



CITY OF MARTINEZ

PARKS, RECREATION, MARINA & CULTURAL
COMMISSION

DATE: August 17, 2010
TO: Parks, Recreation, Marina & Cultural Commission
FROM: Mitch Austin, Recreation Manager
SUBJECT: Proposal for Communication Box Installation at Hidden Valley Park

RECOMMENDATION

Recommend approval of proposed location of the Communication Box (Telco box) as shown in **Attachment A** with the agreement that T-Mobile will provide landscaping of the entire adjacent dirt area shown in the hatch area of **Attachment A**.

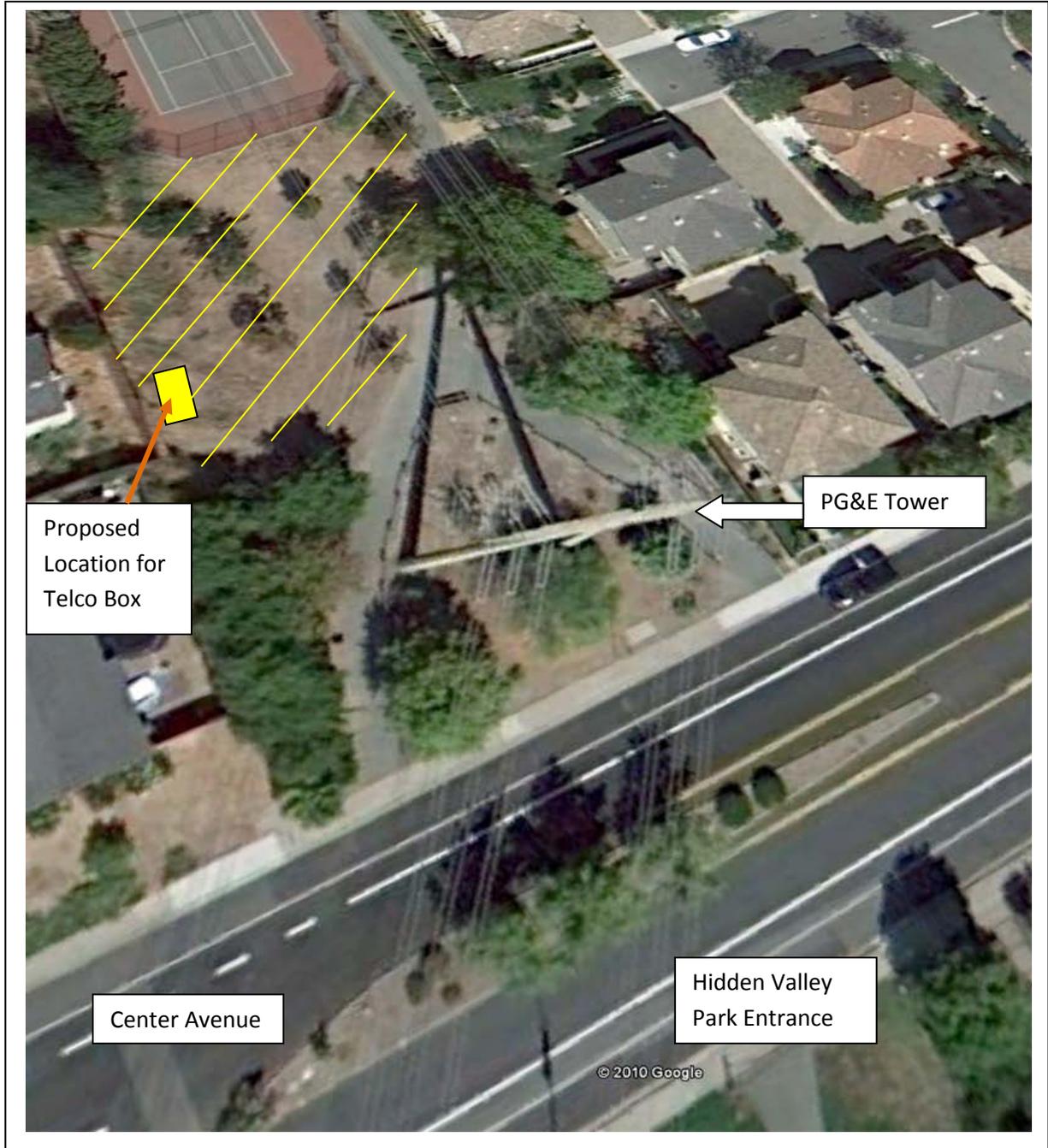
BACKGROUND

In lieu of the previously proposed antennae installation near the ball fields at Hidden Lakes Park, T-Mobile is now proposing installation of a communication box near the tennis courts at Hidden Valley Park as shown in **Attachment A**. The box would be fenced in by a 6' foot fence and would be 20' by 15' in length. T-Mobile is planning to work with PG&E for installation of antennae on the existing electrical tower which would relay signals to the communication box. The plans for antennae and communication box installation are shown in **Attachment B**.

Staff believes the location to be ideal from a park impact point of view. The only impact from a park user stand point would be its impact on viewscape because the area is so bare and in dire need of beautification, the installation of the box may catch more visual attention than desirable. As part of the installation of the communication box, T-Mobile is being asked to provide the landscaping of the area once the City has installed irrigation. This improvement will help improve the viewscape of the walking area and take away attention on the newly installed fencing for the communication box.

The project will next be reviewed by the Planning Commission and then to the City Council for consideration.

T-Mobile Proposal for Telco Box



Yellow Box – Proposed Location of Communication Box (Telco Box)

Yellow Diagonal Lines - Shows area for proposed landscaping by T-Mobile

GENERAL NOTES

- DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT, WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS, FIELD CONDITIONS AND CONFIRM THAT THE PROJECT MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS, OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ ENGINEER.
- THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
- GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
- THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
- DETAILS HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.
- SEAL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURED DUE TO THE CONSTRUCTION ON OR ABOUT THE PROPERTY.
- CONTRACTOR SHALL SEE TO IT THAT GENERAL WORK AREA IS KEPT CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
- THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.

DIRECTIONS

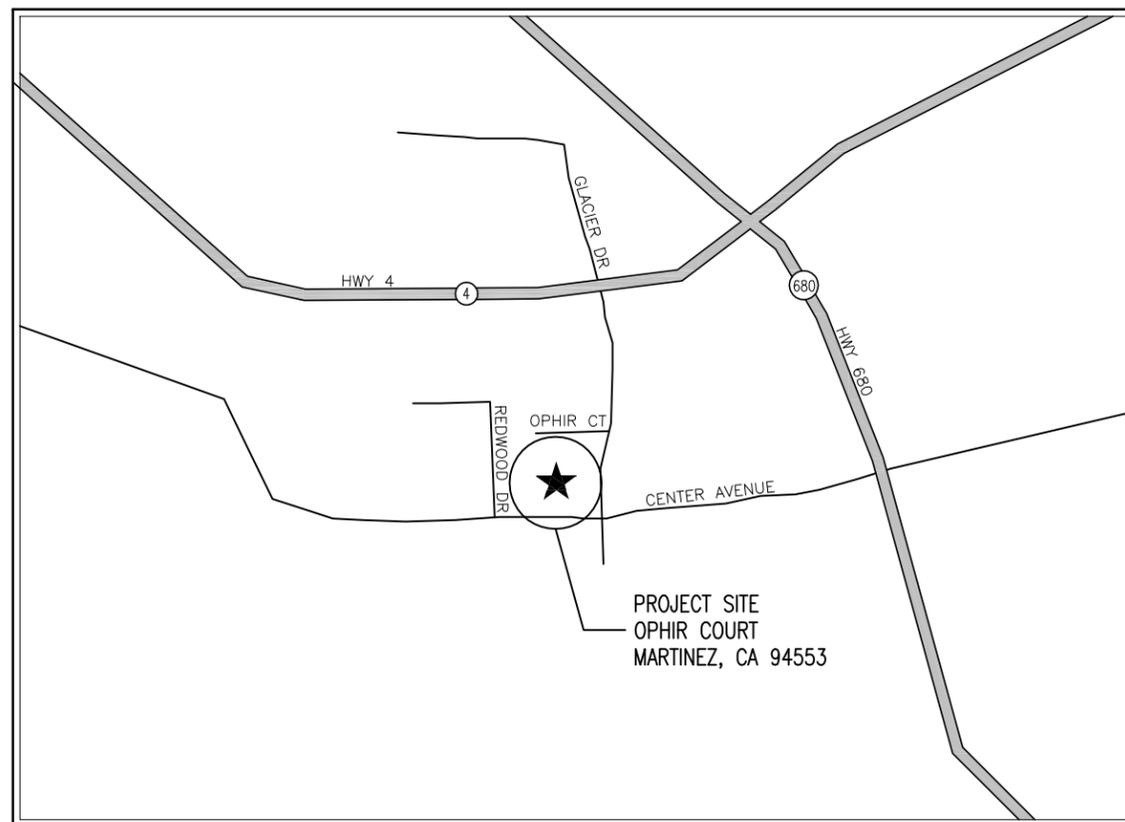
- FROM T-MOBILE OFFICE @ 1755 CREEKSIDE OAKS DRIVE, SACRAMENTO, CA 95833:
- HEAD WEST ON MILLCREEK DR TOWARD CAPITAL PARK DR.
 - TAKE THE 1ST LEFT ONTO CAPITAL PARK DR.
 - TURN LEFT AT NATOMAS PARK DR.
 - TAKE THE 1ST RIGHT ONTO GARDEN HWY.
 - TAKE THE RAMP ONTO I-5 N.
 - TAKE THE EXIT ONTO I-80 W TOWARD SAN FRANCISCO.
 - SLIGHT RIGHT AT I-680 S (SIGNS FOR I-680/BENICIA/SAN JOSE).
 - TAKE EXIT 54 FOR ARTHUR RD TOWARD PACHECO BLVD.
 - TURN RIGHT AT ARTHUR RD.
 - CONTINUE STRAIGHT ONTO PACHECO BLVD.
 - TURN RIGHT AT ARNOLD DR.
 - TAKE THE 1ST LEFT ONTO GLACIER DR/MILANO WAY CONTINUE TO FOLLOW GLACIER DR.
 - TAKE THE 3RD RIGHT ONTO OPHIR CT.

T-Mobile

WEST CORPORATION

1755 CREEKSIDE OAKS DRIVE #190, SACRAMENTO, CA 95833

BA11007F – PG&E HIDDEN LAKES PARK
 OPHIR COURT
 MARTINEZ, CA 94553
 APN: 155-370-071



MARTINEZ, CA

LOCATION PLAN

PROJECT DIRECTORY

OWNER/APPLICANT: T-MOBILE WEST CORPORATION 1755 CREEKSIDE OAKS DR. #190 SACRAMENTO, CA 95833	LANDLORD: CITY OF MARTINEZ 525 HENRIETTA STREET MARTINEZ, CA 94553
ARCHITECT: MANUEL S. TSHILAS MST ARCHITECTS, INC. 801 ALHAMBRA BLVD., SUITE 2 SACRAMENTO, CA 95816 916-505-3811 manuel@mstarchitects.com	CONSTRUCTION MANAGER: JOE GARCIA T-MOBILE 1755 CREEKSIDE OAKS DR. #190 SACRAMENTO, CA 95833 530-312-0957

APPROVALS

LEASING: _____ DATE: _____
 ZONING: _____ DATE: _____
 RF ENGINEER: _____ DATE: _____
 CONSTRUCTION: _____ DATE: _____
 EQUIPMENT ENGINEER: _____ DATE: _____
 OWNER: _____ DATE: _____

PROJECT SUMMARY

PROPERTY INFORMATION
 LAT.: N37° 59' 02.18" NAD 83
 LONG.: W122° 05' 25.27" NAD 83

ASSESSOR'S PARCEL NUMBER: 155-370-071

JURISDICTION: CITY OF MARTINEZ

OCCUPANCY: S-2 (NON-HABITABLE EQUIPMENT SHELTER) U (TOWER)

TYPE OF CONSTRUCTION: TYPE V-B

ZONING: RESIDENTIAL - R3.5

CODE COMPLIANCE

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

- CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLE 24 & 25)
- 2007 CALIFORNIA BUILDING CODE (CBC)
- 2007 CALIFORNIA MECHANICAL CODE (CMC)
- 2007 CALIFORNIA PLUMBING CODE (CPC)
- 2007 CALIFORNIA ENERGY CODE (CEC)
- 2007 CALIFORNIA ELECTRICAL CODE (CEC)
- 2007 CALIFORNIA FIRE CODE (CFC)
- LOCAL COUNTY OR CITY ORDINANCES

ACCESSIBILITY REQUIREMENTS:
 THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2007 CALIFORNIA BUILDING CODE.

PROJECT DESCRIPTION

PROPOSED LAYOUT OF A T-MOBILE WEST CORP. WIRELESS FACILITY IN A FENCED 15'-0" X 20'-0" LEASE AREA INCLUDING: (2) PROPOSED & (1) FUTURE BTS EQUIPMENT CABINET, POWER AND TELCO TO SITE, AND (4) ANTENNA SECTORS (1) ANTENNA PER SECTOR FOR A TOTAL OF (4) ANTENNAS MOUNTED ON AN EXISTING 131.7' TALL PG&E TOWER

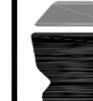
PROJECT MILESTONES

05/05/10	90% ZONING DOCUMENTS
--	100% ZONING DOCUMENTS
--	90% CONSTRUCTION DOCUMENTS
--	100% CONSTRUCTION DOCUMENTS

INDEX OF DRAWINGS

ZONING DOCUMENTS	1	T1.1	TITLE SHEET, LOCATION PLAN, PROJECT DATA
	2	C.1	CIVIL SURVEY SHEET
	3	A1.1	EQUIPMENT LAYOUT PLANS
	4	A1.2	PROJECT ELEVATIONS

MST ARCHITECTS
 MANUEL S. TSHILAS, ARCHITECT
 801 ALHAMBRA BLVD., SUITE 2, SACRAMENTO, CA 95816
 PH (916) 511-0000 • FX (916) 511-0000
 www.mstarchitects.com



BA11007F - PG&E
 HIDDEN LAKES PARK
 OPHIR COURT
 MARTINEZ, CA 94553

T-Mobile
 WEST CORPORATION

Not valid unless signed in ink by licensee.

Revisions:
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 Checked By: MST
 Scale: AS NOTED
 Date: 05/03/10

Job No. 177.140

T1.1

THESE DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF MANUEL S. TSHILAS, ARCHITECT, INC. MEMBER THE PROJECTS FOR ARCHITECTS AND ENGINEERS OF CALIFORNIA. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. CONTRACTOR, MANUEL S. TSHILAS, ARCHITECT, INC. SHALL BEAT RESPONSIBLE.

SHEET TITLE: TITLE SHEET, LOCATION PLAN, PROJECT DATA

Geil Engineering
 Engineering * Surveying * Planning
 1226 High Street
 Auburn, California 95603-5015
 Phone: (530) 885-0426 * Fax: (530) 823-1309

T-MOBILE
 PCS Equipment A.S.A.C. Survey Form
 Project No./Name: BA11007 / P.G. & E. Hidden Lakes Park

Project Site Location: Ophir Court
 Martinez, CA 94553
 Contra Costa County

Date of Observation: 04-27-10

Equipment/Procedure Used to Obtain Coordinates: Trimble Geo-XT post processed with Pathfinder Office software.

Type of Antenna Mount: (E) Utility Tower

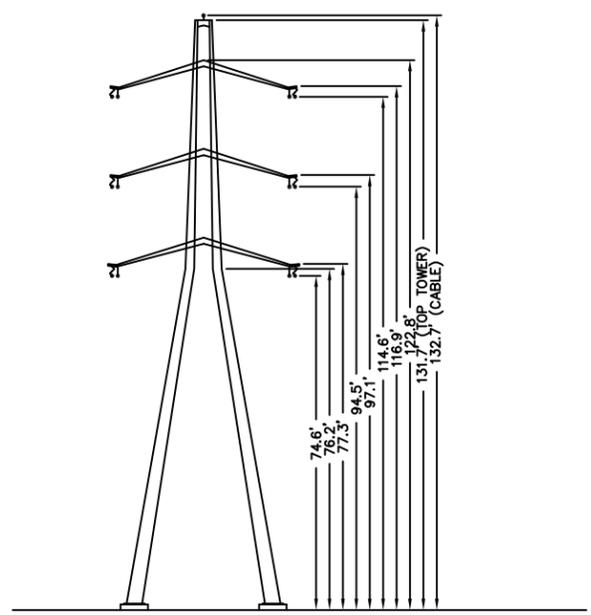
Number of Antennas Observed: 0

Latitude: N 37° 59' 02.18" (NAD83) Longitude: W 122° 05' 25.27" (NAD83)
 Latitude: N 37° 59' 02.46" (NAD27) Longitude: W 122° 05' 21.40" (NAD27)

ELEVATION of Ground at Base of Structure (NAVD88): 163.6' AMSL
 STRUCTURE HEIGHT: (Top Tower) 131.7' AGL
 OVERALL HEIGHT: (Top Cable) 132.7' AGL

CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91:003, and they are true and accurate to the best of my knowledge and belief.

Kenneth D. Geil California R.C.E. 14803 Date



TOWER DIAGRAM

DATE OF SURVEY: 04-27-10
 SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 14803
 LOCATED IN THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA
 CONTRACTOR IS RESPONSIBLE TO VERIFY LICENSE AREA PRIOR TO CONSTRUCTIONS.
 BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.
 ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.
 N.G.V.D. 1929 CORRECTION: SUBTRACT 2.65' FROM ELEVATIONS SHOWN.
 CONTOUR INTERVAL: 1'

THE LATITUDE AND LONGITUDE WERE DETERMINED USING TRIMBLE PATHFINDER PRO XL G.P.S AND UTILIZING PFINDER OFFICE DIFFERENTIAL CORRECTION SOFTWARE AT THE LOCATION INDICATED HEREON.

LAT. N 37°59'02.18" NAD 83 LONG. W 122°05'25.27" NAD 83
 LAT. N 37°59'02.46" NAD 27 LONG. W 122°05'21.40" NAD 27

THIS SURVEY MEETS OR EXCEEDS FAA 1A ACCURACY TOLERANCES.

SITE NAME & NUMBER: P.G. & E. HIDDEN LAKES PARK / BA11007F

SITE ADDRESS: OPHIR COURT
 MARTINEZ, CA 94553

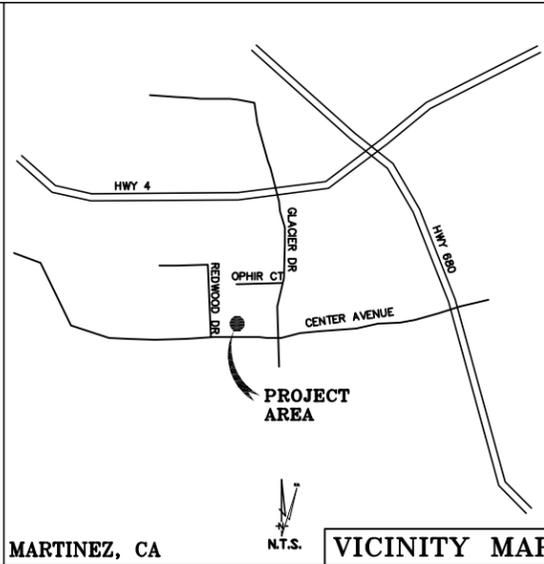
ASSESSOR'S PARCEL NUMBER: 155-370-071

CURRENT ZONING: RESIDENTIAL - R3.5

OWNER(S): CITY OF MARTINEZ
 525 HENRIETTA STREET
 MARTINEZ, CA 94553

SITE CONTACT: JOE GARCIA 530-312-0957

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Geil Engineering and Surveying
 1226 High Street
 Auburn, California
 95603-5015
 phone: 530-885-0426
 fax: 530-885-5611

DATE: 04-27-10

SURVEYOR: N. ROHDE

DRAWN BY: N. ROHDE

REVISIONS:

DATE	DESCRIPTION	INITIAL
04-30-10	DRAWING SUBMITTAL	NR

BA11007F / P.G. & E. HIDDEN LAKES PARK / License Area Description

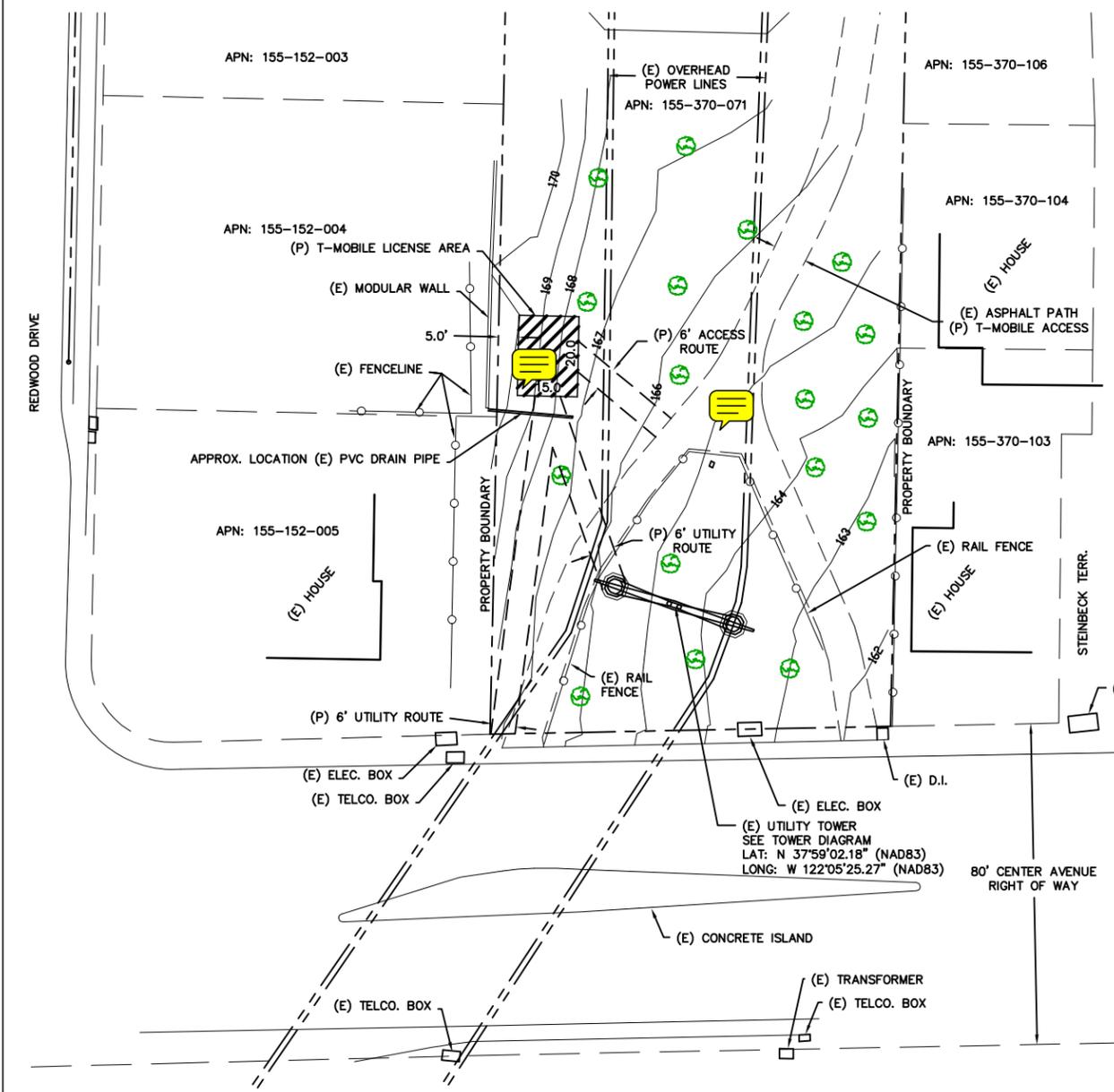
All that certain license area being a portion of that certain parcel labeled "City of Martinez 8695/OR/741" as is shown on that certain Subdivision Map 8347 being recorded at Book 442 of Maps at Page 15, Contra Costa County Records, being located in the City of Martinez, County of Contra Costa, State of California, being more particularly described as follows:

Commencing at a brass cap monument in well set int the intersection of Redwood Drive and Center Avenue, from which a similar monument bears North 88°53'01" East 343.14 feet; thence from said point of commencement North 47°16'39" East 187.17 feet to the True Point of Beginning; thence from said point of beginning North 01°13'15" East 20.00 feet; thence South 88°46'45" East 15.00 feet; thence South 01°13'15" West 20.00 feet; thence North 88°46'45" West 15.00 feet to the point of beginning.

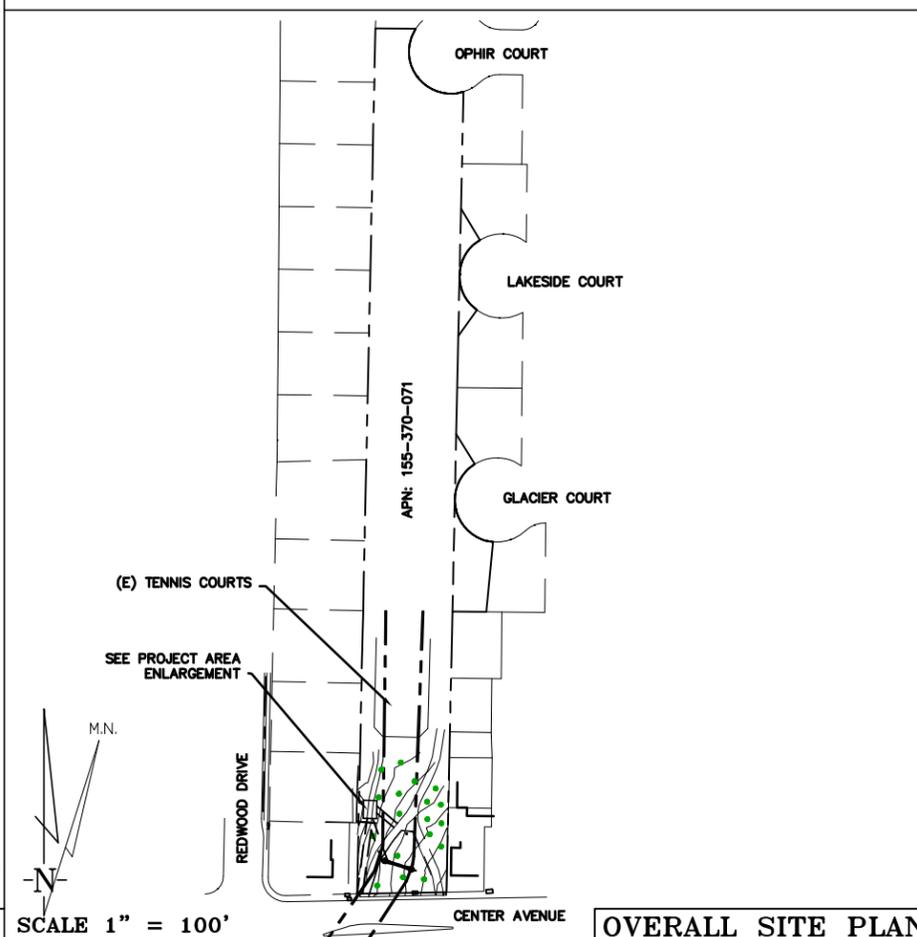
Together with a route for access purposes as is required from the above described license area Southeasterly to the existing asphalt improvements; thence Southwesterly over and across said improvements to the public right of way more commonly known as Center Avenue.

Also together with a route for utility purposes six feet in width the centerline of which is described as follows: beginning at the midpoint on the Southerly boundary of the above described license area and running thence South 07°30'02" West 85 feet more or less to public right of way; thence Westerly to the existing power and telephone facilities.

Also together with a route for utility and the placement of antennas the centerline of which is described as follows: beginning at the midpoint on the Southerly boundary of the above described license area and running thence South 19°29'08" East 50 feet more or less to the leg of an existing utility tower; thence up, over, and upon said tower as is necessary to install, operate and maintain the necessary communications equipment.



PROJECT AREA ENLARGEMENT



SCALE 1" = 100'

OVERALL SITE PLAN

T-Mobile

RF ENGINEERING
 T-Mobile
 1755 Creekside Oaks #190
 Sacramento, CA 95833
 Phone: (530) 863-7342

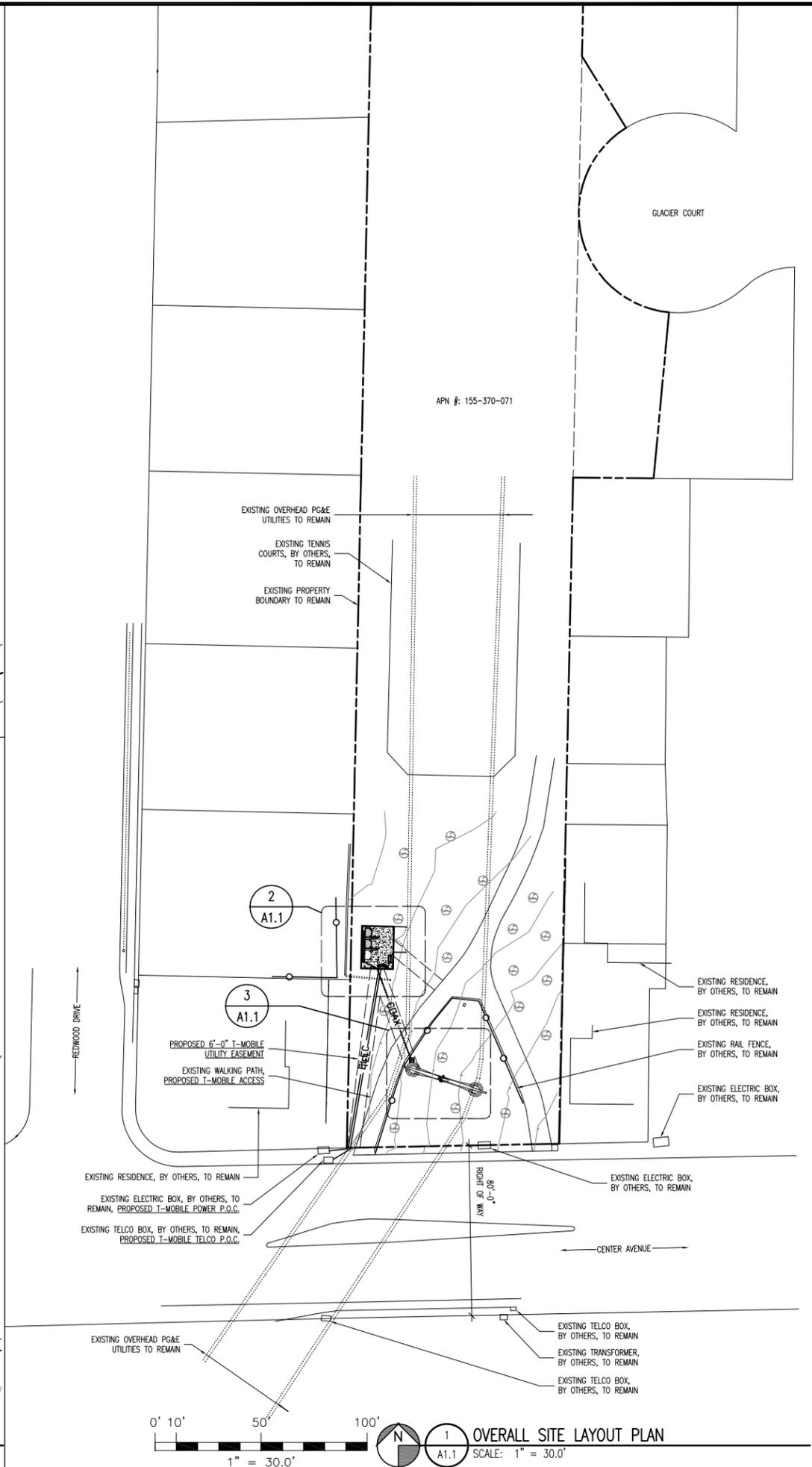
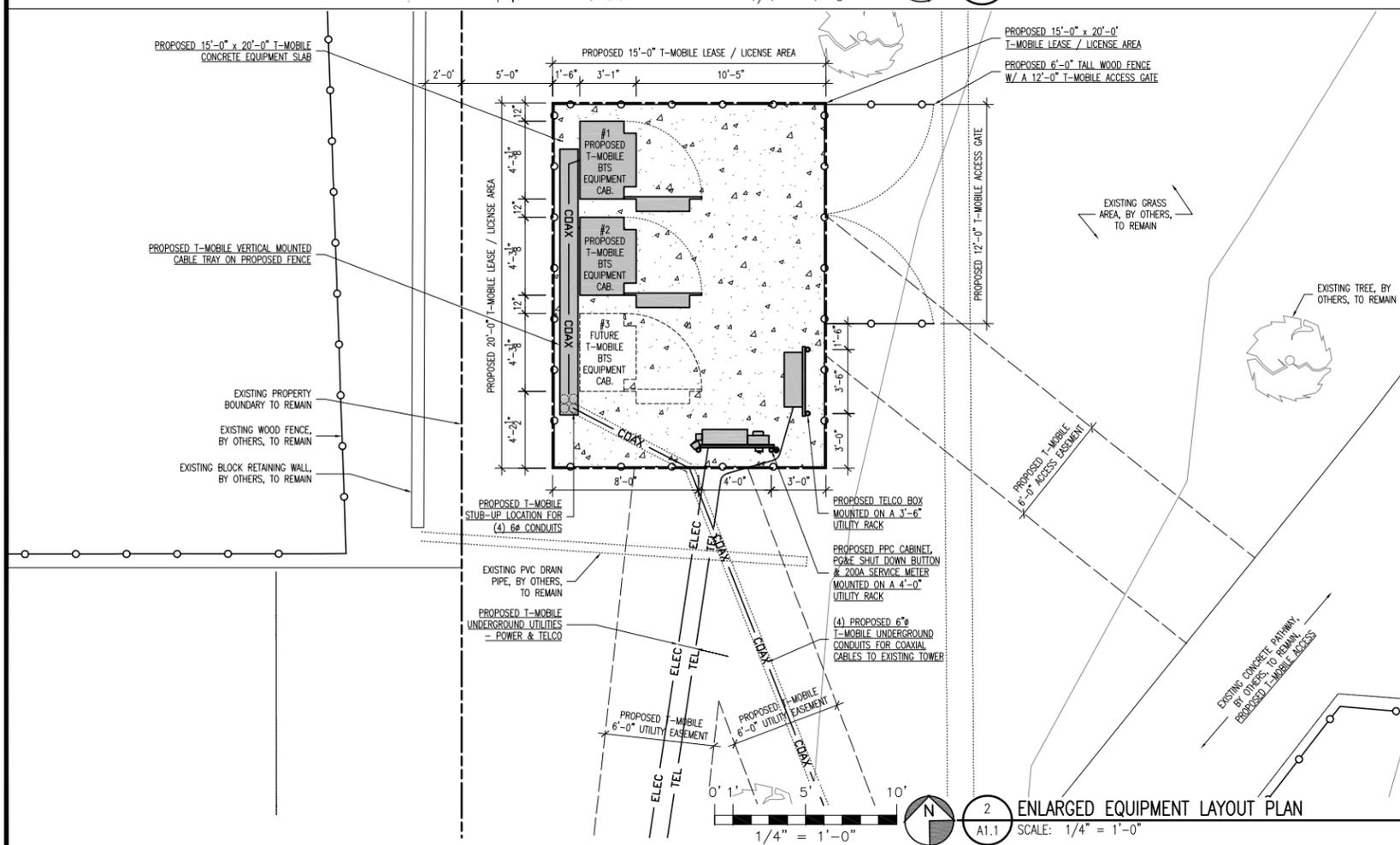
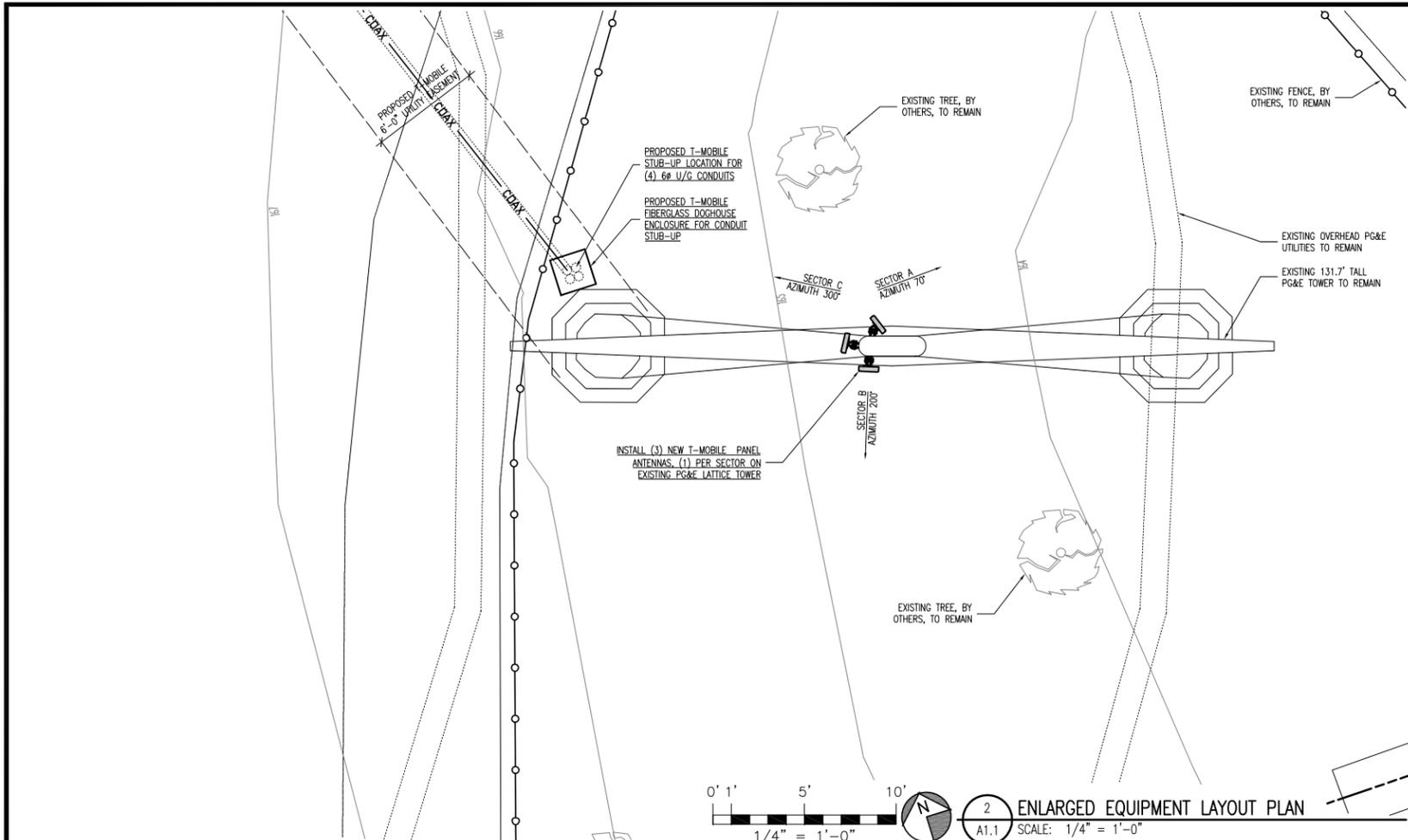
INDEPENDENT CONTRACTOR
 T-Mobile
 1755 Creekside Oaks #190
 Sacramento, CA 95833
 Phone: (530) 863-7342
 Budd Wuefling

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED EXCEPT AS SHOWN ON THIS PLAN. NO PROPERTY MONUMENTS WERE SET.

BA11007F
 P.G. & E.
 HIDDEN LAKES
 PARK

SURVEY

C-1



MST ARCHITECTS
 801 Alhambra Blvd., Suite 2, Sacramento, CA 95816
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 www.mstarchitects.com

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 HIDDEN LAKES PARK
 OPHIR COURT
 MARTINEZ, CA 94553

T-Mobile
 WEST CORPORATION

EQUIPMENT LAYOUT PLAN

SHEET TITLE:

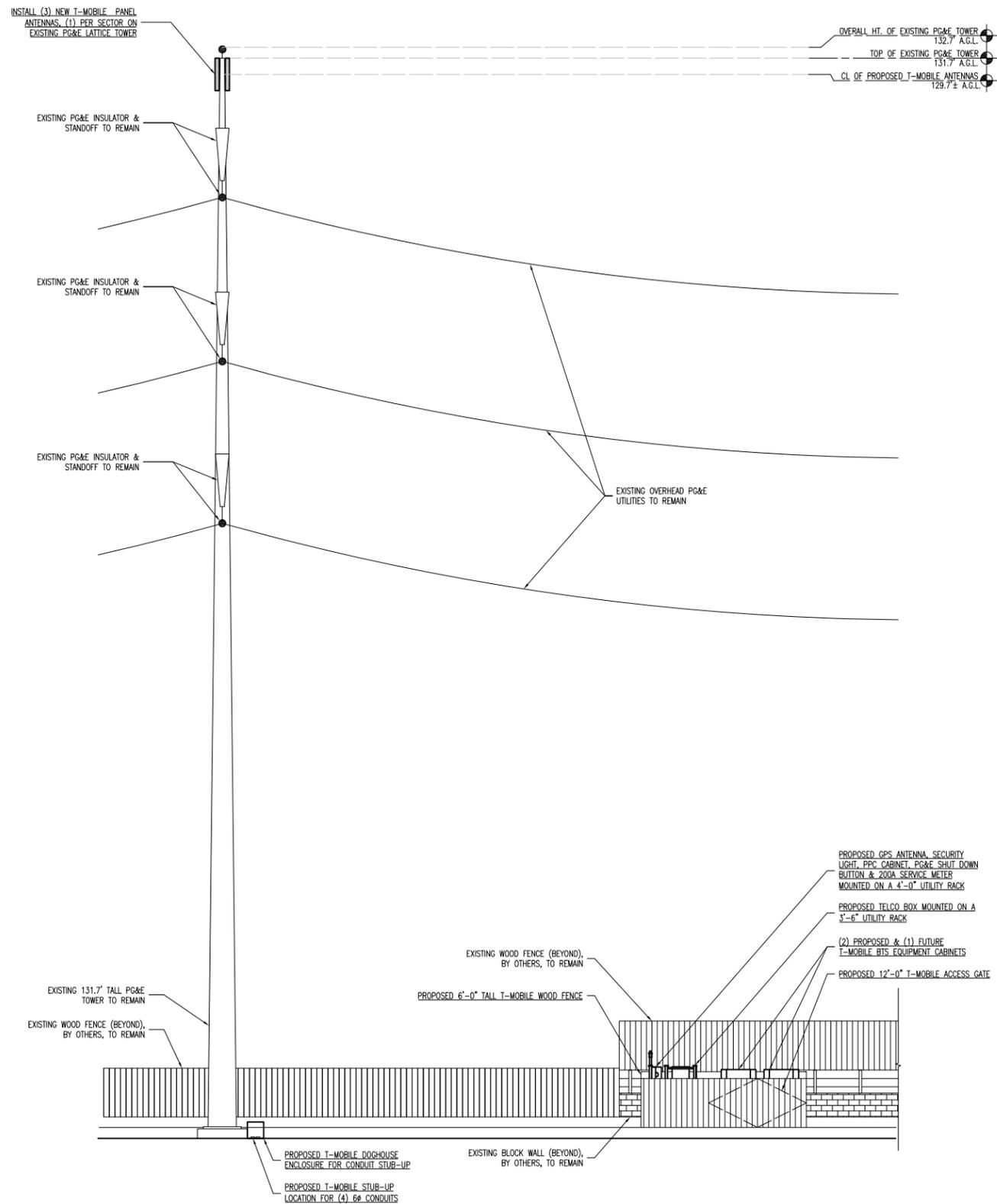
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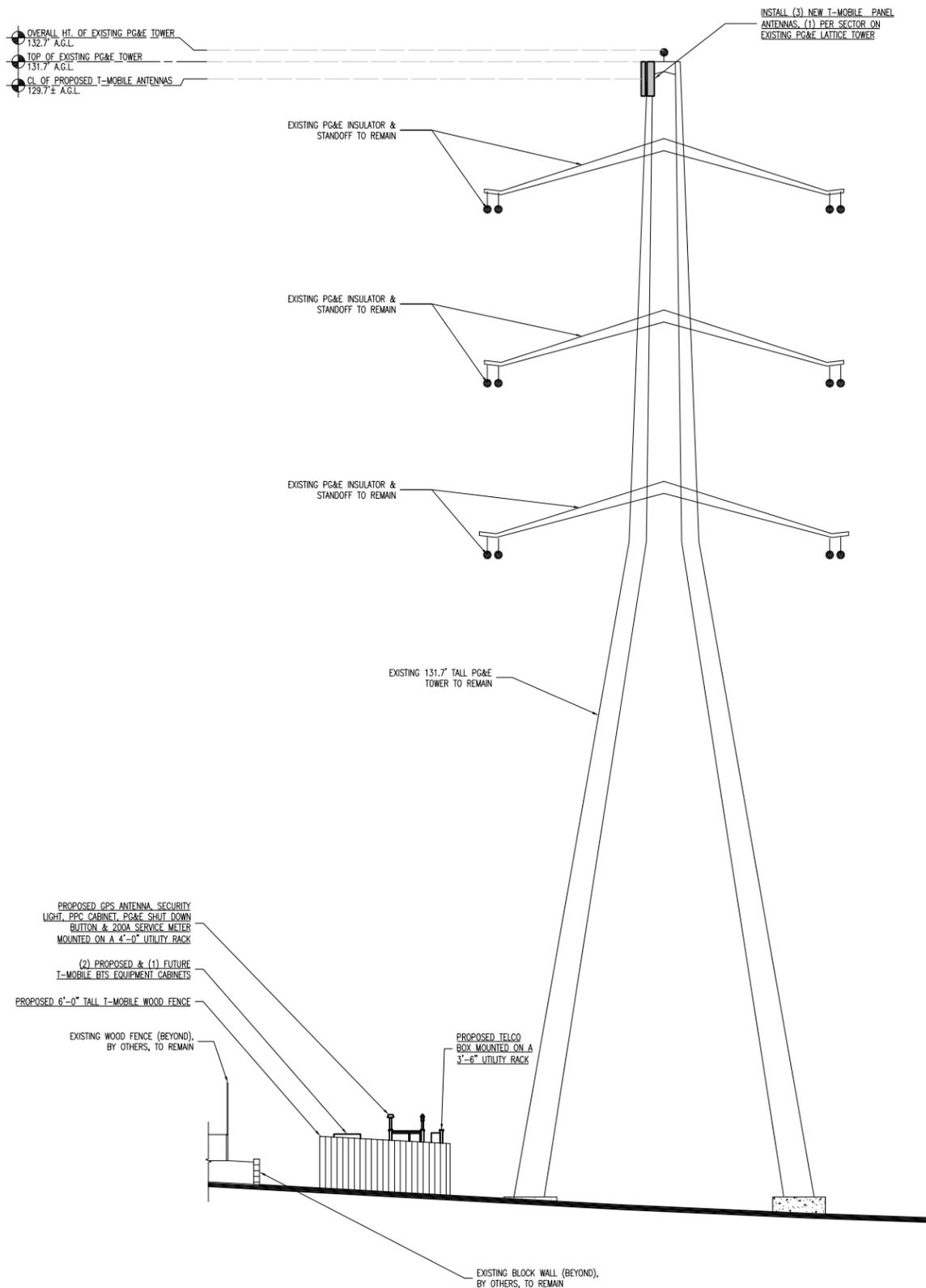
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 Checked By: MST
 Scale: AS NOTED
 Date: 05/03/10

Job No. 177.140

A1.1



0' 2' 10' 20'
1/8" = 1'-0"
2 EAST ELEVATION
A1.2 SCALE: 1/8" = 1'-0"



0' 2' 10' 20'
1/8" = 1'-0"
1 SOUTH ELEVATION
A1.2 SCALE: 1/8" = 1'-0"



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BA11007F - PG&E
HIDDEN LAKES PARK
OPHIR COURT
MARTINEZ, CA 94553
T-Mobile
WEST CORPORATION
PROJECT ELEVATIONS
SHEET TITLE:

Revisions:

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Checked By: MST
Scale: AS NOTED
Date: 05/03/10

Job No. 177.140

A1.2