



# ABBY & SPRUCE PSL # 419071

75 E. PINEDALE AVE.  
FRESNO, CA 93650

APPL NO. P18-02742 EXHIBIT T-1 DATE 10/30/2018  
 PROJ ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 COND. APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

### ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	12/01/17	90% ZONING	FA
1	01/05/18	100% ZONING	FA
2	02/09/18	100% ZONING	FA
3	09/12/18	100% ZONING	FA
4	10/30/18	100% ZONING	FA



SAC AE DESIGN GROUP, INC.  
5015 SHOREHAM PLACE, STE. 150  
SAN DIEGO, CA 92122  
WWW.SACW.COM  
619.736.3766

### PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS  
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (NORTH & CENTRAL), CALL USA NORTH 811  
 TOLL FREE: 1-800-227-2600 OR www.usanorth811.org  
 CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

Know what's below.  
Call before you dig.



2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

ABBY & SPRUCE

PSL# 419071

75 E. PINEDALE AVE.  
FRESNO, CA 93650

SHEET TITLE:  
TITLE SHEET

T-1

### PROJECT TEAM

**SITE ACQUISITION**  
SAC WIRELESS, LLC.  
8880 CAL CENTER DRIVE  
SUITE 130  
SACRAMENTO, CA 95826  
CONTACT: CASEY OGATA-TRAN  
TELEPHONE: (209) 747-1725  
CASEY.OGATA-TRAN@SACW.COM

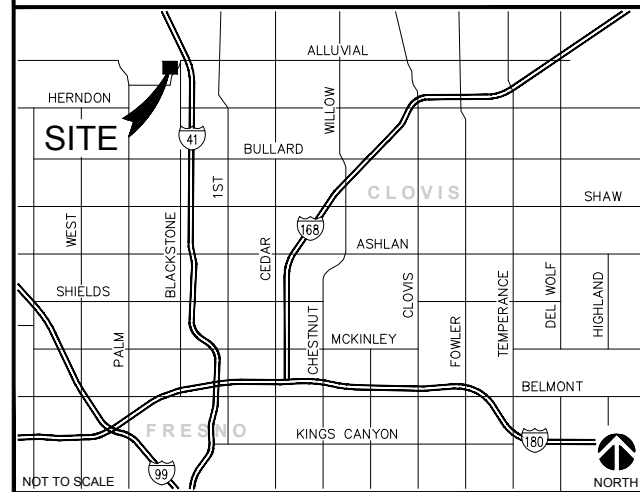
**PLANNING**  
SAC WIRELESS, LLC.  
8880 CAL CENTER DRIVE  
SUITE 130  
SACRAMENTO, CA 95826  
CONTACT: CASEY OGATA-TRAN  
TELEPHONE: (209) 747-1725  
CASEY.OGATA-TRAN@SACW.COM

**ARCHITECT:**  
SAC WIRELESS, LLC.  
NESTOR POPOWYCH, AIA  
5015 SHOREHAM PLACE SUITE 150  
SAN DIEGO, CA 92122  
CONTACT: RYAN LIMA  
TELEPHONE: (619) 471-6359  
FAX: (619) 736-3616  
RYAN.LIMA@SACW.COM

**UTILITY COORDINATOR:**  
SAC WIRELESS, LLC.  
8880 CAL CENTER DRIVE  
SUITE 130  
SACRAMENTO, CA 95826  
CONTACT: RAMON MORENO  
TELEPHONE: (916) 751-8827  
RAMON.MORENO@SACW.COM

**SURVEYOR:**  
SMITHCO SURVEYING ENGINEERING  
P.O. BOX 81626  
BAKERSFIELD, CA 93380  
CONTACT: GREG SMITH, PLS  
TELEPHONE: (661) 393-1217  
GSMITH@SMITHCO.NET

### VICINITY MAP



### DRIVING DIRECTIONS

- FROM: 2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598
- TO: 75 E. PINEDALE AVE.  
FRESNO, CA 93650
1. HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD
  2. TURN LEFT ONTO OAK GROVE RD
  3. TURN RIGHT ONTO YGNACIO VALLEY RD
  4. TURN RIGHT ONTO CLAYTON RD
  5. CONTINUE ONTO MARSH CREEK RD
  6. KEEP RIGHT TO CONTINUE ON CAMINO DIABLO
  7. TURN LEFT ONTO HOLWAY DR
  8. TURN RIGHT ONTO CO HWY J4
  9. TURN LEFT ONTO W GRANT LINE RD
  10. TURN LEFT TO MERGE ONTO I-205 E
  11. MERGE ONTO I-5 N
  12. TAKE EXIT 461 FOR CA-120 E
  13. TAKE EXIT 6 TO MERGE ONTO CA-99 S
  14. TAKE EXIT 147 FOR AVE 9 TOWARD RD 31
  15. TURN LEFT ONTO AVE 9
  16. CONTINUE ONTO CHILDREN'S BLVD
  17. TURN RIGHT TO MERGE ONTO CA-41 S
  18. TAKE EXIT 135 FOR BLACKSTONE AVENUE
  19. TURN RIGHT ONTO N BLACKSTONE AVE
  20. TURN LEFT ONTO E MINARETS AVE
  21. TURN LEFT ONTO N ABBY ST
  22. TURN LEFT ONTO E PINEDALE AVE
  23. DESTINATION WILL BE ON THE LEFT

### PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- NEW VERIZON WIRELESS 25'-0" x 25'-0" LEASE AREA
- NEW VERIZON WIRELESS 8'-0" TALL WOOD FENCE
- NEW VERIZON WIRELESS OUTDOOR EQUIPMENT 17'-0" x 4'-0" CONCRETE PAD
- NEW VERIZON WIRELESS 20KW GENERAC STANDBY GENERATOR W/96 GALLON DIESEL TANK (UL142) ON NEW 17'-0" x 4'-0" CONCRETE PAD
- (1) NEW VERIZON WIRELESS GPS ANTENNA
- (1) NEW VERIZON WIRELESS ELECTRICAL METER W/FUSED DISCONNECT
- (1) NEW VERIZON WIRELESS INTERSECT CABINET W/GENERATOR RECEPTACLE
- (1) NEW VERIZON WIRELESS TELCO BOX
- (1) NEW VERIZON WIRELESS 80'-0" HIGH MONOPINE
- (9) NEW VERIZON WIRELESS 6' TALL PANEL ANTENNAS
- (9) NEW VERIZON WIRELESS RRUS
- (2) NEW VERIZON WIRELESS RAYCAPS (6827)
- (2) NEW VERIZON WIRELESS HYBRID CABLES
- (12) NEW VERIZON WIRELESS 1-5/8"Ø COAX CABLES

### PROJECT SUMMARY

APPLICANT/LESSEE: **verizon**  
2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598  
OFFICE: (925) 279-6000

ASSESSOR'S PARCEL NUMBER: 303-062-10

APPLICANT'S REPRESENTATIVE  
SAC WIRELESS, LLC.  
8880 CAL CENTER DRIVE  
SUITE 130  
SACRAMENTO, CA 95826  
CONTACT: CASEY OGATA-TRAN  
TELEPHONE: (209) 747-1725  
CASEY.OGATA-TRAN@SACW.COM

PROPERTY OWNER:  
OWNERS: ARTHUR, DANIEL, NATALIE & VARDUI IMIRIAN  
ADDRESS: 75 E. PINEDALE AVE.  
FRESNO, CA 93650  
CONTACT: DANIEL IMIRIAN  
PHONE: (559) 352-6562  
EMAIL: danielimarian@yahoo.com

PROPERTY INFORMATION:  
SITE NAME: ABBY & SPRUCE  
SITE NUMBER: 419071  
SITE ADDRESS: 75 E. PINEDALE AVE.  
FRESNO, CA 93650  
JURISDICTION: CITY OF FRESNO

CONSTRUCTION INFORMATION:  
AREA OF CONSTRUCTION: 25'-0" x 25'-0" = 625 SQ FT  
OCCUPANCY: U  
TYPE OF CONSTRUCTION: V-B  
CURRENT ZONING: CMX  
ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED.

### GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS IF NOT FULL SIZE (24 X 36)  
 CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

### 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. ALL WORK SHALL CONFORM TO 2016 EDITION TITLE 24, CALIFORNIA CODE OF REGULATIONS. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2016 CALIFORNIA ADMINISTRATIVE CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA BUILDING CODES
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- CITY & COUNTY ORDINANCES

SHEET	DESCRIPTION
T-1	TITLE SHEET
C-1	SITE SURVEY
C-1	SITE SURVEY
A-1	SITE PLAN & ENLARGED SITE PLAN
A-2	EQUIPMENT & ANTENNAS LAYOUTS
A-3	NORTH & EAST ELEVATIONS
A-4	SOUTH & WEST ELEVATIONS
A-5	EQUIPMENT ELEVATIONS

### ZONING DRAWINGS

### SAC WIRELESS SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
PLANNER:		
CONSTRUCTION:		
LANDLORD:		

### VERIZON WIRELESS SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
CONSTRUCTION:		
RADIO:		
MICROWAVE:		
TELCO:		
EQUIPMENT:		
PROJECT ADMINISTRATOR:		
WO ADMINISTRATOR:		

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

**PROPOSED VERIZON WIRELESS DEMISED PREMISE DESCRIPTION:**

ALL THAT PORTION OF THE HEREON DESCRIBED LESSOR'S PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE N 00°13'03" E, ALONG THE WEST LINE OF SAID LESSOR'S PROPERTY, A DISTANCE OF 5.00 FEET; THENCE LEAVING SAID WEST LINE, N 89°46'57" W, A DISTANCE OF 1.00 FOOT TO THE POINT OF BEGINNING;

COURSE 1) THENCE CONTINUING N 89°46'57" W, A DISTANCE OF 25.00 FEET;  
 COURSE 2) THENCE N 00°13'03" E, A DISTANCE OF 8.53 FEET TO POINT 'A';  
 COURSE 3) THENCE CONTINUING N 00°13'03" E, A DISTANCE OF 16.47 FEET;  
 COURSE 4) THENCE S 89°46'57" E, A DISTANCE OF 25.00 FEET;  
 COURSE 5) THENCE S 00°13'03" W, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 625 SQUARE FEET, MORE OR LESS.

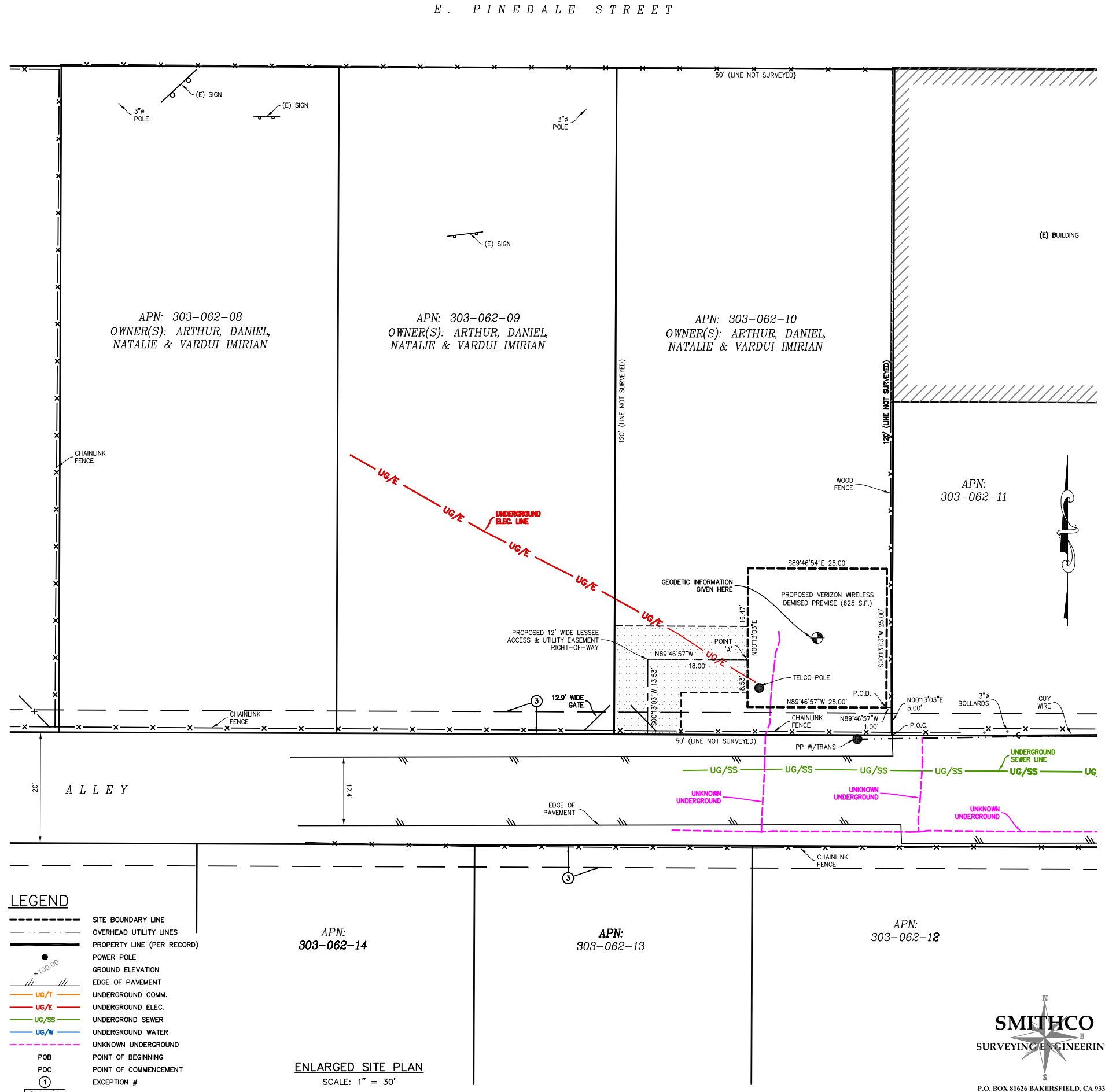
**PROPOSED LESSEE ACCESS & UTILITY EASEMENT RIGHT-OF-WAY DESCRIPTION:**

A 12.00 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINBEFORE DESCRIBED POINT 'A';

COURSE 1) THENCE N 89°46'57" W, A DISTANCE OF 18.00 FEET;  
 COURSE 2) THENCE S 00°13'03" W, A DISTANCE OF 13.53 FEET TO THE SOUTH LINE OF THE LESSOR'S PROPERTY AND THE TERMINUS OF THIS DESCRIPTION.

**APPL NO.** P18-02742 **EXHIBIT** C-2 **DATE** 10/30/2018  
**PROJ ENG.** \_\_\_\_\_ **DATE** \_\_\_\_\_  
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**COND. APPROVED BY** \_\_\_\_\_ **DATE** \_\_\_\_\_  
**CITY OF FRESNO PLANNING & DEVELOPMENT DEPT**



**LEGEND**

- SITE BOUNDARY LINE
- OVERHEAD UTILITY LINES
- PROPERTY LINE (PER RECORD)
- POWER POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- UG/T UNDERGROUND COMM.
- UG/E UNDERGROUND ELEC.
- UG/SS UNDERGROUND SEWER
- UG/W UNDERGROUND WATER
- UNKNOWN UNDERGROUND
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- ① EXCEPTION #
- CONCRETE PAD

**ENLARGED SITE PLAN**  
 SCALE: 1" = 30'

**SMITHCO**  
 SURVEYING & ENGINEERING  
 P.O. BOX 81626 BAKERSFIELD, CA 93380  
 PHONE: (661) 393-1217 FAX: (661) 393-1218

**ISSUE STATUS**

REV	DATE	DESCRIPTION	BY
0	11/29/17	PRELIMINARY	SL
1	12/04/17	LEASE/ESMNTS	SL
2	10/30/18	REDLINES	SL

SMITHCO JOB NO.: 82-909

**SOC**  
 WIRELESS  
 ENGINEERING GROUP  
 5015 SHOREHAM PL, SUITE 150  
 SAN DIEGO, CA 92122  
 www.socw.com  
 619.736.3766

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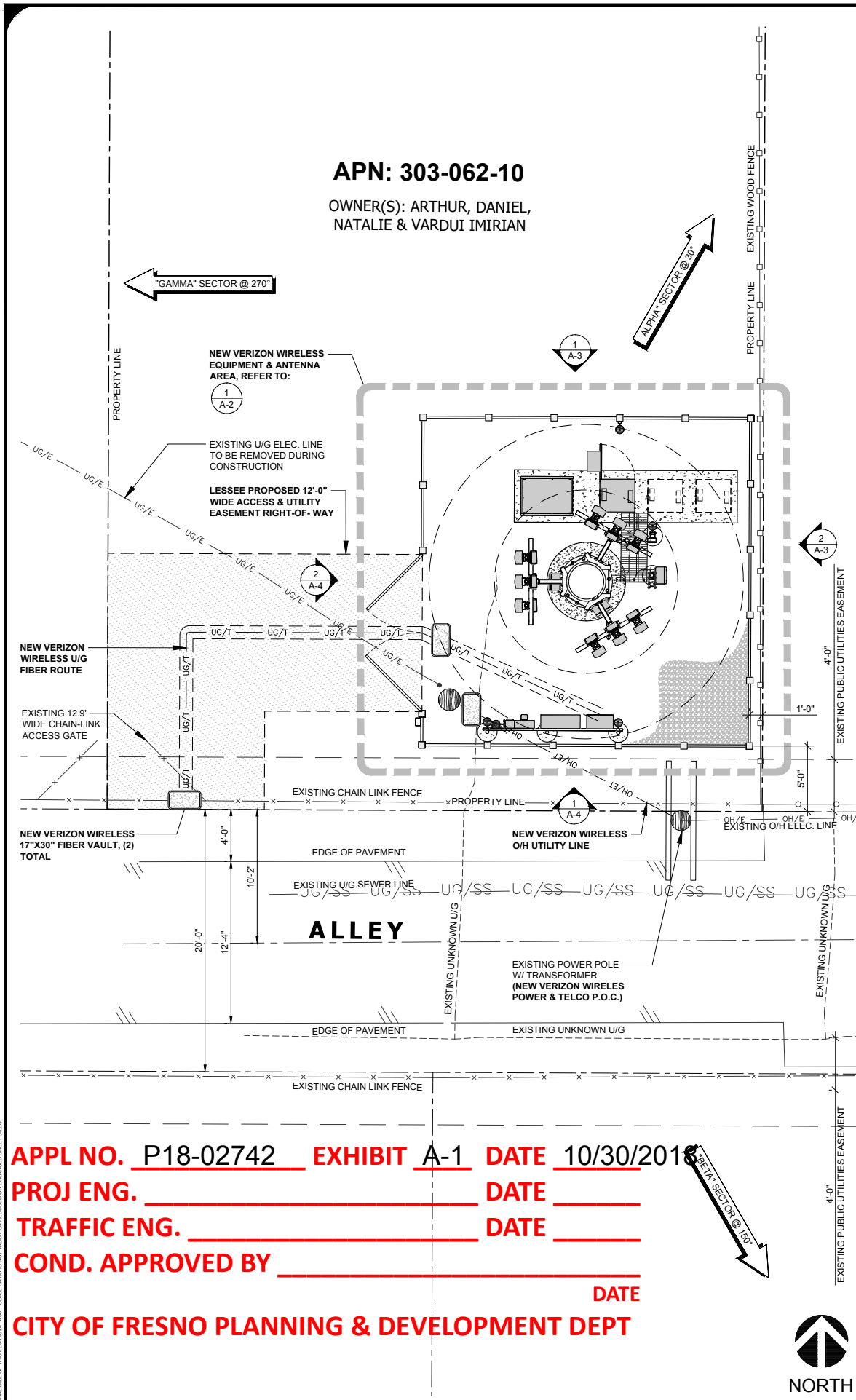
**verizon**  
 2785 MITCHELL DRIVE, BLDG 9  
 WALNUT CREEK, CA 94598

**PRELIMINARY**

419071  
 ABBY &  
 SPRUCE  
 75 E. PINEDALE AVE.  
 FRESNO, CA 93650  
 FRESNO COUNTY

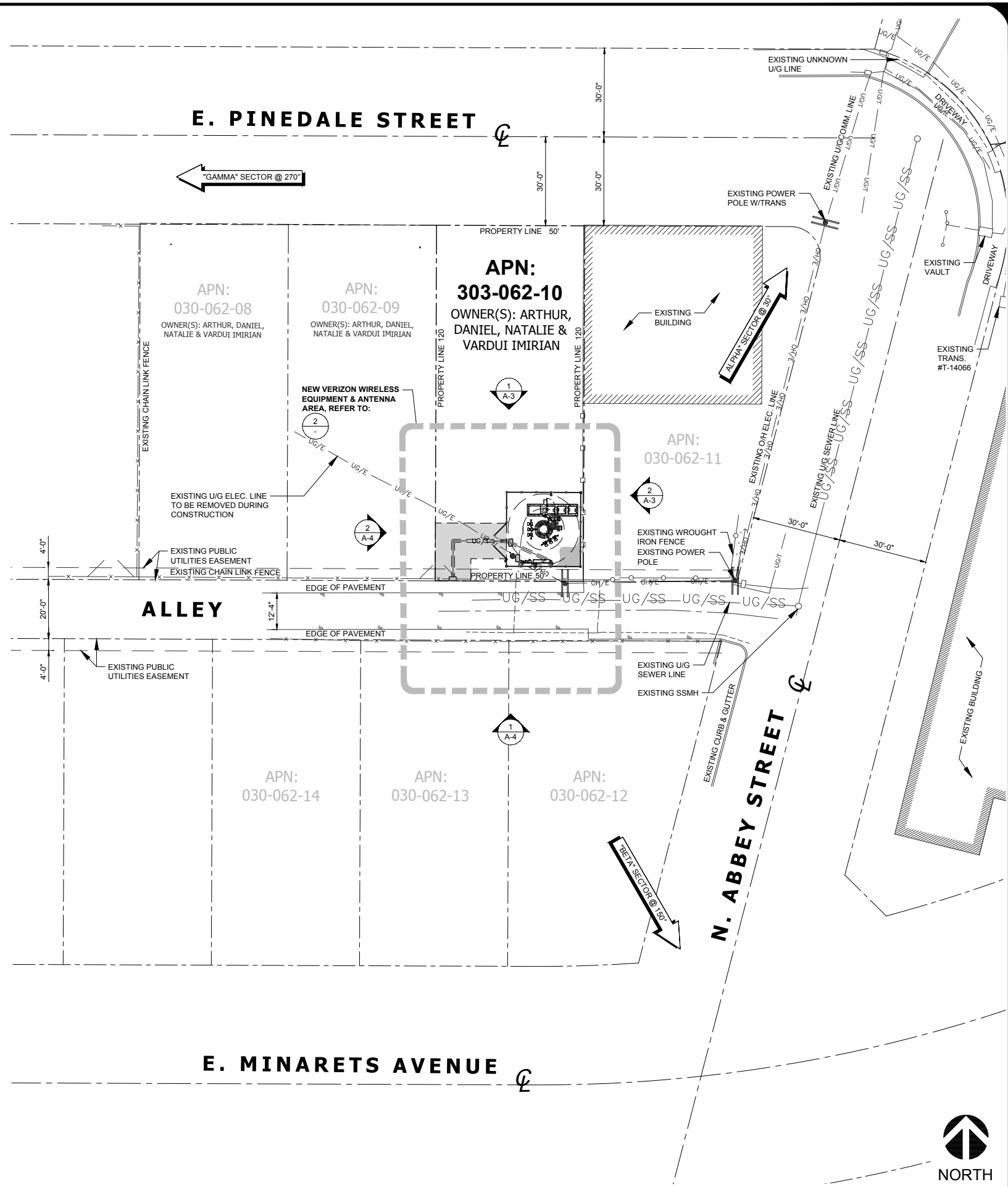
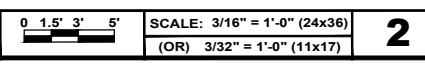
SHEET TITLE:  
**SITE SURVEY**  
 FOR EXAMINATION ONLY

**C-2**

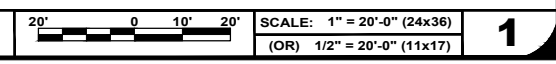


**APPL NO. P18-02742 EXHIBIT A-1 DATE 10/30/2018**  
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**CITY OF FRESNO PLANNING & DEVELOPMENT DEPT**

**ENLARGED SITE PLAN**



**SITE PLAN**



REV.	DATE	DESCRIPTION	BY
0	12/01/17	90% ZONING	FA
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**SAC WIRELESS**  
 SAC AE DESIGN GROUP, INC.  
 5015 SHOREHAM PLACE, STE. 150  
 SAN DIEGO, CA 92122  
 WWW.SACW.COM  
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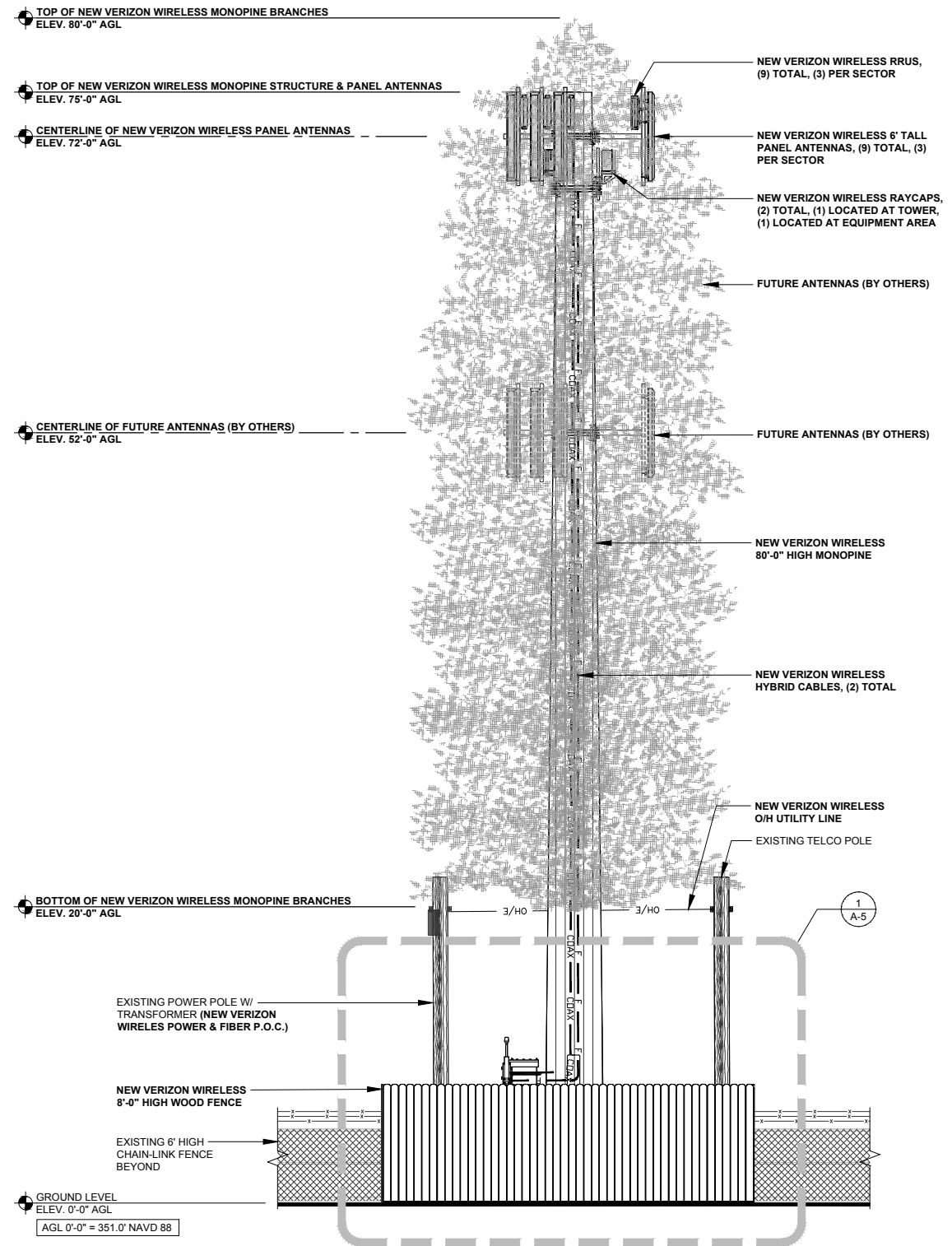
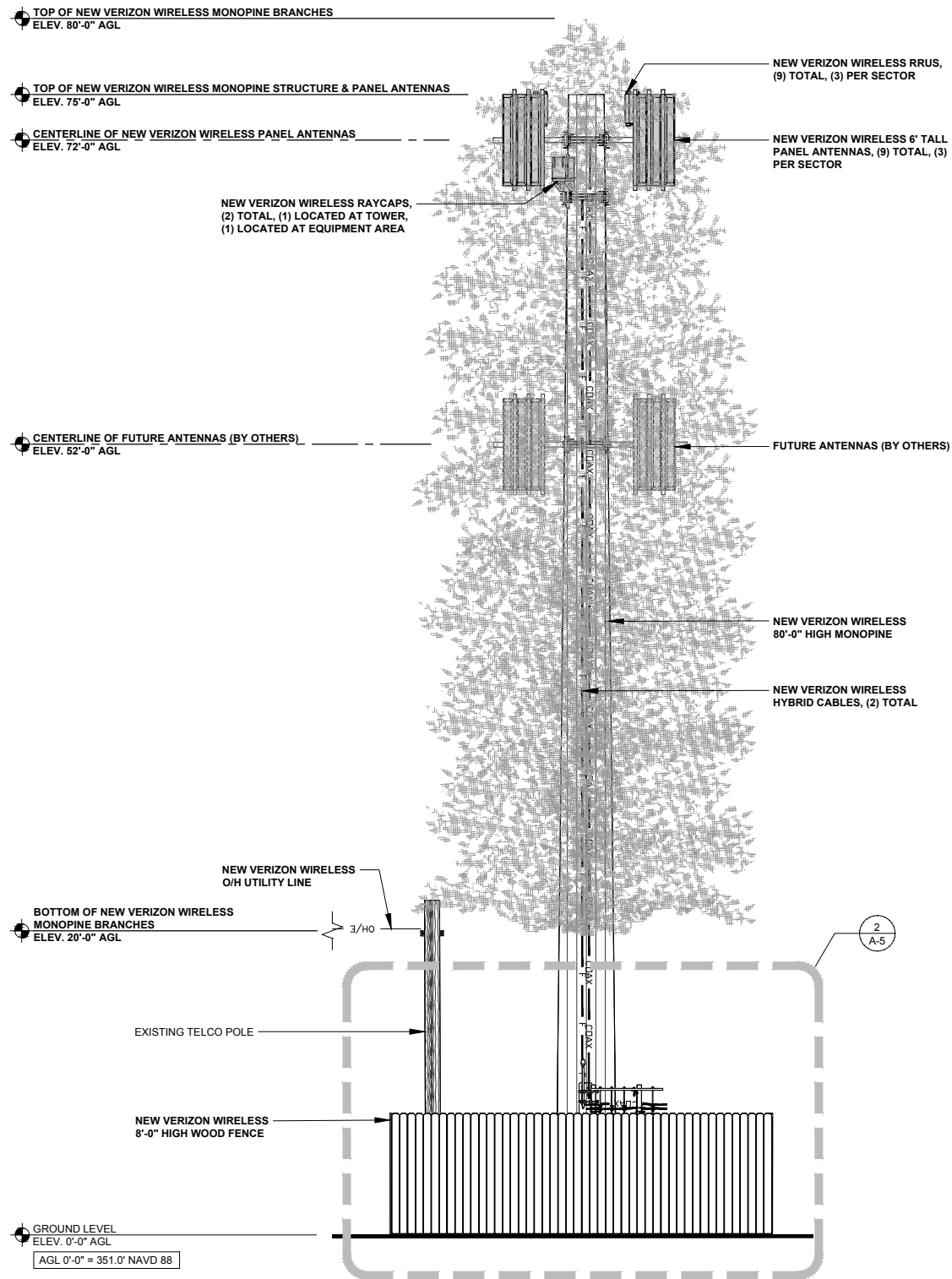
  
 2785 MITCHELL DRIVE, BLDG 9  
 WALNUT CREEK, CA 94598

**ABBY & SPRUCE**  
**PSL# 419071**  
 75 E. PINEDALE AVE.  
 FRESNO, CA 93650

SHEET TITLE:  
**SITE PLAN**  
**A-1**

APPL NO. P18-02742 EXHIBIT A-3 DATE 10/30/2018  
 PROJ ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 COND. APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
**CITY OF FRESNO PLANNING & DEVELOPMENT DEPT**

NOTE:  
 NEW VERIZON WIRELESS ANTENNAS  
 COVERED WITH ANTENNA SOCKS AND  
 ALL OTHER EQUIPMENT ON TOWER  
 PAINTED TO MATCH MONOPINE



REV.	DATE	DESCRIPTION	BY
0	12/01/17	90% ZONING	FA
1	01/05/18	100% ZONING	FA
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ABBY & SPRUCE  
 PSL# 419071  
 75 E. PINEDALE AVE.  
 FRESNO, CA 93650

SHEET TITLE:  
 NORTH & EAST ELEVATIONS

**A-3**

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

**EAST ELEVATION**

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)  
 (OR) 3/32" = 1'-0" (11x17) **2**

**NORTH ELEVATION**

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)  
 (OR) 3/32" = 1'-0" (11x17) **1**

APPL NO. P18-02742 EXHIBIT A-4 DATE 10/30/2018

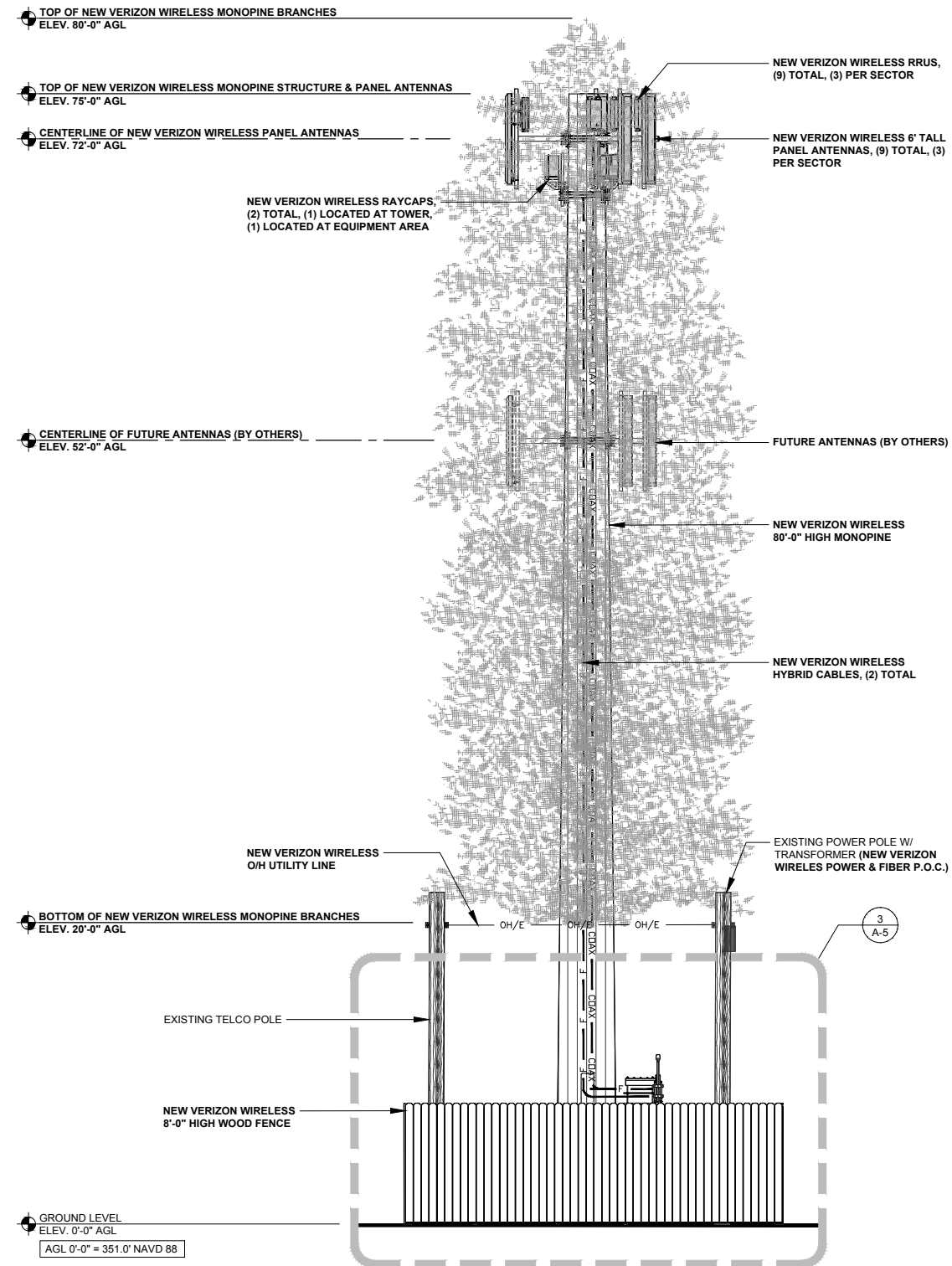
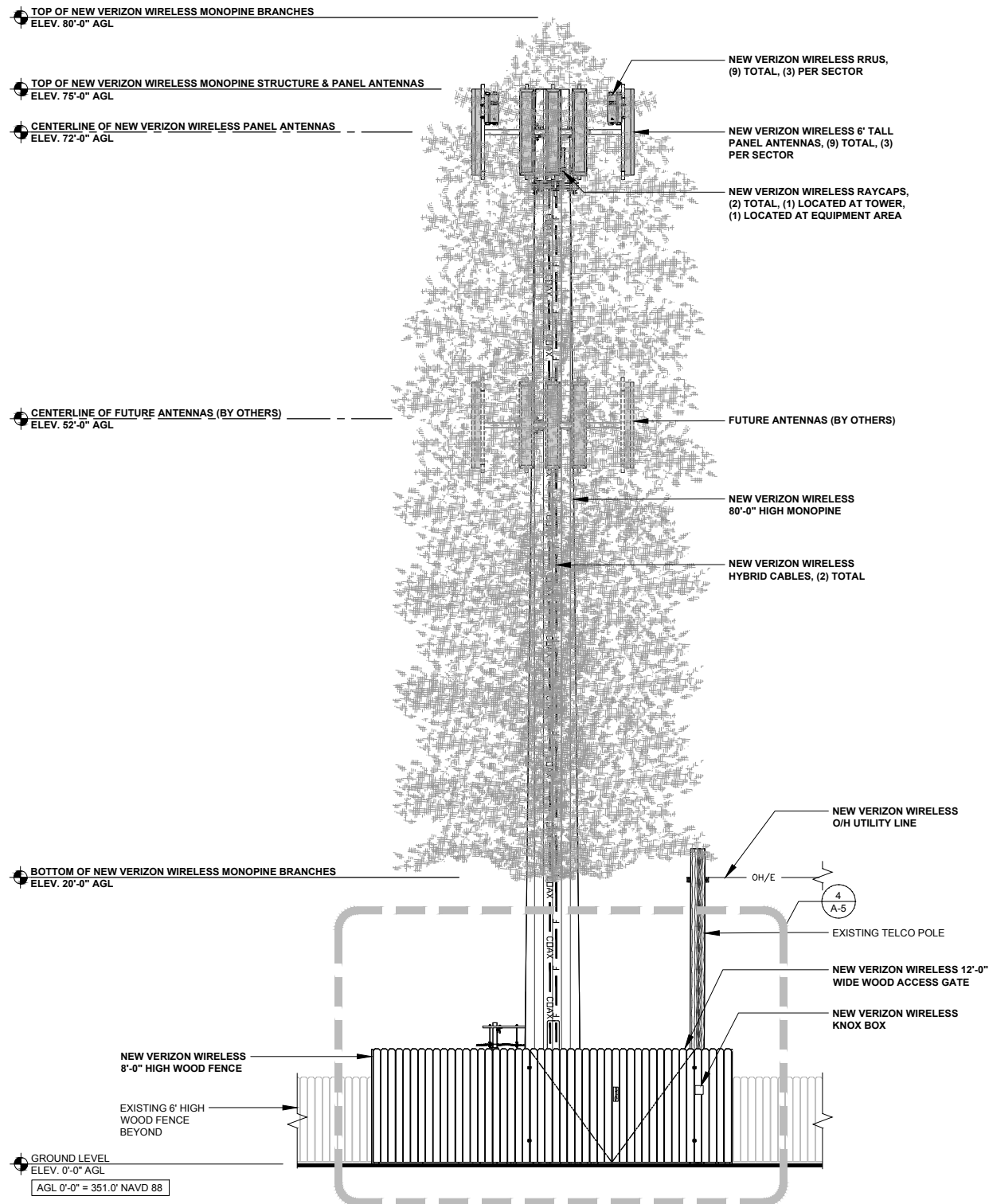
PROJ ENG. \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_

COND. APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

NOTE:  
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COVERED WITH ANTENNA SOCKS AND  
ALL OTHER EQUIPMENT ON TOWER  
PAINTED TO MATCH MONOPINE



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WALNUT CREEK, CA 94598

ABBY & SPRUCE

PSL# 419071

75 E. PINEDALE AVE.  
FRESNO, CA 93650

SHEET TITLE:  
SOUTH & WEST  
ELEVATIONS

A-4

WEST ELEVATION

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)  
(OR) 3/32" = 1'-0" (11x17) 2

SOUTH ELEVATION

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)  
(OR) 3/32" = 1'-0" (11x17) 1

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