



BERNARD BUILDING PH3015E

301 W. OSBORN RD
PHOENIX, AZ 85013
MARICOPA COUNTY

PREPARED FOR

T-Mobile

1330 W. SOUTHERN AVE., SUITE A-102
TEMPE, AZ 85282

A&E CONSULTING FIRM & SITE ACQUISITION

PINNACLE
CONSULTING, INC.
Construction - Project Management - Site Development

1426 N. MARVIN STREET # 101
GILBERT, AZ 85233

ENGINEER



ISE Incorporated
Structural Engineers

P.O. BOX 50039
PHOENIX, AZ 85076

PROJECT NO: PH30155E

DRAWN BY: CDA

CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
A	08/21/18	ISSUED FOR REVIEW	CDA
0	08/30/18	ISSUED FOR PERMIT	CDA

RFDS REV DATE	REVISION:
07/06/18	2.1
	

BERNARD BUILDING

PH30155E
301 W. OSBORN RD
PHOENIX, AZ 85013
MARICOPA COUNTY

SHEET TITLE

PROJECT INFORMATION

SHEET NUMBER

T-1

SITE DIRECTIONS

DEPART 1330 W. SOUTHERN AVE, TEMPE AZ 85282, HEADING NORTH ON S. PRIEST DR FOR 1.0 MILES UNTIL YOU REACH W. BROADWAY RD. TURN LEFT ONTO W. BROADWAY RD, THEN KEEP RIGHT TO MERGE ONTO I-10 W. ON RAMP. TAKE I-10 W. ON RAMP TOWARD PHOENIX, THEN MERGE ONTO I-10 W. CONTINUE ON I-10 W. TOWARD PHOENIX FOR 8.4 MILES UNTIL YOU REACH EXIT 144/ 7TH AVE. TAKE EXIT 144, THEN TURN RIGHT ON N. 7TH AVE. CONTINUE ON N. 7TH AVE FOR 1.8 MILES UNTIL YOU REACH W. OSBORN RD. TURN RIGHT ONTO W. OSBORN AVE, THEN CONTINUE FOR 0.3 MILES UNTIL YOU REACH THE SITE ON RIGHT.

PROJECT DESCRIPTION

SCOPE OF WORK

- THE REMOVAL OF (12) EXISTING RADIOS
- THE REMOVAL OF (24) EXISTING DIPLEXERS
- DECOMMISSIONING AND RETENTION OF (12) 7/8" COAX CABLES
- THE INSTALLATION OF (6) NEW RADIOS

CLIENT

T-MOBILE
1330 W. SOUTHERN AVE.
SUITE A-102
TEMPE, AZ 85282
CONTACT: CHRISTIAN NEWCOMB
PHONE: (480) 638-2605

PROPERTY OWNER

CENTRAL GARDEN & PET
COMPANY
3443 N. CENTRAL AVE, SUITE 1002
PHOENIX, AZ 85012

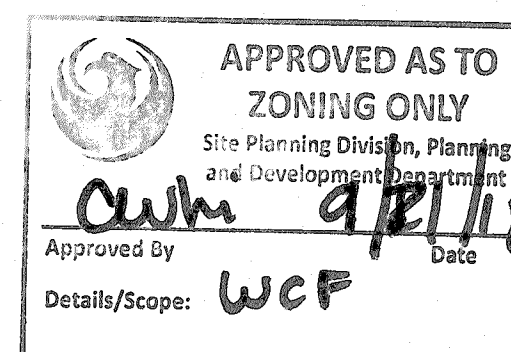
CONSTRUCTION MANAGER

MEQ CONSTRUCTION MGMT, LLC
1330 W. SOUTHERN AVE., #A-102
TEMPE, AZ 85282
CONTACT: MARK QUINTIN
PHONE: (602) 380-5457

PROJECT DATA

ZONING: C-1
PARCEL #: 118-38-128G
JSE: UNMANNED COMMUNICATIONS
LEASE AREA: ±300 SQ. FT
JURISDICTION: CITY OF PHOENIX
GOVERNING CODES: 2018 IBC, 2018 IFC, 2018 IMC,
2017 NEC

ALL BUILDING CODES LISTED ABOVE
SHALL INCLUDE AMENDMENTS BY THE
GOVERNING JURISDICTION



SITE ACQUISITION

PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: KAY HENNESSY
PHONE: (480) 664-9588 ext. 215

A&E FIRM

PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: KYLE FORTIN
PHONE: (623) 217-4235

ENGINEER

ISE INCORPORATED
PO BOX 50039
PHOENIX, AZ 85076
CONTACT: GLEN HUNT
PHONE: (602) 403-8614

SITE LOCATION

LATITUDE 33° 29' 14.19" N [NAD83]
LONGITUDE 112° 04' 43.40" W [NAD83]
GROUND ELEVATION 1110.0' [NAVD88]

GENERAL NOTES

- THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
- THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
- LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.
- DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
- EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.
- THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.
- CONTRACTOR TO REFER TO LATEST T-MOBILE RFDS FOR EQUIPMENT MANUFACTURER AND MODEL NUMBERS

CITY OF PHOENIX
Development Services Department
BY: (MANNY BAHRAIN)
OCT 02, 18

This set of plans has been reviewed for STRUCTURAL use and is not intended for use for any other purpose. The Engineer's seal and signature are required on all plans. The Engineer's seal and signature are required on all plans. The Engineer's seal and signature are required on all plans.

APPROVALS

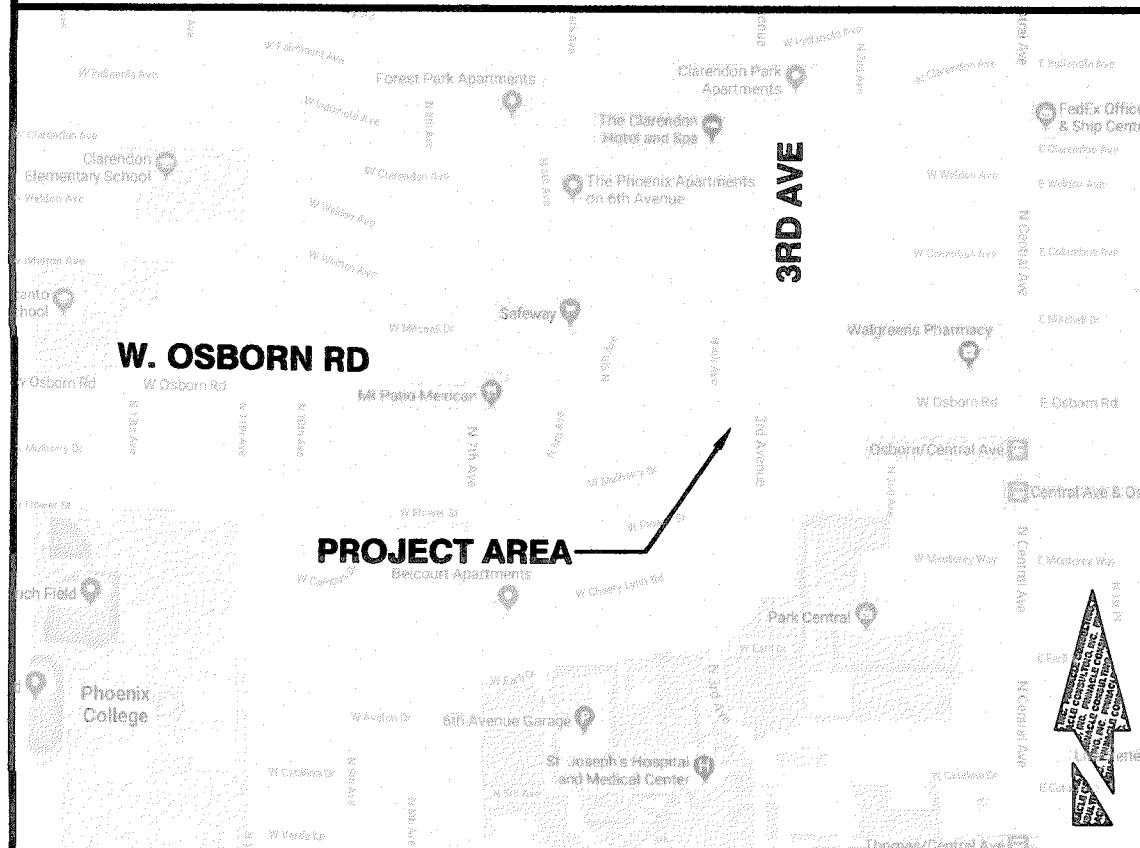
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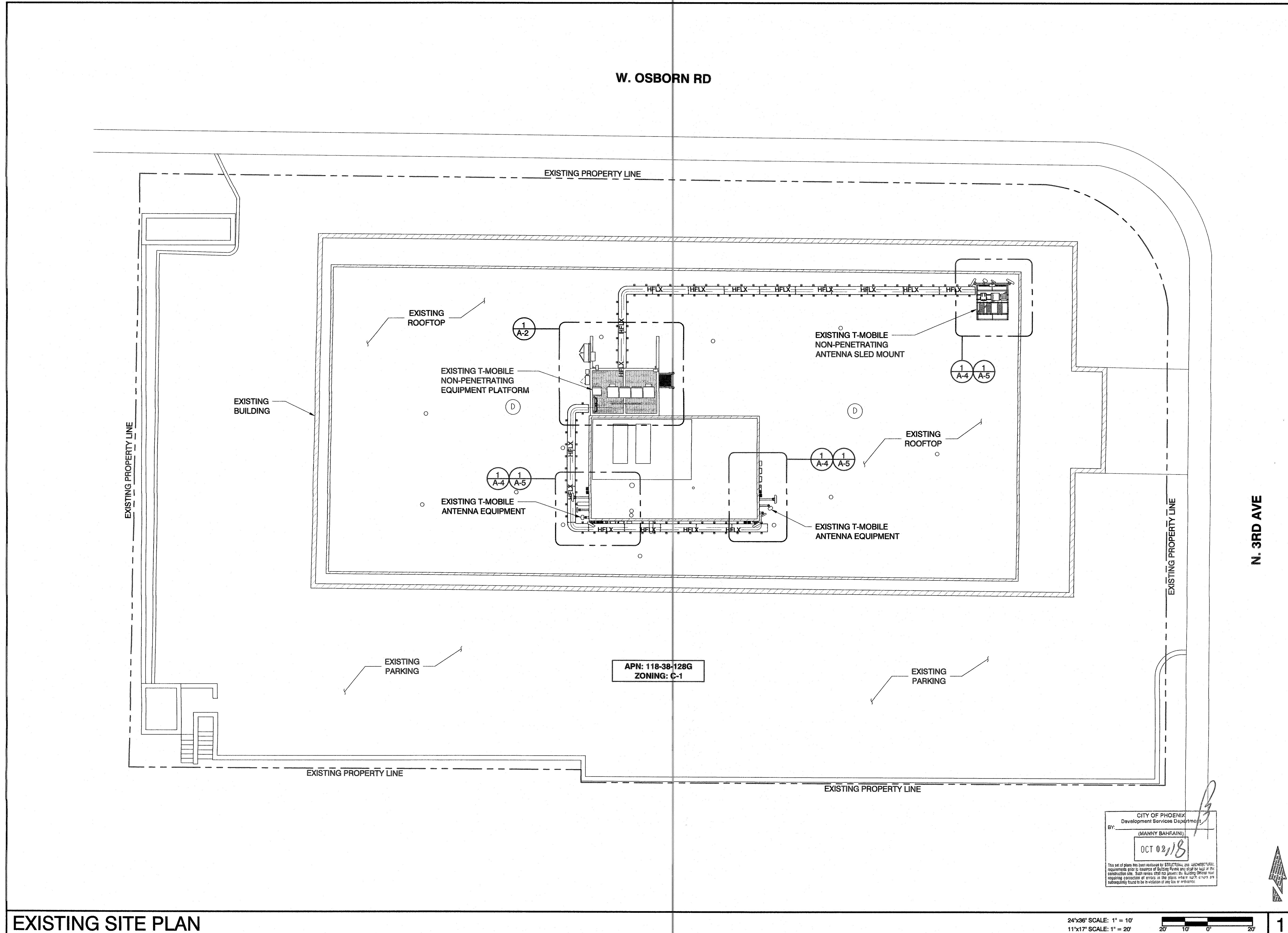
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T-MOBILE (RE): _____ DATE: _____

LANDLORD: _____ DATE: _____

VICINITY MAP





EXISTING SITE PLAN

24x36" SCALE: 1" = 10'
11x17" SCALE: 1" = 20'

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T-Mobile

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Structural Engineers

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MARICOPA COUNTY

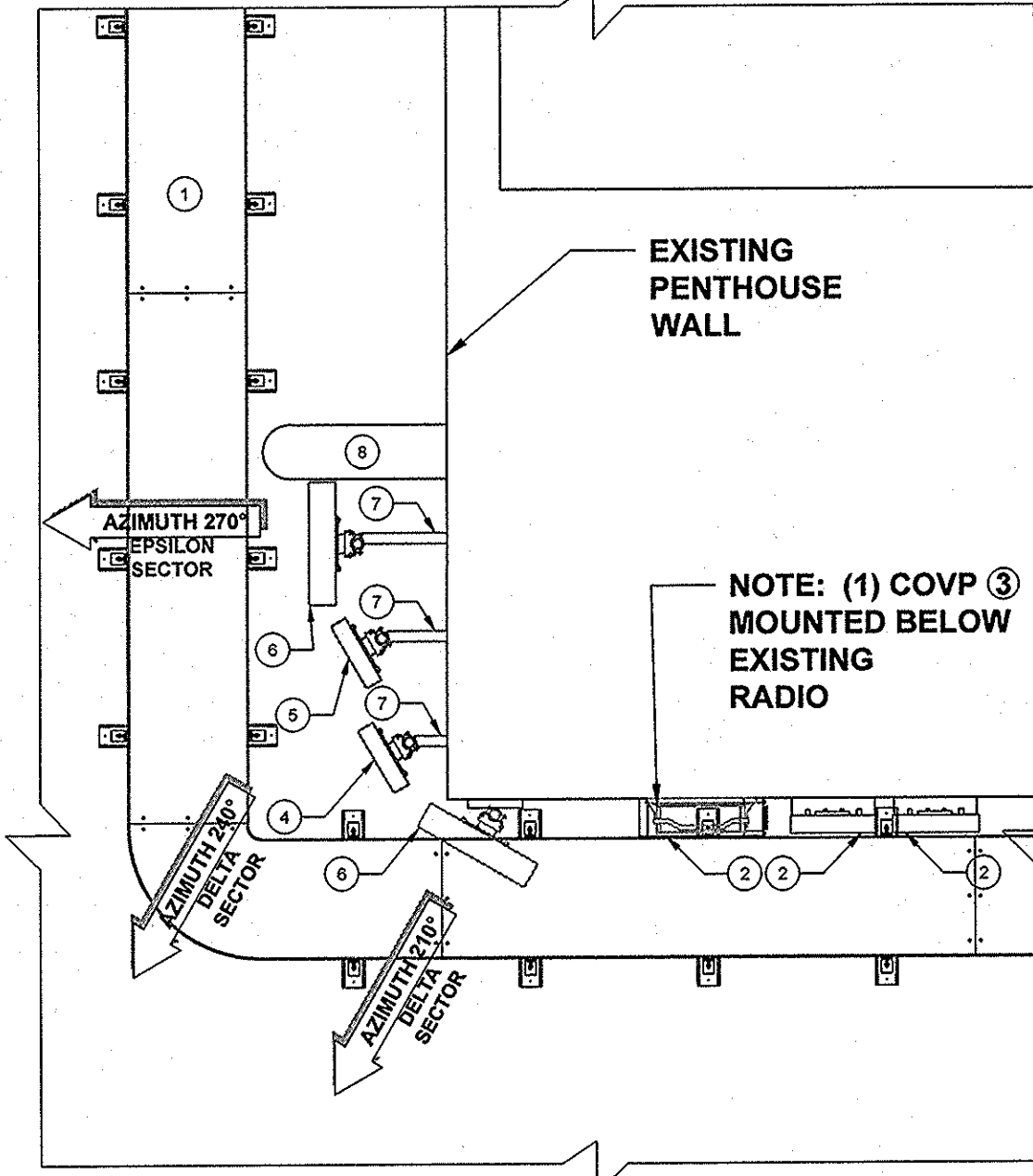
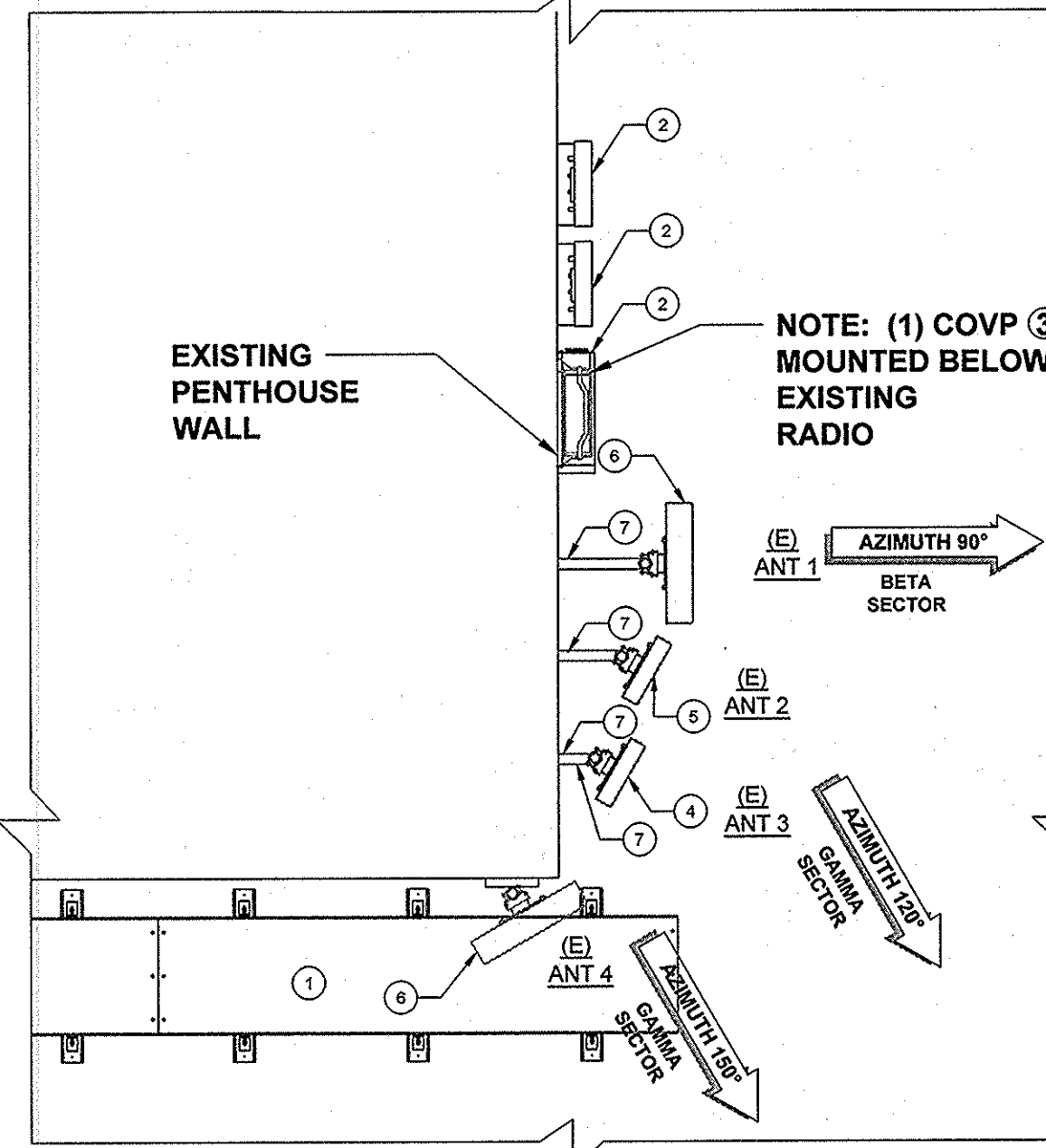
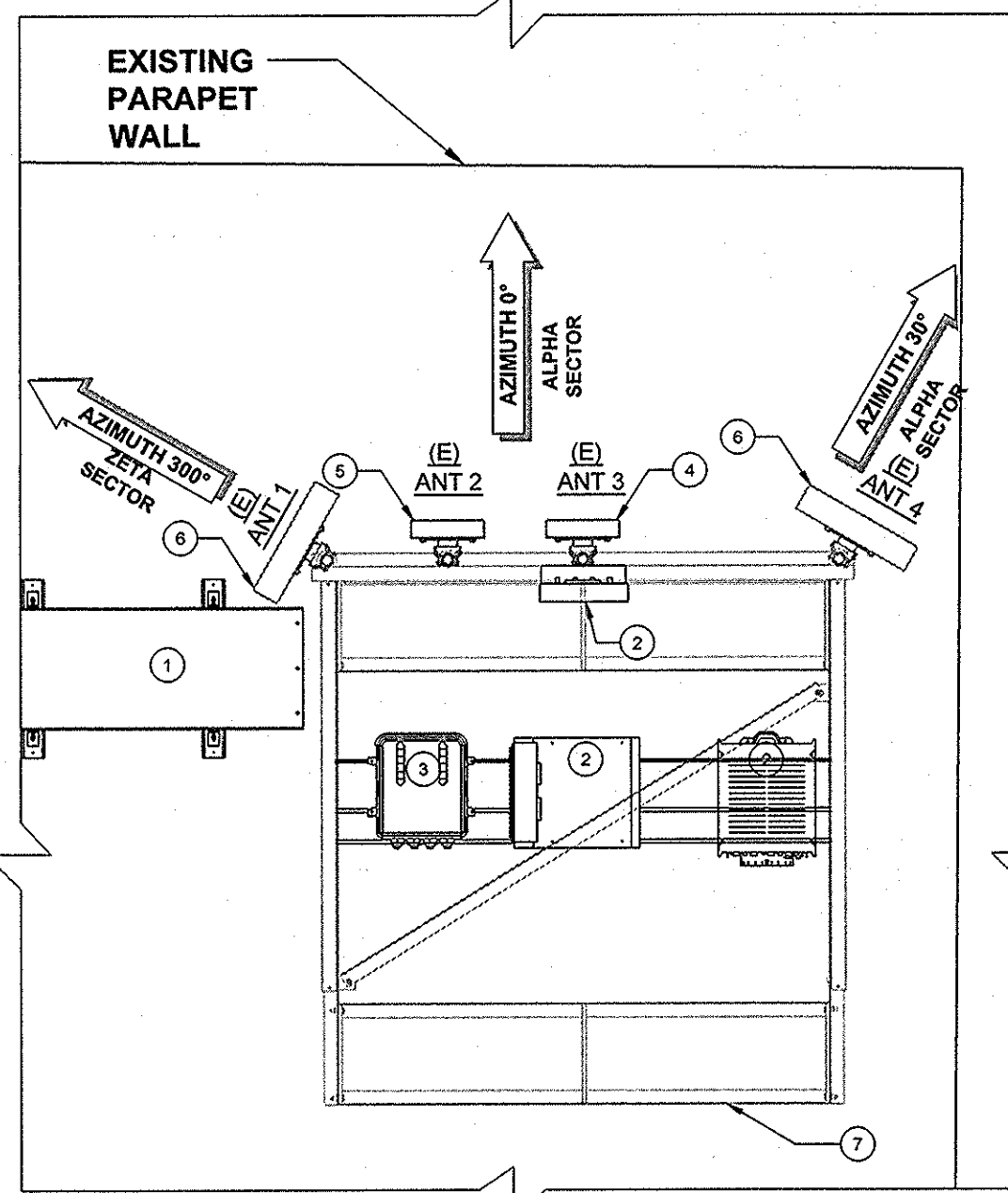
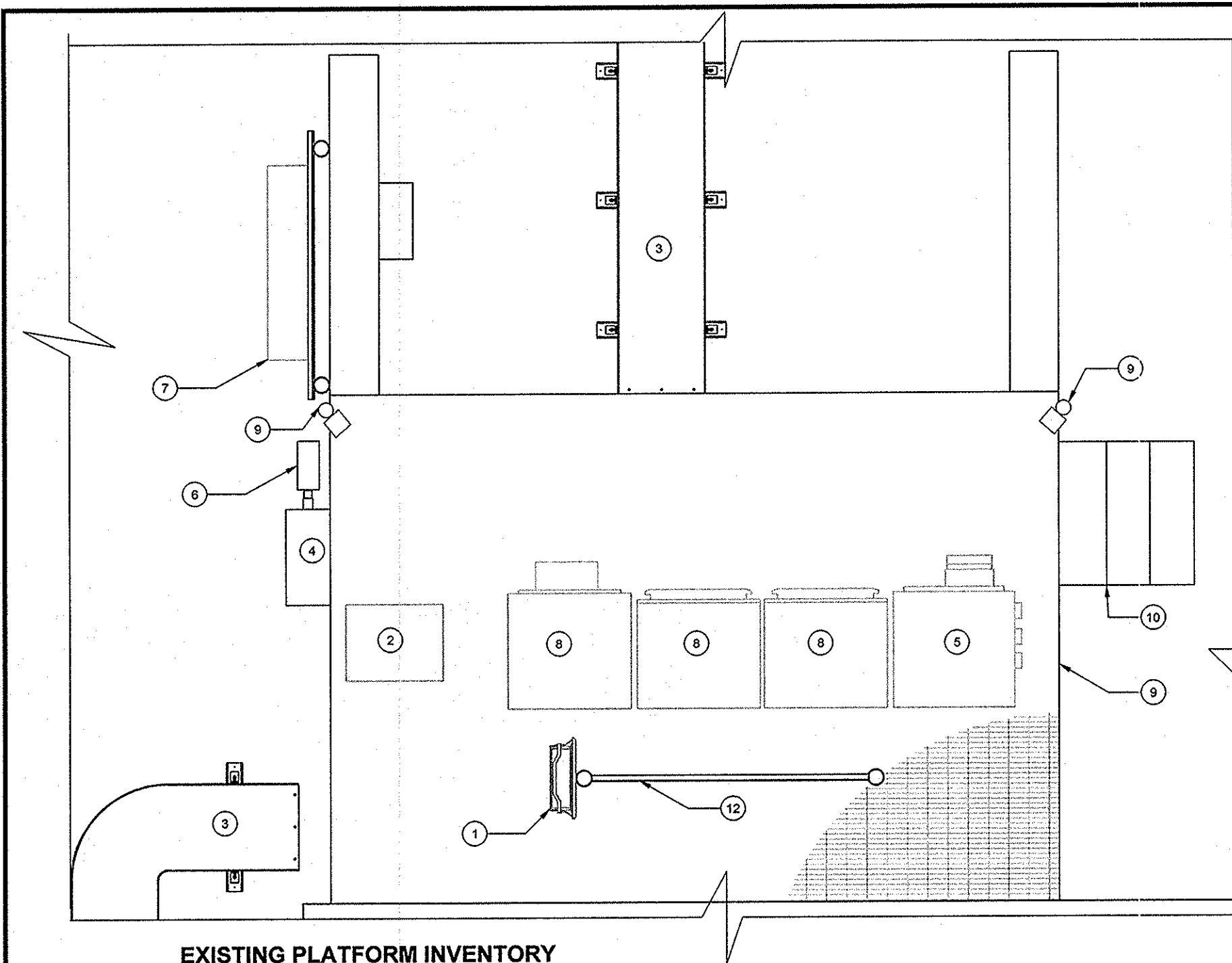
SHEET TITLE

SITE PLAN

SHEET NUMBER

A-1





PREPARED FOR:

T-Mobile

2825 S. PLAZA DRIVE #400
TEMPE, AZ 85283

CONSULTING FIRM

PINNACLE
CONSULTING, INC.

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1426 N. MARVIN STREET # 101
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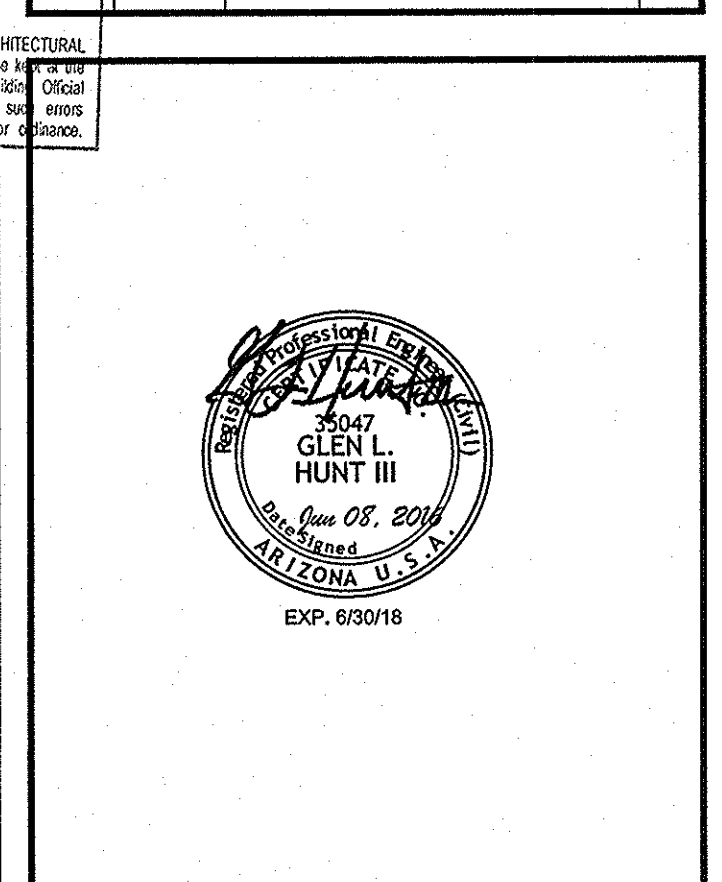
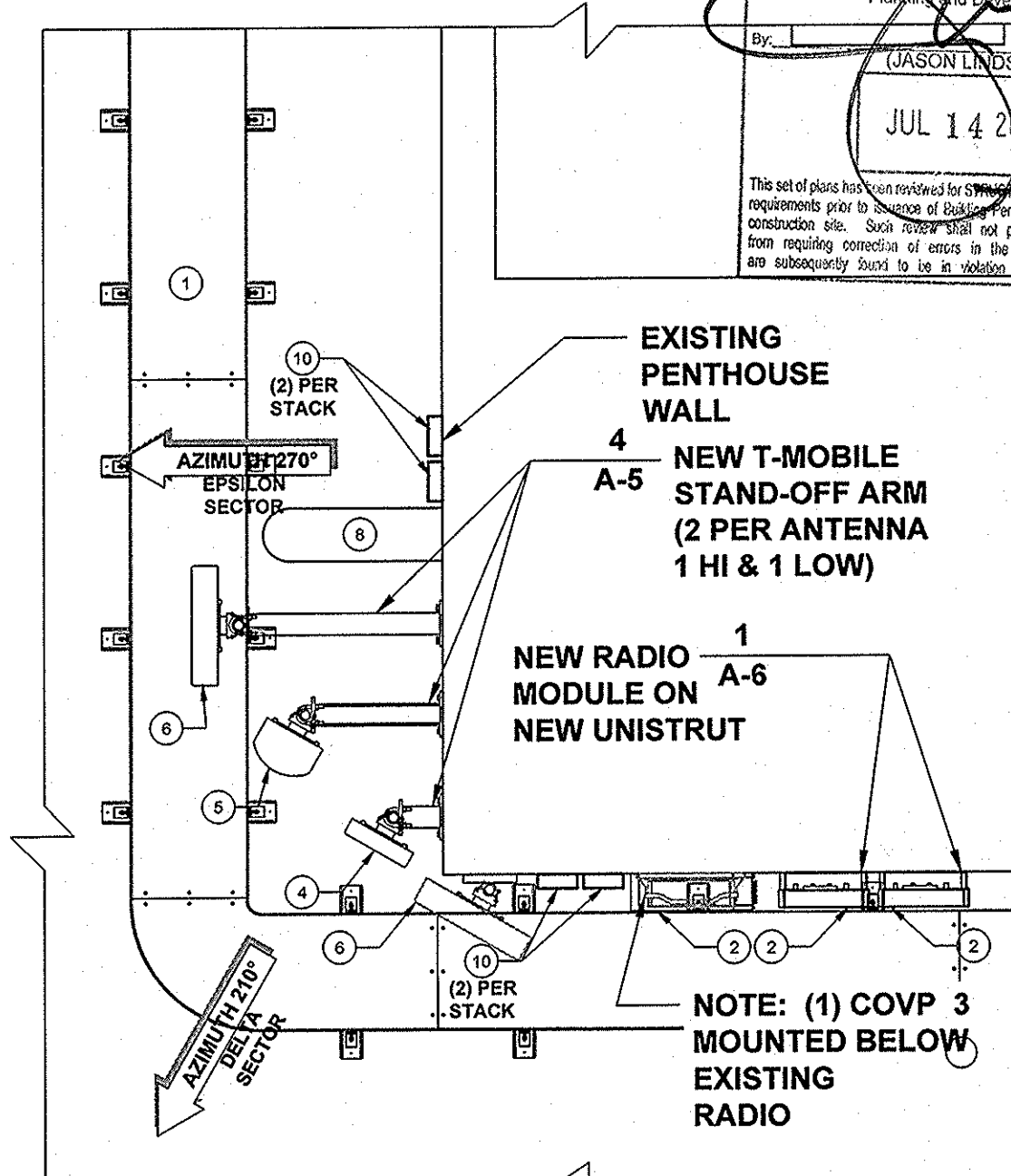
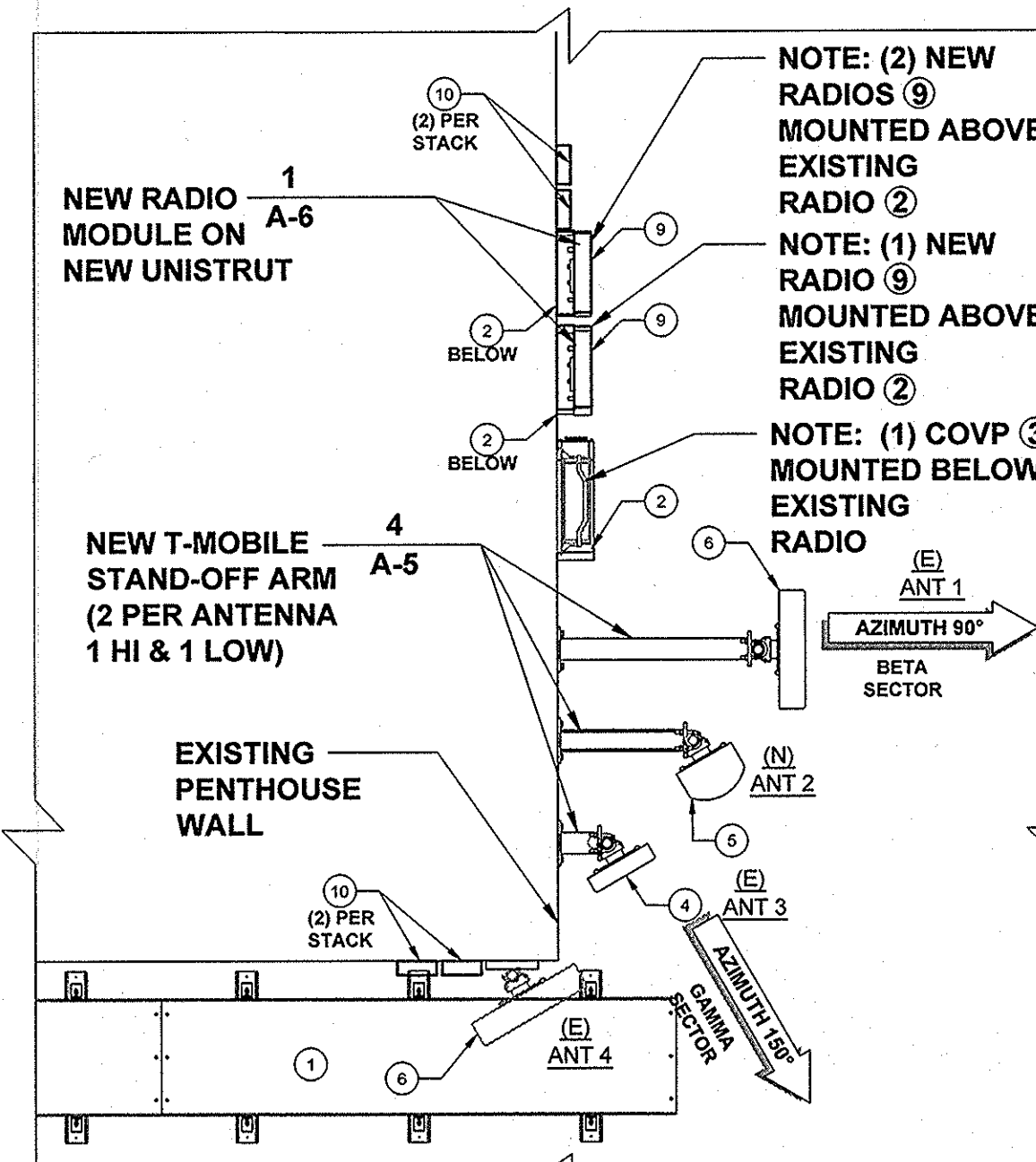
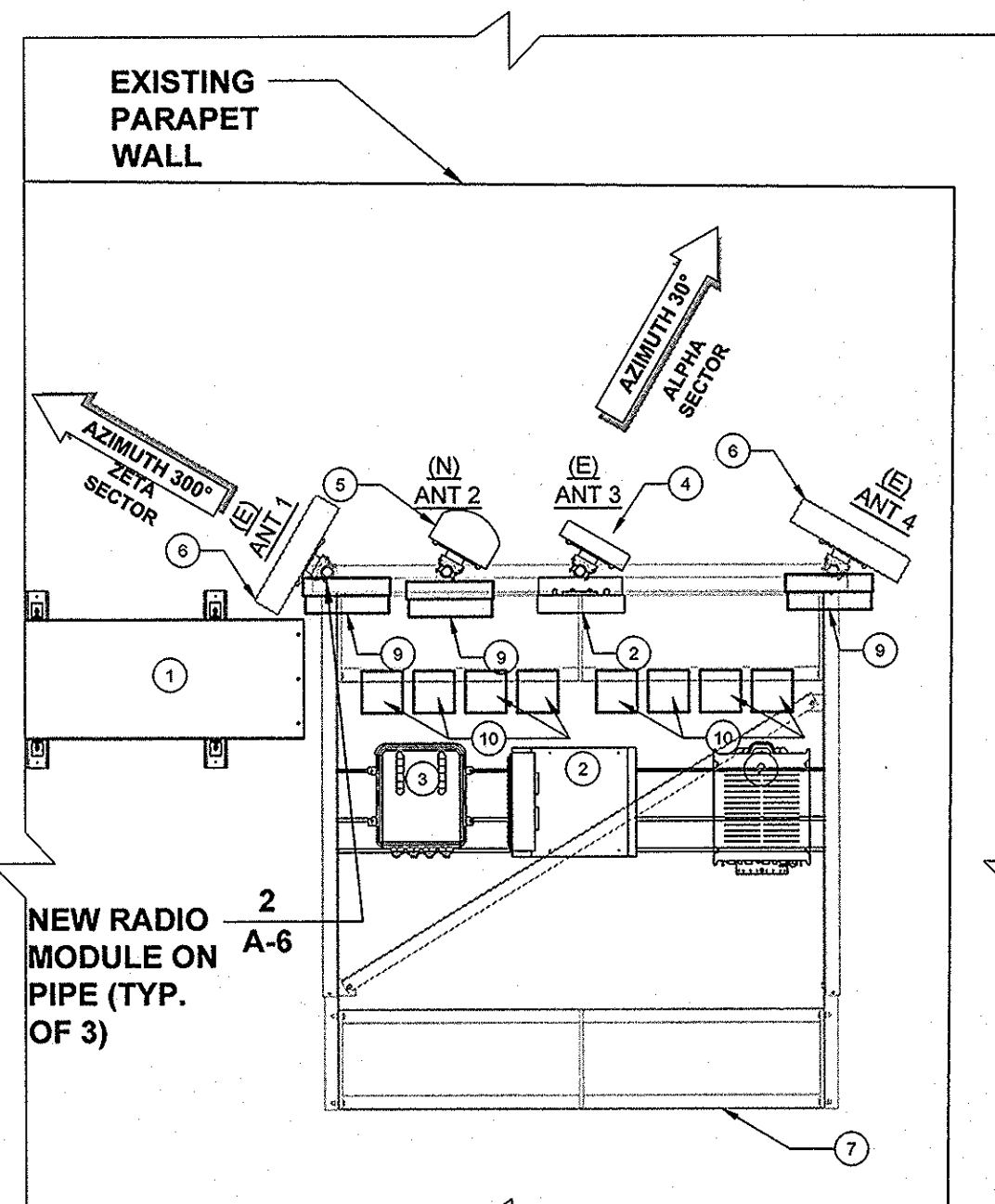
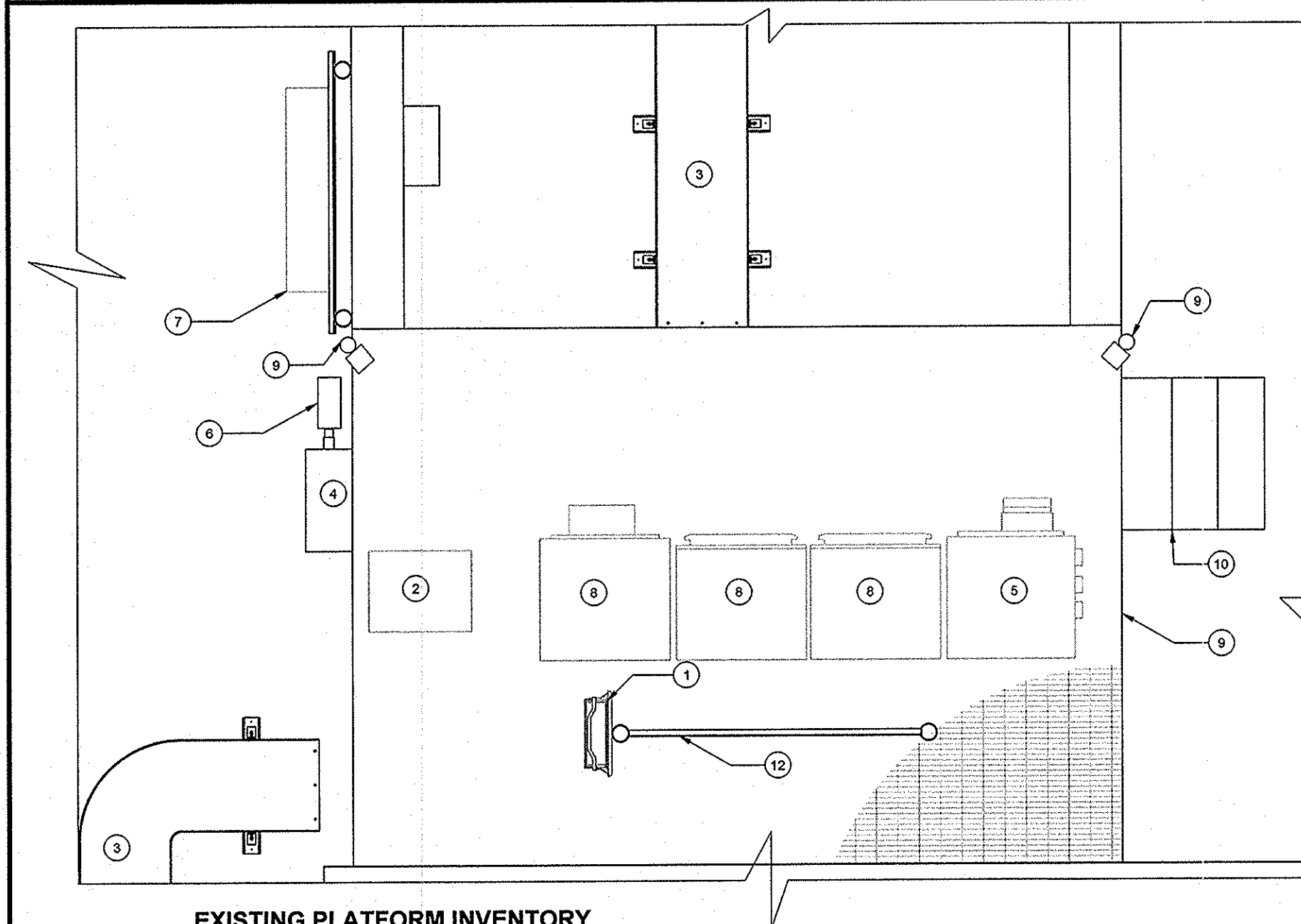
PROJECT NO: PH30155E

DRAWN BY: PSW

CHECKED BY: JMC

REV	DATE	DESCRIPTION	BY
1	6/3/16	ISSUE FOR REVIEW	PSW
0	5/31/16	ISSUE FOR REVIEW	PSW
A	5/19/16	ISSUE FOR REVIEW	PSW

EXISTING ENLARGED SITE PLAN



BERNARD BLDG
PH30155E
301 W. OSBORN ROAD
PHOENIX, ARIZONA 85013
MARICOPA COUNTY

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

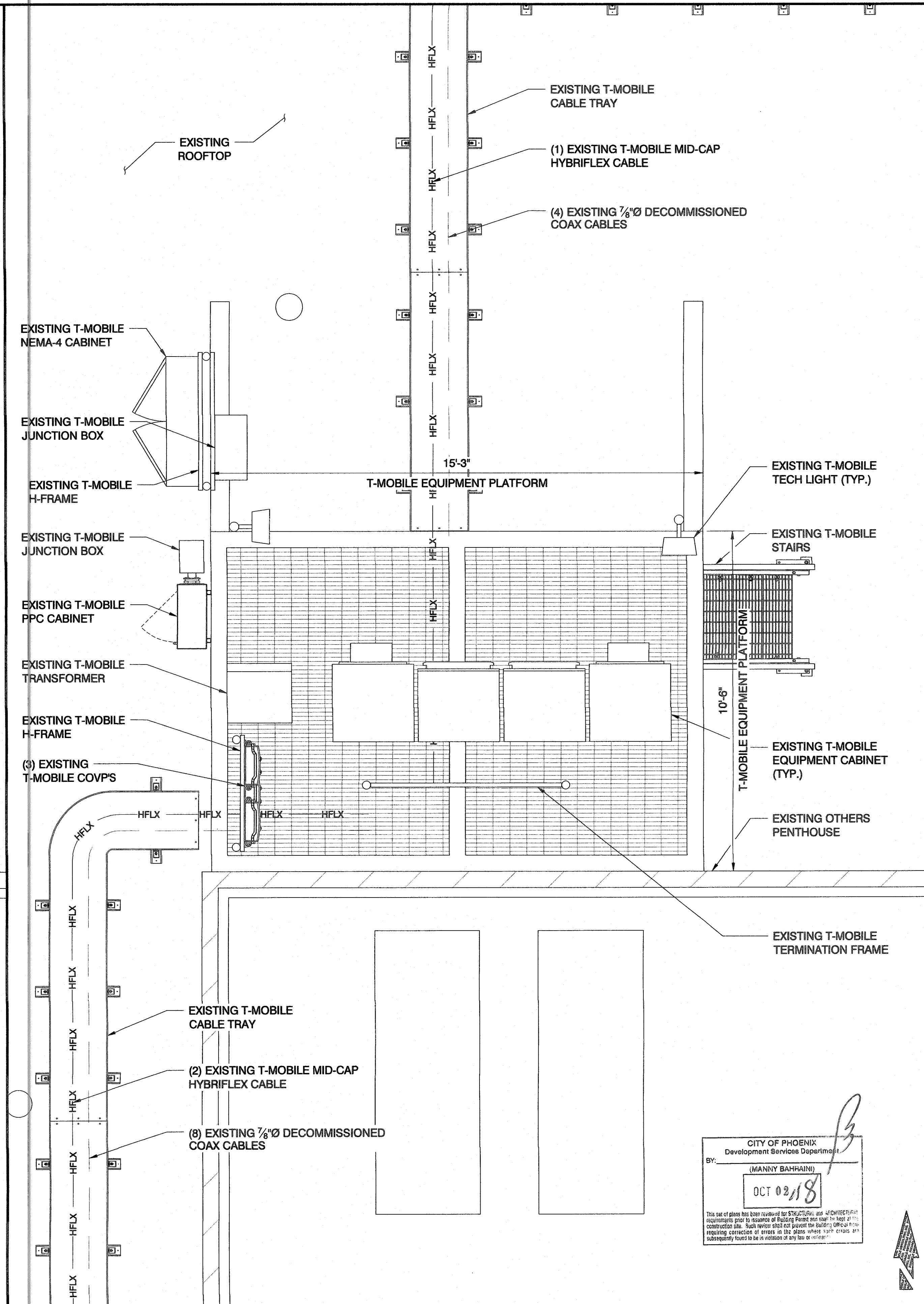
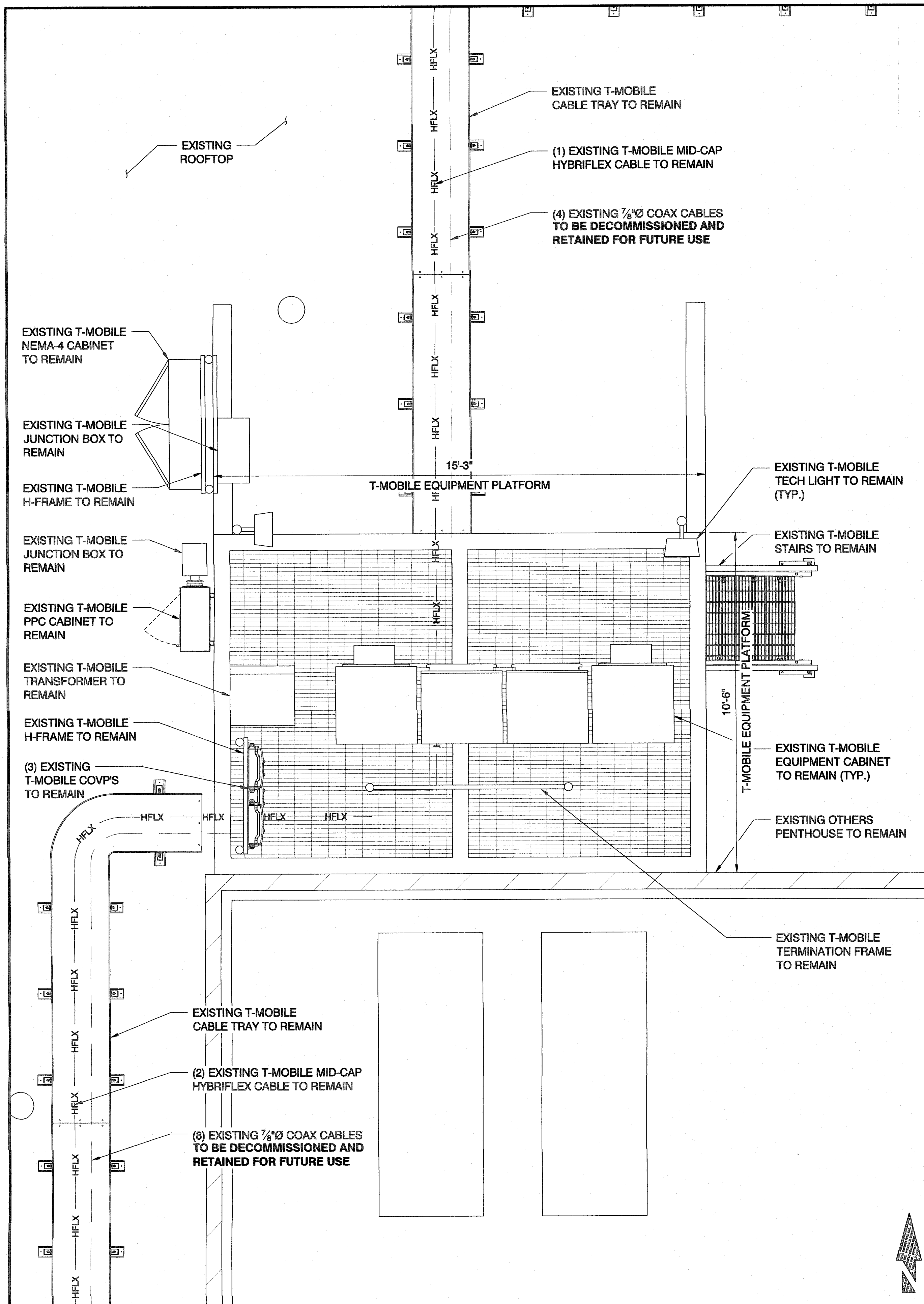
A-2

NEW ENLARGED SITE PLAN

STRUCTURAL ANALYSIS IS BEING PERFORMED BY OTHERS. INSTALLATION SHALL NOT START UNTIL THE CONTRACTOR HAS ACQUIRED AND THOROUGHLY REVIEWED THE STRUCTURAL ANALYSIS AND/OR STRUCTURAL EVALUATION OR ASSESSMENTS PERTAINING TO ALL UPGRADES SHOWN IN THESE DRAWINGS AND SHALL FOLLOW ALL REPORT RECOMMENDATIONS.

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

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Professional Engineer Seal: 39047 GLEN L. HUNT III, State of Arizona, U.S.A., EXP. 6/30/21

BERNARD BUILDING

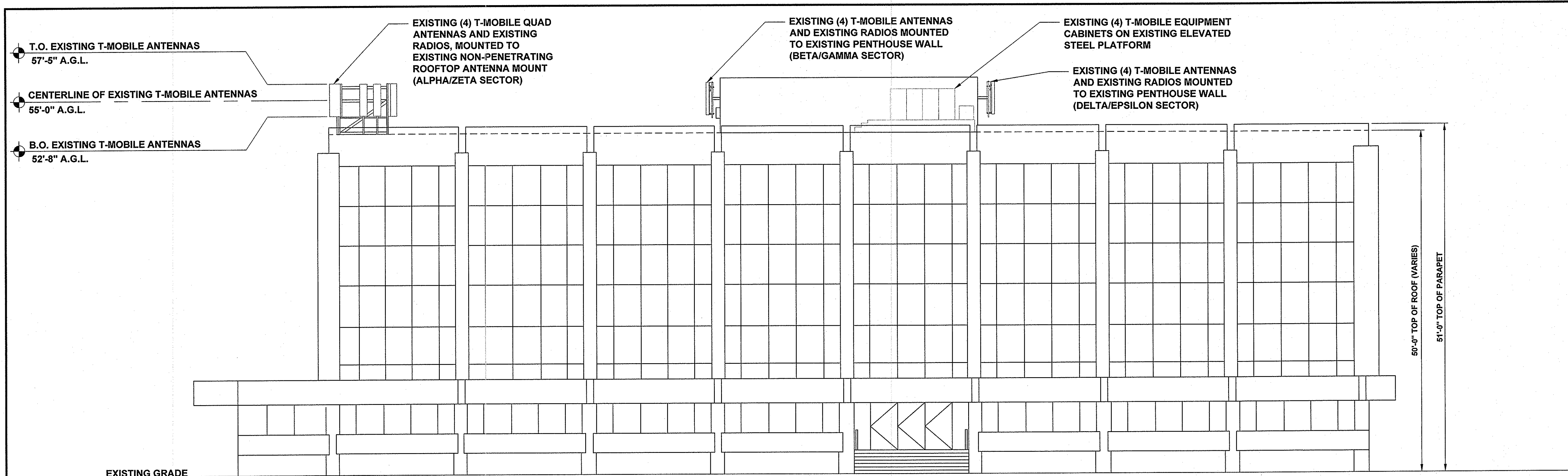
PH30155E
301 W. OSBORN RD
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SHEET TITLE

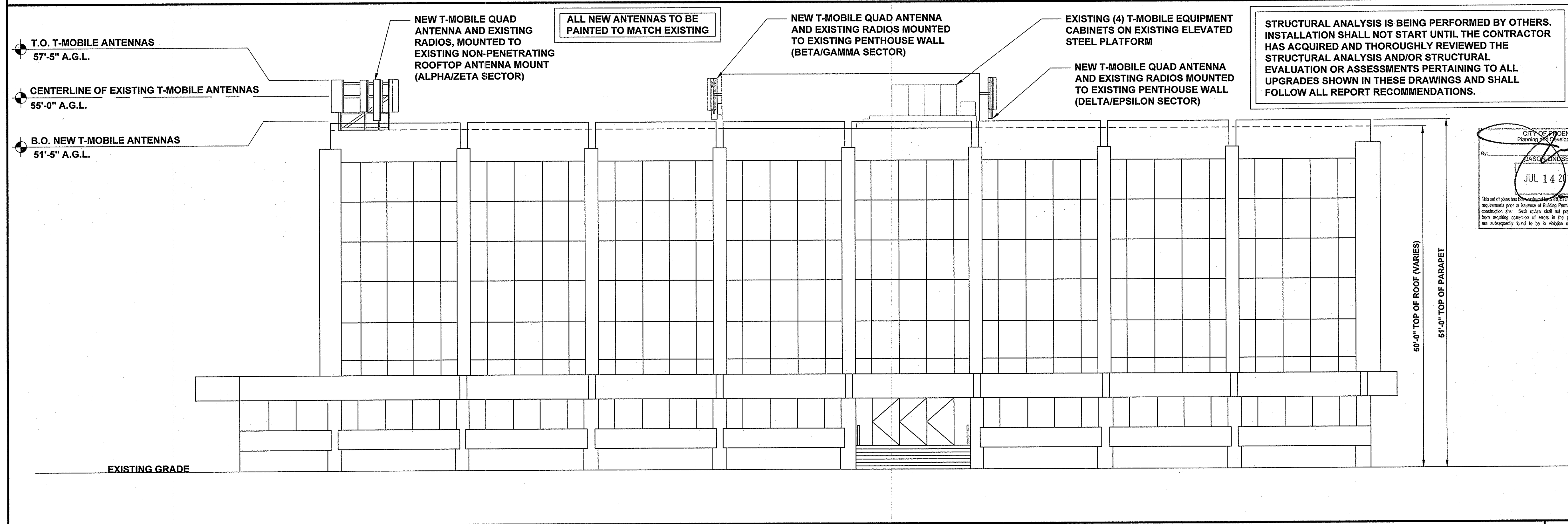
ENLARGED SITE PLAN

SHEET NUMBER

A-2



EXISTING NORTH ELEVATION



NEW NORTH ELEVATION

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2625 S. PLAZA DRIVE #400
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A	5/19/16	ISSUE FOR REVIEW	PSW

CITY OF PHOENIX
Planning and Development

By: *[Signature]*
JUL 14 2016

ARCHITECTURAL
requirements prior to issuance of Building Permit shall be kept at the
construction site. Such review shall not exempt the Building Official
from requiring correction of errors in the plans where such errors
are subsequently found to be in violation of the City of Phoenix
ordinances.

EXP. 6/30/18

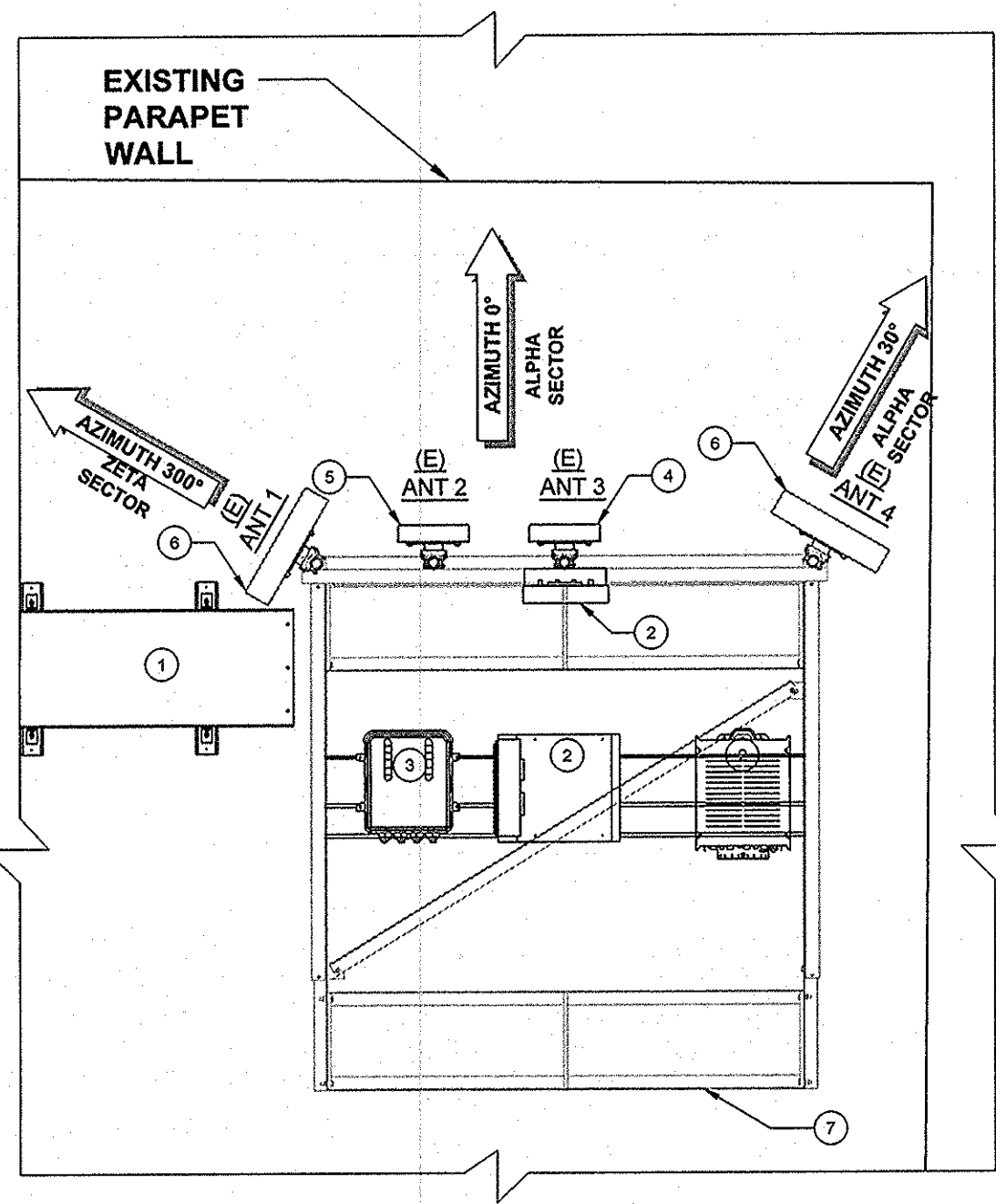
BERNARD BLDG
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SHEET TITLE

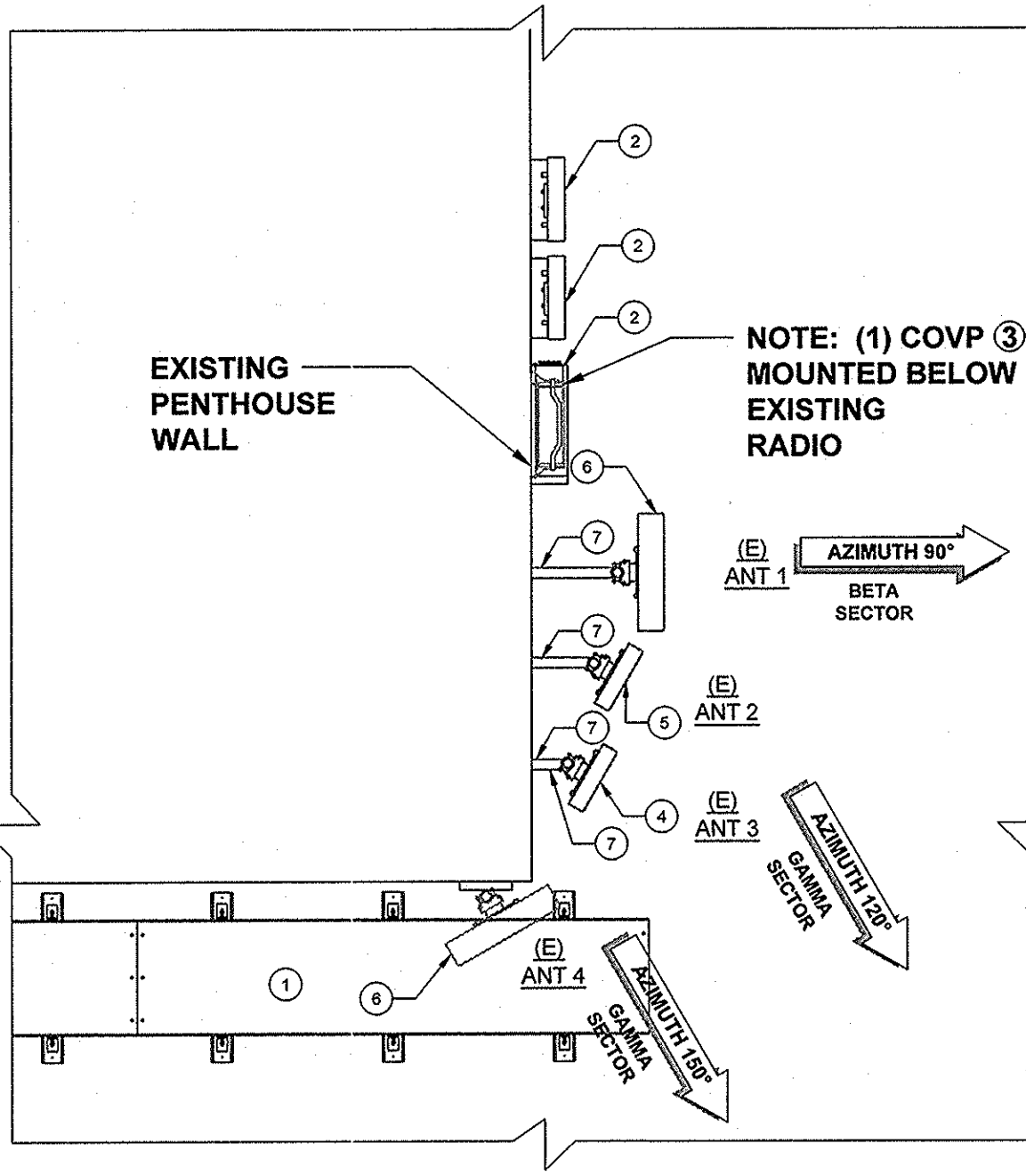
ELEVATIONS

SHEET NUMBER

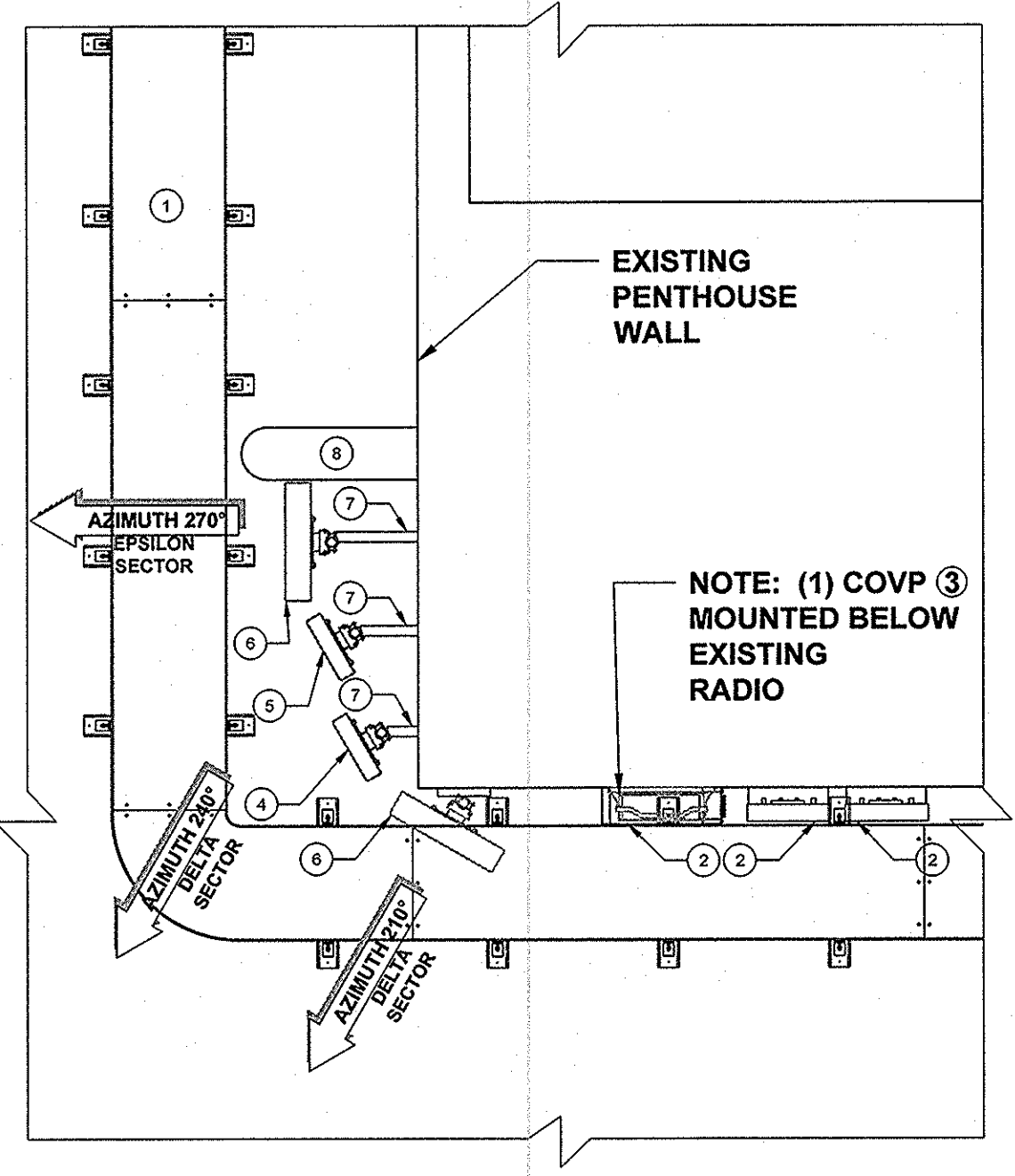
A-3



- EXISTING ALPHA/ZETA SECTOR RAD CENTER = 55'-0" AGL**
- ① CABLE TRAY
 - ② RADIO MODULE (3)
 - ③ COVP
 - ④ QUAD ANTENNA (TO BE CAPPED OFF)
 - ⑤ QUAD ANTENNA (TO BE REPLACED AND ROTATED TO 30 DEGREES)
 - ⑥ QUAD ANTENNA (TO REMAIN)
 - ⑦ 8" NON-PENETRATING BALLAST ANTENNA MOUNT



- EXISTING BETA/GAMMA SECTOR RAD CENTER = 55'-0" AGL**
- ① CABLE TRAY
 - ② RADIO MODULE (3)
 - ③ COVP
 - ④ QUAD ANTENNA (TO BE CAPPED OFF)
 - ⑤ QUAD ANTENNA (TO BE REPLACED AND ROTATED TO 30 DEGREES)
 - ⑥ QUAD ANTENNA (TO REMAIN)
 - ⑦ HEAVY DUTY WALL BRACKET (TO BE REMOVED AND REPLACED WITH WALL MOUNTED STANDOFF ARM)
 - ⑧ EXISTING PIPE

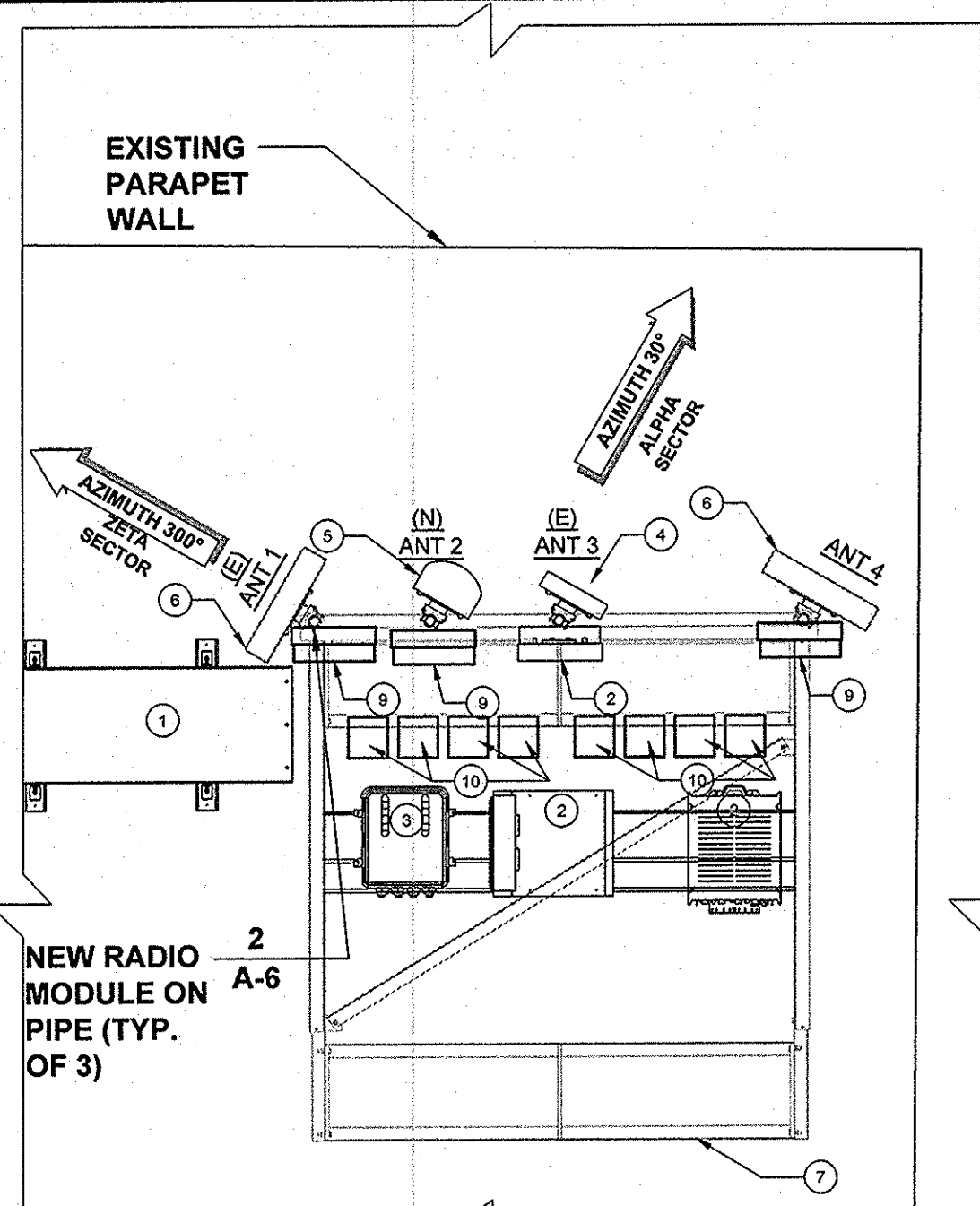


- EXISTING DELTA/EPSILON SECTOR RAD CENTER = 55'-0" AGL**
- ① CABLE TRAY
 - ② RADIO MODULE (3)
 - ③ COVP
 - ④ QUAD ANTENNA (TO BE CAPPED OFF)
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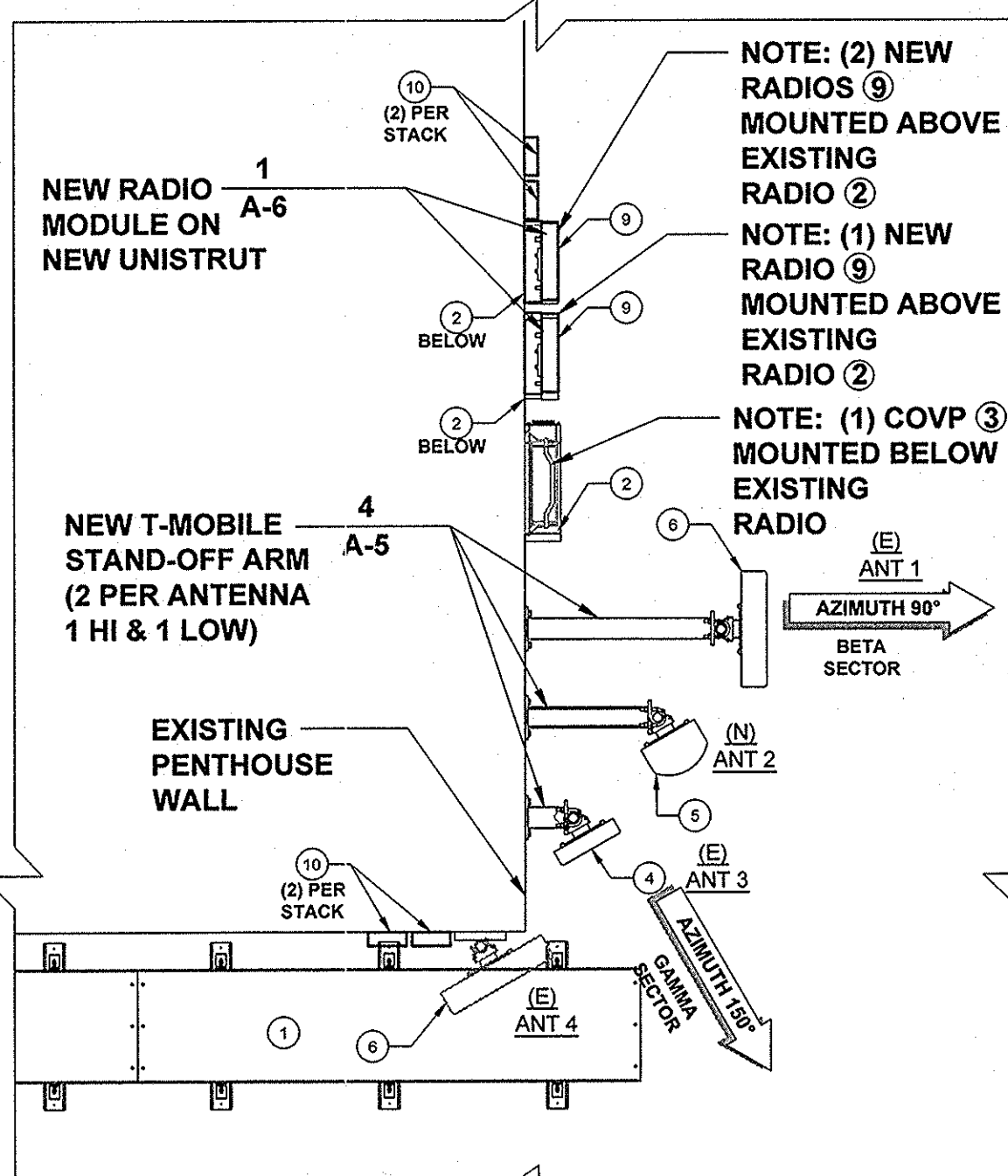
ANTENNA SECTOR	ANTENNA POSITION	AZIMUTH	ANTENNA CENTERLINE	CABLE SIZE	CABLE QTY.
SECTOR 1	1	300°	55'-0" A.G.L.	7/8"	-
SECTOR 1	2	0°	55'-0" A.G.L.	7/8"	-
SECTOR 1	3	0°	55'-0" A.G.L.	7/8"	-
SECTOR 1	4	30°	55'-0" A.G.L.	7/8"	-
SECTOR 2	1	90°	55'-0" A.G.L.	7/8"	-
SECTOR 2	2	120°	55'-0" A.G.L.	7/8"	-
SECTOR 2	3	120°	55'-0" A.G.L.	7/8"	-
SECTOR 2	4	150°	55'-0" A.G.L.	7/8"	-
SECTOR 3	1	210°	55'-0" A.G.L.	7/8"	-
SECTOR 3	2	240°	55'-0" A.G.L.	7/8"	-
SECTOR 3	3	240°	55'-0" A.G.L.	7/8"	-
SECTOR 3	4	270°	55'-0" A.G.L.	7/8"	-

24"x36" SCALE: 1-1/2" = 1'-0"
11"x17" SCALE: 3/4" = 1'-0"

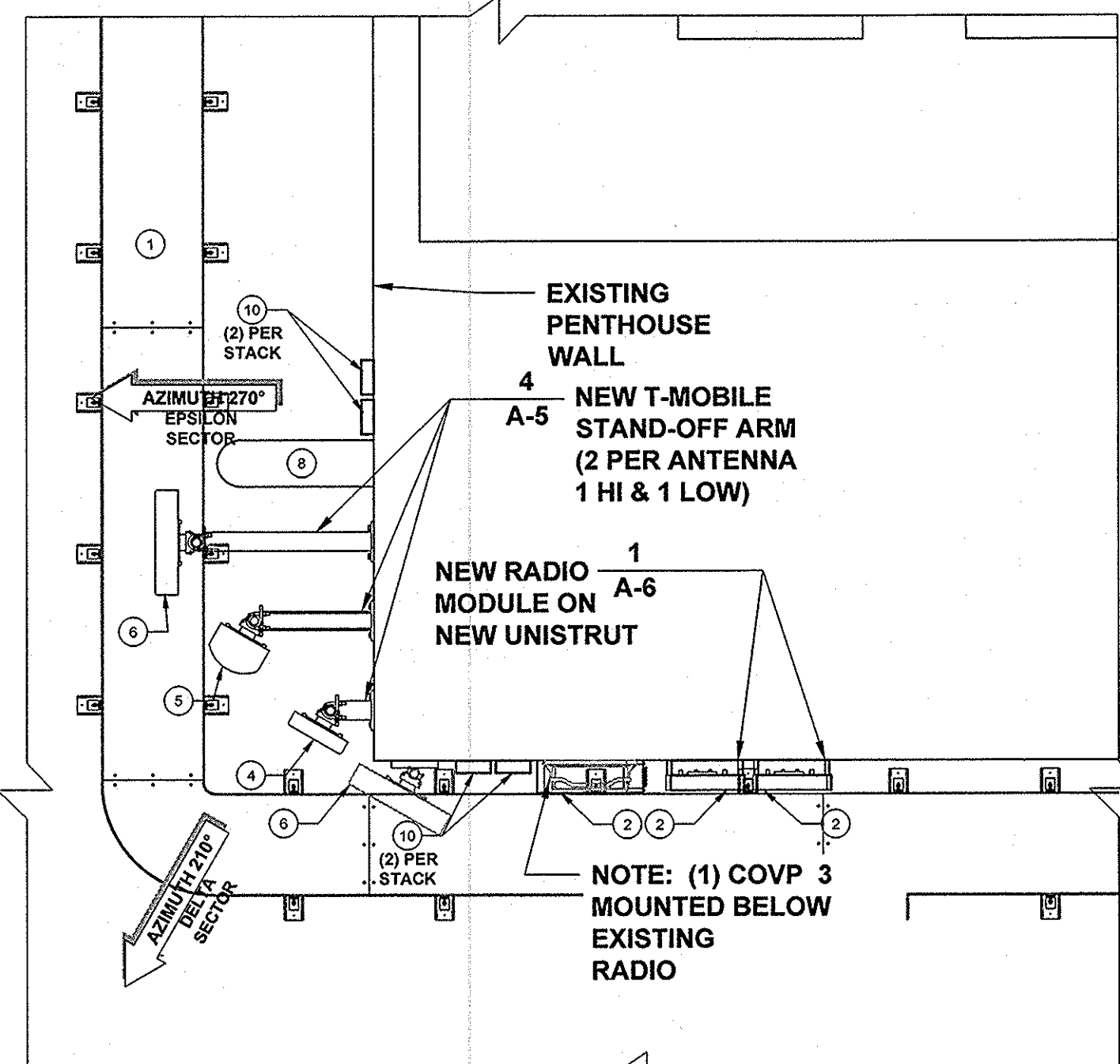
EXISTING ANTENNA PLAN



- NEW ALPHA/ZETA SECTOR RAD CENTER = 55'-0" AGL**
- ① CABLE TRAY
 - ② RADIO MODULE (3)
 - ③ COVP
 - ④ ROTATED QUAD ANTENNA (CAPPED OFF)
 - ⑤ NEW QUAD ANTENNA
 - ⑥ EXISTING QUAD ANTENNA
 - ⑦ 8" NON-PENETRATING BALLAST ANTENNA MOUNT
 - ⑧ NOT USED
 - ⑨ NEW RADIO MODULE (3)
 - ⑩ (4) NEW DIPLEXERS @ EACH SECTOR



- NEW BETA/GAMMA SECTOR RAD CENTER = 55'-0" AGL**
- ① CABLE TRAY
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 - ⑩ (4) NEW DIPLEXERS @ EACH SECTOR (IN STACKS OF 2)



- NEW DELTA/EPSILON SECTOR RAD CENTER = 55'-0" AGL**
- ① CABLE TRAY
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SECTOR 1	2	30°	54'-5" A.G.L.	7/8"	-
SECTOR 1	3	30°	55'-0" A.G.L.	7/8"	-
SECTOR 1	4	30°	55'-0" A.G.L.	7/8"	-
SECTOR 2	1	90°	55'-0" A.G.L.	7/8"	-
SECTOR 2	2	150°	54'-5" A.G.L.	7/8"	-
SECTOR 2	3	150°	55'-0" A.G.L.	7/8"	-
SECTOR 2	4	150°	55'-0" A.G.L.	7/8"	-
SECTOR 3	1	210°	55'-0" A.G.L.	7/8"	-
SECTOR 3	2	270°	54'-5" A.G.L.	7/8"	-
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CITY OF PHOENIX
Planning and Development

By: JASON LINDSEY

JUL 14 2016

This set of plans has been reviewed for SUBMITTAL and ACCURACY requirements prior to issuance of Building Permit and shall be kept on file at the construction site. Such review shall not prevent the Building Official from requiring correction of errors in the plans where such errors are not in compliance with the City of Phoenix Building Code.

GLEN L. HUNT III
Professional Engineer
No. 08, 2016
Arizona U.S.A.
EXP. 6/30/18

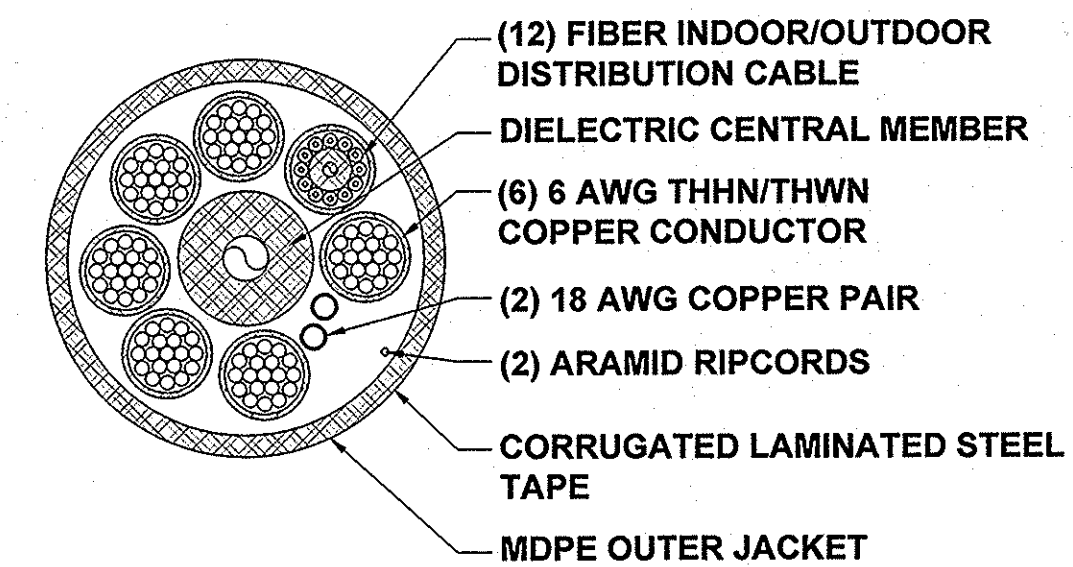
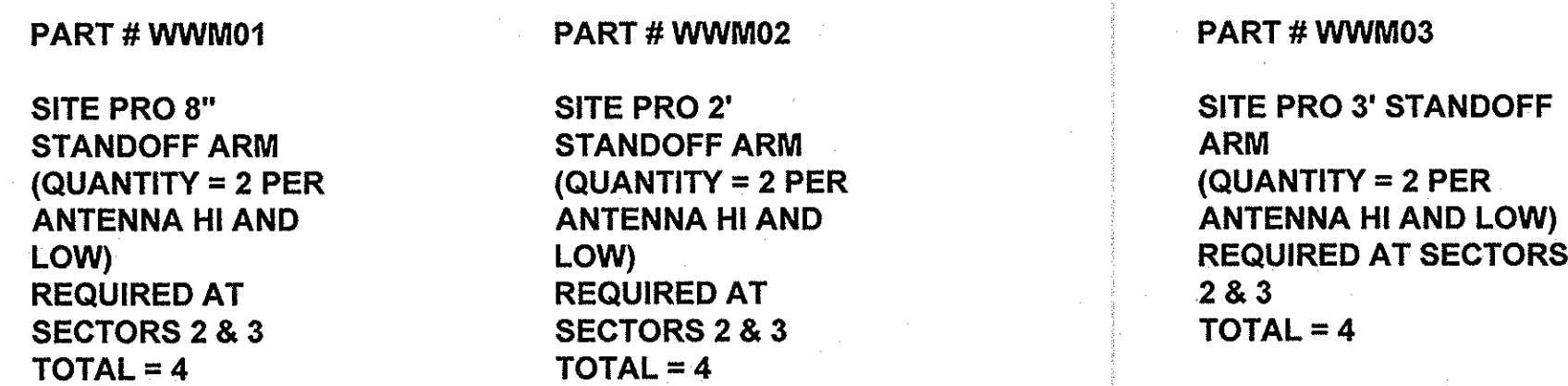
BERNARD BLDG
PH30155E
301 W. OSBORN ROAD
PHOENIX, ARIZONA 85013
MARICOPA COUNTY

SHEET TITLE

DETAILS

SHEET NUMBER

A-4



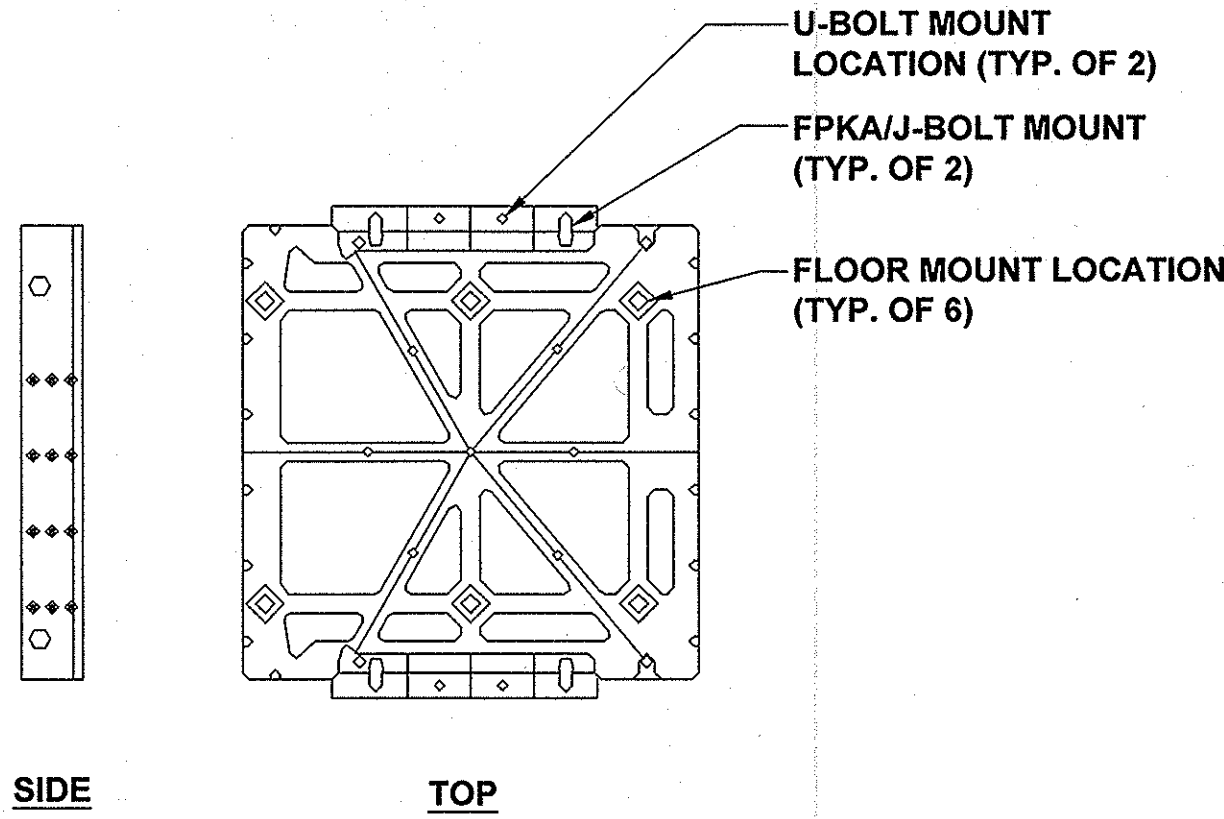
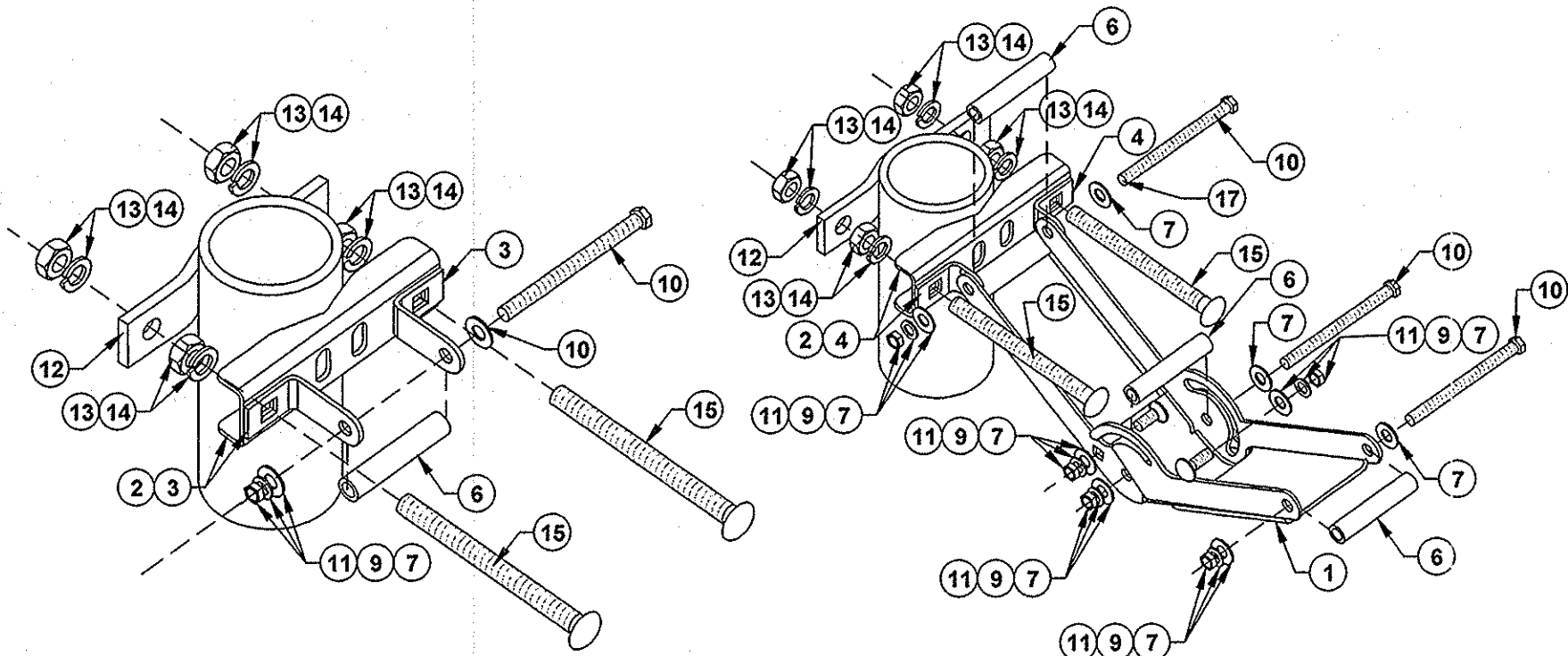
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A	5/19/16	ISSUE FOR REVIEW	PSW
REV	DATE	DESCRIPTION	BY

2

A-5

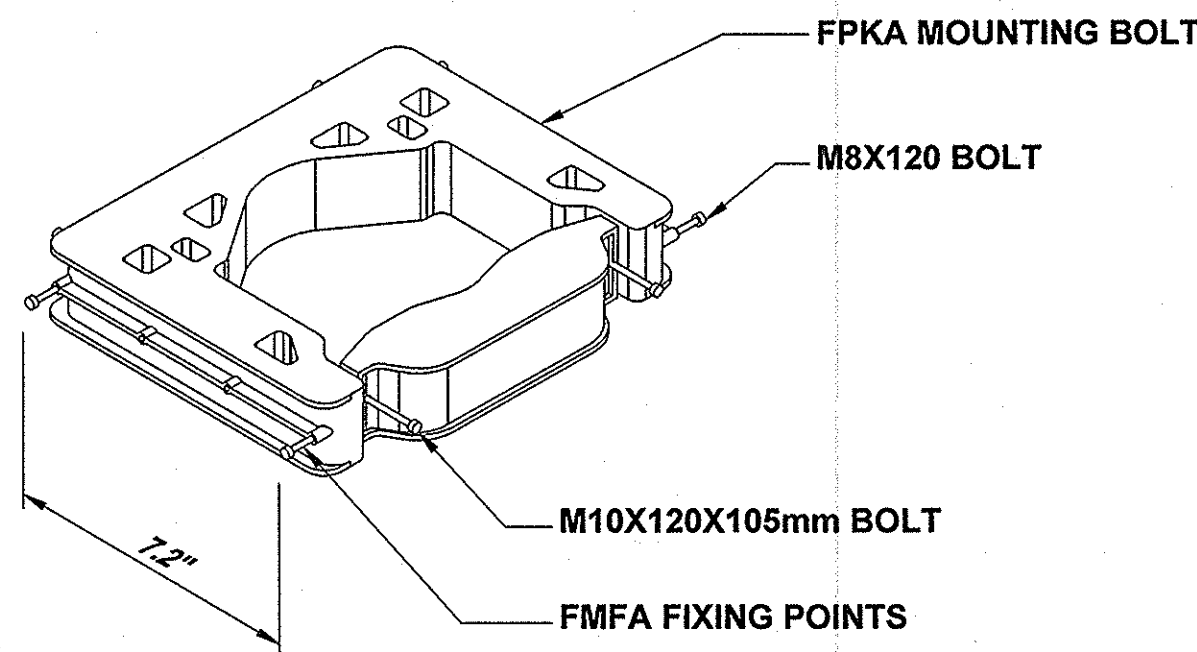
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PARTS LIST			
ITEM#	QUANTITY	PART NUMBER	DESCRIPTION
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2	2	601256	MOUNTING CLAMP
3	2	601235-1	BRACKET
4	2	601235-2	BRACKET
5	1	601258	LABEL, ANGLE
6	4	600679-3	SPACER TUBE
7	14	100525-24	M6 FLAT WASHER (STAINLESS STEEL)
8	2	600419-8	M8x1.25x25mm LARGE CARRIAGE BOLT (STAINLESS STEEL)
9	6	6177395	M8 LOCK WASHER (STAINLESS STEEL)
10	4	600419-10	M8x1.25x10mm LARGE HEX HEAD SCREW (STAINLESS STEEL)
11	6	204001-15	M8x1.25 HEX NUT (STAINLESS STEEL)
12	2	225244	CLAMP PLATE
13	8	600419-24	LARGE LOCK WASHER (STAINLESS STEEL)
14	8	204001-21	M12x1.75 HEX NUT (STAINLESS STEEL)
15	4	600419-12	M12x1.75x150mm LARGE CARRIAGE BOLT (STAINLESS STEEL)
17	1	601584	MOLYBDENUM DISULFIDE GREASE



FMFA DETAIL

SCALE: N.T.S. 5



ANTENNA BRACKET DETAIL

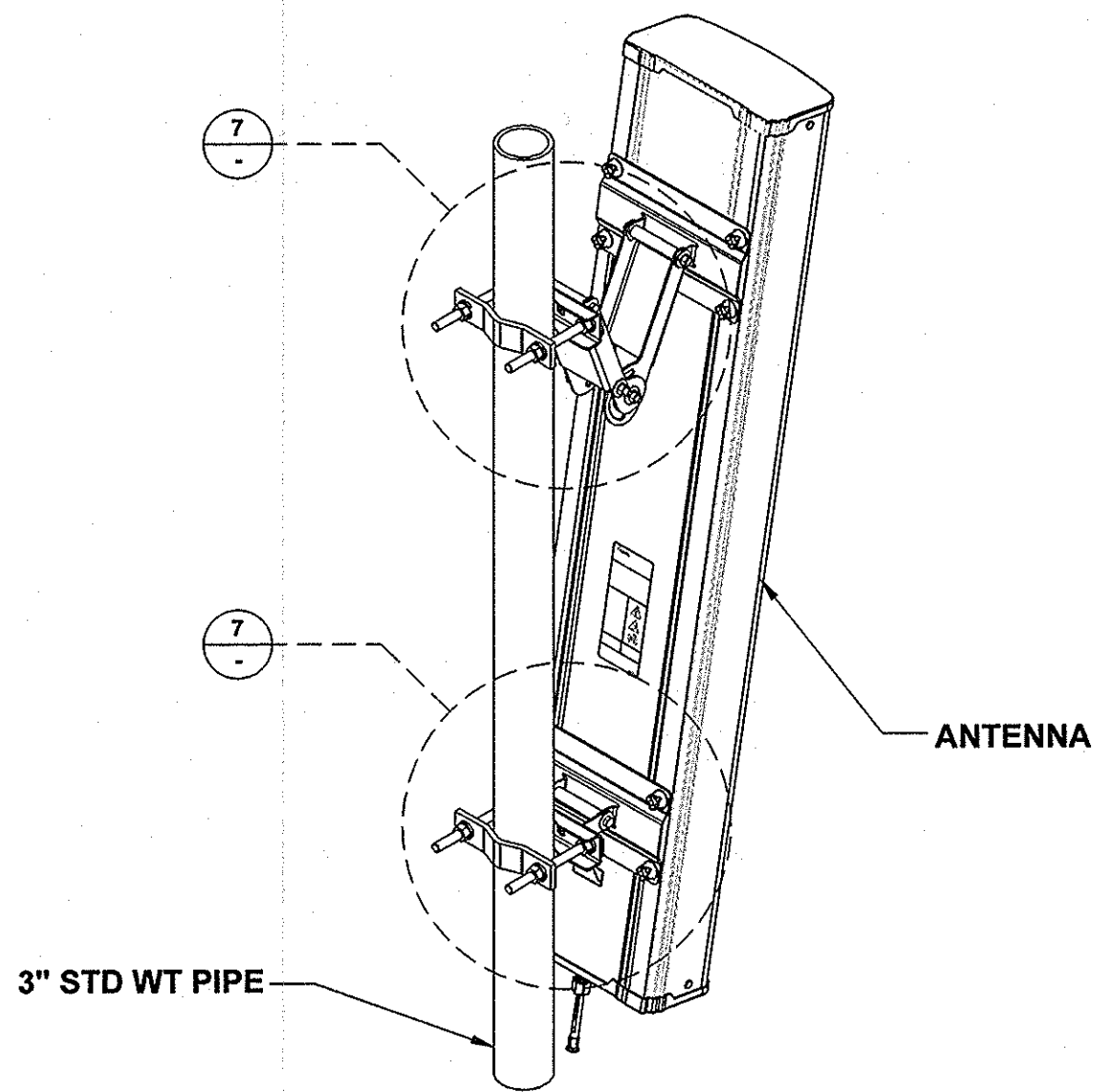
SCALE: N.T.S. 7

FPKA DETAIL

SCALE: N.T.S. 4

RRU MOUNTING DETAIL

SCALE: N.T.S. 2



ANTENNA ATTACHMENT DETAIL

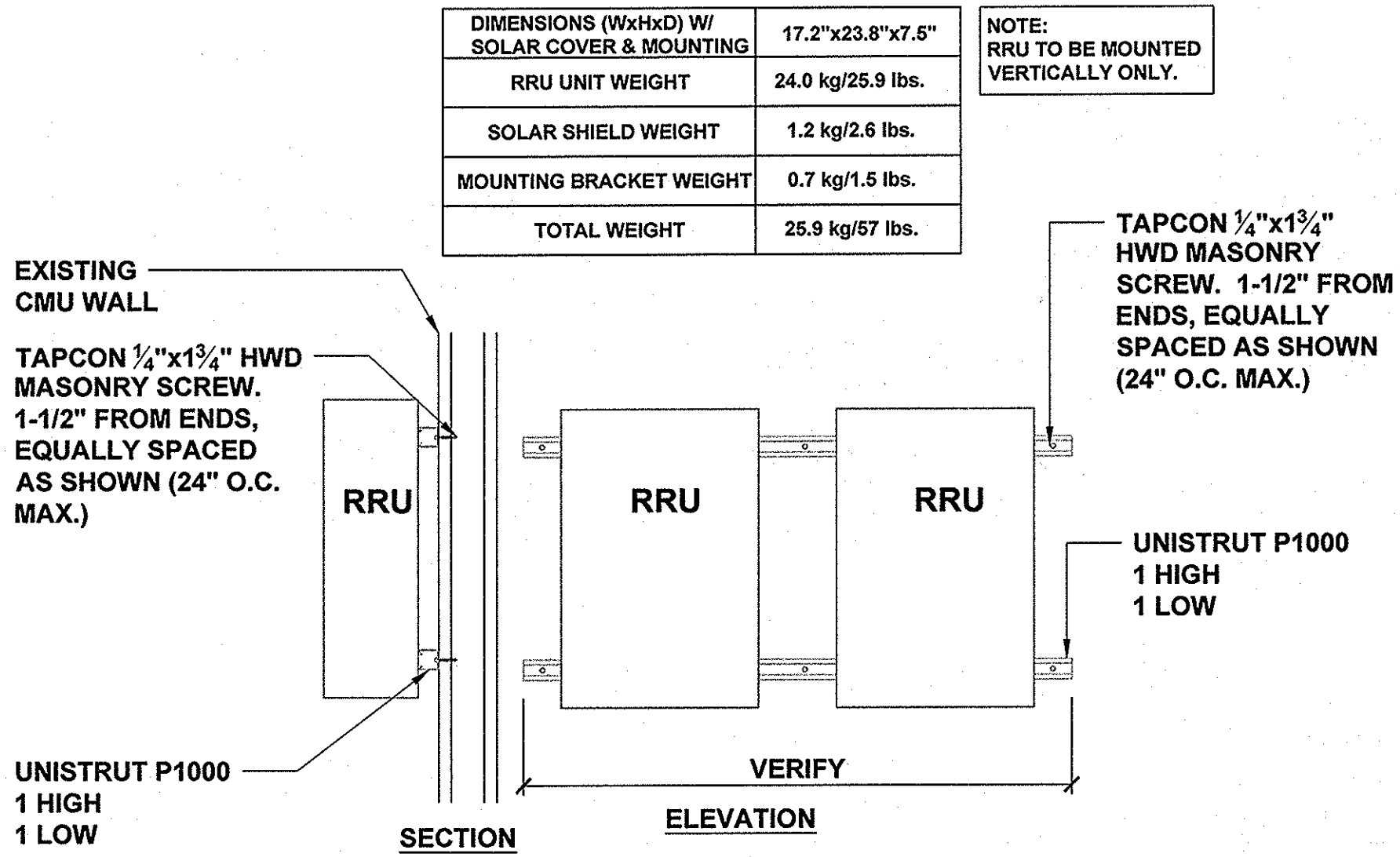
SCALE: N.T.S. 6

FPKA DETAIL

SCALE: N.T.S. 3

RRU DETAIL - MOUNT TO MASONRY

SCALE: N.T.S. 1



PREPARED FOR:

T-Mobile

2625 S. PLAZA DRIVE #400
TEMPE, AZ 85282

CONSULTING FIRM

PINNACLE
CONSULTING, INC.

Construction - Project Management - Site Development

1426 N. MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	PH30155E
DRAWN BY:	PSW
CHECKED BY:	JMC

REV	DATE	DESCRIPTION	BY
1	6/3/16	ISSUE FOR REVIEW	PSW
0	5/31/16	ISSUE FOR REVIEW	PSW
A	5/19/16	ISSUE FOR REVIEW	PSW

CITY OF PHOENIX
Planning and Development

(JASON WINDSEY)

JUL 14 2016

This set of plans has been reviewed and approved for construction. The reviewer is responsible for ensuring that the plans comply with all applicable codes and regulations. Any changes to the plans must be approved by the City of Phoenix Planning and Development Department.

Professional Engineer
GLEN L. HUNT III
No. 08, 2016
Arizona, U.S.A.
EXP. 6/30/18

BERNARD BLDG
PH30155E
301 W. OSBORN ROAD
PHOENIX, ARIZONA 85013
MARICOPA COUNTY

SHEET TITLE

DETAILS

SHEET NUMBER

A-6

City of Phoenix Planning & Development Department
Commercial/Multi-family Permit Application – Page 2 of 2

LPRM
1806072

TRT/DOC/00033

Building #	Building Area	Building Valuation	Construction Type	Occupancy Type
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

----- Staff Use Only -----

Staff Initials: GBU Project #: _____ SPAD: 0015371
Permit/Plan Review Type: LPRM Permit Number T: _____ Plan Review No: _____
Permit Name: Cell tower mod - T-mobi
Project is a revision to an approved plan: ☐ Yes ☐ No If yes, specify the revision number: _____

Special Permit Categories:

☐ Adaptive Reuse ☐ Historic Preservation ☐ Express Pass ☐ Photovoltaic System
☐ Wireless Communication Facility (WCF) ☐ OTHER _____

Application: CITA ☐ Yes ☐ No C of O ☐ Yes ☐ No

Quantity: Total Valuation: _____

Structure:

Units: — Highest Pt of Struct: 58 Occupancy: N/A Construction Type: TL3
Structure Class: 028 Permit Footage: — Bldg Footage: _____ ☒ Not Req ☐ Unknown

Scope: Scope Code: com misc

Sprinkler: ☐ Yes ☐ NFPA13-Comm ☐ NFPA13R-Res to 4-story ☒ No ☐ Unknown
Fire Alarm: ☐ Yes ☐ Sprinkler Monitored ☐ Evacuation-Audible/Visual ☒ No ☐ Unknown
Emergency Lights: ☐ Yes ☒ No ☐ Unknown
Site Inspection: ☐ Yes ☐ No
Zoning: C-1 HR Variance: ☒ No ☐ Yes # _____

Fee Calculation:

Building Review Code: 35comPR Review Fee: _____ Permit Code: _____ Permit Fee: _____

Clearance Checklist Activities:

Team: IBC Structural Electrical Plum/Mech: _____
AFP: _____ LSC: _____ PCD: _____ Elevator: _____ Impact: _____
~~Site:~~ ~~HRRP:~~ Traffic: _____ Civil: _____ Plat: _____
Addressing: _____

Supplemental Documents:

☐ Building Plans ☐ Specifications ☐ Calculations ☐ Soils Report ☐ Special Inspection Certificate(s)
Energy Code: ☐ Architectural ☐ Mechanical ☐ Electrical



Date: 8/23/18

Project Address: 301 W. Osborn Rd Floor: _____ Suite/Space: _____

Building #: _____ Building Area: _____ Building Valuation: \$25,000

Construction Type: Modification Occupancy Type: _____ (For Multiple Buildings - See Page 2)

Description of Work: The removal of (12) existing radios; the removal of (24) existing diplexers

Decommissioning and retention of (12) 7/8" COAX cables;

The relocation of (6) existing antennas; the installation of (6) new radios.

(If submittal is a revision to a previously approved project, please provide the original plan review log number.)

I am the owner (or an authorized agent acting on behalf of the owner) of the property at the address listed on this application.

Applicant Signature: _____ Print Name: Patrick Hunter

Applicant Phone: 6616668758 Email: patrick.hunter@pinnacleco.net

Contact Information: Check one: ☐ Owner ☐ Contractor ☒ Other Agent

Owner/Business Name: Pinnacle Consulting, Inc.

Address: 1426 N Marvin St #101

City: Gilbert State: AZ Zip Code: 85233

Contact Person: Patrick Hunter

Phone: 661-666-8758 Fax: _____ Email: patrick.hunter@pinnacleco.net

Contractor Business Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Contact Person: _____

Phone: _____ Fax: _____ Email: _____

State License Class and Number (ROC): _____

Field Contact Information: (Required for Permit by Inspection)

Name: _____ Phone: _____

Developer/Owner/Business Name: Central Garden & Pet Company

Address: 343 N Central Ave STE 1002

City: Phoenix State: AZ Zip Code: 85012

Contact Person: _____

Phone: _____ Fax: _____ Email: _____