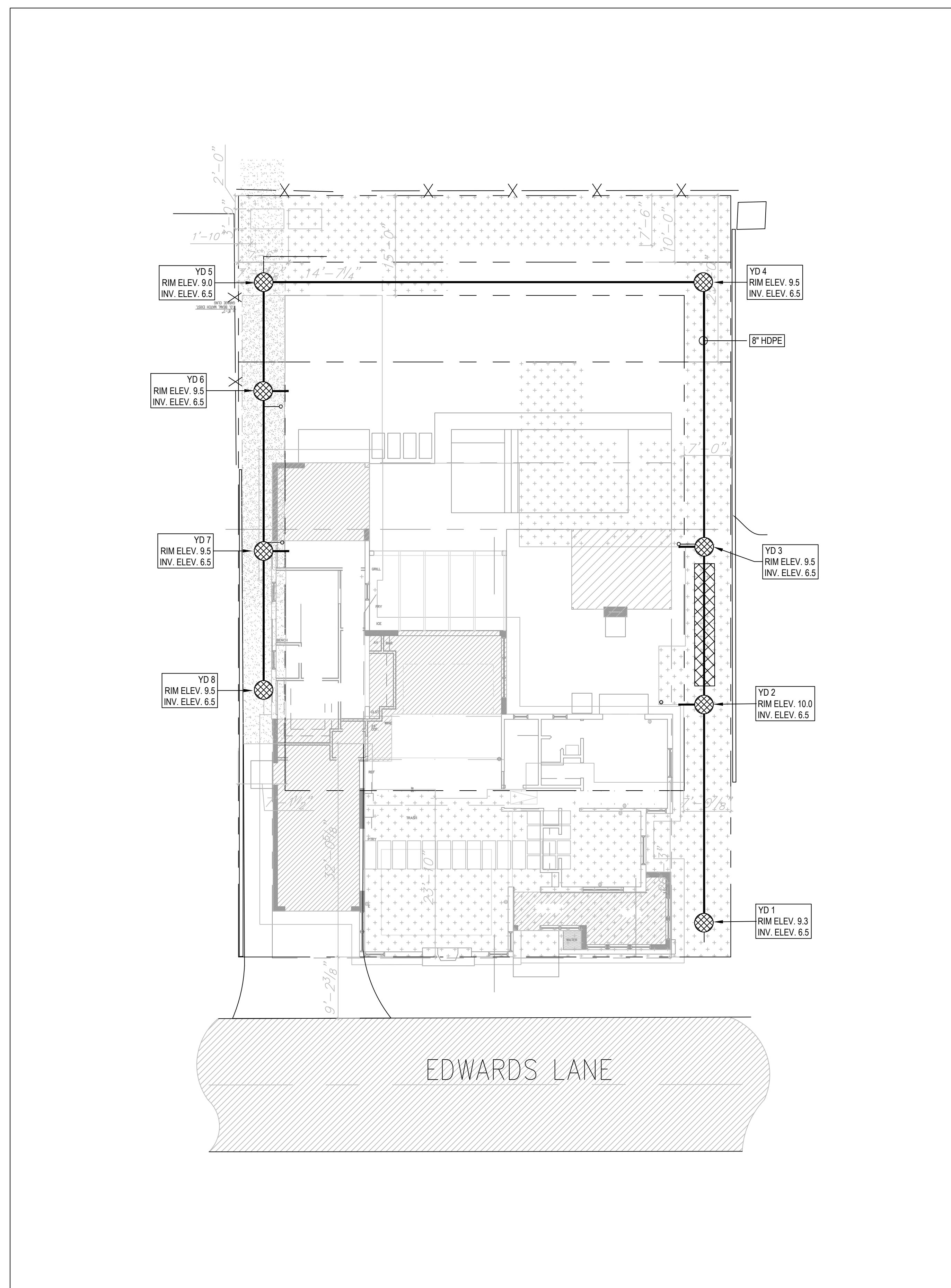
SCHEMATIC DESIGN
DRC SUBMISSION

PROJECT No. 22030 DATE: 01.23.23

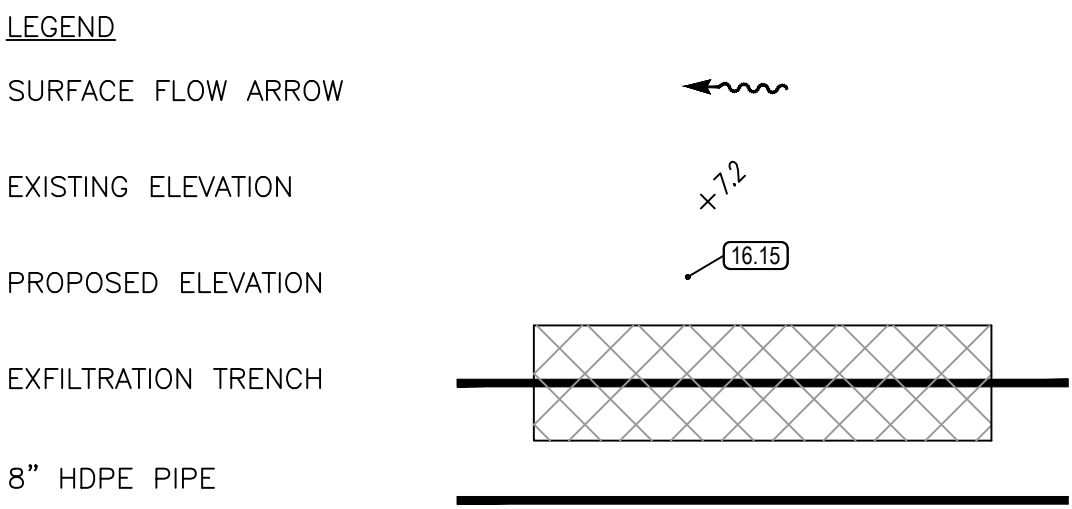
SHEET TITLE

NORTH & WEST ELEVATIONS

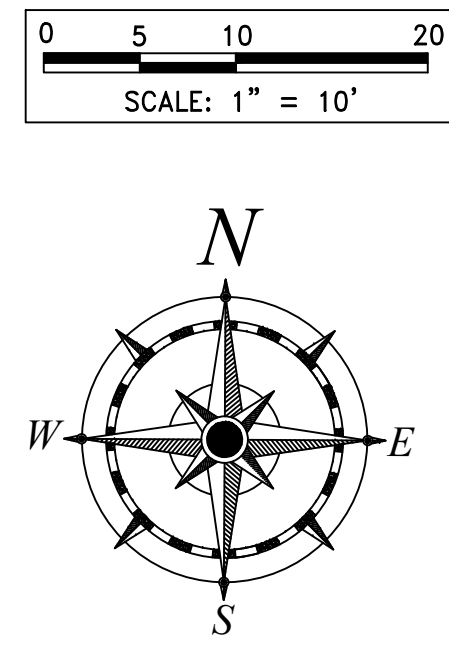
A3.1



DRAINAGE NOTES:
PERFORATED TRENCH DRAIN W/ GRAVEL BED
TO COLLECT AND HOLD WATER VOLUME TO
ACCOMMODATE 1" OF RAIN OVER THE
INCREASED IMPERVIOUS SF OF 856 SF.



1. PLAN GRADES IN NAVD88 UNLESS OTHERWISE NOTED. CONVERSION NAVD = NGVD-1.5'. REFER TO SURVEY BY MAGELLAN SURVEYING & MAPPING FOR ADDITIONAL INFORMATION.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK, IN ACCORDANCE WITH SUNSHINE STATE ONE CALL OF FLORIDA, INC (1-800-432-4770). CONTRACTOR SHALL CONTACT 48 HOURS BEFORE DIGGING.
3. INFORMATION SHOWN ON THE DRAWINGS AS TO THE LOCATION OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED. HOWEVER, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER, AND DEPTH OF ANY EXISTING UTILITIES.
3. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OR IMPROVEMENTS OF OTHERS WITH REGARD TO NEW CONSTRUCTION OR FOR THE NEED OF REMOVAL, RELOCATION OR ALTERATION OF EXISTING FACILITIES. THIS INCLUDES, BUT IS NOT LIMITED TO PALM BEACH SHORES, FLORIDA POWER & LIGHT, BELLSOUTH TELEPHONE, AND THEIR CONTRACTORS, SUBCONTRACTORS OR AGENTS.
4. NO RUNOFF SHALL BE DIRECTED TO ADJACENT PROPERTIES.
5. RETAINING WALL BY OTHERS.
6. EXIST. UTILITIES, DRAINAGE, & ELEVATIONS BASED ON SURVEY. CONTRACTOR SHALL VERIFY INVERTS, PIPE SIZES, AND STRUCTURE LOCATIONS.
7. ALL LANDSCAPE AREAS ADJACENT TO BUILDING SHALL BE GRADED TO DRAIN AWAY FROM BUILDING.
8. WHERE LANDSCAPE/SOD ABUTS BUILDING SLAB, A MINIMUM 3" SLAB REVEAL SHALL BE PROVIDED.
9. ALL BUFFER, DETENTION, SWALE, AND UN-LANDSCAPED/UNPAVED AREAS SHALL BE SODDED UNLESS OTHERWISE NOTED.
10. ALL OFFSITE DISTURBED AREAS SHALL BE SODDED BY CONTRACTOR. ALL DAMAGED CURBING, PAVEMENT, STRIPING, SIGNAGE, LANDSCAPING, ETC. SHALL BE RESTORED BY CONTRACTOR.



PRELIMINARY PAVING &
GRADING PLAN
227 EDWARDS LANE
PALM BEACH GARDENS, FL

LANDSCAPE LEGEND

- EXISTING FOXTAIL PALM
- EXISTING 9' PHOENIX ROEBELENI
- EXISTING ARECA PALM
- PROPOSED CYRTOSTACHYS RENDA, RED LIPSTICK PALM MIN. HT. 9'
- PROPOSED FOXTAIL PALM MIN. HT. 9'
- PROPOSED COCONUT PALM, J TRUNK, MIN. HT. 9'
- PROPOSED R. MADAGASCARIENSIS TRAVELERS PALM, MIN. HT. 9'
- PROPOSED FISHTAIL PALM 6' MIN. HT
- PROPOSED CLUSIA HEDGE 3' MIN. HT, U.N.O.
- PROPOSED GRNDCOVER GREEN ISLAND GEM 12" MIN. HT
- PROPOSED ORNAMENTAL GRASSES 2' MIN. HT
- PROPOSED BRAZILIAN IRIS, IRIS NEOMARICA 2' MIN. HT

LANDSCAPE NOTES:
EXISTING ST. AUGUSTINE SOD IS TO BE MAINTAINED & REPAIRED AS REQ'D

ALL PROPOSED TREES IN THE FRONT YD ARE TO BE 8'-2" MIN. OA HT. AND 3'-4" MIN. SPREAD

4" DOWNSPOUT TO CONNECT TO DRAINAGE PER C2.1

STAGGER PALM PLACEMENT AROUND NEIGHBOR'S EXIST. PALMS, TYP.

DRAINAGE PER CIVIL, TYP.

5' UTIL. EASEMENT

10' POOL SETBACK

15' REAR SETBACK (MAX OF 25' IF)

25' REAR SETBACK

S05°20'16"E 114.41'(P&M)

S05°20'16"E 114.41'(P&M)

S05°20'16"E 74.00'(P&M)

10' TOWN STRIP

HEDGE TO SCREEN POOL EQUIPMENT, MATCH HT OF EQUIP.

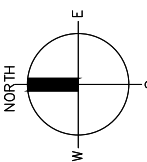
DRAINAGE PER CIVIL ENG. TYP

4" DOWNSPOUT TO CONNECT TO DRAIN TO DRAIN PER C2.1

S05°20'16"E 114.41'(P&M)

CHANNEL ALONG SIDEYARD

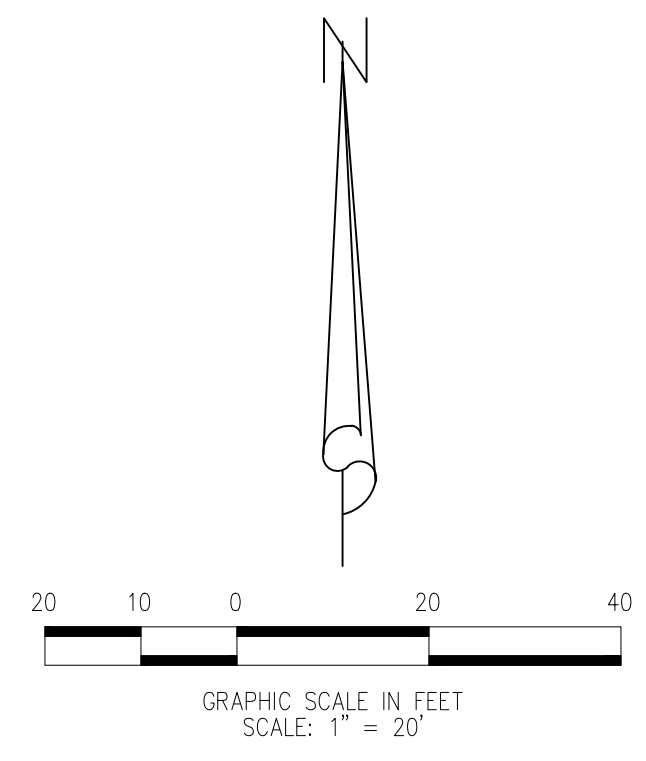
EXIST. VEGETATION



1

PROPOSED LANDSCAPE PLAN

SCALE: 3/32" = 1'-0"





PROJECT NAME: MIMIA00378A

Reviewed By: _____

Date: _____

Fee Paid: _____

Town Receipt No: _____

SUBMITTAL CHECKLIST

All submittals must include ten (10) paper sets (folded & sorted into complete packet sets) and an electronic copy (on cd or thumb drive) of the following:

- ☒ Completed **Development Application** (complete all fields, use N/A when not applicable).
 - ☒ Architectural & Aesthetic Review Request (pg. 11, all submittals)
 - ☐ Variance Request (pg. 13, if applicable)
 - ☒ Special Exception Request (pg. 14, if applicable)
- ☒ **Boundary Survey** (Dated to within 6 months of application submission).
- ☒ **Signed and Sealed Schematics** depicting building on site, setbacks, grading, drainage and elevations, as well as the relationship of the site to the neighboring sites (e.g. Site Plan, Drainage and Grading Plan, Roof Plan, Landscape Plan, Elevations).
- ☒ **Tabular Data** showing compliance with all lot coverage, floor area, building height, grade and landscaping requirements.

SITE PLAN CHECKLIST

Please be sure to include the following on the Site Plan:

- ☒ Depict and label 10' Town Strip (front of property) and 5' utility easement (rear of property), and all other applicable easements.
- ☒ Depict and label all setbacks and Code required setback lines (front, rear, side, pool, etc.).
- ☒ Provide a tabular data table reflecting data from the tables on pgs. 7-8 of this development application.
- ☒ For renovations and/or additions, please shade proposed addition area(s) to differentiate from existing.
- ☒ Include all a/c equipment, pool equipment and emergency generators and label as proposed or existing.
- ☒ Ensure that beam height and top of roof are dimensioned on all elevation drawings submitted.
- ☒ Provide a construction schedule for the proposed project (including calendar dates).

LANDSCAPE PLAN CHECKLIST

Please be sure to include the following on the Landscape Plan:

- ☒ Depict and label the 10' Town Strip (front of property) and 5' utility easement (rear of property).
- ☒ Include and label both existing (to remain) and proposed landscaping on the subject property.
- ☒ Provide a species legend/key including the height of all landscaping to be provided at installation.
- ☒ Ensure that the requirements for 10' Town Strip and front yard trees are met.
- ☒ For multi-story construction, ensure that the requirements for privacy screening are met.
- ☒ Ensure screening is provided for all ground mounted mechanical equipment (e.g. a/c compressors, pool equipment, emergency generators).

NOTE: Checklists are not comprehensive. They are provided solely to remind Applicants to include items commonly omitted from plans submitted to the Town.



DEVELOPMENT APPLICATION

TOWN OF PALM BEACH SHORES
247 EDWARDS LANE
PALM BEACH SHORES, FL 33404
(561) 844-3457

OWNER/APPLICANT: DISH Wireless, LLC

PROJECT ADDRESS: 125 S. Ocean Ave., Palm Beach Shores, FL 33404

APPLICATION NO.: _____ SUBMITTAL DATE: _____

TYPE OF APPROVAL(S) REQUESTED (Check box(es) ☒)

ADMINISTRATIVE APPEAL	N/A	SITE PLAN MODIFICATION (14-62)	N/A
ARCHITECTURAL AND AESTHETIC REVIEW (Pf. 14-86)	N/A	SITE PLAN REVIEW (14-62)	N/A
COMPREHENSIVE PLAN AMENDMENT (Pf. 17.3(B))	N/A	SPECIAL EXCEPTION (Pf. 15.8)	X
PLAT APPROVAL	N/A	VARIANCE (Pf. 15.4)	N/A
REZONING (Pf. 17.3(B))	N/A	ZONING TEXT AMENDMENT (Pf. 17.3(B))	N/A

	PROPERTY OWNER(S)	APPLICANT (If different than Owner(s))
NAME:	Mayan Towers Condominium I, Inc.	DISH Wireless, LLC
ADDRESS:	125 S. Ocean Ave., Palm Beach Shores, FL 33404	5906 Breckenridge Pkwy., Suite A, Tampa, FL 33610
PHONE:	(561) 844-4550	(980) 202-5553
EMAIL:	mayantowerssouth@4hassociationmanagement.com	bjones@tepgroup.net

	AGENT (If different than Owner(s))	CURRENT OCCUPANT (If different than Owner(s))
NAME:	N/A	N/A
ADDRESS:	N/A	N/A
PHONE:	N/A	N/A
EMAIL:	N/A	N/A

	PLANNER	DEVELOPER
NAME:	N/A	N/A
ADDRESS:	N/A	N/A
PHONE:	N/A	N/A
EMAIL:	N/A	N/A

	ARCHITECT	LANDSCAPE ARCHITECT
NAME:	N/A	N/A
ADDRESS:	N/A	N/A
PHONE:	N/A	N/A
EMAIL:	N/A	N/A

	SURVEYOR	ATTORNEY
NAME:	N/A	N/A
ADDRESS:	N/A	N/A
PHONE:	N/A	N/A
EMAIL:	N/A	N/A

	ENGINEER (USE ADD'L. SHEET FOR MULTIPLE ENGINEERS)	
NAME:	Tower Engineering Professionals	
ADDRESS:	1095 Windward Ridge Pkwy., Suite 140, Alpharetta, GA 30005	
PHONE:	(704) 369-1826	
EMAIL:	www.tepgroup.net	

OWNER ACKNOWLEDGMENT & CERTIFICATION

I (We) affirm and certify that I (We) understand and will comply with all provisions and regulations of the Town of Palm Beach Shores, Florida. I (We) understand that if this Application is approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be a part of the Town of Palm Beach Shores and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive Plan and Zoning Ordinance. I (We) further certify that all statements and diagrams submitted herewith are true and accurate to the best of my (our) knowledge and belief. Further, I (We) understand that this Application and attachments become part of the Official Records of the Town of Palm Beach Shores, Florida and are not returnable. I (We) acknowledge that no permit will be issued before all fees associated with Application are paid.

1. Owner acknowledges and understands that the fee for site plan review, architectural/aesthetic review, variance, special exception, rezoning, etc. **may not cover all review costs**. A final statement of any outstanding costs (covering advertising costs, legal, architectural and other consultant costs) will be sent to the applicant upon completion of the review process. Owner accepts financial responsibility for all costs incurred as a result of this Application.
2. A construction schedule is required of all developers during the development process. The Planning and Zoning Board must approve your proposed construction schedule.
3. The Town requires payment of impact fees for floor area added during the development, re-development or renovation of a property. These impact fees will be used to pay for capital improvements relative to Fire Protection, Police Protection, Parks & Recreation and Public Buildings. Impact fees must be paid to the Town before a Certificate of Occupancy will be issued.
4. Roll-off dumpsters for construction/demolition debris and solid waste must be rented through the Town's contracted solid waste hauler, Waste Management.
5. Final as-built plans must be submitted to the Town in digital form, preferably in PDF format.

By signing below, I acknowledge that I have read and understand the five (5) items listed above.

Kathleen T McGahran
FOR Mayan Towers Condominium #1
Signature of Owner

9/22/2022
Date

KATHLEEN T MCGAHRAN FOR
Printed Name of Owner
MAYAN TOWERS CONDOMINIUM 1

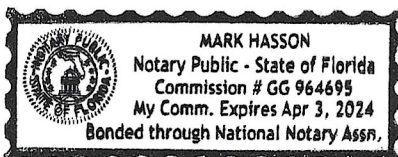
STATE OF FLORIDA PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22 day of September 2022,

by Kathleen T. McGahran who is personally known to me or has produced _____ (type of identification) as identification.

Mark Hasson
(Name - type, stamp or print clearly)

[Signature]
(Signature)



NOTARY'S SEAL

AUTHORIZATION OF AGENT & ACKNOWLEDGEMENT OF FINANCIAL RESPONSIBILITY

Consent to an agent is required from the property owner(s) and contract purchaser, if applicable, if the property owner(s) or contract purchaser does not intend to attend all meetings and public hearings and submit it person all material pertaining to the Application. Consent to a firm shall be deemed consent for the entire firm, unless otherwise specified.

This form shall serve as consent for the agent identified below to prepare or have prepared all documents for the Application affecting property I (We) have an ownership interest in.

I (We) hereby designate and authorize the below-signed person to act as my (our) agent in regard to this Application and accept financial responsibility for any costs incurred by the agent as a result of this Application. Further, I (We) acknowledge that no permit will be issued before all fees associated with Application are paid.

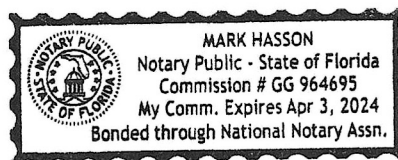
KATHLEEN T. McBahian
For MAYAN Towers Condominium 1 9/23/2022
Signature of Owner or Trustee Date

STATE OF FLORIDA
PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23 day of September 2022,
by Kathleen T. McBahian who is personally known to me or has produced _____ (type of identification) as identification.

Mark Hasson
(Name - type, stamp or print clearly)

[Signature]
(Signature)



NOTARY'S SEAL

Agent Information:

Printed Name of Agent

Name of Firm

Signature of Agent

Date

PROCEDURES AND TIMELINES

All development applications required to be submitted to the Planning and Zoning Board for review (Site Plan Review, Site Plan Modification, Architectural and Aesthetic Review, Special Exceptions and Variances) will be subject to the following procedures:

1. Development Review Committee (“DRC”) review is regularly scheduled for the first Wednesday of each month at 2:00 pm. In order to be placed on the DRC agenda, a complete application must be submitted to the Town Clerk by the close of business on Monday of the week prior to the regularly scheduled DRC meeting. **Incomplete applications and late submittals will not be placed on a DRC agenda.**
2. If, as a result of the initial DRC review, it is determined by the DRC that a subsequent DRC meeting is necessary, the complete revised application must be submitted to the Town Clerk by the close of business on Monday of the week prior to the regularly scheduled DRC meeting. **Applications that fail to include all revisions required by the DRC, or that are submitted late will not be placed on a DRC agenda until they have been corrected and are timely.**
3. If, as a result of the initial DRC review, it is determined by the DRC that the project can proceed to the Planning and Zoning Board, a complete Planning and Zoning Board application must be submitted to the Town Clerk including all revisions noted by the DRC. A sufficiency review will be performed by the Town to confirm that all comments provided by the DRC have been addressed and a complete revised application submitted. Once all DRC comments have been adequately addressed and a complete revised application submitted, the submittal will be placed on the agenda for the next available Planning and Zoning Board, subject to legal advertising requirements. Planning and Zoning Board review is regularly scheduled for the fourth Wednesday of each month. **Applications that fail to include all revisions required by the DRC or that are incomplete will not be placed on a Planning and Zoning Board agenda.**

APPLICATION FEE INFORMATION

Administrative Appeal	\$250.00
Site Plan Review	\$350.00
Site Plan Modification Review	\$350.00
Variance Request	\$350.00
Special Exception Request	\$250.00
Telecom Site Plan Review or Modification	\$500.00
Plat Approval Request	\$600.00
Comprehensive Plan Amendment	\$750.00
Zoning Text Amendment / Rezoning	\$750.00
Sufficiency Review	Zoning Official (rate per hour)

NUMBER OF COPIES REQUIRED

Development Review Committee	Ten (10) paper sets (folded & sorted into complete packet sets), including one (1) sealed original with original signatures and nine (9) copies, three (3) of which are sealed by a licensed engineer, architect and/or surveyor, <u>and</u> an electronic copy of all documents (on cd or thumb drive).
Planning and Zoning Board	Ten (10) paper sets (folded & sorted into complete packet sets), including one (1) sealed original with original signatures and nine (9) copies, three (3) of which are sealed by a licensed engineer, architect and/or surveyor, <u>and</u> an electronic copy of all documents (on cd or thumb drive).
Local Planning Agency	Ten (10) copies (folded & sorted into complete packet sets).
Town Commission	Ten (10) paper sets (folded & sorted into complete packet sets), including one (1) sealed original with original signatures and nine (9) copies, three (3) of which are sealed by a licensed engineer, architect and/or surveyor (as applicable), <u>and</u> an electronic copy of all documents (on cd or thumb drive).

Applicant acknowledges and understands that the fee for Site Plan Review, Architectural/aesthetic Review, Variance, Special Exception, Rezoning, etc. *may not cover all review costs*. A final statement of any outstanding costs (covering advertising costs, legal, architectural, and other consultants) will be sent to the Applicant upon completion of the review process.

Tabular data showing compliance with all lot coverage, floor area, building height, grade and landscaping requirements must be provided on all submitted plans (Town Code § 14-62).

PROJECT NAME: MIMIA00378A

PROJECT ADDRESS: 125 S. Ocean Ave., Palm Beach Shores, FL 33404

PROJECT LEGAL DESCRIPTION: _____

***** All boxes must be completed, use N/A where appropriate *****

GENERAL DATA	CODE REQUIREMENT	EXISTING	PROPOSED
COMPREHENSIVE PLAN DESIGNATION: (SF-5, MF-21, MF-30, MF-42, P, ROS)	None	N/A	N/A
LAND USE: (Residential, Commercial, Recreational, Marina, Public, etc.)	None	Residential	Residential
ZONING DISTRICT: (A, B, C, D, P, ROS, designated at Pf. 3.1, Zoning Ordinance)	None	D	D
FLOOD ZONE CATEGORY:	None		
LOT COVERAGE, LANDSCAPING & PARKING	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL LOT SIZE: (sq. ft.)	None		
TOTAL COVERAGE OF A LOT BY BUILDINGS: (Pf. 5.4, 6.4, 7.5 or 8.5, Zoning Ordinance)	N/A	N/A	N/A
TOTAL LANDSCAPE COVERAGE: (Pf. 5.4.3, Zoning Ordinance)	N/A	N/A	N/A
OFF-STREET PARKING: (Pf. 5.13, 6.12, 7.13 or 8.14, Zoning Ordinance)	N/A	N/A	N/A
SETBACKS	CODE REQUIREMENT	EXISTING	PROPOSED
FRONT YARD: (Pf. 5.5, 6.6, 7.7 or 8.7, Zoning Ordinance)	N/A	N/A	N/A
REAR YARD: (Pf. 5.6, 6.7, 7.9 or 8.9, Zoning Ordinance)	N/A	N/A	N/A
SIDE YARD: (Pf. 5.7, 6.8, 7.8 or 8.8, Zoning Ordinance)	N/A	N/A	N/A

FLOOR AREA	CODE REQUIREMENT	EXISTING	PROPOSED
FIRST FLOOR AREA (sq. ft.):	None	N/A	N/A
SECOND FLOOR AREA (sq. ft.): (Pf. 5.4.2, Zoning Ordinance)	N/A	N/A	N/A
TOTAL FLOOR AREA (sq. ft.): (Pf.2.23, Zoning Ordinance)	None	N/A	N/A
FLOOR AREA RATIO: (Pf. 5.4.2, Zoning Ordinance)	N/A	N/A	N/A
DWELLING UNIT DENSITY: (Pf. 6.5, 7.6 or 8.6, Zoning Ordinance)	N/A	N/A	N/A
IMPERVIOUS AREA	NET INCREASE	EXISTING	PROPOSED
BUILDING FIRST FLOOR AREA (sq. ft.):	N/A	N/A	N/A
OTHER IMPERVIOUS AREA (sq. ft.): (Decks, Patios, Walkways, Driveways, Pool Deck & Pool Surface Areas)	N/A	N/A	N/A
TOTAL IMPERVIOUS AREA (sq. ft.):	N/A	N/A	N/A
ELEVATIONS	CODE REQUIREMENT	EXISTING	PROPOSED
GRADE ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	N/A	N/A	N/A
ESTABLISHED 1 ST FLOOR ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	N/A	N/A	N/A
MEAN CROWN OF ROAD ELEVATION (NAVD):	None	N/A	N/A
BUILDING HEIGHT	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL BUILDING HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)	N/A	79'5" - Building height	79'5" Building Height and proposed new equipment will be @ 91'
TOP OF BEAM HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)	N/A	N/A	N/A
ROOF PITCH: (Pf. 5.2, 6.2 or 7.3, Zoning Ordinance)	N/A	N/A	N/A
FLAT ROOF PERCENTAGE: (Pf. 5.2, Zoning Ordinance)	N/A	N/A	N/A

JUSTIFICATION STATEMENT

Provide a summary of the proposed project, describing in detail the construction, phasing and proposed development to occur as part of this application (attach additional sheets if needed):

Addition of antennas, radios, and ancillary equipment to be mounted on the existing rooftop.

Note: Construction Schedule is due as part of site plan review and before building permit issuance. (Town Code §14-63). A signed and notarized contract (signed by owner) must be provided before building permit issuance. (Town Code §14-108).

Provide an estimate of construction costs:

\$49,000.00

Describe the existing improvements located on the subject property (attach additional sheets if needed):

There is an existing wireless telecommunication facility on the rooftop. Proposing adding additional antennas, radios and ancillary

equipment for DISH Wireless.

Provide a project history for the subject property, including any prior development approvals filed within the last year in connection with the subject property. Please include the date of previous site plan approval by the Planning and Zoning Board for this property (attach additional sheets if needed):

N/A

Provide the justification, special reasons, or basis for the approval of this application. Explain why this application is consistent with good planning and zoning practice, will not be contrary to the Town's Comprehensive Development Plan, and will not be detrimental to the promotion of public appearance, comfort, convenience, general welfare, good order, health, morals, prosperity, and safety of the Town. Additionally, all standards set forth in the Town Code of Ordinances for Special Exceptions, Variances, Administrative Appeals, etc. must be addressed. (attach additional sheets if needed):

The proposed wireless telecommunication facility will be designed to be architecturally compatible with the existing structure.

Provide any other pertinent information related to the subject property to support the proposed request.

N/A

DRAINAGE REQUIREMENTS

(For projects proposing additional on-site impervious area)

For proposed renovations/modifications to existing projects that result in LESS THAN a 50% increase in total site imperviousness, retain 1" of stormwater volume from the total additional impervious area.

For proposed new construction, or renovations/modifications to existing projects that result in a GREATER THAN a 50% increase in total site imperviousness, retain 1" of stormwater volume over the entire site.

Submit a Survey with topographic elevations and existing improvements.

A Drainage and Grading Plan and drainage calculations are required to be submitted with the application package for new construction projects and substantial modifications to existing projects. The Drainage Plan must show the following:

- a. Existing and proposed elevations.
- b. Location of sodded swales, sodded depressed retention areas, underground exfiltration trench and/or other proposed stormwater treatment/retention methods.
- c. Underground piping and inlets and other drainage system improvements proposed.
- d. Drainage calculations showing the retention of the volume of 1" of stormwater from addition impervious areas (or overall site).
- e. Show drainage improvements and underground piping, including water and sewer services, on the Landscape Plans to show no conflicts exist.
- f. Include note that no runoff may be directed to adjacent properties and all storm flows and runoff must be retained on-site prior to discharge into the adjacent roadway right-of-way following retention of required stormwater volume.
- g. Provide engineering details of gutter and downspout dry wells, if proposed.
- h. Provide engineering detail of exfiltration trench, if proposed.
- i. Provide engineering detail of sodded swales, if proposed.
- j. Provide engineering detail of depressed dry retention areas, if proposed.
- k. Provide Geotechnical Report or engineering assumptions/justification for coefficient of permeability (K Factor) for exfiltration trench design, if proposed.
- l. Engineering details/cross sections at property lines demonstrating no runoff will flow to adjacent properties may be required.

Project Engineer or Architect shall be responsible for insuring the drainage improvements are completed in substantial accordance with the approved plan.

Prior to C.O., Project Engineer or Architect to provide final signed and sealed certification that the drainage improvements and grading have been completed in substantial accordance with the approved plan.

Upon receipt of final Certification from Project Engineer or Architect, Town Engineer to visit site and ensure conformance of Town requirements prior to issuance of final C.O.

REQUEST FOR ARCHITECTURAL AND AESTHETIC REVIEW

Please be advised that pursuant to Sec. 14-86 and 14-87 of the Town Code of Ordinances, the Town Planning and Zoning Board uses the following criteria in order to complete its Architectural and Aesthetic Review. Each criteria must be addressed by the applicant prior to the application being processed.

1. Relationship of building to site: (Explain transition from streetscape; placement of parking and service areas; and compatibility of building height and scale with site):

The proposed project consists of adding antennas and equipment to an existing structure rooftop with existing wireless telecommunication facility. The project will have no impact on the existing ground infrastructure of the property.

2. Relationship of building and site to adjoining area(s): (Explain how structures and landscaping are consistent with established neighborhood character and will enhance the surrounding area. Include description of architectural style, as well as textures, materials and colors to be utilized):

The proposed project consists of adding antennas and equipment to an existing structure rooftop with existing wireless telecommunication facility. The project will paint all equipment to match the existing aesthetic of the building.

3. Landscape and site treatment: (Explain how landscaping, exterior lighting and other site elements will be used to enhance architectural features, buffer the mass of buildings as appropriate, and enhance the privacy of the owner and neighbors. Describe the use of native species and xeriscaping as appropriate.):

The proposed project consists of adding antennas and equipment to an existing telecommunications facility. The project will have no impact on the existing ground infrastructure or landscaping on the property.

4. Building design: (Explain proposed building design and style, and how components such as roofs, windows, doors, eaves and parapets are balanced in proportion to each other; address harmoniousness of colors, visual interest and compatibility):

The proposed project consists of adding antennas and equipment to an existing structure rooftop with existing wireless telecommunication facility. The project will paint all equipment to match the existing aesthetic of the building.

Please provide all documentation and/or samples necessary to address all architectural review criteria as applicable. Attach additional pages as necessary.

N/A

REQUEST FOR SITE PLAN MODIFICATION

1. Previously approved (Original) site plan information:

a. Original Project Name: N/A

b. Original Site Plan Application No.: N/A

c. Original Site Plan Approval Date: N/A

d. List of all other relevant information on file with original application: N/A

2. Requested Modification(s): N/A

Please provide all documentation necessary to describe the proposed modification and to explain the reason(s) for the proposed modification(s), including a survey, if applicable. Attach additional pages as necessary.

REQUEST FOR VARIANCE

The Applicant is requesting a variance from the Town Code Section(s)_____to permit the following:

Please be advised that a variance from the terms of the Zoning Code shall not be recommended by the Planning and Zoning Board, nor granted by the Town Commission, unless the Applicant is able to demonstrate the following:

1. Explain the special conditions and circumstances which exist that are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or building in the same zoning district:

2. Explain how the special conditions and circumstances that exist do not result from the actions of the Applicant:

3. Explain how the literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code and would work unnecessary and undue hardship on the Applicant:

4. Explain how the variance requested is the minimum variance that will make possible a reasonable use of the land, building or structure:

5. Explain how the granting of the requested variance will not confer on the Applicant any special privilege that is denied by the Zoning Code to other lands, structures, or buildings in the same zoning district:

6. Explain how the grant of the requested variance will be in harmony with the general intent and purpose of the Zoning Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare:

The burden of meeting the standards as set forth above is upon the Applicant. Please provide all documentation necessary to prove your case, including a survey, if applicable. Attach additional pages as necessary.

REQUEST FOR SPECIAL EXCEPTION

The Applicant is requesting a special exception pursuant to Town Code Section(s) Pf.8.2 (3) to permit the following:

Installation of antennas and radios on an existing rooftop telecommunication site.

A Special Exception shall not be recommended by the Town Planning and Zoning Board, nor granted by the Town Commission, unless the Applicant is able to demonstrate the following:

1. Explain how all structures will be separated from adjacent and nearby uses by appropriate screening devices:

The project will paint all equipment to match the existing aesthetic of the building.

2. Explain whether or not excessive vehicular traffic will be generated on surrounding residential streets:

The proposed project consists of adding antennas and equipment to an existing structure rooftop with existing rooftop telecommunication facility. The project will not create excessive vehicular traffic on surrounding residential streets.

3. Explain whether or not a vehicular parking or traffic problem is created:

The proposed project consists of adding antennas and equipment to an existing structure rooftop with existing rooftop telecommunication facility. The project will not create a vehicular or traffic problem.

4. Explain where on the site appropriate drives, walkways and buffers will be installed:

N/A

5. Explain how the proposed use will make a substantial contribution to the neighborhood environment and will not infringe on the rights of properties in the vicinity:

The proposed project consists of adding antennas and equipment to an existing structure rooftop with existing rooftop telecommunication facility. The project will only impact the rooftop of the subject property.

6. Explain how the proposed use will not endanger, restrict or impair public safety:

The proposed project consists of adding antennas and equipment to an existing structure rooftop with existing rooftop telecommunication facility. The project will only impact the rooftop of the subject property.

The initial burden of meeting the standards as set forth above is upon the Applicant. Please provide all documentation necessary to prove your case, including a survey, if applicable. Attach additional pages as necessary.

Date: January 6, 2023

Town of Palm Beach Shores
247 Edwards Lane
Palm Beach Shores, FL 33404

Subject: Plan Revision Narrative Letter

Project: Dish Wireless Collocation

Dish Wireless Site ID: MIMIA00378A

Site Address: 125 Ocean Avenue, Palm Beach Shores, FL 33404
N 26° 46' 45.01"
W 80° 01' 59.21"

To Whom It May Concern:

Tower Engineering Professionals is pleased to submit this Justification Letter to the Developmental Review Committee. The purpose of this letter is breakdown rooftop square footage calculations of existing telecommunication carriers to address previous DRC comments. Based on documentation provided by the Town of Palm Beach Shores the following telecommunication providers have been identified as present on the rooftop: Verizon, T-Mobile, Sprint, Omni Point, QXC Communications, and the proposed Dish Wireless install.

The calculations are as follow:

Carrier	Total Square Footage (calculated from a plan view and only considering wireless communications equipment)
Verizon	12.728 sq.ft.
T-Mobile	23.472 sq.ft.
Sprint	14.295 sq.ft.
Omni Point	3.781 sq.ft.
QXC Communications	0.827 sq.ft.
Dish Wireless	35.340 sq.ft.
6 Existing Ladders to access equipment	8.620 sq.ft.
Total	99.063 sq.ft.

Based on the original building drawings dated 01/05/1968 the rooftop was identified to be 16394.3125 sq.ft.

$$99.063 \text{ sq.ft.} \div 16394.3125 \text{ sq.ft.} = 0.00604$$

Converting this to a percentage yields = 0.604%

Based on these calculations the proposed Dish Wireless install will have minimal impact on the 5% roof structure code restriction in Pf. 8.3(e).

Tower Engineering Professionals, Inc.
326 Tryon Road
Raleigh, NC 27603
(919) 661-6351

If you have any questions or comments, please contact our office.

Sincerely,

Tower Engineering Professionals, Inc.

Joshua H. Carden, P.E.

jcarden@tepgroup.net

FL License #: 83511

FL COA#: 31011

AUTHORIZATION OF AGENT & ACKNOWLEDGEMENT OF FINANCIAL RESPONSIBILITY

Consent to an agent is required from the property owner(s) and contract purchaser, if applicable, if the property owner(s) or contract purchaser does not intend to attend all meetings and public hearings and submit it person all material pertaining to the Application. Consent to a firm shall be deemed consent for the entire firm, unless otherwise specified.

This form shall serve as consent for the agent identified below to prepare or have prepared all documents for the Application affecting property I (We) have an ownership interest in.

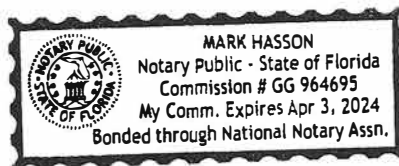
I (We) hereby designate and authorize the below-signed person to act as my (our) agent in regard to this Application and accept financial responsibility for any costs incurred by the agent as a result of this Application. Further, I (We) acknowledge that no permit will be issued before all fees associated with Application are paid.

KATHLEEN T. McMahon
For MAYAN Towers Condominium 1 9/23/2022
Signature of Owner or Trustee Date

STATE OF FLORIDA PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23 day of September 2022,
by Kathleen T. McMahon who is personally known to me or has
produced _____ (type of identification) as identification.

Mark Hasson [Signature]
(Name - type, stamp or print clearly) (Signature)



NOTARY'S SEAL

Agent Information:

Crystal Conde
Printed Name of Agent

Tower Engineering Professionals, Inc
Name of Firm

Signature of Agent

10-4-2022
Date

OWNER ACKNOWLEDGMENT & CERTIFICATION

I (We) affirm and certify that I (We) understand and will comply with all provisions and regulations of the Town of Palm Beach Shores, Florida. I (We) understand that if this Application is approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be a part of the Town of Palm Beach Shores and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive Plan and Zoning Ordinance. I (We) further certify that all statements and diagrams submitted herewith are true and accurate to the best of my (our) knowledge and belief. Further, I (We) understand that this Application and attachments become part of the Official Records of the Town of Palm Beach Shores, Florida and are not returnable. I (We) acknowledge that no permit will be issued before all fees associated with Application are paid.

1. Owner acknowledges and understands that the fee for site plan review, architectural/aesthetic review, variance, special exception, rezoning, etc. **may not cover all review costs**. A final statement of any outstanding costs (covering advertising costs, legal, architectural and other consultant costs) will be sent to the applicant upon completion of the review process. Owner accepts financial responsibility for all costs incurred as a result of this Application.
2. A construction schedule is required of all developers during the development process. The Planning and Zoning Board must approve your proposed construction schedule.
3. The Town requires payment of impact fees for floor area added during the development, re-development or renovation of a property. These impact fees will be used to pay for capital improvements relative to Fire Protection, Police Protection, Parks & Recreation and Public Buildings. Impact fees must be paid to the Town before a Certificate of Occupancy will be issued.
4. Roll-off dumpsters for construction/demolition debris and solid waste must be rented through the Town's contracted solid waste hauler, Waste Management.
5. Final as-built plans must be submitted to the Town in digital form, preferably in PDF format.

By signing below, I acknowledge that I have read and understand the five (5) items listed above.

Kathleen T McGahran
FOR Mayan Towers Condominium #1
Signature of Owner

9/22/2022
Date

KATHLEEN T MCGAHRAN FOR
Printed Name of Owner
MAYAN TOWERS CONDOMINIUM 1

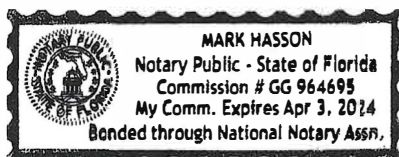
STATE OF FLORIDA PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22 day of September 2022.

by Kathleen T. McGahran who is personally known to me or has produced _____ (type of identification) as identification.

Mark Hasson
(Name - type, stamp or print clearly)

[Signature]
(Signature)



NOTARY'S SEAL



Ms. Jessica Ross
Dish Wireless, LLC.
5701 South Santa FE Drive
Littleton, CO 80120
(206) 523-1941



Morrison Hershfield
1455 Lincoln Parkway, Suite 500
Atlanta, GA 30346
(770) 379-8500

Date: September 21, 2022

Subject: Rooftop Mount Analysis Report

Site ID: MIMIA00378A

Site Address: 125 S Ocean Avenue, Palm Beach Shores, Palm Beach Co., FL 33404
Site Coordinates: Latitude: 26° 46' 45.01" N, Longitude: 80° 01' 59.21" W

Tower Description: 95 ft – Building w/ Penthouse
Mount Description: FRP Enclosed Antenna Mounts

Morrison Hershfield Project Number: DSH-041R2 / 2101541

Dear Ms. Ross,

Morrison Hershfield is pleased to submit this “**Rooftop Mount Analysis Report**” to determine the structural integrity of proposed antenna mounting system for the proposed antenna and equipment on the above-mentioned supporting structure.

This analysis utilizes an ultimate 3-second gust wind speed of 170 mph as required by the 2020 Florida Building Code 7th Edition. Applicable Standard references and design criteria are listed in Section 2 - Analysis Criteria.

Our analysis demonstrates that the proposed mounts **ARE in conformance** with the requirements of the above noted standards under the effects of loading described.

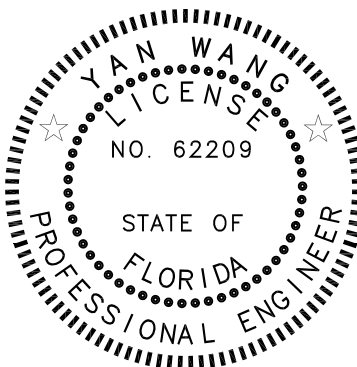
Summary of Results			
Mount Components	Antenna Mounts	34.2%	Sufficient
Connection Checks	Mount to Wall	14.3%	Sufficient

We at *Morrison Hershfield* appreciate the opportunity of providing our continuing professional services to you and Dish Wireless, LLC. If you have any questions or need further assistance on this or any other projects, please give us a call.

Respectfully submitted by:
Morrison Hershfield

Yan Wang, P.E. (FL License No. 62209)
Senior Engineer

Certificate of Authorization No. 8508



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED
BY YAN WANG, PE ON THE DATE AS SHOWN USING A DIGITAL
SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

1.0 INTRODUCTION

This is a 95± ft building w/ penthouse, constructed with concrete and structural steel. Proposed antennas equipment is to be installed at a mount elevation of 91.5± ft on the proposed antenna wall mounts that are attached to building penthouse.

2.0 ANALYSIS CRITERIA

The following design parameters have been used in our analysis:

Design Standard:	2020 Florida Building Code, 7th Edition ASCE 7-16, Minimum Design Loads and Associated Criteria for Building and Other Structures ACI 318-19, Building Code Requirements for Structural Concrete AISC 325-17, Manual of Steel Construction
Design Wind Speed:	170 mph (Ultimate 3-sec gust) with no radial ice
Risk Category:	II
Exposure Category:	D
Topographic Factor, K_{zt} :	1.0
Seismic S_s :	0.045 [Neglected]
Seismic S_1 :	0.024 [Neglected]

The mount analysis was based on the following documentation:

Table 1 – Documentation

Document	Description	Source
Rooftop Mapping Report	Tower Engineering Professionals, Inc., Site ID: MIMIA00378A, dated 11/30/2021	Client
Preliminary Construction Drawings	Tower Engineering Professionals, Inc., Site ID: MIMIA00378A, dated 08/26/2021	Client



3.0 ANALYSIS LOADING

The proposed antennas, transmission lines and other equipment considered in this analysis were provided by the client and are noted in Table 2a.

Table 2a – Antenna Loads

Mount C.L (ft)	Antenna C.L (ft)	Antenna Description	Location	TX-Lines	Note
PROPOSED					
91.5±	91.5±	(3) JMA MX08FRO665-21 Panel	355°/180°/270°	DC & Fiber Trunks	1
		(3) MTI TB GO60708-50-02B RRH	-		
		(3) MTI TB G2021-49-02B RRH			
		(3) Dish OVP Device			

Note: Any discrepancies in loading from this listing should be brought to Morrison Hershfield's attention; results of this assessment cannot be used if the loading is different.

1. Proposed antennas and equipment to be installed on proposed antenna mounts and wall mounts.

The proposed equipment considered in this analysis were provided by the client and are noted in Table 2b.

Table 2b – Equipment Loads

Equipment Description	Weight (lbs.)	Note
PROPOSED		
(1) Enersys HEX 2000005996 Cabinet	1000.0	1
(1) Charles CFIT-PF2020DSH1 Fiber Telco Enclosure	20.0	2
(1) Square D Safety Switches D224NRB	53.51	
(1) Power Protective Cabinet	180.0	
(1) GPS Unit	-	

Note: Any discrepancies in loading from this listing should be brought to Morrison Hershfield's attention; results of this assessment cannot be used if the loading is different.

1. Proposed equipment to installed on the proposed equipment wall mounts.
2. Proposed equipment directly attached to wall.

4.0 ANALYSIS PROCEDURE

RISA-3D (version 20.0.2), a commercially available analysis software package, was used to create a three-dimensional model of the antenna mounting system and calculate member stresses for various loading cases.

Enercalc (Build 20.22.1.27), a commercially available analysis software package, was used to create a three-dimensional model of the concrete masonry wall and calculate stresses for various loading cases.

Wind and seismic loading on equipment for various loading cases were determined in accordance with ASCE 7-16. Select output from the analysis is included in the report.

5.0 ASSUMPTIONS

- 1) The building, foundation, and antenna supporting mounts were constructed according to applicable code.
- 2) The building and antenna supporting mounting system have been maintained according to construction document and manufacturer's specifications.
- 3) The building and its components, including antenna supporting mounts have not been compromised.
- 4) The analysis will be required to be revised if the existing conditions in the field differ from those shown in the above-referenced documents or assumed in this analysis. No allowance was made for any damaged, missing, or rusted members.
- 5) Steel grades have been assumed as follows, unless noted otherwise

Channel, Solid Round, Angle, Plate	ASTM A36 (GR 36)
HSS (Rectangular)	ASTM 500 (GR B-46)
HSS (Round)	ASTM 500 (GR B-42)
Pipe	ASTM A53 (GR 35)
Connection Bolts	ASTM A325
U-Bolts	ASTM A307
Unistrut – P1000	ASTM A570 (GR 33)
- 6) The existing wall geometry are taken from the rooftop mapping report completed by Tower Engineering Professionals, Inc., Site ID: MIMIA00378A, dated 11/30/2021, and is considered to be correct.
- 7) The proposed mount geometry and member sizes are taken from the manufacturer drawings by **Site Pro 1, Part No. WWM01, dated 05/10/2010**, and is considered to be correct
- 8) The proposed loading is taken from the preliminary construction drawings by Tower Engineering Professionals, Inc., Site ID: MIMIA00378A, dated 08/26/2021, and is considered to be correct.

This analysis may be affected if any assumptions are not valid or have been made in error. Morrison Hershfield should be notified to determine the effect on the structural integrity of the antenna mounting system.



6.0 SUMMARY OF RESULTS

The following tables summarize the location and utilized percentage of available capacity for each component of the mount. With consideration to the appropriate safety factors, 100% represents the full capacity of the component. Percentages below 100% indicate available capacity and conformance of the component. Percentages between 100% and 105% indicate an acceptable capacity. Percentages above 105% indicate an overstressed situation requiring structural modification to ensure conformance with the applicable codes and standards.

Based on our analysis results, the antenna wall mounts **ARE within capacity** to support the loads under the current loading scenario.

Table 3a – Mount Component Stresses vs. Capacity (Antenna Wall Mounts)

Notes	Component	Critical Member	Mount Centerline (ft)	% Capacity	Pass / Fail
1	Standoff	M1	91.5	12.8	Pass
1	Mast Pipe	M7	91.5	34.2	Pass
1	Connection Checks	-	91.5	14.3	Pass

Structure Rating (max from all components) =	34.2%
---	--------------

Notes:

- 1) See additional documentation in "Additional Calculations" for calculations supporting the % capacity consumed.

7.0 RECOMMENDATIONS

The proposed antenna mounts have sufficient capacity to support the proposed loading configuration. No modifications are required at this time.

ATTACHMENTS: Software Input Calculations, Wire Frame and Rendered Models, Software Analysis Output Additional Calculations and Structural Design Drawings



SOFTWARE INPUT CALCULATIONS

BUILDING ELEVATION



WIND LOAD CALCULATIONS ON APPURTENANCES:

Code Search

Code: 2020 Florida Building Code

Occupancy:

Occupancy Group = B Business

Risk Category & Importance Factors:

Risk Category: Category II : All bldgs and other structures except those listed in Categories I, III, & IV

Wind Loads - Other Structures: ASCE 7- 16

Ultimate Wind Pressures

Wind Factor = 1.00
Gust Effect Factor (G) = 0.85 Ultimate Wind Speed = 170 mph
Kzt = 1.00 Exposure = D

1. DISH Proposed (1) JMA MX08FRO665-21 Panel (72.8"x20.0"x8.0", Wt. = 64.5 lbs), Total (3)

Front:

A. Solid Freestanding Walls & Solid Signs (& open signs with less than 30% open)

Dist to sign top (h)	91.5 ft	s/h =	0.07	Case A & B
Height (s)	6.1 ft	B/s =	0.28	C _f = 1.85
Width (B)	1.7 ft	Lr/s =	0.00	F = qz G C _f A _s = 139.5 As
Wall Return (Lr) =		Kz =	1.411	A _s = 10.4 sf
Directionality (Kd)	0.85	qz =	88.7 psf	F = 1447 lbs

ASCE7 Load Combinations Used

Side:

A. Solid Freestanding Walls & Solid Signs (& open signs with less than 30% open)

Dist to sign top (h)	91.5 ft	s/h =	0.07	Case A & B
Height (s)	6.1 ft	B/s =	0.11	C _f = 1.89
Width (B)	0.7 ft	Lr/s =	0.00	F = qz G C _f A _s = 142.7 As
Wall Return (Lr) =		Kz =	1.411	A _s = 4.3 sf
Directionality (Kd)	0.85	qz =	88.7 psf	F = 610 lbs

ASCE7 Load Combinations Used

2. DISH Proposed (1) MTI TB G060708-50-02B RRRH (13.9"x16.9"x9.8", Wt. = 97.0 lbs), Total (3)

Front:

A. Solid Freestanding Walls & Solid Signs (& open signs with less than 30% open)

Dist to sign top (h)	91.5 ft	s/h =	0.01	Case A & B
Height (s)	1.2 ft	B/s =	1.17	C _f = 1.80
Width (B)	1.4 ft	Lr/s =	0.00	F = qz G C _f A _s = 135.8 As
Wall Return (Lr) =		Kz =	1.411	A _s = 1.7 sf
Directionality (Kd)	0.85	qz =	88.7 psf	F = 228 lbs

ASCE7 Load Combinations Used

Side:

A. Solid Freestanding Walls & Solid Signs (& open signs with less than 30% open)

Dist to sign top (h)	91.5 ft	s/h =	0.01	Case A & B
Height (s)	1.2 ft	B/s =	0.67	C _f = 1.83
Width (B)	0.8 ft	Lr/s =	0.00	F = qz G C _f A _s = 138.3 As
Wall Return (Lr) =		Kz =	1.411	A _s = 1.0 sf
Directionality (Kd)	0.85	qz =	88.7 psf	F = 133 lbs

ASCE7 Load Combinations Used



3. DISH Proposed (1) MTI TB G2021-49-02B RRH (13.9"x16.9"x9.8", Wt. = 86.0 lbs), Total (3)

Front:

A. Solid Freestanding Walls & Solid Signs (& open signs with less than 30% open)

		s/h =	0.01	<u>Case A & B</u>	
Dist to sign top (h)	91.5 ft	B/s =	1.17	C _f =	1.80
Height (s)	1.2 ft	Lr/s =	0.00	F = qz G C _f A _s =	135.8 As
Width (B)	1.4 ft	Kz =	1.411	A _s =	1.7 sf
Wall Return (Lr) =		qz =	88.7 psf	F =	228 lbs
Directionality (Kd)	0.85	ASCE7 Load Combinations Used			

Side:

A. Solid Freestanding Walls & Solid Signs (& open signs with less than 30% open)

		s/h =	0.01	<u>Case A & B</u>	
Dist to sign top (h)	91.5 ft	B/s =	0.67	C _f =	1.83
Height (s)	1.2 ft	Lr/s =	0.00	F = qz G C _f A _s =	138.3 As
Width (B)	0.8 ft	Kz =	1.411	A _s =	1.0 sf
Wall Return (Lr) =		qz =	88.7 psf	F =	133 lbs
Directionality (Kd)	0.85	ASCE7 Load Combinations Used			

4. Dish Proposed (1) Enersys HEX 2000005996 Cabinet (73"x30"x32", Wt. = 1000 lb)

Front

A. Solid Freestanding Walls & Solid Signs (& open signs with less than 30% open)

		s/h =	0.06	<u>Case A & B</u>	
Dist to sign top (h)	100.0 ft	B/s =	0.41	C _f =	1.85
Height (s)	6.1 ft	Lr/s =	0.00	F = qz G C _f A _s =	141.7 As
Width (B)	2.5 ft	Kz =	1.433	A _s =	15.2 sf
Wall Return (Lr) =		qz =	90.1 psf	F =	2155 lbs
Directionality (Kd)	0.85	ASCE7 Load Combinations Used			

Side

A. Solid Freestanding Walls & Solid Signs (& open signs with less than 30% open)

		s/h =	0.06	<u>Case A & B</u>	
Dist to sign top (h)	100.0 ft	B/s =	0.44	C _f =	1.85
Height (s)	6.1 ft	Lr/s =	0.00	F = qz G C _f A _s =	141.7 As
Width (B)	2.7 ft	Kz =	1.433	A _s =	16.2 sf
Wall Return (Lr) =		qz =	90.1 psf	F =	2299 lbs
Directionality (Kd)	0.85	ASCE7 Load Combinations Used			

WIND LOAD CALCULATIONS ON MOUNT MEMBERS:

1. Pipe 3.0XX Pipe (3.5" OD)

A. Solid Freestanding Walls & Solid Signs (& open signs with less than 30% open)

		s/h =	0.01	<u>Case A & B</u>	
Dist to sign top (h)	91.5 ft	B/s =	0.30	C _f =	1.85
Height (s)	1.0 ft	Lr/s =	0.00	F = qz G C _f A _s =	139.5 As
Width (B)	0.3 ft	Kz =	1.411	A _s =	0.3 sf
Wall Return (Lr) =		qz =	88.7 psf	F =	42 lbs
Directionality (Kd)	0.85	ASCE7 Load Combinations Used			

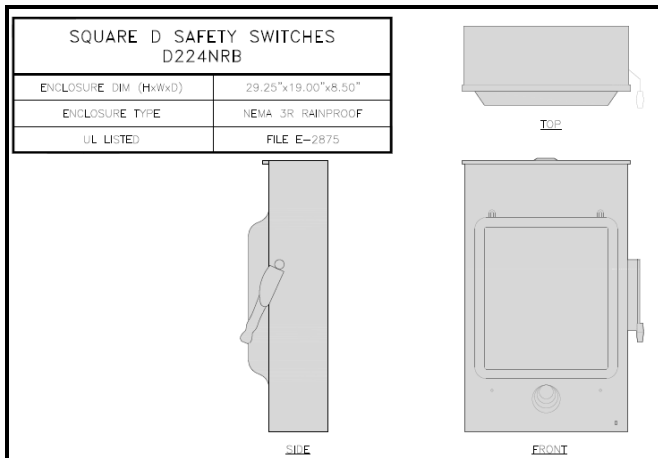
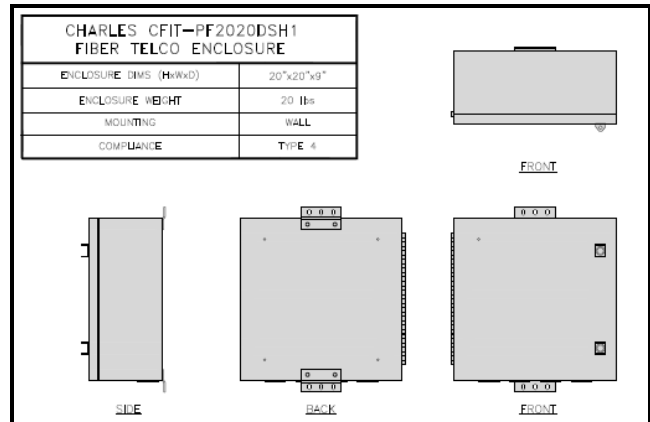
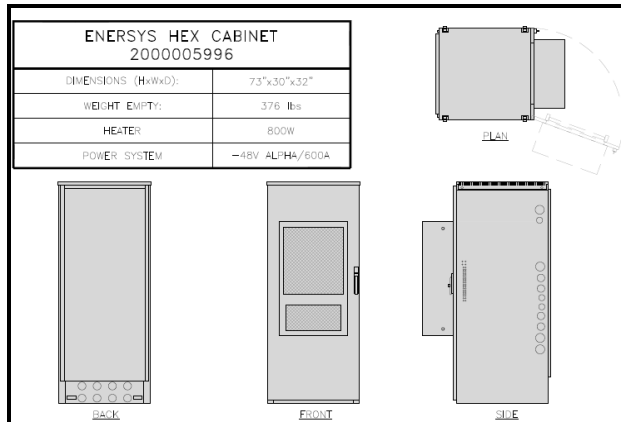


2. HSS4X4X4 (4" Width)

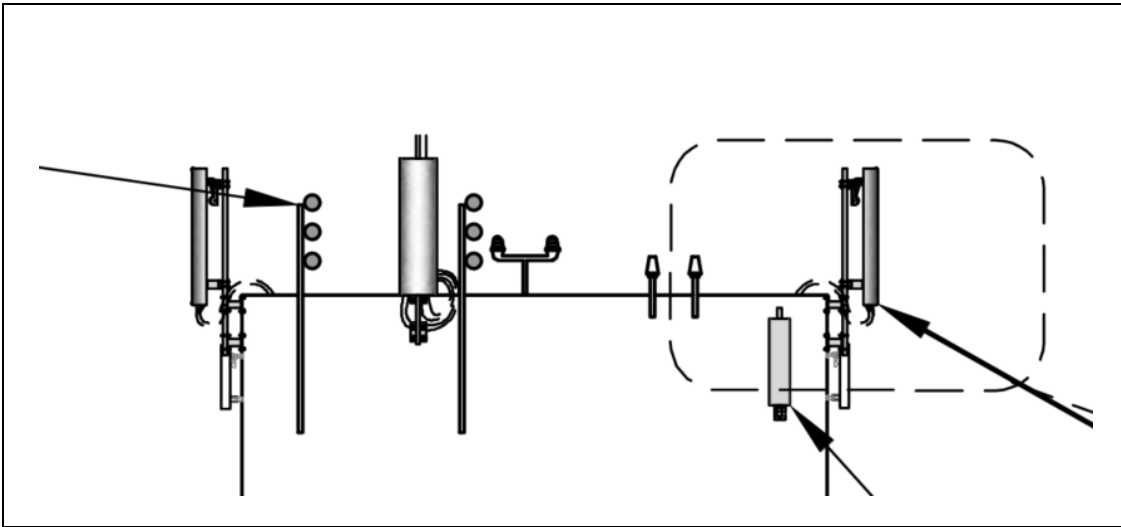
A. Solid Freestanding Walls & Solid Signs (& open signs with less than 30% open)

Dist to sign top (h)	91.5 ft	s/h =	0.01	Case A & B	
Height (s)	1.0 ft	B/s =	0.30	$C_f =$	1.85
Width (B)	0.3 ft	Lr/s =	0.00	$F = q_z G C_f A_s =$	139.5 As
Wall Return (Lr) =		Kz =	1.411	$A_s =$	0.3 sf
Directionality (Kd)	0.85	qz =	88.7 psf	$F =$	42 lbs
ASCE7 Load Combinations Used					

PROPOSED EQUIPMENT DETAILS



Bolt Connection Check (Wall Mounts):



Bolts proposed are (4) 5/8" dia threaded rods per bracket through concrete masonry wall with backing plates:

Resultant reactions from Risa-3D results:

LC	Node Label	X [lb]	Y [lb]	Z [lb]	MY [lb-in]	Tension [lbs]	Shear [lbs]
7	N6	0.0	2803.5	3616.4	0.0	0.0	700.9
8	N6	-2482.3	211.9	-138.0	-17312.5	-1477.2	622.8

Factored Tension per bolt = 1477 lbs

Factored Shear per bolt = 623 lbs

Per AISC -15th Edition, Table 7-1 for A307 bolts:

$F_{nt} = 45$ ksi and $F_{nv} = 27$ ksi

$\phi R_n = 0.75 R_n$ (Per Section J6, eq. J3-1)

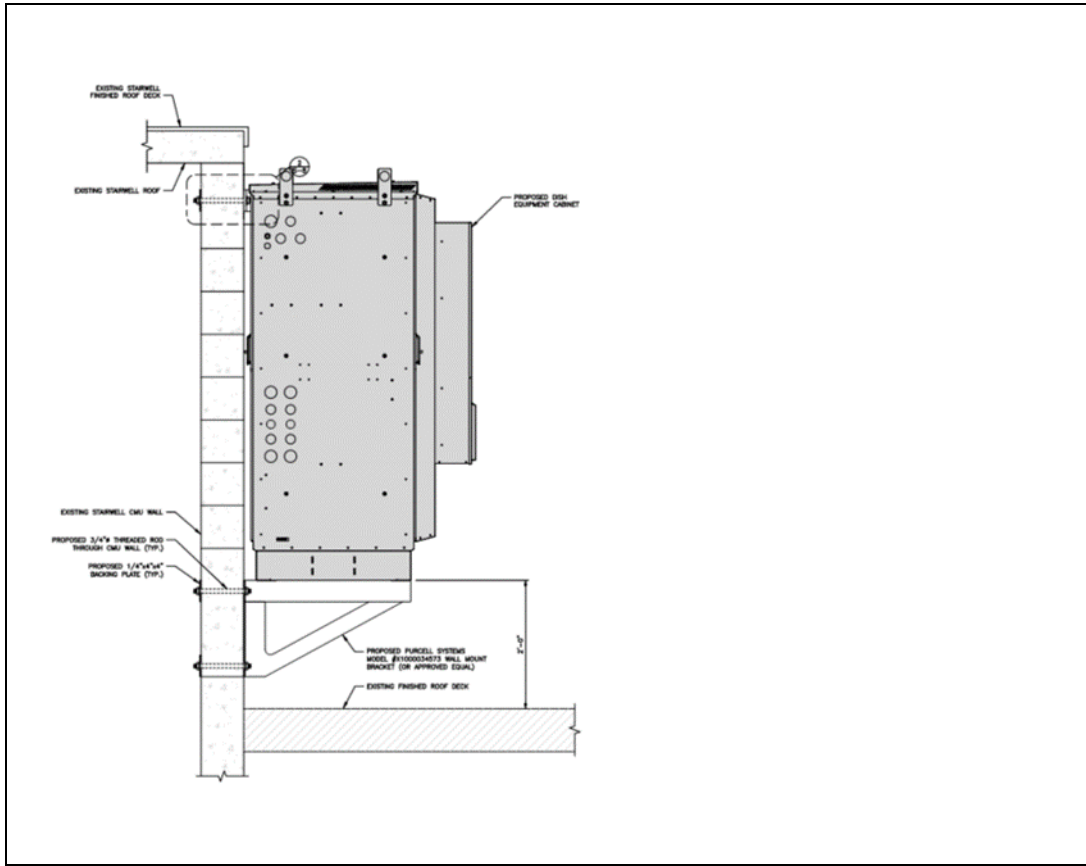
Allowable Tension = $0.75 \times 45 \times A_b = 10354$ lbs

Allowable Shear = $0.75 \times 27 \times A_b = 6213$ lbs

Tension Capacity = $1477/10354 = 14.3\%$ [OK!]

Shear Capacity = $623/6213 = 10.1\%$ [OK!]

Bolt Connection Check for Cabinet to Penthouse Wall:



Bolts Considered for connection are (2) 3/4" dia threaded rods per connection through concrete masonry wall with backing plates:

Factored Tension: 494 lbs

Factored Shear: 712 lbs

Per AISC -15th Edition, Table 7-1 for A307 bolts:

$F_{nt} = 45 \text{ ksi}$ and $F_{nv} = 27 \text{ ksi}$

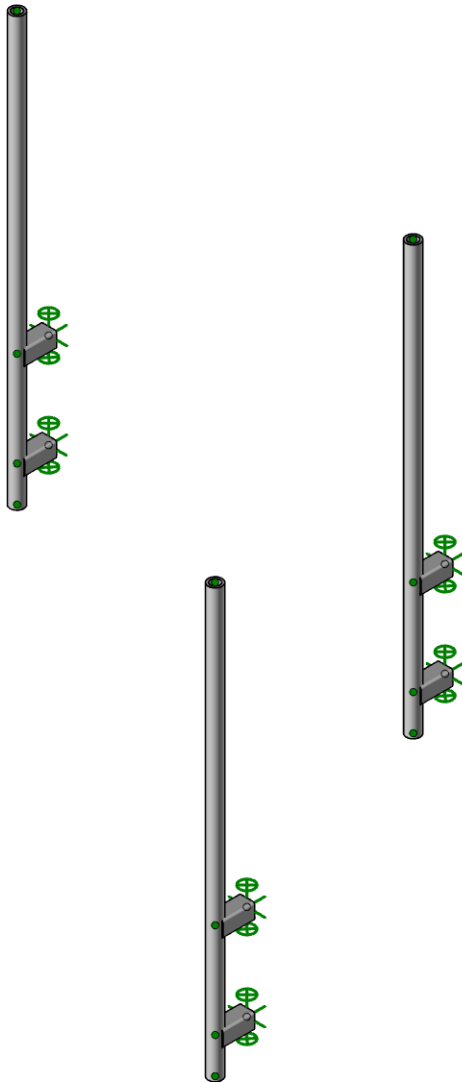
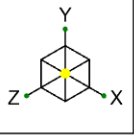
$\phi R_n = 0.75 R_n$ (Per Section J6, eq. J3-1)

Allowable Tension $= 0.75 \times 45 \times A_b = 14910 \text{ lbs}$

Allowable Shear $= 0.75 \times 27 \times A_b = 8946 \text{ lbs}$

Tension Capacity $= 741/14910 = 4.9\%$ **[OK!]**

Shear Capacity $= 712/8946 = 7.9\%$ **[OK!]**



Morrison Hershfield	Site#: MIMIA00378A	SK-1
ML		Sep 19, 2022
DSH-041R2 / 2101541		Wall Mount (Site Pro 1 #WWM01)...



Proposed P3.0XXSTD Mast Pipe,
9ft long with Site Pro 1#WWM01
mounting assembly



Envelope Only Solution

Morrison Hershfield

ML

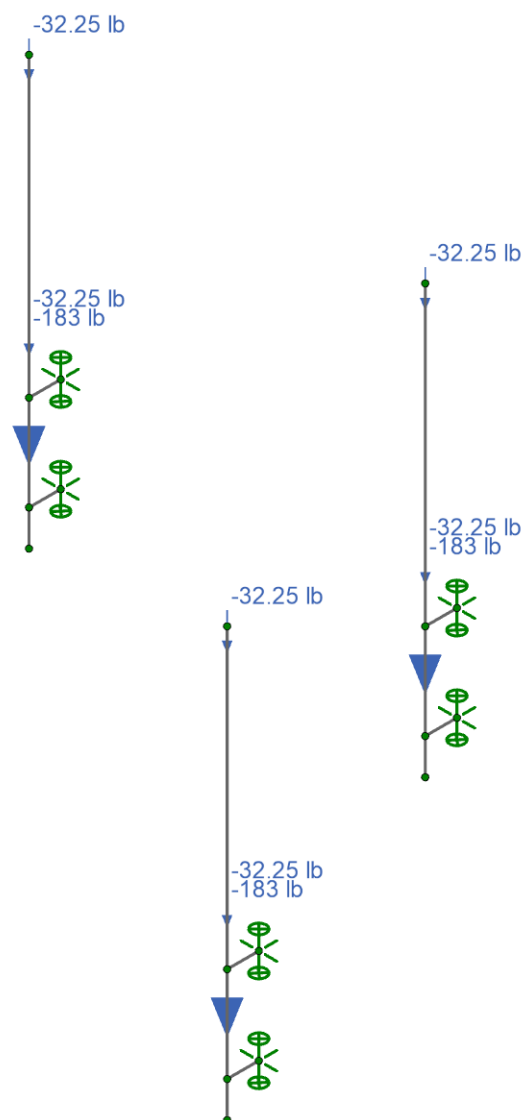
DSH-041R2 / 2101541

Site#: MIMIA00378A

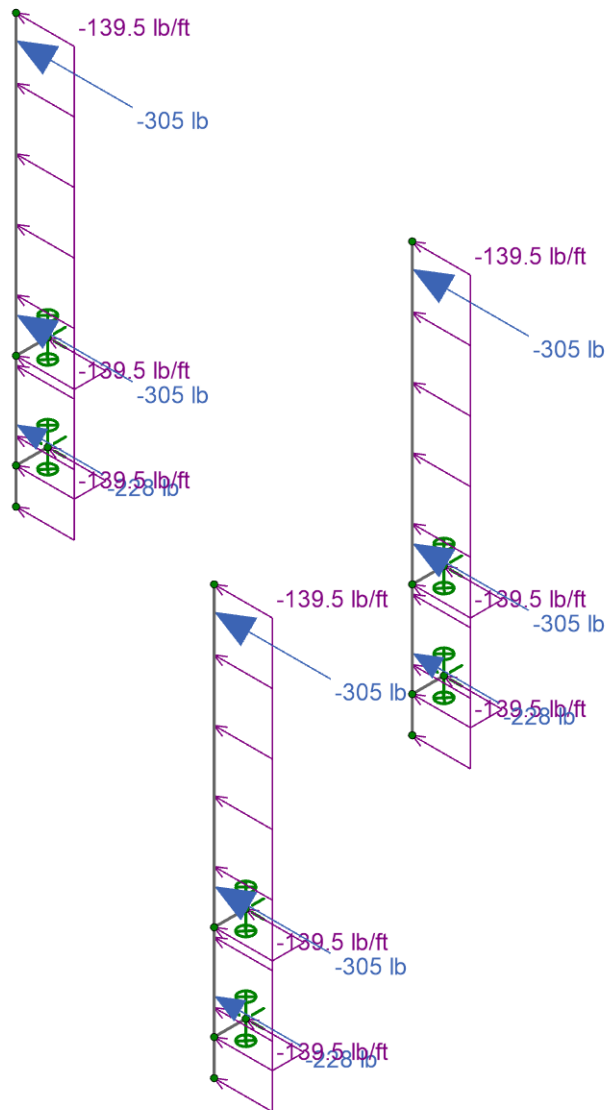
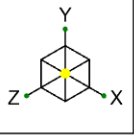
SK-1

Sep 19, 2022

Wall Mount (Site Pro 1 #WWM01)...



Wall Mount (Site Pro 1 #WWM01)...



Loads: BLC 2, Wind X

Morrison Hershfield

ML

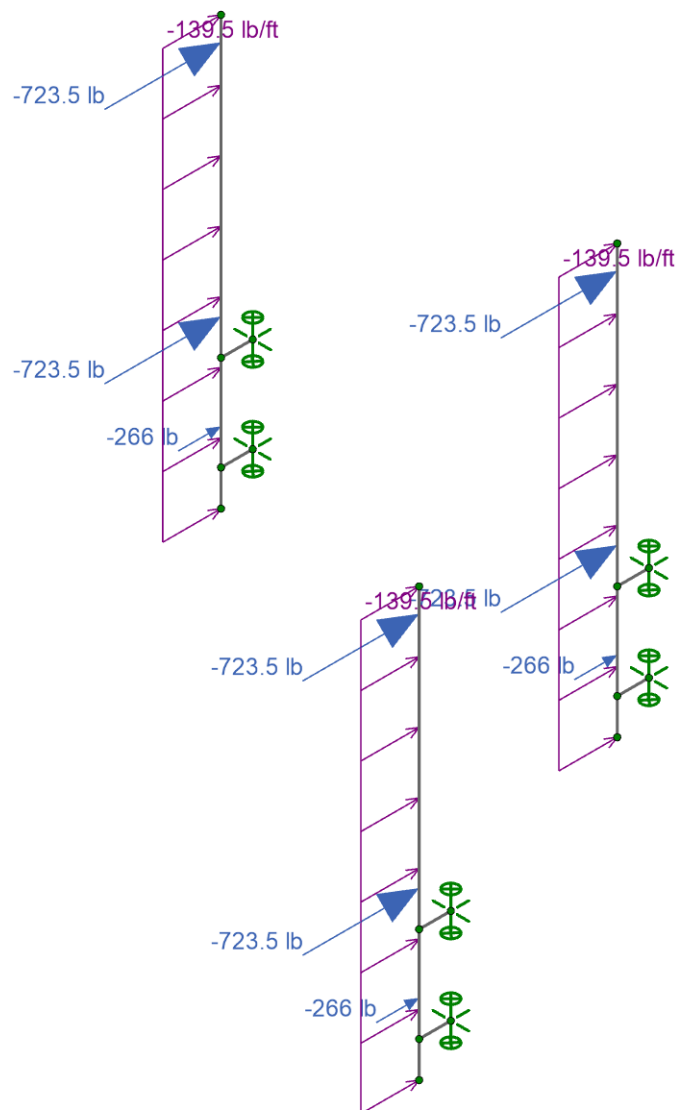
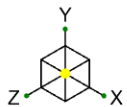
DSH-041R2 / 2101541

Site#: MIMIA00378A

SK-3

Sep 19, 2022

Wall Mount (Site Pro 1 #WWM01)...



Loads: BLC 3, Wind Z

Morrison Hershfield

ML

DSH-041R2 / 2101541

Site#: MIMIA00378A

SK-4

Sep 19, 2022

Wall Mount (Site Pro 1 #WWM01)...

Model Settings

Solution Members

Number of Reported Sections	5
Number of Internal Sections	100
Member Area Load Mesh Size (in ²)	144
Consider Shear Deformation	Yes
Consider Torsional Warping	Yes

Wall Panels

Approximate Mesh Size (in)	24
Transfer Forces Between Intersecting Wood Walls	Yes
Increase Wood Wall Nailing Capacity for Wind Loads	Yes
Include P-Delta for Walls	Yes
Optimize Masonry and Wood Walls	Yes
Maximum Number of Iterations	3

Processor Core Utilization

Single	No
Multiple (Optimum)	Yes
Maximum	No

Axis

Vertical Global Axis

Global Axis corresponding to vertical direction	Y
Convert Existing Data	Yes

Default Member Orientation

Default Global Plane for z-axis	XZ
---------------------------------	----

Plate Axis

Plate Local Axis Orientation	Global
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Codes

Hot Rolled Steel	AISC 15th (360-16): LRFD
Stiffness Adjustment	Yes (Iterative)
Notional Annex	None
Connections	None
Cold Formed Steel	None
Stiffness Adjustment	Yes (Iterative)
Wood	None
Temperature	< 100F
Concrete	None
Masonry	None
Aluminum	None
Structure Type	Building
Stiffness Adjustment	Yes (Iterative)
Stainless	None
Stiffness Adjustment	Yes (Iterative)

Concrete

Compression Stress Block	Rectangular Stress Block
Analyze using Cracked Sections	Yes
Leave room for horizontal rebar splices (2*d bar spacing)	Yes

Model Settings (Continued)

List forces which were ignored for design in the Detail Report	Yes
--	-----

Rebar

Column Min Steel	1
Column Max Steel	8
Rebar Material Spec	ASTM A615
Warn if beam-column framing arrangement is not understood	No

Shear Reinforcement

Number of Shear Regions	4
Region 2 & 3 Spacing Increase Increment (in)	4

Seismic

RISA-3D Seismic Load Options

Code	None
Base Elevation (ft)	
Include the weight of the structure in base shear calcs	Yes

Structure Characteristics

T Z (sec)	
T X (sec)	
C _Z	0.02
C _X	0.02
R Z	3
R X	3

Hot Rolled Steel Properties

	Label	E [ksi]	G [ksi]	Nu	Therm. Coeff. [1e ⁶ F ⁻¹]	Density [k/ft ³]	Yield [ksi]	Ry	Fu [ksi]	Rt
1	A992	29000	11154	0.3	0.65	0.49	50	1.1	65	1.1
2	A36 Gr.36	29000	11154	0.3	0.65	0.49	36	1.5	58	1.2
3	A572 Gr.50	29000	11154	0.3	0.65	0.49	50	1.1	65	1.1
4	A500 Gr.B RND	29000	11154	0.3	0.65	0.527	42	1.4	58	1.3
5	A500 Gr.B RECT	29000	11154	0.3	0.65	0.527	46	1.4	58	1.3
6	A500 Gr.C RND	29000	11154	0.3	0.65	0.527	46	1.4	62	1.3
7	A500 Gr.C RECT	29000	11154	0.3	0.65	0.527	50	1.4	62	1.3
8	A53 Gr.B	29000	11154	0.3	0.65	0.49	35	1.6	60	1.2
9	A1085	29000	11154	0.3	0.65	0.49	50	1.4	65	1.3
10	A913 Gr.65	29000	11154	0.3	0.65	0.49	65	1.1	80	1.1

Hot Rolled Steel Section Sets

	Label	Shape	Type	Design List	Material	Design Rule	Area [in ²]	I _{yy} [in ⁴]	I _{zz} [in ⁴]	J [in ⁴]
1	Standoff	HSS4X4X4	Beam	Tube	A500 Gr.B RECT	Typical	3.37	7.8	7.8	12.8
2	Mast Pipe (P)	PIPE 3.0XX	Column	HSS Pipe	A53 Gr.B	Typical	5.17	5.79	5.79	11.6

Node Boundary Conditions

	Node Label	X [lb/in]	Y [lb/in]	Z [lb/in]	Y Rot [k-ft/rad]
1	N5	Reaction	Reaction	Reaction	Reaction
2	N6	Reaction	Reaction	Reaction	Reaction
3	N10	Reaction	Reaction	Reaction	Reaction
4	N12	Reaction	Reaction	Reaction	Reaction
5	N16	Reaction	Reaction	Reaction	Reaction
6	N18	Reaction	Reaction	Reaction	Reaction

Hot Rolled Steel Design Parameters

	Label	Shape	Length [in]	Lb y-y [in]	Lb z-z [in]	Channel Conn.	a [in]	Function
1	M1	Standoff	8			N/A	N/A	Lateral
2	M2	Standoff	8			N/A	N/A	Lateral
3	M7	Mast Pipe (P)	108	Segment	Segment	N/A	N/A	Lateral
4	M4	Mast Pipe (P)	108	Segment	Segment	N/A	N/A	Lateral
5	M5	Standoff	8			N/A	N/A	Lateral
6	M6	Standoff	8			N/A	N/A	Lateral
7	M8	Mast Pipe (P)	108	Segment	Segment	N/A	N/A	Lateral
8	M9	Standoff	8			N/A	N/A	Lateral
9	M10	Standoff	8			N/A	N/A	Lateral

Member Point Loads (BLC 1 : DL)

	Member Label	Direction	Magnitude [lb, kip-in]	Location [(in, %)]
1	M7	Y	-32.25	6
2	M7	Y	-32.25	66
3	M7	Y	-183	90
4	M4	Y	-183	90
5	M4	Y	-32.25	66
6	M4	Y	-32.25	6
7	M8	Y	-183	90
8	M8	Y	-32.25	66
9	M8	Y	-32.25	6

Member Point Loads (BLC 2 : Wind X)

	Member Label	Direction	Magnitude [lb, kip-in]	Location [(in, %)]
1	M7	X	-305	66
2	M7	X	-305	6
3	M7	X	-228	90
4	M4	X	-305	6
5	M4	X	-305	66
6	M4	X	-228	90
7	M8	X	-305	6
8	M8	X	-305	66
9	M8	X	-228	90

Member Point Loads (BLC 3 : Wind Z)

	Member Label	Direction	Magnitude [lb, kip-in]	Location [(in, %)]
1	M7	Z	-723.5	6
2	M7	Z	-723.5	66
3	M7	Z	-266	90
4	M4	Z	-723.5	6
5	M4	Z	-266	90
6	M4	Z	-723.5	66
7	M8	Z	-723.5	6
8	M8	Z	-266	90
9	M8	Z	-723.5	66

Member Distributed Loads (BLC 2 : Wind X)

	Member Label	Direction	Start Magnitude [lb/ft, F, psf, kip-in/in]	End Magnitude [lb/ft, F, psf, kip-in/in]	Start Location [(in, %)]	End Location [(in, %)]
1	M7	PX	-139.5	-139.5	0	%100
2	M1	PX	-139.5	-139.5	0	%100
3	M2	PX	-139.5	-139.5	0	%100
4	M4	PX	-139.5	-139.5	0	%100
5	M5	PX	-139.5	-139.5	0	%100
6	M6	PX	-139.5	-139.5	0	%100
7	M8	PX	-139.5	-139.5	0	%100
8	M9	PX	-139.5	-139.5	0	%100
9	M10	PX	-139.5	-139.5	0	%100

Member Distributed Loads (BLC 3 : Wind Z)

	Member Label	Direction	Start Magnitude [lb/ft, F, psf, kip-in/in]	End Magnitude [lb/ft, F, psf, kip-in/in]	Start Location [(in, %)]	End Location [(in, %)]
1	M7	PZ	-139.5	-139.5	0	%100
2	M4	PZ	-139.5	-139.5	0	%100
3	M8	PZ	-139.5	-139.5	0	%100

Member Area Loads

No Data to Print...

Basic Load Cases

	BLC Description	Category	Y Gravity	Point	Distributed
1	DL	DL	-1	9	
2	Wind X	WLX		9	9
3	Wind Z	WLZ		9	3

Moving Loads

No Data to Print...

Moving Load Patterns

No Data to Print...

Load Combinations

	Description	Solve	P-Delta	BLC	Factor	BLC	Factor	BLC	Factor
1	1.4 DL	Yes	Y	DL	1.4				
2	1.2 DL + 1.0 Wind X	Yes	Y	DL	1.2	WLX	1		
3	1.2 DL - 1.0 Wind X	Yes	Y	DL	1.2	WLX	-1		
4	1.2 DL + 1.0 Wind Z	Yes	Y	DL	1.2	WLZ	1		
5	1.2 DL - 1.0 Wind Z	Yes	Y	DL	1.2	WLZ	-1		
6	0.9 DL + 1.0 Wind X	Yes	Y	DL	0.9	WLX	1		
7	0.9 DL - 1.0 Wind X	Yes	Y	DL	0.9	WLX	-1		
8	0.9 DL + 1.0 Wind Z	Yes	Y	DL	0.9	WLZ	1		
9	0.9 DL - 1.0 Wind Z	Yes	Y	DL	0.9	WLZ	-1		
10	IBC 16-5 (a)	Yes	Y	DL	1.2	Sds*DL	0.2	ELX	1
11	IBC 16-5 (b)	Yes	Y	DL	1.2	Sds*DL	0.2	ELZ	1
12	IBC 16-5 (c)	Yes	Y	DL	1.2	Sds*DL	0.2	ELX	-1
13	IBC 16-5 (d)	Yes	Y	DL	1.2	Sds*DL	0.2	ELZ	-1
14	IBC 16-7 (a)	Yes	Y	DL	0.9	Sds*DL	-0.2	ELX	1
15	IBC 16-7 (b)	Yes	Y	DL	0.9	Sds*DL	-0.2	ELZ	1
16	IBC 16-7 (c)	Yes	Y	DL	0.9	Sds*DL	-0.2	ELX	-1
17	IBC 16-7 (d)	Yes	Y	DL	0.9	Sds*DL	-0.2	ELZ	-1
18	IBC 16-5 (os-a)	Yes	Y	DL	1.2	Sds*DL	0.2	Om*ELX	1
19	IBC 16-5 (os-b)	Yes	Y	DL	1.2	Sds*DL	0.2	Om*ELZ	1
20	IBC 16-5 (os-c)	Yes	Y	DL	1.2	Sds*DL	0.2	Om*ELX	-1
21	IBC 16-5 (os-d)	Yes	Y	DL	1.2	Sds*DL	0.2	Om*ELZ	-1
22	IBC 16-7 (os-a)	Yes	Y	DL	0.9	Sds*DL	-0.2	Om*ELX	1
23	IBC 16-7 (os-b)	Yes	Y	DL	0.9	Sds*DL	-0.2	Om*ELZ	1
24	IBC 16-7 (os-c)	Yes	Y	DL	0.9	Sds*DL	-0.2	Om*ELX	-1
25	IBC 16-7 (os-d)	Yes	Y	DL	0.9	Sds*DL	-0.2	Om*ELZ	-1

Load Combination Design

	Description	Service	Hot Rolled	Cold Formed	Wood	Concrete	Masonry	Aluminum	Stainless	Connection
1	1.4 DL		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2	1.2 DL + 1.0 Wind X		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3	1.2 DL - 1.0 Wind X		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4	1.2 DL + 1.0 Wind Z		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
5	1.2 DL - 1.0 Wind Z		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
6	0.9 DL + 1.0 Wind X		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
7	0.9 DL - 1.0 Wind X		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
8	0.9 DL + 1.0 Wind Z		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
9	0.9 DL - 1.0 Wind Z		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
10	IBC 16-5 (a)		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
11	IBC 16-5 (b)		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
12	IBC 16-5 (c)		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
13	IBC 16-5 (d)		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
14	IBC 16-7 (a)		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
15	IBC 16-7 (b)		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
16	IBC 16-7 (c)		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
17	IBC 16-7 (d)		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
18	IBC 16-5 (os-a)		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
19	IBC 16-5 (os-b)		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Load Combination Design (Continued)

	Description	Service	Hot Rolled	Cold Formed	Wood	Concrete	Masonry	Aluminum	Stainless	Connection
20	IBC 16-5 (os-c)		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
21	IBC 16-5 (os-d)		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
22	IBC 16-7 (os-a)		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
23	IBC 16-7 (os-b)		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
24	IBC 16-7 (os-c)		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
25	IBC 16-7 (os-d)		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Node Reactions

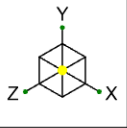
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AISC 15TH (360-16): LRFD Member Steel Code Checks

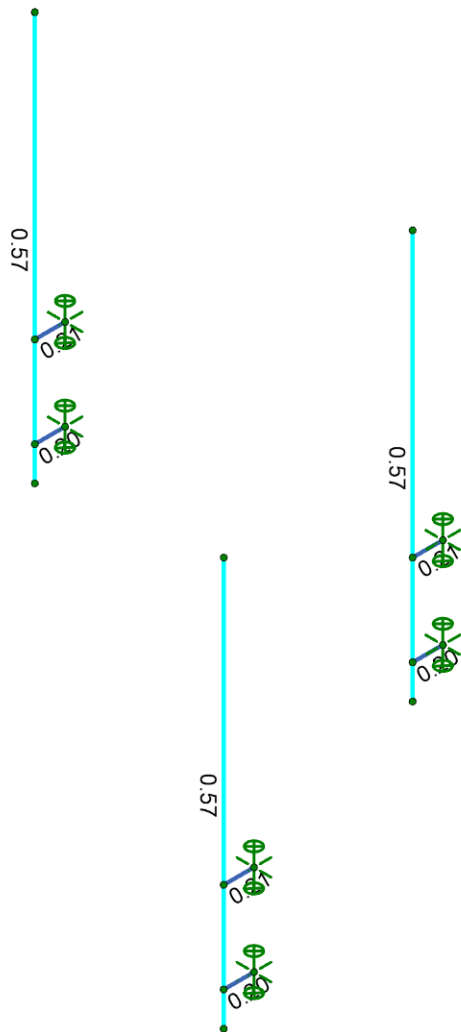
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Envelope AISC 15TH (360-16): LRFD Member Steel Code Checks

Member	Shape	Code Check	Loc[in]	LC	Shear	Check	Loc[in]	Dir	LC	phi*Pnc [lb]	phi*Pnt [lb]	phi*Mn y-y [k-in]	phi*Mn z-z [k-in]	Cb	Eqn
1	M1	HSS4X4X4	0.21	0	4	0.12	8	y	4	139258.732	139518	194.166	194.166	1.666	H1-1b
2	M2	HSS4X4X4	0.2	0	5	0.12	8	y	5	139258.732	139518	194.166	194.166	1.666	H1-1b
3	M7	PIPE 3.0XX	0.569	74.25	5	0.084	75.375		5	125937.981	162855	154.035	154.035	1	H1-1b
4	M4	PIPE 3.0XX	0.569	74.25	5	0.084	75.375		5	125937.981	162855	154.035	154.035	1	H1-1b
5	M5	HSS4X4X4	0.21	0	4	0.12	8	y	4	139258.732	139518	194.166	194.166	1.666	H1-1b
6	M6	HSS4X4X4	0.2	0	5	0.12	8	y	5	139258.732	139518	194.166	194.166	1.666	H1-1b
7	M8	PIPE 3.0XX	0.569	74.25	5	0.084	75.375		5	125937.981	162855	154.035	154.035	1	H1-1b
8	M9	HSS4X4X4	0.21	0	4	0.12	8	y	4	139258.732	139518	194.166	194.166	1.666	H1-1b
9	M10	HSS4X4X4	0.2	0	5	0.12	8	y	5	139258.732	139518	194.166	194.166	1.666	H1-1b



Code Check (Env)	
	No Calc
	> 1.0
	.90-1.0
	.75-.90
	.50-.75
	0-.50

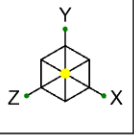


Member Code Checks Displayed (Enveloped)
Envelope Only Solution

Morrison Hershfield
ML
DSH-041R2 / 2101541

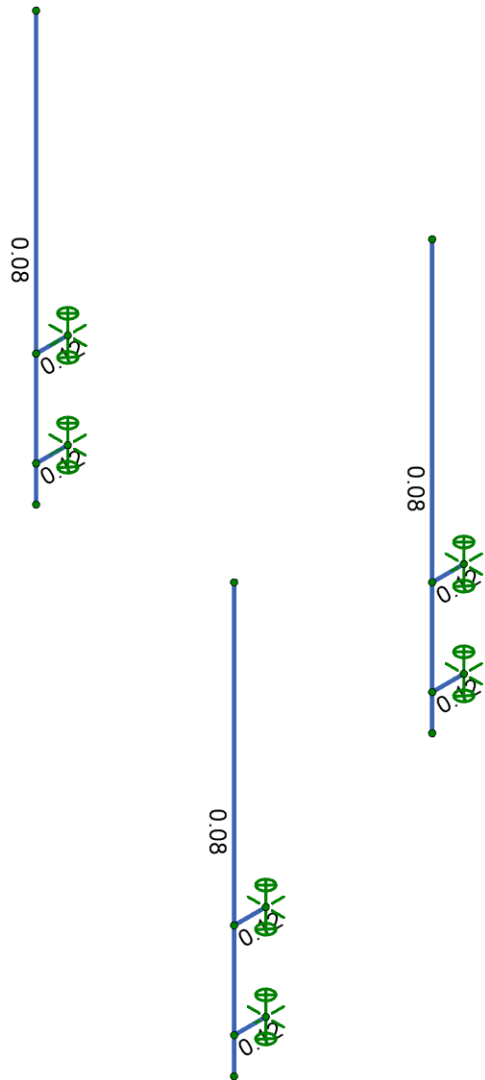
Site#: MIMIA00378A

SK-5
Sep 19, 2022
Wall Mount (Site Pro 1 #WWM0...



Shear Check
(Env)

■	No Calc
■	> 1.0
■	.90-1.0
■	.75-.90
■	.50-.75
■	0-.50



Member Shear Checks Displayed (Enveloped)
Envelope Only Solution

Morrison Hershfield
ML
DSH-041R2 / 2101541

Site#: MIMIA00378A

SK-6
Sep 19, 2022
Wall Mount (Site Pro 1 #WWM0...

ASCE 7 Hazards Report

Address:

No Address at This
Location

Standard:

ASCE/SEI 7-16

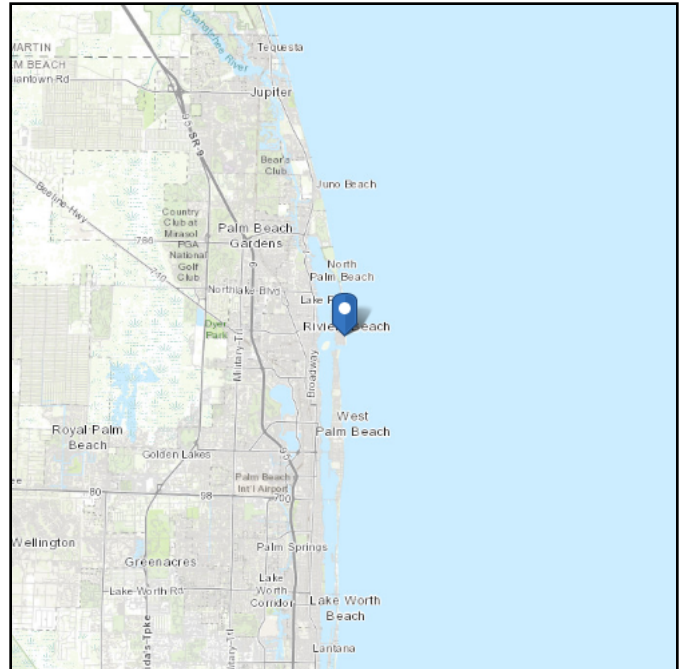
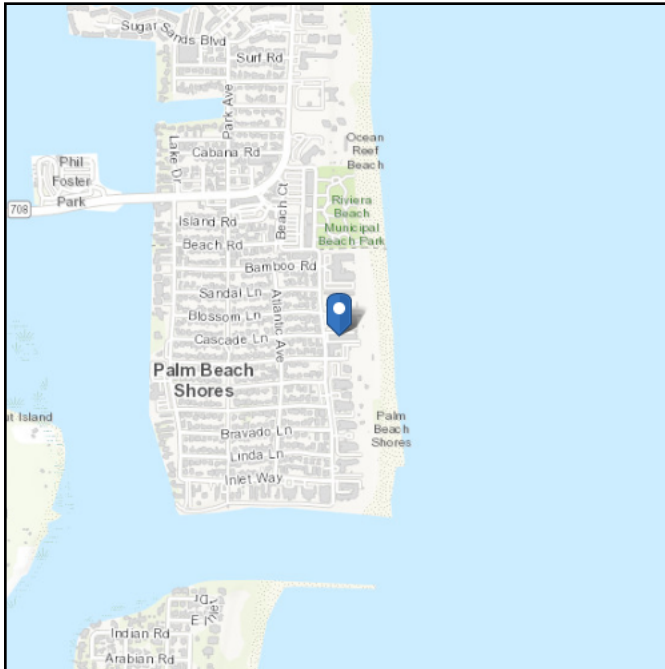
Risk Category: II**Soil Class:**

D - Stiff Soil

Elevation: 6.05 ft (NAVD 88)

Latitude: 26.779169

Longitude: -80.033114



Wind

Results:

Wind Speed	170 Vmph
10-year MRI	89 Vmph
25-year MRI	112 Vmph
50-year MRI	127 Vmph
100-year MRI	138 Vmph

Data Source:

ASCE/SEI 7-16, Fig. 26.5-1B and Figs. CC.2-1–CC.2-4, and Section 26.5.2

Date Accessed:

Sun Feb 27 2022

Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-16 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years).

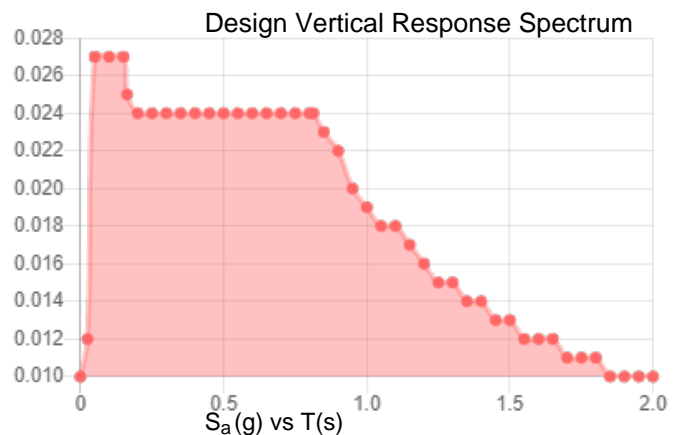
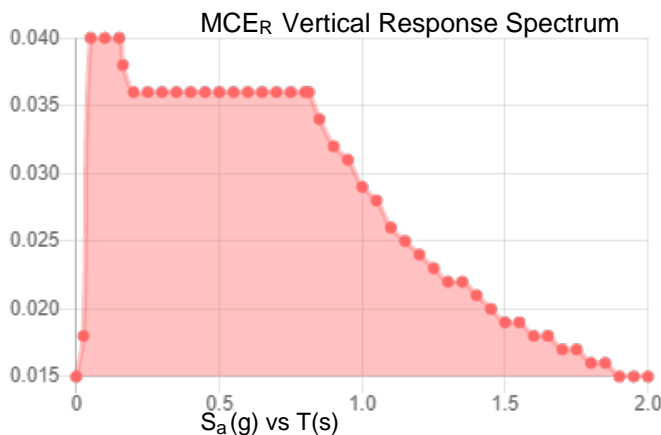
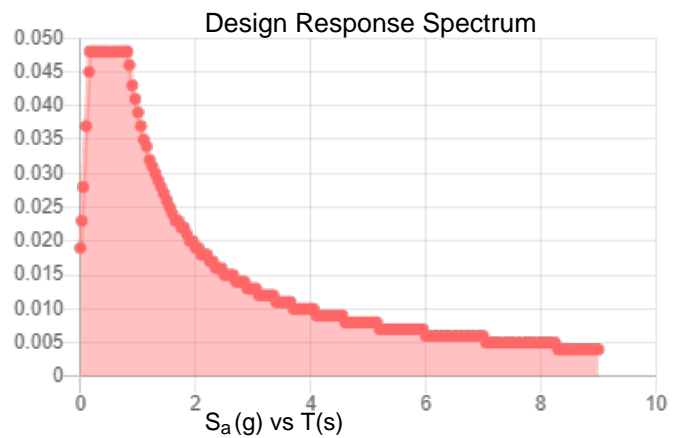
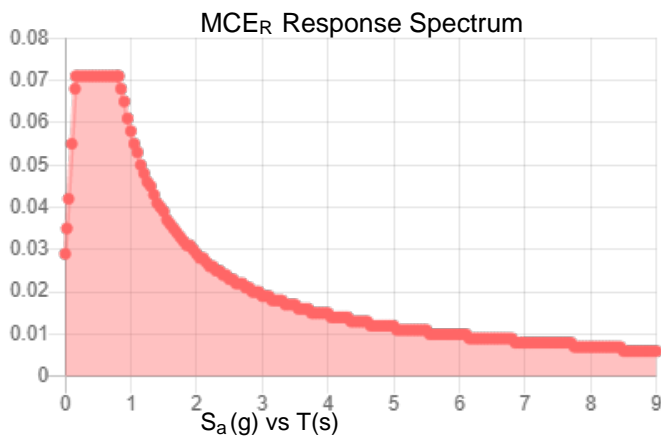
Site is in a hurricane-prone region as defined in ASCE/SEI 7-16 Section 26.2. Glazed openings shall be protected against wind-borne debris as specified in Section 26.12.3.

Site Soil Class: D - Stiff Soil

Results:

S_S :	0.045	S_{D1} :	0.039
S_1 :	0.024	T_L :	8
F_a :	1.6	PGA :	0.021
F_v :	2.4	PGA _M :	0.033
S_{MS} :	0.071	F_{PGA} :	1.6
S_{M1} :	0.058	I_e :	1
S_{DS} :	0.048	C_v :	0.7

Seismic Design Category A



Data Accessed: Sun Feb 27 2022

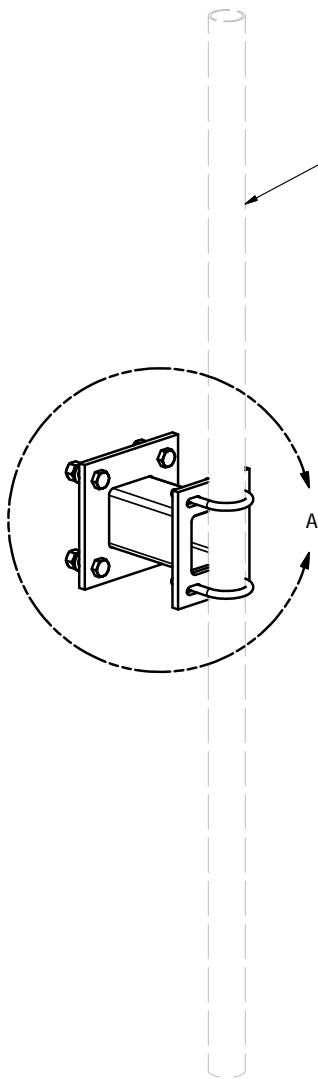
Date Source:

USGS Seismic Design Maps based on ASCE/SEI 7-16 and ASCE/SEI 7-16 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-16 Ch. 21 are available from USGS.

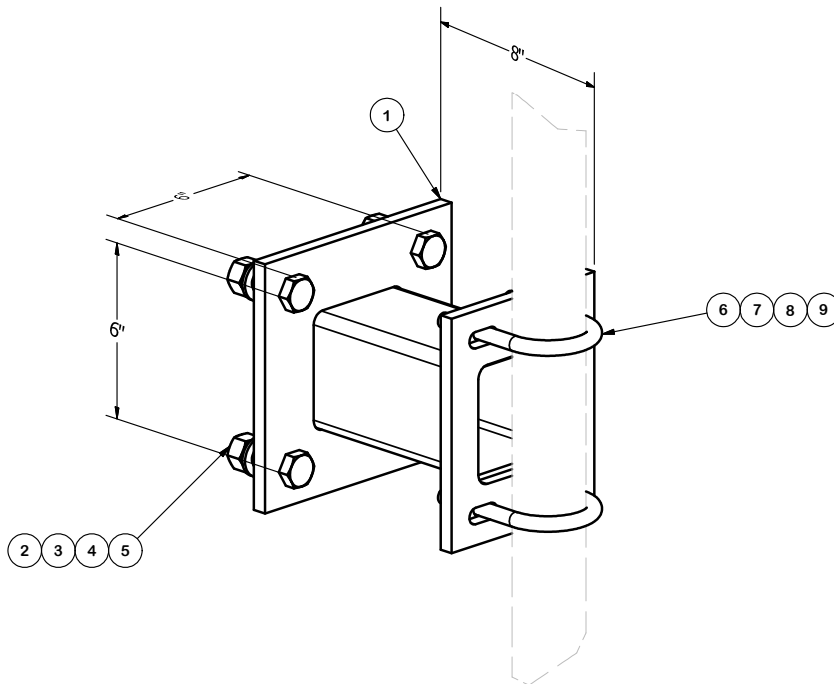
The ASCE 7 Hazard Tool is provided for your convenience, for informational purposes only, and is provided “as is” and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE 7 standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

ASCE does not intend, nor should anyone interpret, the results provided by this Tool to replace the sound judgment of a competent professional, having knowledge and experience in the appropriate field(s) of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the contents of this Tool or the ASCE 7 standard.

In using this Tool, you expressly assume all risks associated with your use. Under no circumstances shall ASCE or its officers, directors, employees, members, affiliates, or agents be liable to you or any other person for any direct, indirect, special, incidental, or consequential damages arising from or related to your use of, or reliance on, the Tool or any information obtained therein. To the fullest extent permitted by law, you agree to release and hold harmless ASCE from any and all liability of any nature arising out of or resulting from any use of data provided by the ASCE 7 Hazard Tool.



2-3/8" OD PIPE, 2-7/8" OD PIPE or 3-1/2" OD PIPE,
PIPE NOT INCLUDED.



DETAIL A

PARTS LIST					
ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.
1	1	X-WWM01	8" STAND-OFF ARM / WALL MOUNT		18.12
2	4	G58LW	5/8" HDG LOCKWASHER		0.03
3	4	A58FW	5/8" HDG A325 FLATWASHER		0.03
4	4	A58NUT	5/8" HDG A325 HEX NUT		0.13
5	4	A582112	5/8" x 2-1/2" HDG A325 HEX BOLT		0.33
6	2	X-UB1212	1/2" X 2-1/2" X 4-1/2" X 2" GALV. U-BOLT		0.66
6	2	X-UB1300	1/2" X 3" X 5" X 2" GALV U-BOLT		0.70
6	2	X-UB1358	1/2" X 3-5/8" X 5-1/2" X 3" GALV U-BOLT		0.77
7	4	G12FW	1/2" HDG USS FLATWASHER		0.03
8	4	G12NUT	1/2" HDG HEAVY 2H HEX NUT		0.07
9	4	G12LW	1/2" HDG LOCKWASHER		0.01
TOTAL WT. #					24.95

TOLERANCE NOTES

TOLERANCES ON DIMENSIONS, UNLESS OTHERWISE NOTED ARE:
SAWED, SHEARED AND GAS CUT EDGES ($\pm 0.030"$)
DRILLED AND GAS CUT HOLES ($\pm 0.030"$) - NO CONING OF HOLES
LASER CUT EDGES AND HOLES ($\pm 0.010"$) - NO CONING OF HOLES
BENDS ARE $\pm 1/2$ DEGREE
ALL OTHER MACHINING ($\pm 0.030"$)
ALL OTHER ASSEMBLY ($\pm 0.060"$)

PROPRIETARY NOTE:
THE DATA AND TECHNIQUES CONTAINED IN THIS DRAWING ARE PROPRIETARY INFORMATION OF VALMONT INDUSTRIES AND CONSIDERED A TRADE SECRET. ANY USE OR DISCLOSURE WITHOUT THE CONSENT OF VALMONT INDUSTRIES IS STRICTLY PROHIBITED.

DESCRIPTION

8" STAND-OFF
WIRELESS WALL MOUNT.
SITE PRO 1

CPD NO.

4714

DRAWN BY

RH18 3/23/2010

ENG. APPROVAL

CLASS

81

SUB

01

DRAWING USAGE

CUSTOMER

CHECKED BY

BMC 5/10/2010



Engineering
Support Team:
1-888-753-7446

Locations:
New York, NY
Atlanta, GA
Los Angeles, CA
Plymouth, IN
Salem, OR
Dallas, TX

PART NO.

WWM01

DWG. NO.

WWM01



DISH Wireless L.L.C. SITE ID:

MIMIA00378A

DISH Wireless L.L.C. SITE ADDRESS:

125 S OCEAN AVE
PALM BEACH SHORES, FL 33404

FLORIDA CODE COMPLIANCE

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

CODE TYPE	CODE
BUILDING	2020 FLORIDA BUILDING CODE 6TH EDITION/2018 IBC
MECHANICAL	2020 FLORIDA BUILDING CODE 6TH EDITION/2018 IMC
ELECTRICAL	2020 FLORIDA BUILDING CODE 6TH EDITION/2017 NEC

SHEET INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
A-1	OVERALL SITE PLAN
A-2	ENLARGED BUILDING PLAN
A-3	ANTENNA PLAN, ELEVATION AND SCHEDULE
A-4	NORTH AND WEST ELEVATIONS
A-5	EQUIPMENT AREA DETAILS
A-6	EQUIPMENT DETAILS
A-7	EQUIPMENT DETAILS
E-1	ELECTRICAL/FIBER ROUTE PLAN AND NOTES
E-1A	ELECTRICAL/FIBER ROUTE PLAN AND NOTES
E-2	ELECTRICAL DETAILS
E-3	ELECTRICAL ONE-LINE, FAULT CALCS & PANEL SCHEDULE
G-1	GROUNDING PLANS AND NOTES
G-2	GROUNDING DETAILS
G-3	GROUNDING DETAILS
RF-1	RF CABLE COLOR CODE
GN-1	LEGEND AND ABBREVIATIONS
GN-2	RF SIGNAGE
GN-3	GENERAL NOTES
GN-4	GENERAL NOTES
GN-5	GENERAL NOTES

SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

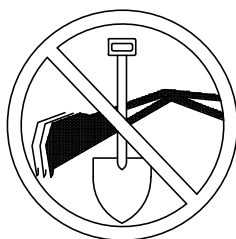
SECTOR SCOPE OF WORK:

- INSTALL (3) PROPOSED PANEL ANTENNAS (1 PER SECTOR)
- INSTALL (6) PROPOSED ANTENNA MOUNTS (2 PER SECTOR, 6 TOTAL)
- INSTALL PROPOSED JUMPERS
- INSTALL (6) PROPOSED RRUs (2 PER SECTOR, 6 TOTAL)
- INSTALL (3) PROPOSED OVER VOLTAGE PROTECTION DEVICE (OVP) (1 PER SECTOR, 3 TOTAL)
- INSTALL (3) PROPOSED POWER CABLE
- INSTALL (3) PROPOSED FIBER TRUNKS

ROOFTOP SCOPE OF WORK:

- INSTALL (1) PROPOSED CUSTOM METAL ANTENNA MOUNT
- INSTALL (1) PROPOSED PENETRATING CABLE SUPPORTS
- INSTALL (1) PROPOSED BBU IN CABINET
- INSTALL (1) PROPOSED EQUIPMENT CABINET
- INSTALL (1) PROPOSED POWER CONDUIT
- INSTALL (1) PROPOSED TELCO CONDUIT
- INSTALL (1) PROPOSED NEMA 3 TELCO-FIBER BOX
- INSTALL (1) PROPOSED GPS UNIT
- INSTALL (1) CAM-LOCK
- INSTALL (1) ATS

SITE PHOTO



UNDERGROUND SERVICE ALERT - SUNSHINE 811
UTILITY NOTIFICATION CENTER OF FLORIDA
(800) 432-4770
WWW.SUNSHINE811.COM



CALL 2 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

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

SITE INFORMATION

PROPERTY OWNER: MAYAN TOWERS CONDOMINIUMS
ADDRESS: 125 S OCEAN AVE
PALM BEACH SHORES, FL 33404

TOWER TYPE: ROOFTOP

TOWER CO SITE ID: N/A

TOWER APP NUMBER: N/A

COUNTY: PALM BEACH

LATITUDE: 26° 46' 45.01" N
26.779169 N

LONGITUDE: 80° 01' 59.21" W
80.033114 W

ZONING JURISDICTION: CITY OF PALM BEACH

ZONING DISTRICT: UNKNOWN

PARCEL NUMBER: 5443422708000

OCCUPANCY GROUP: U

CONSTRUCTION TYPE: V-B

POWER COMPANY: FPL

TELEPHONE COMPANY: UNKNOWN

PROJECT DIRECTORY

APPLICANT: DISH Wireless L.L.C.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

TOWER OWNER: PRIVATE OWNER

SITE DESIGNER: TOWER ENGINEERING PROFESSIONALS
326 TRYON RD
RALEIGH, NC 27603
(919) 661-6351

SITE ACQUISITION: JESSICA ROSS
JESSICA.ROSS@DISH.COM

CONSTRUCTION MANAGER: JOSHUA VEGA
JOSHUA.VEGA@DISH.COM

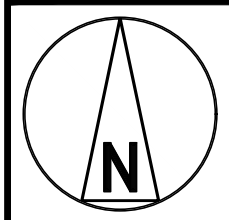
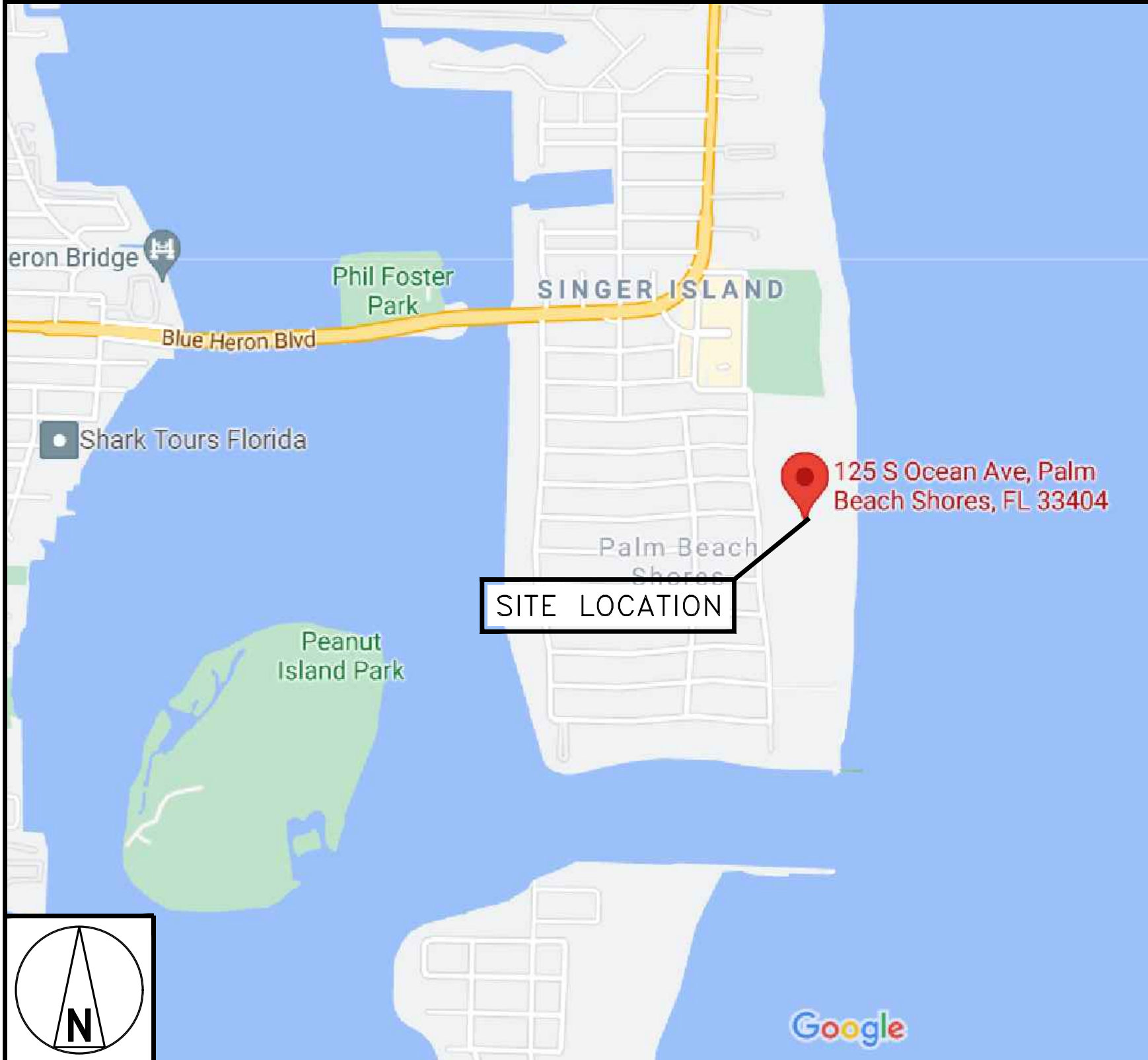
RF ENGINEER: GUILLERMO AROCHA
RODRIGUEZ

DIRECTIONS

DIRECTIONS FROM PALM BEACH INTERNATIONAL AIRPORT:

HEAD WEST ON JAMES L TURNAGE BLVD. KEEP LEFT TO STAY ON JAMES L TURNAGE BLVD. TAKE THE RAMP ONTO I-95 N. MERGE ONTO I-95 N. IN 6.2 MI USE THE RIGHT LANE TO TAKE EXIT 76 FOR FL-708/BLUE HERON BLVD. KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR RIVIERA BCH/PORT OF PALM BCH/PALM BCH SHORES AND MERGE ONTO FL-708 E/W BLUE HERON BLVD. IN 3.7 MI TURN RIGHT ONTO LAKE DR. TURN LEFT ONTO SANDAL LN. TURN RIGHT ONTO S OCEAN AVE. DESTINATION WILL BE ON THE LEFT.

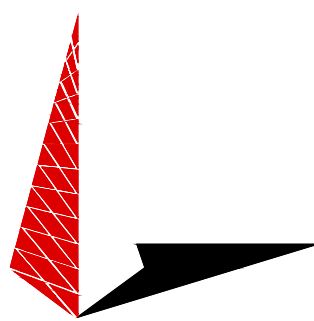
VICINITY MAP



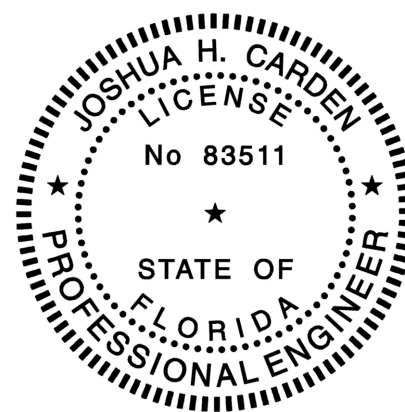
NO SCALE



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



TOWER ENGINEERING PROFESSIONALS
326 TRYON RD. RALEIGH, NC
27603 OFFICE: (919) 661-6351
FL COA# 31011



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DRAWN BY: CHECKED BY: APPROVED BY:

RJB CC CC

RFDS REV #: 6

CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
0	05/17/2021	PRELIMINARY
1	06/03/2021	PRELIMINARY
2	08/06/2021	PRELIMINARY
3	04/22/2022	CONSTRUCTION
4	09/28/2022	CONSTRUCTION
5	10/20/2022	CONSTRUCTION
6	01/09/2023	CONSTRUCTION

A&E PROJECT NUMBER
250655

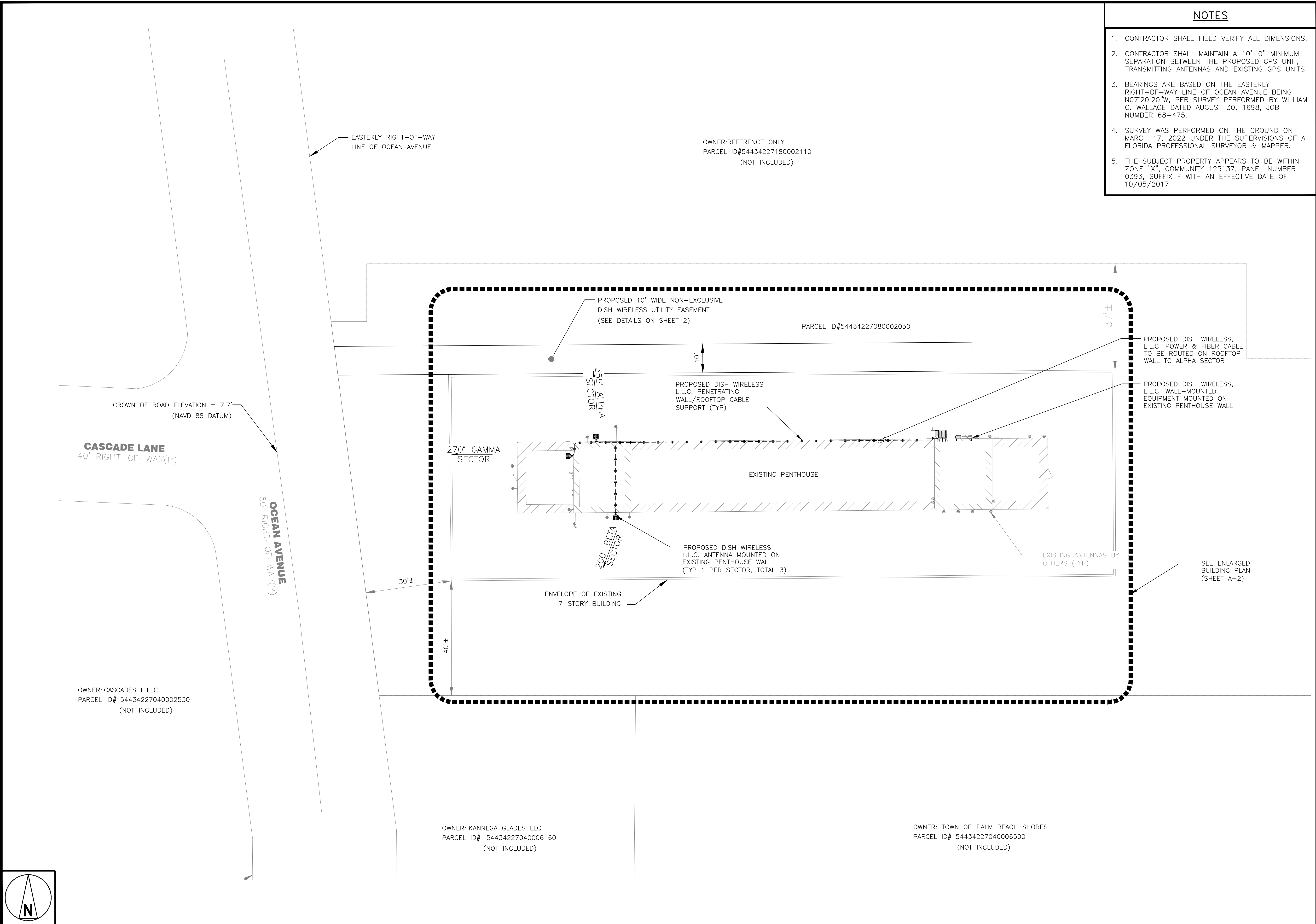
DISH Wireless L.L.C.
PROJECT INFORMATION

MIMIA00378A
125 S OCEAN AVE
PALM BEACH SHORES, FL 33404

SHEET TITLE
TITLE SHEET

SHEET NUMBER

T-1

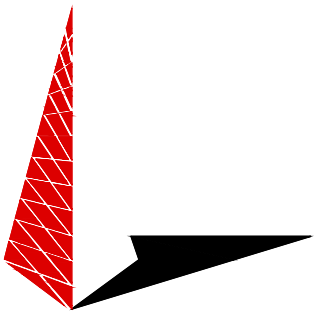


NOTES

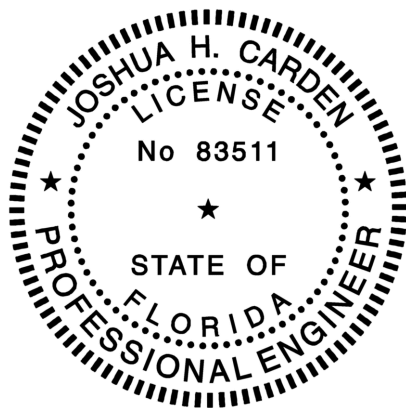
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
3. BEARINGS ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF OCEAN AVENUE BEING N07°20'20"W, PER SURVEY PERFORMED BY WILLIAM G. WALLACE DATED AUGUST 30, 1698, JOB NUMBER 68-475.
4. SURVEY WAS PERFORMED ON THE GROUND ON MARCH 17, 2022 UNDER THE SUPERVISIONS OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER.
5. THE SUBJECT PROPERTY APPEARS TO BE WITHIN ZONE "X", COMMUNITY 125137, PANEL NUMBER 0393, SUFFIX F WITH AN EFFECTIVE DATE OF 10/05/2017.



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



TOWER ENGINEERING PROFESSIONALS
326 TRYON RD. RALEIGH, NC
27603 OFFICE: (919) 661-6351
FL COA# 31011



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DRAWN BY:	CHECKED BY:	APPROVED BY:
RJB	CC	CC

RFDS REV #: 6

CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
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5	10/20/2022	CONSTRUCTION
6	01/09/2023	CONSTRUCTION

A&E PROJECT NUMBER
250655

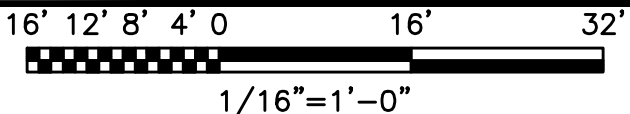
DISH Wireless L.L.C.
PROJECT INFORMATION
MIMIA00378A
125 S OCEAN AVE
PALM BEACH SHORES, FL
33404

SHEET TITLE
OVERALL
SITE PLAN

SHEET NUMBER

A-1

OVERALL SITE PLAN



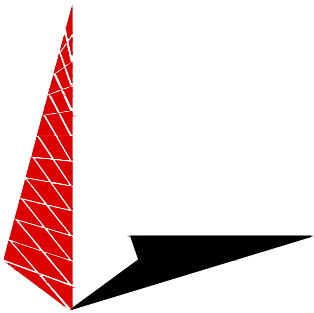
	Total Impact to Rooftop (Roof Structure Code Pf. 8.3 (e) per Town of Palm Beach Shores)
Carrier	Total Square Footage (calculated from a plan view and only considering equipment spanning off of the penthouse)
Verizon	12,728 sq.ft.
T-Mobile	23,472 sq.ft.
Sprint	14,295 sq.ft.
Omni Point	3,781 sq.ft.
QXC Communications	0,827 sq.ft.
Dish Wireless (Proposed)	35,340 sq.ft.
6 Existing Ladders to access equipment	8,620 sq.ft.
Total Carrier Square Footage	99,063 sq.ft.
Total Rooftop Square Footage	16394.3125 sq.ft.
Percentage Impact to Rooftop	0.0000604%

NOTES

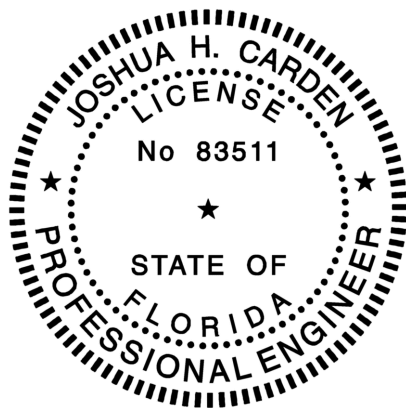
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
3. CONTRACTOR TO VERIFY WITH DISH Wireless L.L.C. C.M. THE LOCATION OF THE POWER AND FIBER SOURCE PRIOR TO CONSTRUCTION.
4. UTILITY RUBBER MAT TO BE INSTALLED UNDER ALL DISH Wireless L.L.C. EQUIPMENT THAT IS RESTING ON OR AFFIXED TO ROOF MEMBRANE.
5. CONTRACTOR TO PAINT ALL EQUIPMENT TO MATCH THE EXISTING AESTHETIC OF THE BUILDING.
6. PROPOSED DISH WIRELESS L.L.C. ANTENNA TO NOT EXCEED EXISTING HORIZONTAL DISTANCE OF EXISTING CARRIER ANTENNAS ON PENTHOUSE.



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



TOWER ENGINEERING PROFESSIONALS
326 TRYON RD. RALEIGH, NC
27603 OFFICE: (919) 661-6351
FL COA# 31011



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DRAWN BY:	CHECKED BY:	APPROVED BY:
RJB	CC	CC

RFDS REV #: 6

CONSTRUCTION DOCUMENTS

SUBMITTALS		
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6	01/09/2023	CONSTRUCTION

A&E PROJECT NUMBER
250655

DISH Wireless L.L.C.
PROJECT INFORMATION

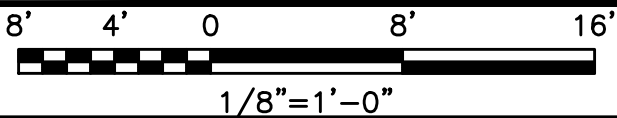
MIMIA00378A
125 S OCEAN AVE
PALM BEACH SHORES, FL
33404

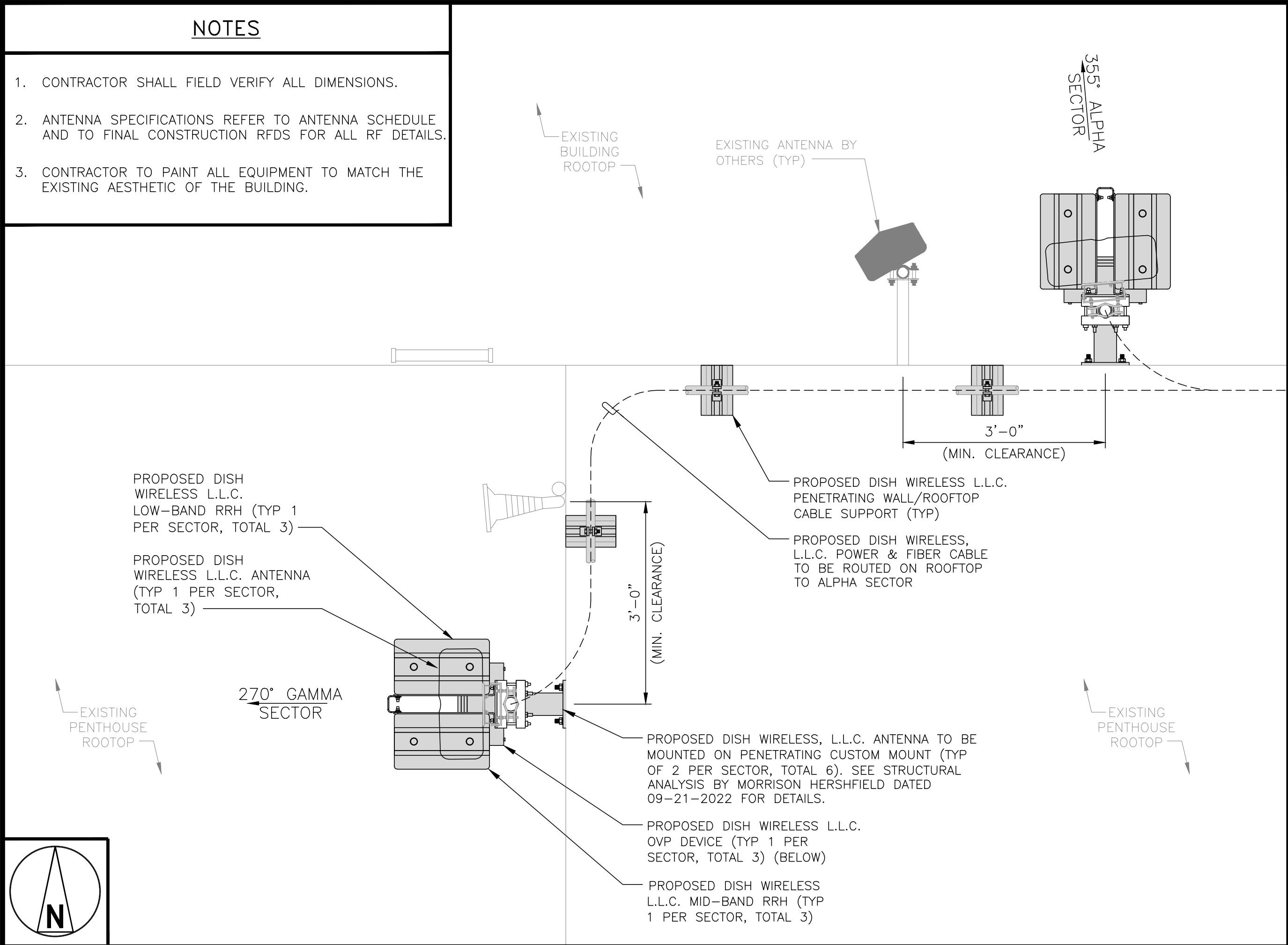
SHEET TITLE
ENLARGED BUILDING
PLAN

SHEET NUMBER

A-2

ENLARGED BUILDING PLAN





- PROPOSED DISH WIRELESS, LLC. ANTENNA (TYP OF (1) PER SECTOR, (3) TOTAL)
RAD CENTER @ 89'-2" AGL
- EXISTING PENTHOUSE FLOOR 2
88'-5" AGL
- EXISTING PENTHOUSE FLOOR 1
79'-10" AGL
- EXISTING BUILDING ROOF
70'-7" AGL

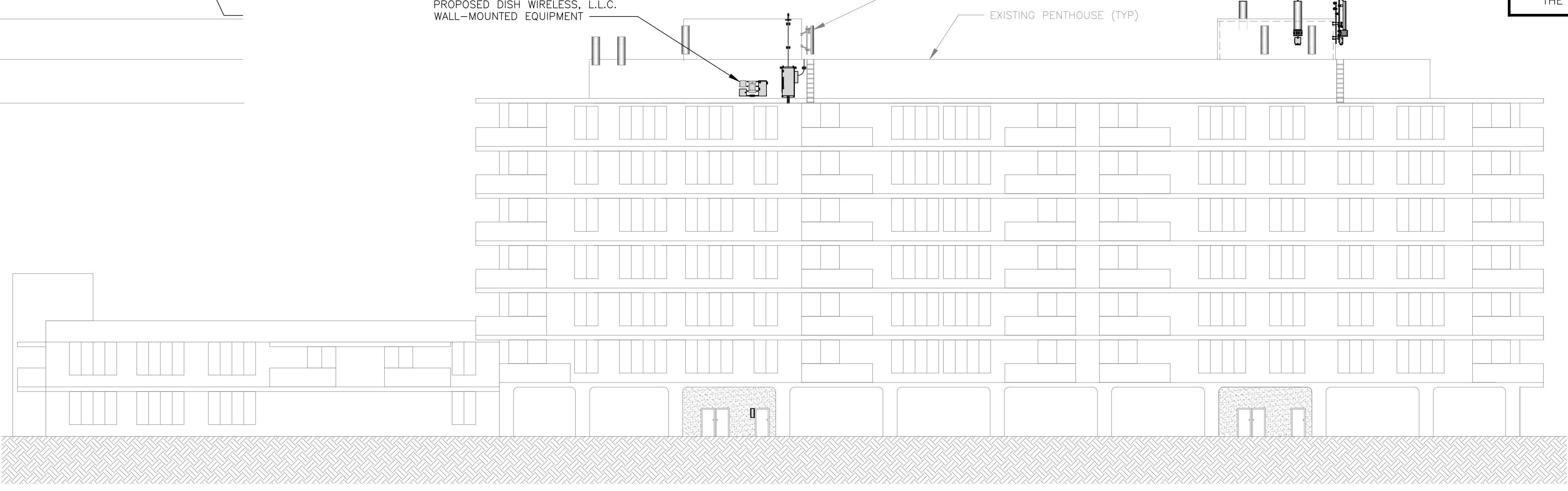
GROUND ELEVATION
REFERENCE @ 0'-0" AGL

PROPOSED DISH WIRELESS L.L.C.
ANTENNA (TYP 1 PER SECTOR, TOTAL 3)

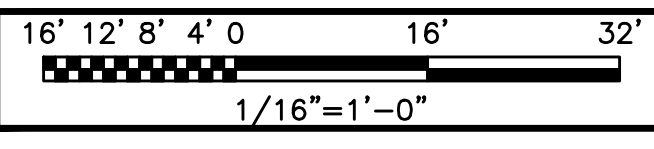
EXISTING ANTENNAS BY
OTHERS (TYP)

EXISTING PENTHOUSE (TYP)

PROPOSED DISH WIRELESS, L.L.C.
WALL-MOUNTED EQUIPMENT



BUILDING NORTH ELEVATION



1

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
3. BUILDING ELEVATION INFORMATION OBTAINED FROM ROOFTOP MAPPING PERFORMED BY TEP DATED 11-30-2021.
4. CONTRACTOR TO PAINT ALL EQUIPMENT TO MATCH THE EXISTING AESTHETIC OF THE BUILDING.

- PROPOSED DISH WIRELESS, LLC. ANTENNA (TYP OF (1) PER SECTOR, (3) TOTAL)
RAD CENTER @ 89'-2" AGL
- EXISTING PENTHOUSE FLOOR 2
88'-5" AGL
- EXISTING PENTHOUSE FLOOR 1
79'-10" AGL
- EXISTING BUILDING ROOF
70'-7" AGL

GROUND ELEVATION
REFERENCE @ 0'-0" AGL

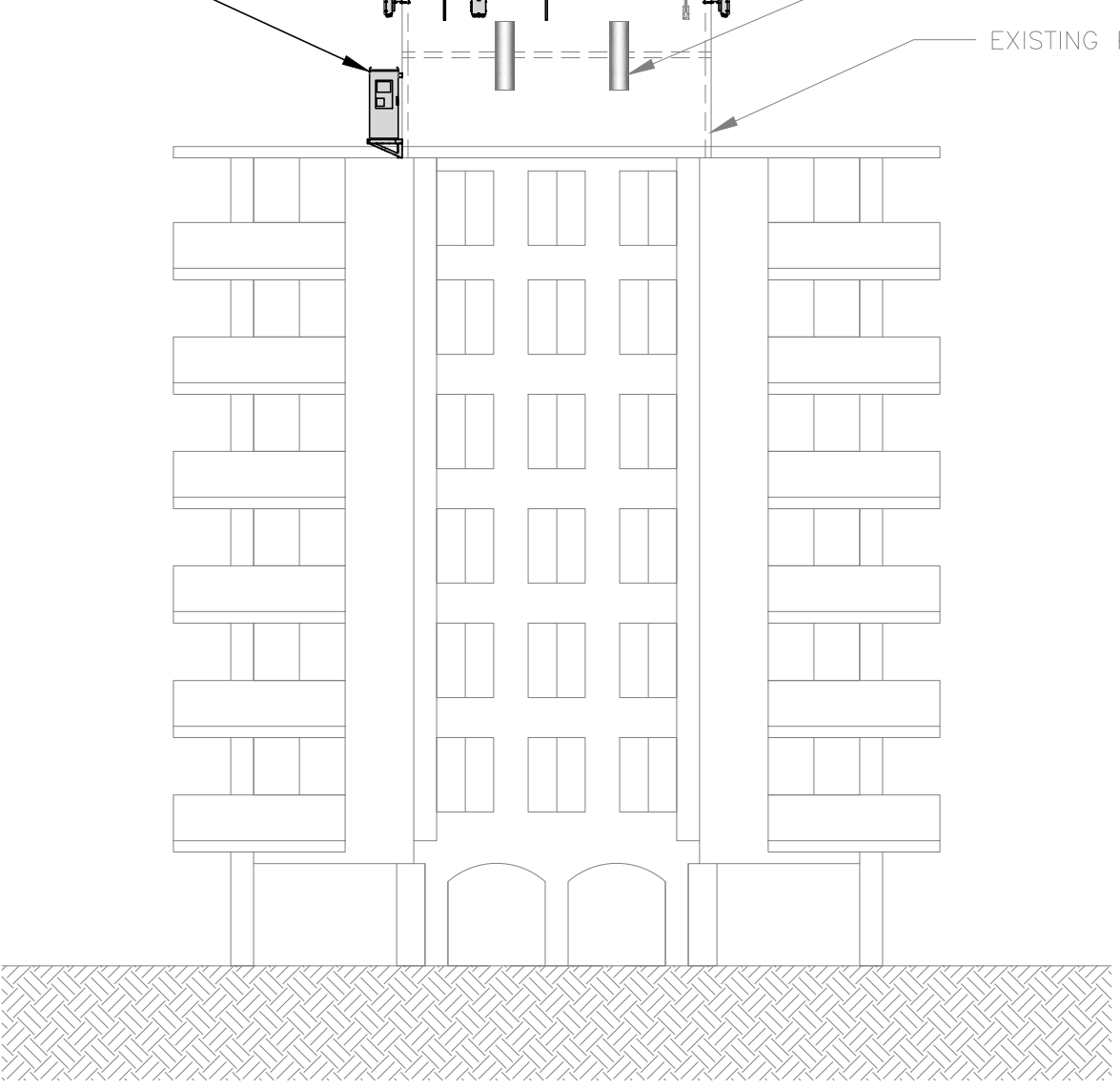
PROPOSED DISH WIRELESS, L.L.C.
GPS UNIT

PROPOSED DISH WIRELESS, L.L.C.
WALL-MOUNTED EQUIPMENT

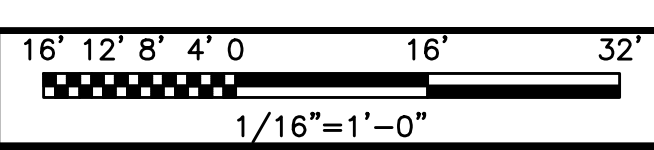
PROPOSED DISH WIRELESS L.L.C.
ANTENNA (TYP 1 PER SECTOR, TOTAL 3)

EXISTING ANTENNAS BY
OTHERS (TYP)

EXISTING PENTHOUSE (TYP)



BUILDING WEST ELEVATION



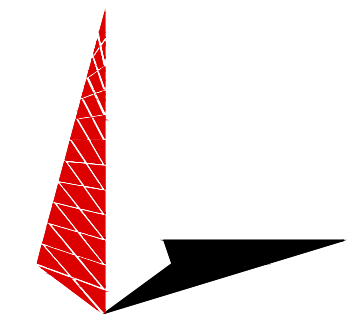
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NOTES

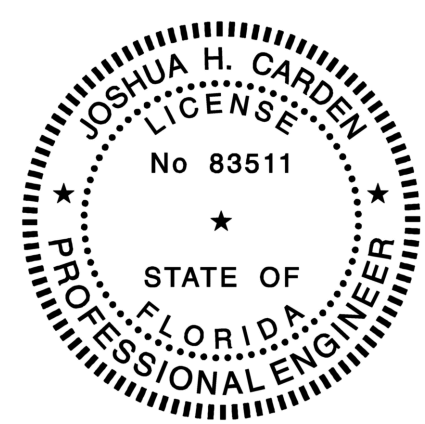
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5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



TOWER ENGINEERING PROFESSIONALS
326 TRYON RD. RALEIGH, NC
27603 OFFICE: (919) 661-6351
FL COA# 31011



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CONSTRUCTION
DOCUMENTS

SUBMITTALS		
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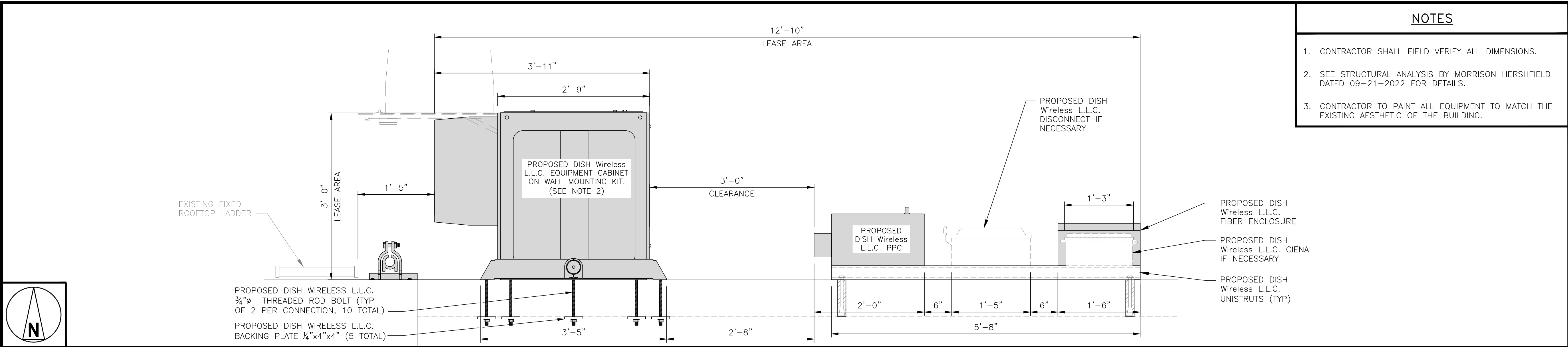
A&E PROJECT NUMBER
250655

DISH Wireless L.L.C.
PROJECT INFORMATION

MIMIA00378A
125 S OCEAN AVE
PALM BEACH SHORES, FL
33404

SHEET TITLE
**NORTH AND SOUTH
ELEVATIONS**

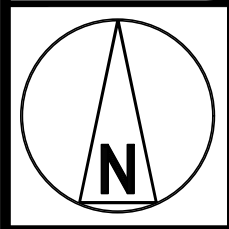
SHEET NUMBER
A-4



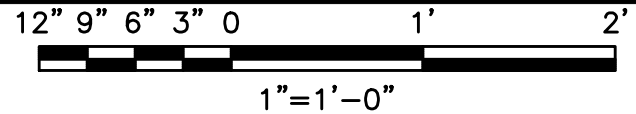
- NOTES
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.

2. SEE STRUCTURAL ANALYSIS BY MORRISON HERSHFIELD DATED 09-21-2022 FOR DETAILS.

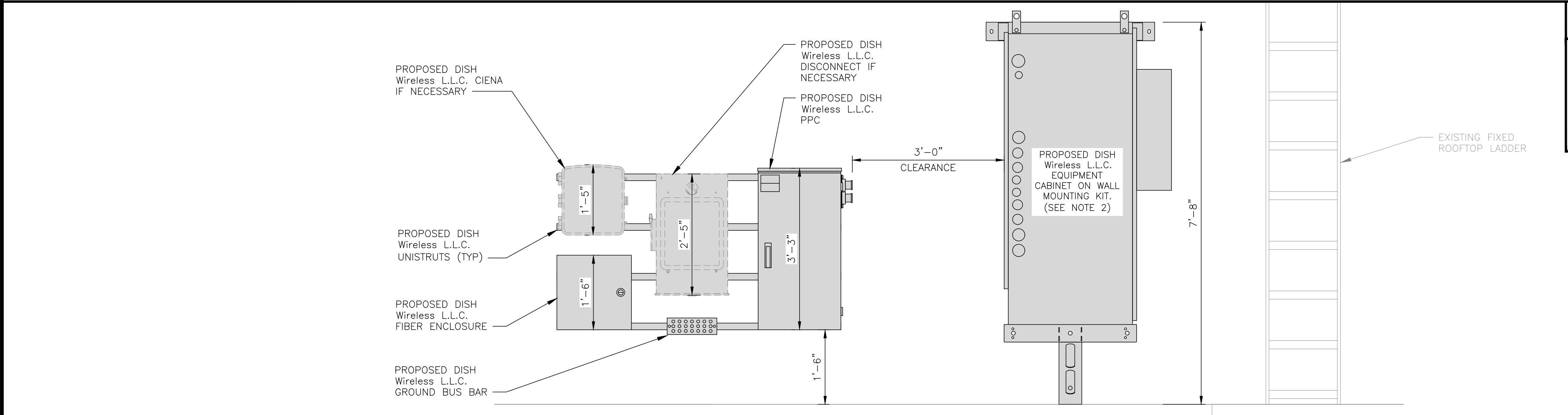
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WALL-MOUNTED EQUIPMENT PLAN



1

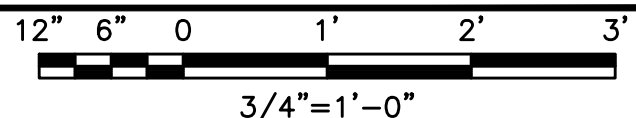


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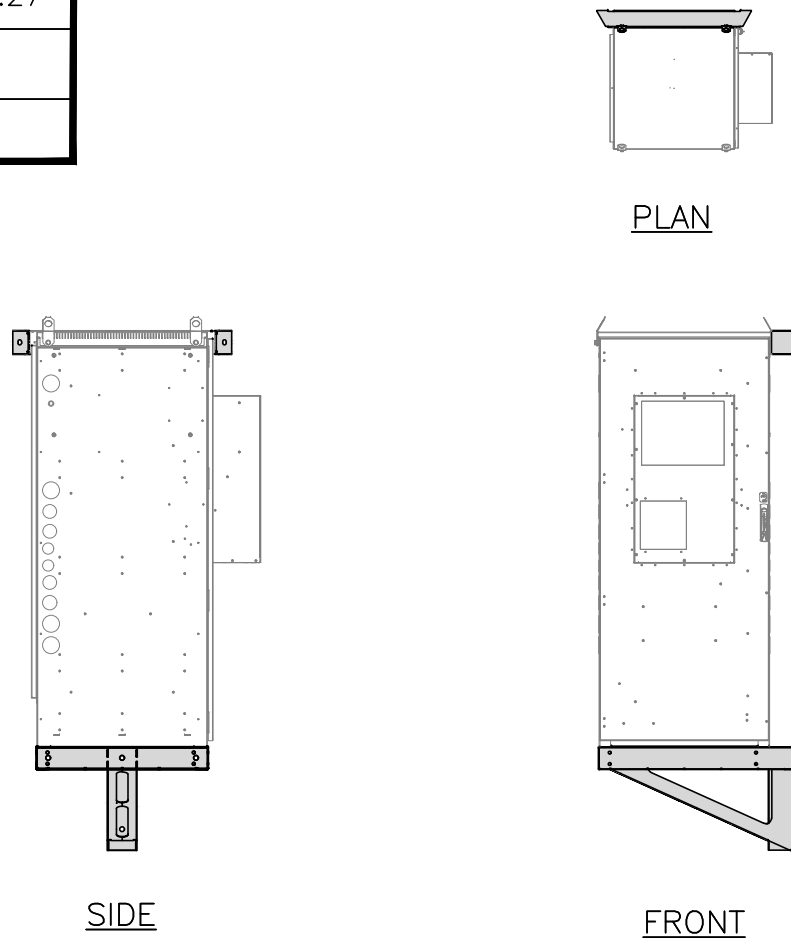
WALL-MOUNTED EQUIPMENT ELEVATION



2

ENERSYS DISH WALL MOUNT KIT	
DIMENSIONS (HxWxD)	18.9"x30.27"x31.27"
WEIGHT	55 lbs
MAXIMUM RECOMMENDED WEIGHT	1000 lbs

NOTE: THE KIT ALLOWS THE CUBE TO BE MOUNTED ON A WALL. THE KIT BRACKETS CAN BE ATTACHED EITHER DIRECTLY TO THE WALL OR TO CUSTOMER SUPPLIED UNISTRUT.



CABINET WALL MOUNT KIT DETAIL

NO SCALE

3

NOT USED

NO SCALE

4

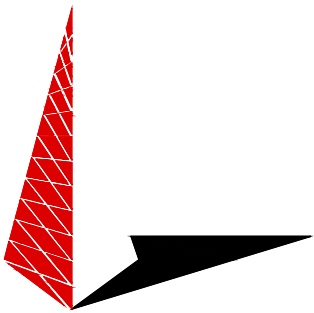
NOT USED

NO SCALE

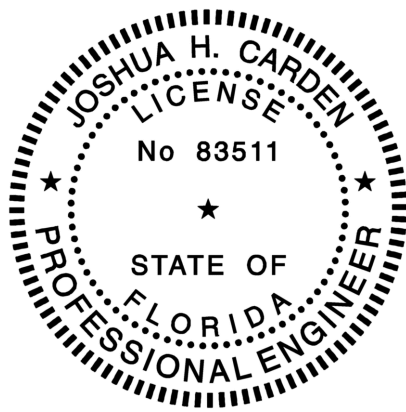
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5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



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27603 OFFICE: (919) 661-6351
FL COA# 31011



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A&E PROJECT NUMBER
250655

DISH Wireless L.L.C.
PROJECT INFORMATION

MIMIA00378A
125 S OCEAN AVE
PALM BEACH SHORES, FL
33404

SHEET TITLE
EQUIPMENT AREA DETAILS

SHEET NUMBER
A-5

ENERSYS HEX CABINET
2000005996

DIMENSIONS (HxWxD):	73"x30"x32"
WEIGHT EMPTY:	376 lbs
HEATER	800W
POWER SYSTEM	-48V ALPHA/600A

BACK

FRONT

SIDE

PLAN

SQUARE D FUSED SAFETY SWITCHES
D224NRB

ENCLOSURE DIM (HxWxD)	29.25"x19.00"x8.50"
ENCLOSURE TYPE	NEMA 3R RAINPROOF
UL LISTED	FILE E-2875

SIDE

FRONT

TOP

RAYCAP PPC
RDIAC-2465-P-240-MTS

ENCLOSURE DIMENSIONS (HxWxD):	39"x22.855"x12.593"
WEIGHT:	80 lbs
OPERATING AC VOLTAGE	240/120 1 PHASE 3W+G

BACK

SIDE

FRONT

SIDE

TOP

CABINET DETAIL

NO SCALE

1

SAFETY SWITCH DETAIL

NO SCALE

2

POWER PROTECTION CABINET (PPC) DETAIL

NO SCALE

3

CIENA 3931
FIBER NID ENCLOSURE

DIMENSIONS (HxWxD)	17"x16.8"x7"
WEIGHT	28.6 lbs

SIDE

FRONT

TOP

PCTEL
GPSGL-TMG-SPI-40NCB

DIMENSIONS (DIAxH) MM/INCH	81x184mm 3.2"x7.25"
WEIGHT W/ACCESSORIES	075 lbs
CONNECTOR	N-FEMALE
FREQUENCY RANGE	1590 ± 30MHz

BACK

SIDE

TOP

MINIMUM OF 75° OR
270° IN ANY DIRECTION

GPS

GPS UNIT

OBSTRUCTIONS MUST
BE BELOW 10'

FIBER NID ENCLOSURE DETAIL

NO SCALE

4

GPS DETAIL

NO SCALE

5

GPS MINIMUM SKY VIEW REQUIREMENTS

NO SCALE

6

COMMSCOPE ANTENNA BRACKET
BSAMNT-3

DIAMETER COMPATIBILITY	2.362" - 4.528"
NET WEIGHT	13.669 lbs

0 MIN.
14" MAX.

6.6"

5.6"

8.4"

1.65"

2.1" MIN.
4.4" MAX.

6.3"

7.24"

1.9" MIN.
2" MAX.

5"

NOTE:
OR DISH Wireless L.L.C.
APPROVED EQUIVALENT

RAYCAP RDIDC-3045-PF-48
SURGE PROTECTION DEVICE (OVP)

DIMENSIONS (HxWxD)	19"x16.21"x9.64"
WEIGHT	21 lbs

BACK

SIDE

FRONT

PLAN

CABLE WALL MOUNT SUPPORT

UNISTRUT TYPE	GRAINGER P1000T
UNISTRUT DIMENSIONS (HxWxL)	1 5/8"x 1 5/8"x 12"
WEIGHT/ VOLUME	1.85 LB PER FOOT
ULTIMATE LOAD CAPACITY	718.5 LB

NOTES:
1. ALL HARDWARE AND PARTS SHALL BE HOT DIPPED GALVANIZED WITH LOCK WASHERS AND HEAVY HEX NUTS.
2. VERTICAL CABLE MOUNT: 4'-0" MAX. UNISTRUT SEPARATION
3. HORIZONTAL CABLE MOUNT: 3'-0" MAX UNISTRUT SEPARATION

EXISTING WALL

PLAN

EXISTING WALL

SIDE

CABLE CLAMP OR APPROVED EQUAL

EMT/PVC OR APPROVED EQUAL

CABLE

CABLE SUPPORT STEEL CHANNEL OR APPROVED EQUAL

EXPANSION ANCHOR OR APPROVED EQUAL

ANTENNA BRACKET DETAIL

NO SCALE

7

SURGE PROTECTION DEVICE (OVP) DETAIL

NO SCALE

8

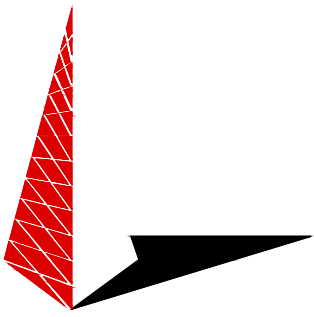
CABLE WALL MOUNT SUPPORT DETAIL

NO SCALE

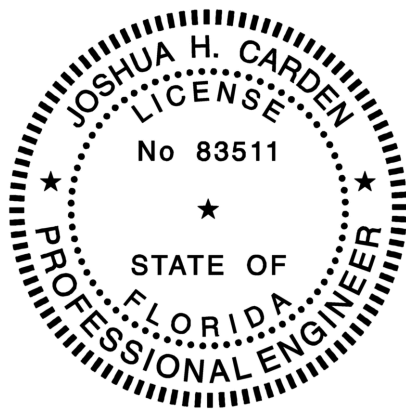
9



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A&E PROJECT NUMBER
250655

DISH Wireless L.L.C.
PROJECT INFORMATION

MIMIA00378A
125 S OCEAN AVE
PALM BEACH SHORES, FL 33404

SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER
A-6

MTI TB RRH
G060708-50-02B

DIMENSIONS (HxWxD)	13.9"x16.9"x9.8"
WEIGHT	97 lbs
DC POWER IN	-40.5V to -57V
POWER SUPPLY VOLTAGE	-48Vdc (NOMINAL)

SIDE

FRONT

PLAN

RRH DETAIL

NO SCALE

1

MTI DB RRH
G2021-49-02B

DIMENSIONS (HxWxD)	13.9"x16.9"x9.8"
WEIGHT	86 lbs
DC POWER IN	-40.5V to -57V
POWER SUPPLY VOLTAGE	-48Vdc (NOMINAL)

SIDE

FRONT

PLAN

RRH DETAIL

NO SCALE

2

SABRE INDUSTRIES
RRU BRACKET MOUNT C10123155

DIMENSIONS (HxWxD) (1 BRACKET)	5"x20"x1-13/16"
WEIGHT (FULL ASSEMBLY)	35.79 lbs
PACKAGE QUANTITY	4

ITEM#

DESCRIPTION

1

PLATE, CHANNEL BRACKET

2

RRH Z BRACKET, 3/16"

3

THREADED ROD ASSEMBLY 1/2"x12"

11MM x 30MM SLOTS
40MM ON CENTER

11MM x 24MM SLOTS

1

2

3

REMOTE RADIO MOUNT DETAIL

NO SCALE

3

RAYCAP RDIDC-3045-PF-48
SURGE PROTECTION DEVICE (OVP)

DIMENSIONS (HxWxD)	14" x 16" x 8"
WEIGHT	21.85 LBS

SIDE

BACK

FRONT

PLAN

SURGE PROTECTION DEVICE DETAIL (OVP)

NO SCALE

4

COMMSCOPE
FFVV-65B-R2

DIMENSIONS (HxWxD)(MM/IN)	1828x498x197 72"x19.6"x7.8"
RF CONNECTOR INTERFACE	4.3-10 FEMALE
WEIGHT	70.8 lbs
WEIGHT WITH BRACKETS	98.1 lbs

BACK

SIDE

FRONT

PLAN

ANTENNA DETAIL

NO SCALE

5

CHARLES CFIT-PF2020DSH1
FIBER TELCO ENCLOSURE

ENCLOSURE DIMS (HxWxD)	20"x20"x9"
ENCLOSURE WEIGHT	20 lbs
MOUNTING	WALL
COMPLIANCE	TYPE 4

SIDE

BACK

FRONT

FRONT

FIBER TELCO ENCLOSURE DETAIL

NO SCALE

6

GENERAC TX301
AUTOMATIC TRANSFER SWITCH

ENCLOSURE DIM (HxWxD)	31.7"x21.4"x14.1"
TOTAL WEIGHT (EMPTY)	121.3 LBS
MAX VOLTAGE/RATED CURRENT	480VAC/ 200A
ENCLOSURE RATING	NEMA 3R

SIDE

FRONT

PLAN

AUTOMATIC TRANSFER SWITCH DETAIL

NO SCALE

7

INTERSECT
CAM-LOK GENERATOR CONNECTOR

DIMENSIONS (HxWxD)	23"x10"x9.5"
WEIGHT	14 LB

TOP

FRONT

FRONT

CAM-LOCK GENERATOR CONNECTOR DETAIL

NO SCALE

8

SITE-PRO1 8" STAND-OFF WALL
MOUNT WWM01

DIMENSIONS (HxWxD)	VARIES
WEIGHT	24.95 lbs

2-3/8" OD PIPE, 2-7/8" OD
PIPE TO 3-1/2" OD PIPE,
PIPE NOT INCLUDED

FRONT

STAND-OFF ANTENNA WALL MOUNT

NO SCALE

9

dish
wireless™

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

TOWER ENGINEERING PROFESSIONALS
326 TRYON RD. RALEIGH, NC
27603 OFFICE: (919) 661-6351
FL COA# 31011

JOSHUA H. CARDEN
LICENSE
No 83511
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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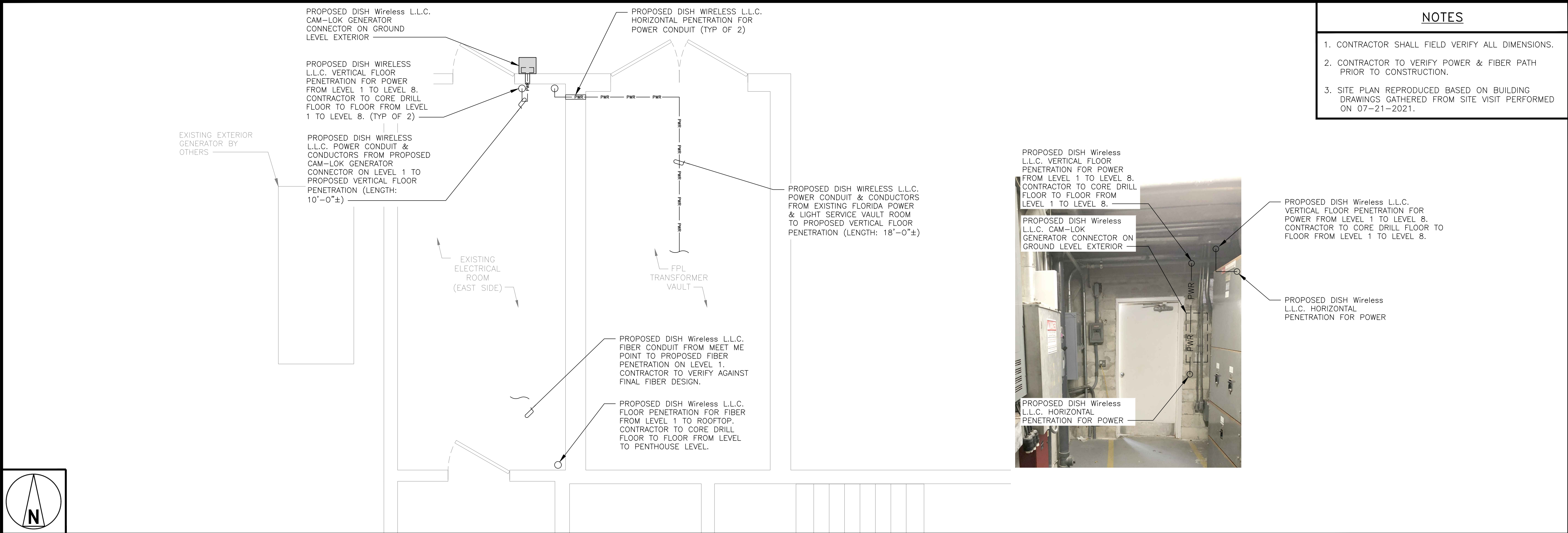
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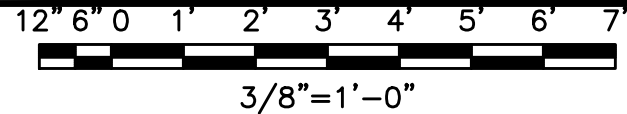
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33404

SHEET TITLE
EQUIPMENT DETAILS

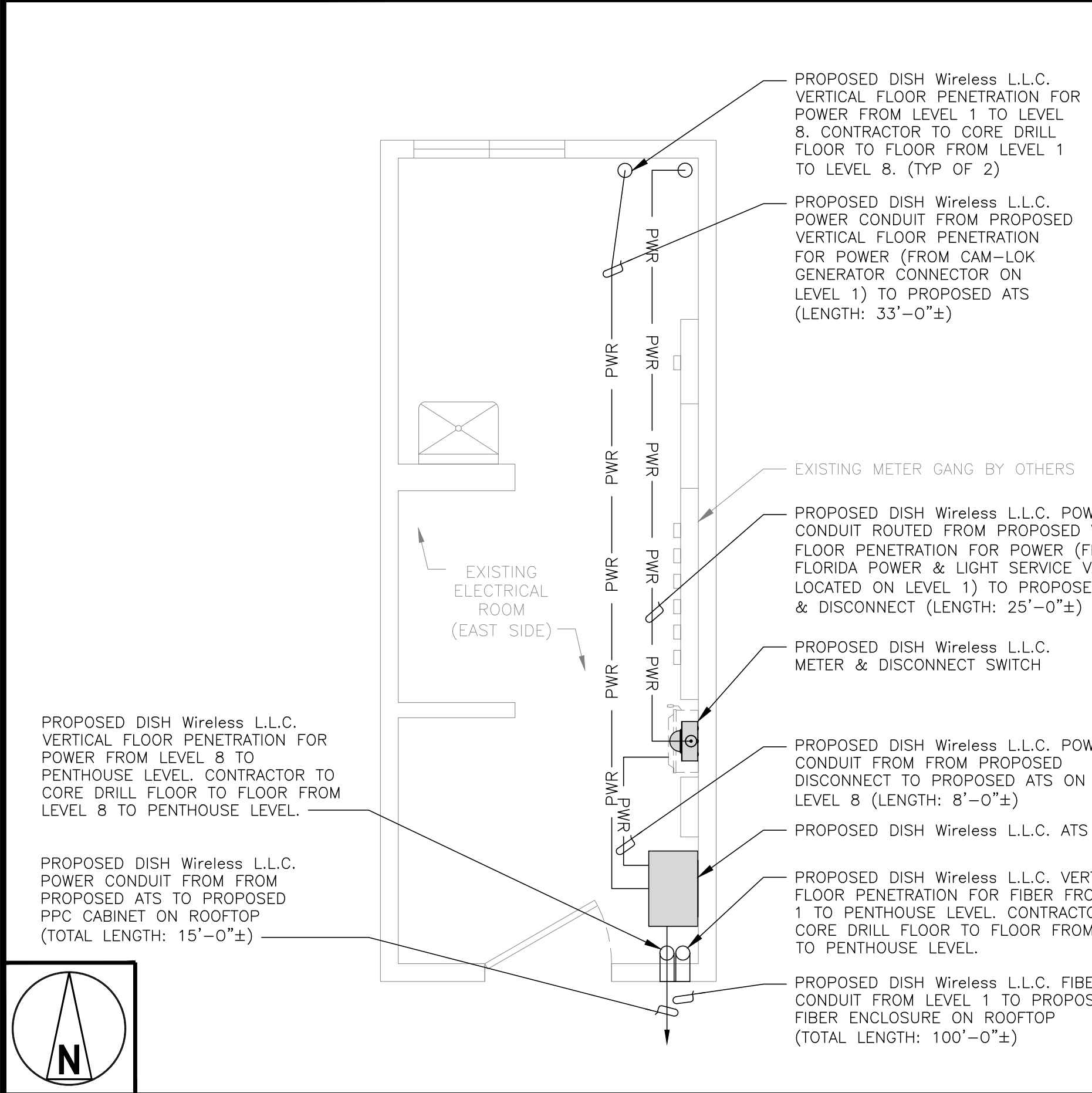
SHEET NUMBER
A-7



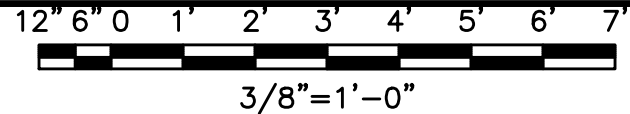
UTILITY ROUTE PLAN (LEVEL 1)



1

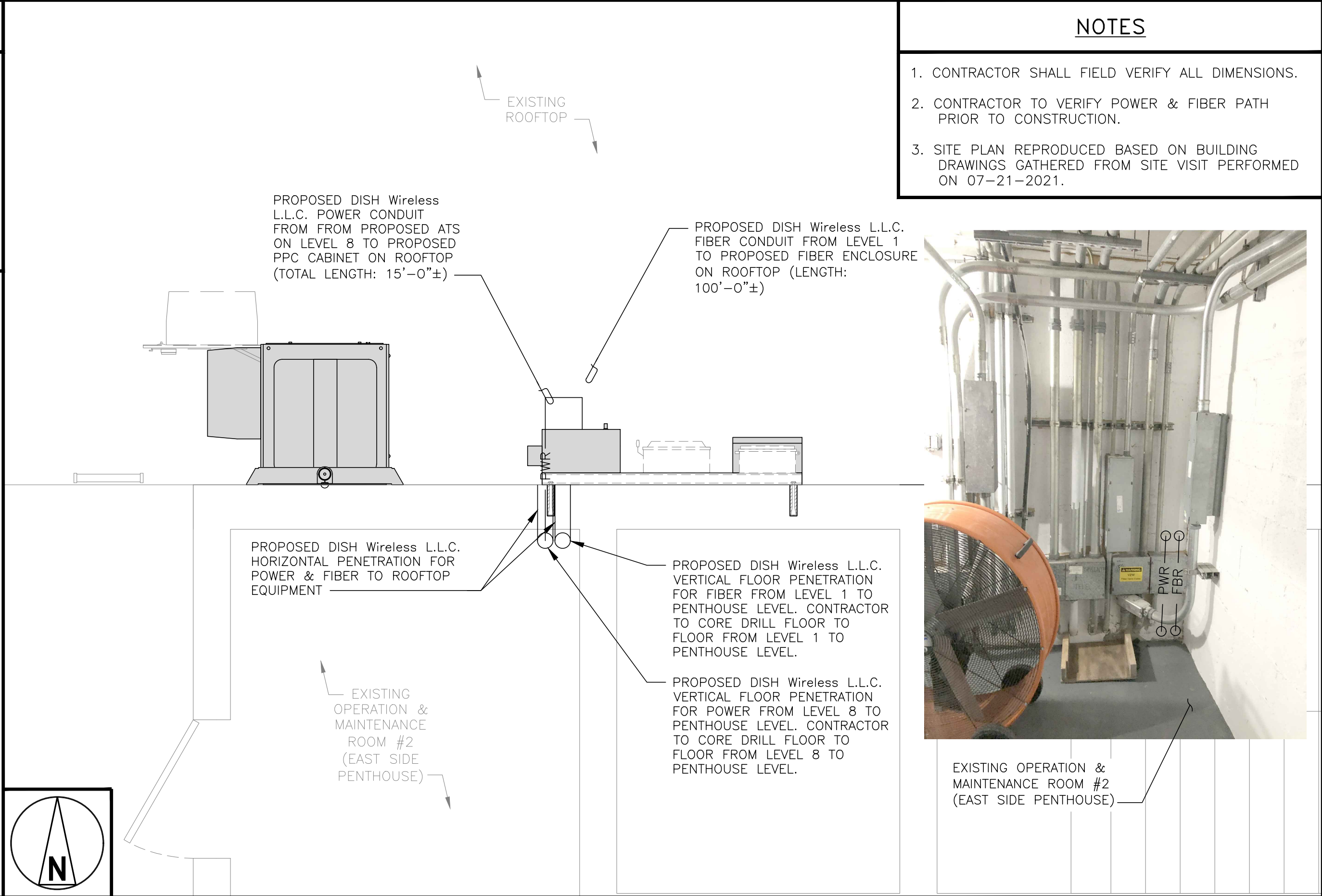


UTILITY ROUTE PLAN (LEVEL 8)

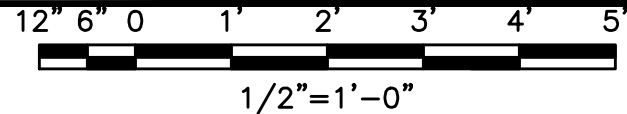


2

- NOTES**
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 2. CONTRACTOR TO VERIFY POWER & FIBER PATH PRIOR TO CONSTRUCTION.
 3. SITE PLAN REPRODUCED BASED ON BUILDING DRAWINGS GATHERED FROM SITE VISIT PERFORMED ON 07-21-2021.
 4. METER MOUNTED IN THE ELECTRICAL ROOM LOCATED IN THE 8TH FLOOR NEXT TO EAST ELEVATOR. WILL NEED BUILDING MAINTENANCE FOR ROOM ACCESS.



UTILITY ROUTE PLAN (PENTHOUSE & ROOFTOP)

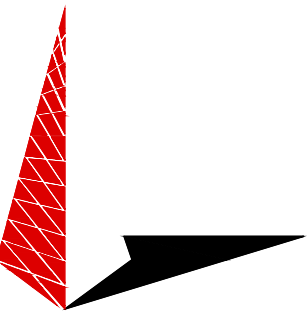


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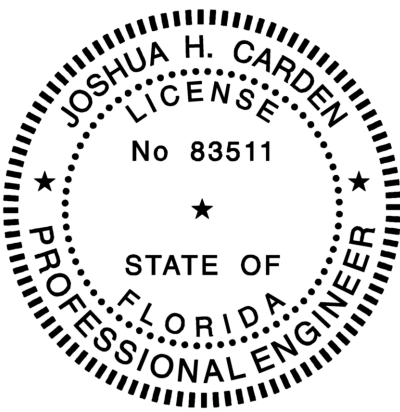
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 3. SITE PLAN REPRODUCED BASED ON BUILDING DRAWINGS GATHERED FROM SITE VISIT PERFORMED ON 07-21-2021.



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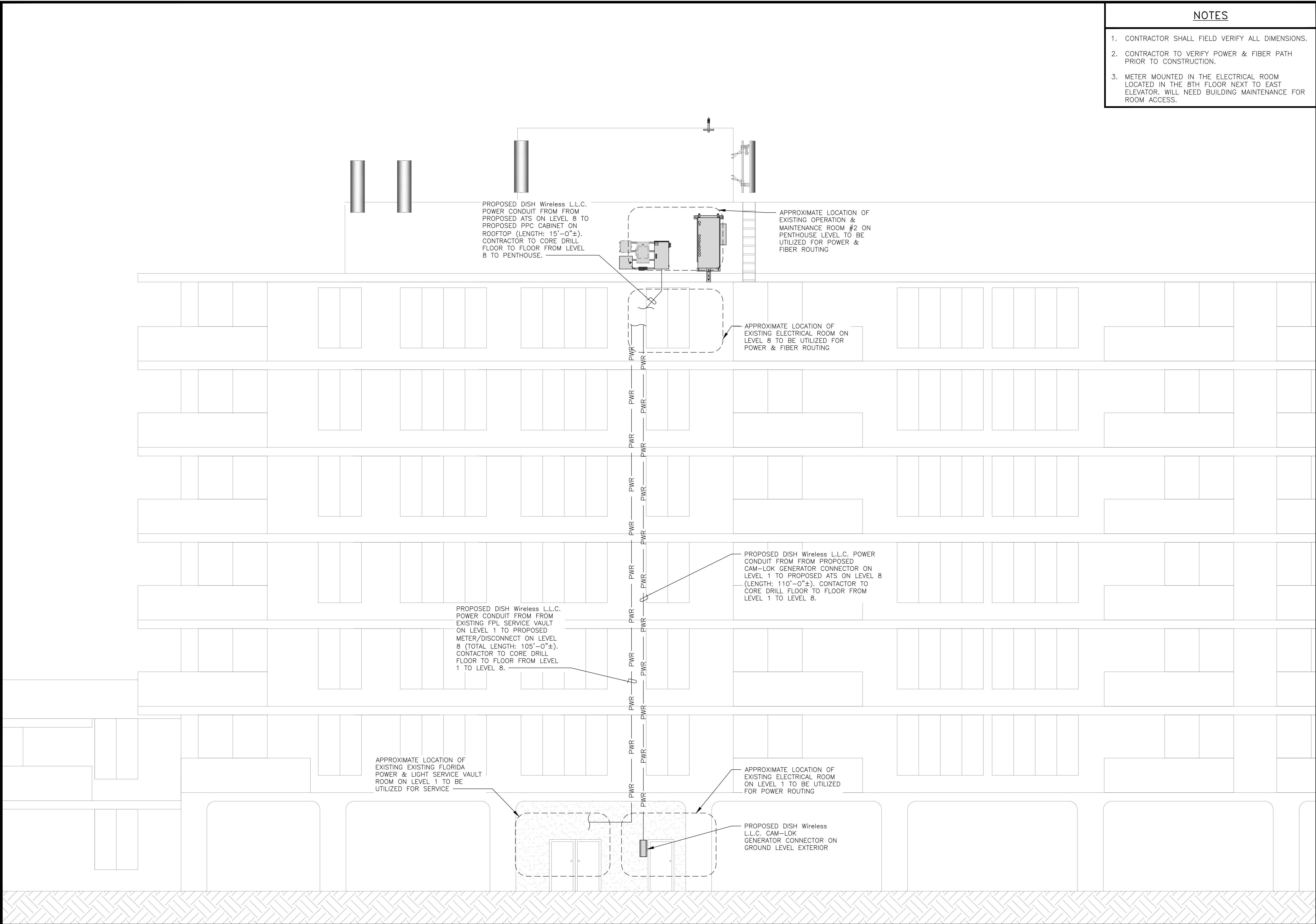
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SHEET TITLE
ELECTRICAL/FIBER ROUTE
PLAN AND NOTES

SHEET NUMBER

E-1

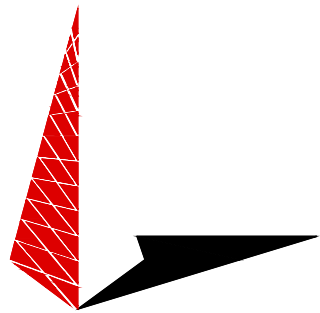


NOTES

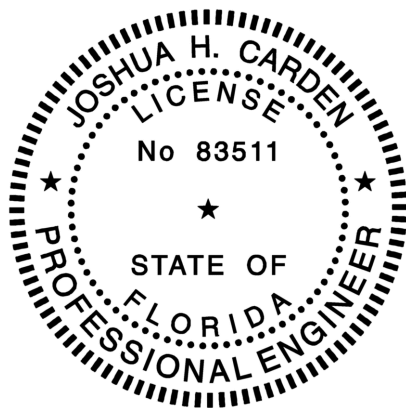
- 1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
- 2. CONTRACTOR TO VERIFY POWER & FIBER PATH PRIOR TO CONSTRUCTION.
- 3. METER MOUNTED IN THE ELECTRICAL ROOM LOCATED IN THE 8TH FLOOR NEXT TO EAST ELEVATOR. WILL NEED BUILDING MAINTENANCE FOR ROOM ACCESS.



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



TOWER ENGINEERING PROFESSIONALS
326 TRYON RD. RALEIGH, NC
27603 OFFICE: (919) 661-6351
FL COA# 31011



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RFDS REV #: 6

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6	01/09/2023	CONSTRUCTION

A&E PROJECT NUMBER
250655

DISH Wireless L.L.C.
PROJECT INFORMATION

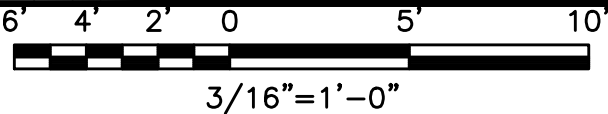
MIMIA00378A
125 S OCEAN AVE
PALM BEACH SHORES, FL
33404

SHEET TITLE
ELECTRICAL/FIBER ROUTE
PLAN AND NOTES

SHEET NUMBER

E-1A

UTILITY ROUTE NORTH ELEVATION



F. CONTRACTOR SHALL BE RESPONSIBLE FOR AS-BUILT PANEL SCHEDULE AND SITE DRAWINGS.



1

4

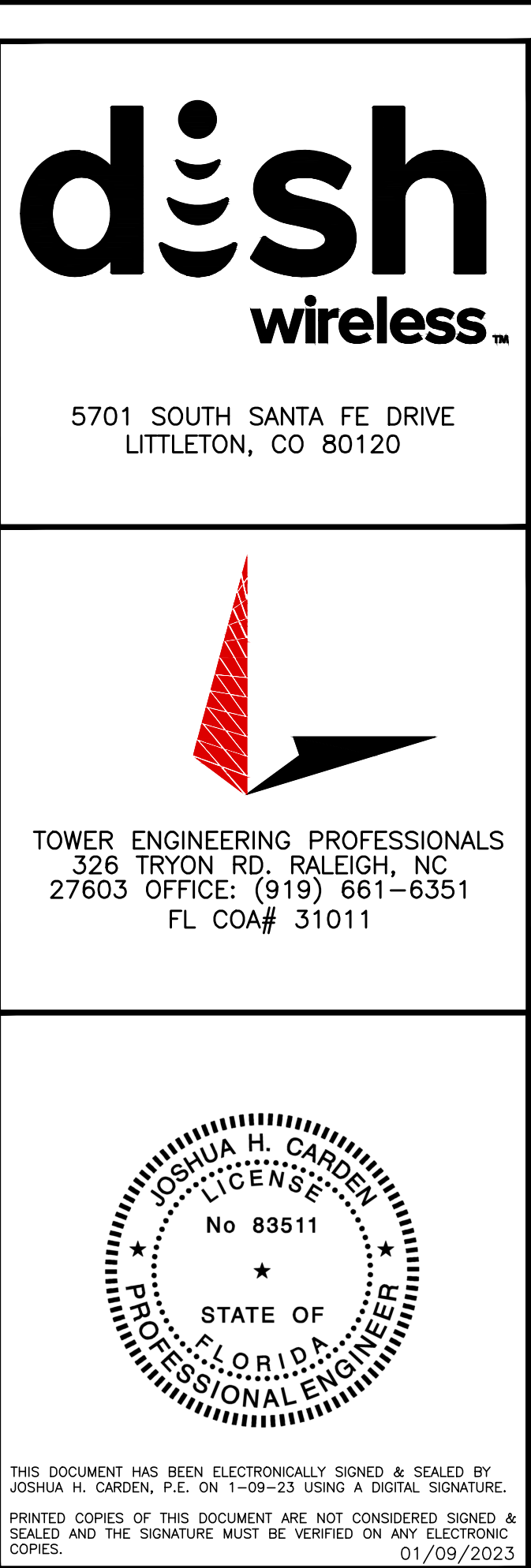
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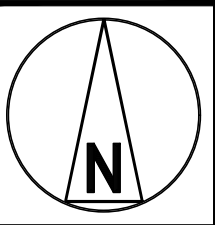




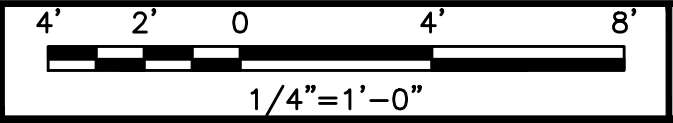
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A&E PROJECT NUMBER					
250655					
DISH Wireless L.L.C. PROJECT INFORMATION					
MIMIA00378A 125 S OCEAN AVE PALM SHORES, FL 33404					
SHEET TITLE					
ELECTRICAL ONE-LINE, FAULT CALCS & PANEL SCHEDULE					
SHEET NUMBER					
E-3					

NOTE




CONTRACTOR TO CONFIRM THE BUILDING STEEL IS GROUNDED IN COMPLIANCE WITH NEC 250.68(C).



GROUNDING PLAN



1


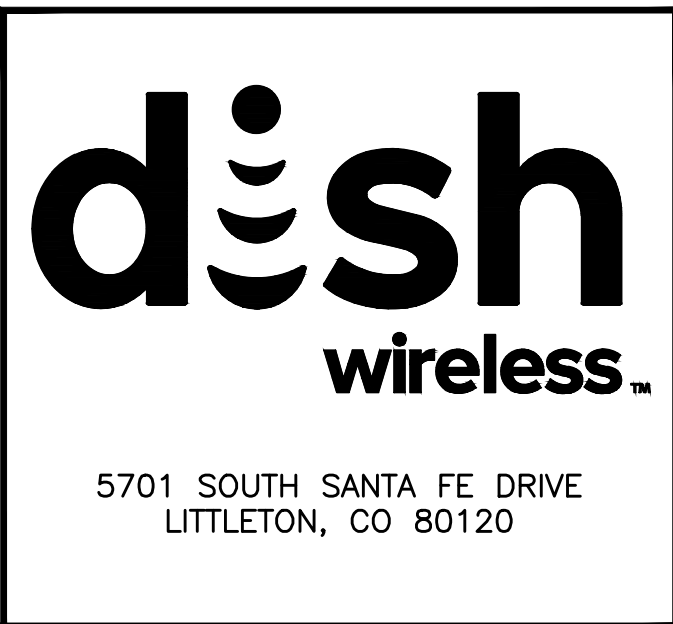
- | | | | |
|---|-----------------------|---|--|
| ● | EXOTHERMIC CONNECTION |  | TEST GROUND ROD WITH INSPECTION SLEEVE |
| ■ | MECHANICAL CONNECTION | ----- | #2 AWG STRANDED & INSULATED |
|  | GROUND BUS BAR | - · - · - · | #2 AWG SOLID COPPER TINNED |
|  | GROUND ROD | ▲ | BUSS BAR INSULATOR |

GROUNDING LEGEND

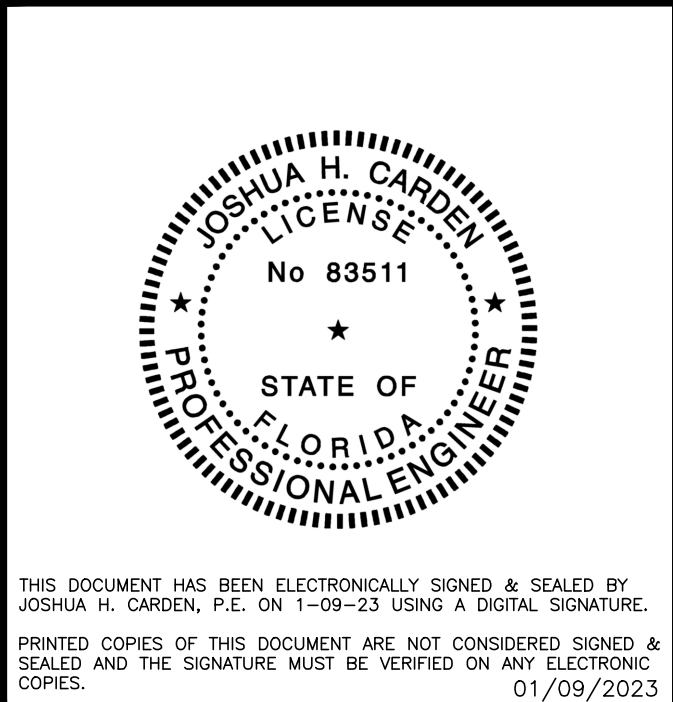
1. GROUNDING IS SHOWN DIAGRAMMATICALLY ONLY.
2. CONTRACTOR SHALL GROUND ALL EQUIPMENT AS A COMPLETE SYSTEM. GROUNDING SHALL BE IN COMPLIANCE WITH NEC SECTION 250 AND DISH Wireless L.L.C. GROUNDING AND BONDING REQUIREMENTS AND MANUFACTURER'S SPECIFICATIONS.
3. ALL GROUND CONDUCTORS SHALL BE COPPER; NO ALUMINUM CONDUCTORS SHALL BE USED.
4. NO EXOTHERMIC WELDING ON ROOFTOP

GROUNDING ROOFTOP KEY NOTES

- (A) EXTERIOR GROUND RING: #2 AWG SOLID COPPER, BURIED AT A DEPTH OF AT LEAST 30 INCHES BELOW GRADE, OR 6 INCHES BELOW THE FROST LINE AND APPROXIMATELY 24 INCHES FROM THE EXTERIOR WALL OR FOOTING.
- (B) ROOFTOP GROUND SYSTEM: THE GROUND SYSTEM USING MINIMUM #2 AWG SOLID COPPER CONDUCTORS.
- (C) INTERIOR GROUND RING: #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTOR EXTENDED AROUND THE PERIMETER OF THE EQUIPMENT AREA. ALL NON-TELECOMMUNICATIONS RELATED METALLIC OBJECTS FOUND WITHIN A SITE SHALL BE GROUNDED TO THE INTERIOR GROUND RING WITH #6 AWG STRANDED GREEN INSULATED CONDUCTOR.
- (D) BOND TO INTERIOR GROUND RING: #2 AWG SOLID TINNED COPPER WIRE PRIMARY BONDS SHALL BE PROVIDED AT LEAST AT FOUR POINTS ON THE INTERIOR GROUND RING, LOCATED AT THE CORNERS OF THE BUILDING OR ROOM.
- (E) GROUND ROD: UL LISTED COPPER CLAD STEEL. MINIMUM 1/2" DIAMETER BY EIGHT FEET LONG. GROUND RODS SHALL BE INSTALLED WITH INSPECTION SLEEVES. GROUND RODS SHALL BE DRIVEN TO THE DEPTH OF GROUND RING CONDUCTOR.
- (F) CELL REFERENCE GROUND BAR (CRGB): POINT OF GROUND REFERENCE FOR ALL COMMUNICATIONS EQUIPMENT FRAMES. ALL BONDS ARE MADE WITH #2 AWG UNLESS NOTED OTHERWISE STRANDED GREEN INSULATED COPPER CONDUCTORS. BOND TO COMMON BUILDING GROUND SYSTEM WITH (2) #2 SOLID TINNED COPPER CONDUCTORS.
- (G) HATCH PLATE GROUND BAR: BOND TO THE COMMON BUILDING GROUND SYSTEM WITH TWO #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTORS. WHEN A HATCH-PLATE AND A CELL REFERENCE GROUND BAR ARE BOTH PRESENT, THE CRGB MUST BE CONNECTED TO THE HATCH-PLATE AND TO THE INTERIOR GROUND RING USING (2) TWO #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTORS EACH.
- (H) EXTERIOR CABLE ENTRY PORT GROUND BARS: LOCATED AT THE ENTRANCE TO THE CELL SITE ROOM. BOND TO GROUND RING WITH A #2 AWG SOLID TINNED COPPER CONDUCTORS WITH MECHANICAL CONNECTIONS.
- (I) TELCO GROUND BAR: BOND TO BOTH CELL REFERENCE GROUND BAR OR EXTERIOR GROUND RING.
- (J) FRAME BONDING: THE BONDING POINT FOR TELECOM EQUIPMENT FRAMES SHALL BE THE GROUND BUS THAT IS NOT ISOLATED FROM THE EQUIPMENTS METAL FRAMEWORK.
- (K) INTERIOR UNIT BONDS: METAL FRAMES, CABINETS AND INDIVIDUAL METALLIC UNITS LOCATED WITH THE AREA OF THE INTERIOR GROUND RING REQUIRE A #6 AWG STRANDED GREEN INSULATED COPPER BOND TO THE INTERIOR GROUND RING.
- (L) FENCE AND GATE GROUNDING: METAL FENCES SHALL BE BONDED TO THE COMMON BUILDING GROUND SYSTEM WITH A #2 AWG SOLID TINNED COPPER CONDUCTOR AT AN INTERVAL NOT EXCEEDING 25 FEET. BONDS SHALL BE MADE AT EACH GATE POST AND ACROSS GATE OPENINGS.
- (M) EXTERIOR UNIT BONDS: METALLIC OBJECTS, EXTERNAL TO OR MOUNTED TO THE BUILDING, SHALL BE BONDED TO THE COMMON BUILDING GROUND SYSTEM. USING #2 TINNED SOLID COPPER WIRE
- (N) ICE BRIDGE SUPPORTS: EACH ICE BRIDGE LEG SHALL BE BONDED TO THE GROUND RING WITH #2 AWG BARE TINNED COPPER CONDUCTOR. PROVIDE EXOTHERMIC WELDS AT BOTH THE ICE BRIDGE LEG AND BURIED GROUND RING.
- (O) DURING ALL DC POWER SYSTEM CHANGES INCLUDING DC SYSTEM CHANGE OUTS, RECTIFIER REPLACEMENTS OR ADDITIONS, BREAKER DISTRIBUTION CHANGES, BATTERY ADDITIONS, BATTERY REPLACEMENTS AND INSTALLATIONS OR CHANGES TO DC CONVERTER SYSTEMS IT SHALL BE REQUIRED THAT SERVICE CONTRACTORS VERIFY ALL DC POWER SYSTEMS ARE EQUIPPED WITH A MASTER DC SYSTEM RETURN GROUND CONDUCTOR FROM THE DC POWER SYSTEM COMMON RETURN BUS DIRECTLY CONNECTED TO THE CELL SITE REFERENCE GROUND BAR
- (P) ROOFTOP COLLECTOR BUSS BAR IS TO BE MECHANICALLY BONDED TO COMMON BUILDING GROUND SYSTEM. REFER TO DISH Wireless L.L.C. GROUNDING NOTES.



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A&E PROJECT NUMBER
250655

DISH Wireless L.L.C.
PROJECT INFORMATION

MIMIA00378A

125 S OCEAN AVE
PALM BEACH SHORES, FL
33404

SHEET TITLE

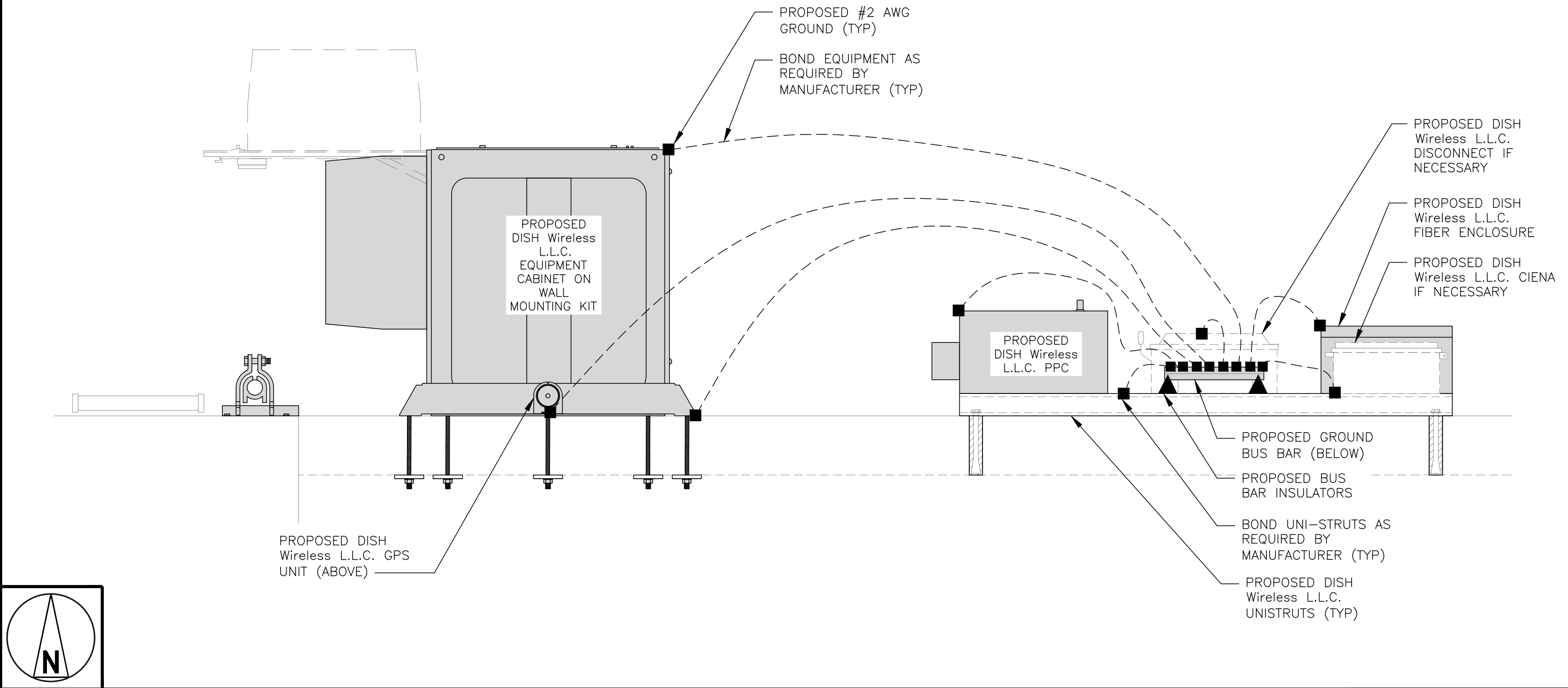
GROUNDING PLANS AND NOTES

SHEET NUMBER

G-1

NOTE

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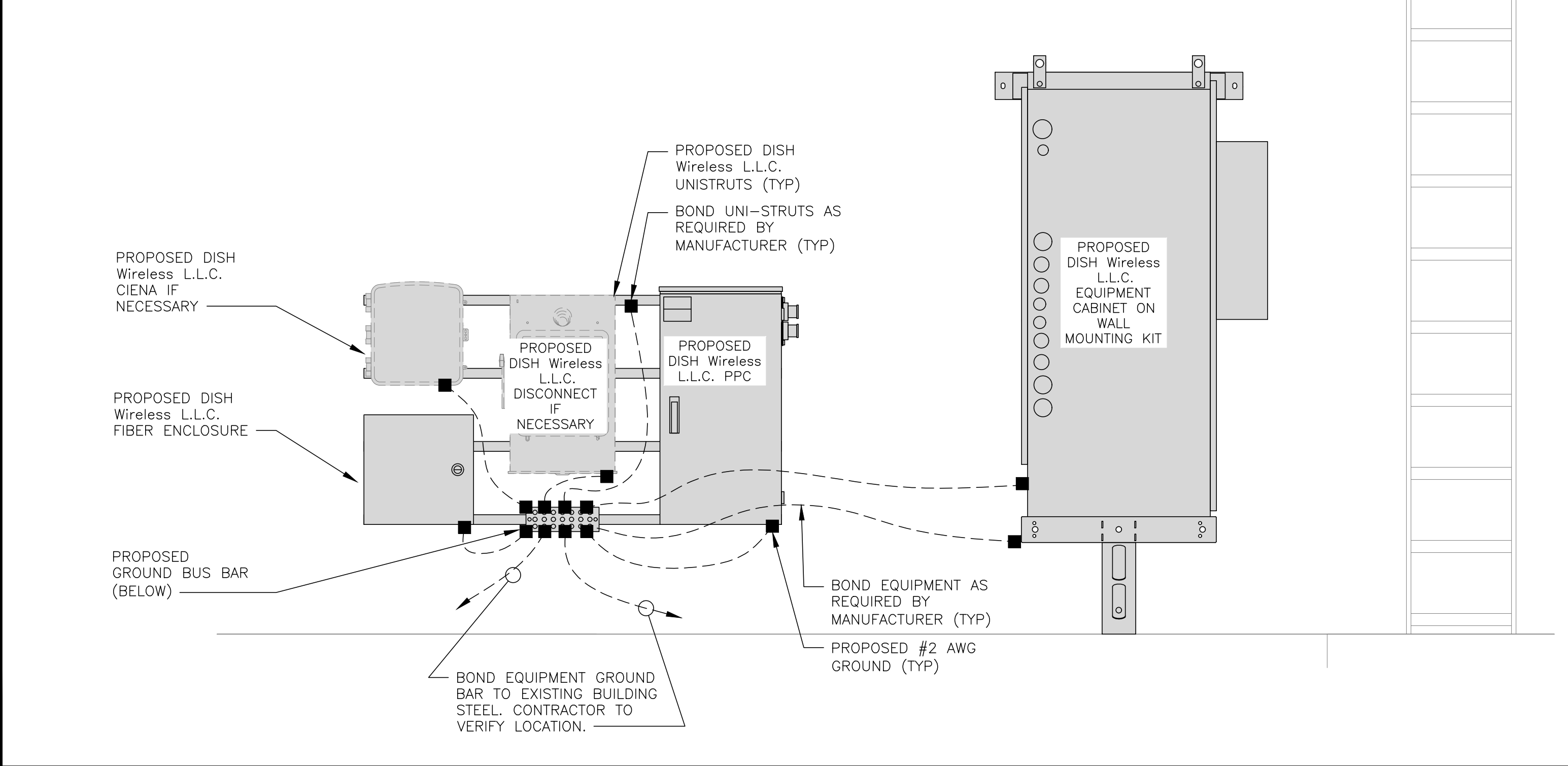


EQUIPMENT GROUNDING DETAIL – PLAN VIEW

NO SCALE 1

NOTE

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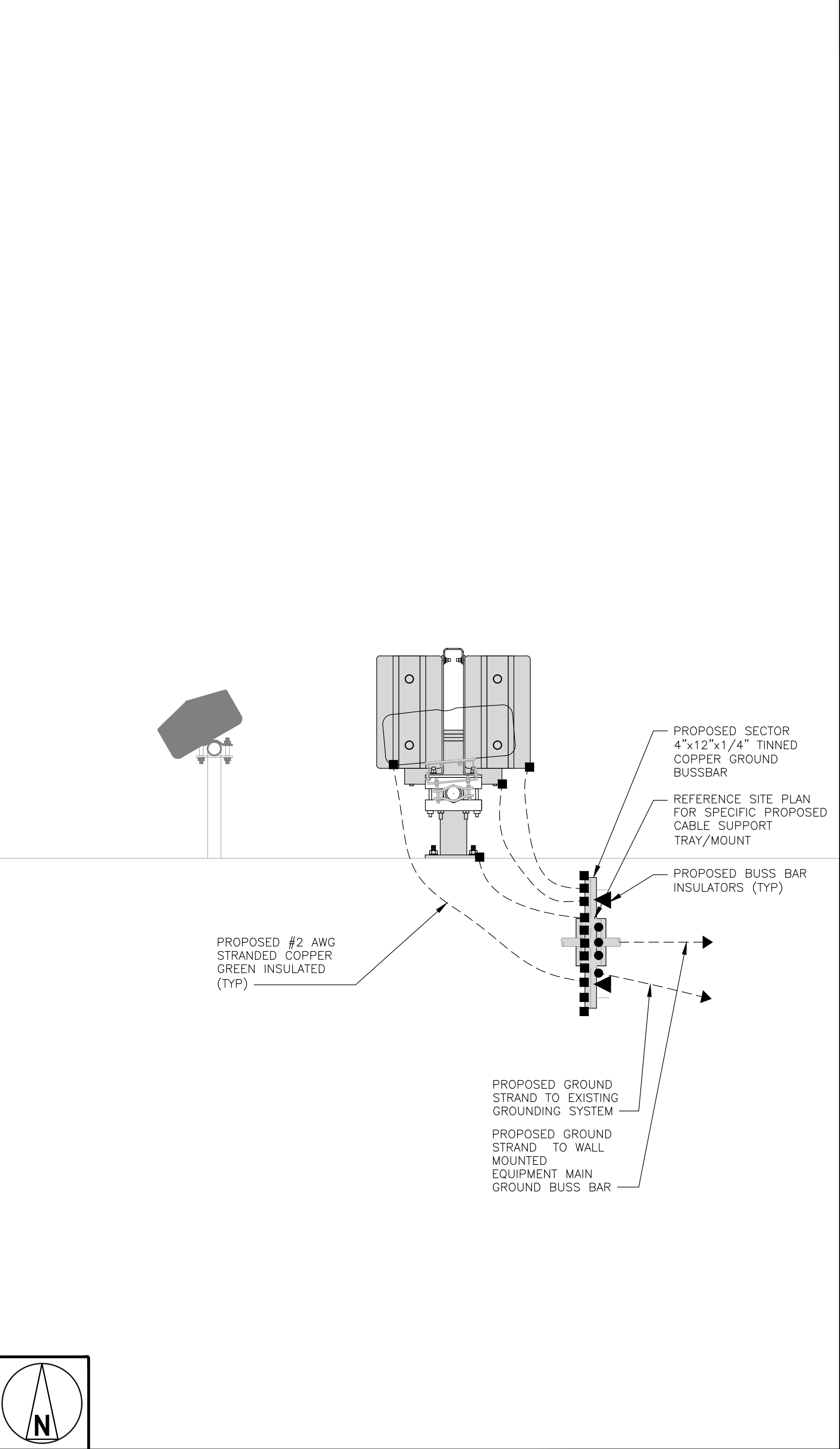


EQUIPMENT GROUNDING DETAIL – ELEVATION

NO SCALE 2

NOTE

CONTRACTOR TO CONFIRM THE BUILDING STEEL IS GROUNDED IN COMPLIANCE WITH NEC 250.68(C).

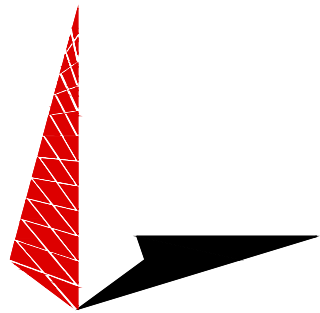


ANTENNA GROUNDING DETAIL – PLAN VIEW

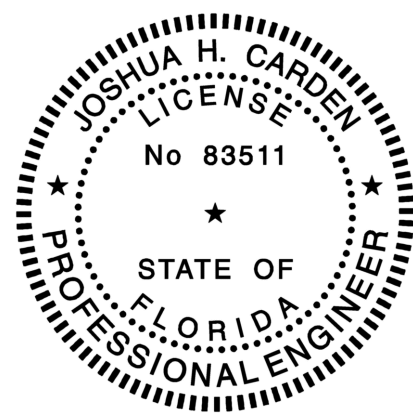
NO SCALE 3



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



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A&E PROJECT NUMBER
250655

DISH Wireless L.L.C.
PROJECT INFORMATION
MIMIA00378A
125 S OCEAN AVE
PALM BEACH SHORES, FL
33404

SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER
G-2

1. EXOTHERMIC WELD (2) TWO, #2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUND BAR. ROUTE CONDUCTORS TO BURIED GROUND RING AND PROVIDE PARALLEL EXOTHERMIC WELD.

2. ALL EXTERIOR GROUNDING HARDWARE SHALL BE STAINLESS STEEL 3/8" DIAMETER OR LARGER. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.

3. FOR GROUND BOND TO STEEL ONLY: COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.

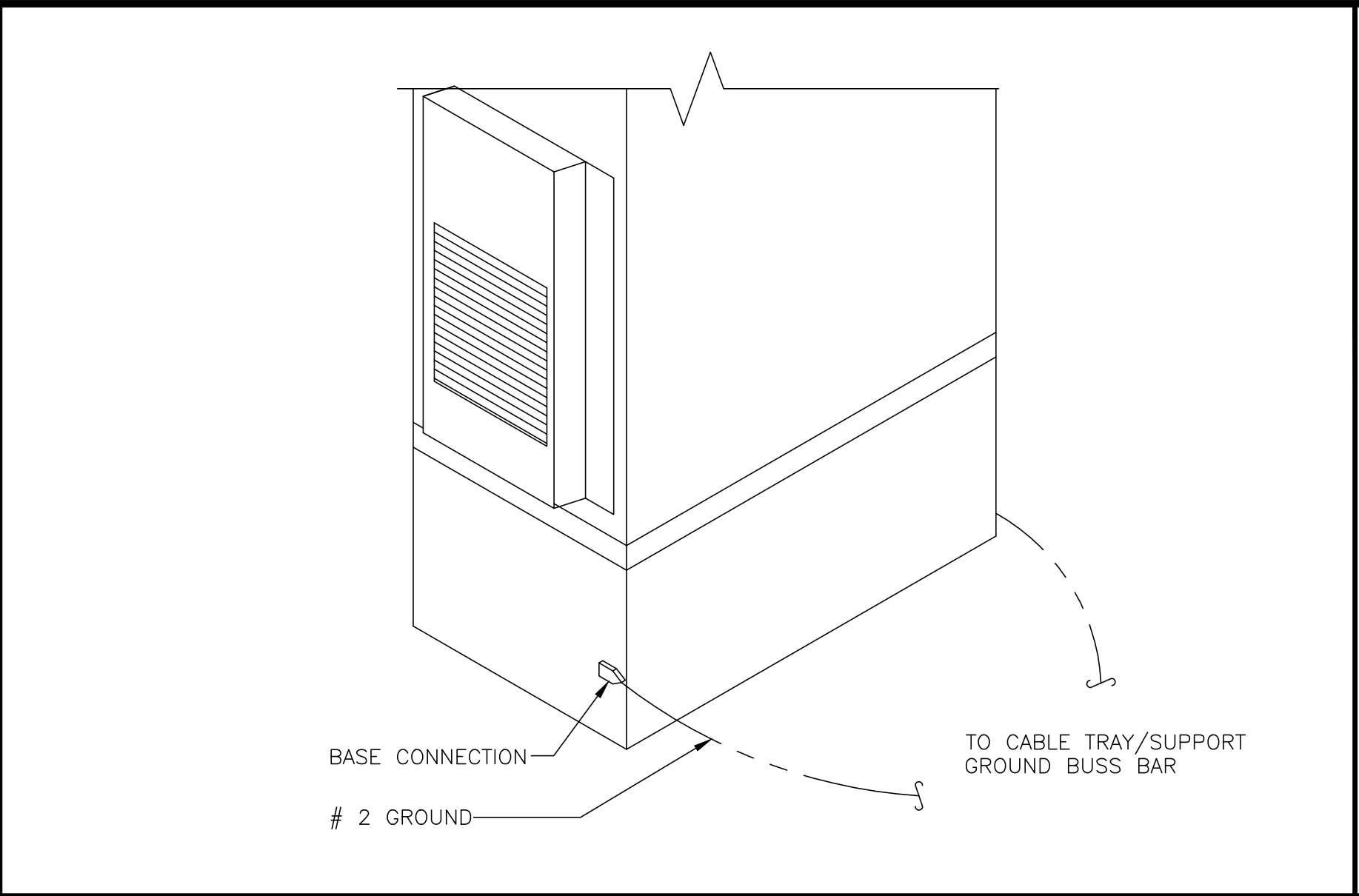
4. DO NOT INSTALL CABLE GROUNDING KIT AT A BEND AND ALWAYS DIRECT GROUND CONDUCTOR DOWN TO GROUNDING BUS.

5. NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUND BAR AND BOLTED ON THE BACK SIDE.

6. ALL GROUNDING PARTS AND EQUIPMENT TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADDITIONAL GROUND BAR AS REQUIRED.

8. ENSURE THE WIRE INSULATION TERMINATION IS WITHIN 1/8" OF THE BARREL (NO SHINERS).



PANDUIT GUBC500-6
UNIVERSAL BEAM GROUNDING, CLAMP

COPPER CONDUCTOR SIZE RANGE AWG	#6-500
FLANGE THICKNESS INCHES	0.250-0.675
STUD SIZE INCHES	1/2"
THREAD SIZE	1/2"-13
DIMENSIONS (LxWxH)	3.15"x 2.13"x 2.50"

NOTE:
1. UNIVERSAL, FITS ON A WIDE RANGE OF STANDARD (ANGLED) AND WIDE FLANGE (PARALLEL) STRUCTURAL STEEL BEAMS.
2. UL 467 LISTED FOR GROUNDING AND BONDING ONLY

TYPICAL GROUNDING NOTES

NO SCALE

1

OUTDOOR CABINET GROUNDING

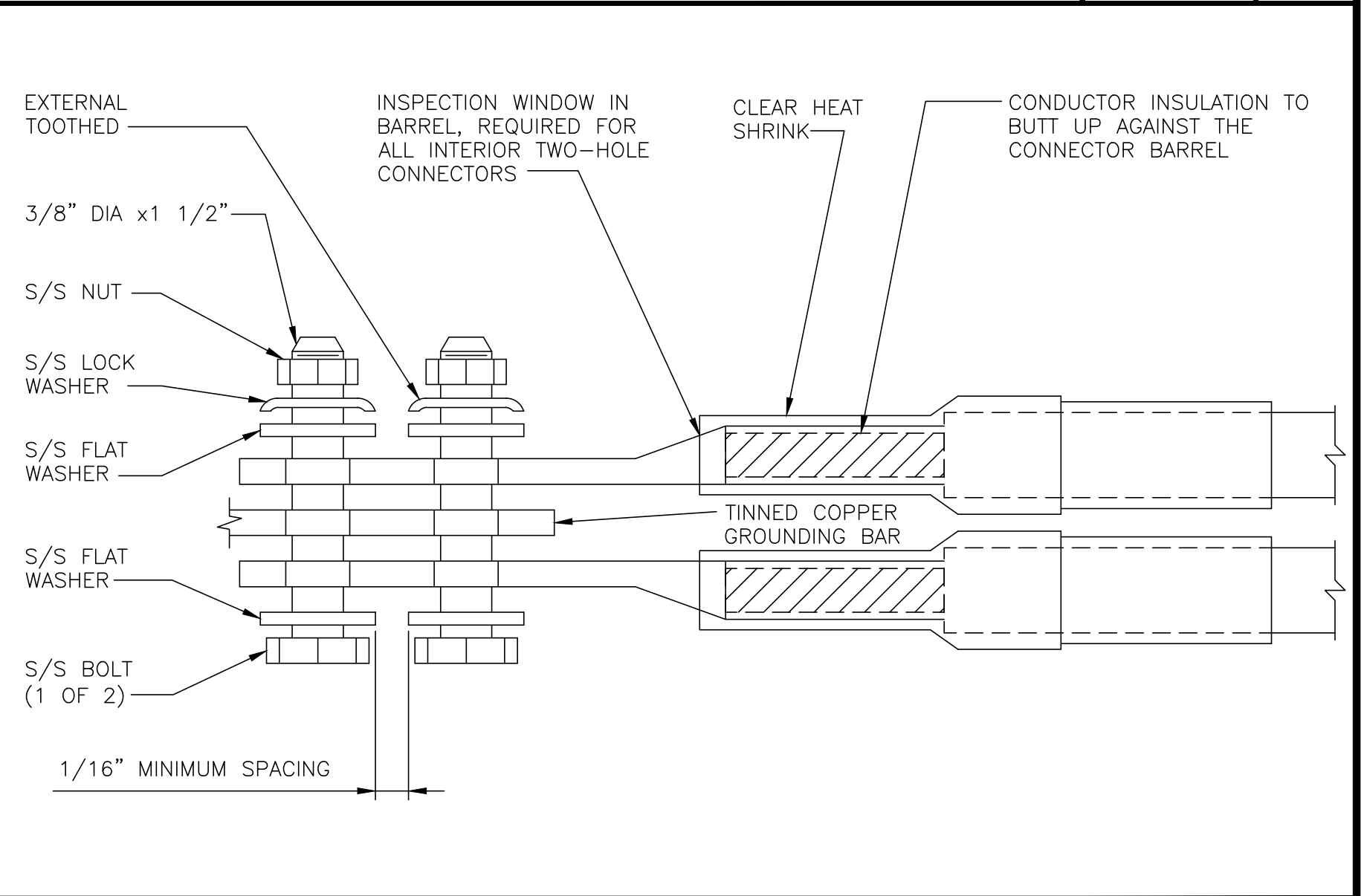
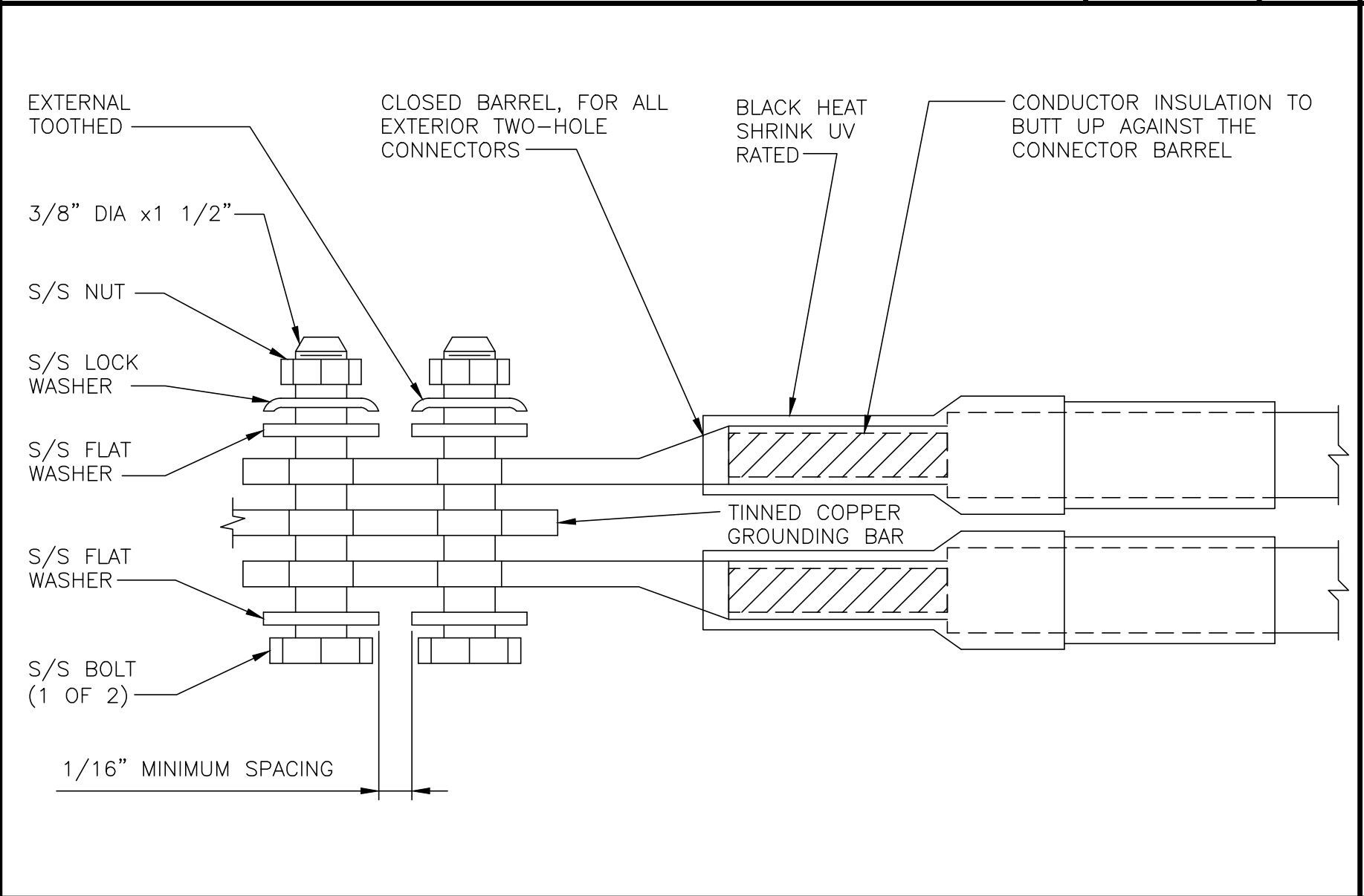
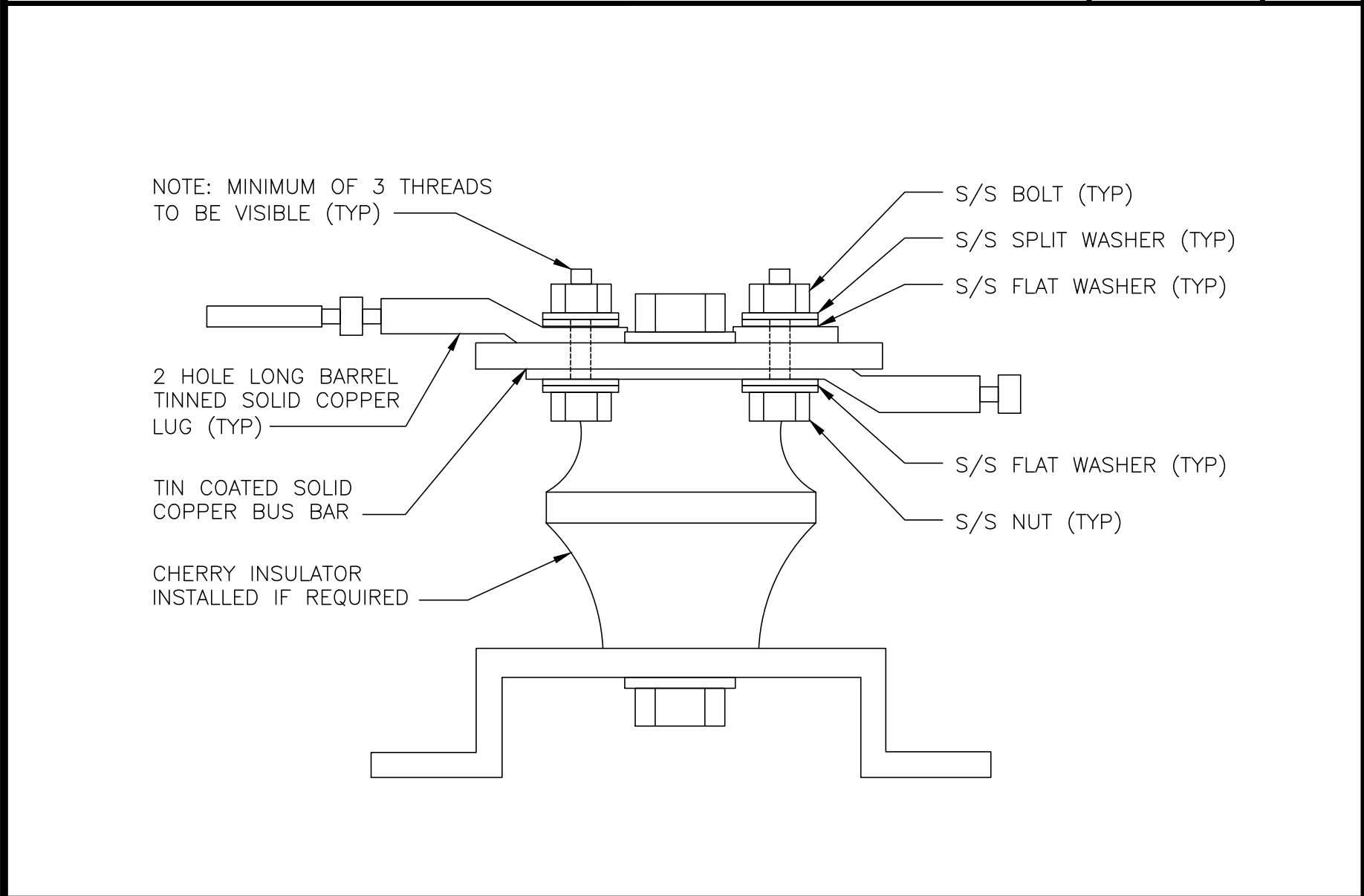
NO SCALE

2

BUILDING STEEL GROUNDING DETAIL

NO SCALE

3



LUG DETAIL

NO SCALE

4

TYPICAL EXTERIOR TWO HOLE LUG

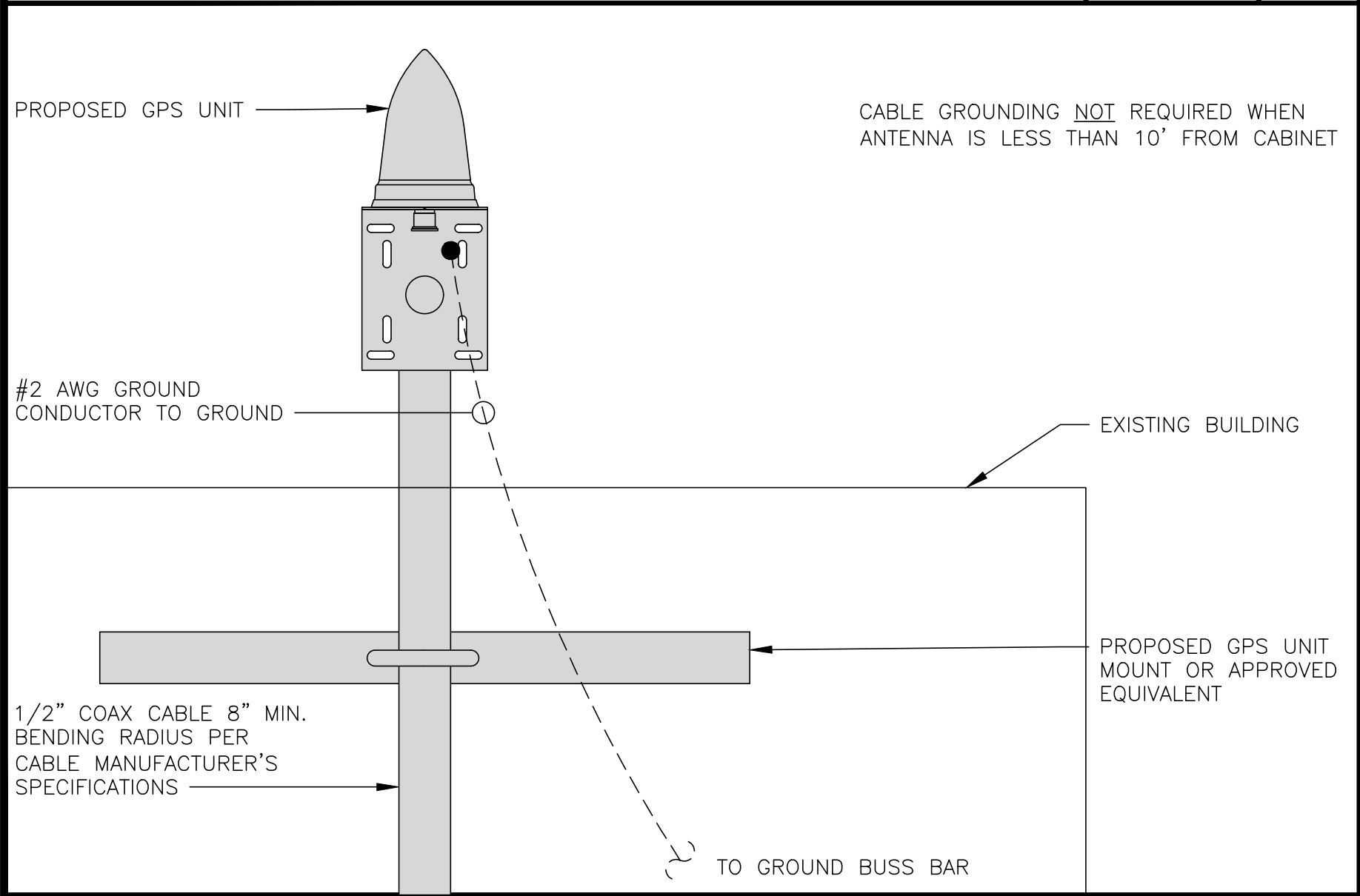
NO SCALE

5

TYPICAL INTERIOR TWO HOLE LUG

NO SCALE

6



WALL MOUNT GPS UNIT GROUNDING

NO SCALE

7

NOT USED

NO SCALE

8

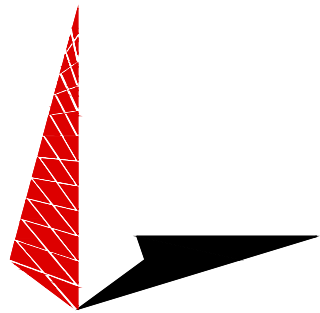
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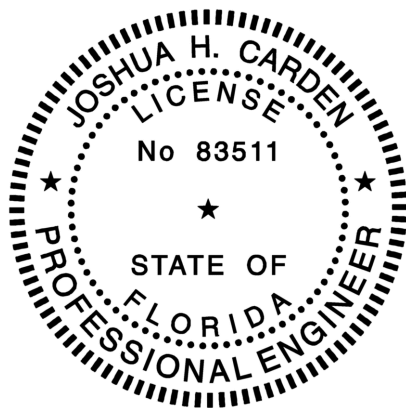
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A&E PROJECT NUMBER
250655

DISH Wireless L.L.C.
PROJECT INFORMATION

MIMIA00378A
125 S OCEAN AVE
PALM BEACH SHORES, FL 33404

SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER
G-3

RF JUMPER COLOR CODING

3/4" TAPE WIDTHS WITH 3/4" SPACING

LOW-BAND RRH –
(600MHz N71 BASEBAND) +
(850MHz N26 BAND) +
(700MHz N29 BAND) – OPTIONAL PER MARKET

ADD FREQUENCY COLOR TO SECTOR BAND
(CBRS WILL USE YELLOW BANDS)

ALPHA RRH				BETA RRH				GAMMA RRH			
PORT 1 + SLANT	PORT 2 + SLANT	PORT 3 + SLANT	PORT 4 + SLANT	PORT 1 + SLANT	PORT 2 + SLANT	PORT 3 + SLANT	PORT 4 + SLANT	PORT 1 + SLANT	PORT 2 + SLANT	PORT 3 + SLANT	PORT 4 + SLANT
RED	RED	RED	RED	BLUE	BLUE	BLUE	BLUE	GREEN	GREEN	GREEN	GREEN
ORANGE	ORANGE	RED	RED	ORANGE	ORANGE	BLUE	BLUE	ORANGE	ORANGE	GREEN	GREEN
	WHITE (1) PORT	ORANGE	ORANGE		WHITE (1) PORT	ORANGE	ORANGE		WHITE (1) PORT	ORANGE	ORANGE
			WHITE (1) PORT				WHITE (1) PORT				WHITE (1) PORT

MID-BAND RRH –
(AWS BANDS N66+N70)

ADD FREQUENCY COLOR TO SECTOR BAND
(CBRS WILL USE YELLOW BANDS)

RED	RED	RED	RED	BLUE	BLUE	BLUE	BLUE	GREEN	GREEN	GREEN	GREEN
PURPLE	PURPLE	RED	RED	PURPLE	PURPLE	BLUE	BLUE	PURPLE	PURPLE	GREEN	GREEN
	WHITE (1) PORT	PURPLE	PURPLE		WHITE (1) PORT	PURPLE	PURPLE		WHITE (1) PORT	PURPLE	PURPLE
			WHITE (1) PORT				WHITE (1) PORT				WHITE (1) PORT

HYBRID/DISCREET CABLES

INCLUDE SECTOR BANDS BEING SUPPORTED AM
LONG WITH FREQUENCY BANDS

EXAMPLE 1 – HYBRID, OR DISCREET, SUPPORTS
ALL SECTORS, BOTH LOW-BANDS AND MID-BANDS

EXAMPLE 2 – HYBRID, OR DISCREET, SUPPORTS
CBRS ONLY, ALL SECTORS

EXAMPLE 1	EXAMPLE 2
RED	RED
BLUE	BLUE
GREEN	GREEN
ORANGE	YELLOW
PURPLE	

HYBRID/DISCREET CABLES

LOW-BAND RRH FIBER CABLES HAVE SECTOR
STRIPE ONLY

LOW BAND RRH	HIGH BAND RRH	LOW BAND RRH	LOW BAND RRH	LOW BAND RRH	LOW BAND RRH
RED	RED	BLUE	BLUE	GREEN	GREEN
	PURPLE		PURPLE		PURPLE

POWER CABLES TO RRHs

LOW-BAND RRH POWER CABLES HAVE SECTOR
STRIPE ONLY

LOW BAND RRH	HIGH BAND RRH	LOW BAND RRH	LOW BAND RRH	LOW BAND RRH	LOW BAND RRH
RED	RED	BLUE	BLUE	GREEN	GREEN
	PURPLE		PURPLE		PURPLE

RET MOTORS AT ANTENNAS

PORT 1/ ANTENNA 1 "IN"	PORT 1/ ANTENNA 1 "IN"	PORT 1/ ANTENNA 1 "IN"
RED	BLUE	GREEN

MICROWAVE RADIO LINKS

LINKS WILL HAVE A 1.5–2 INCH WHITE WRAP WITH
THE AZIMUTH COLOR OVERLAPPING IN THE MIDDLE.
ADD ADDITIONAL SECTOR COLOR BANDS FOR EACH
ADDITIONAL MW RADIO.

MICROWAVE CABINETS WILL REQUIRE P-TOUCH
LABELS INSIDE THE CABINET TO IDENTIFY THE
LOCAL AND REMOTE SITE ID'S.

PRIMARY	SECONDARY
WHITE	WHITE
RED	RED
WHITE	WHITE
	RED
	WHITE

RF CABLE COLOR CODES

NO SCALE

1

LOW BANDS (N71–N28)
OPTIONAL – (N29)

ORANGE

AWS
(N65+N70+H–BLOCK)

PURPLE

CBRS TECH
(3 GHz)

YELLOW

NEGATIVE SLANT PORT
ON ANTRRH

WHITE

ALPHA SECTOR

RED

BETA SECTOR

BLUE

GAMMA SECTOR

GREEN

COLOR IDENTIFIER

NO SCALE

2

NOT USED

NO SCALE

3

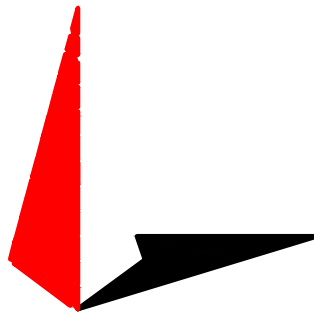
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NO SCALE

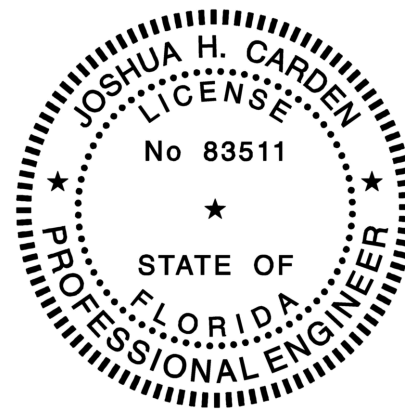
4

dish
wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



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3	04/22/2022	CONSTRUCTION
4	09/28/2022	CONSTRUCTION
5	10/20/2022	CONSTRUCTION
6	01/09/2023	CONSTRUCTION

A&E PROJECT NUMBER

250655

DISH Wireless L.L.C.
PROJECT INFORMATION

MIMIA00378A
125 S OCEAN AVE
PALM BEACH SHORES, FL
33404

SHEET TITLE
RF
CABLE COLOR CODE

SHEET NUMBER

RF-1

AB	ANCHOR BOLT	IN	INCH
ABV	ABOVE	INT	INTERIOR
AC	ALTERNATING CURRENT	LB(S)	POUND(S)
ADDL	ADDITIONAL	LF	LINEAR FEET
AFF	ABOVE FINISHED FLOOR	LTE	LONG TERM EVOLUTION
AFG	ABOVE FINISHED GRADE	MAS	MASONRY
AGL	ABOVE GROUND LEVEL	MAX	MAXIMUM
AIC	AMPERAGE INTERRUPTION CAPACITY	MB	MACHINE BOLT
ALUM	ALUMINUM	MECH	MECHANICAL
ALT	ALTERNATE	MFR	MANUFACTURER
ANT	ANTENNA	MGB	MASTER GROUND BAR
APPROX	APPROXIMATE	MIN	MINIMUM
ARCH	ARCHITECTURAL	MISC	MISCELLANEOUS
ATS	AUTOMATIC TRANSFER SWITCH	MTL	METAL
AWG	AMERICAN WIRE GAUGE	MTS	MANUAL TRANSFER SWITCH
BATT	BATTERY	MW	MICROWAVE
BLDG	BUILDING	NEC	NATIONAL ELECTRIC CODE
BLK	BLOCK	NM	NEWTON METERS
BLKG	BLOCKING	NO.	NUMBER
BM	BEAM	#	NUMBER
BTC	BARE TINNED COPPER CONDUCTOR	NTS	NOT TO SCALE
BOF	BOTTOM OF FOOTING	OC	ON-CENTER
CAB	CABINET	OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
CANT	CANTILEVERED	OPNG	OPENING
CHG	CHARGING	P/C	PRECAST CONCRETE
CLG	CEILING	PCS	PERSONAL COMMUNICATION SERVICES
CLR	CLEAR	PCU	PRIMARY CONTROL UNIT
COL	COLUMN	PRC	PRIMARY RADIO CABINET
COMM	COMMON	PP	POLARIZING PRESERVING
CONC	CONCRETE	PSF	POUNDS PER SQUARE FOOT
CONSTR	CONSTRUCTION	PSI	POUNDS PER SQUARE INCH
DBL	DOUBLE	PT	PRESSURE TREATED
DC	DIRECT CURRENT	PWR	POWER CABINET
DEPT	DEPARTMENT	QTY	QUANTITY
DF	DOUGLAS FIR	RAD	RADIUS
DIA	DIAMETER	RECT	RECTIFIER
DIAG	DIAGONAL	REF	REFERENCE
DIM	DIMENSION	REINF	REINFORCEMENT
DWG	DRAWING	REQ'D	REQUIRED
DWL	DOWEL	RET	REMOTE ELECTRIC TILT
EA	EACH	RF	RADIO FREQUENCY
EC	ELECTRICAL CONDUCTOR	RMC	RIGID METALLIC CONDUIT
EL.	ELEVATION	RRH	REMOTE RADIO HEAD
ELEC	ELECTRICAL	RRU	REMOTE RADIO UNIT
EMT	ELECTRICAL METALLIC TUBING	RWY	RACEWAY
ENG	ENGINEER	SCH	SCHEDULE
EQ	EQUAL	SHT	SHEET
EXP	EXPANSION	SIAD	SMART INTEGRATED ACCESS DEVICE
EXT	EXTERIOR	SIM	SIMILAR
EW	EACH WAY	SPEC	SPECIFICATION
FAB	FABRICATION	SQ	SQUARE
FF	FINISH FLOOR	SS	STAINLESS STEEL
FG	FINISH GRADE	STD	STANDARD
FIF	FACILITY INTERFACE FRAME	STL	STEEL
FIN	FINISH(ED)	TEMP	TEMPORARY
FLR	FLOOR	THK	THICKNESS
FDN	FOUNDATION	TMA	TOWER MOUNTED AMPLIFIER
FOC	FACE OF CONCRETE	TN	TOE NAIL
FOM	FACE OF MASONRY	TOA	TOP OF ANTENNA
FOS	FACE OF STUD	TOC	TOP OF CURB
FOW	FACE OF WALL	TOF	TOP OF FOUNDATION
FS	FINISH SURFACE	TOP	TOP OF PLATE (PARAPET)
FT	FOOT	TOS	TOP OF STEEL
FTG	FOOTING	TOW	TOP OF WALL
GA	GAUGE	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
GEN	GENERATOR	TYP	TYPICAL
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	UG	UNDERGROUND
GLB	GLUE LAMINATED BEAM	UL	UNDERWRITERS LABORATORY
GLV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE
GPS	GLOBAL POSITIONING SYSTEM	UMTS	UNIVERSAL MOBILE TELECOMMUNICATIONS SYSTEM
GND	GROUND	UPS	UNINTERRUPTIBLE POWER SYSTEM (DC POWER PLANT)
GSM	GLOBAL SYSTEM FOR MOBILE	VIF	VERIFIED IN FIELD
HDG	HOT DIPPED GALVANIZED	W	WIDE
HDR	HEADER	W/	WITH
HGR	HANGER	WD	WOOD
HVAC	HEAT/VENTILATION/AIR CONDITIONING	WP	WEATHERPROOF
HT	HEIGHT	WT	WEIGHT
IGR	INTERIOR GROUND RING		

ABBREVIATIONS

SIGN TYPES		
TYPE	COLOR	COLOR CODE PURPOSE
INFORMATION	GREEN	"INFORMATIONAL SIGN" TO NOTIFY OTHERS OF SITE OWNERSHIP & CONTACT NUMBER AND POTENTIAL RF EXPOSURE.
NOTICE	BLUE	"NOTICE BEYOND THIS POINT" RF FIELDS BEYOND THIS POINT MAY EXCEED THE FCC GENERAL PUBLIC EXPOSURE LIMIT. OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN RF ENVIRONMENTS. IN ACCORDANCE WITH FEDERAL COMMUNICATIONS COMMISSION RULES ON RADIO FREQUENCY EMISSIONS 47 CFR-1.1307(b)
CAUTION	YELLOW	"CAUTION BEYOND THIS POINT" RF FIELDS BEYOND THIS POINT MAY EXCEED THE FCC GENERAL PUBLIC EXPOSURE LIMIT. OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN RF ENVIRONMENTS. IN ACCORDANCE WITH FEDERAL COMMUNICATIONS COMMISSION RULES ON RADIO FREQUENCY EMISSIONS 47 CFR-1.1307(b)
WARNING	ORANGE/RED	"WARNING BEYOND THIS POINT" RF FIELDS AT THIS SITE EXCEED FCC RULES FOR HUMAN EXPOSURE. FAILURE TO OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN RF ENVIRONMENTS COULD RESULT IN SERIOUS INJURY. IN ACCORDANCE WITH FEDERAL COMMUNICATIONS COMMISSION RULES ON RADIO FREQUENCY EMISSIONS 47 CFR-1.1307(b)

SIGN PLACEMENT:

- RF SIGNAGE PLACEMENT SHALL FOLLOW THE RECOMMENDATIONS OF AN EXISTING EME REPORT, CREATED BY A THIRD PARTY PREVIOUSLY AUTHORIZED BY DISH Wireless L.L.C.
- INFORMATION SIGN (GREEN) SHALL BE LOCATED ON EXISTING DISH Wireless L.L.C EQUIPMENT.
 - A) IF THE INFORMATION SIGN IS A STICKER, IT SHALL BE PLACED ON EXISTING DISH Wireless L.L.C EQUIPMENT CABINET.
 - B) IF THE INFORMATION SIGH IS A METAL SIGN IT SHALL BE PLACED ON EXISTING DISH Wireless L.L.C H-FRAME WITH A SECURE ATTACH METHOD.
- IF EME REPORT IS NOT AVAILABLE AT THE TIME OF CREATION OF CONSTRUCTION DOCUMENTS; PLEASE CONTACT DISH Wireless L.L.C. CONSTRUCTION MANAGER FOR FURTHER INSTRUCTION ON HOW TO PROCEED.

NOTES:

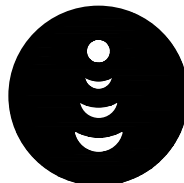
1. FOR DISH Wireless L.L.C. LOGO, SEE DISH Wireless L.L.C. DESIGN SPECIFICATIONS (PROVIDED BY DISH Wireless L.L.C.)
2. SITE ID SHALL BE APPLIED TO SIGNS USING "LASER ENGRAVING" OR ANY OTHER WEATHER RESISTANT METHOD (DISH Wireless L.L.C. APPROVAL REQUIRED)
3. TEXT FOR SIGNAGE SHALL INDICATE CORRECT SITE NAME AND NUMBER AS PER DISH Wireless L.L.C. CONSTRUCTION MANAGER RECOMMENDATIONS.
4. CABINET/SHELTER MOUNTING APPLICATION REQUIRES ANOTHER PLATE APPLIED TO THE FACE OF THE CABINET WITH WATER PROOF POLYURETHANE ADHESIVE
5. ALL SIGNS WILL BE SECURED WITH EITHER STAINLESS STEEL ZIP TIES OR STAINLESS STEEL TECH SCREWS
6. ALL SIGNS TO BE 8.5"x11" AND MADE WITH 0.04" OF ALUMINUM MATERIAL

INFORMATION

This is an access point to an area with transmitting antennas.

Obey all signs and barriers beyond this point.
Call the DISH Wireless L.L.C. NOC at 1-866-624-6874

Site ID: _____



THIS SIGN IS FOR REFERENCE PURPOSES ONLY

NOTICE



Transmitting Antenna(s)

Radio frequency fields beyond this point **MAY EXCEED** the FCC Occupational exposure limit.

Obey all posted signs and site guidelines for working in radio frequency environments.

Call the DISH Wireless L.L.C. NOC at 1-866-624-6874 prior to working beyond this point.

Site ID: _____



THIS SIGN IS FOR REFERENCE PURPOSES ONLY

CAUTION



Transmitting Antenna(s)

Radio frequency fields beyond this point **MAY EXCEED** the FCC Occupational exposure limit.

Obey all posted signs and site guidelines for working in radio frequency environments.

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Site ID: _____



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WARNING



Transmitting Antenna(s)

Radio frequency fields beyond this point **EXCEED** the FCC Occupational exposure limit.

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Call the DISH Wireless L.L.C. NOC at 1-866-624-6874 prior to working beyond this point.

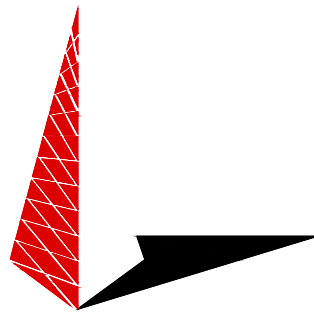
Site ID: _____



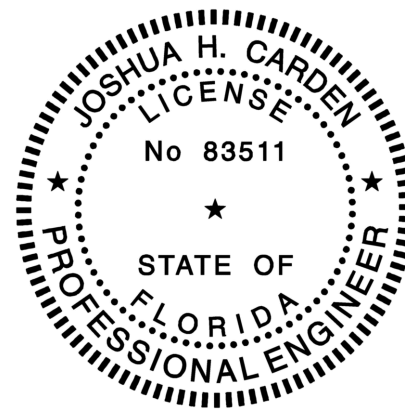
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5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



TOWER ENGINEERING PROFESSIONALS
326 TRYON RD. RALEIGH, NC
27603 OFFICE: (919) 661-6351
FL COA# 31011



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DRAWN BY:	CHECKED BY:	APPROVED BY:
RJB	CC	CC

RFDS REV #: 6

CONSTRUCTION DOCUMENTS

SUBMITTALS		
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A&E PROJECT NUMBER
250655

DISH Wireless L.L.C.
PROJECT INFORMATION
MIMIA00378A
125 S OCEAN AVE
PALM BEACH SHORES, FL
33404

SHEET TITLE
RF SIGNAGE

SHEET NUMBER
GN-2

SITE ACTIVITY REQUIREMENTS:

1. NOTICE TO PROCEED – NO WORK SHALL COMMENCE PRIOR TO CONTRACTOR RECEIVING A WRITTEN NOTICE TO PROCEED (NTP) AND THE ISSUANCE OF A PURCHASE ORDER. PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE DISH Wireless L.L.C. AND TOWER OWNER NOC & THE DISH Wireless L.L.C. AND TOWER OWNER CONSTRUCTION MANAGER.
2. ”LOOK UP” – DISH Wireless L.L.C. AND TOWER OWNER SAFETY CLIMB REQUIREMENT:

THE INTEGRITY OF THE SAFETY CLIMB AND ALL COMPONENTS OF THE CLIMBING FACILITY SHALL BE CONSIDERED DURING ALL STAGES OF DESIGN, INSTALLATION, AND INSPECTION. TOWER MODIFICATION, MOUNT REINFORCEMENTS, AND/OR EQUIPMENT INSTALLATIONS SHALL NOT COMPROMISE THE INTEGRITY OR FUNCTIONAL USE OF THE SAFETY CLIMB OR ANY COMPONENTS OF THE CLIMBING FACILITY ON THE STRUCTURE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: PINCHING OF THE WIRE ROPE, BENDING OF THE WIRE ROPE FROM ITS SUPPORTS, DIRECT CONTACT OR CLOSE PROXIMITY TO THE WIRE ROPE WHICH MAY CAUSE FRICTIONAL WEAR, IMPACT TO THE ANCHORAGE POINTS IN ANY WAY, OR TO IMPEDE/BLOCK ITS INTENDED USE. ANY COMPROMISED SAFETY CLIMB, INCLUDING EXISTING CONDITIONS MUST BE TAGGED OUT AND REPORTED TO YOUR DISH Wireless L.L.C. AND DISH Wireless L.L.C. AND TOWER OWNER POC OR CALL THE NOC TO GENERATE A SAFETY CLIMB MAINTENANCE AND CONTRACTOR NOTICE TICKET.

3. PRIOR TO THE START OF CONSTRUCTION, ALL REQUIRED JURISDICTIONAL PERMITS SHALL BE OBTAINED. THIS INCLUDES, BUT IS NOT LIMITED TO, BUILDING, ELECTRICAL, MECHANICAL, FIRE, FLOOD ZONE, ENVIRONMENTAL, AND ZONING. AFTER ONSITE ACTIVITIES AND CONSTRUCTION ARE COMPLETED, ALL REQUIRED PERMITS SHALL BE SATISFIED AND CLOSED OUT ACCORDING TO LOCAL JURISDICTIONAL REQUIREMENTS.

4. ALL CONSTRUCTION MEANS AND METHODS; INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN, AND SHALL MEET ANSI/ASSE A10.48 (LATEST EDITION); FEDERAL, STATE, AND LOCAL REGULATIONS; AND ANY APPLICABLE INDUSTRY CONSENSUS STANDARDS RELATED TO THE CONSTRUCTION ACTIVITIES BEING PERFORMED. ALL RIGGING PLANS SHALL ADHERE TO ANSI/ASSE A10.48 (LATEST EDITION) AND DISH Wireless L.L.C. AND TOWER OWNER STANDARDS, INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION, TO CERTIFY THE SUPPORTING STRUCTURE(S) IN ACCORDANCE WITH ANSI/TIA–322 (LATEST EDITION).

5. ALL SITE WORK TO COMPLY WITH DISH Wireless L.L.C. AND TOWER OWNER INSTALLATION STANDARDS FOR CONSTRUCTION ACTIVITIES ON DISH Wireless L.L.C. AND TOWER OWNER TOWER SITE AND LATEST VERSION OF ANSI/TIA–1019–A–2012 ”STANDARD FOR INSTALLATION, ALTERATION, AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS.”

6. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY DISH Wireless L.L.C. AND TOWER OWNER PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.

7. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.

8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER’S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.

9. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES INCLUDING PRIVATE LOCATES SERVICES PRIOR TO THE START OF CONSTRUCTION.

10. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING AND EXCAVATION E) CONSTRUCTION SAFETY PROCEDURES.

11. ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND DISH PROJECT SPECIFICATIONS, LATEST APPROVED REVISION.

12. CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH AT THE COMPLETION OF THE WORK. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.

13. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF DISH Wireless L.L.C. AND TOWER OWNER, AND/OR LOCAL UTILITIES.

14. THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE REQUIRED BY LOCAL JURISDICTION AND SIGNAGE REQUIRED ON INDIVIDUAL PIECES OF EQUIPMENT, ROOMS, AND SHELTERS.

15. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE CARRIER’S EQUIPMENT AND TOWER AREAS.

16. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.

17. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE CONSTRUCTION DRAWINGS AND/OR PROJECT SPECIFICATIONS.

18. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

19. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR’S EXPENSE TO THE SATISFACTION OF OWNER.

20. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS AND RADIOS REMOVED SHALL BE RETURNED TO THE OWNER’S DESIGNATED LOCATION.

21. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

22. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

GENERAL NOTES:

- 1.FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:

CONTRACTOR:GENERAL CONTRACTOR RESPONSIBLE FOR CONSTRUCTION

CARRIER:DISH Wireless L.L.C.

TOWER OWNER:TOWER OWNER
2. THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE ENGINEERS IN THIS OR SIMILAR LOCALITIES. IT IS ASSUMED THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKPEOPLE WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.

3. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY FOR PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, FORMWORK, SHORING, ETC. SITE VISITS BY THE ENGINEER OR HIS REPRESENTATIVE WILL NOT INCLUDE INSPECTION OF THESE ITEMS AND IS FOR STRUCTURAL OBSERVATION OF THE FINISHED STRUCTURE ONLY.

4. NOTES AND DETAILS IN THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT, AND/OR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES, AND SPECIFICATIONS, THE GREATER, MORE STRICT REQUIREMENTS, SHALL GOVERN. IF FURTHER CLARIFICATION IS REQUIRED CONTACT THE ENGINEER OF RECORD.

5. SUBSTANTIAL EFFORT HAS BEEN MADE TO PROVIDE ACCURATE DIMENSIONS AND MEASUREMENTS ON THE DRAWINGS TO ASSIST IN THE FABRICATION AND/OR PLACEMENT OF CONSTRUCTION ELEMENTS BUT IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE DIMENSIONS, MEASUREMENTS, AND/OR CLEARANCES SHOWN IN THE CONSTRUCTION DRAWINGS PRIOR TO FABRICATION OR CUTTING OF ANY NEW OR EXISTING CONSTRUCTION ELEMENTS. IF IT IS DETERMINED THAT THERE ARE DISCREPANCIES AND/OR CONFLICTS WITH THE CONSTRUCTION DRAWINGS THE ENGINEER OF RECORD IS TO BE NOTIFIED AS SOON AS POSSIBLE.

6. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CARRIER POC AND TOWER OWNER.

7. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.

8. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

9. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER’S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.

10. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CARRIER AND TOWER OWNER PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.

11. CONTRACTOR IS TO PERFORM A SITE INVESTIGATION, BEFORE SUBMITTING BIDS, TO DETERMINE THE BEST ROUTING OF ALL CONDUITS FOR POWER, AND TELCO AND FOR GROUNDING CABLES AS SHOWN IN THE POWER, TELCO, AND GROUNDING PLAN DRAWINGS.

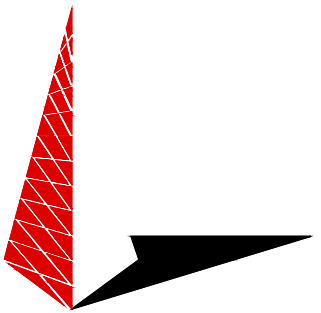
12. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR’S EXPENSE TO THE SATISFACTION OF DISH Wireless L.L.C. AND TOWER OWNER

13. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER’S DESIGNATED LOCATION.

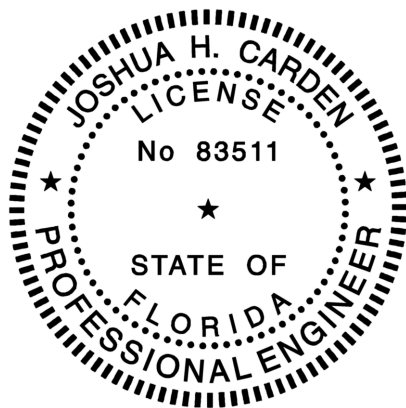
14. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



TOWER ENGINEERING PROFESSIONALS
326 TRYON RD. RALEIGH, NC
27603 OFFICE: (919) 661–6351
FL COA# 31011



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OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
RJB	CC	CC

RFDS REV #: 6

CONSTRUCTION
DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
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A&E PROJECT NUMBER

250655

DISH Wireless L.L.C.
PROJECT INFORMATION

MIMIA00378A
125 S OCEAN AVE
PALM BEACH SHORES, FL
33404

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

GN-3

CONCRETE, FOUNDATIONS, AND REINFORCING STEEL:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. UNLESS NOTED OTHERWISE, SOIL BEARING PRESSURE USED FOR DESIGN OF SLABS AND FOUNDATIONS IS ASSUMED TO BE 1000 psf.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'c) OF 3000 psi AT 28 DAYS, UNLESS NOTED OTHERWISE. NO MORE THAN 90 MINUTES SHALL ELAPSE FROM BATCH TIME TO TIME OF PLACEMENT UNLESS APPROVED BY THE ENGINEER OF RECORD. TEMPERATURE OF CONCRETE SHALL NOT EXCEED 90°F AT TIME OF PLACEMENT.
4. CONCRETE EXPOSED TO FREEZE-THAW CYCLES SHALL CONTAIN AIR ENTRAINING ADMIXTURES. AMOUNT OF AIR ENTRAINMENT TO BE BASED ON SIZE OF AGGREGATE AND F3 CLASS EXPOSURE (VERY SEVERE). CEMENT USED TO BE TYPE II PORTLAND CEMENT WITH A MAXIMUM WATER-TO-CEMENT RATIO (W/C) OF 0.45.
5. ALL STEEL REINFORCING SHALL CONFORM TO ASTM A615. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. ALL SPLICES SHALL BE CLASS "B" TENSION SPLICES, UNLESS NOTED OTHERWISE. ALL HOOKS SHALL BE STANDARD 90 DEGREE HOOKS, UNLESS NOTED OTHERWISE. YIELD STRENGTH (Fy) OF STANDARD DEFORMED BARS ARE AS FOLLOWS:

#4 BARS AND SMALLER 40 ksi
#5 BARS AND LARGER 60 ksi
6. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
 - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
 - CONCRETE EXPOSED TO EARTH OR WEATHER:
 - #6 BARS AND LARGER 2"
 - #5 BARS AND SMALLER 1-1/2"
 - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
 - SLAB AND WALLS 3/4"
 - BEAMS AND COLUMNS 1-1/2"
7. A TOOLED EDGE OR A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

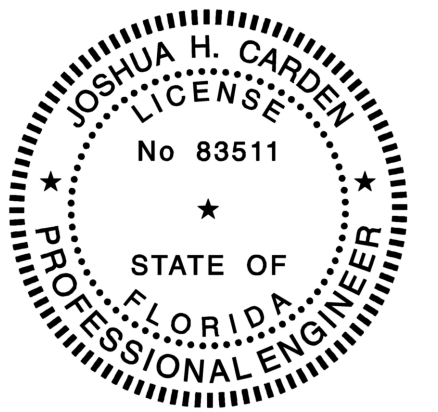
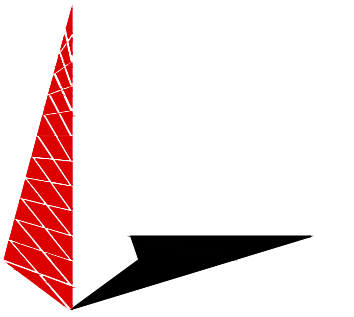
ELECTRICAL INSTALLATION NOTES:

- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES/ORDINANCES.
- CONDUIT ROUTINGS ARE SCHEMATIC. CONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED AND TRIP HAZARDS ARE ELIMINATED.
- WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
- ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
- ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OF APPROVAL, AND SHALL CONFORM TO REQUIREMENT OF THE NATIONAL ELECTRICAL CODE.
- ALL OVERCURRENT DEVICES SHALL HAVE AN INTERRUPTING CURRENT RATING THAT SHALL BE GREATER THAN THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED, 22,000 AIC MINIMUM. VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ARTICLE 110.24 NEC OR THE MOST CURRENT ADOPTED CODE PRE THE GOVERNING JURISDICTION.
- EACH END OF EVERY POWER PHASE CONDUCTOR, GROUNDING CONDUCTOR, AND TELCO CONDUCTOR OR CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
- ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH LAMICOID TAGS SHOWING THEIR RATED VOLTAGE, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (i.e. PANEL BOARD AND CIRCUIT ID'S).
- PANEL BOARDS (ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
- TIE WRAPS ARE NOT ALLOWED.
- ALL POWER AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE COPPER CONDUCTOR (#14 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
- SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE COPPER CONDUCTOR (#6 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
- POWER AND CONTROL WIRING IN FLEXIBLE CORD SHALL BE MULTI-CONDUCTOR, TYPE SOOW CORD (#14 OR LARGER) UNLESS OTHERWISE SPECIFIED.
- POWER AND CONTROL WIRING FOR USE IN CABLE TRAY SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 OR LARGER), WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
- ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION NOT LESS THAN 75° C (90° C IF AVAILABLE).
- RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
- ELECTRICAL METALLIC TUBING (EMT), INTERMEDIATE METAL CONDUIT (IMC), OR RIGID METAL CONDUIT (RMC) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.

16. ELECTRICAL METALLIC TUBING (EMT) OR METAL-CLAD CABLE (MC) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. SCHEDULE 40 PVC UNDERGROUND ON STRAIGHTS AND SCHEDULE 80 PVC FOR ALL ELBOWS/90s AND ALL APPROVED ABOVE GRADE PVC CONDUIT.
18. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
19. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
20. CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND THE NEC.
21. WIREWAYS SHALL BE METAL WITH AN ENAMEL FINISH AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS (WIREMOLD SPECMATE WIREWAY).
22. SLOTTED WIRING DUCT SHALL BE PVC AND INCLUDE COVER (PANDUIT TYPE E OR EQUAL).
23. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES (i.e. POWDER-ACTUATED) FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED FLUSH TO FINISH GRADE TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.
24. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL. SHALL MEET OR EXCEED UL 50 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND NEMA 3 (OR BETTER) FOR EXTERIOR LOCATIONS.
25. METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
26. NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2 (NEWEST REVISION) AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
27. THE CONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CARRIER AND/OR DISH Wireless L.L.C. AND TOWER OWNER BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
28. THE CONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD LIFE AND PROPERTY.
29. INSTALL LAMICOID LABEL ON THE METER CENTER TO SHOW "DISH Wireless L.L.C.".
30. ALL EMPTY/SPARE CONDUITS THAT ARE INSTALLED ARE TO HAVE A METERED MULE TAPE PULL CORD INSTALLED.



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



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01/09/2023

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RJB	CC	CC
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RFDS REV #: 6

CONSTRUCTION
DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
0	05/17/2021	PRELIMINARY
1	06/03/2021	PRELIMINARY
2	08/06/2021	PRELIMINARY
3	04/22/2022	CONSTRUCTION
4	09/28/2022	CONSTRUCTION
5	10/20/2022	CONSTRUCTION
6	01/09/2023	CONSTRUCTION

A&E PROJECT NUMBER
250655

DISH Wireless L.L.C.
PROJECT INFORMATION

MIMIA00378A
125 S OCEAN AVE
PALM BEACH SHORES, FL
33404

SHEET TITLE
GENERAL NOTES

SHEET NUMBER

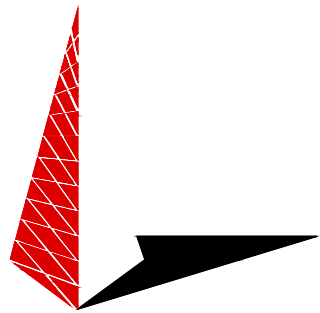
GN-4

GROUNDING NOTES:

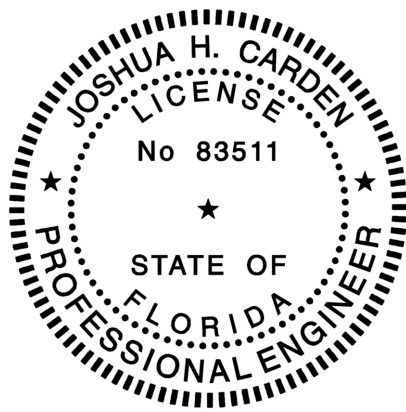
1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES’S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE CONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS, THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
6. EACH CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, #6 STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 BARE SOLID TINNED COPPER FOR OUTDOOR BTS.
7. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK CONNECTIONS ON OPPOSITE SIDE OF THE GROUND BUS ARE PERMITTED.
8. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
11. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
12. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
13. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
14. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
15. APPROVED ANTIOXIDANT COATINGS (i.e. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
16. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
17. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
18. BOND ALL METALLIC OBJECTS WITHIN 6 ft OF MAIN GROUND RING WITH (1) #2 BARE SOLID TINNED COPPER GROUND CONDUCTOR.
19. GROUND CONDUCTORS USED FOR THE FACILITY GROUNDING AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (i.e., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
20. ALL GROUNDS THAT TRANSITION FROM BELOW GRADE TO ABOVE GRADE MUST BE #2 BARE SOLID TINNED COPPER IN 3/4” NON-METALLIC, FLEXIBLE CONDUIT FROM 24” BELOW GRADE TO WITHIN 3” TO 6” OF CAD-WELD TERMINATION POINT. THE EXPOSED END OF THE CONDUIT MUST BE SEALED WITH SILICONE CAULK. (ADD TRANSITIONING GROUND STANDARD DETAIL AS WELL).
21. BUILDINGS WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM, THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 COPPER. ROOFTOP GROUNDING 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). DO NOT ATTACH GROUNDING TO FIRE SPRINKLER SYSTEM PIPES.



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



TOWER ENGINEERING PROFESSIONALS
326 TRYON RD. RALEIGH, NC
27603 OFFICE: (919) 661-6351
FL COA# 31011



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RJB	CC	CC

RFDS REV #: 6

CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
0	05/17/2021	PRELIMINARY
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6	01/09/2023	CONSTRUCTION

A&E PROJECT NUMBER
250655

DISH Wireless L.L.C.
PROJECT INFORMATION

MIMIA00378A
125 S OCEAN AVE
PALM BEACH SHORES, FL
33404

SHEET TITLE
GENERAL NOTES

SHEET NUMBER

GN-5

Date: January 9, 2023

Town of Palm Beach Shores
247 Edwards Lane
Palm Beach Shores, FL 33404

Subject: Plan Revision Narrative Letter

Project: Dish Wireless Collocation

Dish Wireless Site ID: MIMIA00378A

Site Address: 125 Ocean Avenue, Palm Beach Shores, FL 33404
N 26° 46' 45.01"
W 80° 01' 59.21"

To Whom It May Concern:

Tower Engineering Professionals is pleased to submit this Plan Revision Narrative Letter to the planning department. The purpose of this letter is to address changes incorporated into the most recent revision to construction drawings for the proposed project.

The following applies to the Revision 6 of construction drawings by Tower Engineering Professionals, dated January 9, 2023.

Sheet	Revision Details
A-2	Addition of table labeled "Total Impact to Rooftop" to adhere to the Roof Structure Code Pf. 8.3 (e) as per the Town of Palm Beach Shores.

If you have any questions or comments, please contact our office.

Sincerely,
Tower Engineering Professionals, Inc.
Joshua H. Carden, P.E.
jcarden@tepgroup.net
FL License #: 83511
FL COA#: 31011



CHARLOTTE OFFICE
10700 SIKES PLACE, SUITE 360
CHARLOTTE, NC 28277
980.202.5553
WWW.TEPGROUP.NET

Date: 1/9/2023

To: Town of Palm Beach Shores Planning & Zoning Department

From: Tower Engineering Professionals, Agent for Ericsson

Site Location: 125 S Ocean Ave, Palm Beach Shores, FL 33404 - 54434227080001000

Site Name/Number: DISH MIMIA00378A

Project Scope: Special Exception – Planning & Zoning Application (permit# 2022-113)

.....
Please see the attached zoning/building permit submittal items for this project:

- Special Exception Application
- LOA from Property Owner
- (10) Wet Sealed Narrative Letters
- (10) Wet Sealed Justification Letters regarding 5% Code
- (10) Wet Sealed FCDs
- (10) Wet Sealed Rooftop Mount Analyses
- (10) Wet Sealed Surveys

This is an application for modification to an existing site. Under Section 6409 of the Spectrum Act (47 U.S.C. § 1455(a), 47 C.F.R. § 1.6100), this modification qualifies as an eligible facilities request for streamlined review as it meets the following criteria:

- *It is an existing wireless facility.*
- *The proposed modification:*
 - *Does not propose an increase in height by more than the greater of 10% or the height of an additional antenna array plus up to 20' of separation from the top of the nearest existing antenna*
 - *Does not involve any new excavation of more than 30' in any direction of the existing site*
 - *Does not propose more than 4 new equipment cabinets*
 - *Does not defeat the concealment elements of the eligible support structure*
 - *Does not violate conditions associated with the prior approval of the tower*

Please feel free to contact me with any questions.

Sincerely,

Bobbi Jones

— — — — —
Project Manager | Tower Engineering Professionals, Inc.(www.tepgroup.net)

5906 Breckenridge Parkway, Suite A | Tampa, FL 33610 | Office: (980) 202-5553|Direct: (984) 255-7028|
Mobile: (904) 718-1705 | bjones@tepgroup.net

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