



Telecommunications Project Management



January 26, 2016

Ms. Enza Charles
Real Estate Assets Department
The City of San Diego
1200 Third Avenue, Suite 1700
San Diego, California 92101

RE: Site Address: 12865 Black Mountain Road, San Diego (the "Property")
 Site Name: West Penasquitos
 Agreement: Lease Agreement, dated May 14, 1996, as amended on January 31, 2001 (the "Lease")
 between The City of San Diego ("City") and Verizon Wireless (VAW) LLC, dba
 Verizon Wireless successor-in-interest to Airtouch Cellular ("Lessee").

Dear Ms. Charles,

As part of the continuous effort to keep its network up to date, Verizon Wireless would like to perform the following modifications to the site referenced above:

Antennas: Replace six (6) of the existing antennas with newer models (two per each sector). The antenna models are shown on the attached plans, which were approved by Development Services on January 26, 2016.

Ancillary Equipment: Install two (2) Remote Radio Units ("RRU's") at each of the three antenna sectors (six total). The Remote Radio Units will be connected to the equipment via two (2) new fiber cables which will run alongside the existing coax cables. One (1) new six-inch conduit will be placed in the trench to accommodate the additional fiber. Verizon is also proposing to install four Fiber Junction Boxes/Surge Protectors – two (2) inside the Equipment Room and two (2) near the antennas. Finally, Verizon will be installing ten (10) removable bollards at the two access points to the property.

Pursuant to Section 6.4. Improvements/Alterations of the Lease Agreement, "No Improvements, structures, or installations shall be constructed on the Premises, and the Premises may not be altered by Lessee without prior written approval by the City Manager, which approval shall not be unreasonably withheld..." In order to comply with such requirement, Verizon Wireless would like to request City's consent and approval to complete the items described above.

If all meets with your approval, please either (i) have an authorized City representative sign below, or (ii) provide an alternative "consent" as City deems appropriate. By signing this letter, City is providing its consent and approval to allow Verizon Wireless to perform the proposed modifications described herein. Upon signature, please return to my attention at:

PlanCom, Inc.
302 State Place, 2nd Floor
Escondido, California 92029

Please call me at (619) 200-2260 should you have any questions or require additional information. Thank you for your consideration.

Sincerely,

Rodney Philhower

Rodney Philhower, agent
for Verizon Wireless

ACKNOWLEDGEMENT AND CONSENT

By: 
Name: Cybele Thompson
Title: Director, Real Estate Assets
Date: 2/11/6

January 26, 2016

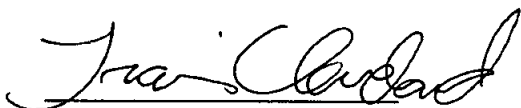
Approval Type: Substantial Conformance Review (SCR) to
Project No. 194814 (Spectrum Actⁱ)
Approval No. 688518
Expires: May 10, 2020

SCR Approval No.: 1640001
SCR Project Name: Verizon – West Penasquitos Spectrum
SCR Project No.: 465487
Site Address: 12865 Black Mountain Road

The Development Services Department has approved a Process One SCR for this project. The SCR was determined to be consistent with the objectives, standards, guidelines and/or conditions of the previously approved Permit.

The approved modifications include: Removal and replacement of six existing antennas, addition of six RRUs, installation of 2 new surge demarcation boxes, and updated cabling.

The requested changes to the previously approved Exhibits "A" for this project have been determined to be consistent with the general intent, terms and conditions of the previous approval (identified above) as well as any other applicable regulations, development standards and guidelines of the Municipal Code in effect for this site. All applicable and relevant conditions and findings of approval as specified in the previous approval shall remain in full effect for this site, unless otherwise specified by the Development Services Department.

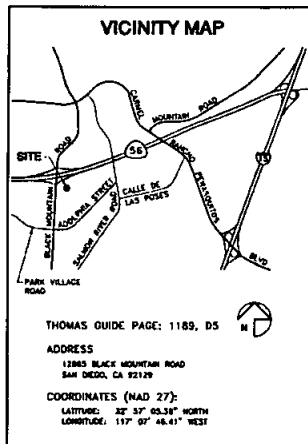


Travis Cleveland
Development Project Manager

ⁱ Spectrum Act refers to Title VI, section 6409(a) of the 2012 Middle Class Tax Relief and Job Creation Act now codified at 47 U.S.C. section 1455 ("Section 6409 Wireless Facilities Deployment") and Federal Communications Commission Report and Order FCC-14-153 ("Wireless Infrastructure Order").



WEST PENASQUITOS
SECTOR SPLIT
12865 BLACK MOUNTAIN ROAD
SAN DIEGO, CA 92129
MTX - 54



THOMAS GUIDE PAGE: 1189, D5

ADDRESS

12865 BLACK MOUNTAIN ROAD
SAN DIEGO, CA 92129

COORDINATES (NAD 27):

LATITUDE: 32° 37' 03.38" NORTH
LONGITUDE: 117° 07' 48.41" WEST

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

CALIFORNIA BUILDING CODE, TITLE 24, 2013 EDITION
CALIFORNIA PLUMBING CODE, 2013 EDITION
CALIFORNIA MECHANICAL CODE, 2013 EDITION
CALIFORNIA ELECTRICAL CODE, 2013 EDITION
CALIFORNIA ENERGY CODE, 2013 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

COMPLIANCE STATEMENT

THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.

CONSULTANT TEAM

ARCHITECT:

BOOTH & SUAREZ ARCHITECTURE, INC.
335 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008
(760) 434-8474
(760) 434-8596 (FAX)

PLANNING:

PLANCON, INC.
302 STATE PLACE
ESCONDIDO, CA 92029
RONNEY PHILLIPPOFF
(760) 967-3003

LEASING:

PLANCON, INC.
302 STATE PLACE
ESCONDIDO, CA 92029
RONNEY PHILLIPPOFF
(760) 967-3003

STRUCTURAL ENGINEER:
(ANTENNA MODIFICATIONS):

NEST STEP DESIGN, INC.
28178 ENTERPRISE WAY, SUITE 400
LAKE FOREST, CA 92530
(949) 215-3338

SURVEYOR:

JAN CIVIL ENGINEERS
333 AVENIDA FABRICANTE, SUITE 187
SAN CLEMENTE, CA 92672
(949) 548-6885

LEGAL DESCRIPTION

LOT A OF PENASQUITOS PARK VIEW ESTATES, UNIT NO. 3 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 10043, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, MARCH 26, 1981

SPECIAL INSPECTIONS

NONE

PROJECT SUMMARY

APPLICANT:

VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92618
CONTACT: KENNETH DEHL

PROPERTY OWNER:

CITY OF SAN DIEGO
REAL ESTATE ASSETS DEPARTMENT
1208 BRD AVENUE
SAN DIEGO, CA 92101
SITE CONTACT: EDGA MONERO

JURISDICTION:

CITY OF SAN DIEGO

PROJECT DESCRIPTION:

EXISTING VERIZON WIRELESS 12'-0" x 12'-0" PRE-FABRICATED TELECOMMUNICATIONS SHELTER & (18) PANEL ANTENNAS MOUNTED ON 90'-0" HIGH MONOPOLIS.

THE FOLLOWING MODIFICATIONS ARE PROPOSED:

- REPLACE & REPLACE TWO (2) ANTENNA PER SECTOR (TOTAL OF 6)
- INSTALL TWO (2) 7/8" POWER/FIBER CABLES ROUTED THROUGH EXISTING CABLE PORT, EXISTING CABLE TRAY & NEW ONE (1) 6" COMBUSTIBLE SLEEVE IN TRENCH
- INSTALL TWO (2) SURGE DEMARCATION BOXES (ONE (1) AT ANTENNAS & ONE (1) ON EXISTING WALL INSIDE EXISTING SHELTER)
- REMOVE LANDSCAPE & IRRIGATION IS PROPOSED
- INSTALL REMOVABLE STEEL BOLLARDS AT DIRT ACCESS ROAD AND PROPERTY LINE, TOTAL OF 10

PROJECT ADDRESS:

12865 BLACK MOUNTAIN ROAD
SAN DIEGO, CA 92129

ASSESSORS PARCEL NUMBER: 315-490-04

SITE AREA:

114,841.8 SQ. FT.
= 2.60 ACRES

ORIGINAL LAND USE

APPROVAL:

VERIZON APPROVAL: HUP NO. 888318 (05/10/2010)

EXISTING ZONING:

RS-1-14

EXISTING VERIZON EQUIPMENT SHELTER:

379 S.F. (NO CHANGE)

EXISTING OCCUPANCY:

VERIZON SHELTER

EXISTING TYPE OF CONSTRUCTION

SI-H

NOTE: THERE ARE TWO EXISTING TELECOMMUNICATIONS FACILITIES ON SITE (VERIZON AND AT&T)

Spectrum Act SCR to
CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT
ENTITLEMENTS--WIRELESS COMMUNICATION FACILITIES

APPROVED EXHIBIT "A"
PROCESS 1 APPROVAL

This is a Zoning Use Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.

Project Number: 465487
Approval Date: January 26, 2016
Signed (1st Sheet): Travis Cleveland

Project # 194817

SHEET SCHEDULE

- 1-1 TITLE SHEET & PROJECT DATA
- 1-2 EXHIBIT
- 1-3 PHOTO ILLUSTRATIONS & SUBSTANTIAL COMPLIANCE REVIEW
- A-0 SITE PLAN
- A-0.0 WATER POLLUTION CONTROL PLAN
- A-0.1 NOTES & SPECIFICATIONS
- A-1 ENLARGED SITE PLAN & EQUIPMENT SHELTER PLAN
- A-2 EXISTING ELEVATIONS
- A-3 ANTENNA PLAN & MONOPOLIS ELEVATION
- A-3.1 ANTENNA GROUNDING PLAN
- D-1 DETAILS
- S-1 POLE ELEVATION & NOTES
- S-2 ANTENNA PLAN & DETAILS
- L-1 LANDSCAPE DEVELOPMENT PLAN
- L-2 IRRIGATION PLAN
- L-3 LANDSCAPE DETAILS
- L-4 PLANTING SPECIFICATIONS
- L-5 IRRIGATION SPECIFICATIONS

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRESPONDING SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE. ALL DRAWINGS ARE SCHEMATIC. DO NOT SCALE DRAWINGS TO DETERMINE OR VERIFY ANY DIMENSIONS. DIMENSIONS OF ANY SET SHALL NEVER BE SCALED FOR ANYTHING OTHER THAN GENERAL REFERENCE.

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
155 CARLSBAD VILLAGE DRIVE SUITE D2
CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



15505 SAND CANYON AVENUE
IRVINE, CA 92618
(949) 288-7000

APPROVALS

ARC	DATE
SE	DATE
MP	DATE
INT	DATE
EE/PA	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

WEST PENASQUITOS
SECTOR SPLIT

12865 BLACK MOUNTAIN ROAD
SAN DIEGO, CA 92129

MTX - 54
SAN DIEGO COUNTY

DRAWING DATES

04/05/13	PRELIM. TO REVIEW (0)
02/17/14	REVISED TO #1 (00)
	(COMMENTS)
04/04/14	FINAL TO (00)
04/21/14	TO REV. 5-LANE CHANGE (00)
10/15/14	REV. CO (00)
12/21/14	REVISED TO #3 (00)
	(ANTENNAS)
04/29/15	REVISED CO (00)
	(GENERATOR REMOVED)
11/04/15	LOOK CO (00)
11/11/15	PLAN/CHECK SUBMITTAL (00)
01/26/16	ADD SET (00)

SHEET TITLE

TITLE SHEET
& PROJECT DATA

PROJECT: VERIZON/1307844

SCALE

PROJECT: VERIZON/1307844

SCALE

PROJECT: VERIZON/1307844

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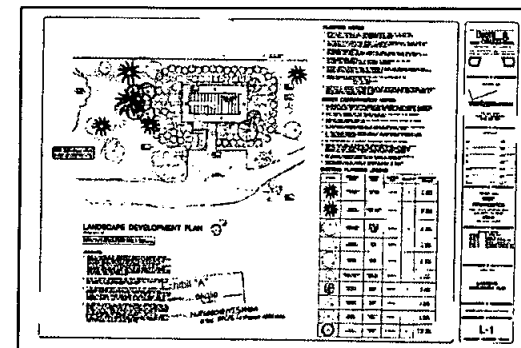
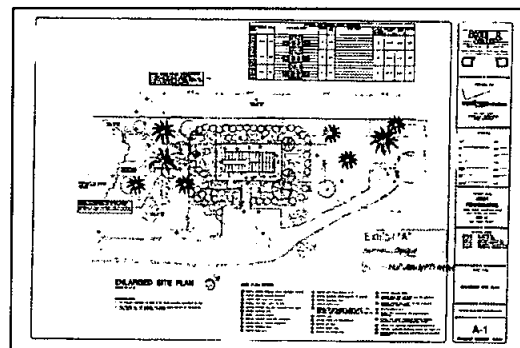
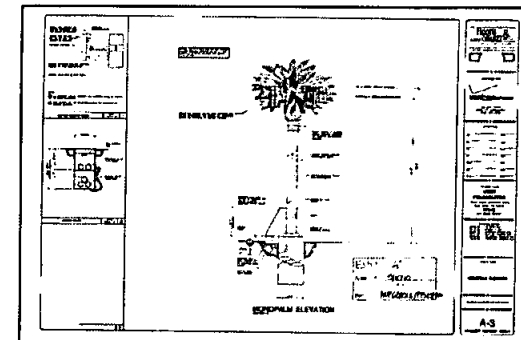
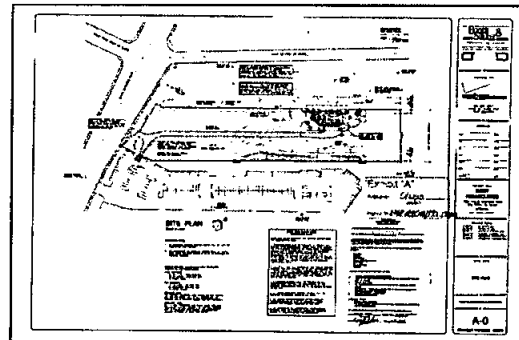
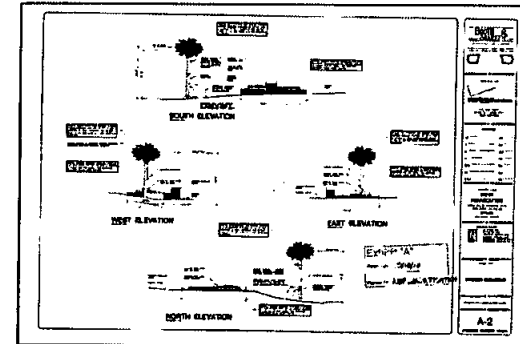
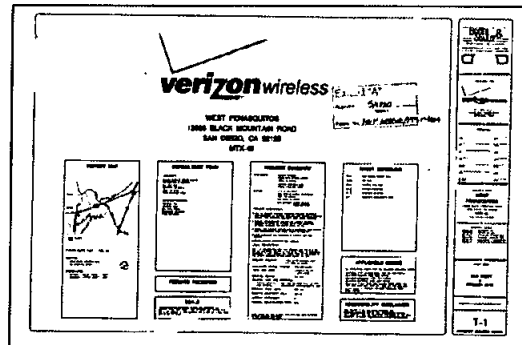
PROJECT: VERIZON/1307844

PROJECT: VERIZON/1307844

PROJECT: VERIZON/1307844

APPROVED EXHIBIT "A"
PROCESS 1 APPROVAL

Project Number: 465487
Approval Date: 1/26/2016
Signed (1st Sheet): TS



ABC	DATE
RE	DATE
RE	DATE
WIT	DATE
CL/SH	DATE
OPS	DATE
CL/OUT	DATE

12865 BLACK MOUNTAIN ROAD
SAN DIEGO, CA 92129
MTX - 54
SAN DIEGO COUNTY

04/05/13 PRELIM TO REVIEW (rt)
03/17/14 REVISED ZD #1 (w)
(GENERATOR)
04/04/14 FINAL ZD (rew)
04/21/14 ZD REV 2-TANK CHANGE (rew)
10/12/14 ZDZ CD (wb)
12/31/14 REVISED ZD #3 (tmt)
(AMTIRNAS)
08/28/15 REVISED CD (src)
(GENERATOR FOR REMOVED)
11/06/15 100% CD (w)
11/11/15 PLAINCHECK SUBMITTAL (af)

EXHIBIT

PROJECT VERSION 1.5079ed

T-2

The City of
SAN DIEGO
Development Services Department

January 26, 2016

Approval Type: Substantial Conformance Review (SCR) to
Project No. 154814 (Spectrum Act)
Approved No. 682518
Expires May 16, 2026
SCR Approval No.: 164201
SCR Project Name: Verizon - West Penasquitos Spectrum
SCR Project No.: 685487
Site Address: 12865 Black Mountain Road

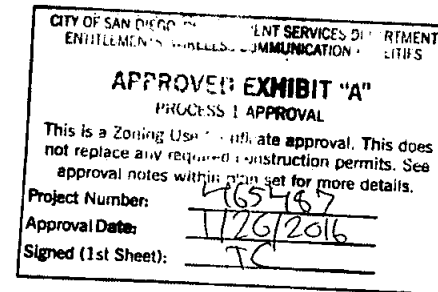
The Development Services Department has approved a Process One SCR for this project. The SCR was determined to be consistent with the objectives, standards, guidelines and/or conditions of the previously approved Permit.

The approved modifications include removal and replacement of an existing antenna, addition of an antenna, installation of 2 new surge protection boxes, and updated labeling.

The requested change to the previously approved Exhibit "A" for this project have been determined to be consistent with the general intent, terms and conditions of the previous approval. Identified items in red in any set of applicable requirements, development standards and guidelines of the Municipal Code in effect for this site. All applicable and relevant conditions and findings of approval as specified in the previous approval shall remain in full effect for this site, unless otherwise specified by the Development Services Department.

Jan. 26/2016
Tara Clement
Development Project Manager

*Spectrum Act refers to Title 16, Section 640004 of the 2012 Mobile Class Use Ordinance and Job Creation Act now codified at 47 U.S.C. Section 1452 (Section 608 Wireless Facilities Deployment) and Federal Communications Commission Report and Order FCC 14-152 (Wireless Infrastructure Order).



BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
105 CHAMBERLAIN DRIVE, SUITE 20
CARLSBAD, CA 92008 (760) 434-6474



PREPARED FOR



15505 SAND CANYON AVENUE
IRVINE, CA 92618
(949) 294-7000

APPROVALS

ABC	DATE
BE	DATE
BF	DATE
BT	DATE
EE/WH	DATE
GPS	DATE
EE/OUT	DATE

PROJECT NAME

**WEST PENASQUITOS
SECTOR SPLIT**

12865 BLACK MOUNTAIN ROAD
SAN DIEGO, CA 92129
MTX - 54
SAN DIEGO COUNTY

DRAWING DATES

04/05/13	PRELIM 2D REVIEW (1)
05/17/14	REVISED 2D #1 (m)
	(CONTRACT)
04/04/14	FINAL 2D (m)
04/23/14	2D REV 2-14 (CHANGE (m))
10/15/14	30% CD (m)
12/31/14	REVISED 2D #3 (m)
	(ANTENNAS)
06/29/15	REVISED CD (m)
	(DEGENERATE REMOVAL)
11/04/15	100% CD (m)
11/11/15	PLAN CHECK SUBMITTAL (cd)
01/26/16	ADD SCR (m)

SHEET TITLE

**PHOTO SIMULATIONS
& SUBSTANTIAL
CONFORMANCE
REVIEW**

PROJECTS, VERIZON, 1/26/2016

T-3

PAINTING NOTES & SPECIFICATIONS

1. ALL PAINT PRODUCT LINES SHALL BE SHOWN WILLIAMS UNLESS SPECIFICALLY NOTED TO THE CONTRARY.

2. CONTRACTOR SHALL PREPARE ALL SURFACES AND APPLY ALL FINISHES PER LATEST EDITION OF MANUFACTURER'S SPECIFICATIONS.
3. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS REGARDING DIRECTION OF WEATHERING AND FINISHES. FINISHES SHALL BE AS RECOMMENDED BY MANUFACTURER FOR EXISTING WEATHER CONDITIONS.
4. FINISH COLOR AND TEXTURE OF ALL PAINTED SURFACES SHALL MATCH EXISTING SURFACES.
5. ALL PAINT MATERIAL DATA SHEETS SHALL BE PROVIDED TO THE VENDOR BEFORE CONSTRUCTION WORKER.
6. FINISHES UNDOUBLY PAINTED SURFACE BY LIGHT SANDING WITH 320 GRIT SAND PAPER AND LIGHTLY SANDING SURFACES BEING OVERPAINTED SURFACES BY AGE DITCH OR SOLVENT CLEANING IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
7. FLAMMABLE DUSTS, DUSTS, MASONRY, AND PROTECTIVE METHODS TO BE USED TO PROTECT PROJECTIONS FROM ADJACENT SURFACES AND FINISHES.
8. APPLY PAINT BY AIRLESS SPRAY, SHOWING LINEUP BETWEEN EACH COAT OF PAINT. PAINT SURFACES SHALL BE PAINTED TO ACHIEVE A COATING NO THINNER THAN .007 IN. FOR EACH COAT. PAINT SHALL BE APPLIED TO ALL SURFACES.
9. APPLY COAT FILLER TO CORNER, T-JUNCTION, OR FILT CONSTRUCTION TO ENSURE COMPLETE COVERAGE WITH POWERS COMPLETELY FILL.
10. CONTRACTOR SHALL CORRECT RACK, CRACK, BUBBLES, OVERSPRAY, AND OTHER DEFECTS. CONTRACTOR SHALL REPAIR ALL DEFECTS TO THE VENDOR SPECIFIED CONSTRUCTION MANAGER. REPAIRS ARE NECESSARY TO CORRECT DEFECTS. CONTRACTOR SHALL REPAIR ALL DEFECTS WITH UNIFORM SHEEN AND FREE FROM BUBBLES.

1. PAINT THE FOLLOWING MATERIALS AND SYSTEMS CHECKED BELOW WITH THE COATING SYSTEM INDICATED.

PAINTING SCOPE						
ITEM NO.	MATERIAL TO BE PAINTED	COATING SYSTEM	PAINT TYPE	DO NOT PAINT	YES	NO
1	ALL STRUCTURAL STEEL	1	1			
2	ALL STRUCTURAL STEEL EXCEPT THIN WALLS	2	2			
3	ALL STRUCTURAL STEEL EXCEPT THIN WALLS AND JOINTS	3	3			
4	ALL STRUCTURAL STEEL EXCEPT THIN WALLS AND JOINTS	4	4			
5	ALL STRUCTURAL STEEL EXCEPT THIN WALLS AND JOINTS	5	5			
6	ALL STRUCTURAL STEEL EXCEPT THIN WALLS AND JOINTS	6	6			
7	ALL STRUCTURAL STEEL EXCEPT THIN WALLS AND JOINTS	7	7			
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60	ALL STRUCTURAL STEEL EXCEPT THIN WALLS AND JOINTS	60	60			

- C. COATING SYSTEM SPECIFICATIONS**
1. **STW ACRYLIC COATING (SERIES B64) BY SHERWIN WILLIAMS CO.**
1 ML. OBT PER COAT APPLIED IN TWO COATS OVER STW BONDING PRIMER (B6400).
 2. **100 % ACRYLIC LATEX COATING EQUIVALENT TO A-100 (SERIES A-82) BY SHERWIN WILLIAMS CO.** 1 ML. OBT PER COAT APPLIED IN TWO COATS OVER SPECIFIED PRIMER
 3. **GALVALUME OR ALTERNATE SPRAY-ON COLD GALVANIZED PAINT**
APPROVED BY WARDEN WAREHOUSES CONSTRUCTION MANAGER ON ALL STEEL, BRIDGE, OR OTHER STRUCTURES OR ON FIELD PAINT-GALVANIZED EXPOS. DEGS., IMPROFECTONS, OR FIELD DAMAGE ON GALVANIZED STEEL COMPONENTS
- D. PAINT & PRIMER**

ANTENNAS
PRIMER - KEM AQUA E81-W525
TOPCOAT - COROTHANE 85 BSW200/BROV22

873 CABINET
PRIMER - KEM AQUA E81-W525
TOPCOAT - COROTHANE 85 BSW200/BROV22

COLOR JUMPER CABLES
PRIMER - AS REQUIRED FOR ADHESION; APPLY ONE COAT
OF KEM AQUA WATER REDUCIBLE PRIMER E81W25
REDUCED 25%
TOPCOAT - 2 COATS COROTHANE 85 POLYURETHANE

- RAVE
PRIMER - HEN BOND HS 8502/4, DUT ACETYLE PRIMER
TOPCOAT - 2 COATS CONDUITHE A POLYURETHANE BS8200/BS602
- GALVANIZED METAL
ACID TICH WITH COMMERCIAL TICH OR UNWEAR PRIMER COAT AND
PRIMER - 2 COATS CONDUITHE A POLYURETHANE BS8200/BS602
- STAINLESS STEEL
PRIMER - GTM WASH PRIMER, B7111
TOPCOAT - 2 COATS CONDUITHE A POLYURETHANE BS8200/BS602
- UN-PRIMED STEEL
TOUCH-UP ANY RUST OR UN-PRIMED STEEL WITH HEN BOND HS,
PRIMER - 2 COATS CONDUITHE A POLYURETHANE BS8200/BS602
- ALUMINUM & COPPER
PRIMER - GTM WASH PRIMER, B7111
TOPCOAT - 2 COATS CONDUITHE A POLYURETHANE BS8200/BS602
- CONCRETE UNWEAR (NEW)
PRIMER - TWO 1/2" MAX EXTENSION BLOCK FILL, THEN, SHEEN TO MATCH
ADJACENT SURFACES
- CONCRETE STUCCO (EXISTING)
2 COATS A-100 LATER SHEEN & TRIM, SHEEN TO MATCH
- STUCCO
PRIMER - TWO 1/2" MAX EXTENSION BLOCK FILL, THEN, SHEEN TO MATCH
TOPCOAT - SUPERBANT A-B SERIES A-89 SATIN A-B GLOSS
- WOOD
PRIMER - A-100 LATER UNWEAR 8000 PRIMER - 7/4820
TOPCOAT - 2 COATS A-100 LATER SHEEN & TRIM, SHEEN TO MATCH
ADJACENT SURFACES
- QU-LU-BEAMS
PRIMER - A-100 LATER UNWEAR 8000 PRIMER - 7/4820
TOPCOAT - SUPERBANT A-B SERIES A-89 SATIN A-B GLOSS, THEN
2 COATS TOP COAT APPLIED AT CONTRACTOR'S OPTION
- FIELD JOINTS / DAMAGE OCCUR TO PRIMER & PAINTY FIRST & SECOND
COAT - 2 COATS CONDUITHE A POLYURETHANE BS8200/BS602
PHOTOGRAPHS SHOW FRESHLY QU-LU-BEAMS SHALL BE CAULKED WITH
SEALANT BEHIND
- STEEL TOUCH-UP
STEEL THAT HAS BEEN WELDED, COAT OR SCRATCHED IN THE FIELD
SHALL BE TOUCHED UP WITH GOLD PRE-MIXED PRIMER

CITY OF SAN DIEGO, DEVELOPMENT SERVICES DEPARTMENT
ENTITLED, WIRELESS COMMUNICATION FACILITIES

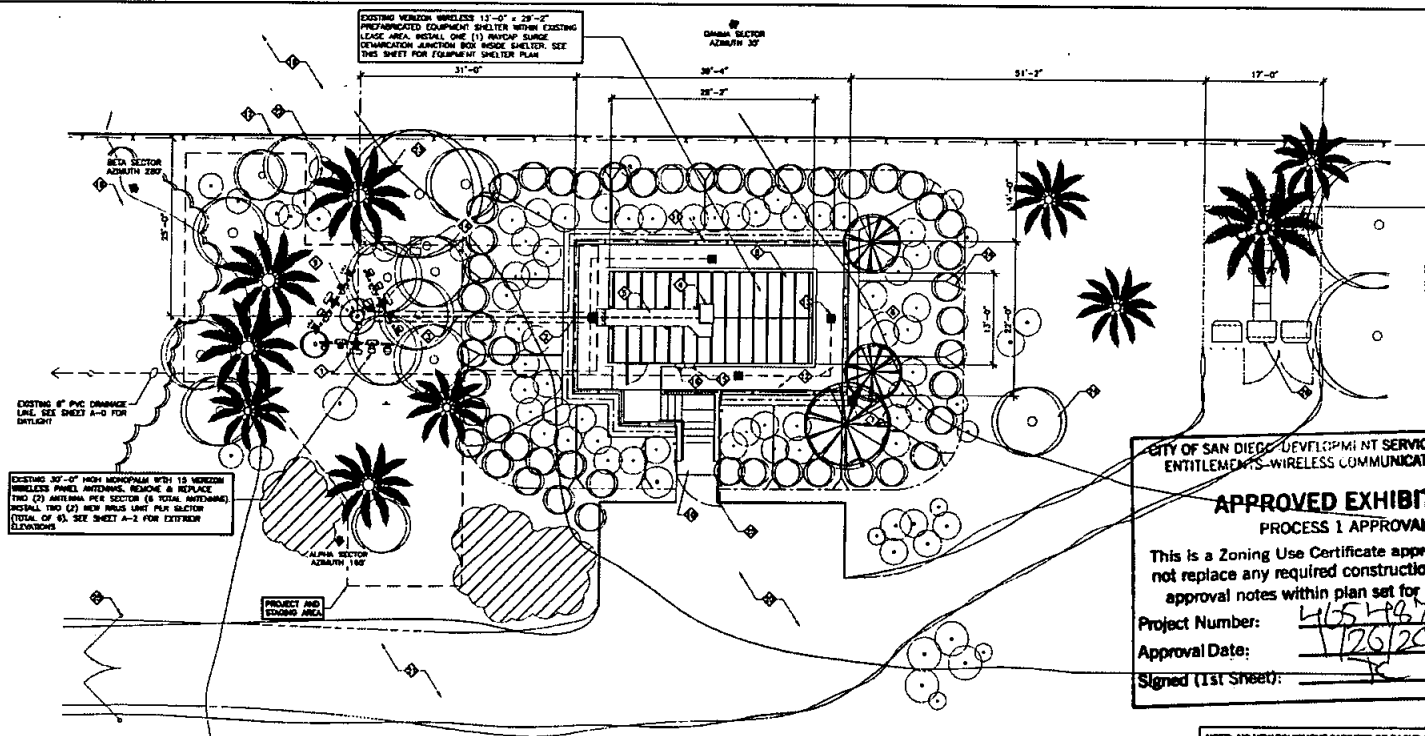
APPROVED EXHIBIT "A"
PROCESS 1 APPROVAL

This is a Zoning Use Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.

Project Number: 465487
Approval Date: 1/26/2016
Signed (1st Sheet): TS

Booth & Suarez ARCHITECTURE ☒ INCONTRACTORS 755 COLUMBIA PARKWAY SUITE 100 SUITE 100 COLUMBIA, CA 95006 (760) 432-0074	
	
_____ PREPARED FOR	
	
15505 SAND CANYON AVENUE IRVINE, CA 92618 (949) 256-7000	
_____ APPROVALS	
ABC _____	DATE _____
RE _____	DATE _____
RF _____	DATE _____
INT _____	DATE _____
T/IN _____	DATE _____
OPS _____	DATE _____
LE/OUT _____	DATE _____
_____ PROJECT NAME	
WEST PENASQUITOS SECTOR SPLIT	
12865 BLACK MOUNTAIN ROAD SAN DIEGO, CA 92129 MTX - 54 SAN DIEGO COUNTY	
_____ DRAWING DATES	
10/15/14	BOX CD (nd)
12/31/14	REVISED 29 #3 (km)
06/29/15	(ANTENNAE)
	REVISED CD (sw)
11/04/15	(GENERATOR REMOVED)
11/11/15	100% CD (sw)
	PLANNING SUBMITTAL (st)
_____ SHEET TITLE	
NOTES & SPECIFICATIONS	
_____ PROJECT/VERSION: 130736d	

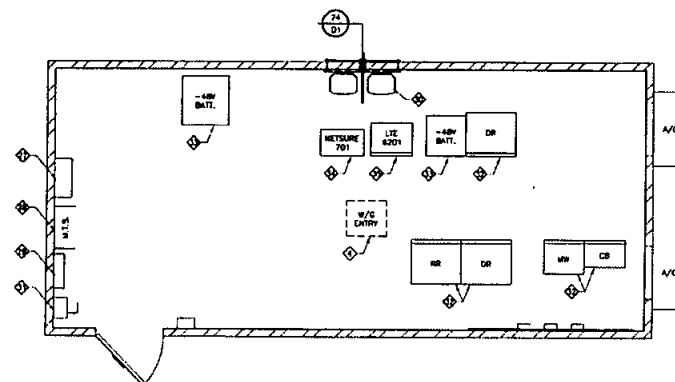
A-0.1



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

KEYED NOTES:

- | | |
|---|--|
| <ul style="list-style-type: none"> 1 REMOVE & REPLACE (2) ANTENNAS PER SECTION 2 CORE EXISTING BLOCK WALL AS REQUIRED TO INSTALL NEW 8" COAX CABLE CONDUIT SLEEVE. 3 EXISTING COAX CABLE CONDUIT THROUGH. INSTALL NEW 8" CONDUIT SLEEVE, INTERCEPT EXISTING CONDUIT & PULL NEW (2) 7/8" POWER/VIDEO CABLE FROM MONOPOLM TO SHELTER. 4 EXISTING COAX CABLE HATCH ON ROOF. ROUTE (2) NEW 7/8" POWER/VIDEO CABLES FROM SHELTER TO PANEL ANTENNAS. 5 EXISTING COAX CABLE TRAY ON ROOF. INSTALL (2) 7/8" POWER/VIDEO CABLES. 6 EXISTING CONCRETE SHELL 7 EXISTING DRAIN INLET 8 EXISTING VERIZON WIRELESS PREFABRICATED EQUIPMENT SHELTER 9 EXISTING VERIZON WIRELESS MONOPOLM 10 EXISTING CONCRETE STAIRS WITH GUARDRAILS 11 EXISTING RETAINING WALL WITH CHAINLINK FENCE 12 EXISTING CONCRETE WALK 13 EXISTING AREA DRAIN (TYPICAL OF 4) 14 EXISTING LANDSCAPE SCREENING SHRUBS REMOVE & REPLACE WITHIN PROJECT AREA. SEE LANDSCAPE PLAN. 15 EXISTING ELECTRICAL PANEL 16 EXISTING ELECTRICAL METER MOUNTED TO SHELTER | <ul style="list-style-type: none"> 17 PROPERTY LINE 18 EXISTING STREET SIDE THIRD SETBACK 19 EXISTING DIRT AREA 20 EXISTING GRAVEL AREA 21 EXISTING CHAINLINK FENCE 22 EXISTING PALM TREE 23 EXISTING SHRUBS 24 EXISTING ACCESS GATE 25 EXISTING AT&T COMPOUND WITH EQUIPMENT AND MONOPOLM 26 EXISTING PANEL "AT" 27 EXISTING "WTS" PANEL 28 EXISTING 200 AMP NON FUSE DISCONNECT 29 PROPOSED RAYCAP SOURCE REMEDIATION JUNCTION BOX MOUNTED TO UNSTRUCT ON EXISTING WALL. (TYP. OF 2) (SHOWN SHADOWED). SEE DETAIL 24, 25, 26, 27, 28, 29. 30 EXISTING GEN PLUG 31 EXISTING RF EQUIPMENT CABINETS 32 EXISTING BATTERY CABINET RACKS 33 EXISTING METSURE POWER PLANT RACK 34 EXISTING LTC 8201 EQUIPMENT CABINET |
|---|--|



EQUIPMENT SHELTER PLAN
SCALE: 3/8" = 1'-0"

CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT
ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES

APPROVED EXHIBIT "A"
PROCESS 1 APPROVAL

This is a Zoning Use Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.

Project Number: 465-1487
Approval Date: 1/26/2016
Signed (1st Sheet): [Signature]

NOTE: NO NEW EQUIPMENT CABINETS OR RACKS ARE TO BE INSTALLED. NO CHANGE TO EXISTING BATTERIES ARE PROPOSED.

Booth & Suarez
ARCHITECTURE INCORPORATED

351 CALLE 400 VALLEJO DRIVE, SUITE 200
CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



15505 SAND CANYON AVENUE
IRVINE, CA 92618
(949) 286-7000

APPROVALS

ABC	DATE
ME	DATE
W	DATE
MT	DATE
EE/W	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

**WEST PENASQUITOS
SECTOR SPLIT**

12865 BLACK MOUNTAIN ROAD
SAN DIEGO, CA 92129

MTX - 54

SAN DIEGO COUNTY

DRAWING DATES

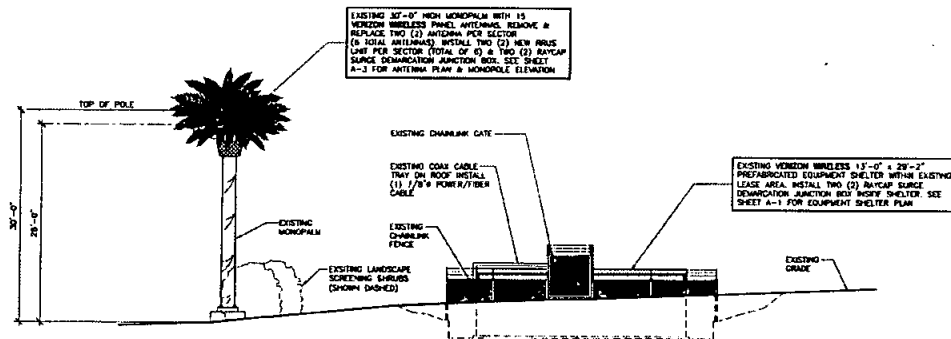
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02/17/14	REVISED TO 91 (w)
04/04/14	REVISED TO 91 (w)
04/21/14	2D REV TO LANE CHANGE (w)
10/15/14	REVISED TO 93 (w)
12/31/14	REVISED TO 93 (w)
08/29/15	REVISED TO 93 (w)
11/04/15	REVISED TO 93 (w)
11/11/15	PLAN CHECK SUBMITTAL (ci)

SHEET TITLE

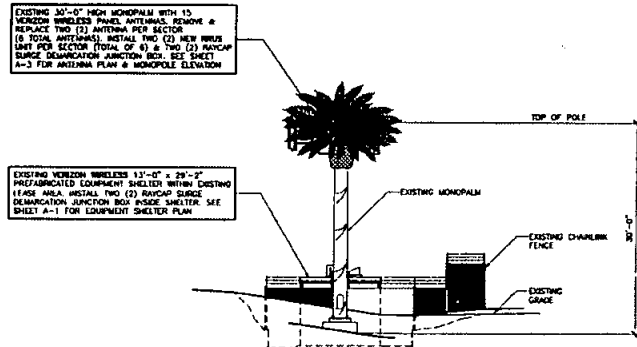
**ENLARGED SITE
PLAN & EQUIPMENT
SHELTER PLAN**

PROJECTS/VERIZON/13075nd

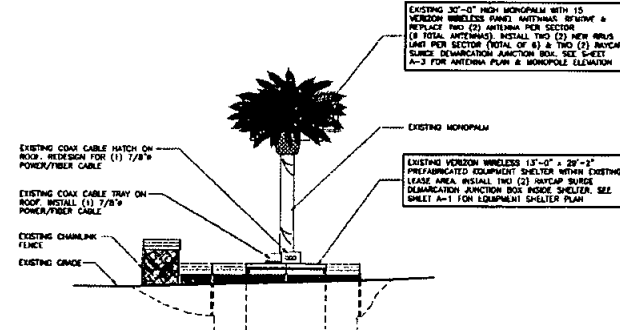
A-1



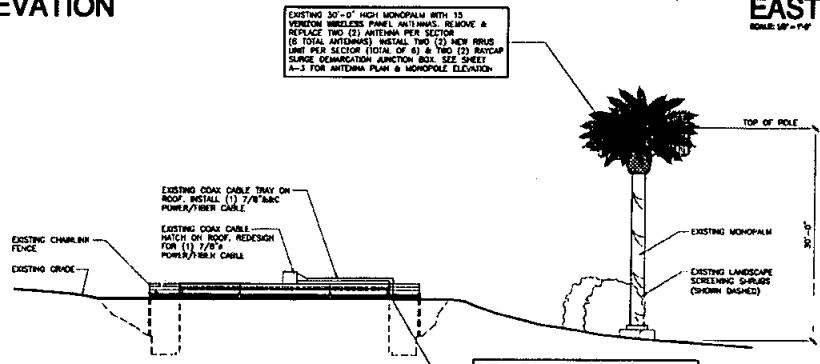
SOUTH ELEVATION
SCALE 1/8" = 1'-0"



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



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



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

CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT
ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES

APPROVED EXHIBIT "A"
PROCESS 1 APPROVAL

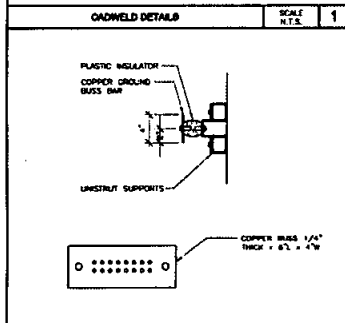
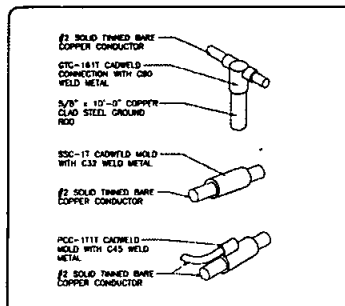
This is a **Zoning Use Certificate** approval. This does not replace any required construction permit. See approval notes within plan set for more details.

Project Number: **65487**
Approval Date: **1/26/2016**
Signed (1st Sheet): **1/26**

Booth Suarez &
ARCHITECTURE INCORPORATED
15505 SAND CANYON AVENUE
IRVINE, CA 92618
(949) 258-7000

verizon wireless

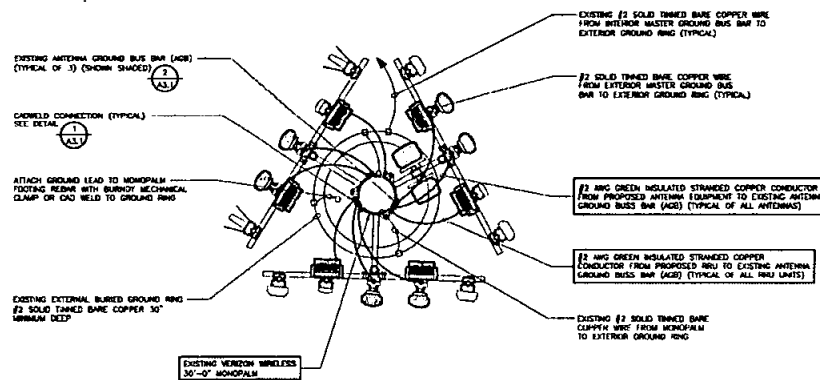
APPROVALS	
ABC	DATE
DE	DATE
RF	DATE
INT	DATE
EE/WH	DATE
OPS	DATE
EE/OWT	DATE
PROJECT NAME	
WEST PENASQUITOS SECTOR SPLIT	
12865 BLACK MOUNTAIN ROAD SAN DIEGO, CA 92129	
MTX - 54	
SAN DIEGO COUNTY	
DRAWING DATES	
04/09/12	PULLING 2D REVIEW (M)
03/17/14	REVISED CD #1 (WH)
04/04/14	FINAL TO (WH)
04/21/14	2D REV 2-TANK CHANGE (WH)
10/15/14	REV CD (WH)
12/31/14	REVISED CD #3 (WH)
06/28/15	REVISED CD (WH)
11/04/15	GENERATOR REMOVED
11/11/15	100% CD (WH)
	PLANS/SCHE SUBMITTAL (M)
SHEET TITLE	
EXTERIOR ELEVATIONS	
PROJECTS\VERIZON\1507560	
A-2	



NO DETAIL THIS SPACE

NO DETAIL THIS SPACE

- LEGEND:**
- ⊗ EXISTING GROUND ROD
 - EXISTING MECHANICAL GROUND CONNECTION
 - EXISTING CADWELD CONNECTION
 - ⊠ EXISTING GROUND ACCESS WELL
CIRCULAR CONCRETE 600 8\"/>
 - GROUND CONDUCTOR



ANTENNA GROUNDING PLAN

SCALE: 1/4\"/>

CITY OF SAN ANTONIO DEPARTMENT-SERVICES DEPARTMENT
ENTHUSIASTIC COMMUNICATION FACILITIES

APPROVED EXHIBIT "A"

PREPARED FOR: [Signature]

This is a **Final** approval. This does not represent any other construction permits. See approval notes within plan set for more details.

Project Number: 4654187

Approval Date: 1/26/2016

Signed (1st Sheet): [Signature]

Booth & Suarez
ARCHITECTURE INCORPORATED
185 CAMARILLO VILLAGE DRIVE, SUITE 200
CARLSBAD, CA 92008 (760) 434-8474



verizon wireless

15505 SAND CANYON AVENUE
IRVINE, CA 92618
(949) 286-7000

APPROVALS

NAME	DATE
ABC	
DEF	
GHI	
JKL	
MNO	
PQR	
STU	

PROJECT NAME

WEST PENASQUITOS SECTOR SPLIT

12865 BLACK MOUNTAIN ROAD
SAN DIEGO, CA 92129

MTX - 54

SAN DIEGO COUNTY

DRAWING DATES

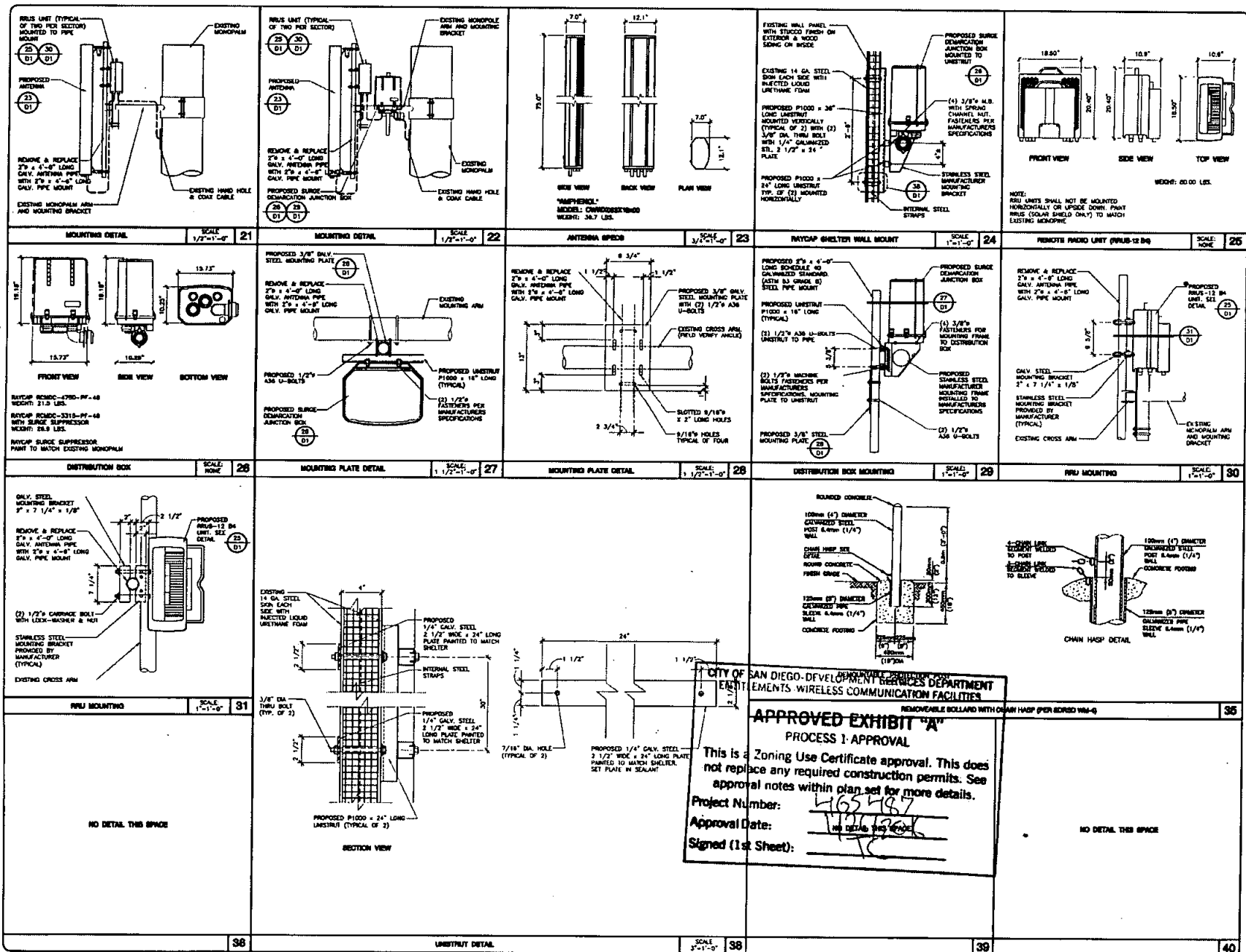
DATE	DESCRIPTION
10/15/14	REV CD (#0)
12/15/14	REVISED 20 (#1 (SMM)) (ANTENNAS)
04/29/15	REVISED CD (#0) (GENERATOR REMOVED)
11/04/15	100% CD (#0)
11/11/15	PLANS CHECK SUBMITTAL (#0)

SHEET TITLE

ANTENNA GROUNDING PLAN

PROJECT: VERIZON, 1307300

A-3.1



Booth & Suarez

ARCHITECTURE INCORPORATED

115 CALLEJON PALMA DRIVE SUITE 87
CARLETON CA 94008 (760) 433-6474

PREPARED FOR

15505 SAND CANYON AVENUE
IRVINE, CA 92618
(949) 266-7000

APPROVALS

ABC	DATE
RE	DATE
RE	DATE
INT	DATE
CE/IN	DATE
OPS	DATE
EX/OUT	DATE

PROJECT NAME

WEST PENASQUITOS SECTOR SPLIT

12865 BLACK MOUNTAIN ROAD
SAN DIEGO, CA 92129

MTX - 54

SAN DIEGO COUNTY

DRAWING DATES

04/09/13	PRELIM TO REVIEW (H)
05/17/14	REVISED TO #1 (H)
06/01/14	(GENERATOR)
06/01/14	FINAL TO (H)
10/15/14	2D REV 2-TANK CHANGE (H)
12/31/14	BOX CO (H)
	REVISED TO #3 (H)
	(ANTENNAS)
04/29/15	REVISOR CO (H)
	(GENERATOR REMOVED)
11/04/15	YOUR CO (H)
11/11/15	PLANNING SUBMITTAL (H)

SHEET TITLE

DETAILS

PROJECT/VERSION: 130756d

D-1

CITY OF SAN DIEGO - DEVELOPMENT SERVICES DEPARTMENT
 PERMITS - WIRELESS COMMUNICATION FACILITIES

REMOVABLE BOLLARD WITH CHAIN HASP (PER REISSUED WMA-6)

APPROVED EXHIBIT "A"
 PROCESS 1: APPROVAL

This is a Zoning Use Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.

Project Number: 463487
 Approval Date: NO DETAIL THIS SPACE
 Signed (1st Sheet): [Signature]

GENERAL NOTES:

- DESIGN CRITERIA:
DESIGN CODE: 2013 CALIFORNIA BUILDING CODE (CBC)
S_w = 601
S_w = 358
F_w = 1.13
F_w = 1.88
WIND SPEED - 85 M.P.H. (A.S.D.)
WIND EXPOSURE - C
- ALL MATERIALS AND WORK PERFORMED SHALL CONFORM WITH THE REQUIREMENTS OF THE CODE AND GOVERNING BUILDING ORDINANCES.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.
- WHERE A SECTION OR TYPICAL DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
- NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THIS ENGINEER. UNAUTHORIZED CHANGES RENDER THESE DRAWINGS VOID.
- ANY REFERENCE TO THE WORDS "APPROVED" OR "APPROVAL" IN THESE DOCUMENTS SHALL BE HEREIN DEFINED TO MEAN GENERAL ACCEPTANCE OR REVIEW AND SHALL NOT RELIEVE THE CONTRACTOR AND/OR HIS SUB-CONTRACTORS OF ANY LIABILITY IN FURNISHING THE REQUIRED MATERIALS OF LABOR SPECIFIED.
- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES INCLUDING, BUT NOT LIMITED TO, BRACING AND SHORING. DISSEMINATION NOTED TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT OF ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES ON THE CONSTRUCTION PROCEDURES.
- GENERAL CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL DIMENSIONS, DIRECTIONS, AND CONDITIONS PRIOR TO BEGINNING AND COMMENCING CONSTRUCTION. ALL DIMENSIONS CONTROLLED BY EXISTING CONDITIONS SHALL BE MONITORED BY THE CONTRACTOR AT THE SITE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONSULTATION WITH THE EXECUTION OF THIS WORK.
- GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS, PRIOR TO STARTING WORK.
- NOTICE TO THE APPLICANT/OWNER/OWNER'S AGENT/ARCHITECT OR ENGINEER OF RECORD BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES. (NEW ISSUE)
- NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/OWNER-BUILDER: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES. (NEW ISSUE)

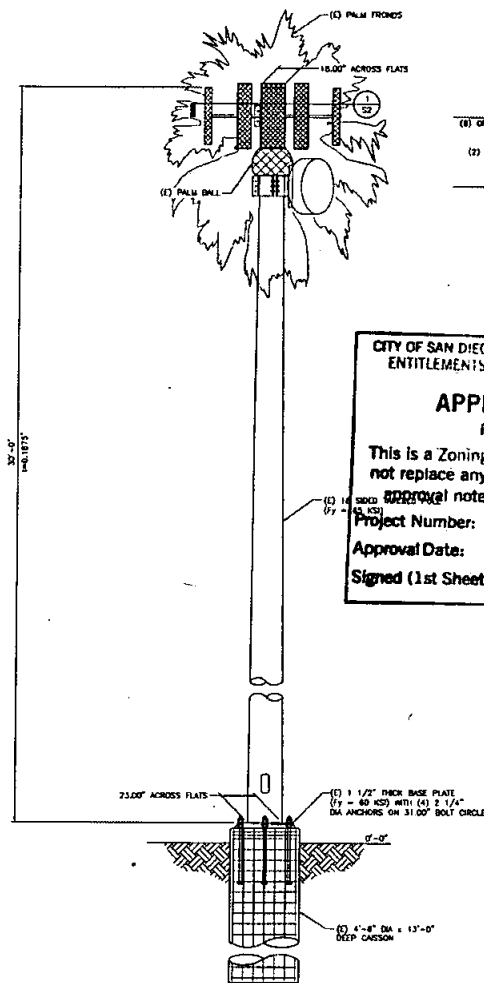
FOUNDATION:

DESIGN IS BASED ON TABLE 1808.2.

ALLOWABLE BEARING: 1500 PSF
LATERAL BEARING: 100 PSF
SLONG RESISTANCE: 130 PSF

ABBREVIATIONS:

AB - ANCHOR BOLT	MIN - MINIMUM
BL - BOTTOM	(N) - NEW
CLP - CLEAR	NTS - NOT TO SCALE
CONC - CONCRETE	NS - NEAR SIDE
CONT - CONTINUOUS	O.C. - ON CENTER
DN - DIMENSION	OD - OUTSIDE DIAMETER
DBL - DOUBLE	OH - OPPOSITE HAND
PLS - PLACES	
(E) - EXISTING	REQD - REQUIRED
EA - EACH	SH - SHARP
EQ - EQUAL	SO - SQUARE
FDN - FOUNDATION	STD - STANDARD
FS - FAN SIZE	STRT - STIFFENER
FTG - FOOTING	THK - THICK
HORIZ - HORIZONTAL	T.O. - TOP OF
HSS - TUBE STEEL	TYP - TYPICAL
ID - INSIDE DIAMETER	UNL - UNLESS OTHERWISE NOTED
MB - MACHINE BOLT	VERT - VERTICAL



SUMMARY:
EXISTING POLE IS ADEQUATE TO SUPPORT LOADING SHOWN

BASE REACTIONS:
TOTAL: 7.35 KIPS
SHEAR: 4.28 KIPS
MOMENT: 121 KIP-FT

CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT
ENTITLEMENTS - WIRELESS COMMUNICATION FACILITIES

APPROVED EXHIBIT "A" PROCESS 1 APPROVAL

This is a Zoning Use Certificate approval. This does not replace any required construction permits. See approved notes within plan set for more details.

Project Number: 465487
Approval Date: 1/26/2016
Signed (1st Sheet):

REV.	DATE BY:	REVISION DESCRIPTION

ENGINEER/CONSULTANT:

next step
DESIGN, INC.
38170 ENTERPRISE WAY SUITE 400
LAKE FOREST, CA 92630
PHONE: (949) 219-3339
FAX: (949) 487-9378

SITE BUILDER:

verizon wireless
15505 SAND CANYON AVE.
BUILDING 1D 1st FLOOR
IRVINE, CA 92618
PHONE (949) 286-7000

SEAL:



APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
LEASING:		
ZONING:		
R.F.:		
E/P:		
C.P.M.:		

SITE INFO:

SITE NAME: WESTERN
PENASQUITOS
SITE ADDRESS: 12865 BLACK MOUNTAIN ROAD
SAN DIEGO, CA 92129

SHEET TITLE:

POLE ELEVATION
AND NOTES

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:
SH.DWG	CKB	07/04/16

SHEET NUMBER:

S-1

CONSTRUCTION NOTES

9 EXISTING MONOPALM ELEVATION

3

CITY OF SAN DIEGO - PLANNING SERVICES DEPARTMENT
ENTITLEMENTS - COMMUNICATIONS FACILITIES

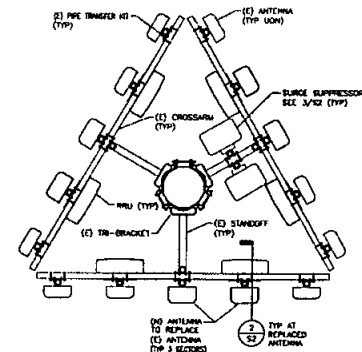
APPROVED EXHIBIT "A"
PROCESS 1 APPROVAL

This is a Zoning Use Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.

Project Number: 465487

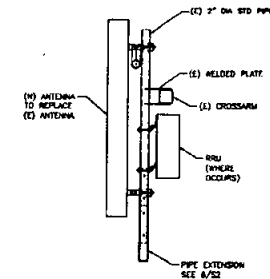
Approval Date: 1/26/2016

Signed (1st Sheet): [Signature]

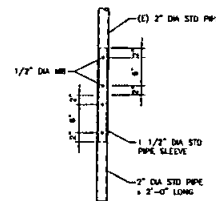


4 ANTENNA MOUNT (PLAN) 1

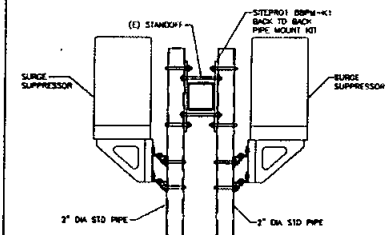
NOTES:
1. ALL STEEL TO BE GALVANIZED.
2. ANTENNA ASSEMBLY CONSISTS OF ANTENNA AND TWO MOUNTING BRACKETS. EACH BRACKET IS ATTACHED TO THE PIPE WITH (2) 3/8" DIA. ALL-THREAD RODS.



5 ANTENNA MOUNT (SECTION) 2



9 PIPE MOUNT EXTENSION



6 SURGE SUPPRESSOR MOUNT ON STANDOFF 3

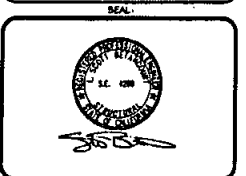
REV.	DATE/DT.	REVISION DESCRIPTION

ENGINEER/CONSULTANT:

next step
DESIGN, INC.
28170 ENTERPRISE WAY SUITE 400
LAKE FOREST, CA 92630
PHONE: (949) 219-3339
FAX: (949) 487-9370

SITE BUILDER:

verizon wireless
15505 SAND CANYON AVE.
BUILDING 101 1ST FLOOR
IRVINE, CA 92618
PHONE (949) 286-7000



APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
LEASING:		
ZONING:		
R.F.:		
E/P:		
C.P.M.:		

SITE INFO:

SITE NAME: **WESTERN PENASQUITOS**
SITE ADDRESS: 12865 BLACK MOUNTAIN ROAD
SAN DIEGO, CA 92129

SHEET TITLE:

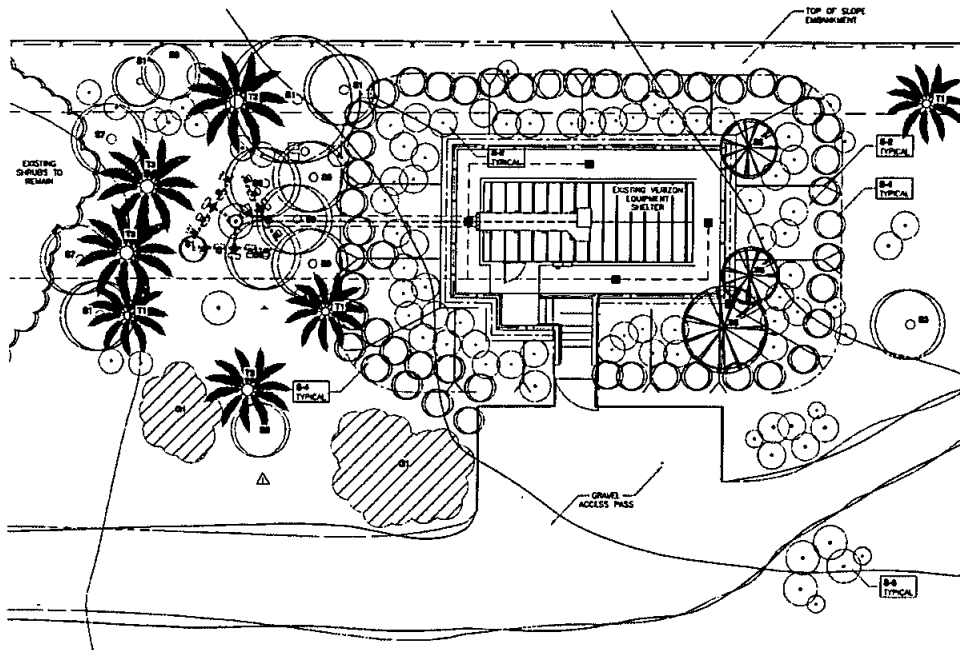
ANTENNA PLAN AND DETAILS

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:
SZ DWG	DKB	07/06/15

SHEET NUMBER:

S-2



LANDSCAPE DEVELOPMENT PLAN

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

WATER CONSERVATION NOTES

1. ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE, SHALL CONFORM TO CITY OF CHULA VISTA LANDSCAPE REGULATIONS AND STANDARDS AND ALL OTHER APPLICABLE REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
2. PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
3. LANDSCAPE DESIGN GOALS OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA.
4. ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEMS USING LOW PRECIPITATION FRIED AND POP UP SPRAY HEADS.
5. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND MODERATE PLANT GROWTH.
6. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DESIRE FREE CONDITION.
7. ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE EXISTING SITE.
8. SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE: THROTTLING THE FLOW CONTROL AT EACH WAY TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVER-SPRAY, FLOWING, OR RUN-OFF SHALL BE ELIMINATED ADJUST SYSTEM TO AVOID THESE CONDITIONS.
9. BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE FLOWING, RUN-OFF, OVER-SPRAY AND WASTING.
10. IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO WATER OR IRRIGATE OVER-SPRINKING OR SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS.
11. NEW IRRIGATION SYSTEM TO BE CONNECTED TO THE CLOSEST EXISTING IRRIGATION VALVE BOX.
12. AUTOMATIC IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR.

PLANTING NOTES

1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INSTALLATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. MAKE EXCAVATE AS REQUIRED.
2. TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
3. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES. WHERE A PAVING SURFACE IS LOCATED WITHIN 5' OF A TREE TRUNK, ROOT BARRIERS SHALL EXTEND FOUR FEET IN EACH DIRECTION FROM THE CENTER LINE OF THE TRUNK. FOR A TOTAL DISTANCE OF 8 FEET. INSTALLING ROOT BARRIERS AROUND THE ROOT BALL IS UNACCEPTABLE.
4. TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVING SURFACE, CURB, WALL, OR CONCRETE ROW STRIP.
5. ALL PLANTING AREAS, SHALL RECEIVE A 3" LAYER OF MULCH.
6. PLANTING INSTALLATION CRITERIA:
ALL PROPOSED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL-DEVELOPED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
7. PLANTING MAINTENANCE CRITERIA:
ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.
8. MINIMUM TREE SEPARATION DISTANCE:
IMPROVEMENT/ MINIMUM DISTANCE TO STREET TREE:
TRAFFIC SIGNALS (STOP SIGNS) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAYS (LANSIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
9. PRECISION: ALL IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
10. OWNER IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	EXISTING	3	80' HEIGHT 15' SPREAD
	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	EXISTING	1	80' HEIGHT 25' SPREAD
	FICUS MICROCARPA	TOYON OR CALIFORNIA HOLLYWOOD BERRY	EXISTING	5	35' HEIGHT 30' SPREAD
	CARISSA MACROCARPA	INDIA PLUM	EXISTING	-	7' HEIGHT 15' SPREAD
	MADONIA LAURINA	LAUREL SHrub	EXISTING	1	30' HEIGHT 45' SPREAD
	NERIUM OLEANDER "PETITE PINK"	OLIVE PINK OLEANDER	EXISTING	4	4' HEIGHT 6' SPREAD
	CORDIA PAUCIFLORA	PAWPAW SHrub	EXISTING	3	10' HEIGHT 10' SPREAD
	EUCALYPTUS LAURINA	COTON BUSH	EXISTING	-	4' HEIGHT 8' SPREAD
	AGAVE ATTENUATA	PROSTRATE AGAVE	EXISTING	-	7' HEIGHT 15' SPREAD
	RHUS BICOLOR	LEONARDO BERRY	5 GALLON	5	3-10' HEIGHT 3-10' SPREAD

CITY OF SAN DIEGO - PUBLIC SERVICES DEPARTMENT
ENTITLEMENT - WIRELESS - IRRIGATION FACILITIES

APPROVED EXHIBIT "A" PROCESS 1 APPROVAL

This is a Zoning Use Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.

Project Number: 465187
Approval Date: 11/26/2016
Signed (1st Sheet): TC

BOOTH SUAREZ &
ARCHITECTURE INCORPORATED
385 CALLE SAN FELIX DRIVE
CARLSBAD, CA 92008 (760) 438-8474



PREPARED FOR

verizonwireless

15505 SAND CANYON AVENUE
IRVINE, CA 92618
(949) 256-7000

APPROVALS

ABC	DATE
DE	DATE
FW	DATE
MT	DATE
EL/W	DATE
OPS	DATE
EL/WT	DATE

PROJECT NAME

**WEST PENASQUITOS
SECTOR SPLIT**

12665 BLACK MOUNTAIN ROAD
SAN DIEGO, CA 92129
MTX - 54
SAN DIEGO COUNTY

DRAWING DATES

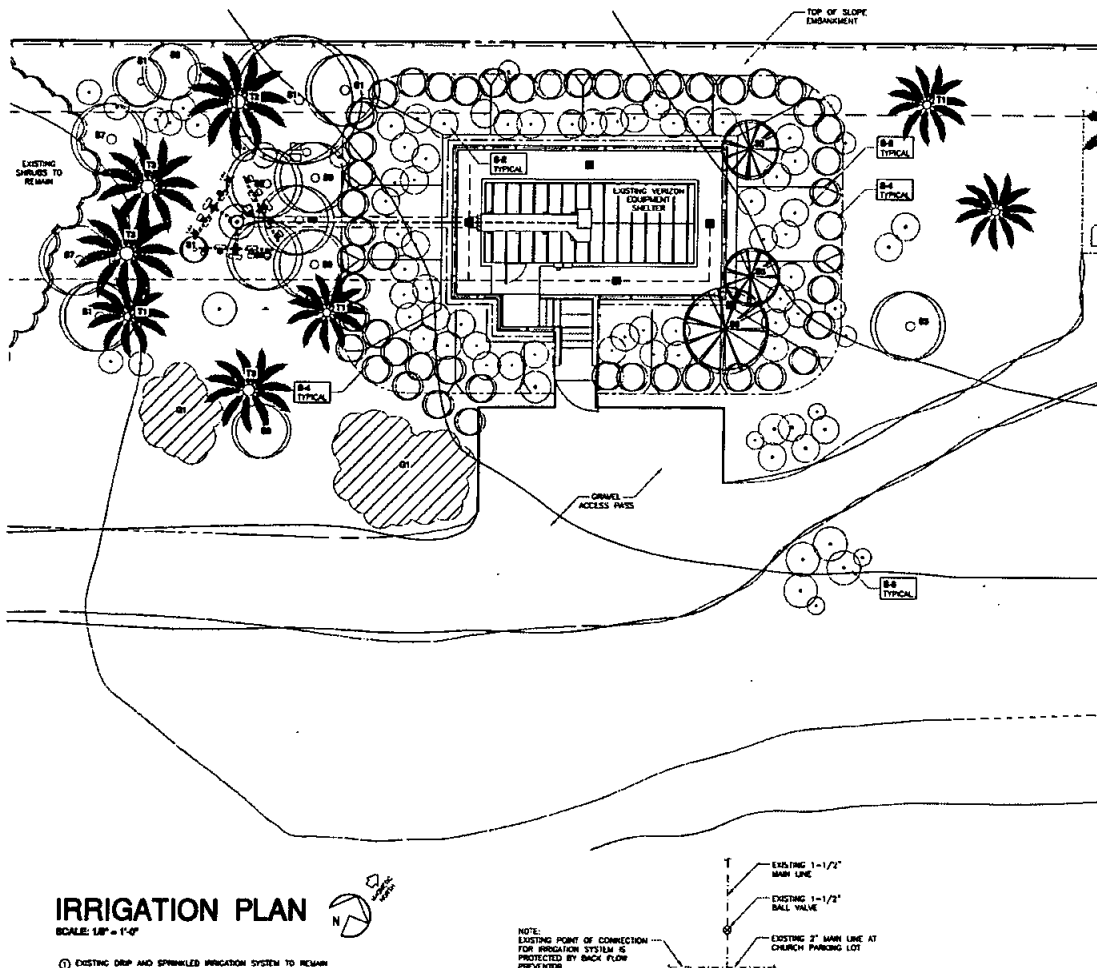
04/05/13	PRELIM 2D REVIEW (10)
05/17/14	REVISED 2D #1 (w)
06/04/14	(GENERAL)
06/21/14	2D SET 2-TANK CHANGE (rev)
10/21/14	2D SET 3 (w)
12/31/14	REVISED 2D #3 (w)
04/28/15	(GENERAL)
11/04/15	2D SET 4 (w)
11/11/15	PLANNING SUBMITTAL (w)

SHEET TITLE

**LANDSCAPE
DEVELOPMENT PLAN**

PROJECTS/VERIZON/1307566

L-1



IRRIGATION PLAN

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

- EXISTING DRIP AND SPRINKLER IRRIGATION SYSTEM TO REMAIN. REPAIR IN-BOSS WHERE DAMAGED DURING COURSE OF CONSTRUCTION.
- IRRIGATION SYSTEM SHOWN IS "TYPICAL" IN NATURE. CONTRACTOR IS TO FIELD VERIFY AND LOCATE ALL EXISTING LINES, VALVES & CONTROLLERS PRIOR TO CONSTRUCTION. SYSTEM MUST BE REPAIRED & IN WORKING ORDER UPON COMPLETION.

NOTE:
EXISTING POINT OF CONNECTION
FOR IRRIGATION SYSTEM IS
PROTECTED BY BACK FLOW
PREVENTION

- EXISTING 1-1/2" MAIN LINE
- EXISTING 1-1/2" BALL VALVE
- EXISTING 2" MAIN LINE AT CHURCH PARKING LOT

WATER CONSERVATION NOTES

- ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE SHALL CONFORM TO LANDSCAPE REGULATIONS AND ALL OTHER CITY OF THOMPSON LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND ALL OTHER APPLICABLE CITY AND REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE IN THE AREA OR IN SIMILAR CLIMATE AND SOIL CONDITIONS.
- PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATE AND SOIL CONDITIONS.
- LANDSCAPE FRESH GROWING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA.
- ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEMS USING LOW PRECIPITATION FOLDED AND POP UP SPRAY HEADS.
- ALL SOILS WILL BE FERTILIZED, AMENDED AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
- ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
- SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE TIGHTENING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVER-SPRAY, PONDING, OR RUN-OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS.
- BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND WASTING.
- IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER	SERIES AND DESCRIPTION	PSI	GPH	RAD
SEE NOTE ON PLAN	NETATUM/ WDC 70	PRESSURE COMPENSATING EMITTER - PORTED TO SURFACE	20	2.0	-
J.M.		CLASS 200 PVC HIGH PRESSURE LATERAL LINE (USE CLASS 315 PVC FOR 1/2" SIZE)			
⊗	EXISTING	EXISTING BALL VALVE			
⊗	EXISTING	EXISTING FLUSH VALVE			
⊗	EXISTING	EXISTING EXTERIOR PEX/STAL-MOUNTED CONTROLLER WITH AUTOMATIC RAIN SHUT-OFF DEVICE			
⊗	EXISTING	EXISTING BRASS REMOTE CONTROL VALVE WITH DRIP #1.118			
---	EXISTING	EXISTING 1/2" POLYETHYLENE TUBING			
---	EXISTING	EXISTING MAIN PRESSURE LINE			
⊗	EXISTING	EXISTING QUICK COUPLER			

CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT
ENTITLED: N. S. WIRELESS COMMUNICATION F.P. 11.

APPROVED EXHIBIT "A" PROCESS 1 APPROVAL

This is a Zoning Use Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.

Project Number: 165487

Approval Date: 10/26/2016

Signed (1st Sheet): [Signature]

Booth & Suarez
ARCHITECTURE & INCORPORATED

375 CALLEBAND PLAZA DRIVE SUITE 20
CHULA VISTA, CA 92011 (760) 434-8474



PREPARED FOR



15505 SAND CANYON AVENUE
IRVINE, CA 92618
(949) 286-7000

APPROVALS

AAC _____ DATE _____
AC _____ DATE _____
AV _____ DATE _____
BNT _____ DATE _____
CE/M _____ DATE _____
GPS _____ DATE _____
CE/OUT _____ DATE _____

PROJECT NAME

**WEST PENASQUITOS
SECTOR SPLIT**

12865 BLACK MOUNTAIN ROAD
SAN DIEGO, CA 92129

MTX - 54

SAN DIEGO COUNTY

DRAWING DATES

10/15/14 80% CD (wb)
12/31/14 REVISED CD #3 (wm)
(UNTERMINUS)
06/29/15 REVISED CD (wm)
(GENERATOR REMOVED)
11/06/15 100% CD (wb)
11/11/15 PLANCHER SUBMITTAL (wb)

SHEET TITLE

IRRIGATION PLAN

PROJECTS/VERSIONS/130729d

L-2

NO DETAIL THIS PLAN				CITY OF SAN DIEGO - DEVELOPMENT SERVICES DEPARTMENT ENTITLEMENTS - WAREHOUSES - COMMUNICATION FACILITIES APPROVED EXHIBIT "A" RECEIVED SAN DIEGO This is a Zoning Use Certificate and does not replace any required construction or See approval notes within plan set for more details. Project Number: <u>465487</u> Approval Date: <u>1/26/2016</u> Signed (1st Sheet): <u>TC</u>	
1		PUNCH-IN EMITTER PORTED TO SURFACE DETAIL		2	
NO DETAIL THIS PLAN		NO DETAIL THIS PLAN		NO DETAIL THIS PLAN	
4		5		6	
NO DETAIL THIS PLAN				NO DETAIL THIS PLAN	
7		PLANTING ON LEVEL GRADE		8	
NO DETAIL THIS PLAN					
9		TREE PLANTING		10	

Booth & Suarez
ARCHITECTURE INCORPORATED
305 CARLEIGH PALMER DRIVE SUITE 201
CARLSBAD, CA 92008 (760) 431-0074

VERIZON WIRELESS

15505 SAND CANYON AVENUE
IRVINE, CA 92618
(949) 286-7000

PREPARED FOR

APPROVALS

ABC	DATE
RE	DATE
ST	DATE
INT	DATE
LL/WH	DATE
DPS	DATE
LE/OUT	DATE

PROJECT NAME

**WEST PENASQUITOS
SECTOR SPLIT**

12865 BLACK MOUNTAIN ROAD
SAN DIEGO, CA 92129
MTX - 54
SAN DIEGO COUNTY

DRAWING DATES

10/15/14	WDS CD (#4)
12/31/14	REVISED ID (#3) (NATIMAS)
04/29/15	REVISED CD (#4) (GENERATOR REWORKS)
11/04/15	100% CD (#5)
11/11/15	PLANDRCK SUBMITTAL (#6)

SHEET TITLE

**LANDSCAPE
DETAILS**

PROJECT'S: VIBRZON/1.107346

L-3

PLANTING SPECIFICATIONS

NOTE: THE GENERAL AND SPECIAL CONDITIONS NOTED HEREIN ARE AN INTEGRAL PART OF THE LANDSCAPE PLANS AND MUST BE CAREFULLY CONSIDERED IN CONNECTION THEREWITH.

1. PURPOSE OF THE SPECIFICATIONS

(IT IS THE INTENT OF THESE SPECIFICATIONS THAT:

- THE WORK OF CONSTRUCTING AND INSTALLING THE LANDSCAPING BE ACHIEVED IN AN EFFICIENT AND SATISFACTORY MANNER ACCORDING TO THE HIGHEST WORKMANSHIP STANDARDS.
- THAT THE FINISHED INSTALLATION SHALL BE COMPLETE IN EVERY RESPECT TO THE SATISFACTION OF THE OWNER. ACCORDINGLY, THE REQUIREMENTS OF THESE SPECIFICATIONS ARE A PART OF THE LANDSCAPE CONTRACT.

2. SCOPE OF WORK

A. WORK: THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF THE FURNISHING OF ALL LABOR, TOOLS, MATERIALS, PERMITS, COMPLIANCE, LATES AND ALL OTHER COSTS. FORESEEABLE AND UNFORESEEABLE AT THE TIME OF CONTRACTING NECESSARY AND APPROPRIATE FOR THE INSTALLATION OF THE LANDSCAPING AS HEREIN SPECIFIED AND SHOWN ON THE ACCOMPANYING DRAWINGS DATED:

B. OVIATIONS: NO DEVIATION FROM THESE SPECIFICATIONS, OR FROM THE HIGHEST, OR FROM THE GENERAL CONDITIONS IS AUTHORIZED AND NO SUCH DEVIATION SHALL BE MADE, UNLESS THE WRITTEN AUTHORIZATION THEREOF, ISSUED BY THE OWNER OR HIS DULY AUTHORIZED REPRESENTATIVE, HAS BEEN OBTAINED IN ADVANCE.

3. GENERAL CONDITIONS

A. INTERPRETATION OF PLANS AND SPECIFICATIONS:

- THE LANDSCAPE ARCHITECT WILL INTERPRET THE MEANING OF ANY PART OF THE PLANS AND SPECIFICATIONS ABOUT WHICH ANY MISUNDERSTANDING MAY ARISE, AND HIS DECISION WILL BE FINAL.
- SHOULD THERE APPEAR TO BE AN ERROR OR DISCREPANCY IN OR BETWEEN THE PLANS, SPECIFICATIONS, AND PLANTING LISTS, THE CONTRACTOR SHALL REFER THE MATTER TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. SHOULD THE CONTRACTOR PROCEED WITH THE WORK WITHOUT SO REFERRING THE MATTER, HE DOES SO ON HIS OWN RESPONSIBILITY.

B. QUALITY OF WORK: THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST TWO DAYS PRIOR TO WORK COMMENCEMENT, BY THE CONTRACTOR AND PRIOR TO INSPECTION VISITS BY THE LANDSCAPE ARCHITECT. ALL WORK SHALL BE DONE IN A GOOD WORKMANLIKE MANNER IN ACCORDANCE WITH ALL PLANS AND SPECIFICATIONS AND BEST CONSIDERED PRACTICE, SHALL MEET WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORK AND SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORK AND SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORK.

C. PERMITS: THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ANY AND ALL NECESSARY BUILDING PERMITS FROM THE CITY OR OTHER GOVERNMENTAL AUTHORITIES.

D. LICENSE REQUIREMENTS: THE CONTRACTOR SHALL CARRY NECESSARY CONTRACTOR'S CALIFORNIA STATE LICENSE OR CERTIFICATE FOR TYPE OF WORK LISTED, SUCH AS THE LANDSCAPE CONTRACTOR'S LICENSE NO. C-27.

E. INSURANCE COVERAGE: THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER HIS WORKMAN AND WORK TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE DAMAGE SUIT OR LITIGATION ON THE OWNER'S PROPERTY IN THE COURSE OF THE WORK BY THE CONTRACTOR, AND WILL SHOW THE OWNER SUCH EVIDENCE OF MONEY INDICATED INSURANCE COVERAGE.

F. PROPERTY, ETC., DAMAGE RESPONSIBILITY:

1. THE CONTRACTOR IS TO PROTECT AT ALL TIMES ALL EXISTING UTILITIES, STRUCTURES, TREES, PLANTS, AND OTHER FEATURES INTENDED TO REMAIN ON AND ADJACENT TO THE JOB SITE, AND TO REPAIR OR REPLACE ANY DAMAGE ITEM IN A NEAT AND GOOD WORKMANLIKE MANNER DURING AND DUE TO HIS WORK ON THE JOB AND HE SHALL ASSUME ALL DAMAGE OR INJURY THAT MAY RESULT TO ALL SUCH PROPERTY AND/OR TO PERSONS WHERE SUCH DAMAGE OR INJURY IS CAUSED IN CONNECTION WITH HIS WORK, OR IS DUE TO HIS NEGLIGENCE OR TO HIS LEAVING OPEN OR UNPROTECTED PORTIONS OF STREETS OR OTHER PROPERTY.

2. SHOULD ANY PART OF THE WORK UNDER THIS CONTRACT BE DAMAGED BY OTHER CONTRACTORS, THE CONTRACTOR AND PARTY CAUSING SUCH DAMAGE SHALL MAKE ADJUSTMENTS BETWEEN THEMSELVES, AND NOT WITH THE OWNER, RELATIVE TO THE REPAIRS OR RECONSTRUCTION AND PAYMENT FOR SAME.

G. KNOWLEDGE OF SITE: IT IS ASSUMED THAT THE CONTRACTOR HAS VISITED THE SITE AND FAMILIARIZED HIMSELF AS TO THE SOIL CONDITIONS AND SHALL HAVE VERIFIED ALL DIMENSIONS AS WELL AS DETERMINING THE MEANS OF GETTING MATERIAL INTO THE SITE, AND ANY OTHER FACTORS AFFECTING THE WORK.

H. SCHEDULING OF COSTS: AT THE TIME OF EXECUTION OF THE CONTRACT, THE CONTRACTOR SHALL FURNISH TO THE OFFICE OF THE OWNER FOR PURPOSES OF RECORDING AND SCHEDULING, A SCHEDULED COSTS SCHEDULE ON BREAKDOWN OF THE CONTRACT PRICE, LISTING THE VARIOUS COMPONENTS SPECIFIED, IN A FORM SATISFACTORY TO THE OWNER. THESE SCHEDULES SHALL ALSO BE USED AS A BASIS IN FORMULATING THE PROGRESS PAYMENTS TO BE MADE TO THE CONTRACTOR, AND THESE COST BREAKDOWNS SHALL BE PART OF THE CONTRACT.

I. EXTRAS OR CHANGES: ANY EXTRAS OR CHANGES FROM THE CONTRACT ON THE JOB SHALL HAVE THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT AND OWNER.

J. INCREASED COSTS: IF THE EXTRA OR CHANGE IS TO BE DONE AT AN INCREASED COST OVER AND ABOVE THE CONTRACT PRICE, THE OWNER SHALL SIGN THE CONTRACTOR'S WRITTEN REQUEST FOR SUCH ADDITIONAL FUNDS FOR EXTRA WORK PRIOR TO ACTUALLY DOING THIS WORK.

K. SITE CONDITION: THE CONTRACTOR, IN THE COURSE OF HIS WORK, IS TO KEEP THE SITE IN A NEAT AND TIDY CONDITION AS MUCH AS IS PRACTICAL, SO AS NOT TO OBTAIN THE NORMAL USAGE OF THE SURROUNDING AREAS BY THE OWNER OR BY OTHERS.

L. SITE CLEARANCE: UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROPERLY CLEAN AND TIDY WORK AND THE SURROUNDING AREAS USED BY HIM AND REMOVE ANY OR ALL EXCESS MATERIALS, DEBRIS, DEBRIS FROM THE SITE, OR TO DISPOSE OF SAME AS DIRECTED BY THE LANDSCAPE ARCHITECT.

M. OWNER'S MATERIALS: DURING THE COURSE OF THE WORK, ANY MATERIALS, EQUIPMENT AND SERVICES MAY BE PROVIDED BY THE OWNER AND USED BY THE CONTRACTOR IN THE JOB. FOR SUCH MATERIALS, EQUIPMENT AND SERVICES THE CONTRACTOR IS TO GIVE CREDIT TO THE OWNER AT THE SUNDOWN CURRENT RATE FOR SUCH ITEMS. SUCH CREDIT, IF ANY, WILL APPEAR IN THE FINAL BILLING BY THE CONTRACTOR TO THE OWNER.

N. PLANTS AND SPECIFICATIONS: ALL LANDSCAPING INCLUDING PLANTS, GROUNDCOVERS, SOIL ADDITIVES, AND OTHER MISCELLANEOUS LANDSCAPING ITEMS SHALL BE PROVIDED AND INSTALLED IN STRICT ACCORDANCE WITH PLANS AND SPECIFICATIONS PROVIDED BY OWNER DATED:

O. CHANGES: THE OWNER SHALL HAVE THE RIGHT TO MAKE MINOR CHANGES IN THE LANDSCAPE DESIGN AND INSTALLATION TO INSURE PRACTICALITY OF DESIGN AND FOR AESTHETIC REASONS, AT AN ADDITIONAL COST.

II. SPECIAL CONDITIONS

A. GRADING: GRADE ALL AREAS BY FILLING AND/OR REMOVING SURPLUS SOIL AS NEEDED TO EXPOSE PROPER DRAINS AND DRAINAGE AS INDICATED ON THE PLANS. UNLESS OTHERWISE NOTED, FINISH GRADES SHALL BE BELOW HANDSCAPE AS FOLLOWS: 2" FOR GROUND COVER AREAS, 1" FOR LAWN AREAS.

B. MOISTURE CONTENT: THE SOIL SHALL NOT BE MOIST WHEN MOISTURE CONTENT IS SO GREAT THAT EXCESSIVE COMPACTION WILL OCCUR, NOR SHALL IT BE SO DRY THAT CRACKS WILL OCCUR AND FORM IN THE AIR OR THAT CRACKS WILL NOT BREAK. READILY, WATER SHALL BE APPLIED IF NECESSARY TO PROVIDE IDEAL MOISTURE CONTENT FOR TILLAGE.

C. WEED REMOVAL: WEEDS, PLUS BERMUDA GRASS, ETC., SHALL BE CUT OUT FROM ALL PLANTING AREAS BY THEIR ROOTS. MAXIMUM POSSIBLE AND REMOVED FROM THE SITE. WHERE NECESSARY TO DISCOURAGE REOCCURRENCE OF THIS MATERIAL, THE CONTRACTOR SHALL APPLY ONE OR MORE TREATMENTS OF A SATISFACTORY CHEMICAL PER MANUFACTURER'S DIRECTIONS IN REGARD TO CORRECT WEEDING. PLUS ALLOWANCE OF AN AMPLE PERIOD OF TIME FOR EFFECTIVE PERFORMANCE PRIOR TO CULTIVATION. THE SITE SHALL BE MAINTAINED IN A WEED AND LITTER FREE CONDITION DURING THE MAINTENANCE PERIOD. WEEDS SHALL BE REMOVED AT FREQUENCIES ADEQUATE TO PREVENT THE MATURATION OF WEED SEEDS.

D. PLANTS:

1. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL OR REJECTION BY LANDSCAPE ARCHITECT AT PLACE OF GROWTH AND/OR THE FREIGHT SITE AT ANY TIME BEFORE OR DURING PROGRESS OF WORK. FOR SIZE, VARIETY, CONDITION, LATENT DEFECTS AND INJURIES. REJECTED PLANTS SHALL BE REMOVED FROM THE SITE IMMEDIATELY.

2. CONDITIONS: PLANTS SHALL BE STRONG, HEALTHY, UNIFORM, FREE FROM PLANT DISEASE, INSECT PESTS ON THEIR EGGS, AND SHALL HAVE HEALTHY, NORMAL, ROOT SYSTEMS, WELL FILLING THEIR CONTAINERS, BUT NOT TO THE POINT OF BEING ROOT BOUND.

E. PROTECTION: MAINTAIN AND PROTECT ALL PLANTS FROM SUN, DROUGHT, WIND, THIEF, AND HEAT AT ALL TIMES BEFORE AND DURING PLANTING OPERATION.

F. PLANTING REQUIREMENTS FOR TREES AND SHRUBS: PLANT MATERIALS IN QUANTITIES AND SIZES SPECIFIED SHALL, AFTER GRADING OPERATIONS, BE SPOTTED APPROXIMATELY AS SHOWN ON THE LANDSCAPE DRAWINGS AND ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE BEING REMOVED FROM CONTAINERS AND EXPOSING SOIL FOR PLANTING.

G. SOIL PREPARATION:

1. THE FOLLOWING SHALL BE APPLIED PER 1,000 SF OF PLANTING AREA AND TILLED INTO THE SOILS TO A DEPTH OF 4" (EXCLUDING SLOPES):

- HYDROLIZED WOOD SHAVINGS.....3 CU YDS.
- 12-6-8 GRAPENUR.....1000 CU YDS.
- AGRICULTURAL GYPHOL.....200 CU YDS.

2. BACKFILL FOR ALL SHRUBS AND TREES SHALL CONSIST OF THE FOLLOWING MATERIALS PER 10 CU YDS:

- ON SITE SOIL.....4 CU YDS.
- HYDROLIZED WOOD SHAVINGS.....4 CU YDS.
- 12-6-8 GRAPENUR.....200 CU YDS.

3. SUBMIT ALL RECEIPTS AND RETAIN ALL EMPTY BAGS FOR ALL AMENDMENTS FOR APPROVAL BY LANDSCAPE ARCHITECT.

H. PLANTING:

1. CONTAINER GROWN PLANTS TO BE PLANTED IN PLANT PITS (2) TIMES WIDER THAN PLANT CONTAINER AND A DEPTH OF (1-1/2) TIMES THE HEIGHT OF PLANT CONTAINER. U.S.N. PLANT GROWN TO BE SLIGHTLY HIGHER THAN ITS NATURAL GROWING HEIGHT AFTER SETTLEMENT.

2. PRUNE PLANTS AS DIRECTED BY LANDSCAPE ARCHITECT.

3. ALL PLANTS SHALL BE WATERED IMMEDIATELY, BEFORE BACKFILLING PLANTING PITS.

4. ALL AREAS RECEIVING PLANTS AND/OR HYDROSEEDING SHALL BE MOIST TO A DEPTH OF 6" AT TIME OF PLANTING.

5. USE AGRIFORM, 20-10-5, 21 GRAM TABLETS PER MANUFACTURER'S SPECIFICATIONS, WITH ALL SHRUBS AND TREES, 1 P.T. LIME ON 1 GALLON, 2 PER 5 GALLON, 3 PER 15 GALLON AND 4 PER FOOT OF ROOT WIDTH.

6. PROVIDE (1) "AGRIFORM" 20-10-5 FERTILIZER TABLETS WITH EACH PLANTED PLANT - 5 GRAM SIZE.

7. PLANT ALL PLANTS 5' MINIMUM FROM IRRIGATION HEADS (CLOSETS ONLY).

8. SCARP THE SIDES OF EACH ROOT BALL PRIOR TO PLANTING IF CIRCULAR ROOT GROWTH IS EVIDENT.

9. PLANT QUANTITIES ON THE PLANT LIST ARE FOR THE CONTRACTOR'S CONVENIENCE AND NOT GUARANTEED TO BE ACCURATE.

10. PLANT SYMBOLS TAKE PRECEDENCE OVER QUANTITIES SPECIFIED.

I. FIELD REPRESENTATIVE: ALL WORK SHALL BE AS DIRECTED BY OWNER'S FIELD REPRESENTATIVE WHO SHALL BE APPOINTED PRIOR TO THE COMMENCEMENT OF THE WORK.

J. MAINTENANCE:

1. MAINTENANCE PERIOD SHALL NOT BEGIN UNTIL ENTIRE INSTALLATION IS ACCEPTED BY THE OWNER.

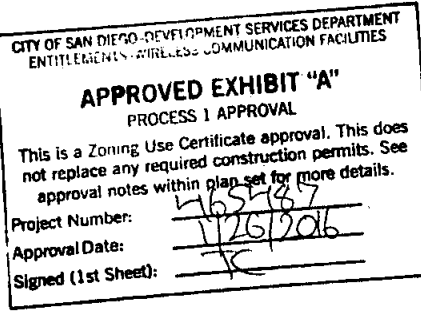
2. MAINTENANCE SHALL BE FOR A PERIOD OF 90 DAYS.

3. ALL PLANTS AND PLANTING SHALL BE GUARANTEED FOR THE FOLLOWING DURATION BEGINNING AT THE FIRST DAY OF THE MAINTENANCE PERIOD:

TREES AND SHRUBS - 15 GALLON AND LARGER.....90 DAYS
SHRUBS 5 GALLON AND SMALLER.....60 DAYS
GROUND COVER.....30 DAYS

4. ALL DEAD, DAMAGED OR BROKEN PLANT MATERIAL, INCLUDING KILLED AND SLEED LAMPS AND GROUND COVER, SHALL BE REPLACED AT TWO WEEK INTERVALS.

5. FERTILIZE WITH 7 LBS. ACTUAL NITROGEN PER 1,000 SF PERFORM LAST FERTILIZATION AT END OF MAINTENANCE PERIOD IN THE PRESENCE OF THE LANDSCAPE ARCHITECT.



PREPARED FOR



15505 SAND CANYON AVENUE
IRVINE, CA 92618
(949) 266-7000

APPROVALS

ABC	DATE
DEF	DATE
HI	DATE
INT	DATE
EE/WH	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

**WEST PENASQUITOS
SECTOR SPLIT**

12855 BLACK MOUNTAIN ROAD
SAN DIEGO, CA 92129
MTX - 54
SAN DIEGO COUNTY

DRAWING DATES

10/18/14	REV. CD (H)
12/31/14	REVISED 20 25 (HMT)
04/29/15	REVISED 20 25 (HMT)
11/04/15	100% CD (H)
11/11/15	PLANNING SUBMITTAL (H)

SHEET TITLE

**LANDSCAPE
SPECIFICATIONS**

PROJECT/VERSION/1307866

L-4

CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT
ENTITLEMENTS-AMPLIFIED COMMUNICATION FACILITIES

APPROVED EXHIBIT "A"
PROCESS 1 APPROVAL

This is a Zoning Use Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.

Project Number: 465487

Approval Date: 1/25/2016

Signed (1st Sheet): [Signature]

B. SURVEY, PERMITS AND REGULATION
FURNISH ALL SURVEYS UNLESS OTHERWISE SPECIFIED. PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK INCLUDING, BUT NOT LIMITED TO, BUILDING PERMITS FROM THE CITY OR COUNTY BUILDING DEPARTMENT AUTHORIZED TO PERMIT THE WORK, SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR.

H. CODES: ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LOCAL BUILDING AND PLUMBING CODES HAVING JURISDICTION.

I. QUANTITIES LISTED ON IRRIGATION LEGEND ARE NOT GUARANTEED AND ARE FOR CONTRACTOR'S CONFORMANCE ONLY.

J. PROTECTION OF WORK AND PROPERTY: THE CONTRACTOR SHALL BE LIABLE FOR AND SHALL TAKE THE FOLLOWING ACTIONS: AS THEY MAY BE REQUIRED, WITH REGARD TO DAMAGE TO ANY OF THE OWNER'S PROPERTY.

1. ANY EXISTING BUILDINGS, EQUIPMENT, PAVING, PIPE, CONCRETE, ELECTRICAL SYSTEMS, SEWERS, SIDEWALKS, GROUND, ROADS, LANDSCAPE OR STRUCTURE OF ANY KIND DAMAGED (INCLUDING WITHOUT LIMITATION, DAMAGE FROM LEAKS IN THE PAVING SYSTEMS BEING INSTALLED OR HAVING BEEN INSTALLED BY CONTRACTOR) BY THE CONTRACTOR OR HIS AGENTS, EMPLOYEES, OR SUBCONTRACTORS DURING THE COURSE OF HIS WORK, WHETHER THROUGH NEGLIGENCE OR OTHERWISE, SHALL BE REPAIRED OR REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE IN A MANNER SATISFACTORY TO THE OWNER. WHEN REPAIR OR REPLACEMENT SHALL BE A CONDITION PRECEDENT TO OWNER'S OBLIGATION TO MAKE FINAL PAYMENT UNDER THE CONTRACT.

2. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DAMAGES TO ANY WORK COVERED BY THESE SPECIFICATIONS BEFORE FINAL ACCEPTANCE OF THE WORK. HE SHALL SECURELY COVER ALL OPENINGS INTO THE SYSTEMS AND COVER ALL APPARATUS, EQUIPMENT AND APPLIANCES, BOTH BEFORE AND AFTER BEING SET IN PLACE TO PREVENT OBSTRUCTIONS IN THE PIPES AND THE BREAKAGE, MISUSE OR DISOBLIGATION OF THE APPARATUS, EQUIPMENT OR APPLIANCE.

3. CONTRACTOR SHALL ADEQUATELY PROTECT ADJACENT PROPERTY AS PROVIDED BY LAW AND CONTRACT DOCUMENT.

K. ACCESS TO AND INSPECTION, TESTING AND APPROVAL OF WORK:

1. CLOSING IN UNINSPECTED WORK: CONTRACTOR SHALL NOT

2. REINSPECTION ON TESTING OF WORK UNAPPROVED OF WORK: FAILURE INITIAL TESTING OR INSPECTION: WORK WHICH FAILS INITIAL INSPECTION OR TESTING SHALL BE REINSPECTED OR RETESTED. CONTRACTOR WILL PAY FOR ANY ADDITIONAL TRIP, FOR REINSPECTION OR RETESTING AT THE RATE OF \$75 PER HOUR OF THE OWNER'S (OR HIS AUTHORIZED REPRESENTATIVE'S) TIME ON THE JOB, PLUS EXPENSES. AMOUNTS OWED BY CONTRACTOR HEREUNDER MAY BE DEDUCTED BY THE OWNER FROM THE PROGRESS PAYMENTS. THE CONTRACTOR MUST FOLLOWING THE DATE OF FAILURE OF INSPECTION OR TESTING BASED UPON THE OWNER'S REASONABLE ESTIMATE OF THE TIME REQUIRED FOR REINSPECTION OR RETESTING.

L. SUPERINTENDENT - SUPERVISOR: THE CONTRACTOR SHALL

M. SPECIAL CONDITIONS:

IRRIGATION SYSTEM

1. THE IRRIGATION SYSTEM SHALL INCLUDE ALL MATERIALS AND THEIR INSTALLATION IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PREPARED BY THE OWNER.

2. ALL PRESSURE LINES, NON-PRESSURE LINES, VALVES AND MISCELLANEOUS SPRINKLER HEADS, SHALL BE SUPPLIED AND INSTALLED IN STRICT ACCORDANCE WITH THE SPECIFICATIONS DETAIL HEREIN MENTIONED APPROVED PLANS AND SPECIFICATIONS.

3. SUBSTITUTION OF MATERIALS: ITEMS OR MATERIALS WILL NOT BE ALLOWED UNLESS THE OWNER AND CITY MANAGER AGREE TO ANY PROPOSED CHANGES IN MATERIALS.

B. CLEAN-UP

1. KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO WORK OF THIS SECTION.

2. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE HIS MATERIAL, EQUIPMENT AND WASTE TO THE SATISFACTION OF THE OWNER.

C. RESPONSIBILITY

1. PROTECT WORK OF THIS SECTION AND WORK OF OTHERS AT ALL TIMES IN PERFORMANCE OF WORK OF THIS SECTION.

2. PROTECT ALL MATERIALS FROM THEFT, ALL CONTROLLERS FROM THEFT, LOSS OR DAMAGE, INCLUDING THEFT.

3. CHANGING NOTE: ALL ESTABLISHED GRADES BEFORE COMMENCING WORK. RESTORE ANY ESTABLISHED GRADE CHANGED DURING COURSE OF THIS WORK TO ORIGINAL CONTOURS.

D. MATERIALS

1. GENERAL: MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: ALL PRESSURE SUPPLY LINES, NON LINES, VARIOUS TYPES OF VALVES, CONTROLLERS, BACK PREVENTION UNITS, HOSE ENDS, AND ALL TYPES OF SPRINKLER HEADS. ALL MATERIALS AND EQUIPMENT SHALL BE NEW, OF DOMESTIC MANUFACTURE AND CONFORM TO PERFORMANCE STANDARDS MANUFACTURE AND AS SHOWN IN LEGEND ON DRAWINGS, INSTALLED IN STRICT ACCORDANCE WITH CONSTRUCTION DETAILS.

2. PIPE LINES (REFER TO DRAWINGS)

3. PIPE: EXTRUDER FROM 100% VIRGIN POLYETHYLENE GLYCOL PEX, TYPE 1, GRADE 3, CLASS 1120 MATERIAL.

ALL PLASTIC PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURE'S NAME, NOMINAL PIPE SIZE, PEX 1120 AND PRESSURE RATING IN P.S.I.

MANUFACTURER SHALL MARK DATE OF EXTRUSION ON PIPE DATING TO BE PERFORMED IN CONJUNCTION WITH RECORDS HELD BY MANUFACTURER CONTAINING QUALITY CONTROL TESTS, RAW MATERIAL, BATCH NUMBERS, AND OTHER INFORMATION DEEMED NECESSARY BY MANUFACTURER.

ALL SOLVENT SHALL BE AS RECOMMENDED BY THE MANUFACTURER OF PIPE FITTING AND AS APPROVED. USE NO SOLVENT FROM CANS WHICH HAVE BEEN OPENED UNLIGHT.

4. FITTINGS

PLASTIC FITTINGS: PEX, TYPE 1, PPS SCHEDULE 40, NEW APPROVED ON ALL PRESSURE LINES.

PEX, TYPE 1, PPS SCHEDULE 40 SOF APPROVED ON ALL NON-PRESSURE LINES.

COUPLINGS: SHALL BE MADE FROM EXTRUDER STOCK, REAMED WITH A TAPER.

ALL PLASTIC FITTINGS: A MOLDED FITTING.

5. GALVANIZED PIPE:

GALVANIZED PIPE (STEEL) SHALL BE SCHEDULE 40 GALVANIZED STEEL PIPE ASTM A132-A11 THREADED, COUPLED AND NOT DIP GALVANIZED STEEL 6/8" MINIMUM ELEVATION FROM FITTINGS, AND GALVANIZED STEEL COUPLINGS, PIPE SIZE NOMINAL, NO FOREIGN MATTER LARGER THAN 1/2" IN SIZE WILL BE PERMITTED.

STREET ELBOWS MAY BE INSTALLED ONLY AS PART OF THE ADJUSTABLE ROSE ADJUST UNDER TIGHT POP-UP SPRINKLER, OR WHERE SHOWN ON PLANS.

6. ASBESTOS CEMENT PIPE:

ALL ASBESTOS CEMENT PIPE SHALL BE AUTOCURE CURED AND SHALL CONTAIN NOT MORE THAN ONE PERCENT UNCOMBUSTIBLE CALCIUM HYDROXIDE, BE IN ACCORDANCE WITH THE APPROVED TO THE AMERICAN WATER WORKS ASSOCIATION STANDARD.

7. ALL SPRINKLER HEADS SHALL BE OF TYPE AND MODEL AS INDICATED IN THE LEGEND AND SHALL BE INSTALLED AS INDICATED ON DRAWINGS.

8. GATE VALVES: GATE VALVES 12" IN SIZE AND SMALLER SHALL BE SCHEDULED 40 SOF, WITH HAND WHEEL FOR OPERATION. EACH GATE VALVE SHALL BE HOUSED IN A BOX AS NOTED ON PLANS. SEE LEGEND FOR TYPE AND MODEL.

9. REMOTE CONTROL VALVES AND AUTOMATIC CONTROLLER SHALL BE PER MODEL AND TYPE AS INDICATED ON THE DRAWINGS. VALVES SHALL BE WIRED TO CONTROLLER IN SAME NUMERICAL SEQUENCE AS INDICATED ON PLANS.

10. ALL DIRECT BURIAL CONDUIT WIRE SHALL BE 800V, SINGLE CONDUCTOR SOLID COPPER, U.L. APPROVED. 14 GA. MINIMUM PILOT WIRE, FOR VALVE MANUFACTURER'S RECOMMENDATIONS, 12 GA. MINIMUM FOR COMMON GROUPS RETURN WIRE.

E. SITE CONDITIONS:

1. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES SHOWN ON DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES WHICH ARE CAUSED BY HIS OPERATIONS OR NEGLIGENCE.

2. COORDINATE INSTALLATION OF ALL SPRINKLER MATERIALS, INCLUDING PIPE, WITH OTHER UTILITIES. THE CONTRACTOR (INCLUDING WHICH WOULD HINDER PLANTING, INSTALLATION OF UTILITIES AND OTHER CONSTRUCTION.

F. PHYSICAL LAYOUT:

1. PRIOR TO INSTALLATION, CONTRACTOR SHALL STATE OUT ALL PRESSURE SUPPLY LINES, ROUTING AND LOCATIONS OF SPRINKLER HEADS.

2. ALL LAYOUTS SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.

3. ALL SPRINKLER HEADS SHALL BE SET AT A FINISH HEIGHT TO ACCOMMODATE AND CONSIDER GROWTH OF ADJACENT PLANT MATERIALS. HEADS SHALL NOT BE LOCATED NEARER ANY PLANT MATERIAL SO THAT FUTURE GROWTH WOULD IMPAIR THE EFFECTIVENESS OF THE HEADS. THE CONTRACTOR'S REPRESENTATIVE SHALL BE NOTIFIED OF ALL CONFLICTS BEFORE INSTALLATION.

G. WATER SUPPLY:

1. CONNECT SPRINKLER IRRIGATION SYSTEM TO OUTLET'S AS INDICATED ON DRAWINGS.

2. CONNECTION SHALL BE MADE AT APPROPRIATE LOCATIONS SHOWN ON DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR MOTOR CHARGES CAUSED BY ACTUAL SITE CONDITION.

3. WATER SUPPLY SHALL BE CLEAN, FREE OF SUSPENDED PARTICLES, ALKALI OR CHEMICALS THAT MAY FORM INSULATING FILMS IN THE EQUIPMENT OR MAY BE DETRIMENTAL TO PLANTINGS.

H. ASSEMBLIES:

1. ROUTING OF PRESSURE SUPPLY LINES AND LATERALS, AS INDICATED ON DRAWINGS, IS UNCHANGING. INSTALL LINES AND VARIOUS ASSEMBLIES IN SUCH A MANNER AS TO CONFORM WITH PLANS AND DETAILS.

2. INSTALL ALL ASSEMBLIES SPECIFIED HEREIN IN ACCORDANCE WITH RESPECTIVE DETAIL. IN ABSENCE OF DETAIL, DRAWINGS OR SPECIFICATIONS PERTAINING TO SPECIFIC ITEMS REQUIRED TO COMPLETE WORK, PERFORM SUCH WORK IN ACCORDANCE WITH BEST STANDARD PRACTICE WITH PRIOR APPROVAL OF OWNER.

I. LINE CLEARANCE: ALL LINES SHALL HAVE A MINIMUM OF SIX (6) INCHES CLEARANCE FROM EACH OTHER AND FROM LINES OF OTHER TRADES. PARALLEL LINES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER.

J. TRENCHING: DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF TRENCH. LAY PIPE TO AN EVEN GRADE. TRENCHING LOCATION SHALL FOLLOW LAYOUT INDICATED ON DRAWINGS AND DETAILS. DEPTH OF PIPE PER PLANS.

K. TRENCH WIDTH: TRENCHES FOR IRRIGATION PRESSURE LINES SHALL BE EXCAVATED WIDE ENOUGH TO ALLOW A MINIMUM OF FOUR INCHES BETWEEN PARALLEL PIPE LINES AND EIGHT INCHES FROM LINES OF OTHER TRADES. LINES SHALL NOT BE INSTALLED PARALLEL AND DIRECTLY OVER ONE ANOTHER. MAINTAIN THREE INCHES VERTICAL CLEARANCE BETWEEN CROSSING IRRIGATION LINES. MINIMUM TRANVERSE ANGLE IS 45 DEGREES.

L. SLEEVING:

1. ALL PIPE AND WIRE UNDER VEHICULAR PAVING SHALL BE INSTALLED IN PEX SCHEDULED 40 SLEEVES. SLEEVES SHALL BE AT LEAST TWICE THE DIAMETER OF THE PIPE OR WIRE. RUNDLES TO BE ENCLOSED, WITH A MINIMUM OF TWO INCH SIZE.

2. SLEEVING SHALL BE MARKED AT EACH END AT THE TIME OF INSTALLATION WITH A PAINTED SPOT ON THE BACK FACE OF THE CURB OR OTHER SURFACE MARKING.

M. MARKING TAPE: METALLIC BACKED LOCATING TAPE SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF THE SLEEVES, 12" (INCHES) DIRECTLY ABOVE THE SLEEVES. TAPE SHALL BE MARKED "TRENCHING" IN TWO INCH CAPITAL LETTERS EVERY THREE FEET ALONG THE TAPE.

N. BACKFILLING: COMPACT BACKFILL FOR TRENCHING TO DIRT DENSITY TOUGH TO ADJACENT UNDISTURBED SOIL AND CONFORM TO ADJACENT CIRCLES WITHOUT DEFS, BUNCHES, ANIMAL HIPS OR OTHER IRREGULARITIES. PLACE WITHIN BACKFILL ON ALL NON-PRESSURE LINES A FIVE GRAINULAR MATERIAL, NO FOREIGN MATTER LARGER THAN 1/2" IN SIZE WILL BE PERMITTED.

O. TESTING:

1. NO TESTING SHALL TAKE PLACE, NOR SHALL ANY WATER BE ALLOWED INTO ANY SYSTEM, BEFORE THE SOLENT MANUFACTURER'S RECOMMENDED DURING TIME HAS ELAPSED.

2. TEST ALL PRESSURE LINES UNDER HYDROSTATIC PRESSURE OF 120 LBS. PER SQ. IN. AND TEST ALL NON-PRESSURE LINES UNDER FOSTING STATIC PRESSURE TO PROVE BOTH WATER TIGHT.

3. PRESSURE IN LINES FOR NOT LESS THAN FOUR HOURS. IF LEAKS DEVELOP, REPAIR JOINTS AND REPEAT TEST UNTIL ENTIRE SYSTEM IS PROVEN WATER TIGHT.

4. TESTS SHALL BE OBSERVED AND APPROVED BY ARCHITECT PRIOR TO BACKFILL.

5. UPON COMPLETION OF EACH PHASE OF WORK, ENTIRE SYSTEM SHALL BE TESTED AND ADJUSTED TO MEET TEST REQUIREMENTS.

6. THE ABOVE TESTING SHALL BE COMPLETED AND APPROVED PRIOR TO PLANTING OF ALL PLANTS EXCEPT SPECIMEN TREES.

7. HEADS IN PLANTING AREAS SHALL BE ADJUSTED FOR CONTRAST AND HEIGHT AS DIRECTED BY THE LANDSCAPE ARCHITECT.

P. INSPECTION OF WORK: INSTALLATION AND OPERATIONS MUST BE APPROVED BY ARCHITECT AS SPECIFIED UNDER GENERAL CONDITIONS. FINAL INSPECTION WILL BE MADE AT THE CONCLUSION OF THE LANDSCAPE MAINTENANCE PERIOD.

Q. COVERAGE TEST: WHEN THE SPRINKLER SYSTEM IS COMPLETED THE CONTRACTOR SHALL PERFORM A COVERAGE TEST IN THE PRESENCE OF THE OWNER TO DETERMINE IF THE COVERAGE IS CORRECT AND ADEQUATE. THE CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT INADEQUACIES OF COVERAGE ONLY WHERE DRAINING AND DIRECTION BY OWNER HAVE NOT BEEN FOLLOWED.

R. ADJUSTING OF SYSTEM:

1. ADJUST VALVES, AND ALIGNMENT AND COVERAGE OF ALL SPRINKLER HEADS.

2. IF IT IS DETERMINED THAT ADJUSTMENTS IN THE IRRIGATION EQUIPMENT WILL PROVIDE PROPER AND MOST ACCURATE COVERAGE, CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS PRIOR TO FINISHING PROJECT.

3. ALL ADJUSTMENTS SHALL BE MADE TO THE SATISFACTION OF THE OWNER.

S. GUARANTEE

1. THE WORK INCLUDED ON THESE PLANS SHALL BE GUARANTEED AGAINST ALL DEFECTS AND MALFUNCTION OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. SHOULD ANY TROUBLE DEVELOP WITHIN THE TIME SPECIFIED ABOVE, ALL NECESSARY REPAIRS AND/OR REPLACEMENTS SHALL BE MADE BY THE CONTRACTOR, IN AN EXPEDITIOUS MANNER, AT NO ADDITIONAL COST TO THE OWNER. THE OWNER RETAINS THE RIGHT TO MAKE EMERGENCY REPAIRS WITHOUT RELYING ON THE CONTRACTOR'S GUARANTEE OBLIGATIONS.

2. IN THE EVENT THE CONTRACTOR DOES NOT RESPOND TO THE OWNER'S REQUEST FOR REPAIR WORK UNDER THIS GUARANTEE WITHIN A PERIOD OF 48 HOURS, THE OWNER MAY MAKE SUCH REPAIRS AS HE MAY DEEM NECESSARY AT THE FULL EXPENSE OF THE CONTRACTOR.

3. ANY SETTLEMENT OF BACKFILLED TRENCHES WHICH MAY OCCUR DURING THE GUARANTEE PERIOD SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, INCLUDING A COMPLETE RESTORATION ALL DAMAGED PLANTING, PAVING OR OTHER IMPROVEMENTS OF ANY KIND.

4. THE CONTRACTOR SHALL INSTRUCT THE OWNER'S REPRESENTATIVE AND FUTURE MAINTENANCE PERSONNEL IN THE OPERATION OF ALL SYSTEMS.

5. THE CONTRACTOR SHALL FURNISH THE OWNER WITH THE FOLLOWING MATERIALS UPON COMPLETION OF THE WORK:

1-MANUAL VALVE KEY PER EACH ANGLE CONTROL VALVE.

2-CONTROLLER KEYS PER EACH CONTROLLER.

1-SET OF "AS-BUILT" DRAWINGS SHALL INCLUDE LOCATIONS OF ALL MAINS, VALVES, SOURCE OF ELECTRICAL POWER FOR CONTROLLER CLOCK, CONTROL WIRE SLEEVES, AND BELOW GRADE HEADS HAVING A RADIUS OF 30'-0" LOCATE BY DIMENSIONING FROM TWO (2) FIXED POINTS, ON REPRODUCIBLE MATERIAL.

1-PLASTIC GRADED DIAGNOSTIC PLAN OF SYSTEM IDENTIFYING STATION NUMBERS AND AREA THEY WATER MOUNT A PLAN UNDER EACH CONTROLLER.

4- QUICK COPLAN KEYS AND HOSE SWEELS

4-VALVE BOX LOG KEYS

Booth Suarez &

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PREPARED FOR



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APPROVALS

ABC	DATE
DE	DATE
EF	DATE
GH	DATE
IK/J	DATE
LPS	DATE
KL/OUT	DATE

PROJECT NAME

WEST PENASQUITOS
SECTOR SPLIT

12865 BLACK MOUNTAIN ROAD
SAN DIEGO, CA 92129

MTX - 64

SAN DIEGO COUNTY

DRAWING DATES

10/18/14	NON CD (4)
12/11/14	REVISED 20 (3) (NMT)
04/28/15	REVISED CD (3) (NMT)
11/04/15	REVISION REMOVED
11/11/15	PLANS/CD SUBMITTAL (4)

SHEET TITLE

IRRIGATION
SPECIFICATIONS

PROJECT/VERSION/1507944

L-5