

ABBREVIATIONS

ABV.	ABBREVIATION	EQ.	EQUAL	MECH.	MECHANICAL
AC	ACOUSTIC(AL)	EQUIP.	EQUIPMENT	MET.	METAL
A/C	AIR CONDITIONING	EXIST.	EXISTING	MIN.	MINIMUM
ALT.	ALTERNATE	EX.	EXTERIOR	MISC.	MISCELLANEOUS
ALUM.	ALUMINUM	F.S.	FACE OF STUD	NAT.	NATURAL
A.B.	ANCHOR BOLT	FIN.	FINISH	N.	NORTH
APPROX.	APPROXIMATE	FIX.	FIXURE	N.I.C.	NOT IN CONTRACT
ARCH.	ARCHITECT(URAL)	FL.	FLOOR	N.T.S.	NOT TO SCALE
A.C.	ASPHALTIC CONCRETE	F.L.	FLOW LINE	O.C.	ON CENTER
BM.	BEAM	F.D.	FLOOR DRAIN	O.D.	OUTSIDE DIAMETER
BLK(G)	BLOCKING	FLOUR.	FLOURESCENT	OPNG.	OPENING
BD.	BOARD	FT./	FOOT PER	OPP.	OPPOSITE
BOT.	BOTTOM	FTG.	FOOTING	PL.	PLATE
BLDG.	BUILDING	FDN.	FOUNDATION	PLYWD.	PLYWOOD
CAB.	CABINET	GAL.	GALLON	REINF.	REINFORCE(ING)
C.I.	CAST IRON	GALV.	GALVANIZED	RM.	ROOM
C.B.	CATCH BASIN	G.I.	GALVANIZED IRON	SCHED.	SCHEDULE
CLG.	CEILING	G.	GAS	SEC.	SECTION
CEM.	CEMENT	GA.	GAUGE	SHT.	SHEET
CER.	CERAMIC	GL.	GLASS	SIM.	SIMILAR
C.O.	CLEAN OUT	G.L.	GLUED LAMINATE	S.	SOUTH
CLR.	CLEAR	GYP.	GYPSUM	SPECS.	SPECIFICATIONS
COL.	COLUMN	HT.	HEIGHT	SQ.	SQUARE
CONC.	CONCRETE	H.M.	HOLLOW METAL	STD.	STANDARD
CONN.	CONNECTION	HORIZ.	HORIZONTAL	STL.	STEEL
CONT.	CONTINUE(OUS)	H.B.	HOSE BIBB	STRUCT.	STRUCTURAL
DET.	DETAIL	INFO.	INFORMATION	SUSP.	SUSPENDED
DIAM.	DIAMETER	I.D.	INSIDE DIAMETER	T & P	TELEPHONE & POWER
DIM.	DIMENSION	INSUL.	INSULATE(ION)	THK.	THICK
DR.	DOOR	INT.	INTERIOR	T & B	TOP & BOTTOM
DBL.	DOUBLE	JT.	JOINT	TYP.	TYPICAL
DN.	DOWN	KIT.	KITCHEN	U.N.O.	UNLESS NOTED OTHERWISE
DS.	DOWN SPOUT	LAB.	LABORATORY	VENT.	VENTILATION
DWG.	DRAWING	LT.	LIGHT	VERT.	VERTICAL
D.F.	DRINKING FOUNTAIN	LIN.	LINEAL	W.	WATER
EA.	EACH	MFR.	MANUFACTUR(ER'S)	WT.	WEIGHT
E.	EAST	M.O.	MASONRY OPENING	W.W.M.	WELDED WIRE MESH
ELEC.	ELECTRIC(AL)	MAT.	MATERIAL	W.	WEST
EL.	ELEVATION	MAX.	MAXIMUM	W/	WITH
ENCL.	ENCLOSURE			WD.	WOOD

PROJECT DESCRIPTION

PROPOSED PLANNING DEPARTMENT CUP RENEWAL FOR AN EXISTING VERIZON WIRELESS COMMUNICATIONS UNMANNED SUBSTATION TO CONSIST OF THE FOLLOWING:

- REMOVAL OF (3) PREVIOUSLY APPROVED PANEL ANTENNAS MOUNTED ON AN EXISTING 30' H. LIGHT POLE, CONCEALED WITHIN AN EXISTING 24' DIA. x 7' H. FRP RAYDOME ATOP THE POLE.
- INSTALLATION OF (3) PANEL ANTENNAS MOUNTED ON THE EXISTING 30' H. LIGHT POLE, CONCEALED WITHIN AN EXISTING 24' DIA. x 7' H. FRP RAYDOME ATOP THE POLE.
- INSTALLATION OF (3) NEW VZW RRU'S AT THE BASE OF THE (E) LIGHT POLE, CONCEALED WITHIN THE EXISTING FENCED ENCLOSURE.
- REMOVAL OF (1) PREVIOUSLY APPROVED VZW 3315 RAYCAP SURGE PROTECTION BOX AT THE BASE OF THE (E) LIGHT POLE, CONCEALED WITHIN THE EXISTING FENCED ENCLOSURE.
- INSTALLATION OF (1) NEW VZW 6627 RAYCAP SURGE PROTECTION BOX AT THE BASE OF THE (E) LIGHT POLE, CONCEALED WITHIN THE EXISTING FENCED ENCLOSURE.
- REMOVAL OF (3) PREVIOUSLY APPROVED VZW 8843 RRU'S AT THE BASE OF THE (E) LIGHT POLE, CONCEALED WITHIN THE EXISTING FENCED ENCLOSURE.
- INSTALLATION OF (3) NEW VZW 4490 RRU'S AT THE BASE OF THE (E) LIGHT POLE, CONCEALED WITHIN THE EXISTING FENCED ENCLOSURE.
- INSTALLATION OF (3) NEW VZW 8863 RRU'S AT THE BASE OF THE (E) LIGHT POLE, CONCEALED WITHIN THE EXISTING FENCED ENCLOSURE.

ITEMS TO REMAIN UNCHANGED:

- PREVIOUSLY APPROVED ±33 S.F. FENCED ENCLOSURE AT BASE OF (E) LIGHT POLE.
- PREVIOUSLY APPROVED 16' x 14' VERIZON WIRELESS EQUIPMENT BUILDING
- PREVIOUSLY APPROVED GROUND MTD. HVAC CONDENSER UNITS (TYP. OF 2)
- PREVIOUSLY APPROVED UNDERGROUND COAX CABLES FROM EQUIPMENT ROOM TO ANTENNAS WITHIN LIGHT POLE
- PREVIOUSLY APPROVED UTILITY ROUTES FOR POWER & FIBER TO VERIZON WIRELESS EQUIPMENT ROOM (BUILDING)

CONSTRUCTION DATA:

JURISDICTION:	CITY OF IMPERIAL BEACH
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY:	B
ZONING	C-2

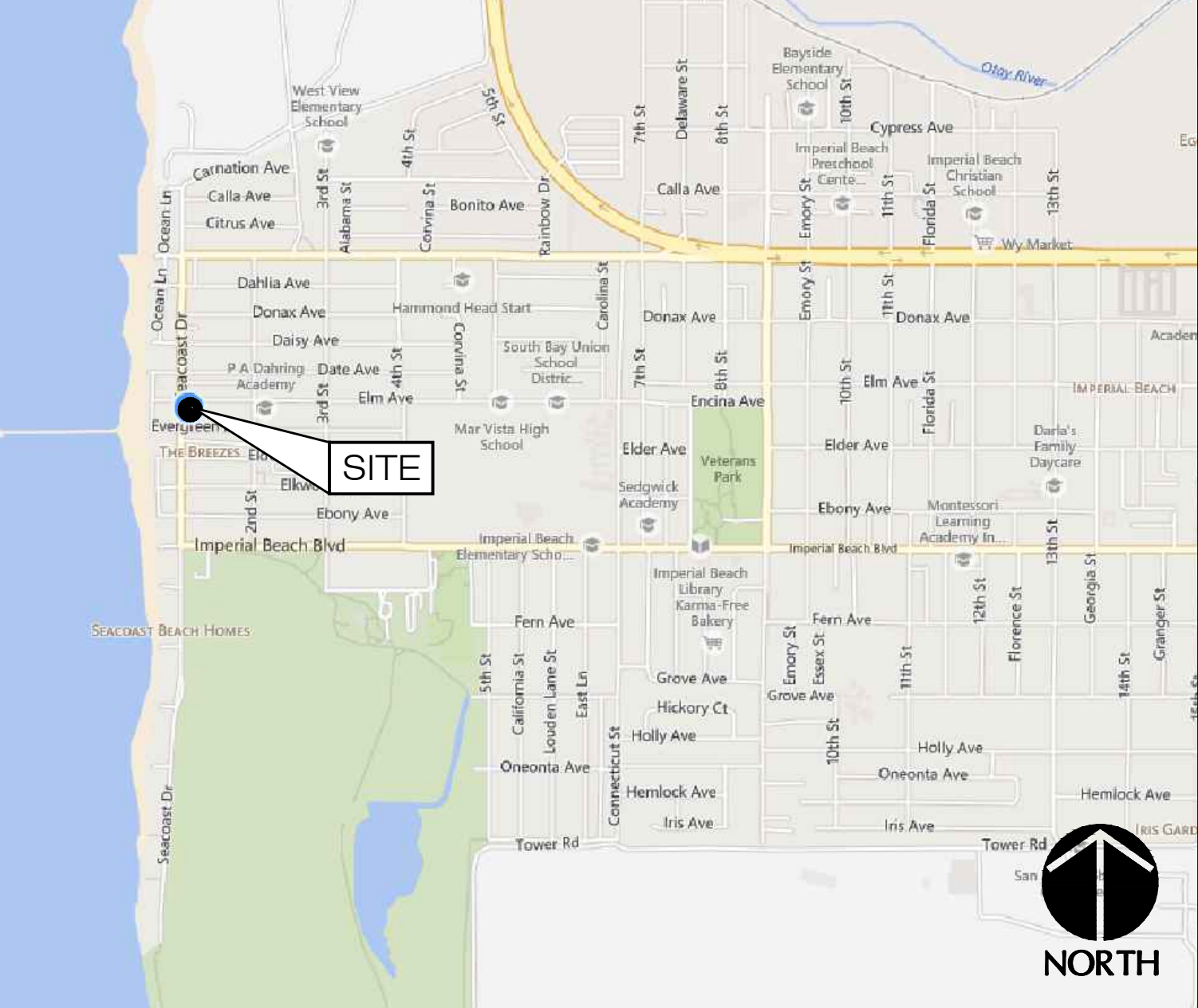
verizon

SITE NAME: "SEACOAST BEACH"
(CBAND MOD/CUP RENEWAL)

FUZE ID#: 16621670
911 SEACOAST DRIVE
IMPERIAL BEACH, CA 91932

VICINITY MAP

REFERENCE GOOGLE MAPS
THIS VICINITY MAP NOT TO SCALE



PROJECT TEAM

APPLICANT:
VERIZON WIRELESS
15505 SAND CANYON AVE.
BUILDING C
IRVINE, CA. 92618

APPLICANT'S AGENT:
PLANCOM, INC.
302 STATE PLACE
ESCONDIDO, CALIFORNIA 92029
PH: (619) 208-4685
CONTACT: SHELLY KILBOURN

ARCHITECT:
DERRA DESIGN, INC.
1750 CALIFORNIA AVE., SUITE #102
CORONA, CA 92881
PH: (951) 268-1650
CONTACT: JEFF ROEBUCK

OWNER:
BIBBEY REVOCABLE FAMILY TRUST
07-12-04
911 SEACOAST DRIVE
IMPERIAL BEACH, CA 91932
619-4235133
CONTACT: MICHAEL BIBBEY

PROJECT INFORMATION

ALL WORK AND MATERIALS SHALL COMPLY WITH THE FOLLOWING:

- 2022 CALIFORNIA ADMINISTRATIVE CODE
PART 1, TITLE 24, C.C.R.
- 2022 CALIFORNIA BUILDING CODE (C.B.C.)
PART 2, TITLE 24, C.C.R.
(BASED ON THE 2021 INTERNATIONAL BUILDING CODE WITH 2022 CALIFORNIA AMENDMENTS)
- 2022 CALIFORNIA ELECTRICAL CODE (C.E.C.)
PART 3, TITLE 24, C.C.R.
(BASED ON THE 2020 NATIONAL ELECTRICAL CODE)
- 2022 CALIFORNIA MECHANICAL CODE (C.M.C.)
PART 4, TITLE 24, C.C.R.
(BASED ON THE 2021 UNIFORM MECHANICAL CODE WITH 2022 CALIFORNIA AMENDMENTS)
- 2022 CALIFORNIA PLUMBING CODE (C.P.C.)
PART 5, TITLE 24, C.C.R.
(BASED ON THE 2021 UNIFORM PLUMBING CODE)
- 2022 CALIFORNIA ENERGY CODE (PART 6, TITLE-24, OCR)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (C.G.B.S.C.) (PART 11, TITLE-24, OCR)
- 2022 CALIFORNIA FIRE CODE (C.F.C.)
PART 9, TITLE 24, C.C.R.
(BASED ON THE 2021 INTERNATIONAL FIRE CODE WITH 2022 CALIFORNIA AMENDMENTS)
- 2022 TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
- AND ALL APPLICABLE CODES, LOCAL, CURRENT OSHA LAWS, T-24 ENERGY CONSERVATION, LISTS OF STANDARDS, AND DISABLED ACCESS REGULATIONS WHERE REQUIRED.

APPROVALS

APPROVED BY	DATE	INITIALS	COMMENTS
RF ENGINEER			
SITE DEV.			
SITE ACQ.			
PM			

COMMENTS:

PROPRIETARY INFORMATION

NOT FOR USE OR DISCLOSURE OUTSIDE VERIZON WIRELESS EXCEPT UNDER WRITTEN AGREEMENT

LEGAL DESCRIPTION

APN: 625-351-01

SHEET INDEX

SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
A-1	SITE PLAN
A-2	ENLARGED ANTENNA PLAN/ ENLARGED LEASE AREA PLAN
A-3	ELEVATIONS

NOTES

- THE CURRENT NUMBER OF DIRECTIONAL PANEL ANTENNAS INSTALLED IS THREE (3)
- THE MAXIMUM NUMBER OF GPS ANTENNAS TO REMAIN IS ONE (1)
- THE SIZE, HEIGHT, DIRECTION AND LOCATION OF ANTENNAS SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS AS NEEDED
- ALL ITEMS, WHETHER EXISTING OR NEW, WHICH ARE WITHIN THE VERIZON WIRELESS LEASE AREA ARE TO BE APPROVED

SPECIAL INSPECTIONS

NONE

Dept. Approved Date					
	A&C	RE	RF	INT	EE

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15505 Sand Canyon Ave. C2
(949) 266-7000

SITE: "SEACOAST BEACH"
(CBAND MOD/CUP RENEWAL)
911 SEACOAST DRIVE
IMPERIAL BEACH, CA 91932

TITLE SHEET
ZONING DRAWINGS

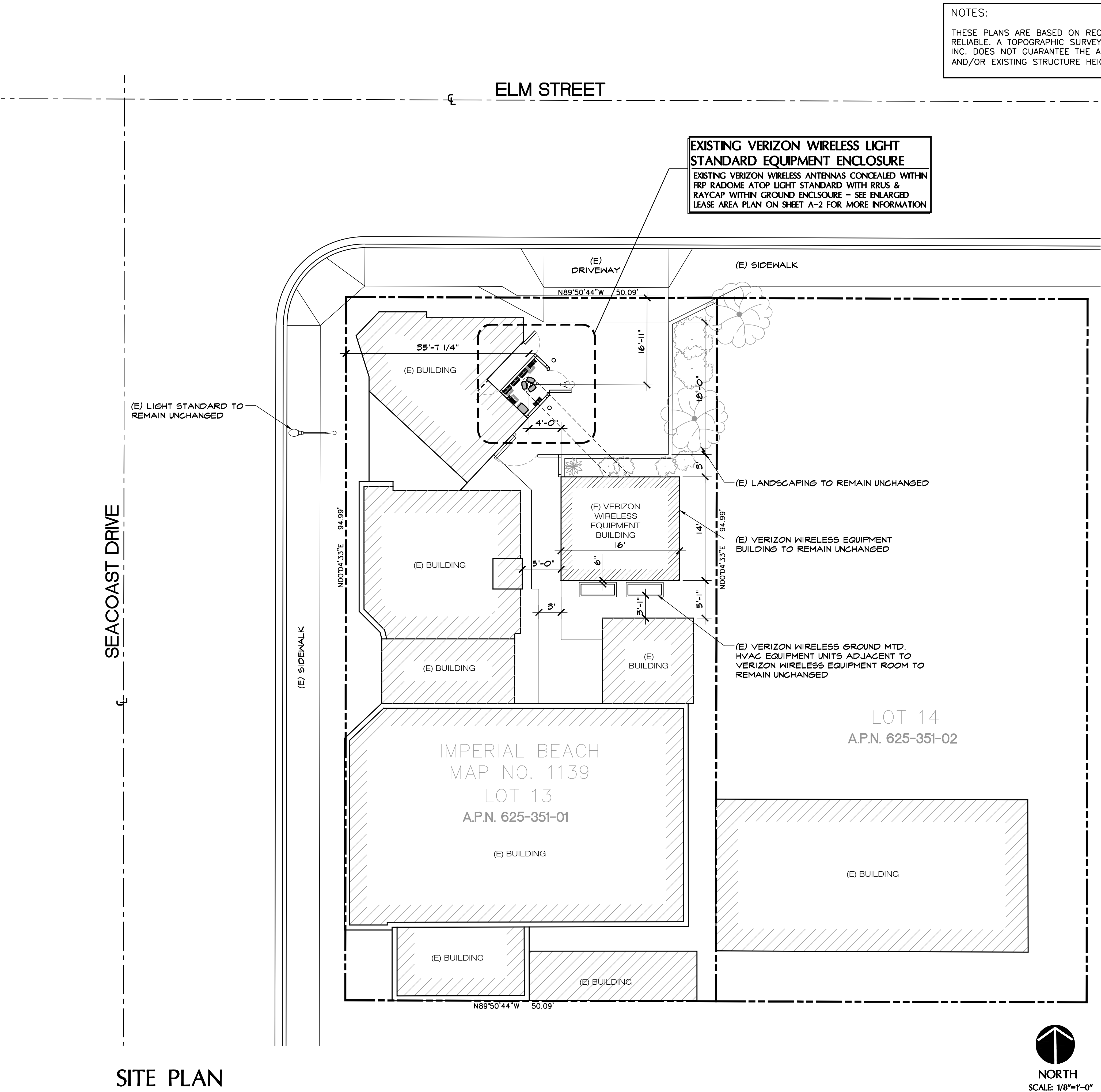
derra

1750 California Ave., Suite #102
Corona, CA 92881
Ph: 951.268.1650 Fax: 951.268.1651

Revisions	90% 2D - CUP RENEWAL REVIEW	100% 2D - CUP RENEWAL DRW	100% 2D - PLANNING COMMENTS	100% 2D - PLANNING COMMENTS
0	8/16/24 JJR	8/29/24 JJR	1/10/25 JJR	1/22/25 JJR
0				
0				
0				

T-1

Job No. 2407H



NOTES:

THESE PLANS ARE BASED ON RECORD DOCUMENTS FURNISHED BY THE APPLICANT AND DEEMED RELIABLE. A TOPOGRAPHIC SURVEY WAS NOT PERFORMED FOR THIS PROJECT. DERRA DESIGN, INC. DOES NOT GUARANTEE THE ACCURACY OF PROPERTY LINES, EASEMENTS, UTILITY LINES AND/OR EXISTING STRUCTURE HEIGHT AS INDICATED ON THESE PLANS.

SITE PLAN

0 4 8 16

GRAPHIC SCALE



Dept.	Approved Date					
	A&C	RE	RF	INT	EE	OPS EE/OUT

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15505 Sand Canyon Ave. C2
(949) 286-7000

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(CBAND MOD/CUP RENEWAL)
911 SEACOAST DRIVE
IMPERIAL BEACH, CA 91932

SITE PLAN
ZONING DRAWINGS

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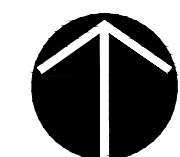
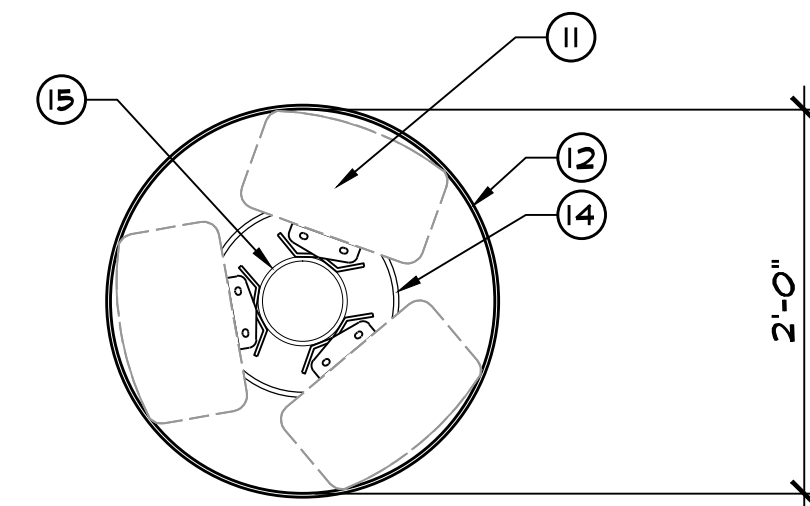
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Revisions	0	1	2	3	4
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JJR	JJR	JJR	JJR	JJR	
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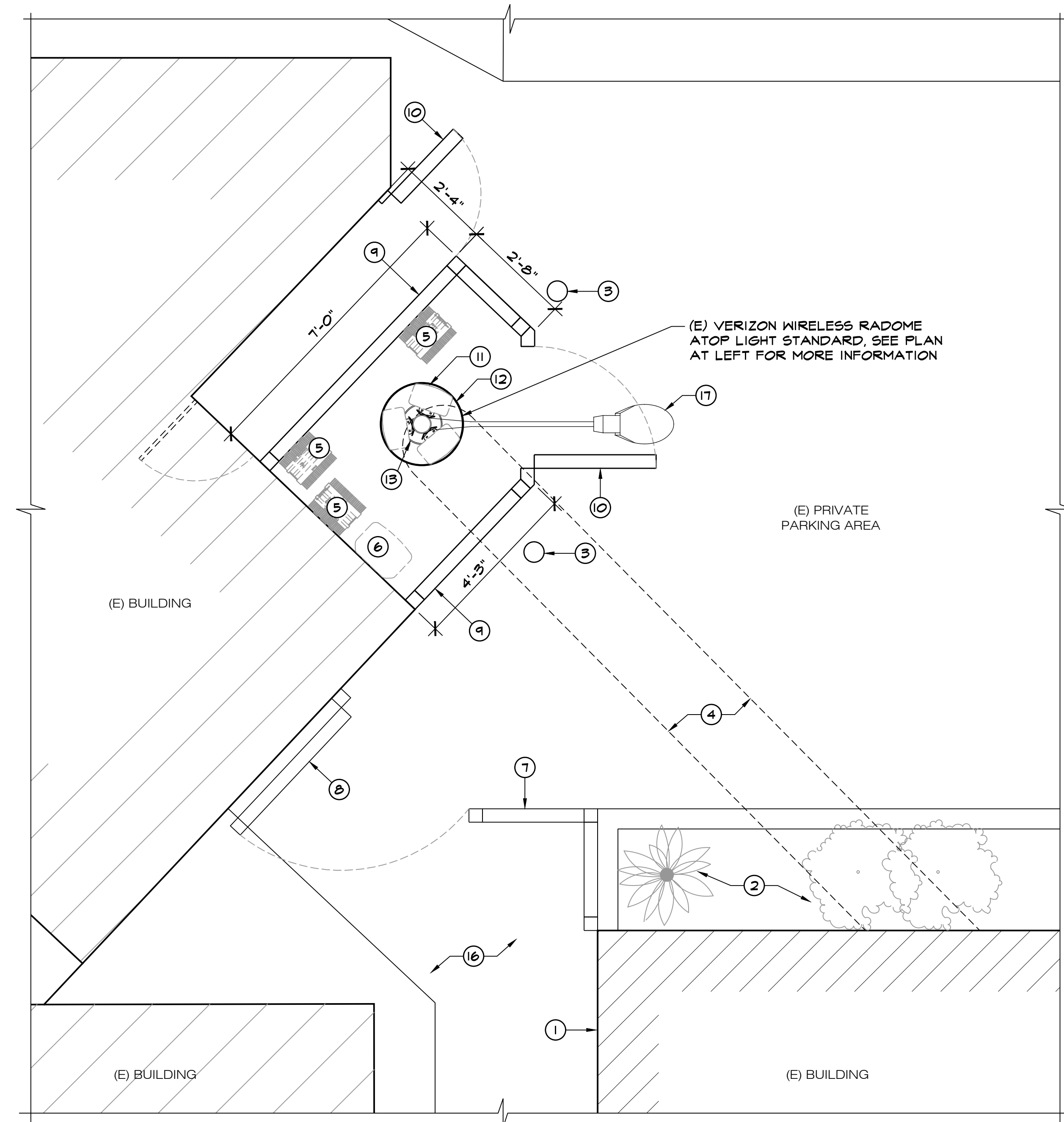
A-1

Job No. 2407H

- ① (E) VERIZON WIRELESS EQUIPMENT BUILDING TO REMAIN UNCHANGED
- ② (E) LANDSCAPE PLANTER
- ③ (E) BOLLARDS TO REMAIN UNCHANGED
- ④ (E) EXIST. 1-5/8"Ø HYBRIFLEX CABLES THROUGH (E) U/G CONDUITS TO (E) LIGHT STANDARD
- ⑤ (E) VERIZON WIRELESS REMOTE RADIO UNIT (RRU) (TYP. OF 3) MTD. ON UNISTRUT TO INTERIOR OF FENCE, TO BE REMOVED & REPLACED
- ⑥ (E) VERIZON WIRELESS RAYCAP SURGE PROTECTION UNIT (TYP. OF 1) MTD. ON UNISTRUT TO WALL AT INTERIOR OF FENCE TO BE REMOVED & REPLACED
- ⑦ (E) 5'H WOOD FENCE TO REMAIN UNCHANGED
- ⑧ (E) 4050 WOOD GATE
- ⑨ (E) 6'H WOOD FENCE AT BASE OF VERIZON WIRELESS LIGHT STANDARD & RADOME
- ⑩ (E) 6'H WOOD GATE
- ⑪ (E) VERIZON WIRELESS PREVIOUSLY APPROVED PANEL ANTENNAS (TYP. OF 3) CONCEALED WITHIN FRP RADOME AT (E) LIGHT STANDARD, TO BE REMOVED & REPLACED
- ⑫ (E) VERIZON WIRELESS 24"Ø x 7' H. FRP RAYDOME W/ FAUX CONC. AGGREGATE FINISH TO REMAIN UNCHANGED ATOP LIGHT STANDARD
- ⑬ (E) VERIZON WIRELESS LIGHT STANDARD TO REMAIN UNCHANGED
- ⑭ (E) 12"Ø STD. PIPE LIGHT STD. TO REMAIN UNCHANGED
- ⑮ (E) ANTENNA PIPE MAST CONCEALED WITHIN RADOME TO REMAIN UNCHANGED
- ⑯ (E) SIDEWALK
- ⑰ (E) LIGHT FIXTURE

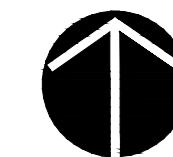


NORTH
SCALE: 3/4"=1'-0"



0 1' 2'

GRAPHIC SCALE



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

Dept.	Approved	Date
A&C		
RE		
RF		
INT		
EE		
OPS		
EE/OUT		



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**SITE: "SEACOAST BEACH"
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911 SEACOAST DRIVE
IMPERIAL BEACH, CA 91932
ENLARGED ANTENNA PLAN/
ENLARGED LEASE AREA PLAN
ZONING DRAWINGS**

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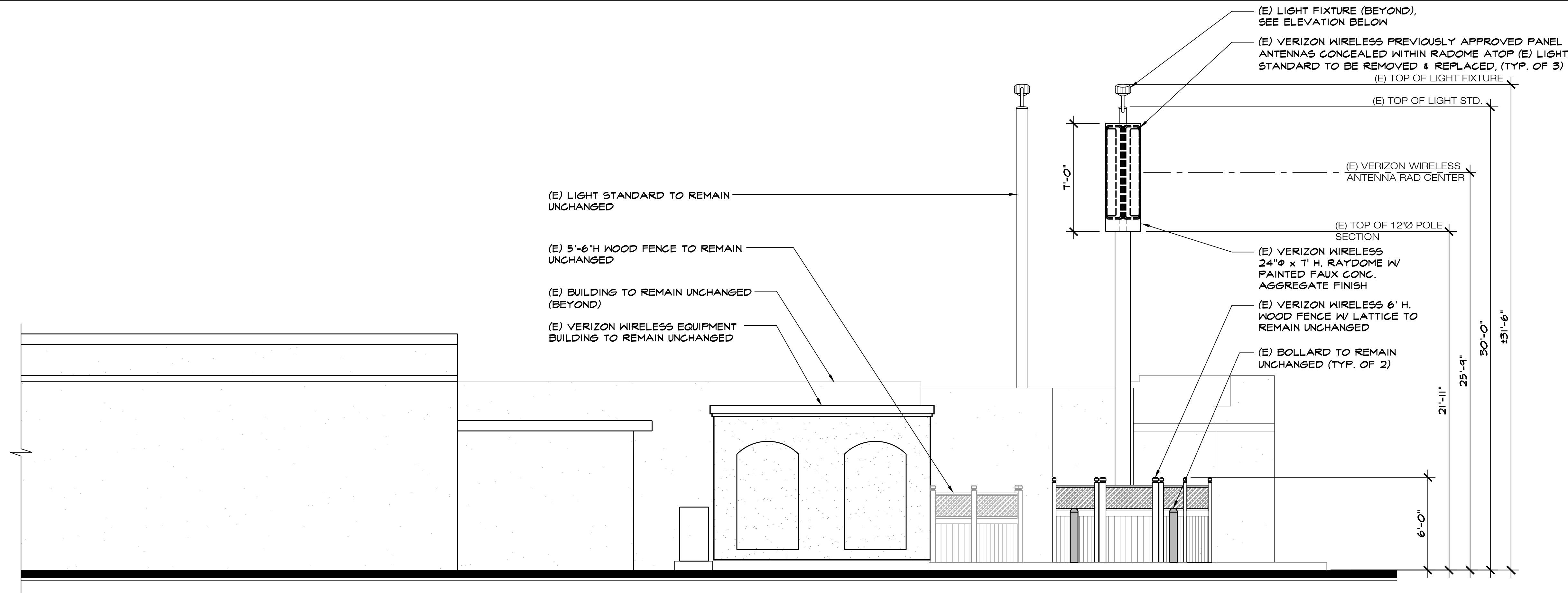
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0	JJR	
0	1/10/25	100% ZD - PLANNING COMMENTS
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0	JJR	CBAND ANT MOD

A-2.0

Job No. 2407H

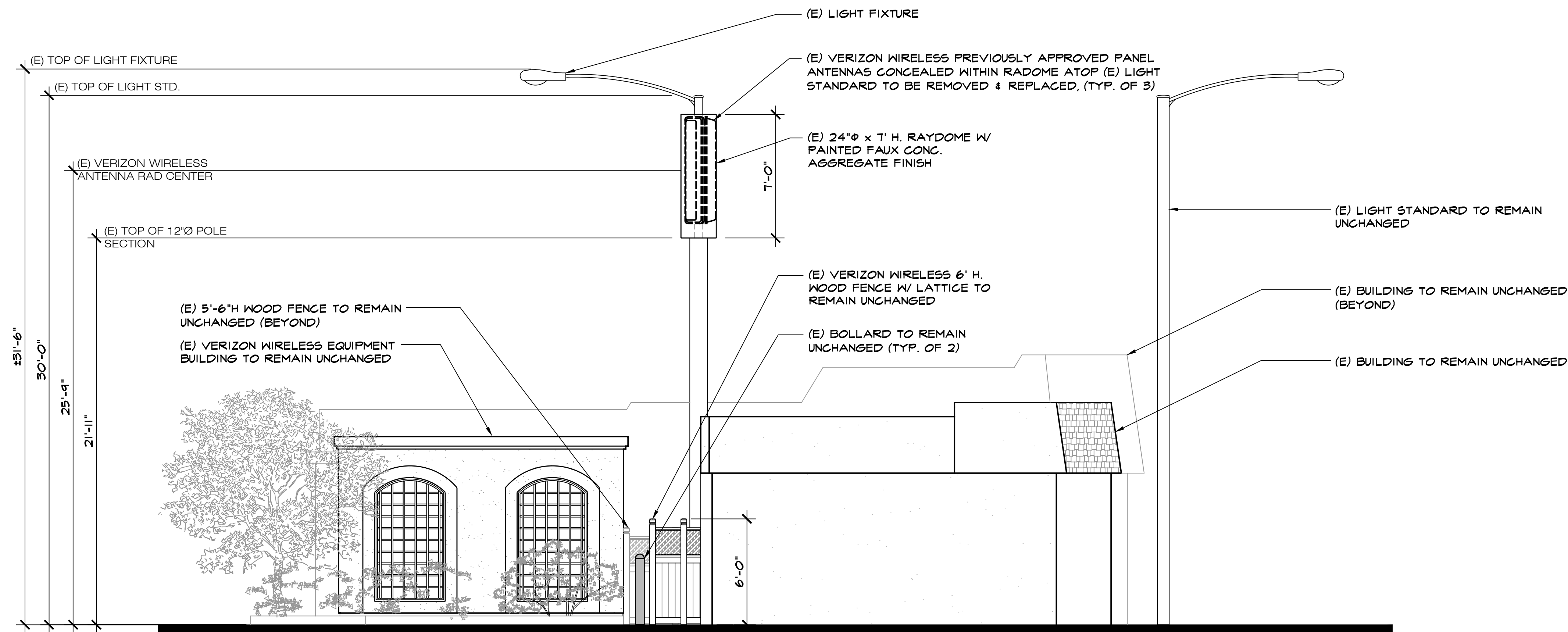
⑪ (E) LIGHT FIXTURE

Job No. 2407H



EXISTING
EAST ELEVATION

SCALE: 1/4"=1'-0"



EXISTING
NORTH ELEVATION

SCALE: 1/4"=1'-0"

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A&C	RE	RF
INT	EE	OPS
EE/OUT		

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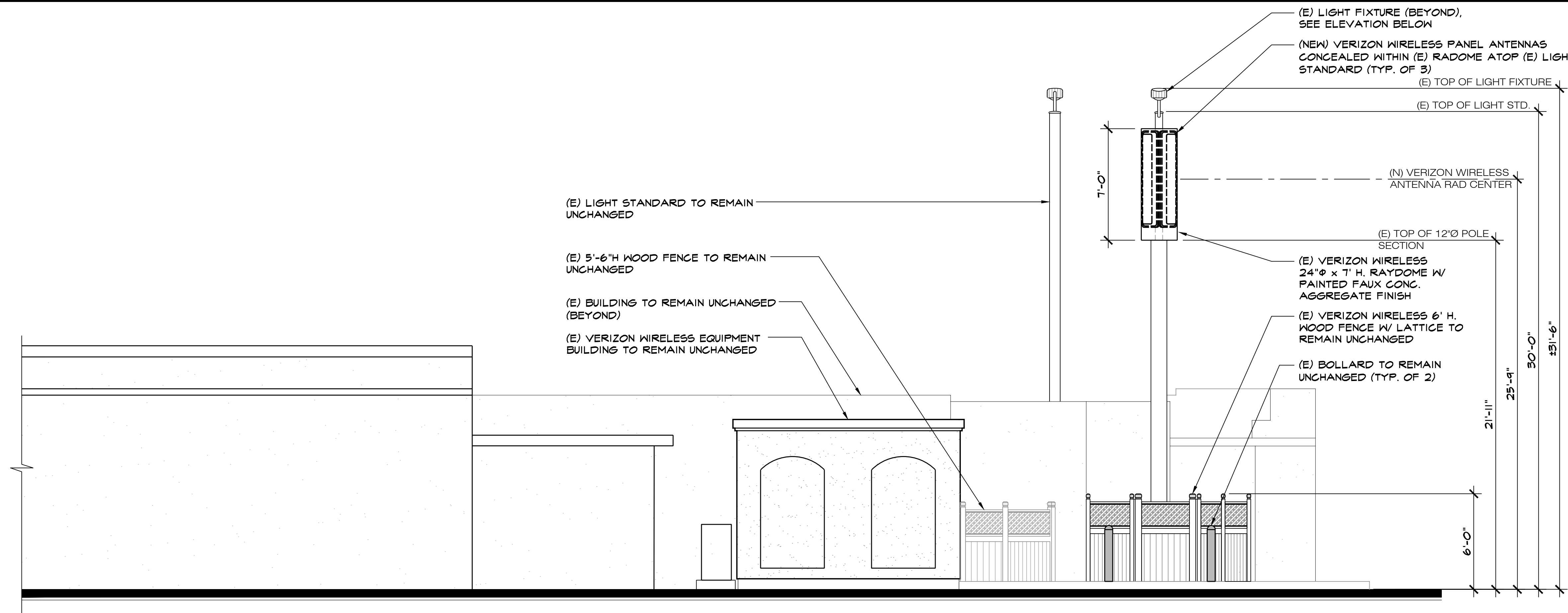
SITE: "SEACOAST BEACH"
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911 SEACOAST DRIVE
IMPERIAL BEACH, CA 91932
EXISTING ELEVATIONS
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0	8/16/24 JJR	8/29/24 JJR	1/10/25 JJR	1/22/25 JJR	

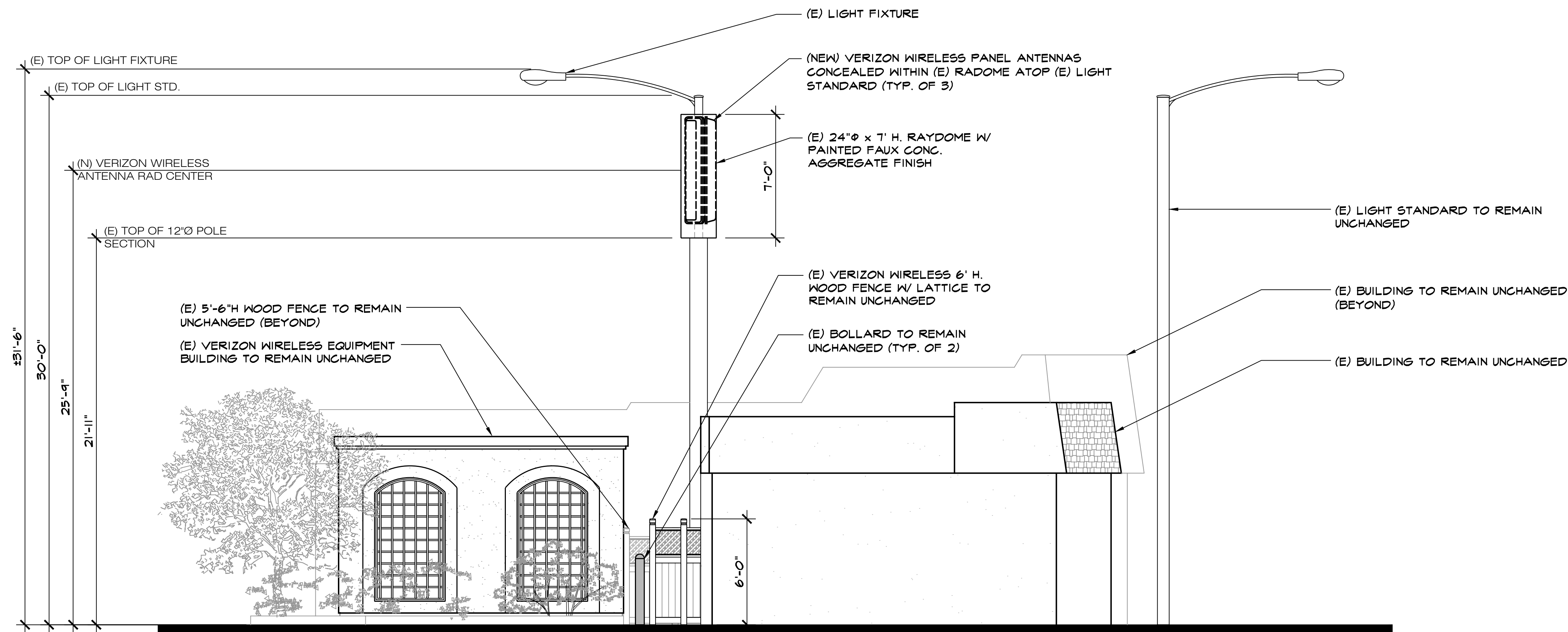
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Job No. 2407H



PROPOSED EAST ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED NORTH ELEVATION

SCALE: 1/4"=1'-0"

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A&C		
RE		
RF		
INT		
EE		
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PROPOSED ELEVATIONS
ZONING DRAWINGS

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	1/10/25 <td colspan="2">100% ZD – PLANNING COMMENTS</td>		100% ZD – PLANNING COMMENTS	
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	1/22/25 <td colspan="2">100% ZD – PLANNING COMMENTS</td>		100% ZD – PLANNING COMMENTS	
	JJR <td colspan="2">CBAND ANT MOD</td>		CBAND ANT MOD	