



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: June 5, 2025 REPORT NO. PC-25-017
HEARING DATE: June 12, 2025
SUBJECT: AT&T THE TWIST, Process Four Decision
PROJECT NUMBER: [PRJ-1094652](#)

OWNER/APPLICANT: City of San Diego, Owner, and AT&T Mobility, Permittee

SUMMARY

Issue: Should the Planning Commission approve a Conditional Use Permit, Planned Development Permit, and Neighborhood Development Permit, of a Wireless Communication Facility (WCF) located at [2905 Nile Street](#) within the [North Park Community Plan](#)?

Staff Recommendations:

1. **APPROVE** Conditional Use Permit (CUP) No. 3259705; and
2. **APPROVE** Planned Development Permit (PDP) No. 3269049; and
3. **APPROVE** Neighborhood Development Permit (NDP) No. 3269052.

Environmental Review:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15302 (Replacement or Reconstruction). The environmental exemption determination for this project was made on August 20, 2024, and the opportunity to appeal that determination ended on September 4, 2024 (Attachment 7).

Fiscal Impact Statement: All costs associated with the processing of this project are paid by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: This project application is for a wireless communication facility and is not associated with residential development.

Community Planning Group Recommendation: On February 20, 2024, the North Park Planning

Committee (NPPC) voted 10-0-0 to approve the project, without conditions.

BACKGROUND

The existing AT&T Wireless Communication Facility (Project) has been located at this parcel since 1999. The previous approval for the WCF (CUP No. 882706 and PDP No. 843461) was granted by the Planning Commission and expired on December 15, 2021. This project includes an application for a CUP, a PDP, and an NDP. It is located at 2905 Nile Street, within Montclair Park, and the zone is designated in the North Park Community Plan under the RS-1-1 and OP-1-1 zones.

The land surrounding the site consists of residential homes to the north, south, and west, Interstate 805 is to the east (Attachment 1-3).

DISCUSSION

Project Description:

The Project proposes to continue to operate a WCF at the same location with modifications. The modifications include removing 9-panel antennas, 6 Remote Radio Units (RRUs), and installing 12-panel antennas and 9 RRUs on an existing 30-foot-tall monopine tree, for a total of 15 antennas and 12 RRUs. Two equipment cabinets are being added to the existing equipment enclosure, which is located inside the 461-square-foot equipment area behind a small Concrete Masonry Unit (CMU) wall and chain link fence, which will remain unaffected.

The existing WCF equipment enclosure is sited on the property line, which encroaches into the mandatory 10-foot rear setback. The monopine tree is located in the northeast corner of the park, adjacent to Interstate 805, and is 6'-11" from the property line, again encroaching into the 10' setback. The WCF is screened from the park by a mature grove of trees and shrubs. This permit includes replacing the equipment and branches in the tree to ensure the monopine is full and well-integrated.

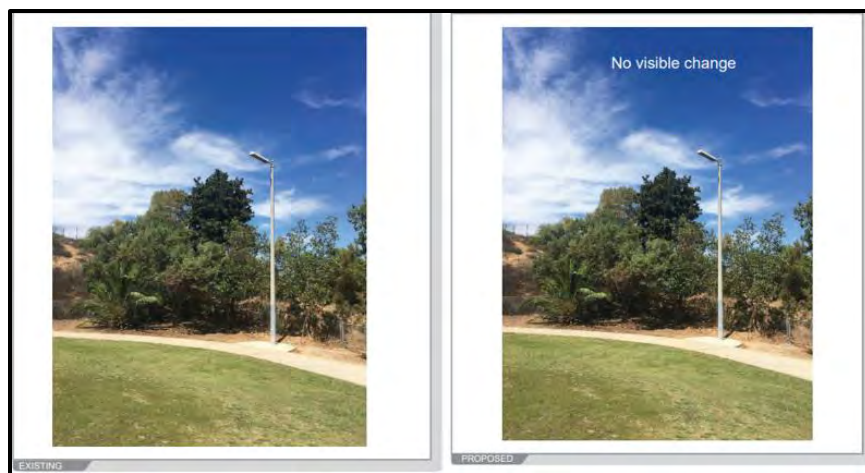


Figure 1: Existing and proposed photosims, looking north from the inside of the park.

The Project complies with the [WCF Guidelines](#) concerning the use of Faux Natural Elements designed as a monopine Tree.

WCFs are permitted in all zones Citywide through the appropriate permit process. [Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses, with Preference 1 being the highest and Preference 4 being the lowest. The most preferred locations are those categorized as Preference 1, which are generally non-residential uses/zones and are permitted ministerially. The least preferred locations are residential uses in residential zones categorized as Preference 4, requiring Process Four approval. This Project is situated in the RS-1-1 and OP-1-1 zone in a park with no residential dwelling units onsite, which is a Preference 4.

Required Permits	Basis
Conditional Use Permit	Open space zone
Planned Development Permit	Deviation to the 10' RS-1-1 rear setback
Neighborhood Development Permit	Equipment enclosure exceeds 250 square feet, existing 461 square feet. SDMC Section 141.0420(e)(3)

Pursuant to San Diego Municipal Code (SDMC) [141.0420\(c\)\(2\)\(A\)](#), the Project requires a CUP as the Parcel is located on dedicated parkland in an open space zone. Pursuant to SDMC [143.0410](#), the Project necessitates a PDP because the Project is located within the 10' rear setback. Pursuant to SDMC [126.0402\(m\)](#), an NDP is required for the continued use of an existing above ground equipment enclosure that is 461- square-feet which exceeds 250 -square -feet and is located above ground. Pursuant to SDMC 141.0420(g)(2), if remains above ground, Parks and Rec Director or designee needs to determine an above-ground equipment enclosure doesn't violate Charter Section 55. Park and Recreation staff designated to review this project have cleared their comments and support the continued operation of the above-ground equipment enclosure. Park & Recreation staff are considered designees and their support for the equipment enclosure is documented in the City's review. For this project, Park & Recreation staff concluded that the ongoing WCF equipment operation and design do not violate Charter Section 55. Staff acknowledges the applicant's and Park & Recreation's efforts to reduce park-related disturbances since this site has been operating without any nuisance. The 461-square-foot equipment enclosure will continue to operate without any changes in size but will include installing 2 new cabinets. The enclosure is located behind a small Concrete Masonry Unit (CMU) wall and a chain link fence. This modification accommodates future antenna changes for advancement in technologies without impacting the exterior stealth appearance. Pursuant to SDMC [112.0103 \(a\)](#), when an applicant applies for more than one permit, map, or other approval for a single development, the applications shall be consolidated for processing and shall be reviewed by a single decision-maker.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency emissions to the extent that such facilities comply with the Federal

Communication Commission's (FCC) standards for such emissions." A Radio Frequency – Electromagnetic Energy Compliance Report revised January 26, 2024, from EBI Consulting, was submitted to the City verifying that the proposed Project is in compliance with FCC regulations upon implementation of the proposed changes. The report will be stamped as Exhibit "A" and provided within the Project file.

Community Plan Analysis:

The Project was heard by the NPPC on February 20, 2024. The NPPC voted to recommend approval of the project 10-0-0. The [North Park Community Plan \(NPCP\)](#) specifically highlights North Park residents and businesses' awareness of the need for and support of expansion of wireless communication facilities in the community; however, concern exists about the potential for visible blight with inappropriate installations. The community requests that efforts be made to integrate wireless communication facilities into the surroundings in a sensitive manner in order to minimize negative visual impact on North Park's community character, open space, view corridors, and historic architecture and elements. The North Park Community Plan addresses WCFs and requires an aesthetic that involves landscaping, screening, and methods to minimize impacts and address community character in conjunction with the siting of WCFs. The [City of San Diego's General Plan \(UD-A.15\)](#) requires that the visual impact of wireless facilities be minimized by concealing them inside existing structures or using screening techniques to hide or blend them into the surrounding area. WCFs are separately regulated uses that have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is, among other things, to camouflage facilities from public view.

The General Plan, Section L. Information infrastructure, Policy PF-L.5, indicates that the City should work with private telecommunication service providers to develop and maintain an integrated information infrastructure system. Lastly, the City will continue to pursue and encourage the proper planning and provision of information infrastructure. Unlike planning for traditional infrastructure, such as water and sewer lines, planning for high-tech infrastructure has materialized in the new century in the wake of rapidly evolving technologies. The continuous evolution and coalescence of data, telephones, cellular telephones, television, video, satellites, personal digital assistants, the internet, personal computers, and other technical devices have created a new era of unlimited interactive communications possibilities. Planning, providing, and supporting communication and information infrastructure will provide a vital framework for economic growth, educational opportunities, integrated development patterns, and quality of life issues in San Diego. The design of the WCF is respectful of the neighborhood context and does not adversely affect the applicable land use plans.

The Project complies with both the Community Plan and the General Plan. Its aesthetics are integrated by deploying various monopine technique references in the WCF Design Guidelines. These techniques feature a high-density branch count, antenna socks, and detail painting to resemble a realistic tree appearance to limit the visibility of the antennas. They are located adjacent to mature trees and shrubs, resulting in minimal visual impact. The enclosure is located behind a small Concrete Masonry Unit (CMU) wall and a chain link fence, adjacent to the faux tree. The mature trees and shrubs in the area help screen the equipment effectively and minimize the visual

impacts. The proposed continuation and modification will not amend the visual impact of the WCF. Additionally, the project continues to operate with minimal noise impacts as it does not have any noise-generating equipment.

Project-Related Issues:

Deviation

An applicant may request deviations from the applicable development regulations with a PDP decided in accordance with Process Four, if the findings in SDMC section [126.0605 can be made](#).

Table 1 is a matrix of the proposed deviations, which is followed by the justifications for the deviations.

Deviation Description	Deviation from SDMC	Allowed/Required	Proposed
Rear Setback – RS-1-1	Section 131.0531 Table 131-05E	10 feet	The monopine encroaches 6'-11" from the property line. The equipment enclosure is entirely in the setback and is located on the property line.

Table 1

Justification

There is a deviation required for the rear setback where the existing WCF is located. The zone allows for a maximum rear setback of 10 feet and the existing monopine is located 6' - 11" from the northeast corner of the park, within the setback. The current location of the WCF allows for the park's uninterrupted use. The siting of the WCF provides screening from the park and the freeway, as there are existing mature trees and shrubs surrounding the parcel. The equipment enclosure is entirely in the setback at the property line.

The tree will continue to implement monopine-specific elements, such as using antenna socks to cover the equipment in the tree. The new monopine branches will replicate the shape, structure, and color of the existing ones. There will be a minimum of four branches per foot for full-density coverage with limited spacing between the branches.

The existing WCF will continue to provide critical voice and data service throughout the surrounding area. Operation of this site is necessary to maintain the existing levels of service to the area for AT&T. The site will remain an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided on the property and the predicted loss of coverage without the continuation of the WCF

(Attachment 6). A loss of the service could have a significant impact on customers and essential emergency communication services.

The deviation can be supported due to the existing mature landscaping immediately adjacent to the WCF. If the monopine was moved away from the setback to strictly comply with the base zone setbacks, the monopine would be more prominent, appear out of character with the park setting, and negatively impact the overall park presence. To preserve the integration of the monopine and to avoid any potential visual impacts, the current location within the required setback is necessary.

Even with the proposed monopine design features, the location continues to play a prominent role in the City's core effort with WCF integration. Having mature trees and shrubs immediately next to the faux tree monopine and equipment enclosure albeit within the required setback, allows the integration to effectively blend the monopine and equipment to present a desirable natural appearance and effective screening. The existing enclosure blends well with the surrounding environment, causing minimal visual impact and maintaining the aesthetic integrity of the park. By preserving the natural landscape and not necessitating major construction work, the project helps in minimizing disruption to the park's ecosystem and visitors' experiences. The location will continue to be a noteworthy role in the City's core effort with WCF integration.

The existing equipment enclosure is 461- square -feet with no increase in size. The equipment enclosure will remain screened from the public right of way of the freeway. The existing equipment enclosure was originally designed and intended to accommodate future growth. Due to increasing user capacity and technology, the equipment enclosure location and size are necessary for performance and are supported by the Park and Recreation staff. As part of the City of San Diego's requirements, AT&T has also looked for viable alternatives in both design and location to ensure the facility best supports the community.

The first alternative facility identified was the possibility of installing AT&T's equipment onto the rooftop of a nearby religious facility on the east side of Interstate 8, New Bethel Baptist Church. While this would maintain coverage along Interstate 8 and Route 15, it would neglect several residential neighborhoods. It would also be much more conspicuous on this rooftop. The current concealment of the facility serves the surrounding area much better. The faux tree facility is well concealed in the neighborhood park.

Another alternative considered was to relocate the facility to the Park Canyon Trail further south of its current location. This would maintain coverage to many residential neighborhoods and sections of Interstate 805 and Route 15. It could also use the same concealment of a faux tree. Unfortunately, moving the facility this far south would interfere with another facility in the area. It would also remove coverage from northern portions of the busy roadways. To ensure the best coverage is provided to the community, the best location for this facility is its current placement.

City staff has analyzed the above deviations and determined that they are consistent with the goals and recommendations of the City of San Diego's General Plan (UD-A.15), the North Park Community Plan and the purpose and intent of the Wireless Communications Ordinance. The Project has been designed to integrate into the surrounding community and would not adversely impact the public's health or safety.

Conclusion:

This facility has operated in compliance since its installation. It provides necessary coverage to critical stretches of roads and residences. Any requirement to move the facility could jeopardize the coverage, concealment, and performance of the facility. The Project's design effectively integrates with the surrounding community, meeting the purpose and intent of the SDMC 141.0420, the Wireless Communication Facility Guidelines, and Council Policy 600-43. City staff has prepared draft findings in the affirmative to approve the Project and recommends approval of CUP No. 3259705, PDP No. 3269049; and NDP No. 3269052 (Attachments 4 and 5).

Alternatives:

1. **Approve** CUP No. 3259705, PDP No. 3269049; and NDP No. 3269052, with modifications.
2. **Deny** CUP No. 3259705, PDP No. 3269049; and NDP No. 3269052, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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Development Services Department



Tracy Harris
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Development Services Department

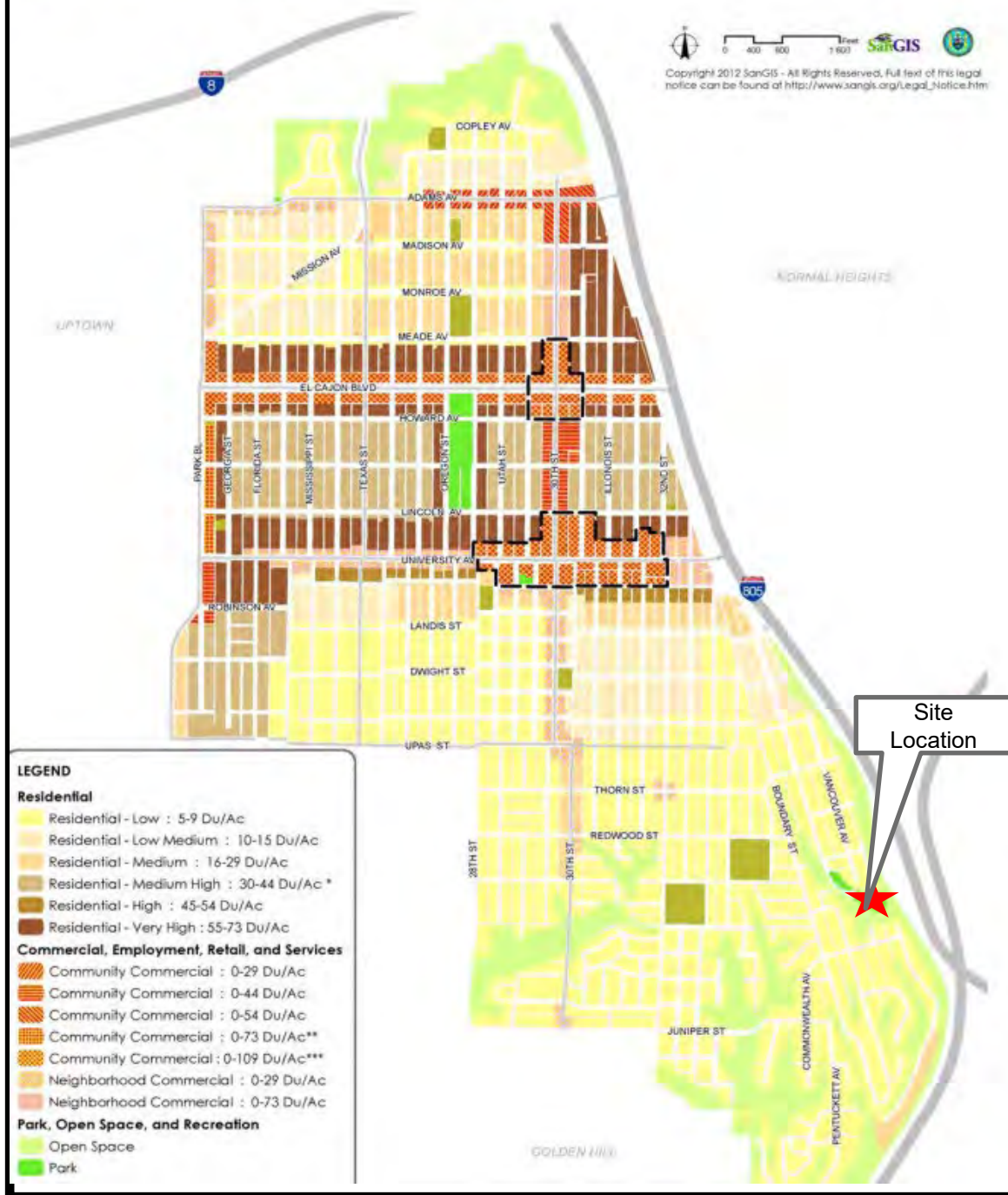
Attachments:

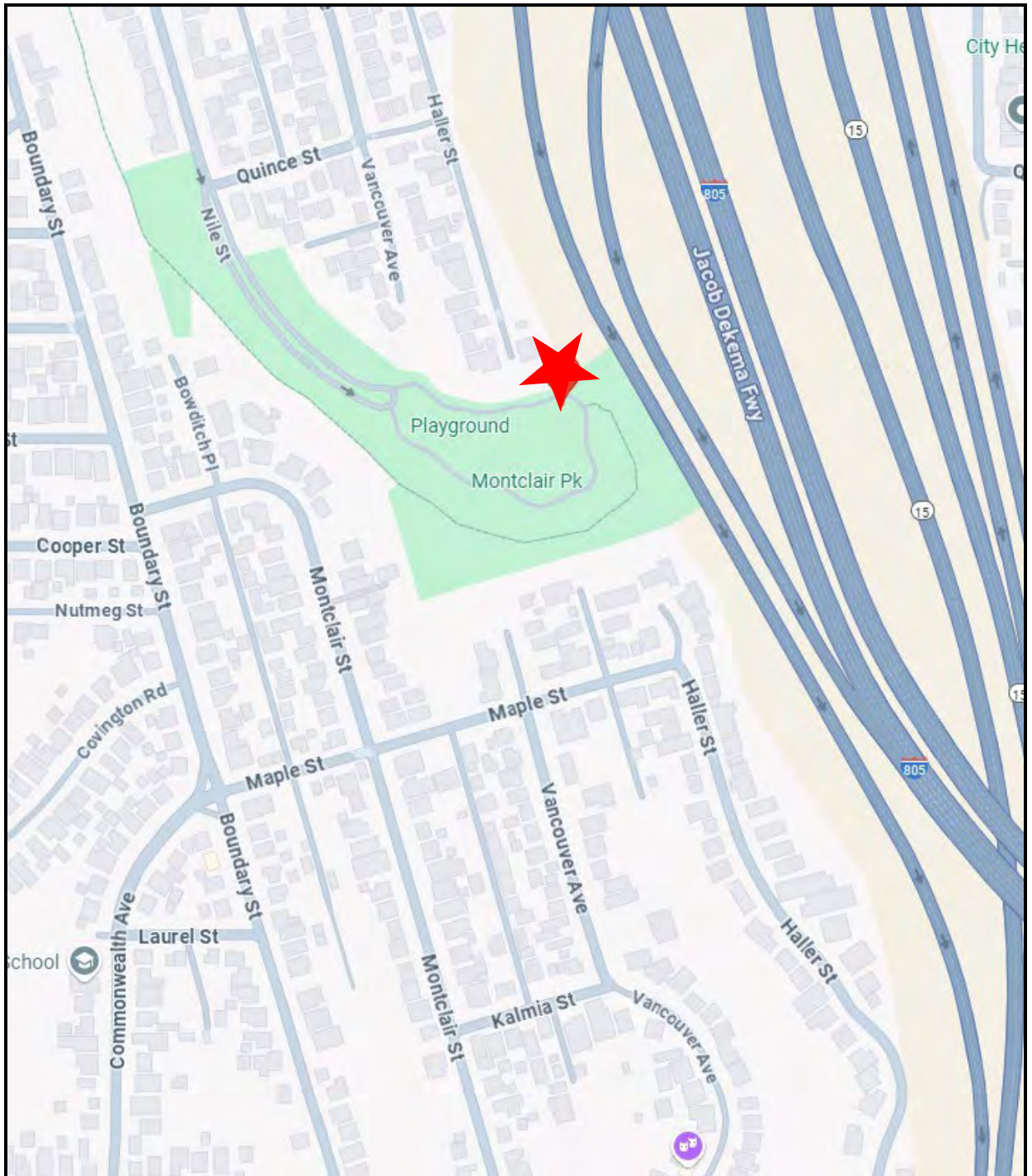
1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Permit Resolution with Findings
5. Permit with Conditions
6. Coverage Maps
7. Environmental Exemption
8. Ownership Disclosure Form
9. Community Planning Group Correspondence

- 10. Photo Survey
- 11. Photo Simulations
- 12. Project Plans



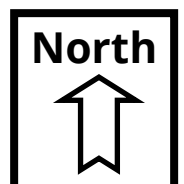
Figure 2-1: Community Plan Land Use Map





Project Location

2905 Nile St
Project No. PRJ-1094652



PLANNING COMMISSION RESOLUTION NO. XXXX
CONDITIONAL USE PERMIT NO. 3259705
PLANNED DEVELOPMENT PERMIT NO. 3269049
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 3269052
AT&T – THE TWIST - PROJECT NO. 1094652

WHEREAS, The City of San Diego, Owner and AT&T Mobility, Permittee, filed an application with the City of San Diego for a permit to modify an existing Wireless Communication Facility, (as described in reference to the approved Exhibits “A” and corresponding conditions of approval for the associated Permits, Conditional Use Permit (CUP) No. 3259705, Planned Development Permit (PDP) No. 3269049, and Neighborhood Development Permit (NDP) No. 3269052.

The AT&T Twist WCF (Project) proposes to continue to operate a WCF at 2905 Nile Street with modifications. The modifications include removing 9-panel antennas and 6 Remote Radio Units (RRUs) and installing 12-panel antennas and 9 RRUs on an existing 30-foot-tall monopine tree, for a total of 15 antennas and 12 RRUs. Two (2) equipment cabinets are being added to the existing equipment enclosure, which is located inside the 461-square-foot equipment area behind a small Concrete Masonry Unit (CMU) wall and chain link fence, which will remain unaffected.

WHEREAS the Project site is located at 2905 Nile Street in the Residential – Single Unit (RS-1-1) and Open Space – Park (OP-1-1) Zones of the North Park Community Plan area. The Project site is legally described as: Lots 25 and 26 in Block 5, Lots 35-48, inclusive, in Block 6 and Lots 35, 36, and 37 in Block 22 of City Heights, and Lot 20 in Block “M”, Lots 1 and 2 in Block “O” Lot 23 in Block “O”, Lot 23 in Block “Q”, and Lots 3, 4, and a portion of Lot 2 in Block “R” of Montclair, in the City of San Diego, County of San Diego, State of California, For a public park.

WHEREAS, on August 20, 2024, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code

Section 21000 et seq.) under CEQA Guideline Section 15302 (Replacement or Reconstruction); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on June 12, 2025, the Planning Commission of the City of San Diego considered CUP No. 3259705, PDP No. 3269049, and NDP No. 3269052 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings:

A. CONDITIONAL USE PERMIT – SAN DIEGO MUNICIPAL CODE (SDMC) SECTION 126.0305

1. Findings for all CUP'S:

a. The proposed development will not adversely affect the applicable land use plan.

Per the North Park Community Plan, it recognizes the need for and supports the expansion of wireless communication facilities. However, the community requests that these facilities be thoughtfully integrated into the surroundings to minimize negative visual impacts on the neighborhood's character, open spaces, view corridors, and historic architecture. This coincides with the City of San Diego's General Plan (UL-15) which addresses these facilities, reinforcing the recommendation that they minimize visual impact by concealing the wireless facilities in existing structures when possible, designing facilities to be aesthetically pleasing and respectful to the neighborhood context and concealing mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses that have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is, among other things, to camouflage facilities from public view.

The proposed modification requires a Conditional Use Permit because it involves a wireless communication facility (WCF) located on dedicated parkland governed by San Diego Charter Section 55, The modification applies to installations where antennas are situated less than 100 feet from the property line of a site containing a dwelling unit, childcare center, or a school serving children in kindergarten through 8th grade. The modification consists of replacing antennas, adding 12 additional antennas, replacing 6 RRUs, adding 9 RRUs, and re-branching, which will not defeat the concealment of the existing 30-foot-tall monopine tree. The 461-square-foot

equipment enclosure will continue to operate without any changes in size but will include installing 2 new cabinets. The enclosure is located behind a small Concrete Masonry Unit (CMU) wall and a chain link fence. This modification accommodates future antenna changes for advancement in technologies without impacting the exterior stealth appearance. The WCF is screened from the park by a mature grove of trees and shrubs to ensure integration. The tree will continue to implement monopine-specific elements, such as using antenna socks to cover the equipment in the tree. The new monopine branches will replicate the shape, structure, and color of the existing ones. There will be a minimum of four branches per foot for full-density coverage with limited spacing between the branches. As a result, the proposed solution of concealing the antennas will produce a design that remains visually unobtrusive to both the existing tree and the surrounding community. The Project's design blends seamlessly with its environment. Therefore, the current solution of concealing antennas would result in a design that is both aesthetically neutral to the existing tree and to the community as addressed in finding D below, the location is appropriate because the Project's design effectively integrates into the surrounding community, meeting the purpose and intent of the LDC 141.0420, the WCFs Guidelines, and Council Policy 600-43.

Park and Recreation staff designated to review the Project have cleared their comments and support the continued operation of the above-ground equipment enclosure. Park & Recreation staff are considered designees and their support for the equipment enclosure is documented in the City's review. For the Project, Park & Recreation staff concluded that the ongoing WCF equipment operation and design do not violate Charter Section 55. Staff acknowledges the applicant's and Park & Recreation's efforts to reduce park-related disturbances since this site has been operating without any nuisance.

While undergrounding WCF equipment is preferred, in this instance, the existing location and design have been determined to be minimally visible in accordance with the WCF Design Guidelines. The existing enclosure blends well with the surrounding environment, causing minimal visual impact and maintaining the aesthetic integrity of the park. By preserving the natural landscape and not necessitating major construction work, the Project helps in minimizing disruption to the park's ecosystem and visitors' experiences.

Additionally, since the enclosure is above ground, all equipment is passively air-cooled, eliminating the need for air vents and possible noise pollution. This feature is particularly beneficial as it ensures that there is no additional noise that could disturb the serene atmosphere of the park. Furthermore, the passive air-cooling system significantly reduces energy consumption compared to active cooling systems, thereby aligning with environmental conservation principles. The decision to maintain the equipment above ground also facilitates easier access for maintenance and monitoring, ensuring that any issues can be promptly addressed without causing significant interruptions to park activities or requiring invasive procedures.

In summary, the determination to keep the WCF equipment above ground balances operational efficiency with environmental considerations, supporting both the functionality of the equipment and the preservation of park aesthetics and tranquility. The Project modification is in compliance with the WCF Guidelines and SDMC Section 141.0420. As a result, the proposed development would not adversely affect the North Park Community Plan or the City of San Diego General Plan.

b. The proposed development will not be detrimental to the public health, safety, and welfare; and

The Project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15302 (Replacement or Reconstruction). The conditions of approval for the Project will require compliance with several operational constraints and development controls intended to assure continued public health, safety and welfare. All proposed improvement plans associated with the Project will be reviewed prior to issuance of construction permits and inspected during construction to ensure the Project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing, and fire codes.

The existing WCF will continue to provide critical voice and data services throughout the surrounding area. Continued operation of this site is necessary to maintain the existing levels of service to the area for AT&T. The continuation will ensure there is no gap in coverage. The site will remain an integral part of telecommunication networks. The Coverage maps demonstrate the existing coverage provided on the property and the predicted loss of coverage without the continuation of the WCF (Attachment 6). Degradation of the existing service could have a significant impact on customers and essential emergency communication services.

Additionally, the Federal Telecommunication Act of 1996 preempts local governments from regulating the placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions, AT&T submitted an RF Report January 26, 2024, which concluded that the project complies with the FCC RF Standards once the mitigation measures are implemented. Therefore, the project would not result in any significant health or safety risks to the surrounding area. In conclusion, the proposed project will not be detrimental to public health, safety and welfare.

c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The Project requires setback deviations from the zone regulations outlined in the Land Development Code and may be processed through a Planned Development Permit (PDP) in accordance with SDMC 126.0601. The purpose of the PDP is to establish a review process for the development that allows an applicant to request greater flexibility from the strict application of the regulations to allow for a more

desirable project. The intent is to encourage imaginative and innovative planning and to ensure that the development achieves the purpose and intent of the applicable land use plan, which would be preferable to what would be achieved by strict conformance with the regulations. Expiration dates are imposed on WCFs to review and modify these facilities to comply with current design standards.

The Project requires two deviations from the property's rear setback. The monopine tree and equipment enclosure both encroach into the maximum required setback of 10'. The faux tree is 6'-11 inches from the property line, and the enclosure is on the property line, completely in the rear setback. The WCF's siting provides screening from the park and the freeway, as there are existing mature trees and shrubs surrounding the parcel.

The deviations can be supported due to the existing mature landscaping immediately adjacent to the WCF providing screening. If the monopine were moved away from the setback to comply, the monopine would be more prominent, appear out of character with the park setting, and negatively impact the overall park presence. To preserve the integration of the monopine and to avoid any potential visual impacts, the current location within the required setback is necessary. The existing equipment enclosure within the setback has been deemed minimally visible in accordance with the WCF Design Guidelines.

The location will continue to play a prominent role in the City's core effort with WCF integration. Having mature trees and shrubs immediately next to the monopine and equipment enclosure albeit within the required setback, allows the integration to effectively blend the monopine and equipment to present a desirable natural appearance. Additionally, the faux tree will continue to implement monopine-specific elements, such as using antenna socks to cover the equipment in the tree. The new monopine branches will replicate the shape, structure, and color of the existing ones. There will be a minimum of four branches per foot for full-density coverage with limited spacing between the branches.

City staff has analyzed the above deviations and determined that they are consistent with the goals and recommendations of the City of San Diego's General Plan (UD-A. 15), the North Park Community Plan, and the purpose and intent of the Wireless Communications Ordinance and Guidelines. The Project was first approved at this location in 1999. It has been designed to align with the community plan and integrate seamlessly into the surrounding area, without negatively affecting public health or safety.

The Wireless Communications Ordinance and Guidelines encourages wireless carriers to locate on non-residential properties. WCFs are separately regulated uses outlined in the Land Development Code ([SDMC Section 141.0420](#)). Per this code section, WCFs may be permitted with a CUP, where the site is located in a residential zone on premises without residential development and the antennas are located in an open space (OP-1-1) zone. The Project location has an established history of wireless use on-site with an existing AT&T WCF on an existing 30-foot tall monopine tree and surrounding mature trees and shrubs. The location of the WCF is

compatible with the existing development and the surrounding community. Therefore, the proposed use is appropriate at the proposed location.

A Neighborhood Development Permit is required for the development of a WCF with an equipment enclosure that exceeds 250 square feet, as described in section 141.0420(e)(3) or that includes equipment enclosures not placed underground, as described in section 141.0420(g)(2). The existing equipment enclosure is 461 square feet with no increase in size. The equipment enclosure will remain screened from the public right of way of the freeway. The existing equipment enclosure was originally designed and intended to accommodate future growth. Due to increasing user capacity and technology, the equipment enclosure location and size are necessary for performance and are supported by the Park and Recreation staff. This application does not request any other deviations from the development regulations or variances. Therefore, AT&T's project is in compliance with the applicable regulations of the Land Development Code.

d. The proposed use is appropriate at the proposed location.

AT&T is seeking approval of a new Conditional Use Permit, Planned Development Permit, and Neighborhood Development Permit for the continued operation of the existing wireless telecommunication facility at 2905 Nile Street, San Diego, CA 92104, with modifications. This facility was first built in 1999. Throughout the lifespan of this facility, AT&T has maintained compliance with all conditions applied to the facility and aims to maintain compliance by reinstating this facility's entitlements. As part of the City of San Diego's requirements, AT&T has also looked for viable alternatives in both design and location to ensure the facility best supports the community.

The first alternative facility identified was the possibility of installing AT&T's equipment onto the rooftop of a nearby religious facility on the east side of Interstate 8, New Bethel Baptist Church. While this would maintain coverage along Interstate 8 and Route 15, it would neglect several residential neighborhoods. It would also be much more conspicuous on this rooftop. The current concealment of the facility serves the surrounding area much better. The faux tree facility is well concealed in the neighborhood park.

Another alternative considered was to relocate the facility to the Park Canyon Trail further south of its current location. This would maintain coverage to many residential neighborhoods and sections of Interstate 805 and Route 15. It could also use the same concealment of a faux tree. Unfortunately, moving the facility this far south would interfere with another facility in the area. It would also remove coverage from northern portions of the busy roadways. To ensure the best coverage is provided to the community, the best location for this facility is its current placement.

Since its installation, this facility has operated in compliance with permit conditions and City rules and regulations. It provides necessary coverage to critical stretches of roads and residences. Any requirement to move the facility could jeopardize its coverage, concealment, and performance. The Project's design effectively integrates with the surrounding community, meeting the purpose and intent of the SDMC

141.0420, the WCFs Guidelines, and Council Policy 600-43. As such, the proposed use is appropriate at the proposed location.

B. PLANNED DEVELOPMENT PERMIT – SDMC SECTION 126.0605

- a. The proposed development will not adversely affect the applicable land use plan.**

As outlined in CUP Finding No. A.1.a. listed above, the proposed development will not adversely affect the applicable land use plan.

- b. The proposed development will not be detrimental to the public health, safety, and welfare;**

As outlined in CUP Finding No. A.1.b. listed above, the proposed development will not be detrimental to the public health, safety, and welfare.

The Telecommunication Act of 1996 preempts local governments from regulating the "Placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An Electromagnetic Energy Exposure Report was prepared, which concluded that the project will be in compliance with FCC standards for RF emissions. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

- c. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.**

As outlined in CUP Finding No. A.1.c. listed above and incorporated herein by reference, the proposed development will comply with the regulations of the Land Development Code, including any proposed deviations pursuant to Section 126.0602(b)(1).

C. NEIGHBORHOOD DEVELOPMENT PERMIT: SDMC SECTION 126.0404

- (a) The proposed development will not adversely affect the applicable land use plan;**

As outlined in CUP Finding No. A.1.a. listed above, the proposed development will not adversely affect the applicable land use plan.

(b) The proposed development will not be detrimental to the public health, safety, and welfare; and

As outlined in CUP Finding No. A.1.b. listed above, the proposed development will not adversely affect the applicable land use plan.

(c) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

As outlined in CUP Finding No. A.1.c. listed above, the proposed development will not adversely affect the applicable land use plan.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 3259705, Planned Development Permit No. 3269049, and Neighborhood Development Permit No. 3269052 is hereby GRANTED by the Planning Commission to the referenced Permittee, in the form, exhibits, terms and conditions as set forth in CUP No. 3259705, PDP No. 3269049, and NDP No. 3269052, a copy of which is attached hereto and made a part hereof.

Tracy Harris

Tracy Harris
Development Project Manager
Development Services

Adopted on: June 12, 2025

IO#: 11003679

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 11003679

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 3259705
PLANNED DEVELOPMENT PERMIT NO. 3269049
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 3269052
AT&T THE TWIST PROJECT NO. 1094652
PLANNING COMMISSION

This Conditional Use Permit (CUP) No. 3259705, Planned Development Permit (PDP) No. 3269049, and Neighborhood Development Permit (NDP) No. 3269052 is granted by the Planning Commission of the City of San Diego to The City of San Diego, Owner, and AT&T Mobility, Permittee, pursuant to San Diego Municipal Code [SDMC] section [126.0301](#), [126.0601](#), and [126.0401](#). The site is located at 2905 Nile Street in the (Residential – Single Unit) RS-1-1 and (Open Space) OP-1-1 Zone of the North Park Community Plan area. The project site is legally described as Lot 20 in block “M” of Montclair Tract No. 1684 in the City of San Diego, County of San Diego, State of California.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 12, 2025, on file in the Development Services Department.

The project shall include:

- a. Fifteen (15) panel antennas measuring 96.0" x 19.6" x 7.8", 30.4" x 15.9" x 8.1". and 28.0" x 15.7" x 6.7" and twelve (12) RRUs (Remote Radio Units) mounted on a 30-foot high "monopine" (faux pine tree).
- b. A 461-square-foot equipment enclosure consisting of four (4) existing cabinets and two (2) new cabinets, which will not expand the square footage of the enclosure.
- c. Every aspect of this project, including (but not limited to) the dimensions, build and scale, color, materials and texture, is considered an event of concealment. Any future modifications to this permit/project must not defeat concealment.
- d. Landscaping (planting, irrigation and landscape-related improvements).

- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision-maker. This permit must be utilized by **June 26, 2028**.
2. This permit and corresponding use of this site shall **expire June 12, 2035**. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site, and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility that will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this approval, the Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances does approval of this permit authorize the Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Permittee signs and returns the Permit to the Development Services Department;
and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate city decision-maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Permittee and any successor(s) in interest.

8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

9. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

10. The Permittee shall secure all necessary building permits. The Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

12. All the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

13. The Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Permittee shall pay all the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and the Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation-related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Permittee shall not be required to pay or perform any settlement unless such settlement is approved by the Permittee.

LANDSCAPE REQUIREMENTS:

14. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved plans is damaged or removed, the Permittee shall repair and /or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

15. The Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including the right of way unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscapes shall be maintained consistent with the Landscape Standards in a disease, weed, and litter-free condition at all times. Severe pruning or "topping" of trees is not permitted.

PLANNING PARK AND RECREATION:

16. The contractor shall fill out a Site Access Form and to schedule a pre-construction meeting with the District Manager at least 72 hours before the start of construction work.

17. The Permittee shall ensure that the Park & Recreation Department reviews and approves construction plans before the building permit is issued.

ENGINEERING REQUIREMENTS:

18. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

WCF-TELECOM REQUIREMENTS:

19. Every aspect of this project, including, but not limited to, the dimensions, bulk and scale, color, materials and texture, is considered an element of concealment. Any future modifications to this permit must not defeat concealment.

20. All new branches shall be of premium quality with the maximum amount of tips.

21. All proposed hand-holes shall be covered with bark material to match the monopine trunk to the satisfaction of the Development Services Department.

22. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted. No exposed cablings is permitted.

23. All branches at the antenna level shall extend a minimum of 24 inches beyond the entire the vertical face of the proposed antennas to the satisfaction of the Development Services Department.

24. Starting branch height shall be no lower than 10-feet, as illustrated on the stamped,

approved Exhibit "A."

25. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.

26. The WCF shall conform to the approved construction plans.

27. Photo simulations shall be printed in color on the construction plans.

28. 3-D Rendering of the faux monopine shall be printed in color on the construction plans.

29. RF socks fully covering the front, back and sides of the antennas (and any other components) shall be used.

30. A minimum of four branches per foot for full-density coverage with limited spacing between the branches, unless 3D models justify lower branch counts.

31. There should be no gaps in branch coverage. All branch ports should be used for branches. Branches should blend down the tree with no abrupt transitions.

32. No exposed mounting apparatus may remain.

33. Use 90-degree connectors to eliminate large looping cables coming from the bottom of the antennas.

34. Any changes to branches will require a building permit and should appear on the scope of work of any plans submitted. Faux vegetation should not be rebranched without a permit, even if there is no other work.

35. The city may require the Permittee to provide a topographical survey conforming to the provisions of the SDMC may be required if the City determines during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Permittee.

36. The Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations and shall be responsible for complying with all State and Federal regulations.

37. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, the Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.

38. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. The vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

39. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

40. The Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case the removal and restoration of this site to its original condition are required.

41. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the San Diego Municipal Code.

42. No exposed pipes or mounting apparatus absent antennas shall be present at any time. Mounting pipes shall not be longer than the antennas.

43. The tree will be rebranched to change out damaged or discolored branches and to increase the concealment of the tree's equipment.

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Development Services Department Wireless Communication Facilities staff listed on City webpage, <https://www.sandiego.gov/development-services/codes-regulations/wireless-communication-facilities>, to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- The issuance of this development permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on June 12, 2025, and Resolution No. xxx.

Conditional Use Permit No. 3259705
Planned Development Permit No. 3269049
Neighborhood Development Permit No. 3269052
Date of Approval: June 12, 2025

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT



Tracy Harris
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

City of San Diego
Owner

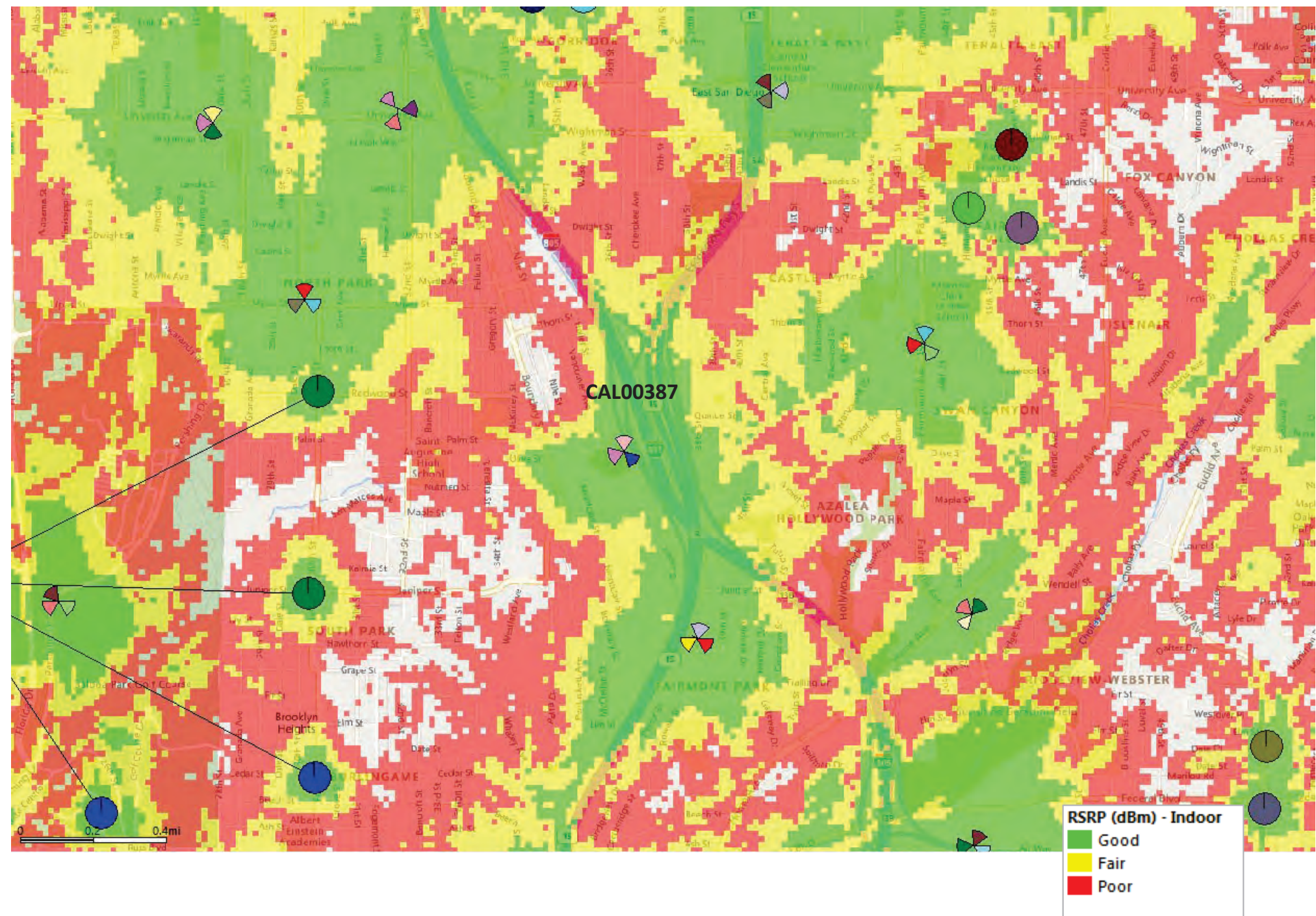
By _____
NAME
TITLE

AT&T Mobility
Permittee

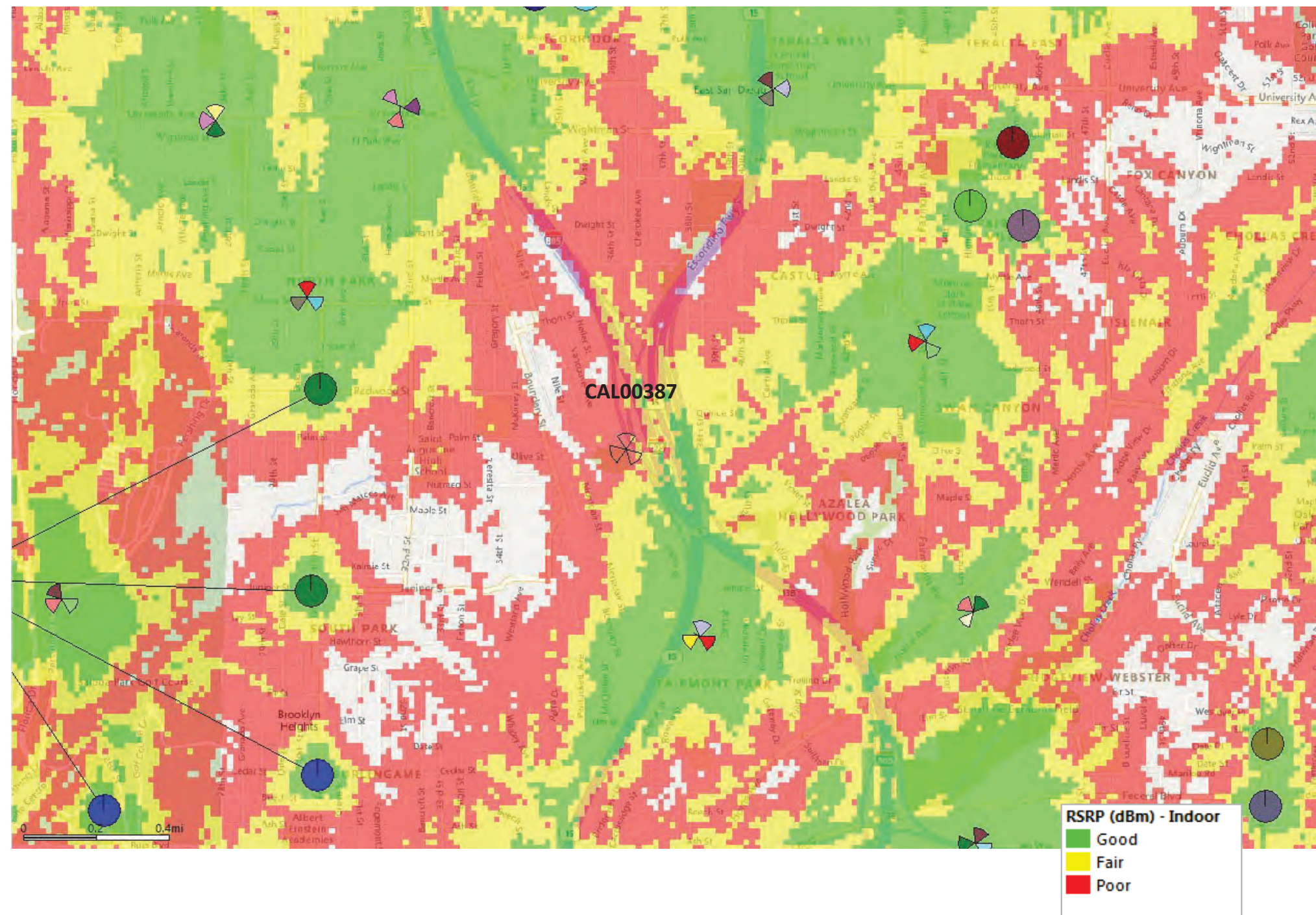
By _____
NAME
TITLE

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

Existing/proposed coverage With CAL00387 ATTACHMENT 6



Coverage Without CAL00387



NOTICE OF EXEMPTION

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

From: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title / Number: 2905 Nile Street /1094652

State Clearinghouse No.: N/A

Project Location-Specific: 2905 Nile Street San Diego, CA 92104

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project Conditional Use Permit (CUP), Planned Development Permit (PDP), and Neighborhood Development Permit (NDP) to continue the operation of an existing Wireless Communication Facility (WCF). The project would include the removal of nine panel antennas and six Remote Radio Units (RRUs) and the installation of six panel antennas and nine RRUs on a Monopine tree. The existing equipment cabinets located inside the 468 square foot enclosure will remain unaffected. The overlay zones are the Airport Land Use Compatibility Overlay Zone (ALUCOZ), Airport Influence Area (AIA), and the FAA Part 77 Noticing Area. The WCF is unmanned and is not for human habitation and there will only be routine maintenance trips to the project site.

Name of Public Agency Approving Project: City of San Diego, Planning Commission

Name of Person or Agency Carrying Out Project: MD7 LLC., - 10590 West Ocean, San Diego CA 92130 (858) 952-1936.

Exempt Status: (Check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268)
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption: Section 15302 (Replacement or Reconstruction)

Reasons why project is exempt: The City of San Diego conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15302. CEQA Section 15302 allows for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced. The proposed project is modifying an existing WCF and would replace old components with new, without expanding the use of the WCF.

No environmental impacts were identified for the proposed project and none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Jeffrey Szymanski

Telephone: (619) 446-5324

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.

 /Senior Planner
Signature/Title

May 8, 2025
Date

Check One:

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or OPR:



Department of Real Estate and Airport Management

REQUEST FOR PRELIMINARY REVIEW

for installation/modification of Wireless Communication Facility on City-owned property

10/11/22

Date

The City of San Diego
Department of Real Estate and Airport Management
1200 Third Avenue, Suite 1700
San Diego, California 92101

RE: Site Name: The Twist TELECM-835-A00 Project # _____

Site Address: 2905 Nile Street, San Diego, CA 92104, San Diego (the "Property")

Agreement: Agreement dated 1/24/2007 (the "agreement") between The City of San Diego ("City") and New Cingular Wireless PCS, LLC, ("Lessee" or "Permittee" or "Licensee").

AT&T Mobility

Applicant's Name/Entity

is seeking Consent from the City to perform the following to the above referenced site:

- ☐ Decommissioning of Site - Restoration of property.
- ☐ Modify, upgrade or changes to existing equipment or Site as describe in the attached plans/photos.
- ☐ Installation of a New Wireless Communication Facility on City-owned property.
- ☐ Apply for New Permit/New Agreement on existing facility – **NO** modifications or changes to existing equipment or site.
- ☒ Apply for New Permit/New Agreement on existing facility – with modifications or changes to existing equipment or site.

Describe proposed project below:

Remove - (9) antennas

(6) RRUs

(6) TMAs

(1) power cabinet

(1) DC12

Add - (12) antennas

(9) RRUs

(1) DC9

(6) pipe mounts

(1) fiber cable trunk

(3) DC trunks

(1) new vertiv power plant

(1) BB6630

(12) rectifiers

(16) new batteries

(1) battery cabinet

(1) new DC12

(15) breakers

(1) new DC cable from DC9 to each new 4449 B5/B12, 8843 B2/B66A, 4478 B14, and air antenna at each sector.

Note: Consent required for submittal of zoning package to DSD

This is a CUP submittal for zoning

This site has an expired lease that needs to be renewed

All work is occurring on the existing mono-pine cypress and equipment area, no amendment is required

Pursuant to Improvements and Alterations, section of the above referenced agreement, Lessee/ Permittee/Licensee shall not construct any improvements, structures or installations of the Premises or make any alterations to the Premises (with the exception of equipment replacement or repairs) without City's prior written approval.

In order to comply with such requirements, AT&T Mobility would like to request City's consent to submit to Development Services Department for review of the proposed items above.

Sincerely, Ryan Hanzlick, agent for MD7

Applicant Signature: Ryan Hanzlick
Digitally signed by Ryan Hanzlick
DN: cn=Ryan Hanzlick, o=MD7, ou, email=rhanzlick@md7.com,
c=US
Date: 2022.10.11 15:59:09 -0700

☒ **A one-time, non-refundable Processing Fee (\$5,000 for long term agreements - \$1050 for Short term or ROE Permits) payable to City Treasurer, MUST be paid at the time of request for applicable agreement. This fee applies even if the agreement is never executed.**

City Parks and Rec Department has provided its consent and approval to allow applicant to submit application for Required Permits needed for the proposed items listed herein, **with the understanding that the Department will be allowed to review the improvement plans prior to any permits being issued** and that a pre-construction meeting will be conducted with staff before any work begins, if required.

4/17/2023 Gina Dolan, Deputy Dir.

Date

Print Name & Title

[Signature]

Signature

City of San Diego, acknowledgment and consent for 2905 Nile Street, San Diego, CA 92104
Site Location

5/1/23

Matthew Ostlund - Program Manager

Matthew Ostlund

Date

Print Name & Title

Signature

For DREAM ONLY


☐
☐
☐

Approved and Stamped plans received and attached
Scan as Amendment to Agreement when executed
Processing fee received



Department of Real Estate
and Airport Management

Click here to complete and submit this form online

Page 3	City of San Diego • Information Bulletin 620	May 2020
	City of San Diego Development Services	Community Planning Committee Distribution Form
Project Name: <i>AT&T Cell Site Modification</i>		Project Number: <i>CAL 00387</i>
Community: <i>North Park 2905 Wilk St, Montclair Park</i>		
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>		
<input type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny		
# of Members Yes <i>10</i>	# of Members No <i>0</i>	# of Members Abstain <i>0</i>
Conditions or Recommendations:		
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		
NAME: <i>Mark Spitzer</i>		
TITLE: <i>Member of NPCC</i>		DATE: <i>1-13-21 2-20-24</i>
Attach additional pages if necessary (maximum 3 attachments).		

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

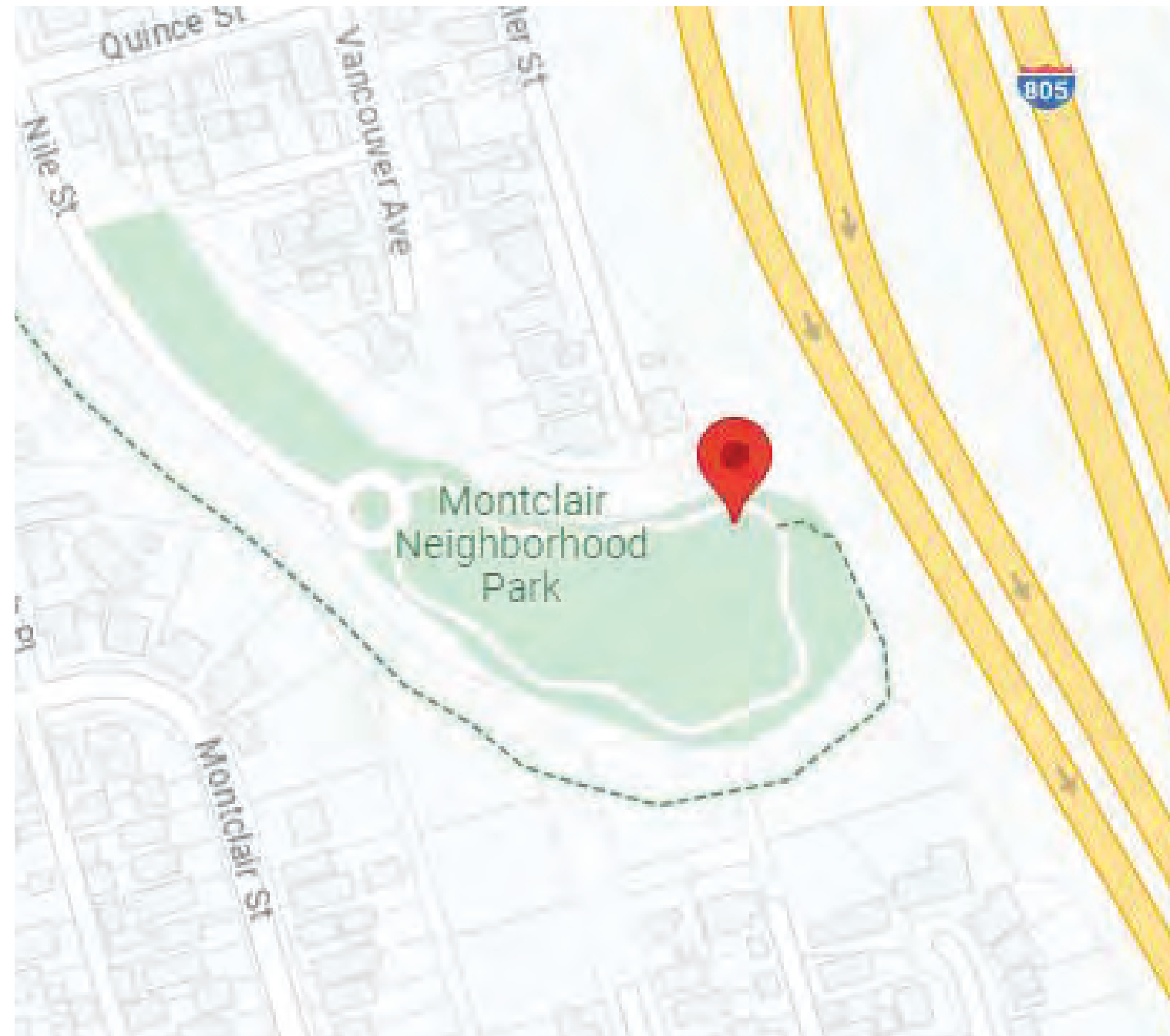
SD0387 - The Twist

ATTACHMENT 10

MD7

2905 Nile Street San Diego, CA 92104

Map



View 1

©2023 Google Maps

SD0387 - The Twist



2905 Nile Street San Diego, CA 92104

Map



View 1

©2023 Google Maps

SD0387 - The Twist



2905 Nile Street San Diego, CA 92104

Map



View 2

©2023 Google Maps

SD0387 - The Twist



2905 Nile Street San Diego, CA 92104

Map



View 3

©2023 Google Maps

SD0387 - The Twist



2905 Nile Street San Diego, CA 92104

Map



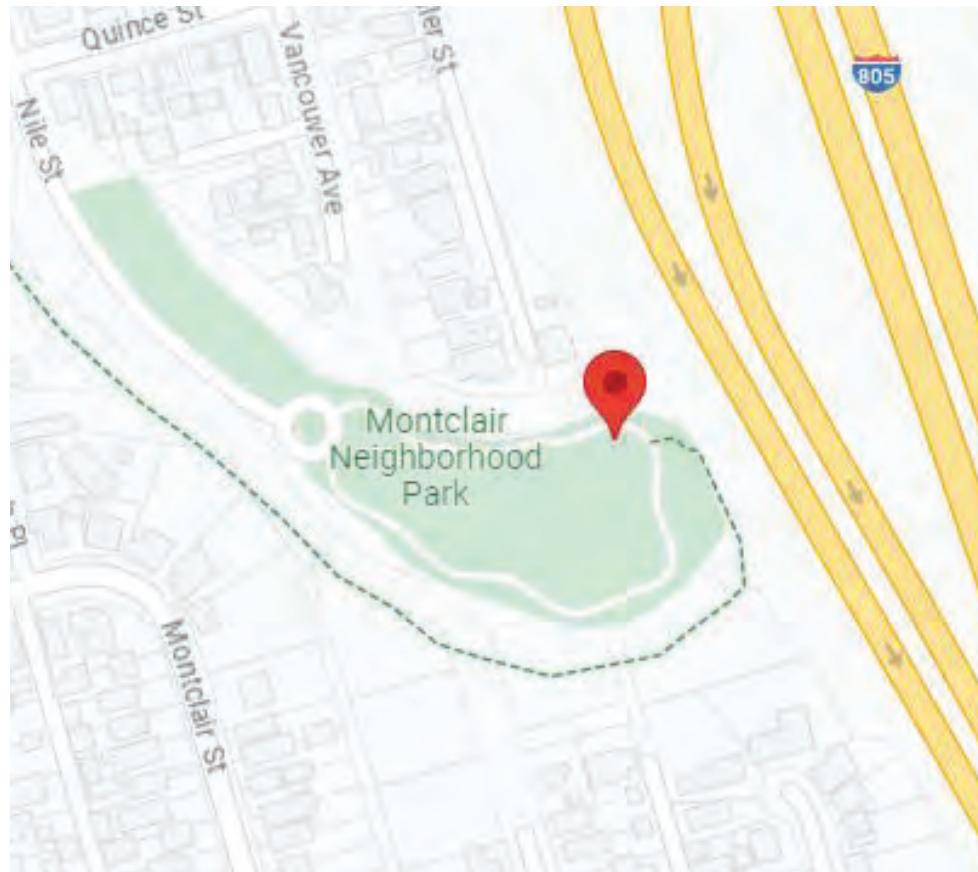
View 4

©2023 Google Maps

SD0387 - The Twist

2905 Nile Street San Diego, CA 92104

Map



View 1

©2023 Google Maps

SD0387 - The Twist

2905 Nile Street San Diego, CA 92104

MD7

VIEW 1



EXISTING



PROPOSED

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

SD0387 - The Twist

2905 Nile Street San Diego, CA 92104

MD7

VIEW 2



EXISTING

No visible change



PROPOSED

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

SD0387 - The Twist

MD7

2905 Nile Street San Diego, CA 92104

VIEW 3



EXISTING



PROPOSED

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

SD0387 - The Twist

2905 Nile Street San Diego, CA 92104

MD7

VIEW 4

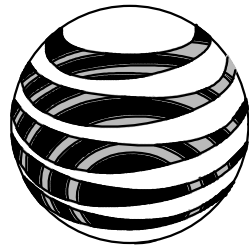


EXISTING



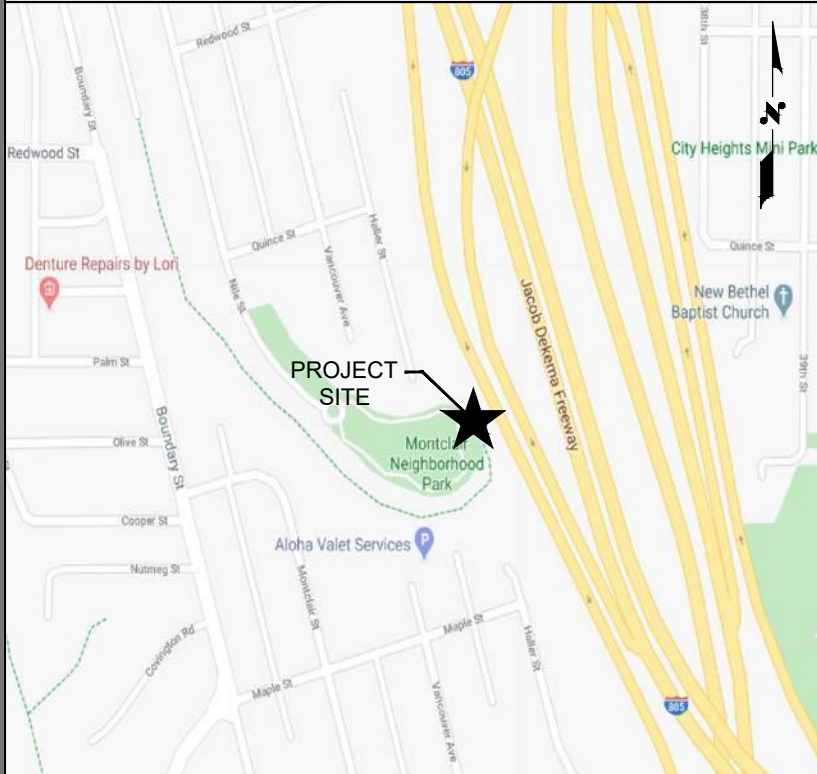
PROPOSED

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



at&t
Your world. Delivered.

VICINITY MAP



DRIVING DIRECTIONS

FROM AT&T OFFICE (7337 TRADE STREET, SAN DIEGO, CA 92121):
HEAD WEST ON TRADE ST TOWARD CAMINO SANTA FE. TURN LEFT ONTO CAMINO SANTA FE. USE THE RIGHT 2 LANES TO TURN RIGHT ONTO MIRAMAR RD. TURN RIGHT TO MERGE WITH I-805 S. KEEP LEFT TO STAY ON I-805 S. USE THE RIGHT LANE TO TAKE EXIT 14 FOR CA-15 S TOWARD CA-94 W/M L KING JR FWY. DESTINATION WILL BE ON THE RIGHT.

LEGAL DESCRIPTION

AN ORDINANCE SETTING ASIDE AND DEDICATING LOTS 25 AND 26 IN BLOCK 5, LOTS 33-48, INCLUSIVE, IN BLOCK 6 AND LOTS 35, 36, AND 37 IN BLOCK 22 OF CITY HEIGHTS, AND LOT 20 IN BLOCK "M", LOTS 1 NAD 2 IN BLOCK "O" LOT 23 IN BLOCK "O", LOT 23 IN BLOCK "Q", AND LOTS 3, 4, AND A PORTION OF LOT 2 IN BLOCK "R" OF MONTCLAIR, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FOR A PUBLIC PARK.

NOTE:
CONTRACTOR MUST FILL OUT A SITE ACCESS FORM AND TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE DISTRICT MANAGER AT LEAST 72 HOURS PRIOR TO START OF CONSTRUCTION WORK.

SCOPE OF WORK

- AT&T WIRELESS PROPOSES TO MODIFY AN EXISTING SITE. THE SCOPE WILL CONSIST OF THE FOLLOWING:
- AT ANTENNA LEVEL:**
- REMOVE (9) PANEL ANTENNAS
 - REMOVE (6) RRUS
 - REMOVE (6) TMAS
 - INSTALL (6) PANEL ANTENNAS
 - INSTALL (3) AIR6449 ANTENNAS
 - INSTALL (3) ERICSSON ANTENNAS
 - INSTALL (9) RRUS
 - INSTALL (1) DC9 SURGE SUPPRESSOR
 - INSTALL (6) PIPE MOUNTS
 - INSTALL (1) FIBER CABLE TRUNK
 - INSTALL (3) 6-#6 AWG DC TRUNKS FROM THE NEW DC-12 TO THE NEW DC-9
 - INSTALL (1) 2-#8 AWG DC CABLE FROM THE DC-9 TO EACH NEW 4449 B5/B12, 8843 B2/B66A, 4478 B14, AIR 6449 N77D AND ERICSSON ANTENNAS AT EACH SECTOR
 - ADD RE-BRANCHING
- AT EQUIPMENT LEVEL:**
- DE-ENERGIZE (2) UMTS CABINETS
 - REMOVE (1) -48VDC POWER CABINET
 - REINSTALL (12) GNB MARATHON M12V155FT BATTERIES
 - REMOVE (1) DC12
 - INSTALL (1) VERTIV STD -48VDC OUTDOOR 512 POWER PLANT SYSTEM
 - INSTALL (1) ERICSSON BASEBAND 6630
 - INSTALL (12) EMERSON 2KW HE -48 RECTIFIERS
 - INSTALL (16) GNB MARATHON M12V155FT BATTERIES
 - INSTALL (1) -48VDC NETXTEND FLEX BATTERY CABINET
 - INSTALL (1) DC12 SURGE SUPPRESSOR
 - INSTALL (15) 50A DC BREAKERS FOR THE NEW 4449 B5/B12, 8843 B2/B66A, 4478 B14, 6449 & ERICSSON RRU'S.

EXISTING ANTENNA COUNT:	12
FINAL ANTENNA COUNT:	15
EXISTING RRU COUNT:	09
FINAL RRU COUNT:	12

PROJECT VALUATION: \$45,000.00

PROPERTY SUMMARY

PROPERTY OWNER: CITY OF SAN DIEGO PARKS AND RECREATION BALBOA PARK ADMINISTRATION BUILDING 2125 PARK BLVD SAN DIEGO, CA 92134

PARCEL #: 4538223100

LATITUDE: 32° 44' 06.00"

LONGITUDE: -117° 06' 53.00"

ZONING JURISDICTION: CITY OF SAN DIEGO

ZONING CLASSIFICATION: RS-1-7

COUNTY: SAN DIEGO COUNTY

GROUND ELEVATION: 228.79' AMSL

ANTENNA TOP HEIGHT: 27'-0" AGL

OCCUPANCY GROUP: U

CONSTRUCTION TYPE: V-N

POWER COMPANY: SDG&E

TELEPHONE COMPANY: AT&T

THE TWIST (I-805 & I-15)
SITE ID: SD0387

2905 NILE STREET
SAN DIEGO, CA 92104

FA: 10085141

LTE 4C / LTE 5C FNET / 5G NR 1SR CBAND
MRSDL031898 / MRSDL032085
MRSDL032090 / MRSDL036991

CONTACTS

APPLICANT:
AT&T WIRELESS
7337 TRADE STREET
SAN DIEGO, CA 92121

ZONING / SITE ACQUISITION:
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858-291-1869
jcausey@md7.com

PROJECT MANAGER:
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ROBERT POLITO
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CONSTRUCTION:
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SAN DIEGO, CA 92121

RF ENGINEER:
AT&T WIRELESS
JORGE MELCHOR
SAN DIEGO, CA 92121
858-762-2161
jm934p@att.com

APPLICABLE CODES

- 2019 EDITION OF THE CALIFORNIA BUILDING CODE VOLUME 1 & 2
- 2019 EDITION OF THE CALIFORNIA MECHANICAL CODE
- 2019 EDITION OF THE CALIFORNIA PLUMBING CODE
- 2019 EDITION OF THE CALIFORNIA ELECTRICAL CODE
- 2019 EDITION OF THE EXISTING BUILDING CODE
- 2019 EDITION OF THE CALIFORNIA FIRE CODE
- 2019 EDITION OF THE CALIFORNIA ENERGY CODE
- 2019 EDITION OF THE CALIFORNIA RESIDENTIAL CODE
- 2019 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2019 EDITION OF THE CALIFORNIA HISTORICAL BUILDING CODE
- 2018 INTERNATIONAL POOL AND SPA CODE
- 2018 INTERNATIONAL PROPERTY MANAGEMENT CODE

ADDITIONS AND MODIFICATIONS TO THE CALIFORNIA CODES:

- A. CALIFORNIA BUILDING CODE - CHAPTER 14, ARTICLE 5, DIVISION 1-36
- B. CALIFORNIA RESIDENTIAL CODE - CHAPTER 14, ARTICLE 9, DIVISION 1-45
- C. CALIFORNIA GREEN BUILDING STANDARDS CODE - CHAPTER 14, ARTICLE 10, DIVISION 1-6
- D. CALIFORNIA EXISTING BUILDING CODE - CHAPTER 14, ARTICLE 11, DIVISION 1-17

APPROVALS

AT&T COMPLIANCE: _____

AT&T RF ENGINEER: _____

AT&T OPERATIONS: _____

AT&T PM: _____

CONSTRUCTION: _____

SITE ACQUISITION: _____

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION	REV. NO.
T-1	COVER SHEET	1
G-1	GENERAL NOTES	0
G-2	GENERAL NOTES	0
G-3	ELECTRICAL NOTES	0
G-4	ELECTRICAL NOTES	0
G-5	GENERAL NOTES	1
G-6	PHOTOSIMS	1
G-7	PHOTOSIMS	1
G-8	PHOTOSIMS	1
G-9	PHOTOSIMS	1
G-10	PHOTOSIMS	1
G-11	PHOTOSIMS	0
G-12	PHOTOSIMS	0
A-1	SITE PLAN	0
A-2	COMPOUND PLAN	0
A-3	EQUIPMENT PLANS	0
A-4	ANTENNA PLANS	0
A-4.1	ANTENNA SCHEDULES	0
A-5	NORTH ELEVATIONS	0
A-5.1	EAST ELEVATIONS	0
A-5.2	WEST ELEVATIONS	0
A-6	DETAILS	0
A-7	DETAILS	0
A-8	DETAILS	0
A-9	DETAILS	0
RF-1	RF SIGNAL LOCATION PLAN	0
L0.0-L2.3	LANDSCAPING SHEETS	0
E-1	ELECTRICAL DC ONE-LINE DIAGRAM	0
E-2	ELECTRICAL AC ONE-LINE DIAGRAM & PANEL SCHEDULE	0
E-3	GROUNDING DETAILS	0



Know what's below.
Call before you dig.

NOTE:
48 HOURS PRIOR TO DIGGING,
CONTRACTOR TO NOTIFY ALL UTILITY
COMPANIES TO LOCATE ALL
UNDERGROUND UTILITIES

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



05/16/2024 6:28:39 PM

1	05/16/24	JX COMMENTS
0	04/12/24	ISSUED FOR PERMIT
B	11/17/21	100% CD SUBMITTAL
A	10/21/21	90% CD SUBMITTAL
No.	Date	Action

Plans Prepared For:

MD7

10590 WEST OCEAN AIR DRIVE
SUITE 300
SAN DIEGO, CA 92130

Applicant:



at&t
Your world. Delivered.

Plans Prepared By:

MORRISON HERSHFIELD
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PORTLAND, OR 97239
Tel: 503-595-9128 Fax: 503-595-9136
www.morrisonhershfield.com

Project:

THE TWIST (I-805 & I-15)
SITE ID: SD0387
2905 NILE STREET
SAN DIEGO, CA 92104
FA: 10085141

Drawing Title:

COVER SHEET

Project No.:
210339800

Designer: SB	Date: 10/21/21
Drawn By: RR	Checked By: SS
PM Review: JR	Client Approval

Issue No.: 1	Drawing No.: T-1
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SCALE IS BASE ON 22" X 34" "D" SIZE

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GENERAL CONSTRUCTION NOTES

1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:
GENERAL CONTRACTOR – SEE PROJECT TEAM IN TITLE SHEET
SUBCONTRACTOR – CONTRACTOR (CONSTRUCTION)
OWNER – AT&T
2. ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND AT&T PROJECT SPECIFICATIONS.
3. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK. VERIFY WITH SITE OWNER IF A PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE PROCEEDING WITH ANY CONSTRUCTION.
4. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
5. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOWN DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
8. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER’S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE ENGINEER PRIOR TO PROCEEDING.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFIRM TO ALL OSHA REQUIREMENTS AND AS PER CALIFORNIA BUILDING CODE CHAPTER 33 AS STATED IN THE ENTIRE CHAPTER.
11. GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
12. ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
13. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. SUBCONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.
14. WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. SUBCONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
15. SUBCONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
16. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS,

CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR’S EXPENSE TO THE SATISFACTION OF THE OWNER.

17. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
18. GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND SUBCONTRACTORS TO THE SITE AND/OR BUILDING.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
20. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
21. THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A OT 2-A:10-B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
22. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.
23. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE E ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
24. THE AREAS OF THE OWNER’S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
25. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
26. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUNDING. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
27. THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT MODIFIED PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT MODIFIED PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.
28. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
29. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
30. SUBCONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
31. SUBCONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
32. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITAT (NO HANDICAP ACCESS REQUIRED).
33. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.
34. NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.
35. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISION AT&T MOBILITY GROUNDING STANDARD "TECHNICAL SPECIFICATION FOR CONSTRUCTION OF GSM/GPRS WIRELESS SITES" AND "TECHNICAL SPECIFICATION FOR FACILITY GROUNDING". IN CASE OF A

CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATION AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.

36. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF SUBCONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
37. SUBCONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
38. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
39. NO WHITE STROBIC LIGHTS ARE PERMITTED. LIGHTING IF REQUIRED, WILL MEET FAA STANDARDS AND REQUIREMENTS.
40. ALL FIBER/POWER CABLE INSTALLATIONS TO FOLLOW MANUFACTURER’S INSTRUCTIONS AND RECOMMENDATIONS.
41. NO NOISE, SMOKE, DUST, ODOR, OR VIBRATIONS WILL RESULT FROM THIS FACILITY.
42. NO LANDSCAPING IS PROPOSED AT THIS SITE.

SITE WORK & DRAINAGE

PART 1 – GENERAL

CLEARING, GRUBBING, STRIPPING, EROSION CONTROL, SURVEY, LAYOUT, SUBGRADE PREPARATION AND FINISH GRADING AS REQUIRED TO COMPLETE THE PROPOSED WORK SHOWN IN THESE PLANS.

1.1 REFERENCES:

- A. DOT (STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION-CURRENT EDMON).
- B. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS).
- C. OSHA (OCCUPATION SAFETY AND HEALTH ADMINISTRATION).

1.2 INSPECTION AND TESTING:

- A. FIELD TESTING OF EARTHWORK COMPACTION AND CONCRETE CYLINDERS SHALL BE PERFORMED BY SUBCONTRACTORS INDEPENDENT TESTING LAB. THIS WORK TO BE COORDINATED BY THE SUBCONTRACTOR.
- B. ALL WORK SHALL BE INSPECTED AND RELEASED BY THE GENERAL CONTRACTOR WHO SHALL CARRY OUT THE GENERAL INSPECTION OF THE WORK WITH SPECIFIC CONCERN TO PROPER PERFORMANCE OF THE WORK AS SPECIFIED AND/OR CALLED FOR ON THE DRAWINGS. IT IS THE SUBCONTRACTOR’S RESPONSIBILITY TO REQUEST TIMELY INSPECTIONS PRIOR TO PROCEEDING WITH FURTHER WORK THAT WOULD MAKE PARTS OF WORK INACCESSIBLE OR DIFFICULT TO INSPECT.

1.3 SITE MAINTENANCE AND PROTECTION:

- A. PROVIDE ALL NECESSARY JOB SITE MAINTENANCE FROM COMMENCEMENT OF WORK UNTIL COMPLETION OF THE SUBCONTRACT.
- B. AVOID DAMAGE TO THE SITE AND TO EXISTING FACILITIES, STRUCTURES, TREES, AND SHRUBS DESIGNATED TO REMAIN. TAKE PROTECTIVE MEASURES TO PREVENT EXISTING FACILITIES THAT ARE NOT DESIGNATED FOR REMOVAL FROM BEING DAMAGED BY THE WORK.
- C. KEEP SITE FREE OF ALL PONDING WATER.
- D. PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH STATE DOT AND EPA REQUIREMENTS.
- E. PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT AGAINST THEFT FROM PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK.
- F. EXISTING UTILITIES: DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING BY THE ENGINEER AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFELD CORPORATION. NEITHER MORRISON HERSHFELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



05/16/2024 6:32:30 PM

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A	10/21/21	90% CD SUBMITTAL

No.	Date	Action
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Plans Prepared For:

MD7

10590 WEST OCEAN AIR DRIVE
SUITE 300
SAN DIEGO, CA 92130



Plans Prepared By:

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Project:
THE TWIST (I-805 & I-15)
SITE ID: SD0387
2905 NILE STREET
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FA: 10085141

Drawing Title:

GENERAL NOTES

Project No.:
210339800

Designer: SB	Date: 10/21/21
Drawn By: RR	Checked By: SS
PM Review: JR	Client Approval

Issue No.: 0	Drawing No.: G-1
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SCALE IS BASE ON 22" X 34" "D" SIZE

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G. PROVIDE A MINIMUM 48-HOUR NOTICE TO THE ENGINEER AND RECEIVE WRITTEN NOTICE TO PROCEED BEFORE INTERRUPTING ANY UTILITY SERVICE.

PART 2 – PRODUCTS

- 2.1 SUITABLE BACKFILL: ASTM D2321 (CLASS I, II, III OR IVA) FREE FROM FROZEN LUMPS, REFUSE, STONES OR ROCKS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL.
- 2.2 NON-POROUS GRANULAR EMBANKMENT AND BACKFILL: ASTM D2321 (CLASS III, IVA OR IVB) COARSE AGGREGATE. FREE FROM FROZEN LUMPS, REFUSE. STONES OR ROCKS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL.
- 2.3 POROUS GRANULAR EMBANKMENT AND BACKFILL: ASTM D2321 (CLASS IA. IB OR II) COARSE AGGREGATE FREE FROM FROZEN LUMPS, REFUSE, STONES OR ROCKS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL
- 2.4 SELECT STRUCTURAL FILL: GRANULAR FILL MATERIAL MEETING THE REQUIREMENTS OF ASTM E850-95. FOR USE AROUND AND UNDER STRUCTURES WHERE STRUCTURAL FILL MATERIAL ARE REQUIRED.
- 2.5 GRANULAR BEDDING AND TRENCH BACKFILL: WELL-GRADED SAND MEETING THE GRADATION REQUIREMENTS OF ASTM D2487 (SE OR SW-SM).
- 2.6 COARSE AGGREGATE FOR ACCESS ROAD SUBBASE COURSE SHALL CONFORM TO ASTM D2940.
- 2.7 UNSUITABLE MATERIAL HIGH AND MODERATELY PLASTIC SILTS AND CLAYS (LL>45). MATERIAL CONTAINING REFUSE, FROZEN LUMPS, DEMOLISHED BITUMINOUS MATERIAL, VEGETATIVE MATTER, WOOD, STONES IN EXCESS OF 3 INCHES IN ANY DIMENSION. AND DEBRIS AS DETERMINED BY THE CONSTRUCTION MANAGER, TYPICAL THESE WILL BE SOILS CLASSIFIED BY ASTM AS PT, MH, CH, OH, ML, AND OL.
- 2.8 GEOTEXTILE FABRIC: MIRAFI 500X OR APPROVED EQUAL.
- 2.9 PLASTIC MARKING TAPE: SHALL BE ACID AND ALKALI RESISTANT POLYETHYLENE FILM SPECIFICALLY MANUFACTURED FOR MARKING AND LOCATING UNDERGROUND UTILITIES. 6 INCHES WIDE WITH A MINIMUM THICKNESS OF 0.004 INCH. TAPE SHALL HAVE MINIMUM STRENGTH OF 1500 PSI IN BOTH DIRECTIONS AND MANUFACTURED WITH INTEGRAL CONDUCTORS, FOIL BACKING OR OTHER MEANS TO ENABLE DETECTION BY A METAL DETECTOR WHEN BURIED UP TO 3 FEET DEEP. THE METALLIC CORE OF THE TAPE SHALL BE ENCASED IN A PROTECTIVE JACKET OR PROVIDED WITH OTHER MEANS TO PROTECT IT FROM CORROSION. TAPE COLOR SHALL BE RED FOR ELECTRIC UTILITIES AND ORANGE FOR TELECOMMUNICATION UTILITIES.

PART 3 – EXECUTION

- 3.1 GENERAL:
- A. BEFORE STARTING GENERAL SITE PREPARATION ACTIVITIES, INSTALL EROSION AND SEDIMENT CONTROL MEASURES. THE WORK AREA SHALL BE CONSTRUCTED AND MAINTAINED IN SUCH CONDITION THAT IN THE EVENT OF RAIN THE SITE WILL BE DRAINED AT ANY TIME.
- B. BEFORE ALL SURVEY, LAYOUT, STAKING, AND MARKING, ESTABLISH AND MAINTAIN ALL LINES, GRADES, ELEVATIONS AND BENCHMARKS NEEDED FOR EXECUTION OF THE WORK.
- C. CLEAR AND GRUB THE AREA WITHIN THE LIMITS OF THE SITE. REMOVE TREES, BRUSH, STUMPS, RUBBISH AND OTHER DEBRIS AND VEGETATION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE SITE AREA TO BE CLEARED.
1. REMOVE THE FOLLOWING MATERIALS TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE ORIGINAL GROUND SURFACE: ROOTS, STUMPS, AND OTHER DEBRIS, BRUSH, AND REFUSE EMBEDDED IN OR PROTRUDING THROUGH THE GROUND SURFACE, RAKE, DISK OR PLOW THE AREA TO A DEPTH OF NO LESS THAN 6 INCHES, AND REMOVE TO A DEPTH OF 12 INCHES ALL ROOTS AND OTHER DEBRIS THEREBY EXPOSED.
2. REMOVE TOPSOIL MATERIAL COMPLETELY FROM THE SURFACE UNTIL THE SOIL NO LONGER MEETS THE DEFINITION OF TOPSOIL. AVOID MIXING TOPSOIL WITH SUBSOIL OR OTHER UNDESIRABLE MATERIALS.
3. EXCEPT WHERE EXCAVATION TO GREATER DEPTH IS INDICATED, FILL DEPRESSIONS RESULTING FROM CLEARING, GRUBBING AND DEMOLITION WORK COMPLETELY WITH SUITABLE FILL.

- A. REMOVE FROM THE SITE AND DISPOSE IN AN AUTHORIZED LANDFILL ALL DEBRIS RESULTING FROM CLEARING AND GRUBBING OPERATIONS. BURNING WILL NOT BE PERMITTED.
- B. PRIOR TO EXCAVATING, THOROUGHLY EXAMINE THE AREA TO BE EXCAVATED AND/OR TRENCHED TO VERIFY THE LOCATIONS OF FEATURES INDICATED ON THE DRAWINGS AND TO ASCERTAIN THE EXISTENCE AND LOCATION OF ANY STRUCTURE, UNDERGROUND STRUCTURE. OR OTHER ITEM NOT SHOWN THAT MIGHT INTERFERE WITH THE PROPOSED CONSTRUCTION. NOTIFY THE CONSTRUCTION MANAGER OF ANY OBSTRUCTIONS THAT WILL PREVENT ACCOMPLISHMENT OF THE WORK AS INDICATED ON THE DRAWINGS.
- C. SEPARATE AND STOCK PILE ALL EXCAVATED MATERIALS SUITABLE FOR BACKFILL. ALL EXCESS EXCAVATED AND UNSUITABLE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.

3.2 BACKFILL:

- A. AS SOON AS PRACTICAL, AFTER COMPLETING CONSTRUCTION OF THE RELATED STRUCTURE, INCLUDING EXPIRATION OF THE SPECIFIED MINIMUM CURING PERIOD FOR CAST-IN-PLACE CONCRETE, BACKFILL THE EXCAVATION WITH APPROVED MATERIAL TO RESTORE THE REQUIRED FINISHED GRADE.
1. PRIOR TO PLACING BACKFILL AROUND STRUCTURES. ALL FORMS SHALL BE REMOVED AND THE EXCAVATION CLEANED OF ALL TRASH, DEBRIS. AND UNSUITABLE MATERIALS.
2. BACKFILL BY PLACING AND COMPACTING SUITABLE BACKFILL MATERIAL OR SELECT GRANULAR BACKFILL MATERIAL WHEN REQUIRED IN UNIFORM HORIZONTAL LAYERS OF NO GREATER THAN 8-INCHES LOOSE THICKNESS AND COMPACTED. WHERE HAND OPERATED COMPACTORS ARE USED, THE FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 4 INCHES IN LOOSE DEPTH AND COMPACTED.
3. WHENEVER THE DENSITY TESTING INDICATES THAT THE CONTRACTOR HAS NOT OBTAINED THE SPECIFIED DENSITY, THE SUCCEEDING LAYER SHALL NOT BE PLACED UNTIL THE SPECIFICATION REQUIREMENTS ARE MET UNLESS OTHERWISE AUTHORIZED BY THE GEOTECHNICAL ENGINEER. DIE CONTRACTOR SHALL TAKE WHATEVER APPROPRIATE ACTION IS NECESSARY, SUCH AS DISKING AND DRYING, ADDING WATER, OR INCREASING THE COMPACTIVE EFFORT TO MEET THE MINIMUM COMPACTION REQUIREMENTS.
- B. THOROUGHLY COMPACT EACH LAYER OF BACKFILL TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE MODIFIED PROCTOR TEST, ASTM D 698.

3.3 TRENCH EXCAVATION:

- A. UTILITY TRENCHES SHALL BE EXCAVATED TO THE LINES AND GRADES SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE GENERAL CONTRACTOR. PROVIDE SHORING, SHEETING AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF THE TRENCH WALLS.
- B. EXTEND THE TRENCH WIDTH A MINIMUM OF 6 INCHES BEYOND THE OUTSIDE EDGE OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE MODIFIED PROCTOR TEST, ASTM D 1557.
- C. WHEN SOFT YIELDING, OR OTHERWISE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, BACKFILL AT THE REQUIRED TRENCH TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE REQUIRED ELEVATION AND BACKFILL WITH GRANULAR BEDDING MATERIAL.

3.4 TRENCH BACKFILL:

- A. PROVIDE GRANULAR BEDDING MATERIAL IN ACCORDANCE WITH THE DRAWINGS AND THE UTILITY REQUIREMENTS.
- B. NOTIFY THE GENERAL CONTRACTOR 24 HOURS IN ADVANCE OF BACKFILLING.
- C. CONDUCT UTILITY CHECK TESTS BEFORE BACKFILLING. BACKFILL AND COMPACT TRENCH BEFORE ACCEPTANCE TESTING.
- D. PLACE GRANULAR TRENCH BACKFILL UNIFORMLY ON BOTH SIDES OF THE CONDUITS IN 6-INCH UNCOMPACTED LIFTS UNTIL 12 INCHES OVER THE CONDUITS. SOLIDLY RAM AND TAMP BACKFILL INTO SPACE AROUND CONDUITS.
- E. PROTECT CONDUIT FROM LATERAL MOVEMENT. IMPACT DAMAGE, OR UNBALANCED LOADING.
- F. ABOVE THE CONDUIT EMBEDMENT ZONE, PLACE AND COMPACT SATISFACTORY BACKFILL MATERIAL IN 8-INCH MAXIMUM LOOSE THICKNESS LIFTS TO RESTORE THE REQUIRED FINISHED SURFACE GRADE.

G. 3.5 COMPACT FINAL TRENCH BACKFILL TO A DENSITY EQUAL TO OR GREATER THAN THAT OF THE EXISTING UNDISTURBED MATERIAL IMMEDIATELY ADJACENT TO THE TRENCH BUT NO LESS THAN A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE MODIFIED PROCTOR TEST, ASTM D 698.

3.5 AGGREGATE ACCESS ROAD:

- A. CLEAR, GRUB, STRIP AND EXCAVATE FOR THE ACCESS ROAD TO THE LINES AND GRADES INDICATED ON THE DRAWINGS. SCARIFY TO A DEPTH OF 6 INCHES AND PROOF-ROLL. ALL HOLES, RUTS, SOFT PLACES AND OTHER DEFECTS SHALL 8& CORRECTED.
- B. THE ENTIRE SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE MODIFIED PROCTOR TEST, ASTM D 1557.
- C. AFTER PREPARATION OF THE SUBGRADE IS COMPLETE THE GEOTEXTILE FABRIC (MIRAFI 500Xi) SHALL BE INSTALLED TO THE LIMITS INDICATED ON THE DRAWINGS BY ROLLING THE FABRIC OUT LONGITUDINALLY ALONG THE ROADWAY. THE FABRIC SHALL NOT BE DRAGGED ACROSS THE SUBGRADE. PLACE THE ENTIRE ROLL IN A SINGLE OPERATION, ROLLING OUT AS SMOOTHLY AS POSSIBLE.

1. OVERLAPS PARALLEL TO THE ROADWAY WILL BE PERMITTED AT THE CENTERLINE AND AT LOCATIONS BEYOND THE ROADWAY SURFACE WIDTH (I.E. WITHIN THE SHOULDER WIDTH) ONLY. NO LONGITUDINAL OVERLAPS SHALL BE LOCATED BETWEEN THE CENTERLINE AND THE SHOULDER. PARALLEL OVERLAPS SHALL BE A MINIMUM OF 3 FEET WIDE.

2. TRANSVERSE (PERPENDICULAR TO THE ROADWAY) OVERLAPS AT THE END OF A ROLL SHALL OVERLAP IN THE DIRECTION OF THE AGGREGATE PLACEMENT (PREVIOUS ROLL ON TOP) AND SHALL HAVE A MINIMUM LENGTH OF 3 FEET.

3. ALL OVERLAPS SHALL BE PINNED WIN STAPLES OR NAILS A MINIMUM OF 10 INCHES LONG TO INSURE POSITIONING DURING PLACEMENT OF AGGREGATE. PIN LONGITUDINAL SEAMS AT 25 FOOT CENTERS AND TRANSVERSE SEAMS EVERY 5 FEET.

D. THE AGGREGATE BASE AND SURFACE COURSES SHALL BE CONSTRUCTED IN LAYERS NOT MORE THAN 4 INCH (COMPACTED) THICKNESS. AGGREGATE TO BE PLACED ON GEOTEXTILE FABRIC SHALL BE END-DUMPED ON THE FABRIC FROM THE FREE END OF THE FABRIC OR OVER PREVIOUSLY PLACED AGGREGATE. THE FIRST LIFT SHALL BE BLADED DOWN TO A THICKNESS OF 8 INCHES PRIOR TO COMPACTION. AT NO TIME SHALL EQUIPMENT, EITHER TRANSPORTING THE AGGREGATE OR GRADING THE AGGREGATE, BE PERMITTED ON THE ROADWAY WITH LESS THAN 4 INCHES OF MATERIAL COVERING THE FABRIC.

E. THE AGGREGATE SHALL BE IMMEDIATELY COMPACTED TO NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE MODIFIED PROCTOR TEST, ASTM D 1557 WITH A TAMPING ROLLER, OR WITH A PNEUMATIC-TIRED ROLLER, OR WITH A VIBRATORY MACHINE OR ANY COMBINATION OF THE ABOVE. THE TOP LAYER SHALL BE GIVEN A FINAL ROLLING WITH A THREE-WHEEL OR TANDEM ROLLER.

3.6 FINISH GRADING:

- A. PERFORM ALL GRADING TO PROVIDE POSITNE DRAINAGE AWAY FROM STRUCTURES AND SMOOTH, EVEN SURFACE DRAINAGE OF THE ENTIRE AREA WITHIN THE LIMITS OF CONSTRUCTION. GRADING SHALL BE COMPATIBLE WITH ALL SURROUNDING TOPOGRAPHY AND STRUCTURES.
- B. UTILIZE SATISFACTORY ALL MATERIAL RESULTING FROM THE EXCAVATION WORK IN THE CONSTRUCTION OF FILLS, EMBANKMENTS AND FOR REPLACEMENT OF REMOVED UNSUITABLE MATERIALS.
- C. ACHIEVE FINISHED GRADE BY PLACING A MINIMUM OF 4 INCHES OF 1/2” – 3/4” CRUSHED STONE ON TOP SOIL STABILIZER FABRIC.
- D. REPAIR ALL ACCESS ROADS AND SURROUNDING AREAS USED DURING THE COURSE OF THIS WORK TO THEIR ORIGINAL CONDITION.

3.7 ASPHALT PAVING ROAD:

- A. CHAPTER 630 – CALIFORNIA DEPARTMENT OF TRANSPORTATION FLEXIBLE PAVEMENT.
- B. DESIGN GUIDE AND STANDARDS FOR ROADWAY REHABILITATION PROJECTS (DIB 79-03).

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFELD CORPORATION. NEITHER MORRISON HERSHFELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



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0	04/12/24	ISSUED FOR PERMIT
B	11/17/21	100% CD SUBMITTAL
A	10/21/21	90% CD SUBMITTAL
No.	Date	Action

Plans Prepared For:

MD7

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Your world. Delivered.

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Drawing Title:

GENERAL NOTES

Project No.: 210339800	
Designer: SB	Date: 10/21/21
Drawn By: RR	Checked By: SS
PM Review: JR	Client Approval
Issue No.:	Drawing No.
0	G-2

SCALE IS BASE ON 22" X 34" "D" SIZE

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ELECTRICAL NOTES

PART 1 – GENERAL

1.1 GENERAL CONDITIONS:

- A. CONTRACTOR SHALL INSPECT THE EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID. ANY QUESTIONS ARISING DURING THE BID PERIOD IN REGARDS TO THE SUBCONTRACTORS FUNCTIONS, THE SCOPE OF WORK, OR ANY OTHER ISSUE RELATED TO THIS PROJECT SHALL BE BROUGHT UP DURING THE BID PERIOD WITH THE PROJECT MANAGER FOR CLARIFICATION, NOT AFTER THE CONTRACT HAS BEEN AWARDED.
- B. THE SUBCONTRACTOR SHALL OBTAIN PERMITS, LICENSES, MAKE ALL DEPOSITS, AND PAY ALL FEES REQUIRED FOR THE CONSTRUCTION PERFORMANCE FOR THE WORK UNDER THIS SECTION.
- C. DRAWINGS SHOW THE GENERAL ARRANGEMENT OF ALL SYSTEMS AND COMPONENTS COVERED UNDER THIS SECTION. THE SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS. DRAWING SHALL NOT BE SCALED TO DETERMINE DIMENSIONS.

1.2 LAWS, REGULATIONS, ORDINANCES, STATUTES AND CODES.

- A. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, AND ALL APPLICABLE LOCAL LAWS, REGULATIONS, ORDINANCES, STATUTES AND CODES. CONDUIT BENDS SHALL BE THE RADIUS BEND FOR THE TRADE SIZE OF CONDUIT IN COMPLIANCE WITH THE LATEST EDITIONS OF NEC.

1.3 REFERENCES:

- A. THE PUBLICATIONS LISTED BELOW ARE PART OF THIS SPECIFICATION. EACH PUBLICATION SHALL BE THE LATEST REVISION AND ADDENDUM IN EFFECT ON THE DATE. THIS SPECIFICATION IS ISSUED FOR CONSTRUCTION UNLESS OTHERWISE NOTED. EXCEPT AS MODIFIED BY THE REQUIREMENT SPECIFIED HEREIN OR THE DETAILS OF THE DRAWINGS, WORK INCLUDED IN THIS SPECIFICATION SHALL CONFORM TO THE APPLICABLE PROVISION OF THESE PUBLICATIONS.

1. ANSI/IEEE (AMERICAN NATIONAL STANDARDS INSTITUTE)
2. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS)
3. ICE (INSULATED CABLE ENGINEERS ASSOCIATION)
4. NEMA (NATIONAL ELECTRICAL MANUFACTURER’S ASSOCIATION)
5. NFPA (NATIONAL FIRE PROTECTION ASSOCIATION)
6. OSHA (OCCUPATIONAL SAFETY MID HEALTH ADMINISTRATION)
7. UL (UNDERWRITERS LABORATORIES. NC.)
8. AT&T GROUNDING MID BONING STANDARDS TP-76416

1.4 SCOPE OF WORK:

- A. WORK UNDER THIS SECTION SHALL CONSIST OF FURNISHING ALL LABOR, MATERIAL, AND ASSOCIATED SERVICES REQUIRED TO COMPLETE REQUIRED CONSTRUCTION AND BE OPERATIONAL.
- B. ALL ELECTRICAL EQUIPMENT UNDER THIS CONTRACT SHALL BE PROPERLY TESTED, ADJUSTED, AND ALIGNED BY THE SUBCONTRACTOR.
- C. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATING, DRAINING, TRENCHES, BACKFILLING. AND REMOVAL OF EXCESS DIRT.
- D. THE SUBCONTRACTOR SHALL FURNISH TO THE OWNER WITH CERTIFICATES OF A FINAL INSPECTION AND APPROVAL FROM THE INSPECTION AUTHORITIES HAVING JURISDICTION.
- E. THE SUBCONTRACTOR SHALL PREPARE A COMPLETE SET OF AS-BUILT DRAWINGS, DOCUMENT ALL WIRING EQUIPMENT CONDITIONS, AND CHANGES WHILE COMPLETING THIS CONTRACT. THE AS-BUILT DRAWINGS SHALL BE SUBMITTED AT COMPLETION OF TIE PROJECT.

PART 2 – PRODUCTS

2.1 GENERAL:

- A. ALL MATERIALS AND EQUIPMENT SHALL BE UL LISTED, NEW, AND FREE FROM DEFECTS.
- B. ALL ITEMS OF MATERIALS AND EQUIPMENT SHALL BE ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION AS SUITABLE FOR THE USE INTENDED.
- C. ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OF APPROVAL, AND SHALL CONFORM TO REQUIREMENT OF THE NATIONAL ELECTRICAL CODE
- D. ALL OVERCURRENT DEVICES SHALL HAVE AN INTERRUPTING CURRENT RATING EQUAL TO OR GREATER THAN THE SHORT CIRCUIT CURRENT TO WHICH he ARE SUBJECTED, 10,000 AIC MINIMUM. VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT.

2.2 MATERIALS AND EQUIPMENT:

A. CONDUIT:

1. RIGID METAL CONDUIT (RMC) SHALL BE HOT-DIPPED GALVANIZED INSIDE AND OUTSIDE INCLUDING ENDS AND THREADS AND ENAMELED OR LACQUERED INSIDE IN ADDITION 10 GALVANIZING
2. LIQUID TIGHT FLEXIBLE METAL CONDUIT SHALL BE UL LISTED
3. CONDUIT CLAMPS. STRAPS AND SUPPORTS SHALL BE STEEL OR MALLEABLE IRON. ALL FITTINGS SHALL BE COMPRESSION AND CONCRETE TIGHT TYPE. GROUNDING BUSHINGS WITH INSULATED THROATS SHALL BE INSTALLED ON ALL CONDUIT TERMINATIONS.
4. NONMETALLIC CONDUIT AND FITTINGS SHALL BE SCHEDULE 40 PVC. INSTALL USING SOLVENT-CEMENT-TYPE JOINTS AS RECOMMENDED BY THE MANUFACTURER.

B. CONDUCTORS AND CABLE:

1. CONDUCTORS AND CABLE SHALL BE FLAME-RETARDANT, MOISTURE AND HEAT RESISTANT THERMOPLASTIC SINGLE CONDUCTOR. COPPER. TYPE THIN/THWN-2. 600 VOLT. SIZE AS INDICATED. #12 AWG SHALL BE TIE MINIMUM SIZE CONDUCTOR USED.
2. #10 AWG AND SMALLER CONDUCTOR SHALL BE SOLID OR STRANDED MID #8 AWG AND LARGER CONDUCTORS SHALL BE STRANDED.
3. SOLDERLESS, COMPRESSION-TYPE CONNECTORS SHALL BE USED FOR TERMINATION OF ALL STRANDED CONDUCTORS.
4. STRAIN-RELIEF SUPPORTS GRIPS SHALL BE HUBBELL KELLEMS OR APPROVED EQUAL. CABLES SHALL BE SUPPORTED IN ACCORDANCE WITH THE NEC AND CABLE MANUFACTURER’S RECOMMENDATIONS. ALL CONDUCTORS SHALL BE TAGGED AT BOTH ENDS OF THE CONDUCTOR, AT ALL PULL BOXES, J-BOXES.

5. EQUIPMENT AND CABINETS AND SHALL BE IDENTIFIED WITH APPROVED PLASTIC TAGS (ACTION CRAFT, BRADY, OR APPROVED EQUAL).

C. DISCONNECT SWITCHES:

1. DISCONNECT SWITCHES SHALL BE HEAVY DUTY. DEAD-FRONT, QUICK-MAKE, QUICK-BREAK, EXTERNALLY OPERABLE. HANDLE LOCKABLE AND INTERLOCK WITH COVER IN CLOSED POSITION. RATING AS INDICATED. UL LABELED FURNISHED IN NEMA 3R ENCLOSURE, SQUARE-D OR ENGINEERED APPROVED EQUAL.

D. CHEMICAL ELECTROLYTIC GROUNDING SYSTEM:

1. INSTALL CHEMICAL GROUNDING AS REQUIRED. THE SYSTEM SHALL BE ELECTROLYTIC MAINTENANCE FREE ELECTRODE CONSISTING OF RODS WITH A MINIMUM 2 AWG CU EXOTHERMALLY WELDED PIGTAIL, PROTECTIVE BOXES. AND BACKFILL MATERIAL MANUFACTURER SHALL BE LYNCOLE KIT GROUNDING ROD TYPES K2-(*)CS OR K2L-(*)CS (*) LENGTH AS REQUIRED.

2. GROUND ACCESS BOX SHALL BE A POLY PLASTIC BOX FOR NON-TRAFFIC APPLICATIONS, INCLUDING BOLT DOWN FLUSH COVER WITH "BREATHER" HOLES. KIT MODEL #XB-22. ALL DISCONNECT SWITCHES AND CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED LAMICOID NAMEPLATES INDICATING EQUIPMENT CONTROLLED. BRANCH CIRCUITS ID NUMBERING, AND THE ELECTRICAL POWER SOURCE.

3. BACKFILL MATERIAL SHALL BE LYNCONITE AND LYNCOLE GROUNDING GRAVEL.

E. SYSTEM GROUNDING:

1. ALL GROUNDING COMPONENTS SHALL BE TINNED AND GROUNDING CONDUCTOR SHALL BE 2 AWG BARE, SOLID, TINNED, COPPER. ABOVE GRADE GROUNDING CONDUCTORS SHALL BE INSULATED WHERE NOTED.
2. GROUNDING BUSES SHALL BE BARE. TINNED. ANNEALED COPPER BARS OF RECTANGULAR CROSS SECTION. STANDARD BUS BARS MGB, SHALL BE FURNISHED AND INSTALLED BY THE SUBCONTRACTOR. THEY SHALL NOT BE FABRICATED OR MODIFIED IN THE FIELD. ALL GROUNDING BUSES SHALL BE IDENTIFIED WITH MINIMUM 3/4” LETTERS BY WAY OF STENCILING OR DESIGNATION PLATE.
3. CONNECTORS SHALL BE HIGH-CONDUCTIVITY, HEAVY DUTY, LISTED AND LABELED AS GROUNDING FOR THE MATERIALS USED. USE TWO-HOLE COMPRESSION LUGS WITH HEAT SHRINK FOR MECHANICAL CONNECTIONS. INTERIOR CONNECTIONS USE TWO-HOLE COMPRESSION LUGS WITH INSPECTION WINDOW AND CLEAR HEAT SHRINK.

4. EXOTHERMIC WELDED CONNECTIONS SHALL BE PROVIDED IN KIT FORM AND SELECTED FOR THE SPECIFIC TYPES, SIZES, AND COMBINATIONS OF CONDUCTORS AND OTHER ITEMS TO BE CONNECTED.
5. GROUND RODS SHALL BE COPPER-CLAD STEEL WITH HIGH-STRENGTH STEEL CORE AND ELECTROLYTIC-GRADE COPPER OUTER SHEATH, MOLTEN WELDED TO CORE, 5/8"x10'-0". ALL GROUNDING RODS SHALL BE INSTALLED WITH INSPECTION SLEEVES.
6. INSTALL AN EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS IN COMPLIANCE WITH THE AT&T SPECIFICATIONS AND NEC. THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE BONDED AT ALL JUNCTION BOXES, PULLBOXES, DISCONNECT SWITCHES, STARTERS AND EQUIPMENT CABINETS.

F. OTHER MATERIALS:

1. THE SUBCONTRACTOR SHALL PROVIDE OTHER MATERIALS, THOUGH NOT SPECIFICALLY DESCRIBED, WHICH ARE REQUIRED FOR A COMPLETELY OPERATIONAL SYSTEM AND PROPER INSTALLATION OF THE WORK.
2. PROVIDE PULL BOXES AND JUNCTION BOXES WHERE SHOWN OR REQUIRED BY NEC.

G. PANELS AND LOAD CENTERS:

1. ALL PANEL DIRECTORIES SHALL BE TYPEWRITTEN.

PART 3 – EXECUTION

3.1 GENERAL:

- A. ALL MATERIAL AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER’S RECOMMENDATIONS.
- B. EQUIPMENT SHALL BE TIGHTLY COVERED AND PROTECTED AGAINST DIRT OR WATER, AND AGAINST CHEMICAL OR MECHANICAL INJURY DURIINSTALLATION AND CONSTRUCTION PERIODS.

3.2 LABOR AND WORKMANSHIP:

- A. ALL LABOR FOR THE INSTALLATION OF MATERIALS AND EQUIPMENT FURNISHED FOR THE ELECTRICAL SYSTEM SHALL BE INSTALLED BY EXPERIENCED WIREMEN, IN A NEAT AND WORKMAN-LIKE MANNER.
- B. ALL ELECTRICAL EQUIPMENT SHALL BE ADJUSTED, ALIGNED AND TESTED BY THE SUBCONTRACTOR AS REQUIRED TO PRODUCE THE INTENDED PERFORMANCE.
- C. UPON COMPLETION OF WORK, THE SUBCONTRACTOR SHALL THOROUGHLY CLEAN ALL EXPOSED EQUIPMENT. REMOVE ALL LABELS AND ANY DEBRIS, CRATING OR CARTONS AND LEAVE THE INSTALLATION FINISHED AND READY FOR OPERATION.

3.3 COORDINATION:

- A. THE SUBCONTRACTOR SHALL COORDINATE THE INSTALLATION OF ELECTRICAL ITEMS WITH THE OWNER-FURNISHED EQUIPMENT DELIVERY SCHEDULE TO PREVENT UNNECESSARY DELAYS IN THE TOTAL WORK.

3.4 INSTALLATION:

A. CONDUIT:

1. ALL ELECTRICAL WIRING SHALL BE INSTALLED IN CONDUIT AS SPECIFIED. NO CONDUIT OR TUBING OF LESS THAN 3/4 INCH TRADE SIZE.
2. PROVIDE RIGID PVC SCHEDULE 80 CONDUITS FOR ALL RISERS, RMC OTHERWISE NOTED. EMT MAY BE INSTALLED FOR EXTERIOR CONDUITS WHERE NOT SUBJECT TO PHYSICAL DAMAGE.
3. THE INSTALLATION OF SCHEDULE 40 PVC AND RMC CONDUITS SHALL BE 24 INCHES MINIMUM DEPTH. ALL 90 DEGREE BENDS SHALL BE RMC. EXPANSION JOINTS ARE REQUIRED ON ALL CONDUIT RISERS.
4. USE GALVANIZED FLEXIBLE STEEL CONDUIT WHERE DIRECT CONNECTION TO EQUIPMENT WITH MOVEMENT, VIBRATION, OR FOR EASE OF MAINTENANCE. USE LIQUID TIGHT, FLEXIBLE METAL CONDUIT FOR OUTDOOR APPLICATIONS. INSTALL GALVANIZED FLEXIBLE STEEL CONDUIT AT ALL POINTS OF CONNECTION TO EQUIPMENT MOUNTED ON SUPPORT TO ALLOW FOR EXPANSION AND CONTRACTION.
5. A RUN OF CONDUIT BETWEEN BOXES OR EQUIPMENT SHALL NOT CONTAIN MORE THAN THE EQUIVALENT OF THREE QUARTER-BENDS. CONDUIT BEND SHALL BE MADE WITH THE UL LISTED BENDER OR FACTORY 90 DEGREE ELBOWS MAY BE USED.

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFELD CORPORATION. NEITHER MORRISON HERSHFELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



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O	04/12/24	ISSUED FOR PERMIT
B	11/17/21	100% CD SUBMITTAL
A	10/21/21	90% CD SUBMITTAL
No.	Date	Action

Plans Prepared For:

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Applicant:



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Drawing Title:

ELECTRICAL NOTES

Project No.:
210339800

Designer: SB	Date: 10/21/21
Drawn By: RR	Checked By: SS
PM Review: JR	Client Approval

Issue No.: 0	Drawing No. G-3
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ELECTRICAL NOTES

6. FIELD FABRICATED CONDUITS SHALL BE CUT SQUARE WITH A CONDUIT CUTTING TOOL AND REAMED TO PROVIDE A SMOOTH INSIDE SURFACE.
7. PROVIDE INSULATED GROUNDING BUSHING FOR ALL CONDUITS.
8. SUBCONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL CONDUITS DURING CONSTRUCTION. TEMPORARY OPENINGS IN THE CONDUIT SYSTEM SHALL BE PLUGGED OR CAPPED TO PREVENT ENTRANCE OF MOISTURE OR FOREIGN MATTER. SUBCONTRACTOR SHALL REPLACE ANY CONDUITS CONTAINING FOREIGN MATERIALS THAT CANNOT BE REMOVED.
9. ALL CONDUITS SHALL BE SWABBED CLEAN BY PULLING AN APPROPRIATE SIZE MANDREL THROUGH THE CONDUIT BEFORE INSTALLATION OF CONDUCTORS OR CABLES. CONDUIT SHALL BE FREE OF DIRT AND DEBRIS.
10. INSTALL PULL STRINGS IN ALL CLEAN EMPTY CONDUITS. IDENTIFY PULL STRINGS AT EACH END.
11. INSTALL 2” HIGHLY VISIBLE AND DETECTABLE TAPE 12” ABOVE ALL UNDERGROUND CONDUITS AND CONDUCTORS.
12. CONDUITS SHALL BE INSTALLED IN SUCH A MANNER AS TO INSURE AGAINST COLLECTION OF TRAPPED CONDENSATION.
13. PROVIDE CORE DRILLING AS NECESSARY FOR PENETRATIONS TO ALLOW FOR RACEWAYS AND CABLES TO BE ROUTED THROUGH THE BUILDING. DO NOT PENETRATE STRUCTURAL MEMBERS. SLEEVES AND/OR PENETRATIONS IN FIRE RATED CONSTRUCTION SHALL BE EFFECTIVELY SEALED WITH FIRE RATED MATERIAL WHICH SHALL MAINTAIN THE FIRE RATING OF THE WALL OR STRUCTURE. FIRE STOPS AT FLOOR PENETRATIONS SHALL PREVENT PASSAGE OF WATER, SMOKE, FIRE, AND FUMES. ALL MATERIAL SHALL BE UL APPROVED FOR THIS PURPOSE.
- B. CONDUCTORS AND CABLE:
- 1 ALL POWER WIRING SHALL BE COLOR CODED AS FOLLOWS:

DESCRIPTION

208/240/120 VOLT SYSTEMS

PHASE A

BLACK

PHASE B

RED

PHASE C

BLUE

NEUTRAL

WHITE

GROUNDING

GREEN
4. SPLICES SHALL BE MADE ONLY AT OUTLETS, JUNCTION BOXES, OR ACCESSIBLE RACEWAY CONDULETS APPROVED FOR THIS PURPOSE.
5. PULLING LUBRICANTS SHALL BE UL APPROVED. SUBCONTRACTOR SHALL USE NYLON OR HEMP ROPE FOR PULLING CONDUCTOR OR CABLES INTO THE CONDUIT.
6. CABLES SHALL BE NEATLY TRAINED, WITHOUT INTERLACING AND BE OF SUFFICIENT LENGTH IN ALL BOXES & EQUIPMENT TO PERMIT MAKING A NEAT ARRANGEMENT. CABLES SHALL BE SECURED IN A MANNER TO AVOID TENSION ON CONDUCTORS OR TERMINALS. CONDUCTORS SHALL BE PROTECTED FROM MECHANICAL INJURY AND MOISTURE. SHARP BENDS OVER CONDUIT BUSHINGS ARE PROHIBITED. DAMAGED CABLES SHALL BE REMOVED AND REPLACED AT THE SUBCONTRACTOR’S EXPENSE.
- C. DISCONNECT SWITCHES:
1. INSTALL DISCONNECT SWITCHES LEVEL AND PLUMB. CONNECT TO WIRING SYSTEM AND GROUNDING SYSTEM AS INDICATED.
- D. GROUNDING:
1. ALL METALLIC PARTS OF ELECTRICAL EQUIPMENT WHICH DO NOT CARRY CURRENT SHALL BE GROUNDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING MANUFACTURER, AT&T GROUNDING AND BONDING STANDARDS TP-76416, ND-00135, AND THE NATIONAL ELECTRICAL CODE.
2. PROVIDE ELECTRICAL GROUNDING AND BONDING SYSTEM INDICATED WITH ASSEMBLY OF MATERIALS, INCLUDING GROUNDING ELECTRODES, BONDING JUMPERS AND ADDITIONAL ACCESSORIES AS REQUIRED FOR A COMPLETE INSTALLATION.
3. ALL GROUNDING CONDUCTORS SHALL PROVIDE A STRAIGHT DOWNWARD PATH TO GROUND WITH GRADUAL BEND AS REQUIRED. GROUNDING CONDUCTORS SHALL NOT BE LOOPED OR SHARPLY BENT. ROUTE GROUNDING CONNECTIONS AND CONDUCTORS TO GROUND IN THE SHORTEST AND STRAIGHTEST PATHS POSSIBLE TO MINIMIZE TRANSIENT VOLTAGE RISES.
4. BUILDINGS AND/OR NEW TOWERS GREATER THAN 75 FEET IN HEIGHT AND WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE SUBCONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP,

- TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM, THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 AWG COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY). SEE STANDARD 6.3.2.2.
5. TIGHTEN GROUNDING AND BONDING CONNECTORS, INCLUDING SCREWS AND BOLTS, IN ACCORDANCE WITH MANUFACTURER’S PUBLISHED TORQUE TIGHTENING VALUES FOR CONNECTORS AND BOLTS. WHERE MANUFACTURER’S TORQUING REQUIREMENTS ARE NOT AVAILABLE, TIGHTEN CONNECTIONS TO COMPLY WITH TIGHTENING TORQUE VALUES SPECIFIED IN UL TO ASSURE PERMANENT AND EFFECTIVE GROUNDING. SUBCONTRACTOR SHALL VERIFY THE LOCATIONS OF GROUNDING TIE-IN-POINTS TO THE EXISTING.
6. GROUNDING SYSTEM. ALL UNDERGROUND GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER’S INSTRUCTIONS.
7. ALL GROUNDING CONNECTIONS SHALL BE INSPECTED FOR TIGHTNESS. EXOTHERMIC WELDED CONNECTIONS SHALL BE APPROVED BY THE INSPECTOR HAVING JURISDICTION BEFORE BEING PERMANENTLY CONCEALED.
8. APPLY CORROSION-RESISTANCE FINISH TO FIELD CONNECTIONS AND PLACES WHERE FACTORY APPLIED PROTECTIVE COATINGS HAVE BEEN DESTROYED. USE KOPR-SHIELD ANTI-OXIDATION COMPOUND ON ALL COMPRESSION GROUNDING CONNECTIONS.
9. A SEPARATE, CONTINUOUS, INSULATED EQUIPMENT GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL FEEDER AND BRANCH CIRCUITS.
10. BOND ALL INSULATED GROUNDING BUSHINGS WITH A BARE 6 AWG GROUNDING CONDUCTOR TO A GROUND BUS.
11. DIRECT BURIED GROUNDING CONDUCTORS SHALL BE INSTALLED AT A NOMINAL DEPTH OF 36” MINIMUM BELOW GRADE, OR 6” BELOW THE FROST LINE, USE THE GREATER OF THE TWO DISTANCES.
12. ALL GROUNDING CONDUCTORS EMBEDDED IN OR PENETRATING CONCRETE SHALL BE INSTALLED IN SCHEDULE 40 PVC CONDUIT.
13. THE INSTALLATION OF CHEMICAL ELECTROLYTIC GROUNDING SYSTEM IN STRICT ACCORDANCE WITH MANUFACTURER’S INSTRUCTIONS. REMOVE SEALING TAPE FROM LEACHING AND BREATHER HOLES. INSTALL PROTECTIVE BOX FLUSH WITH GRADE.
14. DRIVE GROUND RODS UNTIL TOPS ARE A MINIMUM DISTANCE OF 36” DEPTH OR 6” BELOW FROST LINE, USING THE GREATER OF THE TWO DISTANCES.
15. IF COAX ON THE ICE BRIDGE IS MORE THAN 6 FT. FROM THE GROUNDING BAR AT THE BASE OF THE TOWER, A SECOND GROUNDING BAR WILL BE NEEDED AT THE END OF THE ICE BRIDGE, TO GROUND THE COAX CABLE GROUNDING KITS AND IN-LINE ARRESTERS.
16. SUBCONTRACTOR SHALL REPAIR, AND/OR REPLACE, EXISTING GROUNDING SYSTEM COMPONENTS DAMAGED DURING CONSTRUCTION AT THE SUBCONTRACTORS EXPENSE.
- 3.5 ACCEPTANCE TESTING:
- A. CERTIFIED PERSONNEL USING CERTIFIED EQUIPMENT SHALL PERFORM REQUIRED TESTS AND SUBMIT WRITTEN TEST REPORTS UPON COMPLETION.
- B. WHEN MATERIAL AND/OR WORKMANSHIP IS FOUND NOT TO COMPLY WITH THE SPECIFIED REQUIREMENTS, THE NON COMPLYING ITEMS SHALL BE REMOVED FROM THE PROJECT SITE AND REPLACED WITH ITEMS COMPLYING WITH THE SPECIFIED REQUIREMENTS PROMPTLY AFTER RECEIPT OF NOTICE FOR NON-COMPLIANCE.

- C. TEST PROCEDURES:
1. ALL FEEDERS SHALL HAVE INSULATION TESTED AFTER INSTALLATION, BEFORE CONNECTION TO DEVICES. THE CONDUCTORS SHALL TEST FREE FROM SHORT CIRCUITS AND GROUNDS. TESTING SHALL BE FOR ONE MINUTE USING 1000V DC. PROVIDE WRITTEN DOCUMENTATION FOR ALL TEST LISTED TO SUBCONTRACTOR.
2. PRIOR TO ENERGIZING CIRCUITRY, TEST WIRING DEVICES FOR ELECTRICAL CONTINUITY AND PROPER POLARITY CONNECTIONS.
3. MEASURE AND RECORD VOLTAGES BETWEEN PHASES AND BETWEEN PHASE CONDUCTORS AND NEUTRALS. SUBMIT A REPORT OF MAXIMUM AND MINIMUM VOLTAGES.
4. PERFORM GROUNDING TEST TO MEASURE GROUNDING RESISTANCE OF GROUNDING SYSTEM USING THE IEEE STANDARD 3-POINT "FALL-OF-POTENTIAL" METHOD. PROVIDE PLOTTED TEST VALUES AND LOCATION SKETCH. NOTIFY THE ENGINEER IMMEDIATELY IF MEASURED VALUE IS OVER 5 OHMS.

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

LICENSED PROFESSIONAL ENGINEER

THEODROS HALE

C 81056

EXP 09/30/25

Theodros Hale

CIVIL

STATE OF CALIFORNIA

05/16/2024 6:32:31 PM

1	05/16/24	JX COMMENTS
O	04/12/24	ISSUED FOR PERMIT
B	11/17/21	100% CD SUBMITTAL
A	10/21/21	90% CD SUBMITTAL
No.	Date	Action

Plans Prepared For:

MD7

10590 WEST OCEAN AIR DRIVE
SUITE 300
SAN DIEGO, CA 92130

Applicant:

at&t

Your world. Delivered.

Plans Prepared By:

mh

MORRISON HERSHFIELD

5100 S MACADAM AVE. SUITE 500
PORTLAND, OR 97239
Tel: 503-595-9128 Fax: 503-595-9136
www.morrisonhershfield.com

Project:

THE TWIST (I-805 & I-15)
SITE ID: SD0387
2905 NILE STREET
SAN DIEGO, CA 92104
FA: 10085141

Drawing Title:

ELECTRICAL NOTES

Project No.:
210339800

Designer: SB	Date: 10/21/21
Drawn By: RR	Checked By: SS
PM Review: JR	Client Approval

Issue No.: 0	Drawing No. G-4
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1

2

3

4

5

6

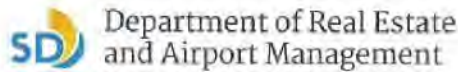
SCALE IS BASE ON 22" X 34" "D" SIZE

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REQUEST FOR PRELIMINARY REVIEW

for installation/modification of Wireless Communication Facility on City-owned property

10/11/22

Date

The City of San Diego
Department of Real Estate and Airport Management
1200 Third Avenue, Suite 1700
San Diego, California 92101

RE: Site Name: The Twist TELECM-835-A00 Project # _____
Site Address: 2905 Nile Street, San Diego, CA 92104, San Diego (the "Property")
Agreement: Agreement dated 1/24/2007 (the "agreement") between The City of San Diego ("City") and New Cingular Wireless PCS, LLC, ("Lessee" or "Permittee" or "Licensee").

AT&T Mobility is seeking Consent from the City to perform the following to the above referenced site:

- ☐ Decommissioning of Site - Restoration of property.
- ☐ Modify, upgrade or changes to existing equipment or Site as describe in the attached plans/photos.
- ☐ Installation of a New Wireless Communication Facility on City-owned property.
- ☐ Apply for New Permit/New Agreement on existing facility – **NO** modifications or changes to existing equipment or site.
- ☒ Apply for New Permit/New Agreement on existing facility – with modifications or changes to existing equipment or site.

Describe proposed project below:

Remove - (8) antennas
(6) RRUs
(8) TRPs
(1) power cabinet
(1) DC12

Add - (12) antennas
(8) RRUs
(1) DCU
(6) pipe mounts
(1) fiber cable trunk
(3) DC trunks
(1) new vert power plant
(1) BSG630
(12) rectifiers
(16) new battery cas.
(1) battery cabinet
(1) new DC12
(10) breakers
(1) new DC cable from DCU to each new 6443 B5B12, 6843 B2B66A, 4478 B14, and six mounts at each antenna

Note: Consent required for submittal of zoning package to USD.
This is a CUP submittal for zoning.
This site has an expired lease that needs to be renewed.
All work is occurring on the existing mono-site system and equipment area, no additional is required.

Pursuant to Improvements and Alterations, section of the above referenced agreement, Lessee/ Permittee/Licensee shall not construct any improvements, structures or installations of the Premises or make any alterations to the Premises (with the exception of equipment replacement or repairs) without City's prior written approval.

In order to comply with such requirements, AT&T Mobility would like to request City's consent to submit to Development Services Department for review of the proposed items above.

Sincerely, Ryan Hanzlick, agent for MD7
Applicant Signature: Ryan Hanzlick

☒ **A one-time, non-refundable Processing Fee (\$5,000 for long term agreements - \$1050 for Short term or ROE Permits) payable to City Treasurer, MUST be paid at the time of request for applicable agreement. This fee applies even if the agreement is never executed.**

City Parks and Rec Department has provided its consent and approval to allow applicant to submit application for Required Permits needed for the proposed items listed herein, **with the understanding that the Department will be allowed to review the improvement plans prior to any permits being issued** and that a pre-construction meeting will be conducted with staff before any work begins, if required.

4/17/2023 Gina Doherty, Deputy Dir. [Signature]
Date Print Name & Title Signature

City of San Diego, acknowledgment and consent for 2905 Nile Street, San Diego, CA 92104
Site Location
5/1/23 Matthew Ostlund - Program Manager Matthew Ostlund
Date Print Name & Title Signature

For DREAM ONLY

- ☐ Approved and Stamped plans received and attached
- ☐ Scan as Amendment to Agreement when executed
- ☐ Processing fee received



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A	10/21/21	90% CD SUBMITTAL
No.	Date	Action

Plans Prepared For:

MD7

10590 WEST OCEAN AIR DRIVE
SUITE 300
SAN DIEGO, CA 92130

Applicant:



Plans Prepared By:

MH MORRISON HERSHFIELD
5100 S MACADAM AVE. SUITE 500
PORTLAND, OR 97239
Tel: 503-595-9128 Fax: 503-595-9136
www.morrisonhershfield.com

Project:

THE TWIST (I-805 & I-15)
SITE ID: SD0387
2905 NILE STREET
SAN DIEGO, CA 92104
FA: 10085141

Drawing Title:

GENERAL NOTES

Project No.:
210339800

Designer: SB	Date: 10/21/21
Drawn By: RR	Checked By: SS
PM Review: JR	Client Approval
Issue No.: 1	Drawing No.: G-5

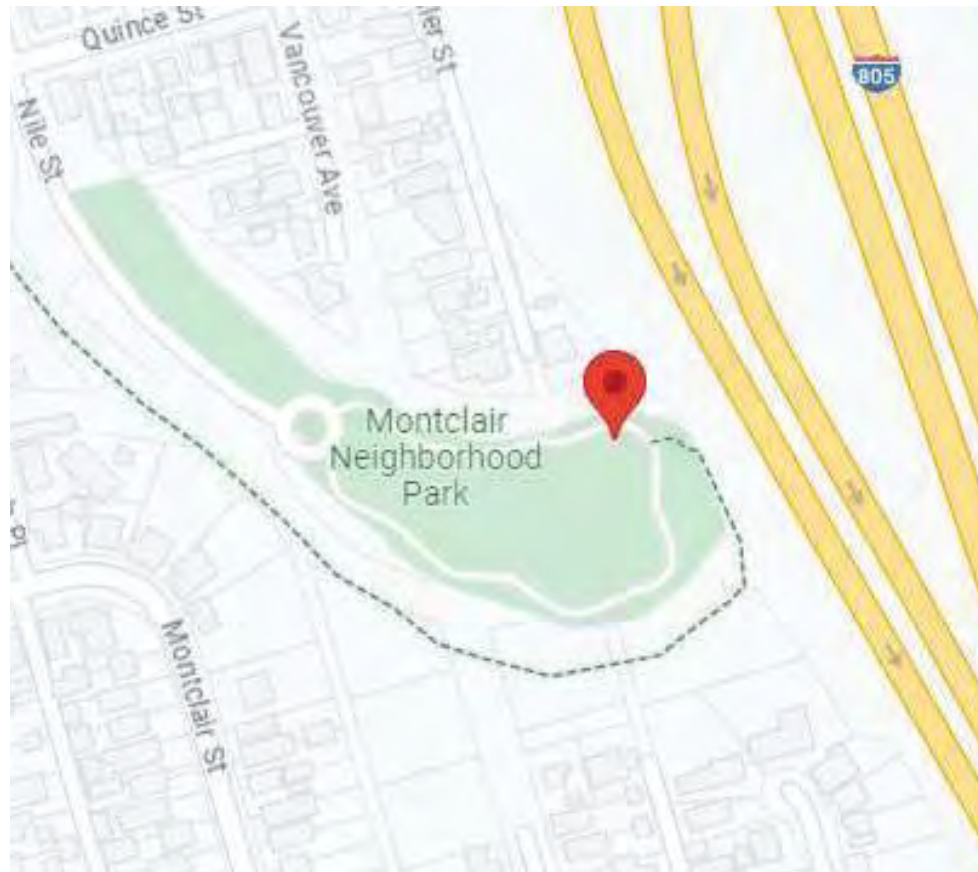
SCALE IS BASE ON 22" X 34" "D" SIZE

SD0387 - The Twist

MD7

2905 Nile Street San Diego, CA 92104

Map



View 1

©2023 Google Maps

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

SD0387 - The Twist

2905 Nile Street San Diego, CA 92104

MD7

VIEW 1



EXISTING



PROPOSED

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

SD0387 - The Twist

2905 Nile Street San Diego, CA 92104

MD7

VIEW 2



EXISTING

No visible change



PROPOSED

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

SD0387 - The Twist

2905 Nile Street San Diego, CA 92104

MD7

VIEW 3



EXISTING



PROPOSED

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

SD0387 - The Twist

MD7

2905 Nile Street San Diego, CA 92104

VIEW 4



EXISTING



PROPOSED

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



PLAN VIEW

SCALE:
NONE

1




ELEVATION VIEW

SCALE:
NONE

2

CONSULTANT



SOLAR COMMUNICATIONS
INTERNATIONAL, INC.
8885 RIO SAN DIEGO DR.
Suite 207, San Diego, CA 92108
Tel: (619) 243-2750; Fax: (619) 243-2749
www.RFTransparent.com

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CLIENT

PROJECT

30' TALL MONOPINE

LOCATION

THE TWIST LTE OPTIMAL

2903 1/3 NILE STREET
SAN DIEGO, CA 92104
SAN DIEGO COUNTY

ISSUED FOR

PRODUCTION

DW'N BY

CK'D BY

DATE

MAQ

LEM

07SEP18

REVISIONS

REV.	CHANGES	DATE	BY

ENGINEER SEAL

SHEET TITLE

PLAN
& ELEVATION VIEW

WSC PROJECT NUMBER

DRAWING NUMBER

PAGE NUMBER

1



PERSPECTIVE VIEW

SCALE:
NONE

1




ISOMETRIC VIEW

SCALE:
NONE

2

CONSULTANT



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INTERNATIONAL, INC.
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CLIENT

PROJECT

30' TALL MONOPINE

LOCATION

THE TWIST LTE OPTIMAL

2903 1/3 NILE STREET
SAN DIEGO, CA 92104
SAN DIEGO COUNTY

ISSUED FOR

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DW'N BY

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DATE

MAQ

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REVISIONS

REV.	CHANGES	DATE	BY

ENGINEER SEAL

SHEET TITLE

PERSPECTIVE
& ISOMETRIC VIEW

WSC PROJECT NUMBER

DRAWING NUMBER

PAGE NUMBER

2

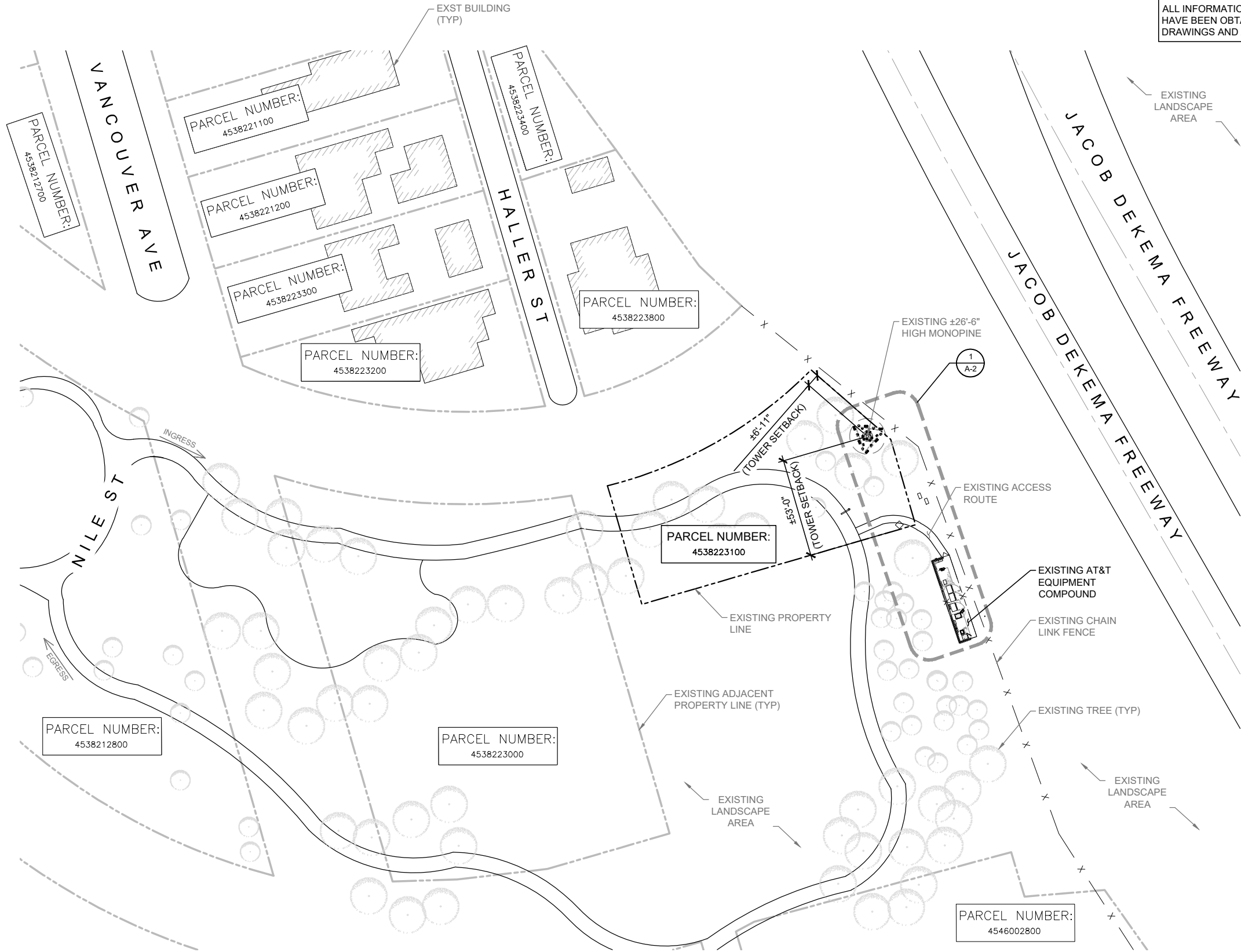
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Know what's below.
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT TOLL FREE: 1-800-227-2600 OR WWW.DIGALERT.ORG CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

SITE PLAN



THIS IS NOT A SURVEY

ALL INFORMATION AND TRUE NORTH HAVE BEEN OBTAINED FROM EXISTING DRAWINGS AND ARE APPROXIMATE.



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1	05/16/24	JX COMMENTS
O	04/12/24	ISSUED FOR PERMIT
B	11/17/21	100% CD SUBMITTAL
A	10/21/21	90% CD SUBMITTAL
No.	Date	Action

Plans Prepared For:

MD7

10590 WEST OCEAN AIR DRIVE
SUITE 300
SAN DIEGO, CA 92130

Applicant:



Plans Prepared By:

MH
MORRISON HERSHFIELD
5100 S MACADAM AVE. SUITE 500
PORTLAND, OR 97239
Tel: 503-595-9128 Fax: 503-595-9136
www.morrisonhershfield.com

Project:

THE TWIST (I-805 & I-15)
SITE ID: SD0387
2905 NILE STREET
SAN DIEGO, CA 92104
FA: 10085141

Drawing Title:

SITE PLAN

Project No.:

210339800

Designer:

SB

Drawn By:

RR

PM Review:

JR

Issue No.:

0

Date:

10/21/21

Checked By:

SS

Client Approval

Drawing No.

A-1

0

A-1

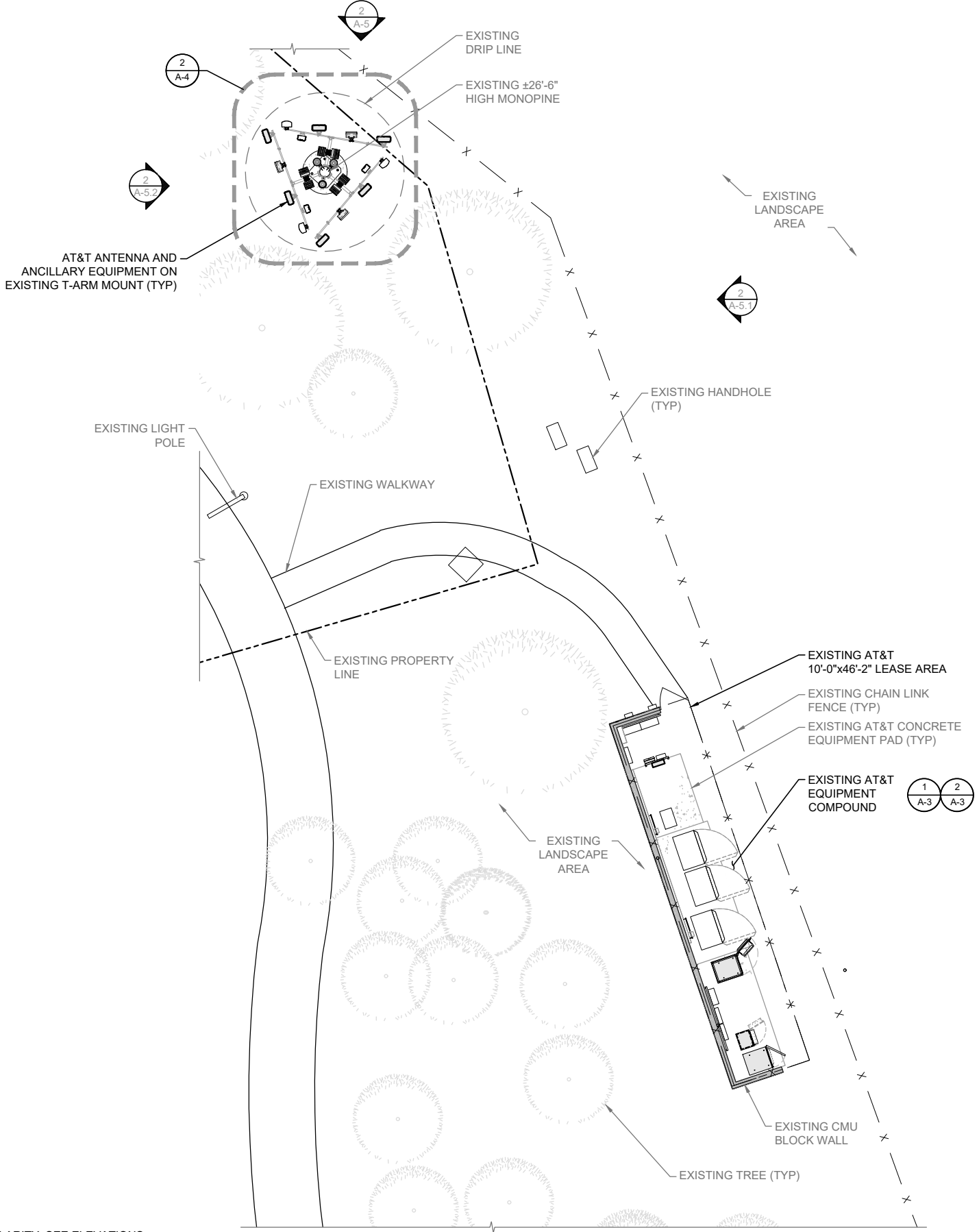
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NOTE:
SEE A-4 FOR ANTENNA PLAN

NOTE:
ONLY AT&T ANTENNA ARRAY SHOWN FOR CLARITY; SEE ELEVATIONS

COMPOUND PLAN



NOTE:
EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE."

THE TWIST LTE OPTIMAL (REV.4) 06JUN16																
SCI Branch Receptacle Fab Sheet -05JUN12																
level	branch	quantity	Recep.	height	Clock Settings											
					1	2	3	4	5	6	7	8	9	10	11	12
Top cap		4		Top cap	[3] mounts for 4" branches and [1] mount for 3" branch											
16	8"	3	D	26'-0"	30				30			30				
15	8"	3	C	25'-0"		25				25			25			
14	10"	3	B	24'-0"			20				20			20		
	Antenna			23'-0"												
13	3"	3	A	22'-0"		20			20			20				
	Hand Hole			21'-6"			15			20	15			15		
12	10"	3	D	21'-0"	20						20					
11	10"	3	C	20'-0"			15				15			15		
10	10"	3	B	19'-0"				20			20			20		
9	10"	3	A	18'-0"		15			15			15				
8	10"	3	D	17'-0"	15				15				15			
7	12"	3	C	16'-0"			10			10			10			
6	10"	3	B	15'-0"				15			15			15		
5	12"	3	A	14'-0"		10					10			10		
4	10"	3	D	13'-0"	10							10				
3	12"	3	C	12'-0"		5				5			5			
2	12"	3	B	11'-0"			10				10			10		
1	12"	3	A	10'-0"	5					5			5			
TOTAL 62					RECEPTACLES											
					12"	15										
					10"	24										
					8"	8										
					4"	3										
					3"	1										
					2"	36										
						88										
					BRANCHES											

EXISTING BRANCHING LAYOUT FOR REFERENCE ONLY

NOTE:
"ALL EXISTING AND ANY FUTURE DISCOLORED/DILAPIDATED BRANCHES WILL BE REPLACED WITH REALISTIC BRANCHES TO GIVE THE MONOTREE A NATURAL APPEARANCE. ALL BRANCHES WILL EXTEND 24" PAST THE FACE OF EACH ANTENNA."

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1	05/16/24	JX COMMENTS
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No.	Date	Action

Plans Prepared For:



10590 WEST OCEAN AIR DRIVE
SUITE 300
SAN DIEGO, CA 92130

Applicant:



Plans Prepared By:



Project:

THE TWIST (I-805 & I-15)
SITE ID: SD0387
2905 NILE STREET
SAN DIEGO, CA 92104
FA: 10085141

Drawing Title:

COMPOUND PLAN

Project No.:

210339800

Designer:

SB

Date:

10/21/21

Drawn By:

RR

Checked By:

SS

PM Review:

JR

Client Approval

Issue No.:

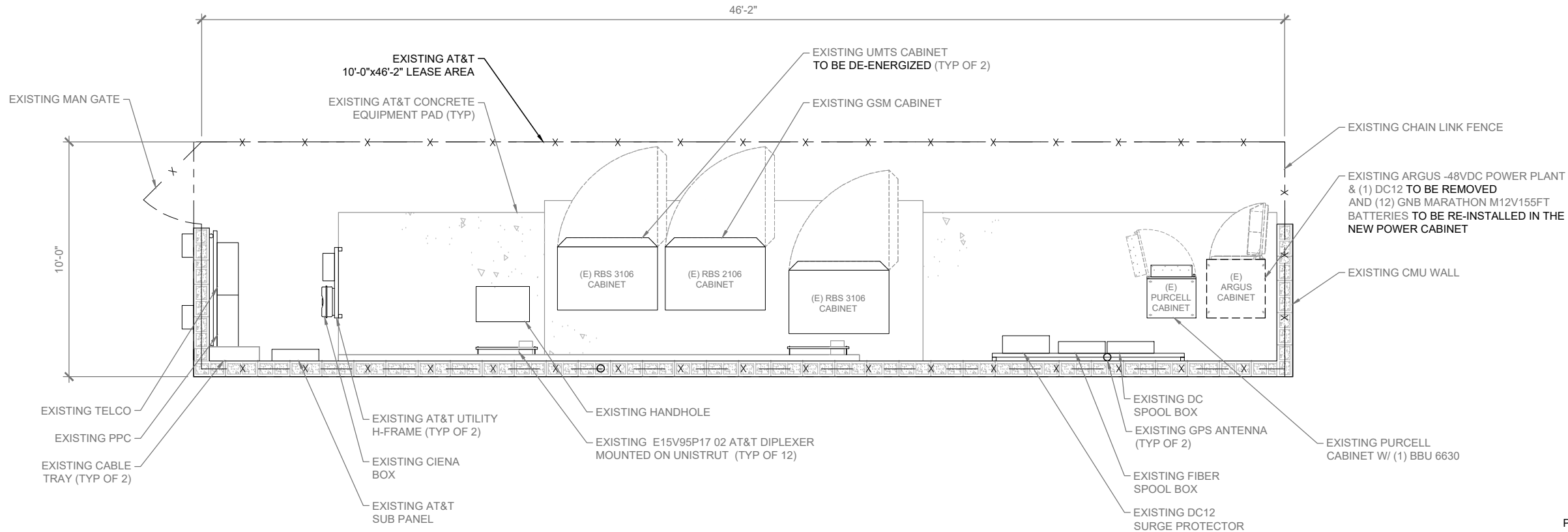
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Drawing No.

A-2

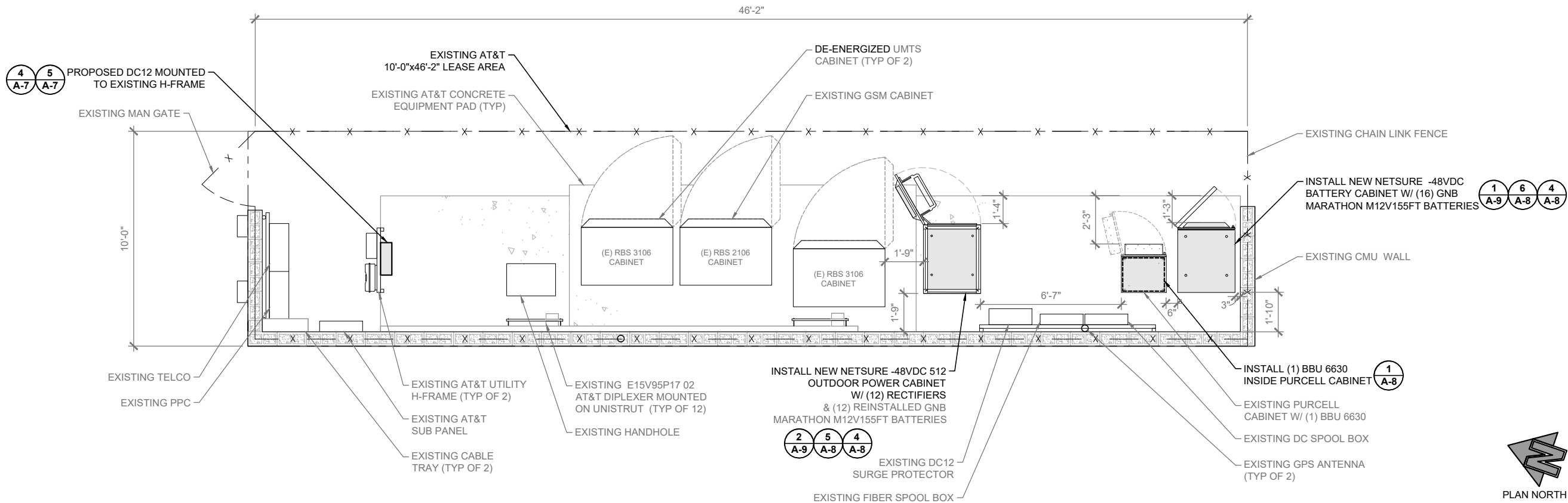
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EXISTING EQUIPMENT PLAN

0 1' 2' 3' SCALE: 3/8"=1'-0" (22x34)
(OR) 3/16"=1'-0" (11x17) 1



PROPOSED EQUIPMENT PLAN

0 1' 2' 3' SCALE: 3/8"=1'-0" (22x34)
(OR) 3/16"=1'-0" (11x17) 2

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Drawing Title:

EQUIPMENT PLANS

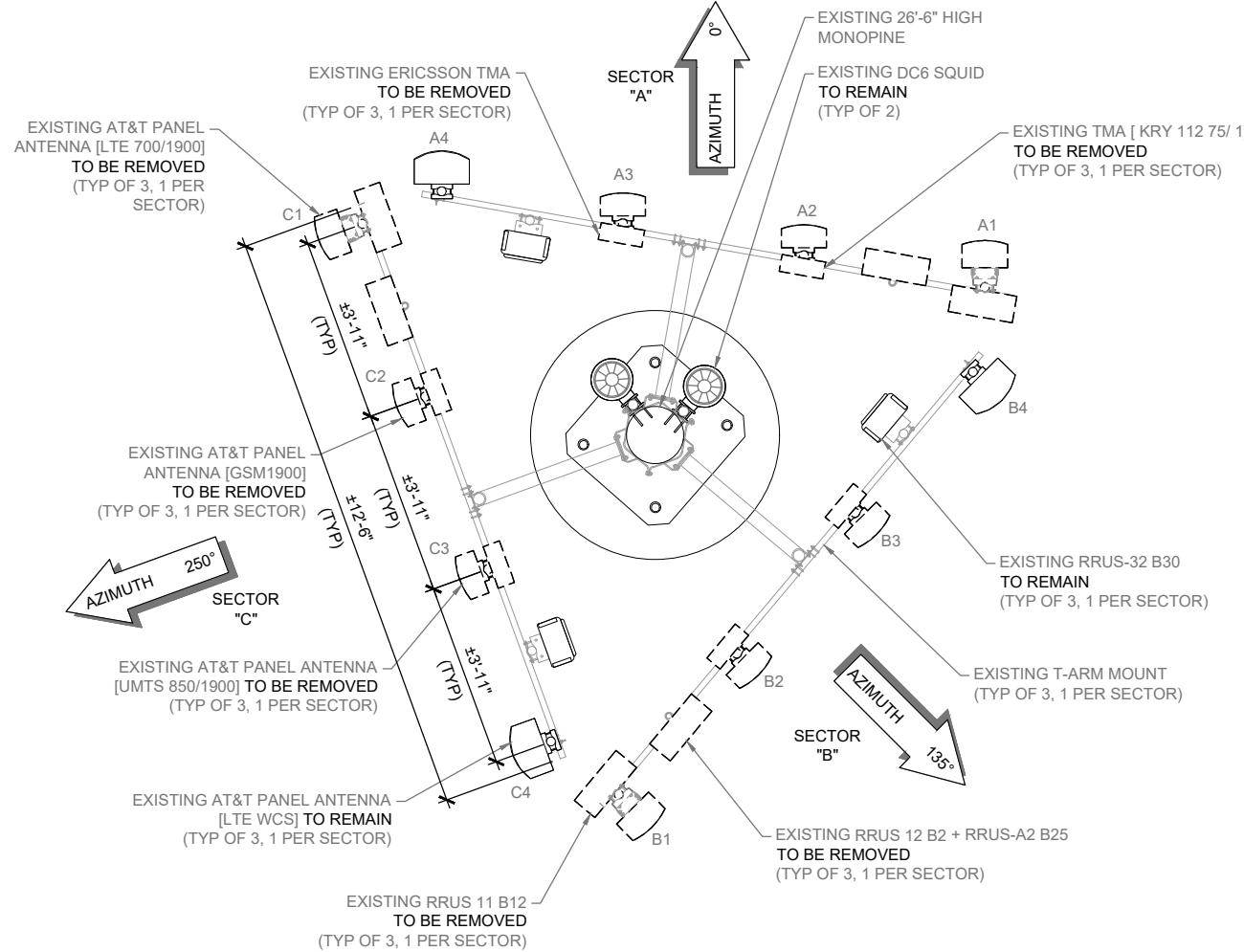
Project No.:
210339800

Designer: SB	Date: 10/21/21
Drawn By: RR	Checked By: SS
PM Review: JR	Client Approval

Issue No.: 0	Drawing No.: A-3
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SCALE IS BASE ON 22" X 34" "D" SIZE

C:\Users\rrail\OneDrive - MORRISON HERSHFIELD\Desktop\MD7\2103398\MD7-246\16 May\MD7-246_10085141-SD0387_LTE_4G_5G_NR_FCD_Rev_1_05.16.24.dwg 05/16/2024 8:28pm rrail

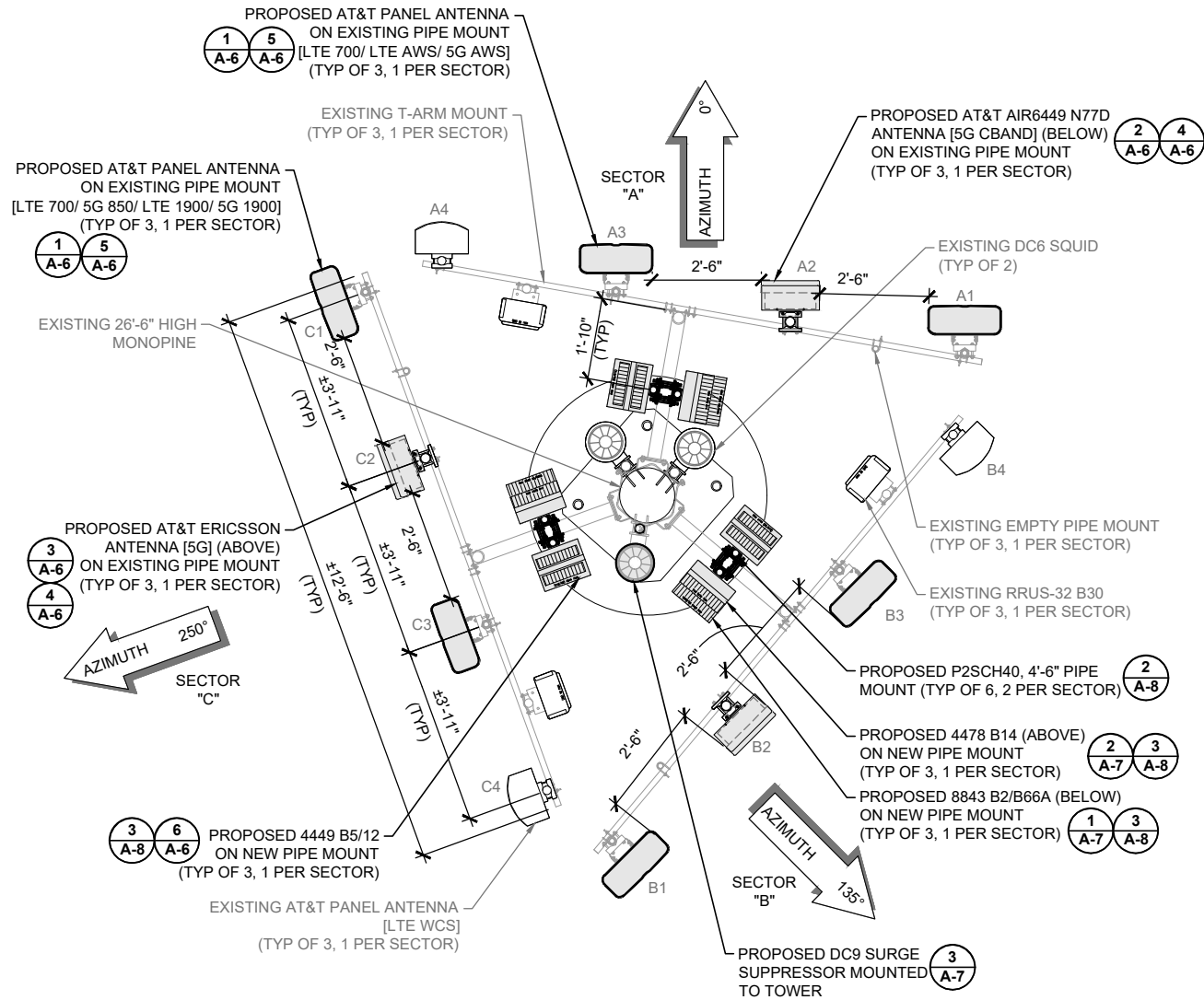


EXISTING ANTENNA PLAN

0 6" 1' 2'

SCALE: 1/2"=1'-0" (22x34)
(OR) 1/4"=1'-0" (11x17)

1



PROPOSED ANTENNA PLAN

0 6" 1' 2'

SCALE: 1/2"=1'-0" (22x34)
(OR) 1/4"=1'-0" (11x17)

2

NOTE: REFER TO MOUNT ANALYSIS
REPORT PERFORMED BY MORRISON
HERSHFIELD ON 11/12/2021.

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL
DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR
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05/16/2024 6:33:06 PM

1	05/16/24	JX COMMENTS
0	04/12/24	ISSUED FOR PERMIT
B	11/17/21	100% CD SUBMITTAL
A	10/21/21	90% CD SUBMITTAL
No.	Date	Action

Plans Prepared For:



10590 WEST OCEAN AIR DRIVE
SUITE 300
SAN DIEGO, CA 92130

Applicant:



Plans Prepared By:

MORRISON HERSHFIELD
5100 S MACADAM AVE. SUITE 500
PORTLAND, OR 97239
Tel: 503-595-9128 Fax: 503-595-9136
www.morrisonhershfield.com

Project:

THE TWIST (I-805 & I-15)
SITE ID: SD0387
2905 NILE STREET
SAN DIEGO, CA 92104
FA: 10085141

Drawing Title:

ANTENNA PLANS

Project No.:

210339800

Designer:

SB

Date:

10/21/21

Drawn By:

RR

Checked By:

SS

PM Review:

JR

Client Approval

Issue No.:

0

Drawing No.

A-4

SCALE IS BASE ON 22" X 34" "D" SIZE

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EXISTING ANTENNA CONFIGURATION AND SCHEDULE - PER RFDS VERSION 1.0 - DATED 06-09-21										
SECTOR A	CARRIER/ SPECTRUM	ANTENNA POSITION	AZIMUTH	RAD CENTER	MODEL	TMA	RRU	OTHER EQUIPMENT	FEEDER JUMPER	FEEDER LENGTH
	LTE 700	A1	0°	23'-0"	SBNHH-1D65C	-	(1) RRUS-11 B12	(1) DC6-48-60-18-8F	7/8" COAX	±10.00'
	LTE 1900						(1) RRUS-12 B2+ RRUS A2 B25			
	GSM 1900	A2	0°	23'-0"	80010766	(1) KRY 112 75/ 1	-		7/8" COAX	±91.99'
	UMTS 850	A3	0°	23'-0"	80010766	(1) ERICSSON TMA	-		7/8" COAX	±91.99'
	UMTS 1900						(1) RRUS-32 B30		7/8" COAX	±10.00'
LTE WCS	A4	0°	23'-0"	TPA-65R-LCUUUU-H8	-	(1) RRUS-32 B30	7/8" COAX		±10.00'	
SECTOR B	CARRIER/ SPECTRUM	ANTENNA POSITION	AZIMUTH	RAD CENTER	MODEL	TMA	RRU	OTHER EQUIPMENT	FEEDER JUMPER	FEEDER LENGTH
	LTE 700	B1	135°	23'-0"	SBNHH-1D65C	-	(1) RRUS-11 B12	(1) DC6-48-60-18-8F	7/8" COAX	±10.00'
	LTE 1900						(1) RRUS-12 B2+ RRUS A2 B25			
	GSM 1900	B2	135°	23'-0"	80010766	(1) KRY 112 75/ 1	-		7/8" COAX	±91.99'
	UMTS 850	B3	135°	23'-0"	80010766	(1) ERICSSON TMA	-		7/8" COAX	±91.99'
	UMTS 1900						(1) RRUS-32 B30		7/8" COAX	±10.00'
LTE WCS	B4	135°	23'-0"	TPA-65R-LCUUUU-H8	-	(1) RRUS-32 B30	7/8" COAX		±10.00'	
SECTOR C	CARRIER/ SPECTRUM	ANTENNA POSITION	AZIMUTH	RAD CENTER	MODEL	TMA	RRU	OTHER EQUIPMENT	FEEDER JUMPER	FEEDER LENGTH
	LTE 700	C1	250°	23'-0"	SBNHH-1D65C	-	(1) RRUS-11 B12	-	7/8" COAX	±10.00'
	LTE 1900						(1) RRUS-12 B2+ RRUS A2 B25			
	GSM 1900	C2	250°	23'-0"	80010766	(1) KRY 112 75/ 1	-		7/8" COAX	±91.99'
	UMTS 850	C3	250°	23'-0"	80010766	(1) ERICSSON TMA	-		7/8" COAX	±91.99'
	UMTS 1900						(1) RRUS-32 B30		7/8" COAX	±10.00'
LTE WCS	C4	250°	23'-0"	TPA-65R-LCUUUU-H8	-	(1) RRUS-32 B30	7/8" COAX		±10.00'	

PROPOSED ANTENNA CONFIGURATION AND SCHEDULE - PER RFDS VERSION 1.0 - DATED 06-09-21										
SECTOR A	CARRIER/ SPECTRUM	ANTENNA POSITION	AZIMUTH	RAD CENTER	MODEL	TMA	RRU	OTHER EQUIPMENT	FEEDER JUMPER	FEEDER LENGTH
	LTE 700/ 5G 850	A1	0°	23'-0"	NNHH-65C-R4	-	(1) 4449 B5/ B12	(1) DC6-48-60-18-8F	1/2" COAX	≤25.0'
	LTE 1900/ 5G 1900						(1) 8843 B2/B66A			
	5G	A2	0°	25'-10"	ERICSSON	-	-		-	-
	5G CBAND			22'-5"	AIR6449 N77D		-		-	
	LTE 700	A3	0°	23'-0"	NNHH-65C-R4	-	(1) 4478 B14		1/2" COAX	≤25.0'
	5G AWS/ LTE AWS									
LTE WCS	A4	0°	23'-0"	TPA-65R-LCUUUU-H8	-	(1) RRUS-32 B30	7/8" COAX		±10.00'	
SECTOR B	CARRIER/ SPECTRUM	ANTENNA POSITION	AZIMUTH	RAD CENTER	MODEL	TMA	RRU	OTHER EQUIPMENT	FEEDER JUMPER	FEEDER LENGTH
	LTE 700/ 5G 850	B1	135°	23'-0"	NNHH-65C-R4	-	(1) 4449 B5/ B12	(1) DC6-48-60-18-8F	1/2" COAX	≤25.0'
	LTE 1900/ 5G 1900						(1) 8843 B2/B66A			
	5G	B2	135°	25'-10"	ERICSSON	-	-		-	-
	5G CBAND			22'-5"	AIR6449 N77D		-		-	
	LTE 700	B3	135°	23'-0"	NNHH-65C-R4	-	(1) 4478 B14		1/2" COAX	≤25.0'
	5G AWS/ LTE AWS									
LTE WCS	B4	135°	23'-0"	TPA-65R-LCUUUU-H8	-	(1) RRUS-32 B30	7/8" COAX		±10.00'	
SECTOR C	CARRIER/ SPECTRUM	ANTENNA POSITION	AZIMUTH	RAD CENTER	MODEL	TMA	RRU	OTHER EQUIPMENT	FEEDER JUMPER	FEEDER LENGTH
	LTE 700/ 850	C1	250°	23'-0"	NNHH-65C-R4	-	(1) 4449 B5/ B12	(1) DC9-48-60-8C-EV	1/2" COAX	≤25.0'
	LTE 1900/ 5G 1900						(1) 8843 B2/B66A			
	5G	C2	250°	25'-10"	ERICSSON	-	-		-	-
	5G CBAND			22'-5"	AIR6449 N77D		-		-	
	LTE 700	C3	250°	23'-0"	NNHH-65C-R4	-	(1) 4478 B14		1/2" COAX	≤25.0'
	5G AWS/ LTE AWS									
LTE WCS	C4	250°	23'-0"	TPA-65R-LCUUUU-H8	-	(1) RRUS-32 B30	7/8" COAX		±10.00'	

NOTE:
REMOVE ALL UNNECESSARY HARDWARES AND TMA'S TO MAKE SPACE FOR PROPOSED RRUS, SURGE
PROTECTOR & ANTENNAS.

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No.	Date	Action

Plans Prepared For:

MD7

10590 WEST OCEAN AIR DRIVE
SUITE 300
SAN DIEGO, CA 92130

Applicant:



Plans Prepared By:

MH
MORRISON HERSHFIELD
5100 S MACADAM AVE. SUITE 500
PORTLAND, OR 97239
Tel: 503-595-9128 Fax: 503-595-9136
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Project:

THE TWIST (I-805 & I-15)
SITE ID: SD0387
2905 NILE STREET
SAN DIEGO, CA 92104
FA: 10085141

Drawing Title:

ANTENNA SCHEDULES

Project No.:

210339800

Designer:

SB

Date:

10/21/21

Drawn By:

RR

Checked By:

SS

PM Review:

JR

Client Approval

Issue No.:

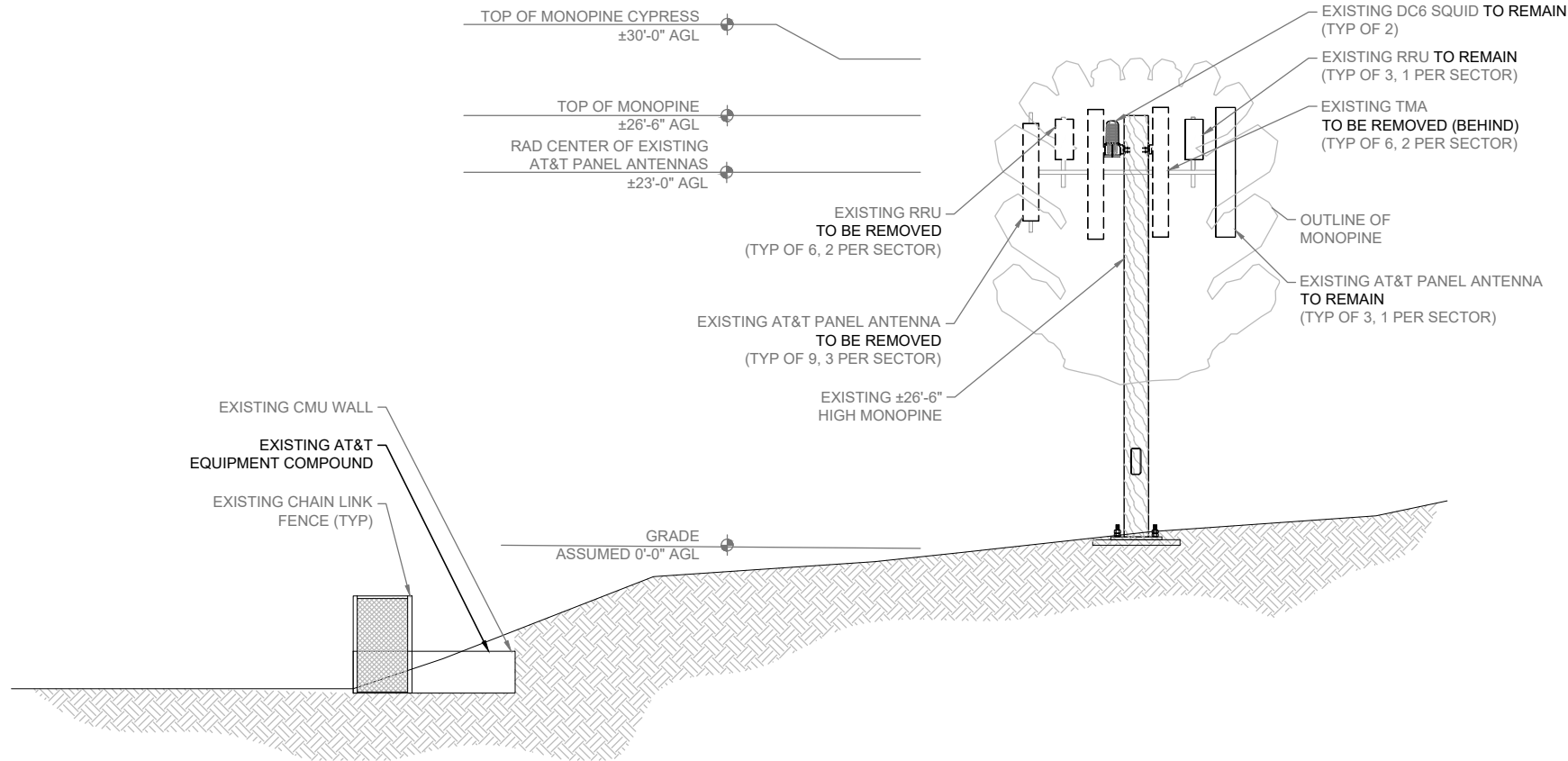
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Drawing No.

A-4.1

SCALE IS BASE ON 22" X 34" "D" SIZE

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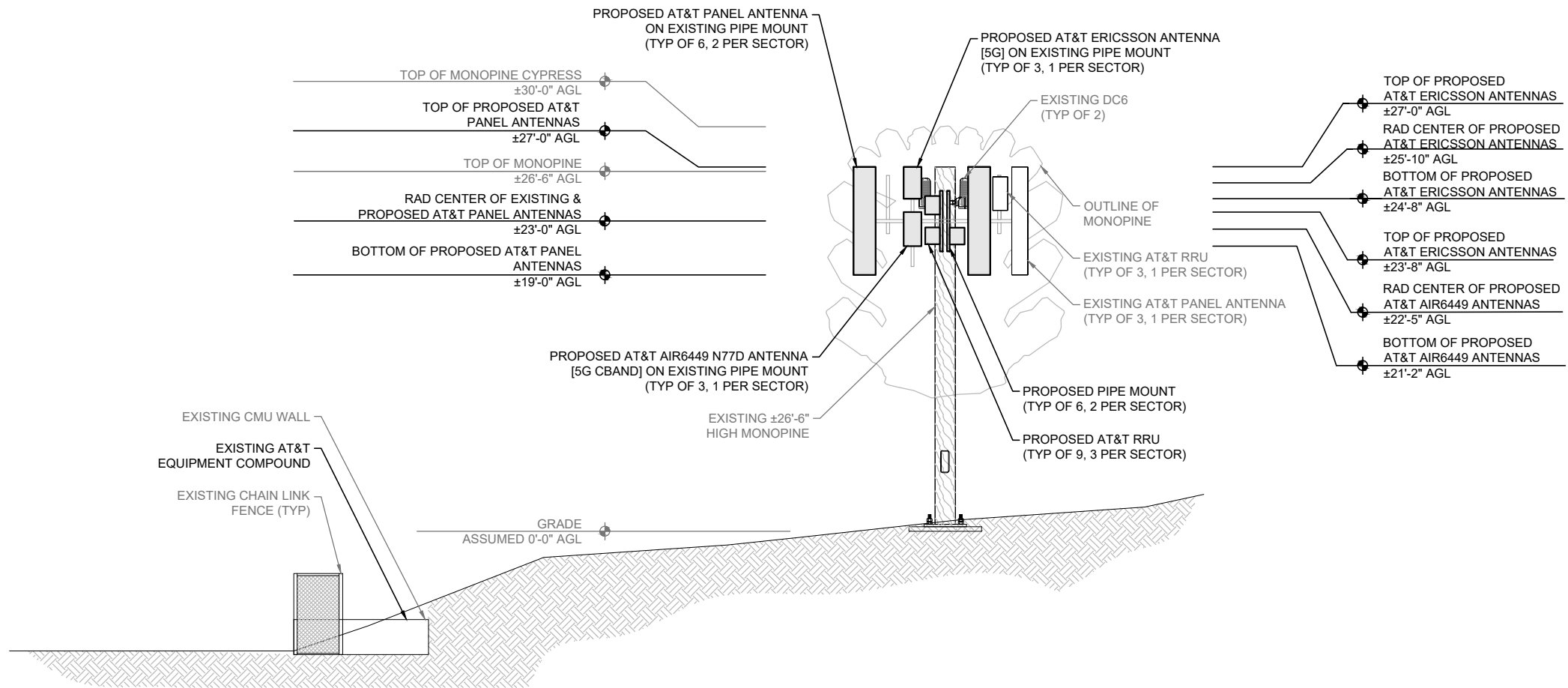


EXISTING NORTH ELEVATION

0 1.5' 3' 5' SCALE: 3/16"=1'-0" (22x34)
(OR) 3/32"=1'-0" (11x17)

1

NOTE: REFER TO STRUCTURAL ANALYSIS REPORT PERFORMED BY MORRISON HERSHFIELD ON 11/16/2021.



PROPOSED NORTH ELEVATION

0 1.5' 3' 5' SCALE: 3/16"=1'-0" (22x34)
(OR) 3/32"=1'-0" (11x17)

2

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Plans Prepared For:



10590 WEST OCEAN AIR DRIVE
SUITE 300
SAN DIEGO, CA 92130

Applicant:



Plans Prepared By:



Project:

THE TWIST (I-805 & I-15)
SITE ID: SD0387
2905 NILE STREET
SAN DIEGO, CA 92104
FA: 10085141

Drawing Title:

NORTH
ELEVATIONS

Project No.:

210339800

Designer:

SB

Date:

10/21/21

Drawn By:

RR

Checked By:

SS

PM Review:

JR

Client Approval

Issue No.:

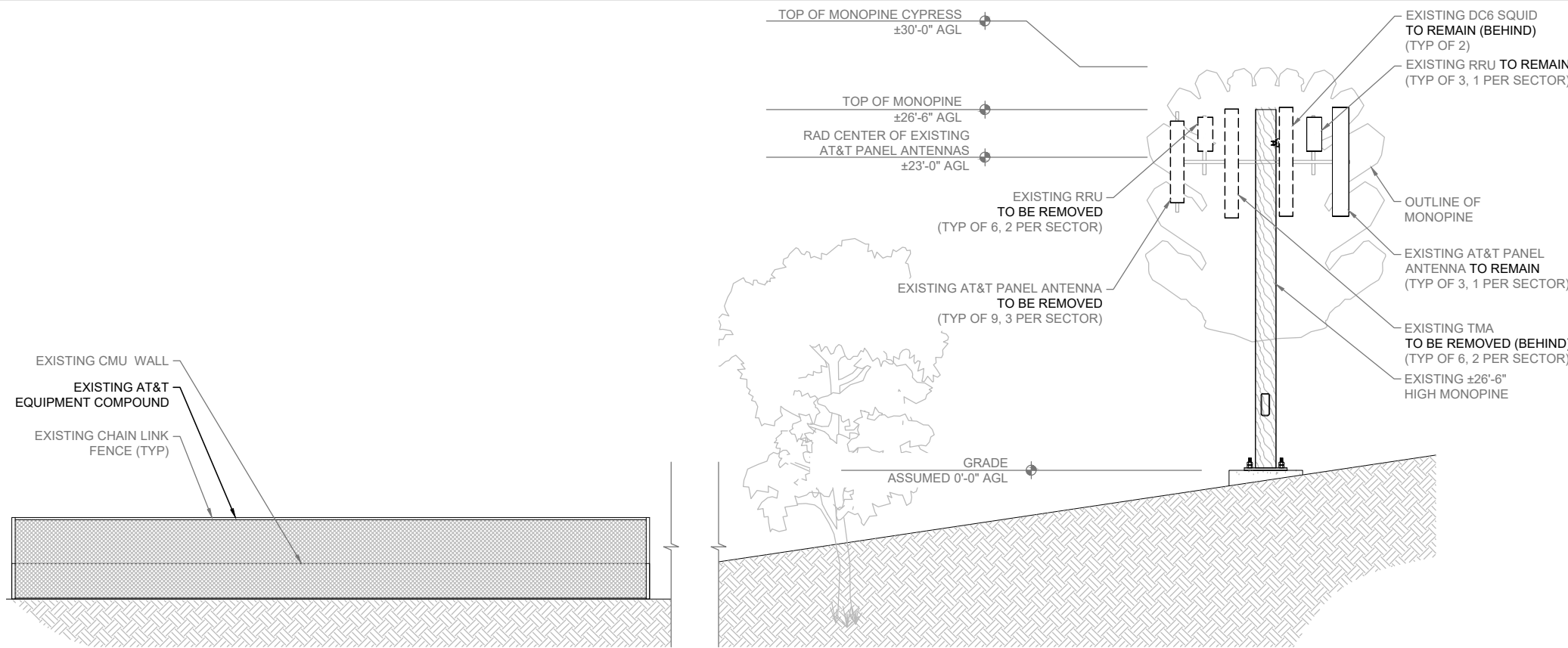
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Drawing No.

A-5

SCALE IS BASE ON 22" X 34" "D" SIZE

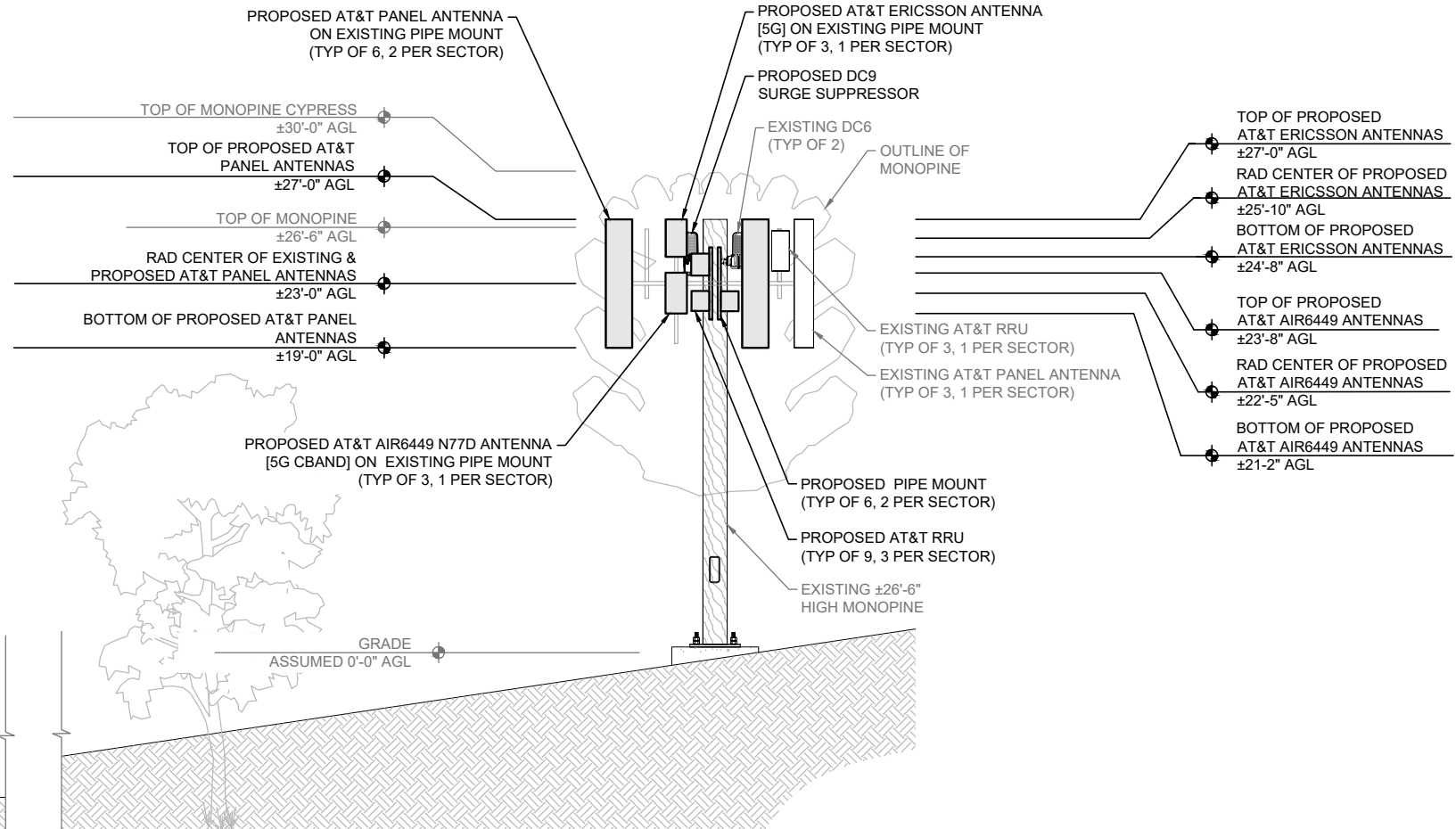
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EXISTING EAST ELEVATION

0 1.5' 3' 5' SCALE: 3/16"=1'-0" (22x34) (OR) 3/32"=1'-0" (11x17) 1

NOTE: REFER TO STRUCTURAL ANALYSIS REPORT PERFORMED BY MORRISON HERSHFIELD ON 11/16/2021.



PROPOSED EAST ELEVATION

0 1.5' 3' 5' SCALE: 3/16"=1'-0" (22x34) (OR) 3/32"=1'-0" (11x17) 2

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



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Plans Prepared For:



10590 WEST OCEAN AIR DRIVE
SUITE 300
SAN DIEGO, CA 92130

Applicant:



Plans Prepared By:



Project:

THE TWIST (I-805 & I-15)
SITE ID: SD0387
2905 NILE STREET
SAN DIEGO, CA 92104
FA: 10085141

Drawing Title:

EAST
ELEVATIONS

Project No.:

210339800

Designer:

SB

Date:

10/21/21

Drawn By:

RR

Checked By:

SS

PM Review:

JR

Client Approval

Issue No.:

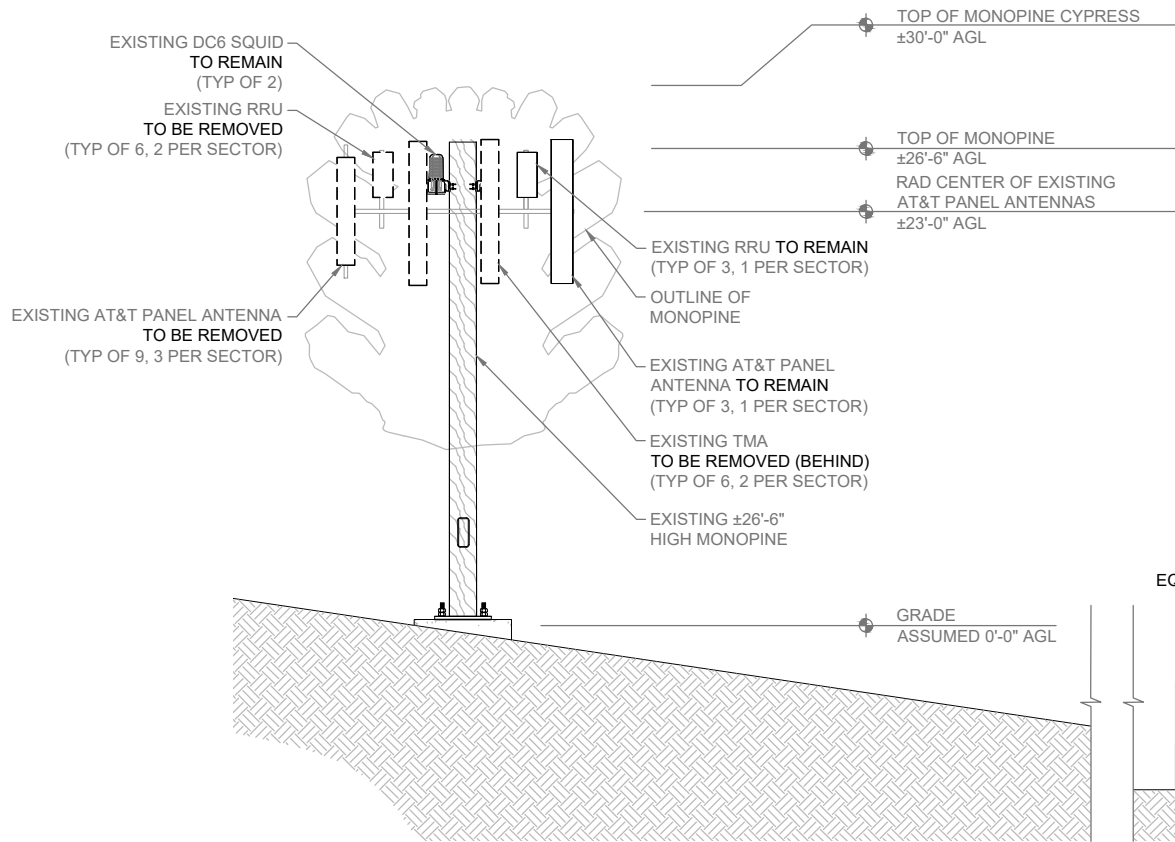
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Drawing No.

A-5.1

SCALE IS BASE ON 22" X 34" "D" SIZE

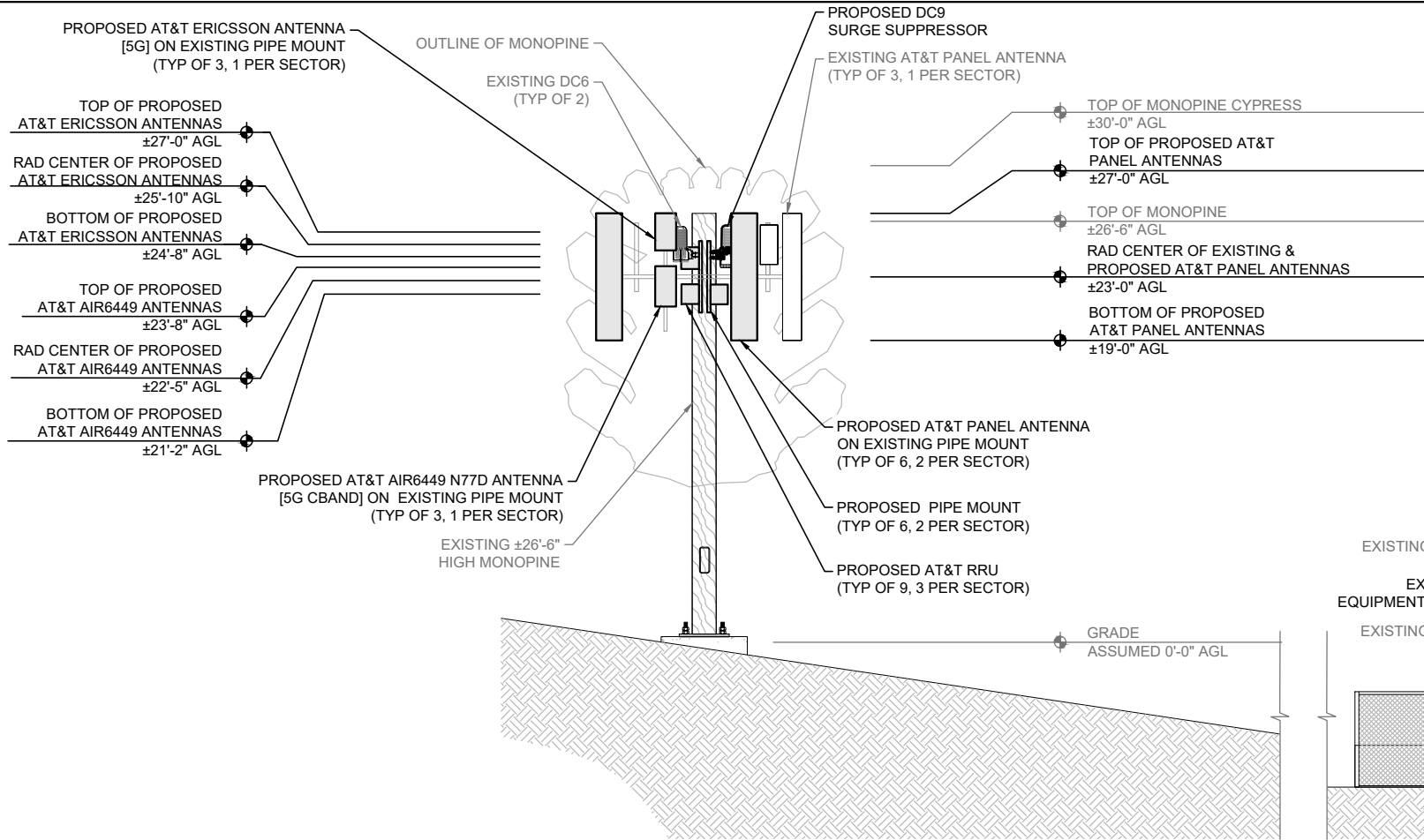
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EXISTING WEST ELEVATION

0 1.5' 3' 5' SCALE: 3/16"=1'-0" (22x34)
(OR) 3/32"=1'-0" (11x17)

1



NOTE: REFER TO STRUCTURAL ANALYSIS REPORT PERFORMED BY MORRISON HERSHFIELD ON 11/16/2021.

PROPOSED WEST ELEVATION

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Project:

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SITE ID: SD0387
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SAN DIEGO, CA 92104
FA: 10085141

Drawing Title:

**WEST
ELEVATIONS**

Project No.:

210339800

Designer:

SB

Date:

10/21/21

Drawn By:

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Checked By:

SS

PM Review:

JR

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Issue No.:

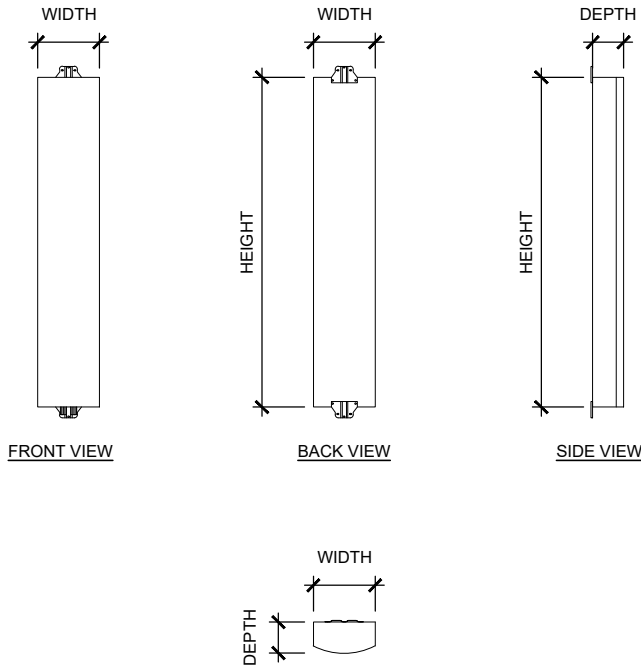
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Drawing No.

A-5.2

SCALE IS BASE ON 22" X 34" D" SIZE

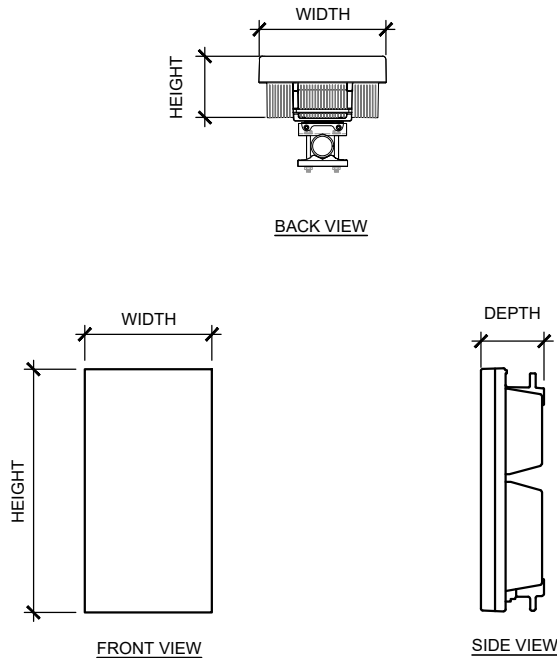
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COMMSCOPE NNHH-65C-R4

SIZE AND WEIGHT TABLE

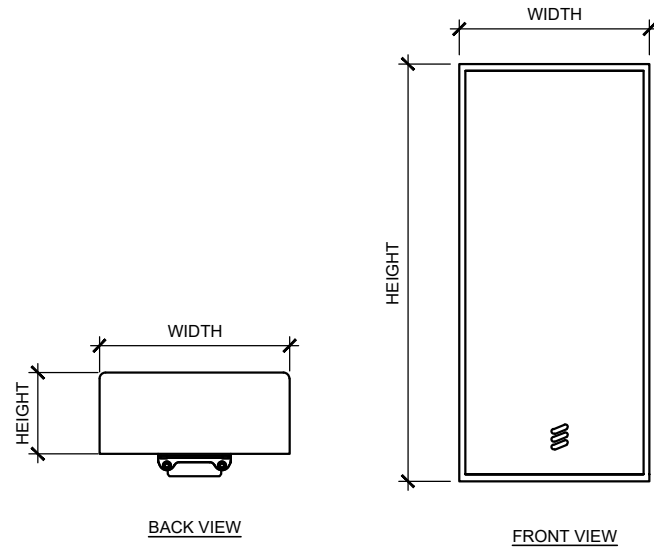
HEIGHT	WIDTH	DEPTH	WEIGHT
96.0"	19.6"	7.8"	99.2 LBS



ERICSSON AIR6449 N77D

SIZE AND WEIGHT TABLE

HEIGHT	WIDTH	DEPTH	WEIGHT
30.4"	15.9"	8.1"	81.6 LBS



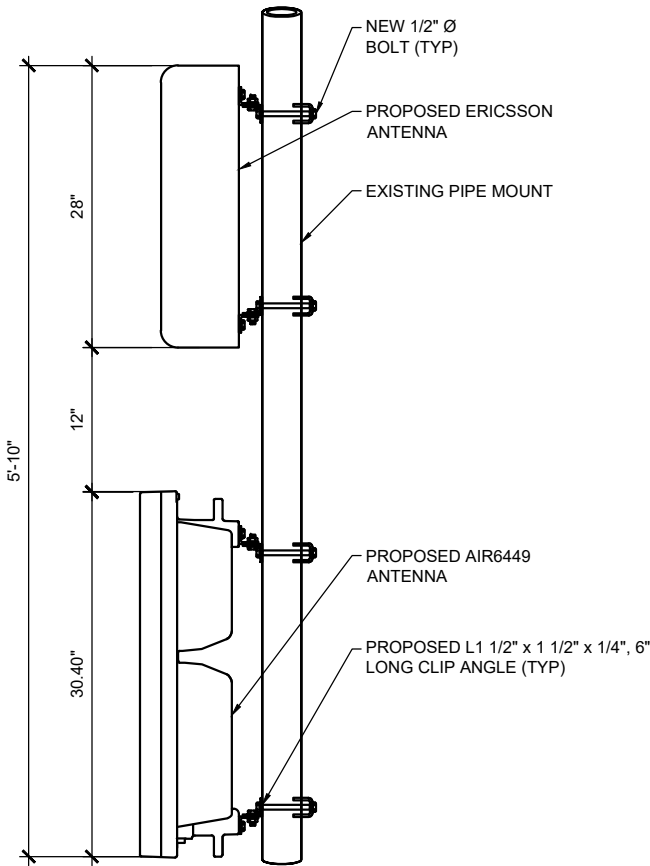
ERICSSON ANTENNA

SIZE AND WEIGHT TABLE

HEIGHT	WIDTH	DEPTH	WEIGHT
28.0"	15.7"	6.7"	66.1 LBS

ANTENNA SPECIFICATIONS

SCALE	1
N.T.S.	



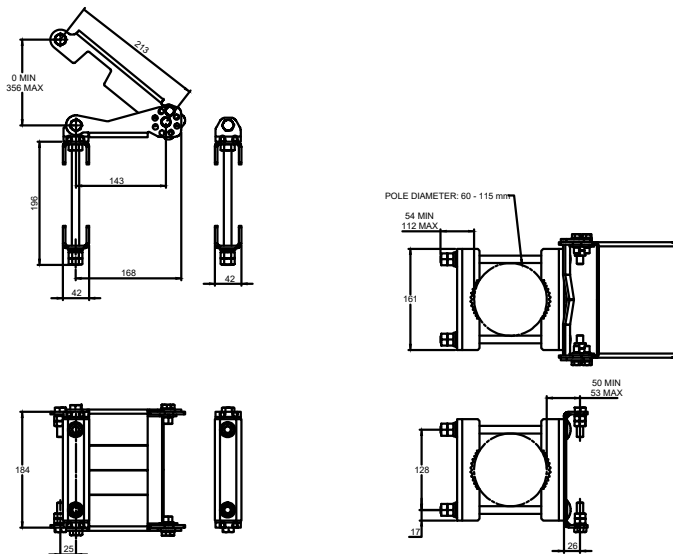
ANTENNA MOUNTING DETAIL

SCALE	4
N.T.S.	

ANTENNA SPECIFICATIONS

SCALE	2
N.T.S.	

COMMSCOPE: NNHH-65C-R4 MOUNTING KIT



DOWNTILT KIT:
WEIGHT: 6.3kg | 13.9 lbs
MATERIAL: GALV. STEEL

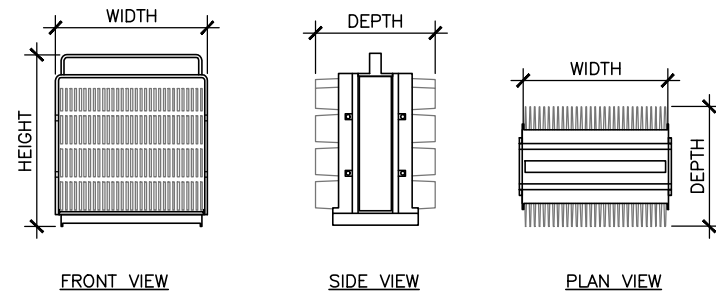
TYPE NO.	DESCRIPTION	MAST DIA.	WEIGHT	UNITS PER ANETNNA
BSAMNT-1	2 CLAMPS	2.36-4.5	3.35 kg	1

ANTENNA MOUNTING KIT

SCALE	5
N.T.S.	

ANTENNA SPECIFICATIONS

SCALE	3
N.T.S.	



ERICSSON 4449 (B5/B12)

SIZE AND WEIGHT TABLE

WIDTH	DEPTH	HEIGHT W/O CABLE MANAGEMENT COVER	WEIGHT W/O BRACKET
13.19"	10.43"	14.96"	73.00 LBS

NOTE:
DIMENSIONS DO NOT INCLUDE MOUNTING BRACKET AND
SOLAR SHIELD.

RRU SPECIFICATIONS

SCALE	6
N.T.S.	

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FA: 10085141

Drawing Title:

DETAILS

Project No.:

210339800

Designer:

SB

Date:

10/21/21

Drawn By:

RR

Checked By:

SS

PM Review:

JR

Client Approval

Issue No.:

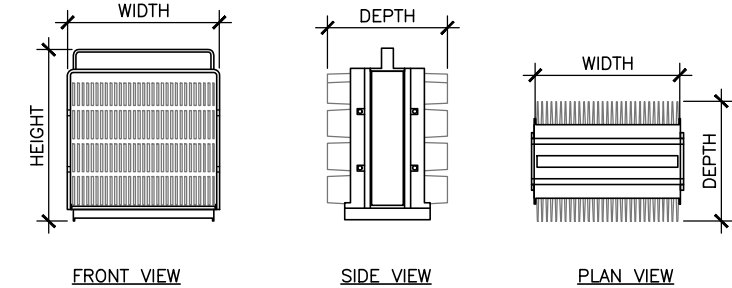
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Drawing No.

A-6

SCALE IS BASE ON 22" X 34" "D" SIZE

C:\Users\rrail\OneDrive - MORRISON HERSHFIELD\Desktop\MD7\2103398\MD7-246\16 May\MD7-246_10085141-SD0387_LTE_4C_5G_NR_FCD_Rev_1_05.16.24.dwg 05/16/2024 8:28pm rrail

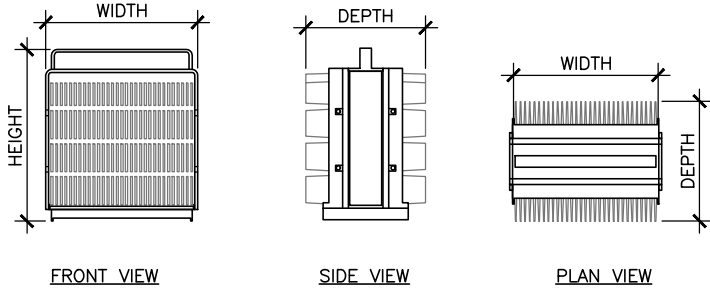


ERICSSON 8843 (B2/B66A)

SIZE AND WEIGHT TABLE

WIDTH	DEPTH	HEIGHT W/O CABLE MANAGEMENT COVER	WEIGHT W/O BRACKET
13.19"	11.10"	14.96"	75.00 LBS

NOTE:
DIMENSIONS DO NOT INCLUDE MOUNTING BRACKET AND SOLAR SHIELD.



ERICSSON 4478 (B14)

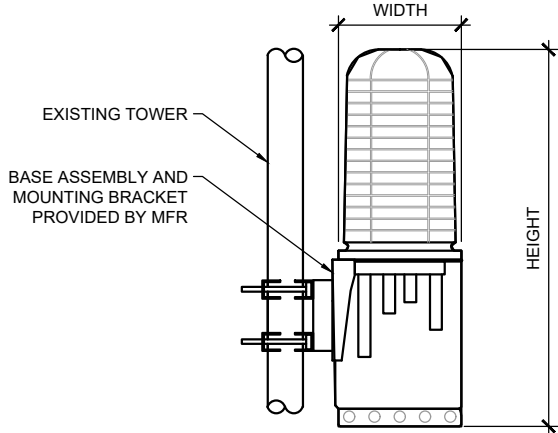
SIZE AND WEIGHT TABLE

WIDTH	DEPTH	HEIGHT W/O CABLE MANAGEMENT COVER	WEIGHT W/O BRACKET
13.40"	7.70"	16.50"	59.90 LBS

NOTE:
DIMENSIONS DO NOT INCLUDE MOUNTING BRACKET AND SOLAR SHIELD.

RAYCAP DC9-48-60-8C-EV:

DIMENSIONS, LxWxH: 10.24"x31.4"
NOMINAL OPERATING VOLTAGE: 48 VDC
OPERATING DISCHARGE CURRENT: 20 kA 8/20ms
MAX DISCHARGE CURRENT: 60 kA 8/20ms
VOLTAGE PROTECTION LEVEL [Up] PER IEC 61643-11: 145 V
VOLTAGE PROTECTION RANKING (VPR): 330V
TOTAL WEIGHT: 13.02 kg | 28.7 lbs



NOTE:
1. MOUNTING BRACKET PROVIDED BY MFR
2. INSTALL PER MFR RECOMMENDATIONS

RRU SPECIFICATIONS

SCALE
N.T.S.

1

RRU SPECIFICATIONS

SCALE
N.T.S.

2

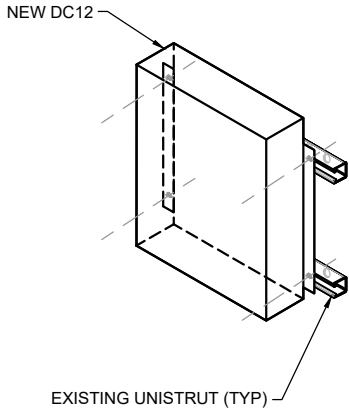
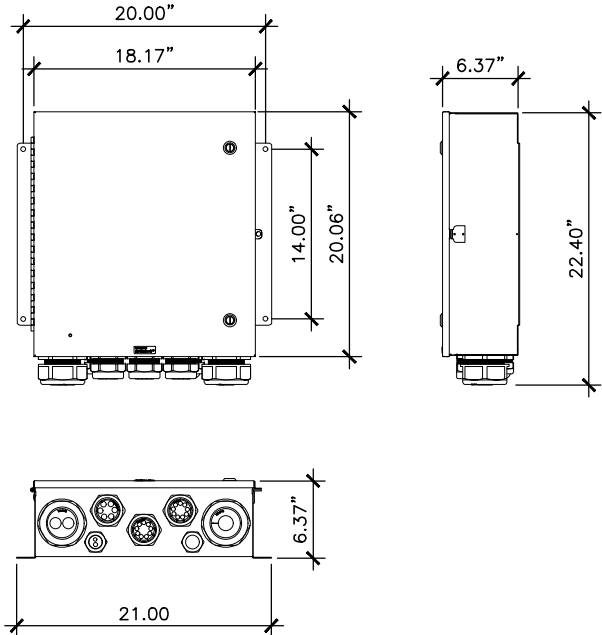
DC9 SPECIFICATIONS

SCALE
N.T.S.

3

RAYCAP DC12-48-60-0-25E:

DIMENSIONS, LxWxH: 18.17"x20.06"x6.37"
NOMINAL OPERATING VOLTAGE: 48 V
OPERATING DISCHARGE CURRENT: 20 kA 8/20ms
MAX DISCHARGE CURRENT: 60 kA 8/20ms
VOLTAGE PROTECTION LEVEL [Up] PER IEC 61643-11: 300 V
VOLTAGE PROTECTION RANKING (VPR): 700V
TOTAL WEIGHT: 25.54 kg | 56.3 lbs



DC12 SPECIFICATIONS - (OUTDOOR)

SCALE
N.T.S.

4

DC12 MOUNTING DETAIL

SCALE
N.T.S.

5

NOT USED

6

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Plans Prepared For:



10590 WEST OCEAN AIR DRIVE
SUITE 300
SAN DIEGO, CA 92130

Applicant:



Plans Prepared By:



Project:

THE TWIST (I-805 & I-15)
SITE ID: SD0387
2905 NILE STREET
SAN DIEGO, CA 92104
FA: 10085141

Drawing Title:

DETAILS

Project No.:

210339800

Designer:

SB

Date:

10/21/21

Drawn By:

RR

Checked By:

SS

PM Review:

JR

Client Approval

Issue No.:

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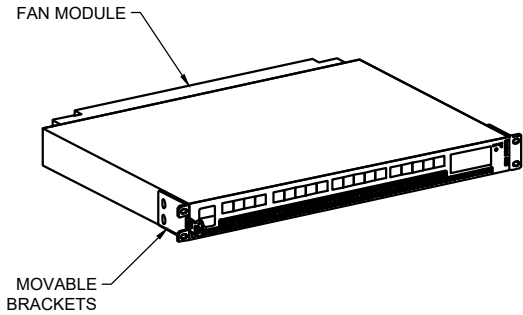
Drawing No.

A-7

SCALE IS BASE ON 22" X 34" "D" SIZE

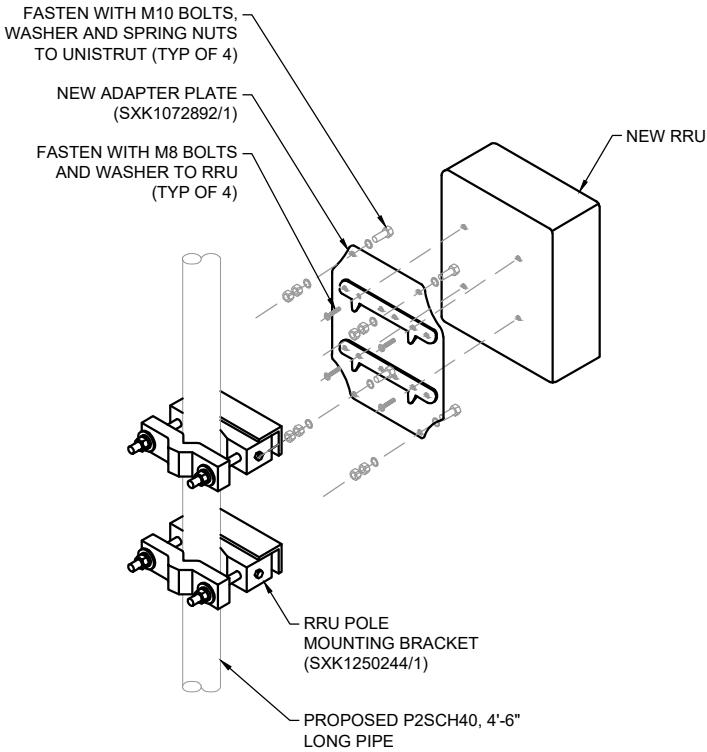
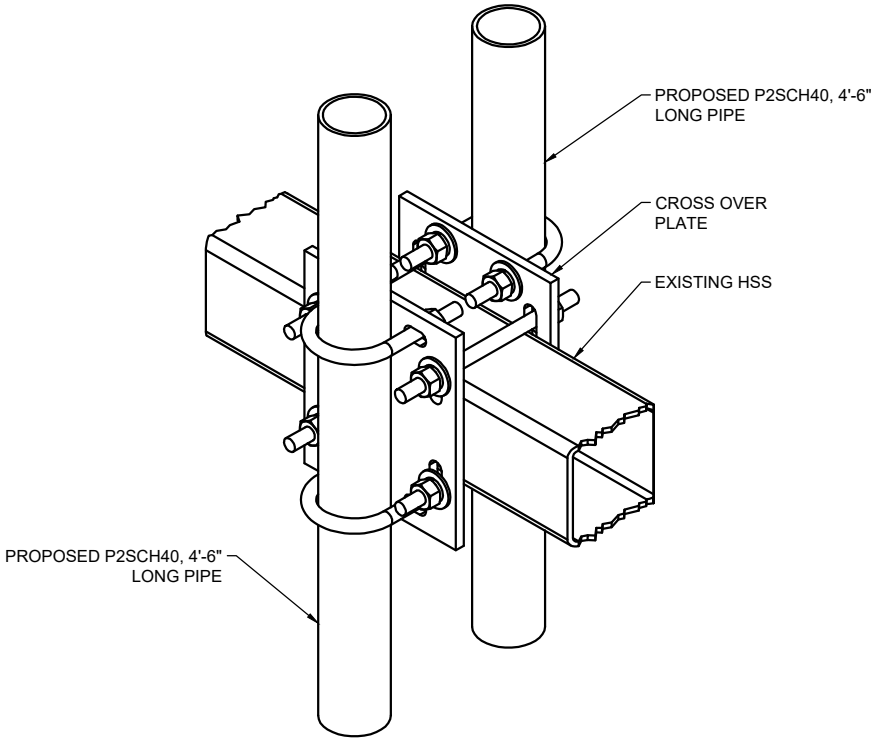
ERICSSON BASEBAND 6630:

DIMENSIONS, WxDxH: 19"x13.8"x1.75"
NOMINAL OPERATING VOLTAGE: -48 VDC
OPERATING VOLTAGE RANGE: -38 TO -58.5 VDC
OPERATING TEMPERATURE: 0 TO +55°C
TOTAL WEIGHT: 6.5 kg | 14.3 lbs
BREAKER SIZE: 30A



NOTE:
CONSTRUCTION TO REFER TO AT&T UPGRADE KIT GUIDELINES WHEN
INSTALLING THE RBS 6630 IN THE PURCELL CABINET

BBPM-K1 BACK TO BACK PIPE MOUNT



BASEBAND 6630 SPECS

SCALE
N.T.S.

BACK TO BACK PIPE MOUNT

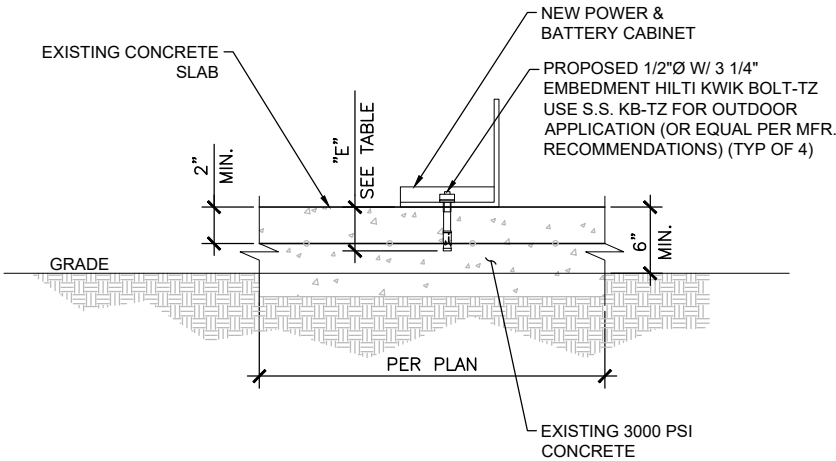
SCALE
N.T.S.

RRU MOUNTING KIT

SCALE
N.T.S.

ANCHOR SCHEDULE			
BOLT DIA.	HOLE DIA.	"E" EMBEDMENT	INSTALLATION TORQUE (FT-LB) *
3/8"	3/8"	2"	25
1/2"	1/2"	3 1/4"	40
5/8"	5/8"	3 1/8"	60
3/4"	3/4"	3 3/4"	110

*NOTE: PER ICC ESR-1917 TABLE 1A INSTALLATION TORQUE



NOTE:
VERIFY WITH CABINET MANUFACTURER MOUNTING HOLE
AND INSTALLATION RECOMMENDATIONS.

EQUIPMENT ANCHORAGE DETAIL

SCALE
N.T.S.

RECTIFIER SPECIFICATIONS

SCALE
N.T.S.

VRLA BATTERY SPECIFICATIONS

SCALE
N.T.S.

EMERSON 2KW HE -48V RECTIFIER:

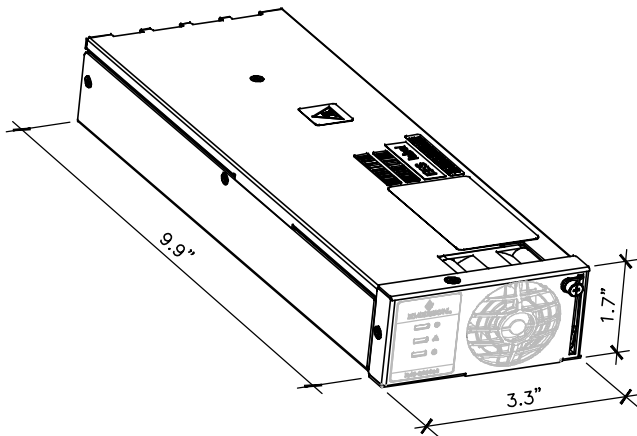
MANUFACTURER: EMERSON

SPECIFICATIONS:

DIMENSION: 1.7"H x 3.3"W x 9.9"D
WEIGHT: 2.49 LBS. (1.13 KG.)

DC INPUT
DC INPUT VOLTAGE, NOMINAL: 208/240 VOLTS
INPUT VOLTAGE, PERMITTED VARIATION: 176 VDC
MAXIMUM INPUT CURRENT: 11.73A

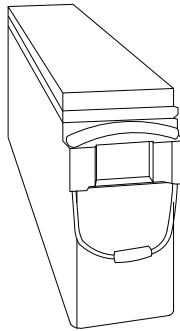
DC OUTPUT
OUTPUT VOLTAGE: -48 VDC
OUTPUT VOLTAGE, PERMITTED VARIATION: -42 TO 58 VDC
OUTPUT POWER: 2000 W @ -48 VDC
OUTPUT CURRENT: 41.7 A



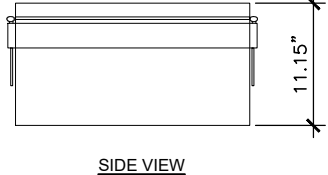
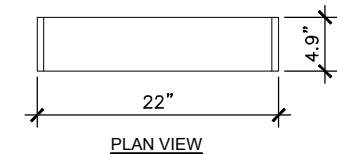
VRLA M12V155FT BATTERY:

SPECIFICATIONS:

MANUFACTURER: GNB
EXIDE TYPE DESIGNATION: M12V155FT
NOM. VOLTAGE V: 12 V
NOM. CAPACITY C10 1.80 VPC 20° C Ah: 150AH
NOM. CAPACITY C8 1.75 VPC 25° C Ah: 155 AH
LENGTH (l) MAX (mm): 22" (559)
WIDTH (b/w) MAX. (mm): 4.90" (124)
HEIGHT (h) MAX (mm): 11.15" (283)
WEIGHT APPROX. (kg): 53.8
INTERNAL RESISTANCE mOhm: 3.0



CONNECT SERIES OF (4) 12V BATTERIES = 48V



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SAN DIEGO, CA 92130

Applicant:



Plans Prepared By:



Project:

THE TWIST (I-805 & I-15)
SITE ID: SD0387
2905 NILE STREET
SAN DIEGO, CA 92104
FA: 10085141

Drawing Title:

DETAILS

Project No.:
210339800

Designer: SB	Date: 10/21/21
Drawn By: RR	Checked By: SS
PM Review: JR	Client Approval
Issue No.: 0	Drawing No.: A-8

SCALE IS BASE ON 22" X 34" "D" SIZE

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48VDC NETXTEND FLEX BATTERY CABINET:

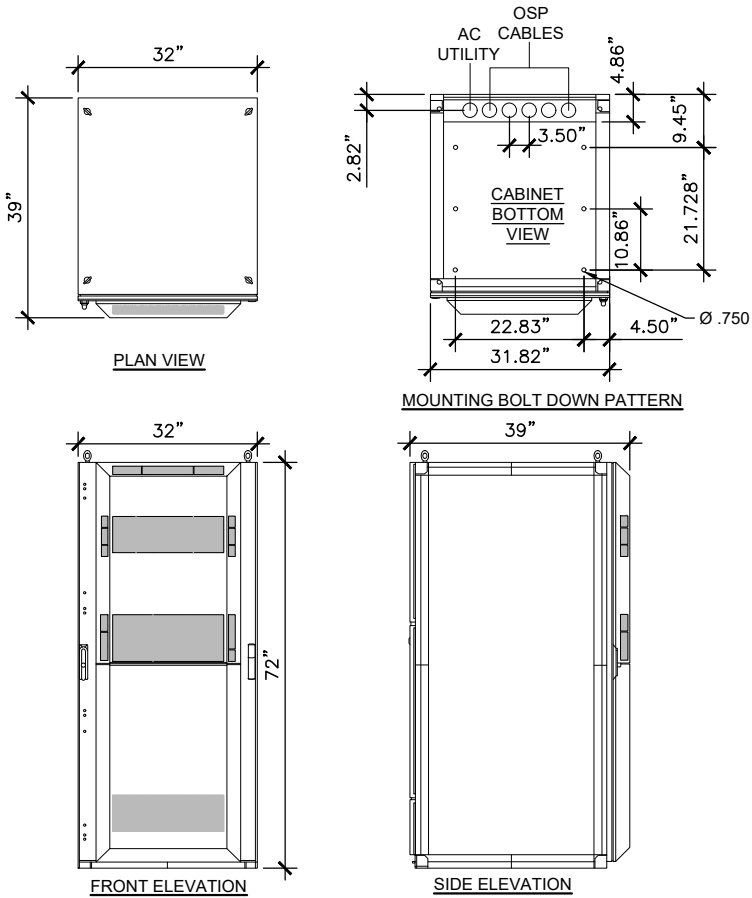
TECHNICAL SPECIFICATIONS:

BATTERY SHELVES: (5) SHELVES (+24V-12 STRING MAX/ -48V-6 STRING MAX)
THERMAL SOLUTION: FREE AIR VENTED
GROUND BAR: 100 POSITIONS
TERMINAL BLOCK: 12-PAIR PHOENIX BLOCK



MECHANICAL SPECIFICATIONS:

DIMENSIONS: 72"Hx32"Wx39"D
WEIGHT: 4,100.0 LBS



BATTERY CABINET SPECIFICATIONS

VERTIV OUTDOOR NETSURE 512 SYSTEM -
NO. NEQ. 15917:

TECHNICAL SPECIFICATIONS:

DC POWER SYSTEM FEATURES
NOMINAL SYSTEM VOLTAGE: -48VDC OR +24VDC
CONTROL: MICROPROCESSOR (ACU+)

RATED OUTPUT CAPACITY - MAXIMUM CONFIGURATION

SYSTEM: 550 AMPS AT -48VDC PLUS REDUNDANCY
400 AMPS AT +24VDC PLUS REDUNDANCY
RECTIFIER: 2000 WATTS (41.7A)
CONVERTER: 1200 WATTS (50A), -48VDC TO +24VDC
DISTRIBUTION PANEL (TOP): WIRED FOR (16) +24V AND (13) -48V BULLET POSITIONS
(BOTTOM) (30) -48V BULLET POSITIONS

ENVIRONMENTAL:
OPERATING TEMPERATURE: -40°F TO 115°F (-40°C TO 46°C)
CONTINUOUS OPERATION
HUMIDITY: 0% TO 95% RELATIVE HUMIDITY, NON-CONDENSING
NEMA ENCLOSURE: 3R

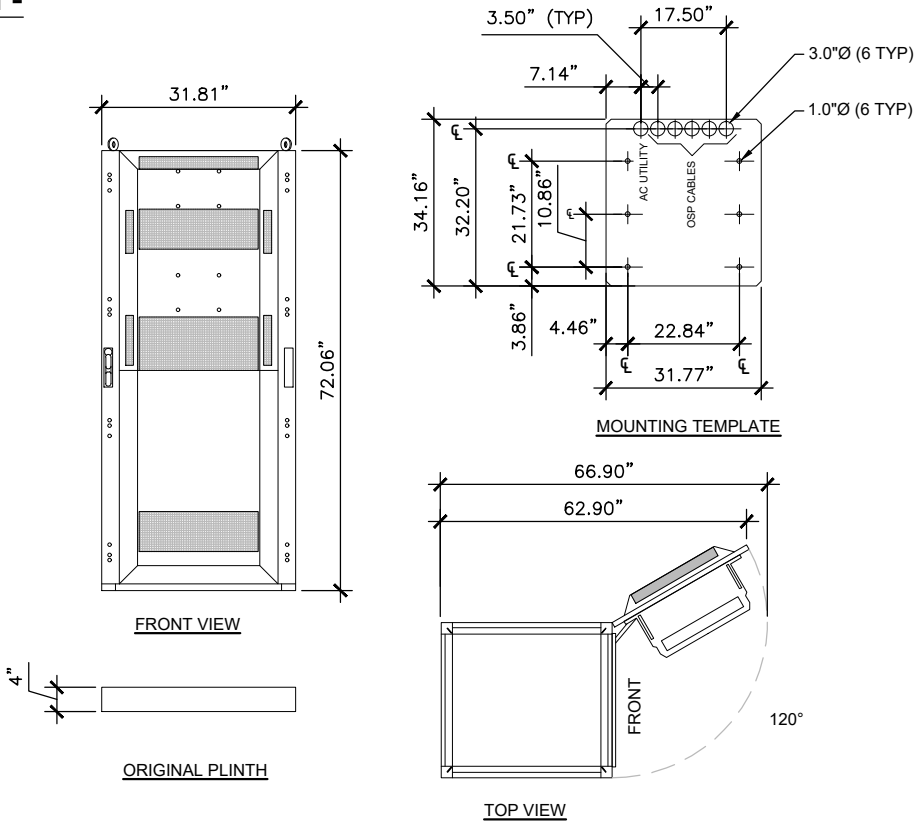
THERMAL SOLUTIONS:
POWER CHAMBER: 2500 WATT DOOR-MOUNTED HEAT EXCHANGER,
2RU AVAILABLE SPACE FOR SURGE PROTECTION

BATTERY CHAMBER: FAN COOLED, FRESH AIR VENTILATION,
HOLDS UP TO (3) BATTERY STRINGS

EQUIPMENT:
GROUND BAR: 10 POSITIONS
TERMINAL BLOCK: 12-POSITION PHOENIX ALARM BLOCK,
32-POSITION PHOENIX ALARM BUNCHING BLOCK

SAFETY:
DC POWER SYSTEM: UL 1801 LISTED (US & CANADA), NEBS LEVEL 3
ENCLOSURE: GR-487, UL 60950, AND SEISMIC ZONE 4 COMPLIANT

WEIGHT:
OUTDOOR NETSURE™512: 816 LBS (W/O BATTERIES)
2,300 LBS (W/ GNB BATTERIES)
PLINT: TBD



POWER CABINET SPECIFICATIONS

SCALE
N.T.S. 1



MATERIAL SAFETY DATA SHEET

I. PRODUCT IDENTIFICATION					
MANUFACTURER Exide Technologies Industrial Energy 3950 Sussex Avenue Aurora, IL 60504-7932		CHEMICAL/TRADE NAME (as used on label)		MARATHON V-0 and SPRINTER V-0 Valve Regulated Lead Acid Battery	
FOR INFORMATION Primary: MACTEC Engineering and Consulting, Inc. Attention: Juliann Cottrian (770) 421-3485 Secondary: Environmental, Safety & Health Attention: Eric Murray (800) 532-4622 or Fred Gauster (610) 921-4052		CHEMICAL FAMILY/ CLASSIFICATION		Electrical Storage Battery Monoblock type	
FOR EMERGENCY CHEMTREC (800) 424-9300 24-hour Emergency Response Contact Ask for Environmental Coordinator		DATE ISSUED:		January 2010	
		CHEMTREC INTERNATIONAL (703) 527-3887 – Collect			
II. HAZARDOUS INGREDIENTS/IDENTITY INFORMATION					
		Approximate Air Exposure Limits (µg/m ³)			
Components	CAS Number	% by Wt.	OSHA	ACGIH	NIOSH
Inorganic components of:					
Lead	7439-92-1	71-76	50	50	50
Antimony Oxide	7440-36-0	< 0.6	500	500	500
Calcinated Clay	N/A	< 1.2	N/A	N/A	N/A
Tin	7440-31-5	0.4-0.6	2000	2000	2000
Copper	7440-50-8	< 0.1	1000	1000	1000
Electrolyte (sulfuric acid)	7664-93-9	16-18	1000	200	1000
Case Material:					
Polypropylene	9003-07-0	6-7	N/A	N/A	N/A
Plate separator material:					
Glass	N/A	2-3	N/A	N/A	N/A
NOTE: Inorganic lead and electrolyte (water and sulfuric acid solution) are the primary components of every battery manufactured by Exide Technologies or its subsidiaries. Other ingredients may be present dependent upon battery type. Polypropylene is the principal case material of automotive and commercial batteries.					
III. PHYSICAL DATA					
Boiling Point (Electrolyte)	203° F (at 760 mm Hg)	Specific Gravity (H ₂ O=1)		1.230 to 1.350	
Melting Point	Not Applicable	Vapor Pressure (mm Hg at 20 °C)		10	
Solubility in Water	100%	Vapor Density (AIR=1)		Greater than 1	
Evaporation Rate (Butyl acetate=1)	Less Than 1	% Volatiles by Weight		Not Applicable	
Appearance and Odor	A clear liquid with a sharp, penetrating, pungent odor. A battery is a manufactured article; no apparent odor.				

Project Battery System Data	
Battery Type:	Valve Regulated Lead Acid (VRLA) with Absorbant Glass Mat (AGM)
Battery Manufacturer/Model:	Exide GNB / M12V155FT
Total Weight of (1) Battery/Cell (kg):	53.8
Electrolyte per Battery (18% of Battery Weight) (kg):	9.7
Electrolyte per Battery in Gallons (1 Gallon = 6.91 kg):	1.4
Total Batteries in Power & Battery Cabinet:	28
Total Amount of -48V Strings:	7
Total Amount of Electrolyte in Gallons:	39.2
Total Amount of Amp Hours (Ah):	1085
Total Amount of Kilo-Watt Hours (kWh):	52.08

BATTERY SPECIFICATIONS

SCALE
N.T.S. 3

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Plans Prepared For:



10590 WEST OCEAN AIR DRIVE
SUITE 300
SAN DIEGO, CA 92130

Applicant:



Plans Prepared By:

MORRISON HERSHFIELD
5100 S MACADAM AVE, SUITE 500
PORTLAND, OR 97239
Tel: 503-595-9128 Fax: 503-595-9136
www.morrisonhershfield.com

Project:

THE TWIST (I-805 & I-15)
SITE ID: SD0387
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SAN DIEGO, CA 92104
FA: 10085141

Drawing Title:

DETAILS

Project No.:

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Designer:

SB

Date:

10/21/21

Drawn By:

RR

Checked By:

SS

PM Review:

JR

Client Approval

Issue No.:

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Drawing No.

A-9

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RF-EME Compliance Report
EBI Project No. 6221007300

USID No. 15445 Site No. SD0387
2905 Nile Street, San Diego, California

Nearest Walking Surface Simulation



SIGN IDENTIFICATION LEGEND			
	AT&T NOTICE 2 Sign		AT&T CAUTION 2 - Rooftop Sign
	AT&T WARNING 1B and 2A Signs		AT&T CAUTION 2B - Tower Sign
	AT&T NOTICE Small Cell Signs		AT&T CAUTION 2C - Parapet Sign
	AT&T CAUTION Small Cell Signs		AT&T TRILINGUAL NOTICE Sign

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RF-EME Compliance Report
EBI Project No. 6221007300

USID No. 15445 Site No. SD0387
2905 Nile Street, San Diego, California

4.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

CRAN / HETNET Small Cell Decals / Signs		Alerting Signs	
	NOTICE DECAL		NOTICE SIGN
	CAUTION DECAL		CAUTION 2A
	CAUTION SIGN		CAUTION 2C - PARAPETS

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Drawing Title:

RF SIGNAL
LOCATION PLAN

Project No.:
210339800

Designer: SB	Date: 10/21/21
Drawn By: RR	Checked By: SS
PM Review: JR	Client Approval

Issue No.:
0

Drawing No.:
RF-1

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PLANTING NOTES

- CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION(S) FROM THE PLANS OR SPECIFICATIONS IS TO HAVE WRITTEN APPROVAL.
- ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "AMERICAN NURSERY AND LANDSCAPE ASSOCIATION" STANDARDS. WWW.ANLA.ORG
- LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.
- CONTRACTOR TO INCLUDE IN HIS BID THE REPAIR OF ANY AND ALL DAMAGE RESULTING FROM INSTALLATION OF PLANTING ITEMS. CONNECT TO EXISTING CONDITIONS.
- ALL TREES WITHIN 5' OF ANY HARDSCAPE SURFACE TO HAVE A ROOT BARRIER TO REDIRECT ROOT GROWTH PER MANUFACTURER'S SPECIFICATIONS.
- FINISH GRADE TO BE 2" BELOW TOP OF CURB OR SIDEWALK FOR PLANTING AREAS.
- FERTILIZER FOR ALL PLANTING AREAS SHALL BE AS SPECIFIED WITHIN THE SOILS REPORT.
- ALL PLANTING AND IRRIGATION ON THIS PROJECT TO MEET OR EXCEED CITY LANDSCAPE GUIDELINES, STANDARDS AND AGENCY REQUIREMENTS.
- MULCH: ALL REQUIRED PLANTING AREA AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING RE-VEGETATION PER SDMC 142.0411.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE BALLS WHICH SETTLE BELOW GRADE, FERTILIZING, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTINGS FREE OF INSECTS AND DISEASES, WEEDING, AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AS SPECIFIED ABOVE FOR A PERIOD OF NINETY (90) DAYS. ALL PLANTER BEDS TO BE AMENDED WITH SOIL PREPARATION PER SPECIFICATIONS. NO DEVIATIONS ARE ALLOWED.
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- EXISTING TREES TO REMAIN ON-SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED. 1) A BRIGHT YELLOW OR ORANGE TEMP. FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE. 2) STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN DRIP LINE. 3) A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION. 4) ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.
- IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

EXISTING TREE LEGEND

	BOTANICAL NAME	CANOPY	CALIPER	NOTES
1	PINUS MUGO	30'H X 10'W	8"	REMAIN
2	PHOENIX RECLINATA	15'H X 10'W	18"	REMAIN
3	TRISTANIA CONFERTA	30'H X 10'W	8"	REMAIN
4	PHOENIX RECLINATA	10'H X 8'W	10"	REMAIN
5	TRISTANIA CONFERTA	30'H X 20'W	30"	REMAIN
6	PINUS MUGO	20'H X 12'W	6"	REMAIN
7	PINUS MUGO	25'H X 10'W	8"	REMAIN
8	TRISTANIA CONFERTA	35'H X 155'W	9"	REMAIN

MAINTENANCE

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE EXISTING PARK MAINTENANCE COMPANY OR ENTITY. LANDSCAPE IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE CITY. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS & LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

COMPLIANCE STATEMENT:

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE COUNTY'S WATER-EFFICIENT LANDSCAPE ORDINANCE (ORDINANCE NO. 859), THE COUNTY GUIDE TO CALIFORNIA FRIENDLY LANDSCAPING & COUNTY'S CALIFORNIA FRIENDLY PLANT LIST.

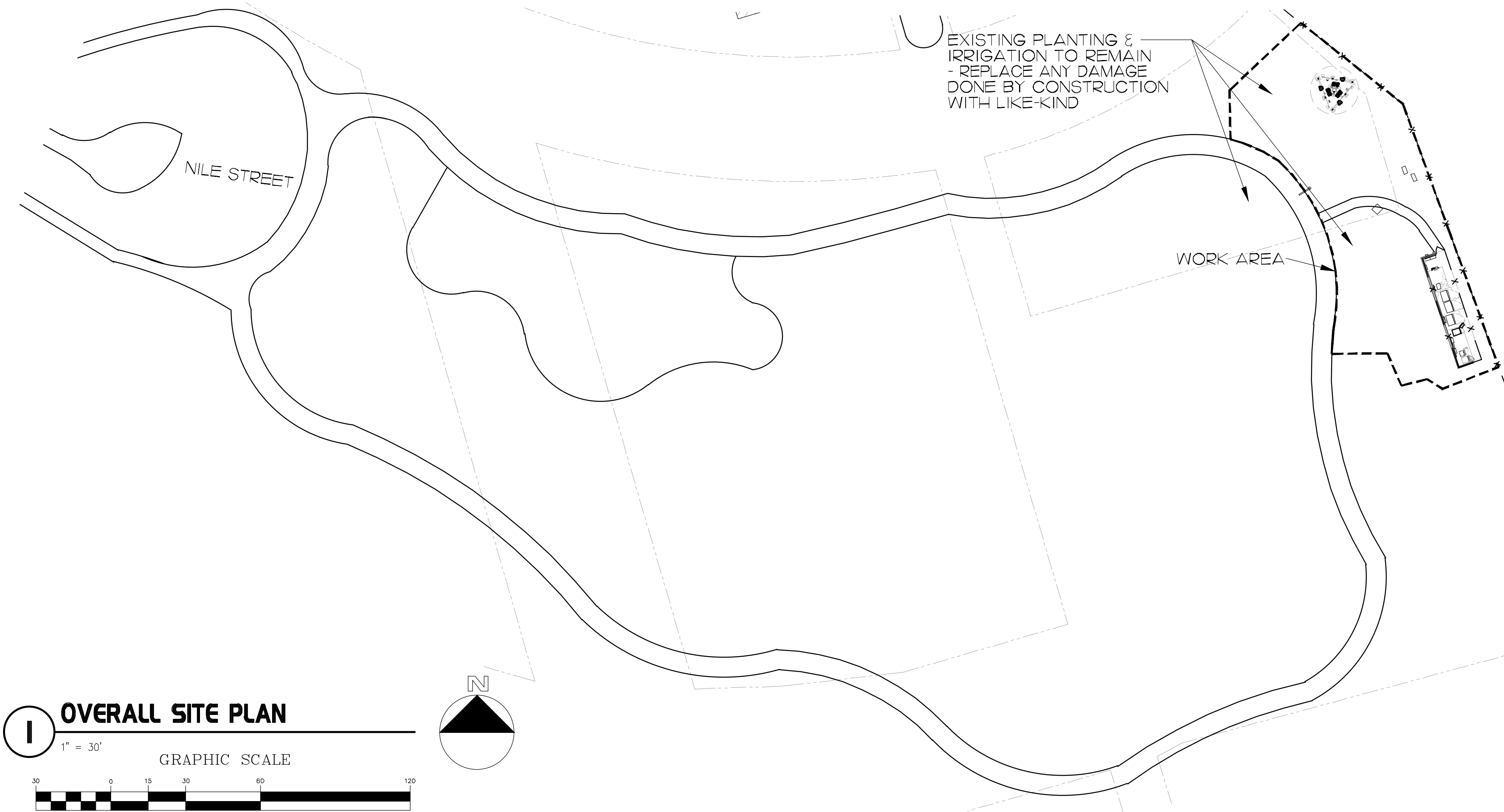
INSTALL ALL IRRIGATION EQUIPMENT & IRRIGATION DESIGN IN COMPLIANCE WITH THE CITY STANDARD UNIFORM BUILDING CODE.

DATE

04-10-2024 ROBERT A. GARCIA

EXISTING PLANTING & IRRIGATION TO REMAIN - REPLACE ANY DAMAGE DONE BY CONSTRUCTION WITH LIKE-KIND

WORK AREA



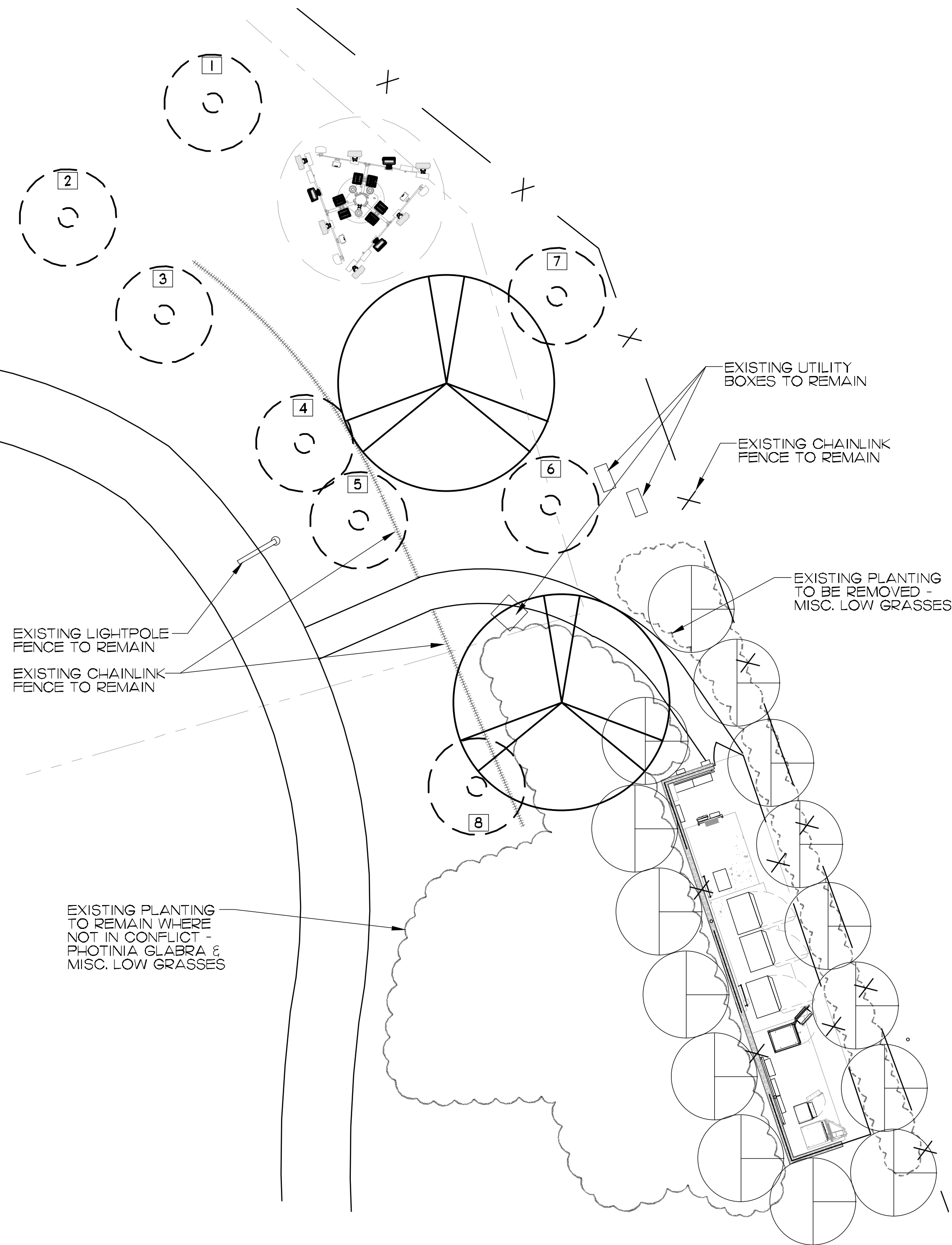
1 OVERALL SITE PLAN

1" = 30'

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



2 PLANTING PLAN ENLARGEMENT

1" = 10'

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	MULCHS #3
	EXISTING TREE TO REMAIN	SEE SEPARATE LEGEND	-	8	-	-
	QUERCUS AGRIFOLIA	COAST LIVE OAK	48" BOX	2	STANDARD	L
	ARCASTAPHYLOS MANZANITA	COMMON MANZANITA	15 GAL.	15	AS SHOWN	L

hourian associates, inc.
landscape architecture + design
san clemente • santa barbara, ca
p: 949.489.5623 e: team@hourianassociates.com



revisions:



AT&T CELL SITE TOWER
SITE I.D. SD0387
2905 NILE STREET
SAN DIEGO, CA

project

project
no:
date: 04/10/24

sheet name:
PLANTING PLAN

sheet no:

L-1.0

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WALLACE LABORATORIES, LLC
365 Coral Circle
El Segundo, CA 90245
phone (310) 615-0116 fax (310) 640-6863

April 3, 2024

Nicole Hourian, team@hourianassociates.com
Hourian Associates
107 Avenida Miramar, Suite D
San Clemente, CA 92672

RE: AT & T, San Diego
Sample received April 2, 2024, Our ID No. 24-94-16

Dear Nicole,

The pH is moderately alkaline at 7.62. Salinity is modest at 0.37 millimho/cm.

Nitrogen is modest. Iron and boron are moderate. Phosphorus, potassium, manganese, zinc, copper and magnesium are high. Sodium is low. SAR (sodium adsorption ratio) is 0.6. The concentrations of common non-essential heavy metals are low.

Recommendations

General soil preparation on a square foot basis. Broadcast the following uniformly; rates are per 1,000 square feet for a 6-inch lift. Incorporate them homogeneously 6" deep.

Ammonium sulfate (21-0-0) - 5 pounds

Agricultural gypsum - 20 pounds

Organic soil amendment - about 4 cubic yards, sufficient for 3% to 5% soil organic matter

For the preparation on a volume basis, homogeneously blend the following materials into the soil. Rates are expressed per cubic yard:

Ammonium sulfate (21-0-0) - 1/4 pound

Agricultural gypsum - 1 pound

Organic soil amendment - about 20% by volume, sufficient for 3% to 5% soil organic matter

Organic soil amendment:

- Humus material shall have an acid-soluble ash content of no less than 6% and no more than 20%. Organic matter shall be at least 50% on a dry weight basis.
- The pH of the material shall be between 6 and 7.5.
- The salt content shall be less than 10 millimho/cm @ 25° C. on a saturated paste extract.
- Boron content of the saturated extract shall be less than 1.0 part per million.
- Silicon content (acid-insoluble ash) shall be less than 50%.
- Calcium carbonate shall not be present if to be applied on alkaline soils.

Soil Analyses Plant Analyses Water Analyses

Hourian Associates, April 3, 2024, page 2

- Types of acceptable products are composts, manures, mushroom composts, straw, alfalfa, peat mosses etc. low in salts, low in heavy metals, free from weed seeds, free of pathogens and other deleterious materials.
- Composted wood products are conditionally acceptable [stable humus must be present]. Wood based products are not acceptable which are based on red wood or cedar.
- Sludge-based materials are not acceptable.
- Carbon:nitrogen ratio is less than 25:1.
- The compost shall be aerobic without malodorous presence of decomposition products.
- The maximum particle size shall be 0.5 inch, 80% or more shall pass a No. 4 screen for soil amending.

Maximum total permissible pollutant concentrations in amendment in parts per million on a dry weight basis:

arsenic	12	copper	100	selenium	10
cadmium	15	lead	150	silver	10
chromium	200	mercury	10	vanadium	50
cobalt	50	molybdenum	20	zinc	250
		nickel	100		

Higher amounts of salinity or boron may be present if the soils are to be preleached to reduce the excess or if the plant species will tolerate the salinity and/or boron.

For maintenance fertilization, apply ammonium sulfate (21-0-0) at 5 pounds per 1,000 square feet about once per quarter.

Monitor the site with periodic testing. Adjust the maintenance program as needed.

Sincerely,

Garn A. Wallace

Garn A. Wallace, Ph. D.
GAW:n

Soil Analyses Plant Analyses Water Analyses

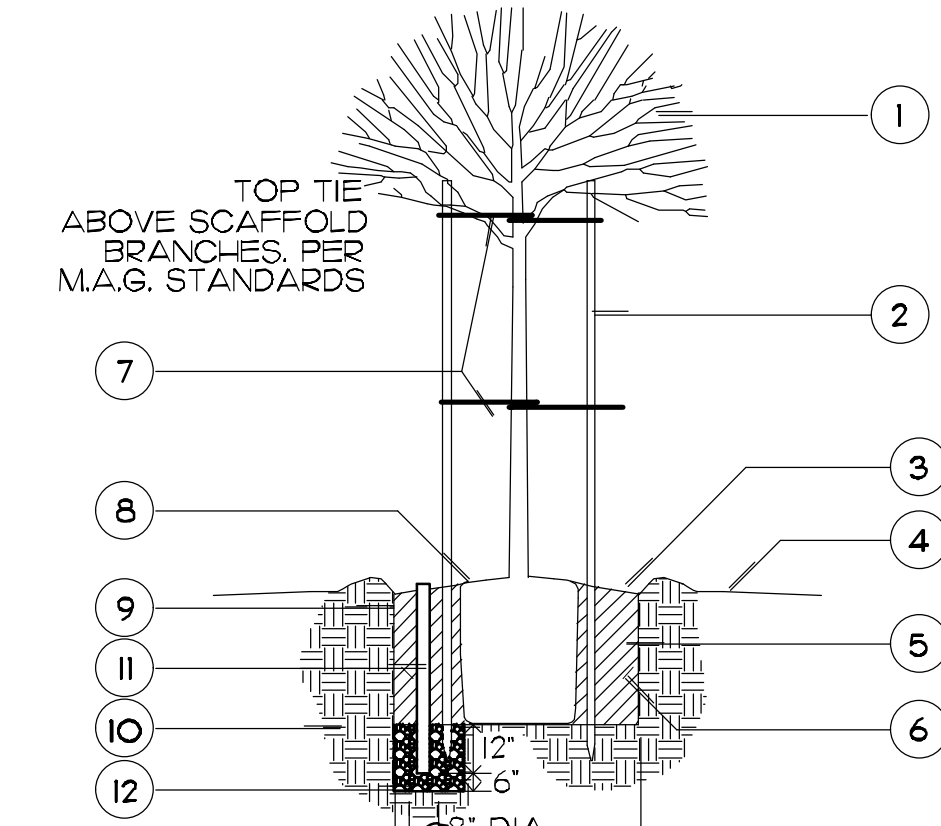
WALLACE LABS			SOILS REPORT		Print Date	Apr. 3, 2024
365 Coral Circle			Location		AT & T, San Diego	
El Segundo, CA 90245			Requester		Nicole Hourian, Hourian Associates	
(310) 615-0116			graphic interpretation: * very low, ** low, *** moderate			
ammonium bicarbonate/DTPA				**** high, ***** very high		
extractable - mg/kg soil			Sample ID Number		24-94-16	
Interpretation of data			Sample Description		Soil Sample Received 04/02/2024	
low	medium	high	elements		graphic	
0 - 7	8-15	over 15	phosphorus		13.50	****
0-60	60 -120	121-180	potassium		168.97	****
0 - 4	4 - 10	over 10	iron		5.15	***
0- 0.5	0.6- 1	over 1	manganese		2.46	****
0 - 1	1 - 1.5	over 1.5	zinc		9.48	****
0- 0.2	0.3- 0.5	over 0.5	copper		1.91	****
0- 0.2	0.2- 0.5	over 1	boron		0.23	***
			calcium		449.03	****
			magnesium		352.69	*****
			sodium		28.68	*
			sulfur		656.19	*****
			molybdenum		n d	*
			nickel		0.13	*
The following trace			aluminum		n d	*
elements may be toxic			arsenic		0.13	*
The degree of toxicity			barium		0.68	*
depends upon the pH of			cadmium		0.04	*
the soil, soil texture,			chromium		n d	*
organic matter, and the			cobalt		0.02	*
concentrations of the			lead		1.84	**
individual elements as well			lithium		0.29	*
as to their interactions.			mercury		n d	*
			selenium		n d	*
The pH optimum depends			silver		n d	*
upon soil organic			strontium		1.44	*
matter and clay content-			tin		n d	*
for clay and loam soils:			vanadium		0.37	*
under 5.2 is too acidic						
6.5 to 7 is ideal			Saturation Extract			
over 8.0 is too alkaline			pH value		7.62	****
The ECe is a measure of			ECe (milli-		0.37	**
the soil salinity:			mho/cm)		millieq/l	
1-2 affects a few plants			calcium		31.9	1.6
2-4 affects some plants,			magnesium		12.3	1.0
> 4 affects many plants.			sodium		15.5	0.7
			potassium		9.0	0.2
			cation sum			3.5
problems over 150 ppm			chloride		34	1.0
good 20 - 30 ppm			nitrate as N		14	1.0
			phosphorus as P		0.9	0.0
toxic over 800			sulfate as S		5.4	0.3
			anion sum			2.3
toxic over 1 for many plants			boron as B		0.08	*
increasing problems start at 3			SAR		0.6	*
est. gypsum requirement-lbs./1000 sq. ft.					39	
			relative infiltration rate		slow/fair	
			estimated soil texture		sandy loam	
			lime (calcium carbonate)		no	
			organic matter		low/fair	
			moisture content of soil		13.6%	
			half saturation percentage		21.7%	
Elements are expressed as mg/kg dry soil or mg/l for saturation extract.						
pH and ECe are measured in a saturation paste extract. nd means not detected.						
Analytical data determined on soil fraction passing a 2 mm sieve.						

Elements are expressed as mg/kg dry soil or mg/l for saturation extract.

pH and ECe are measured in a saturation paste extract. nd means not detected.

Analytical data determined on soil fraction passing a 2 mm sieve.

C SHRUB PLANTING

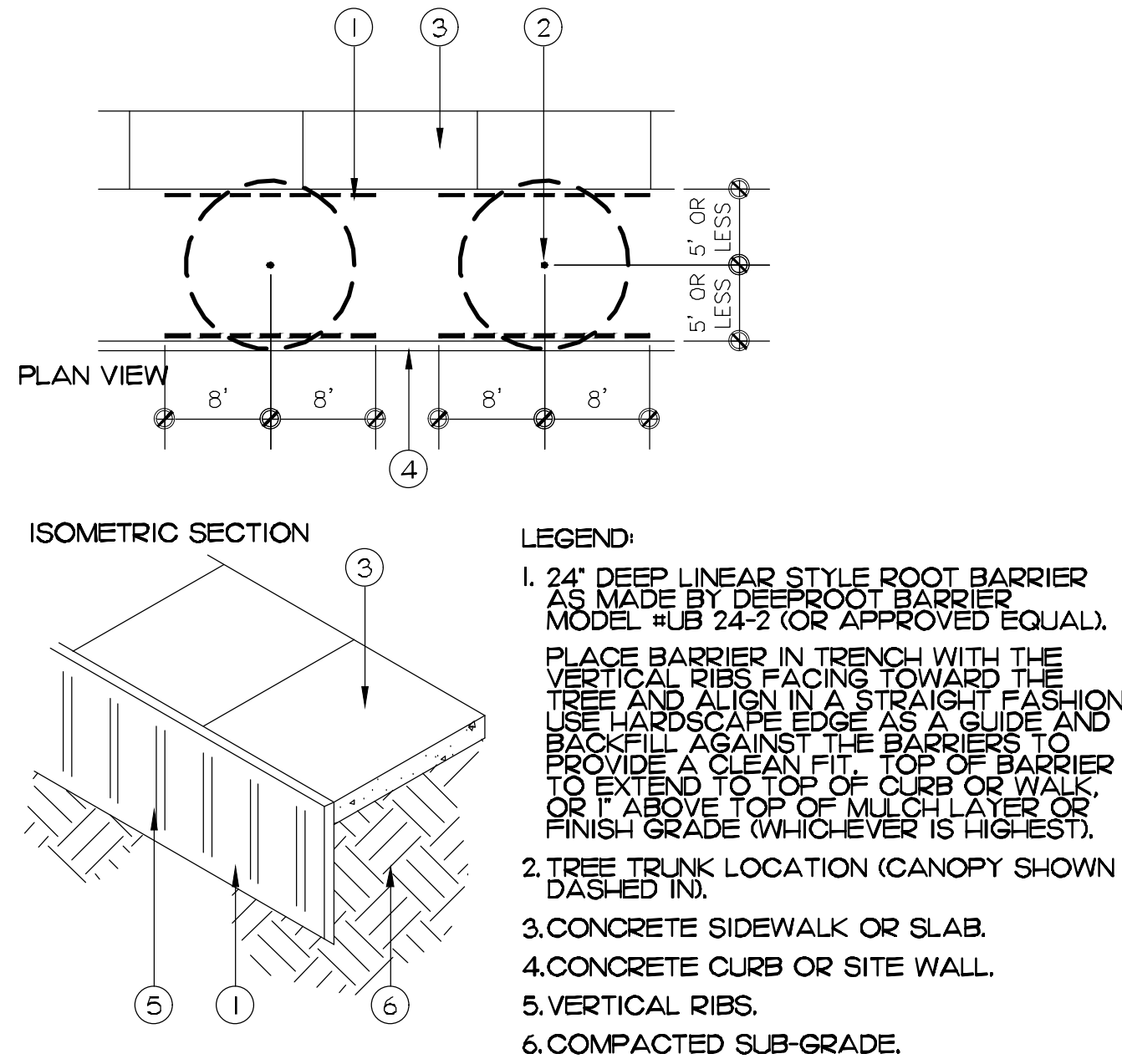


LEGEND:

- TREE - CENTER IN PIT.
- TREE STAKES PER SPECIFICATIONS (2 PER TREE), KEEP CLEAR OF ROOTBALL. REMOVE TOP OF STAKE TO 4" BELOW LOWEST BRANCH. SET STAKES PARALLEL TO PREVAILING WINDS.
- 2" WATER BASIN
- FINISH GRADE
- AMENDED NATIVE BACKFILL - REFER TO SPECIFICATIONS
- PLANTING TABLETS - REFER TO SPECIFICATIONS FOR QUANTITY AND PLACEMENT
- TREE TIES - REFER TO SPECIFICATIONS
- SET TOP OF ROOTBALL 2" ABOVE SURROUNDING GRADE AND SLOPE FOR DRAINAGE.
- SCARIFY SIDES AND BOTTOM OF PLANTING PIT
- NATIVE UNDISTURBED SOIL
- 4" DIA. PERFORATED SCH. 40 PVC DRAINLINE W/ GRATE/CAP
- 3/4" DIA. WASHED DRAIN ROCK SUMP - AS REQUIRED BY SOILS REPORT

D TREE STAKING

A TREE ROOT BARRIER

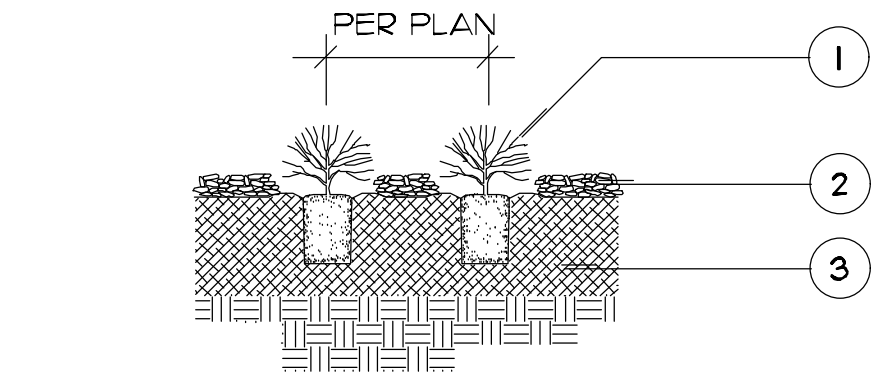


PRODUCT SPECIFICATIONS

DEEP ROOT -- UNIVERSAL BARRIER PLANTER #UB24-2 -- THE NUMBER OF PANELS REQUIRED 8.
MATERIAL: POLYPROPYLENE PLASTIC. THICKNESS: .080.
INJECTION MOLDED: ROOT DEFLECTING RIBS & GROUND LOCK TABS/ULTRA VIOLET STABILIZERS ADDED.
JOINER TYPE: SELF LOCKING JOINER (NO GLUING REQUIRED)

MANUFACTURED BY: DEEP ROOT (800) 458-7668

A TREE ROOT BARRIER



LEGEND:

- GROUND COVER FROM FLAT, CUTTING, LINER, OR ONE GALLON CONTAINER
- LAYER OF MULCH, INSTALLED BEFORE PLANTING (DEPTH PER SPECIFICATIONS)
- PLANTING BED PER SPECIFICATIONS

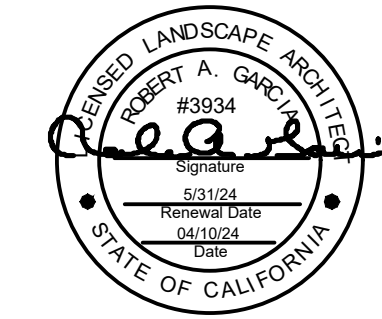
B GROUND COVER

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revisions:

- △
- △
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- △
- △



AT&T CELL SITE TOWER
SITE I.D. SD0387
2905 NILE STREET
SAN DIEGO, CA

project

project
no:
date: 04/10/24

PLANTING
DETAILS

sheet

sheet no:

C-11

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IRRIGATION SPECIFICATIONS (continued)

3.03 FINAL SITE OBSERVATION PRIOR TO ACCEPTANCE

A. The Contractor shall operate each system in its entirety for the CITY at time of final observation. Any items deemed not acceptable by the CITY shall be reworked to the complete satisfaction of the CITY.

B. The Contractor shall show evidence to the Owner that the CITY has received all accessories, charts, record drawings, and equipment as required before final site observation can occur.

3.10 SITE OBSERVATION SCHEDULE

A. The Contractor shall be responsible for notifying the CITY in advance for the following observation meetings, (verify with CITY) according to the time indicated:

1. Pre-Job Conference - 7 days
2. Pressure supply line installation - 24 hours
3. Lateral line and sprinkler installation - 24 hours
4. Automatic controller installation - 24 hours
5. Control wire installation - 24 hours
6. Pressure supply line and lateral line testing - 48 hours
7. Coverage test - 48 hours
8. Final observation - 7 days

B. When observations have been conducted other than the Owner's Representative in writing of when and by whom these observations were made.

C. No site observations will commence without "As-Built" record drawings. The contractor shall not call for a site visit without "As-Built" record drawings, without completing previously noted corrections, or without preparing the system for said visit.

PLANTING SPECIFICATIONS

PART 1 - GENERAL

1.01 Scope of Work:

Contractor shall provide all materials, labor and equipment incidental to and necessary for completing all work, as indicated on the drawings, as reasonably implied, or as delineated in the Specifications as follows.

1.02 Standards:

All work and materials shall comply with governing codes, safety orders, standards, and regulations, and meet the minimum requirements of the governing agencies.

1.03 Quality Assurance:

- A. All Contractors performing Site Development work, must be licensed in accordance with the laws of the State
- B. Contractor shall provide the Landscape Architect and the Owner's Representative with a list of Subcontractors and Material Suppliers expected to be employed during the course of construction.
- C. Contractor shall obtain and keep in force Public Liability and Property Damage Insurance during entire course of the Construction Contract. The amount of insurance shall be determined by CITY or Owner.
- D. Prior to start of site development work, the Contractor shall notify the Landscape Architect and Owner to give starting and completion dates. Contractor shall also supply the Landscape Architect and Owner with the name and telephone number of the person in charge of the work.

1.04 Responsibilities and Coordination:

- A. Permits: The Contractor shall obtain and pay for all permits and inspections required by governing authorities for the work to be performed.
- B. Existing Conditions: The Contractor shall verify all conditions and dimensions shown on the plans at the site prior to commencement of any work under the contract. The Contractor shall verify the location and depth of all underground utilities prior to start of work.
- C. Temporary Utilities: The Contractor shall apply for and pay all cost incurred for all temporary utilities such as water, electrical power and gas as required by him for the construction of the project. Temporary services shall be coordinated with the Owner and other contractors on the job site.
- D. Survey, Reference Points, and Elevations: The Contractor is responsible for establishing all surveys, reference points and elevations required by him, and shown on plans for proper execution of site construction.
- E. Traffic: The Contractor is responsible for all temporary traffic barriers and detours required by him for the construction of the project. All temporary traffic barriers and detours shall conform to all conditions required by the CITY or governing authorities.

1.05 Defective and Unauthorized Work:

All work which is determined by inspection to be defective in its construction or deficient in any of the requirements of the plans and specifications, shall be remedied or removed, and replaced by the Contractor at his own expense in a manner acceptable to the Landscape Architect and Owner's representative.

1.06 Inspections:

The Contractor shall arrange for inspections by notifying the Landscape Architect, CITY and governing authorities, 24 hours prior to time of inspection, unless otherwise noted. Inspections shall be as listed below, but not necessarily in this order. Only the inspection pertaining to the project scope of work will apply:

Rough Grading:
Drain Lines and Catch Basins.
Irrigations (main line pressure, coverage & system operations test).

Soil Preparation and Finish Grading:
Plant Material (delivery & plant establishment).
Substantial Completion Inspection (at completion of landscape improvements) - 7 Days.
Final Inspection (after maintenance period) - 7 days.

The contractor shall arrange a Preconstruction Job conference with the Landscape Architect, Owner & CITY a minimum of seven (7) days prior to the beginning work.

1.07 Guarantees:

A. Plant Materials: All trees, shrubs, ground cover bedding plants and lawn shall be guaranteed from date of final acceptance of landscape construction for periods as follows:

Trees 24" box & larger = 1 year
Trees 15 gal. & smaller = 1 year
Shrubs All sizes = 120 days
Ground Cover = 120 days
Bedding Plant = 120 days
Lawn (seed) = 120 days
Lawn (seed) = 120 days from first mowing

Guarantees begin after the project acceptance by Owner and at the end of the 180-day maintenance period. Landscape Contractor shall replace and plant all materials which have died within the time span stated above, at no cost and within 5 days from receiving written notice from the Landscape Architect, Owner's Representative or CITY. If dead material is not replaced and planted within the 5 day period, Owner may replace dead material with new material and charge the Landscape Contractor for all expenses incurred.

B. Construction Materials: The contractor shall guarantee all workmanship and materials for all site development, for a period of one year from date of final acceptance of project.

1.08 Material and Labor Releases:

Upon completion of the work, the Contractor shall present to the Owner's Representative, signed copies of all labor and materials releases for all work performed under Site Development.

1.09 Disposal and Clean-up:

Remove all waste materials (including excavated material classified as unacceptable soil material), trash and debris generated or encountered during the course of landscape construction, and legally dispose of it. During the course of the work, remove surplus materials from the site and leave premises in a neat and clean condition. Clean up and remove all remaining debris and surplus materials upon completion of work, leaving the premises neat and clean. The site shall be cleaned upon the request of the Inspector.

PART 2 - EXECUTION

2.01 Protection:

Keep all plant material delivered to site in a healthy condition for planting. Plants shall not be allowed to dry out. Bare root stock shall be separated and heeled-in, in moist earth or other suitable material until planting. Balled and burlapped plants shall have root ball covered with moist sawdust, wood chips or other suitable material until planting.

2.02 Installation:

Detailed layout of plants within the planting areas shall be performed by Contractor and approved by the Landscape Architect and Owner prior to planting.

Soil excavated from planting holes shall be amended to backfill around trees and shrubs using the following mixture:

Native On-Site Soil with rock no greater than 3" in diameter
Gro-Flower Plus 5-3-1 & 15 lbs/cy
Iron Sulfate # 2 lbs/cy

(To be used for bidding purposes only, verify with Agronomic Soils Test.)

After backfilling, construct a 3' earthen berm to form watering basin around each plant, to allow thorough water-in and establishment.

Prior to installation of turf and ground cover, remove water basins from around trees and shrubs. Berms in turf areas to be removed prior to Owner acceptance.

PART 3 - SOIL PREPARATION AND FINISH GRADING

3.01 Scope of Work:

- A. Provide all materials and equipment, and perform all work necessary for and incidental to the soil preparation and finish grading of all planting and lawn areas as shown on plans, as reasonably implied, or as delineated in the specifications.
- B. Furnishing, placement and grading, of topsoil for backfilling of planters if required.
- C. Cleaning and finish grading of planters areas and planting areas.

3.02 Topsoil:

- A. Existing on-site soils listed as 'acceptable' under 'Site Grading' specification.
- B. Topsoil imported to site for use as fill, backfill in planters and mounding, shall be sandy textured, 90t plus clay content of this soil shall be no greater than 15% by weight. The boron content of this soil shall be no greater than 1 part per million as measured on the saturation extract. The sodium absorption ratio (SAR) shall not exceed 3.0 millimoles per centimeter at 25 C. In order to ensure conformance, samples of the imported soil shall be submitted to an agronomic soils testing laboratory, approved by the project Landscape Architect for analysis prior to use. Result of testing to be delivered to Owner's Representative for approval. Soil test to include analysis and recommendations.

3.03 Soil Amendments:

All soil amendments shall be as specified in the Agronomic Suitability/Fertility soils report furnished by the Contractor

3.04 Soil Preparation:

All work on irrigation system shall be complete and inspected for recommended approval and, fine grading completed, prior to rototilling and prior to soil amendment work.

After rough grades have been established, prepare all lawn and planting areas by tilling or cross ripping to a depth of 12". All rock and debris more than 2" in diameter shall be removed from the site, except for areas that are to be sodded, in which all rock and debris more than 1" in diameter shall be removed.

Apply, spread, and rototill in all soil amendments as recommended to a depth of 6". Water area thoroughly after rototilling is complete. Incorporate evenly into the top 4" to 6" the following for each 1000 square feet of planting area:
4 cubic yards of nitrified Redwood or Fir shaving or equal.
100 lbs. of Gro-Power or approved equal.

The above soil conditioning are minimal qualities only and should be used only for bidding purposes, because soil conditions may change drastically from the time these specifications were developed to the time the actual soil conditioning take place. Therefore, the Contractor shall obtain his own soils analysis at a rate of one per every 25,000 square feet of planted area. These soil tests shall be conducted by an approved Agronomic soils testing laboratory approved by the project Landscape Architect and Owner. Copies of the soil test to be provided during the Pre-construction Job conference.

3.05 Finish Grading:

After rototilling operations are complete, grade areas to establish finish grades for planting. All flow lines shall be maintained and proper tolerances shall be met after settlement at the end of the project maintenance period.

Finish grading shall leave surface of the ground uniformly smooth and free of abrupt grade change.

3.06 Coordination:

Weed abatement work shall be coordinated with the installation of the irrigation system rototilling and soil amendment work, and planting. (See Weed Abatement section).

PART 4 - TREES AND SHRUBS

4.01 Scope of Work:

Provide all material, equipment, and labor necessary to install all trees and shrubs as shown on plans, as reasonably implied and as delineated in the specifications.

4.02 Products:

A. Nomenclature - Plant names indicated on the drawings conform to the "Standard Plant Names" established by the American Joint Committee on Horticulture. Except for names covered therein, the established custom of the nursery is followed.

B. Condition - Plants shall be symmetrical, typical for variety and species, sound, healthy, vigorous, free from plant diseases, insect pests, or their eggs, and shall have healthy, normal root systems, well-filling their container, but not to the point of being root bound. Plants shall not be pruned at anytime, and in no case shall trees be topped.

C. Trees and shrubs shall be growing at a recognized nursery in accordance with good horticulture practices and shall be of the size and caliper normally associated with the container size specified on plans. Removal of all tags, labels, nursery stakes and ties from all plant material prohibited until the approval of the Landscape Architect or CITY.

D. All plant material delivered to the site showing signs of damage or disease or is insufficient in size to carry out the intent of the planting plan will not accepted and will be replaced at Contractor's expense.

E. Sizes of Plants - Shall be as stated on the Plan. Container stock (1-gallon, 3-gallon, and 15-gallon) shall have been grown in containers for at least one (1) year, but not over two (2) years.

F. Substitutions - Substitutions for indicated plant material will be permitted provided the substitute materials are approved in advance by the CITY, and are made at no additional cost to the Owner. Except for authorized variations, all substitute plant materials shall conform to the requirements of these specifications.

G. Plants Not Approved - Plants not approved are to be removed from site immediately and replaced with suitable plants. The Owner's representative reserves the right to reject entire lots of plants represented by defective samples.

H. Stakes all trees, as per details immediately after planting to prevent wind damage.

I. Plant trees that are to be located in lawn or ground cover areas after finish grades are first established and allow at least 7 calendar days prior to installation of said lawns or ground cover to provide for thorough watering of trees. All planting holes shall be excavated as defined on appropriate details.

4.03 Soil Amendments:

Soil amendments shall be as recommended in the Agronomic soils report

4.04 Tree Stakes:

Tree stakes shall be lodge pole pine tree stakes. See tree staking detail on plans for further information.

PART 5 - GROUND COVER AND BEDDING PLANTS

5.01 Scope of Work:

Provide all materials and equipment and perform all work necessary for and incidental to installing all ground cover and bedding plants, as shown on plans, as reasonably implied, or delineated in the specifications.

5.02 Bedding Plants:

Perennials and Annuals: Provide healthy container grown plants from a recognized nursery, and of the species and variety shown on plans.

5.03 Ground Cover:

Ground Cover: Provide ground cover of the species shown on plans. Ground cover shall be established and well rooted in flats or similar containers.

5.04 Mulch:

Mulch: Shall be of compacted wood chip fiber.

5.05 Coordination:

A. Do not have plants delivered to the job site until site conditions are ready for planting. If planting is delayed, keep plant roots moist and place in a sheltered location protected from the sun, wind and other damaging elements.

B. Soil preparation and fine grading shall be completed and trees and shrubs installed prior to bedding plants and ground cover planting.

5.06 Installation:

Plant ground cover and bedding plants in moist soil and space as indicated on plans.

Each plant shall be planted with its proportionate amount of soil so as to minimize root disturbances. Soil moisture shall be such that soil does not crumble when removing plants from container.

Regrade planter areas after planting, to restore smooth finish grade and to insure proper surface drainage. A 4" layer of mulch material shall be spread over the entire planter area after grade is established. Watering shall begin immediately after mulching. (Grading shall accommodate the mulch)

5.07 Protection:

Erect temporary fencing or barriers to protect planted areas from damage prior to final acceptance.

PART 6 - WEED ABATEMENT

6.01 Scope of Work:

Provide all material, equipment, and labor necessary to perform all work as indicated on plans, as reasonably implied, and as delineated in the specifications.

6.02 Quality Assurance:

A. The Applicator of all weed control materials shall be licensed by the State of Utah as a Pest Control Operator and a Pest Control Advisor in addition to any subcontractor licenses that are required.

B. All materials and methods must conform to Federal, State, and Local Regulations.

6.03 Submittals:

Prior to the installation of any weed control materials, the Landscape Contractor shall submit to the Owner a list of the weed control materials and quantities per acre intended for use in controlling the weed types prevalent and expected on the site, as supplied by the Pest Control Advisor. Pest Control Advisor shall furnish the Landscape Contractor, Landscape Architect and Owner data to demonstrate the compatibility of the weed control materials and methods with the intended planting and seed varieties present.

6.04 Responsibility and Coordination:

A. Landscape Contractor is responsible for the erection of all signs and barriers required to prevent intrusion into the treated areas and to notify the public.

B. No material or methods shall affect the landscape planting or hydroseeded germination. No material or method shall render the job site unusable for more than 10 days from date of application.

6.05 Non-Selective Herbicides:

Non-selective contact herbicide and/or non-selective systemic herbicides (as recommended by the Pest Control Advisor)

6.06 Selective Herbicides:

Selective pre-emergent herbicides compatible with seed mixtures (as recommended by the Pest Control Advisor)

6.07 Weed Eradication:

If in the opinion of the Pest Control Advisor, perennial grasses and weeds existing in the planting areas will require control prior to removal, spray these areas per Pest Control Advisor's recommendations.

A. Prior to the installation of the irrigation system remove and clear all weeds and deleterious materials from planting areas.

Allow herbicide to kill all weeds. Rake or hoe off all dead weeds to a depth of 1" - 2" below the surface of the soil. Physically remove all weeds from the site.

PART 7 - LANDSCAPE MAINTENANCE

7.01 Scope of Work:

Provide all materials, labor and equipment necessary for, or incidental to, performing all maintenance requirements as reasonably implied or as delineated in the specifications including, but not limited to the following:

Maintain all plants and planted areas.
Keep planted areas free of weeds and debris.
Prune trees and shrubs.

Fertilized all plants and planted areas.
Irrigation.
Insecticide spraying.

7.02 Fertilizers:

A. Commercial fertilizers with an analysis of 5-3-1-Gro-Power Plus, and 12-8-8 Gro-Power Controlled Release Nitrogen, as designated herein, or approved substitute as required by the Agronomic soils report. Available from Gro-Power (929) 393-3744.

B. Ammonium Sulfate: Granular form containing not less than 21% nitrogen and 24% sulfur and shall be registered as an agricultural mixer, with the State Department of Agriculture in compliance with Article 2 - "Fertilizer Materials," Section 1030 of the Agricultural Code.

7.03 General:

Maintenance shall start immediately after landscape irrigation and planting.

Maintain all plants and planted areas on a continuous basis as they are installed during the progress of the work, and continue to maintain them until final acceptance of total project. Replace any dead or dying plants as directed by the Landscape Architect and Owner's representative.

A. Irrigation: Operate irrigation system on an established program to maintain all plants and planted areas in a healthy condition. Irrigation system run-off shall be kept to a minimum. Damage to irrigation system resulting from maintenance and equipment and/or maintenance personnel, shall be restored to its original condition at no cost to the Owner. Failure of any part of the irrigation system shall be brought to the attention of the Owner. No repairs other than emergency repairs shall be accomplished without written permission from the Owner.

B. Weed Control: Keep all planted areas free of weeds and debris by cultivating areas at intervals not to exceed 10 calendar days.

The Contractor may elect to remove such concentrations of weeds manually or by an approved herbicide program.

C. Pest Control: Spray all plants and planted areas at beginning of maintenance program and as may become necessary thereafter by an approved method of pest control to keep all plants and planted areas free of insects and diseases. Method shall be reviewed by the Owner's Representative prior to any applications. Pest Control shall include Gopher control.

D. Pruning: Prune all plants as designated and directed by Landscape Architect, at start of maintenance program and continue to prune plants as directed or as may become necessary until the end of the maintenance program.

Remove trash weekly. Edge ground cover to keep in bounds and trim top growth as necessary to achieve and overall even appearance. Exterminate gophers and moles/repair damage.

PART 8 - ACCEPTANCE OF PROJECT

8.01 General:

Upon completion of installation, a maintenance period of a minimum of 90 days for all landscaped areas is required prior to final acceptance of the work by the Owner. The Commencement date for the maintenance period shall commence upon written approval for all phases of planting installation by the Owner's Representative. Maintenance period shall be adequate to verify plant characteristics and establishment.

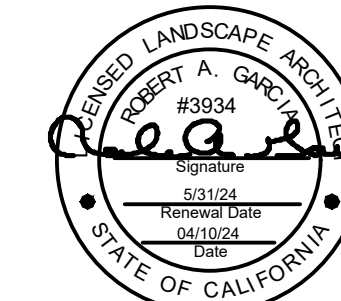
A. Two inspections shall be made that affect the establishment period. The first after all plantings have been completely installed in order to approve the beginning of the establishment period, and the second at the end of the establishment period. If plantings are not acceptable at the end of the 180 day period, due to defective maintenance, then continue establishment until all work meets with the Specifications and can be approved.

B. At termination of establishment period all plant material shall be live, healthy, undamaged, and free of infestation. Inferior plantings shall be replaced and brought to a satisfactory condition before final acceptance of work will be made. All areas shall be neatly raked and free of weeds.

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2905 NILE STREET
SAN DIEGO, CA

project

project
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date: 04/10/24

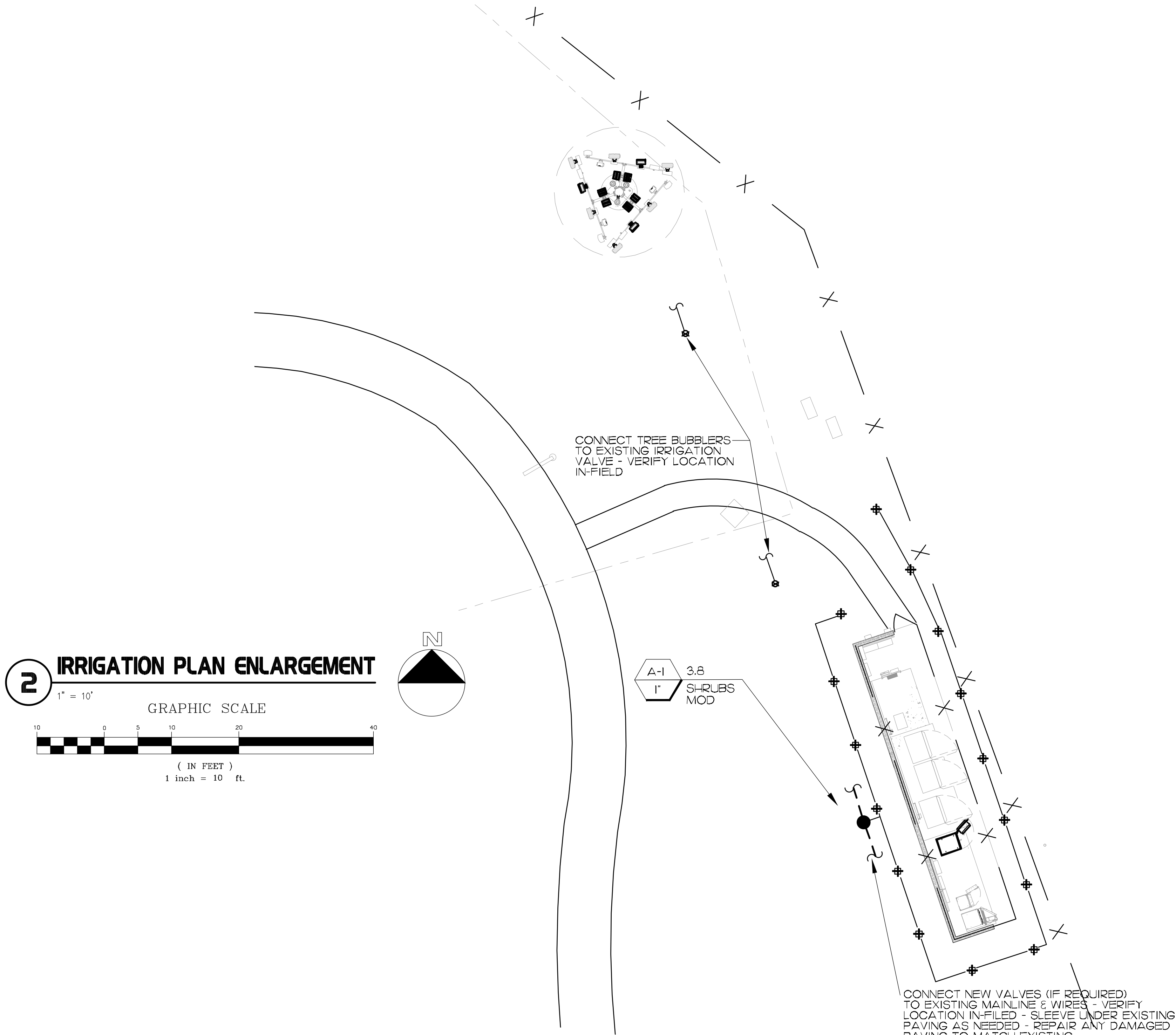
PLANTING
SPECIFICATIONS

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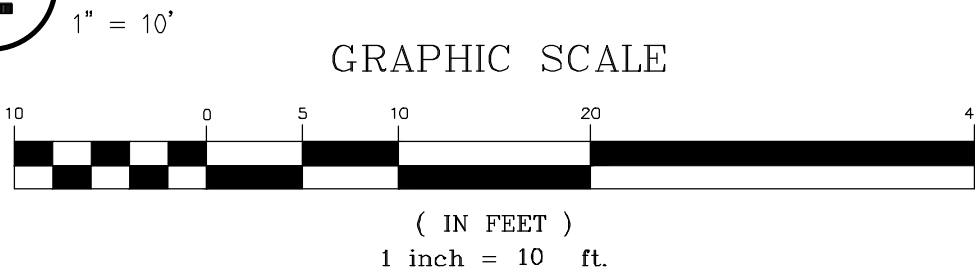
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2 IRRIGATION PLAN ENLARGEMENT



IRRIGATION WATERING SCHEDULE

SHRUB DRIP												
Moderate Water Use Loam Drip .60 Gal/Hour												
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Maximum Minutes per start time	15	15	15	15	15	15	15	15	15	15	15	15
Start times per week*	2	2	4	5	5	6	6	6	5	4	2	2
Total minutes per week	30	30	60	75	75	90	90	90	75	60	30	30
*Start times per week may not equal days per week. Multiple start times per day may be needed to avoid runoff.												

TREE BUBBLER												
Moderate Water Use Loam Drip .60 Gal/Hour												
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Maximum Minutes per start time	5	5	5	5	5	5	5	5	5	5	5	5
Start times per week*	2	2	3	4	4	5	5	5	4	3	2	2
Total minutes per week	10	10	15	20	20	25	25	25	20	15	10	10
*Start times per week may not equal days per week. Multiple start times per day may be needed to avoid runoff.												

POINT OF CONNECTION

CONNECT INTO EXISTING MAINLINE & CONTROL WIRES. VERIFY LOCATION IN-FIELD.

STATIC WATER PRESSURE.....65 PSI
HIGHEST FLOW (GPM).....3.8 GPM
DESIGN PRESSURE.....54.9 PSI

IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY EXISTING STATIC WATER PRESSURE AND TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY. FAILURE TO DO SO MAY RESULT IN CHANGES TO THE IRRIGATION SYSTEM AT NO ADDITIONAL COST TO THE OWNER.

CONSTRUCTION NOTE

LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR THE PLACEMENT OF SLEEVING AND LATERAL LINES UNDER PAVING PRIOR TO POURING OF CONCRETE OR ASPHALT.

PRESSURE LOSS CALCULATIONS

VALVE #A-1		3.8 GPM
3/4" WATER METER		1.0
3/4" BACKFLOW PREVENTER		11.00
MISCELLANEOUS		4.00
MAINLINE		1.50
LATERALS		3.00
FITTINGS		0.50
REMOTE CONTROL VALVE		3.90
PRESSURE REQUIRED AT HEAD		30.00
ELEVATION LOSS		0.00
TOTAL PRESSURE LOSS		54.9
EXISTING STATIC WATER PRESSURE		65.00
RESIDUAL WATER PRESSURE		10.1

COMPLIANCE STATEMENT

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE COUNTY'S WATER-EFFICIENT LANDSCAPE ORDINANCE (ORDINANCE NO. 859), THE COUNTY GUIDE TO CALIFORNIA FRIENDLY LANDSCAPING & COUNTY'S CALIFORNIA FRIENDLY PLANT LIST.

INSTALL ALL IRRIGATION EQUIPMENT & IRRIGATION DESIGN IN COMPLIANCE WITH THE CITY STANDARD UNIFORM BUILDING CODE.

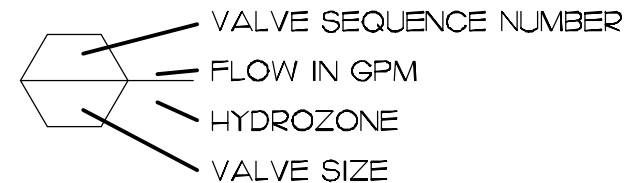
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04-10-2024 ROBERT A. GARCIA

IRRIGATION LEGEND

SYMBOL	MFG.	DESCRIPTION	PSI	GPM	RAD	PATTERN
⊗	RAIN BIRD	RWS-B-C-1402 ROOT WATERING SERIES (2) PER TREE	30	0.50	--	FLOOD
⊕	RAIN BIRD	1800-SAM-06-1401 - POP-UP BUBBLER HEAD	30	0.25	--	FLOOD
●	RAIN BIRD	100-PEB 1" IRRIGATION REMOTE CONTROL VALVE				
---	AS APPROVED	PRESSURE MAINLINE PVC SCH 40 1-1/2", SOLVENT WELD, BURY MIN. 24" BELOW GRADE.				
---	AS APPROVED	NON-PRESSURE LATERAL SCHEDULE 40, BURY MIN. 18". SIZE AS INDICATED ON PLANS.				
---	AS APPROVED	PIPE SLEEVING PVC SCH 40, EXTEND MIN. 12" BEYOND EDGE OF PAVING (2 X DIAMETER OF PIPE - TYPICAL).				
---	AS APPROVED	WIRE SLEEVING PVC SCH 40, EXTEND MIN. 12" BEYOND EDGE OF PAVING. BURY MINIMUM 12" BELOW GRADE.				

EQUIPMENT NOTES:
CONTRACTOR TO VERIFY EXISTING IRRIGATION SYSTEM IN-FIELD. IF EXISTING IRRIGATION UTILIZES RESIDENTIAL ANTI-SIPHON TYPE VALVES AND EQUIPMENT, USE THE FOLLOWING IRRIGATION CONTROL VALVES INSTEAD OF WHAT IS SHOWN IN LEGEND: RAIN BIRD 100-ASVF & INSTALL 12" ABOVE HIGHEST HEAD ON SYSTEM. INSTALL PER MANUF. SPECS. & DETAILS.



PIPE SIZING CHART

PIPE SIZE	FLOW (GPM)
3/4"	0-9
1"	9-14
1-1/4"	14-24
1-1/2"	24-35
2"	35 +

IRRIGATION NOTES

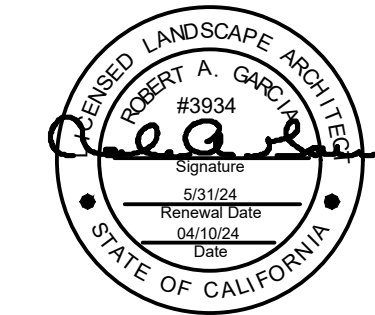
- ALL MAIN LINE PIPING, NON-PRESSURE PIPING AND CONTROL WIRE SLEEVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES.
- ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCH. 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGES AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
- FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY GENERAL CONTRACTOR. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED. AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- REFER TO SPECIFICATIONS FOR STANDARDS OF MATERIALS AND WORKMANSHIP.

NOTE: IRRIGATION PLAN IS DIAGRAMMATIC. CONTRACTOR SHALL ROUTE PIPING IN ORDER TO AVOID OBJECTS LIKE LIGHT STANDARDS, TRANSFORMER PADS, EQUIPMENT VAULTS, SUB-SURFACE ROCK TOO LARGE TO REMOVE, ETC. AS LONG AS ALL PLANTS RECEIVE THE THE PROPER NUMBER OF EMITTERS PER SCHEDULE. CONNECT ANY EXISTING IRRIGATION VALVES TO NEW AUTOMATIC CONTROLLER. PROTECT IN PLACE ANY EXISTING IRRIGATION AND REPAIR ANY EXISTING IRRIGATION THAT IS DAMAGED OR REMOVED DURING CONSTRUCTION.

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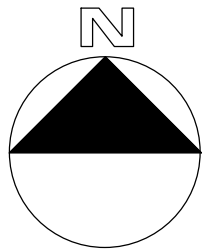
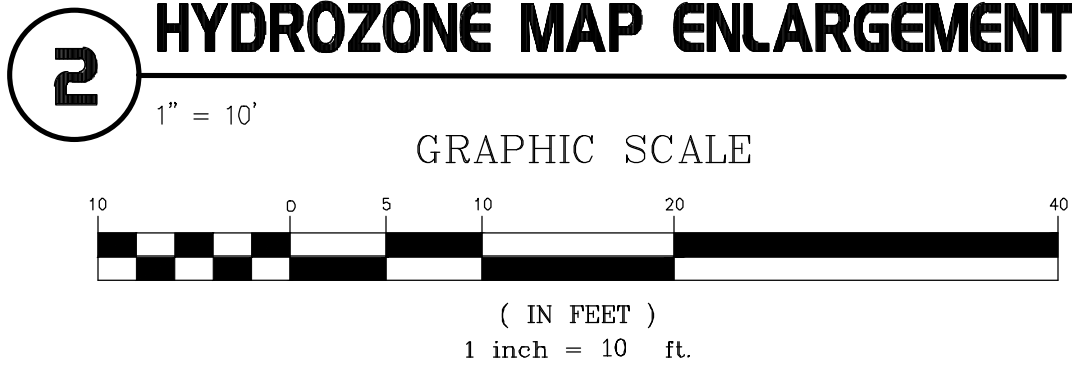
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name: IRRIGATION
PLAN

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HYDROZONE MAP

SYMBOL	DESCRIPTION	AREA
	LOW WATER USE PLANTING - LOW WATER USE TREES (SEPARATE HYDROZONES)	612 S.F.

LANDSCAPE AREAS

SHRUBS - MODERATE WATER USE = 580 S.F.
IRRIGATION - HIGH EFFICIENCY PUP-UP BUBBLERS
PERCENTAGE OF LANDSCAPED AREA - 95%

TREES - MODERATE WATER USE = 32 S.F.
IRRIGATION - HIGH EFFICIENCY SUB-GRADE BUBBLERS
PERCENTAGE OF LANDSCAPED AREA - 5%

TOTAL LANDSCAPED AREA = 612 S.F.

NOTE:
PROPERTY OWNER SHALL BE RESPONSIBLE FOR
ON-SITE MAINTENANCE OF PLANTING AND
IRRIGATION

COMPLIANCE STATEMENT:

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INSTALL ALL IRRIGATION EQUIPMENT & IRRIGATION DESIGN IN COMPLIANCE WITH THE CITY STANDARD UNIFORM BUILDING CODE.

DATE

04-10-2024 ROBERT A. GARCIA

MAINTENANCE MANUAL

THIS MANUAL TO BE KEPT AT THE CONTROLLER LOCATION AT ALL TIMES.

IRRIGATION SYSTEMS:

- AUTOMATIC CONTROLLER TO BE CHECKED MONTHLY BY LANDSCAPE MAINTENANCE FOREMAN AND CHECKED WEEKLY BY MAINTENANCE CREW LEADER, TO PROVIDE OPTIMUM PLANT GROWTH AND WATER CONSERVATION. (IF SMART CONTROLLER IS IN USE, CHECK ELECTRICAL POWER ONLY).
- LANDSCAPE MAINTENANCE CONTRACTOR TO CHECK ALL SYSTEMS ONCE PER MONTH BY TURNING ON EACH SYSTEM MANUALLY.
- LANDSCAPE MAINTENANCE CONTRACTOR TO VISUALLY CHECK ALL SYSTEMS EVERY WEEK DURING MAINTENANCE OF LANDSCAPE.
- ALL IRRIGATION FILTERS AT THE WYE STRAINER (AT THE BACKFLOW DEVICE) AND ALL FILTERS AT THE DRIP IRRIGATION VALVES TO BE CLEANED MONTHLY OR AS NEEDED.
- CHECK RAIN SHUT OFF DEVICE AT THE BEGINNING OF THE RAINY SEASON AND RE-CALIBRATE AS NEEDED. MAKE SURE DEVICE IS CLEAN, FREE OF ANY DEBRIS, AND IN GOOD WORKING ORDER.
- BACKFLOW DEVICE TO BE VISUALLY CHECKED ON A MONTHLY BASIS. TEST AND RE-CERTIFY ANNUALLY AS PER ALL CODES AND ORDINANCES.
- SCHEDULE ALL SPRAY SYSTEMS TO RUN ONLY BETWEEN THE HOURS OF 2:00 AM AND 9:00 AM.
- ON A MONTHLY BASIS, FLUSH ALL DRIP SYSTEM LINES AND CHECK VALVE BOXES TO SEE THAT THEY DRAIN PROPERLY. CLEAN OUT ANY DEBRIS, MUD OR PLANT GROWTH ANNUALLY.
- TWICE A YEAR CHECK ALL QUICK COUPLERS AND MAKE ALL REPAIRS AS NECESSARY. REPLACE PEA GRAVEL IN VALVE BOXES AS NEEDED.
- COVER OR PROTECT ALL BACKFLOW DEVICES DURING FREEZING WEATHER.
- OWNER TO PROVIDE FOR A WATER AUDIT EVERY FIVE YEARS FROM OPENING OF STORE.

Maximum Applied Water Allowance (M.A.W.A.)

Calculate the project's Maximum Applied Water Allowance using the following formula:

$$\text{MAWA (Annual Gallons Allowed)} = (\text{ETo}) (0.62) [(\text{ETAF} \times \text{LA}) + ((1 - \text{ETAF}) \times \text{SLA})]$$

Where:

MAWA = Maximum Applied Water Allowance (gallons per year)
0.62 = Conversion Factor
0.7 = ET Adjustment Factor
ETAF = 0.55 for Residential Areas & 0.45 for Non-residential Areas
LA = Landscape Area includes Special Landscape Area (sq. ft.)
SLA = Special Landscape Area (sq. ft.)
ETo = Reference Evapotranspiration (inches per year).

Total Landscape Area (including SLA) (LA) = 612 square feet
Special Landscape Area (SLA) = 0 square feet

Please Show Calculation:

$$60.7 \times 0.62 (0.45 \times 612)$$

$$37.63 (275.4)$$

$$\text{MAWA} = 10,363 \text{ GALLONS}$$

Estimated Total Water Use (E.T.W.U.)

Calculate the project's Estimated Total Water Use using the formula below. (A worksheet for calculating the ETWU is included on page 5.) The sum of Estimated Total Water Use calculated for all hydrozones should not exceed the project's MAWA (MAWA > ETWU).

$$\text{ETWU (Annual Gallons Required)} = \text{ETo} \times 0.62 \times \text{ETAF} \times \text{Area}$$

Where:

ETo = Reference Evapotranspiration (inches per year).
0.62 = Conversion Factor
ETAF = 0.55 for Residential Areas & 0.45 for Non-residential Areas
Area = Landscape Area includes Special Landscape Area (sq. ft.)

Project ETWU Calculation (Attach Additional Sheets for Additional Zones, If Needed)

Total Landscape Area (including SLA) (LA) = 612 Sq. Feet
Special Landscape Area (SLA) = Sq. Feet

Hydrozone ¹	Plant Factor (PF)	Irrigation Method ²	Irrigation Efficiency (IE) ³	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	ETWU
Regular Landscape Areas							
SHRUB	0.3	BUBBLER	0.81	0.37	580	214.6	8,075
TREES	0.3	BUBBLER	0.81	0.37	32	11.84	446
Special Landscape Areas							
				1			
				1			
				1			
				1			
ETWU Total							8,521

¹ Hydrozone
E.g.
low water use planting
medium water use planting

² Irrigation Method
overhead spray
or drip

³ Irrigation Efficiency
0.75 for spray head
0.81 for drip

2/2016

WATER CONSERVATION STATEMENT

WATER CONSERVATION IS ACHIEVED IN THIS LANDSCAPE CONSTRUCTION DOCUMENT AS DESCRIBED BELOW,

- ALL PLANT MATERIALS SELECTED FOR THIS SITE ARE APPROPRIATE FOR THE GEOGRAPHICAL LOCATION AND LOCAL CLIMATE, AND THEIR ADAPTABILITY TO DROUGHT. DATA FROM WUCOLS 5 HAS BEEN USED FOR DETERMINING THE SPECIES' PLANT FACTOR FOR THE WATER USE CALCULATIONS.
- PLANTS WITH SIMILAR WATER USE REQUIREMENTS ARE GROUPED TOGETHER.
- THE MAJORITY OF LANDSCAPE AREAS ARE PLANTED WITH LOW WATER USE PLANTS, WITH THE BALANCE IN MODERATE WATER USE PLANTS. NO HIGH WATER USE PLANTS ARE USED.
- IRRIGATION SECTIONS: HYDROZONES ARE SEPARATED BY CONSIDERING PLANT SPECIES FACTOR, PLANT DENSITY AND MICROCLIMATE. IF LOW WATER USE PLANTS ARE MIXED WITH MODERATE WATER USE PLANTS IN THE SAME HYDROZONE, THE MODERATE WATER USE FACTOR IS USED FOR WATER USE CALCULATIONS. SEE HYDROZONE EXHIBIT.
- THE IRRIGATION SYSTEM UTILIZES A LOW-VOLUME DISTRIBUTION SYSTEM WITH A MASTER VALVE, FLOW SENSOR, CHECK VALVES, ET BASED AUTOMATIC CONTROLLERS WITH CYCLE PLUS SOAK AND WATER BUDGETING CAPABILITY, WEATHER STATION, AND RAIN SHUT-OFF.
- THE USE OF TURF IS ELIMINATED. ALL TREE, SHRUB AND GROUND COVER AREAS WILL BE DRESSED WITH A 3" LAYER OF MULCH FOR MOISTURE RETENTION AND TO DISCOURAGE WEEDS.
- THERE ARE NO SPECIAL LANDSCAPE AREAS IN THIS PROJECT.

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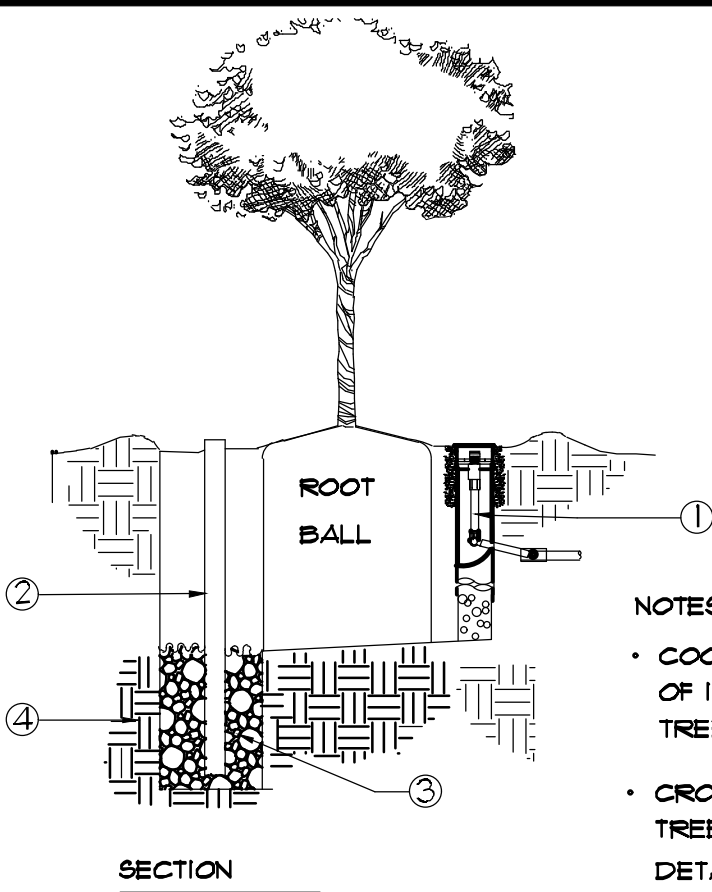
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name: **WATER
CONSERVATION PLAN**

sheet no:

L-21

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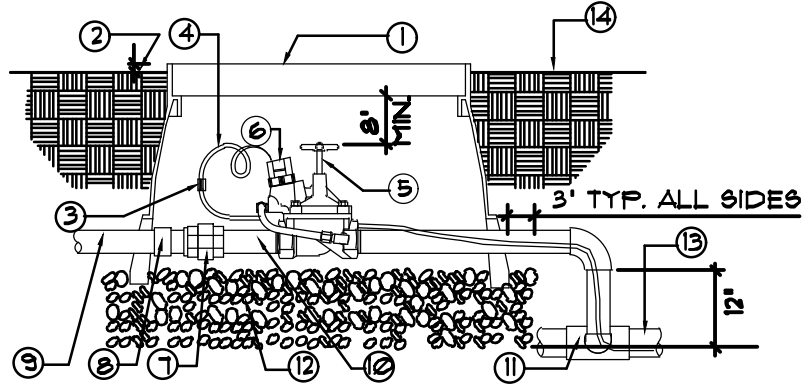


SECTION

LEGEND KEY

- SUB GRADE IRRIGATION BUBBLER. INSTALL (1) PER EXISTING TREE/(2) per new tree. POSITION BUBBLERS AND DRAIN TUBE EQUALLY SPACED AROUND TREE. REFER TO RAINBIRD RUBS DETAIL FOR INSTALLATION. SEE DETAIL I
- INSPECTION TUBE - REFER TO TREE PLANTING DETAIL
- GRAVEL SUMP (AS REQUIRED BY SOILS REPORT) - REFER TO TREE PLANTING DETAIL
- COMPACTED SUBGRADE.

- NOTES:
- COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH TREE PLANTING.
 - CROSS REFERENCE WITH TREE PLANTING DETAIL.



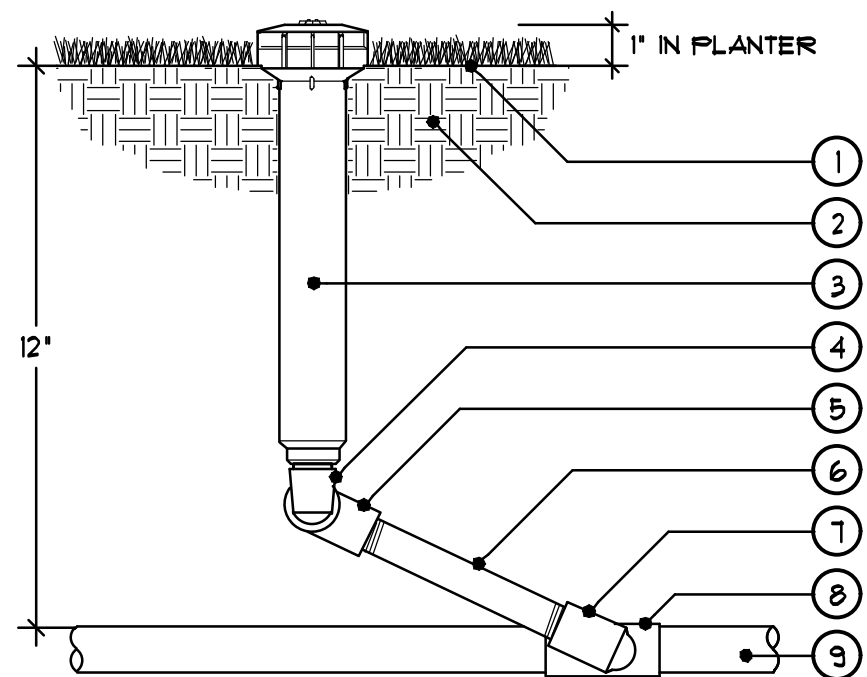
LEGEND KEY

- GREEN PLASTIC VALVE BOX WITH LOCKING COVER MARKED "RCV"
- 1/2" IN TURF AREAS, 1" IN SHRUB AREAS.
- CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR APPROVAL, PRIOR TO PURCHASE, TYPE OF WATERPROOF CONNECTION THAT WILL BE USED.
- PROVIDE TWO FOOT COIL EXPANSION AT EACH WIRE CONNECTOR IN VALVE BOX AND COIL WIRES.
- REMOTE CONTROL VALVE.
- SOLENOID.
- PVC SCH 80 UNION.
- PVC SCH 40 FEMALE ADAPTER.
- PVC NON-PRESSURE PIPE.
- PVC SCH 80 NIPPLE (LENGTH AS REQUIRED).
- PVC SCH 40 TEE (5x5x5) OR ELL (5x5) ON MAINLINE.
- CRUSHED ROCK SHALL COVER VALVE BOX PIPE OPENINGS TO PREVENT SOIL ENTRY.
- PVC PRESSURE PIPE.
- FINISHED GRADE

NOTE:
USE CLASS 315 PVC PIPE AND SCH 80 PVC FITTINGS FOR SIZE 2" AND GREATER. USE SCH 40 PVC PIPE AND FITTINGS FOR SIZE 1 1/2" OR LESS.

PROVIDE ONE CONTROLLER/VALVE ID TAG PER VALVE. ID TAGS SHALL BE POLYURETHANE 2 1/4" X 2 3/4" MIN WITH 1 1/8" BLACK LETTER ON CONTRASTING BACKGROUND (BY CHRISTY OR EQUAL). CLOSE NIPPLES SHALL NOT BE USED

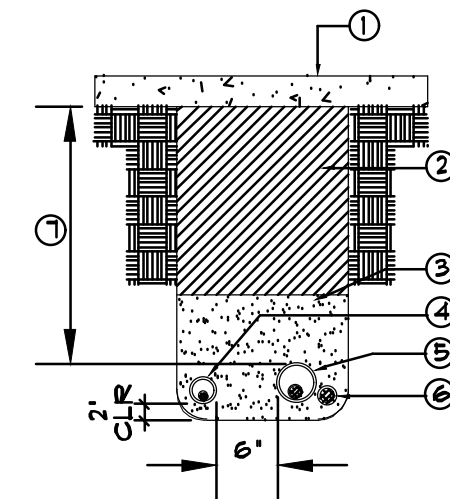
D IRRIGATION FOR TREES



SECTION / ELEVATION

- FINISH GRADE
- NATIVE SOIL / BACKFILL PER SPECIFICATIONS
- 6" POP-UP SPRAY HEAD & NOZZLE PER LEGEND
- 1/2" MARLEX STREET ELL
- 1/2" SCH 40 PVC STREET ELL TXT
- 1/2" x 12" MIN SCH 80 PVC THREADED NIPPLE
- 1/2" MARLEX STREET ELL
- SCH 40 PVC LATERAL LINE FITTING WITH 1/2" FEMALE THREADED OUTLET
- LATERAL LINE PIPING PER LEGEND

- NOTES:
- USE TEFLON TAPE ON ALL PVC TO PVC CONNECTIONS. NO PIPE DOPE ALLOWED.
 - SET PERIMETER HEADS 4'-6" FROM CURBS AND WALKS.
 - AND 6'-12" FROM VERTICAL OBJECTS SUCH AS FENCES AND WALLS, ETC. ONLY USE BOTTOM INLET OF HEAD.

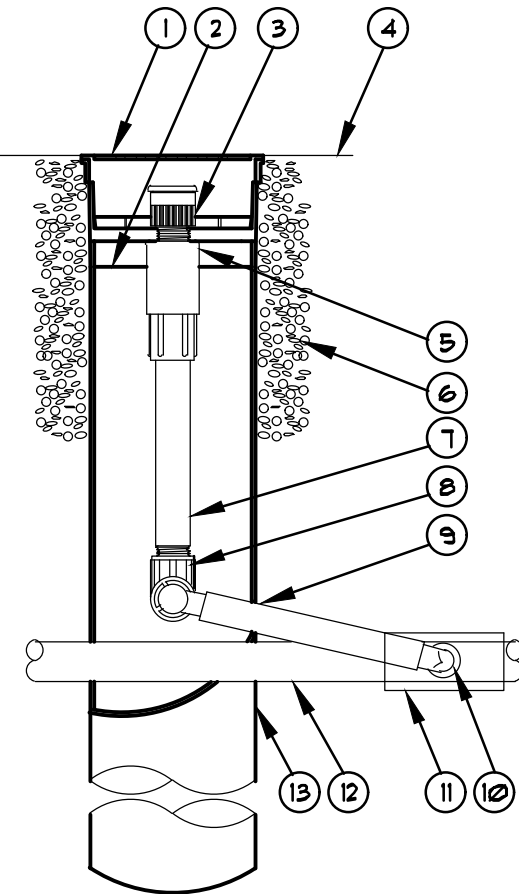


LEGEND KEY

- HARDSCAPE SURFACE.
- CLEAN BACKFILL, AS REQUIRED, TO BE SET IN 6" LIFTS. REFER TO SPECIFICATIONS FOR SPECIFIC MATERIAL AND COMPACTION REQUIREMENTS.
- CLEAN SAND.
- LATERAL LINE W/ SLEEVE.
- PRESSURE MAIN LINE W/ SLEEVE.
- CONTROL WIRES & COMPUTER HARD WIRE SLEEVE.
- MIN. DEPTH: 36" UNDER PAVING FOR ALL LINES AND LINES LESS THAN 2 1/2" DIAMETER.

ALL SLEEVES TO BE PVC, SCH. 80 AND TWICE THE DIA. OF THE WORKING PIPE.
ALL SLEEVES TO RUN A MIN. OF 12" BEYOND HARDSCAPE EDGES.
CLEAN BACKFILL MAY BE SUBSTITUTED FOR SAND UNDER WALKS AND DRIVES.

E POP-UP BUBBLER

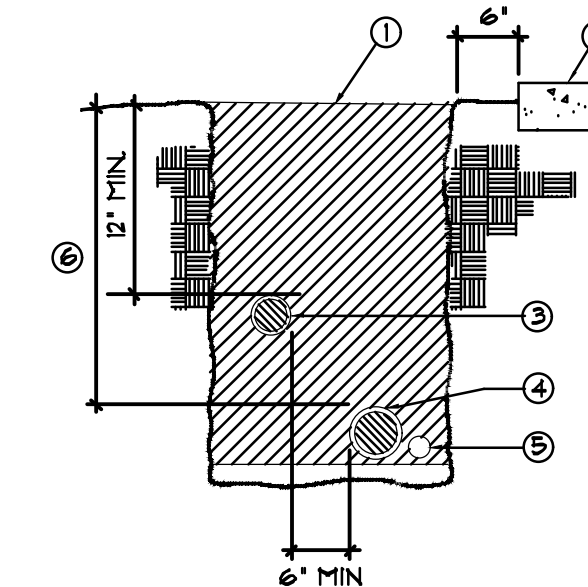


LEGEND KEY

- 4" GRATE
- RAINBIRD ROOT WATERING SYSTEM (RUBS) REFER TO LEGEND FOR FULL MODEL #.
- BUBBLER, REFER TO LEGEND.
- FINISH GRADE.
- CHECK VALVE.
- PEA GRAVEL. INSTALL ALL AROUND.
- 1/2" SCHED. 80 PVC RISER.
- 1/2" MARLEX ELL.
- SWING PIPE, 12" PIPE SWING ASSEMBLY
- 1/2" MALE NPT INLET
- PVC SCHEDULE TEE OR ELL.
- LATERAL LINE.
- 4" BASKET WEAVE CONTAINER.

- NOTE:
- USE TEFLON TAPE ON ALL SWING JOINTS.
 - INSTALL TRIPLE SWING JOINTS WITH ALTERNATING MARLEX AND PVC SCHEDULE 40 STREET ELLS.

F SUB-GRADE BUBBLER



LEGEND KEY

- SATURATE AND COMPACT BACKFILL TO 90%.
- FINISH SURFACE.
- NON-PRESSURE LATERAL LINE.
- PRESSURE MAIN LINE.
- DIRECT BURIAL LOW VOLTAGE CONTROL WIRES, BUNDLE CONTROL WIRE AND TAPE AT 10' O.C. HARDWARE AT CONTROLLER. PROVIDE SLEEVES PER SLEEVING DETAIL.
- 2'-0" FOR LINES 2-1/2" AND LESS IN DIAMETER

NOTE: SEE SLEEVING DETAIL FOR TRENCHING IN PAVED AREAS.

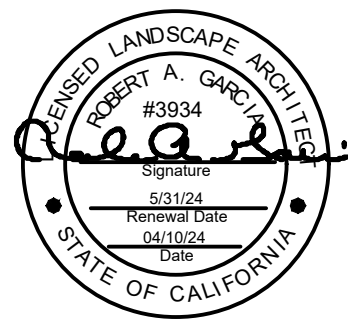
MINIMUM BACKFILL RELATIVE COMPACTION SHALL BE 90%.

TRENCHING AND BACKFILLING SHALL BE PER STANDARD SPECIFICATIONS.

C TRENCHING

revisions:

△
△
△
△
△



AT&T CELL SITE TOWER
SITE I.D. SD0387
2905 NILE STREET
SAN DIEGO, CA

project

project
no:
date: 04/10/24

IRRIGATION
DETAILS

sheet
name:

sheet no:

L-2.2

hourian associates, inc.
landscape architecture + design
san clemente • santa barbara, ca
p: 949.489.5623 efax: 858.810.0335
e: team@hourianassociates.com



IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.01 DESCRIPTION

- A. Scope of Work: Provide all labor, materials, transportation, and services necessary to furnish and install the Irrigation System as shown on the Drawings and described herein.
- B. Standards: All work and materials shall comply with governing codes, safety orders, standards, and regulations, and meet the minimum requirements of the governing agencies.

1.02 QUALITY ASSURANCE & REQUIREMENTS

- A. Permits and Fees: The Contractor shall obtain and pay for any and all permits and all observations as required.
- B. Manufacturer's Directions: Manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturer of articles used in the Contract furnish directions covering points not shown in the Drawings and Specifications.
- C. Ordinances and Regulations: All local, municipal and state law, and rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these Specifications, and their provisions shall be carried out by the Contractor. Anything contained in these Specifications shall not be construed to conflict with any of the above rules, regulations, or requirements of the same. However, when these Specifications and Drawings call for or describe materials, workmanship, or construction of a better quality, higher standard, or larger size than is required by the above rules and regulations, the provisions of these Specifications and Drawings shall take precedence.
- D. Explanation of Drawings:
1. Due to the scale of the Drawings, it is not possible to indicate all offsets, fittings, sleeves, etc., which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of his work and plan his work accordingly, furnished such fittings, etc., as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between the irrigation system, planting and architectural features.
2. All work called for on the Drawings by notes or details such be furnished and installed whether or not specifically mentioned in the specifications.
3. The Contractor shall not willfully install the Irrigation system as shown on the Drawings when it is obvious in the field that obstructions, grade differences, or discrepancies in area dimensions exist that might not have been considered in engineering. Such obstructions or differences should be brought to the attention of the Owner's Representative. In the event any notification is not performed, the Contractor shall assume full responsibility for any revision necessary.

1.03 SUBMITTALS

A. Material List:

1. The Contractor shall furnish the articles, equipment, materials, or processes specified by name in the Drawings and Specifications. No substitution will be allowed without prior written approval by the CITY.
2. Complete material list shall be submitted prior to performing any work. Material list shall include the manufacturer, model number, and description of all materials and equipment to be used. Although manufacturer and other information may be different, the following is a guide to proper submittal format:

Item No.	Description	Manufacturer	Model No.
1	Backflow Preventer	Fabco	825Y
2	Automatic Controller	Calenece	ETI-DTR2
3	Master Valve	Clayval	136AC8KC-24V
4	Etc.	Etc.	Etc.

Irrigation submittal must be specific and complete. All items must be listed and should include solvent, primer, wire, connectors, valve, boxes, etc. No copies of manufacturer's literature (catalog cuts) are required as submittal information.

3. The Contractor may submit substitutions for equipment and materials listed on the Drawings by following procedures as outlined in Section 1.05 of the Irrigation Specifications.

4. Equipment or materials installed or furnished without prior approval of the CITY may be rejected and the Contractor may be required to remove such materials from the site at his own expense.

5. Approval of any item, alternative or substitute indicates only that the product or products apparently meet the requirements of the Drawings and Specifications on the basis of the information or samples submitted.

6. Manufacturer's warranties shall not relieve the Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.

B. RECORD DRAWINGS:

1. The Contractor shall provide and keep up-to-date a complete record set of blue-line ozalid prints which shall be corrected daily, showing every change from the original Drawings and Specifications and the exact installed locations, sizes, and kinds of equipment. Prints for this purpose may be obtained from the CITY at cost. This set of drawings shall be kept on the site and shall be used only as a record set.
2. The Contractor shall make neat and legible notations on the record drawing progress sheets daily as the work proceeds, showing the work as actually installed. For example, should a piece of equipment be installed in a location that does not match the plan, the Contractor must indicate that equipment has been relocated in a graphic manner so as to match the original symbols as indicated in the irrigation legend. The relocated equipment and dimensions will then be transferred to the original record drawing plan at the proper time.
3. Before the date of the final observation, the Contractor shall transfer all information from the "record drawing" prints to a single mylar or similar mylar material. Arrangements shall be made through the CITY for obtaining said single mylar or similar mylar material. All work shall be in waterproof India ink and applied to the mylar by a technical pen made expressly for use on mylar material. Such pen shall be similar to those manufactured by Rapidograph, Kuestel & Ester, or Faber Castell. The dimensions shall be made as to be easily readable even on the final controller chart. (see Section C.2). The original mylar "record drawing" plan shall be submitted to the CITY for approval prior to the completion of the controller chart.

4. The Contractor shall dimension from two (2) permanent points of reference, such as building corners, sidewalk edges, road intersections, etc., the location of the following items:
- a. Connection to existing water lines.
- b. Connection to existing electrical power.
- c. Gate valves.
- d. Routing of sprinkler pressure lines (dimension max. 100' along routing).
- e. Sprinkler control valves.
- f. Routing of control wiring and locations of all splice boxes.
- g. Quick coupling valves.
- h. Shut-outs for future connections.
- i. Other related equipment as directed by the CITY.

5. On or before the date of the final field observation, the Contractor shall deliver the corrected and completed copies to the CITY. Delivery of the copies will not relieve the Contractor of the responsibility of furnishing required information that may be omitted from the prints.

C. Controller Charts:

1. As-built drawings shall be approved by the CITY before controller charts are prepared.
2. Provide one controller chart for each controller sequence.
3. The chart shall show the area controlled by the automatic controller and shall be the maximum size which the controller door will allow.
4. The chart is to be a reduced drawing of the actual installed system. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be enlarged to a size that will be readable when reduced.
5. The chart shall be a black line or blue-line ozalid print and a different color shall be used to indicate the area of coverage for each station.
6. When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 22 mils.
7. These charts shall be completed and approved prior to the final field observation of the irrigation system.

D. Operation and Maintenance Manuals:

1. Prepare and deliver to the Owner's representative within ten calendar days prior to completion of construction, two hard-cover, three ring binders containing the following information:
- a. Index sheet which states Contractor's name, address, and telephone number, and which lists each installed equipment and material item including names and addresses of manufacturers local representatives.
- b. Catalog and parts sheets on every material and equipment item installed under this contract.
- c. Guarantee statement.
- d. Complete operating and maintenance instructions on all major equipment.

2. In addition to the above mentioned maintenance manuals, provide the Owner's maintenance personnel with instructions for major equipment and show evidence in writing to the CITY at the conclusion of the project that this service has been rendered.

E. Equipment to be Furnished:

1. Supply as a part of this contract the following tools:
- a. Two (2) sets of special tools required for removing, disassembling and adjusting each type of sprinkler and valve supplied on this project.
- b. Two (2) four-foot valve keys for operation of gate valves.
- c. Two (2) keys for each automatic controller.
- d. One (1) quick coupler key and matching hose valve for every five (5) or fraction thereof of each type of quick coupling valve installed.
2. The above mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final observation can occur, evidence that the Owner has received material must be shown to the CITY.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Handling of PVC pipe and fittings: The Contractor is cautioned to exercise care in handling, loading, unloading, and storing PVC pipe and fittings. All PVC pipe shall be transported in a vehicle which allows the length of pipe to lie flat so as not to subject it to under bending or a substantiated external force at any point. Any section of pipe that has been dented or damaged will be discarded, and if installed, shall be replaced with new piping.

1.05 SUBSTITUTIONS

- A. If the Contractor wishes to substitute any equipment or materials for the equipment or materials listed on the Drawings and Specifications, he may do so by providing the following information to the CITY for approval:

1. Provide a statement indicating the reason for making the substitution. Use a separate sheet of paper for each item to be submitted.
2. Provide descriptive catalog literature, performance charts and flow charts for each item to be substituted.
3. Provide the amount of cost savings if the substituted item is approved.
- B. The CITY shall have the sole responsibility in accepting or rejecting any submittal item as an approved equal to the equipment and materials listed on the Drawings and Specifications.

1.06 GUARANTEE

- A. The guarantee for the irrigation system shall be made in accordance with the attached form. The General Conditions and Supplementary Conditions of these Specifications shall be filed with the CITY prior to acceptance of the irrigation system.

- B. A copy of the Guarantee form shall be included in the operations and maintenance manual.

- C. The guarantee form shall be re-typed onto the Contractor's letterhead and shall contain the following information:

GUARANTEE FOR IRRIGATION SYSTEM

We hereby guarantee that the irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the Drawings and Specifications, ordinary wear and tear, unusual abuse, or neglect, excepted. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional costs to the Owner. We shall make such repairs or replacements within a reasonable time, as determined by the CITY, after receipt of written notice. In the event of our failure to

make such repairs or replacements within a reasonable time after receipt of written notice from the CITY, we authorize the CITY to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefor upon demand.

PROJECT _____

LOCATION _____

SIGNED _____

ADDRESSED _____

PHONE _____ DATE OF ACCEPTANCE _____

PART 2 - PRODUCTS

2.01 MATERIALS

- A. General: Use only new materials of brands and types noted on drawings, specified herein, or approved equals.

B. PVC Pressure Main Line Pipe and Fittings:

1. Pressure main line piping for sizes 2" and larger shall be PVC Class 35.
2. Class 35 pipe shall be made from an NSF approved Type I, Grade I PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specification PS-22-10, with an appropriate standard dimension (SDR) (Solvent-weld Pipe).
3. Pressure main line piping for sizes 1-1/2" and smaller shall be PVC Schedule 40 with solvent welded joints.
4. Schedule 40 pipe shall be made from NSF approved Type I, Grade I PVC compound conforming to ASTM resin specification D1785. All pipe must meet requirements as set forth in Federal Specification PS-21-10.
5. PVC solvent-weld fittings shall be Schedule 40, III NSF approved conforming to ASTM test procedure D2446.
6. Solvent cement and primer for PVC solvent-weld pipe and fittings shall be of type and installation methods prescribed by the manufacturer.
7. All PVC pipe must bear the following markings:

- a. Manufacturer's name
- b. Nominal pipe size
- c. Schedule or class
- d. Pressure rating in P.S.I.
- e. NSF (National Sanitation Foundation) approval
- f. Date of extrusion

8. All fittings shall bear the manufacturer's name or trademark, material designation, size, applicable I.P.S. schedule and NSF seal of approval.

C. PVC Non-Pressure Lateral Line Piping:

1. Non-pressure buried lateral line piping shall be PVC Schedule 40 with solvent-weld joints when installed in plating areas.
2. Non-pressure lateral line piping installed under paved areas shall be PVC Schedule 40 with solvent welded joints.
3. Pipe shall be made from NSF approved, Type I, Grade II PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements set forth in Federal Specification PS-22-10 with an appropriate standard dimension ratio.
4. Except as noted in paragraphs 1, 2, and 3 of this section (2.01B), all requirements for non-pressure lateral line pipe and fittings shall be the same as for solvent-weld pressure main line pipe and fittings as set forth in section 2.01B of the Specifications.

D. Brass Pipe and Fittings:

1. Where indicated on the Drawings, use red brass screw-weld pipe conforming to Federal Specification WWP-F-351.
2. Fittings shall be red brass conforming to Federal Specification WWP-F-460.

E. Copper Pipe and Fittings:

1. Pipe: Type K, hard tempered.
2. Fittings: wrought copper, solder joint type.
3. Joints shall be soldered with silver solder, 48% silver, 5% copper, 18% tin, and 3% cadmium, solidus at 1231 F, and liquidus at 1481 F.

F. Valves:

1. Ball Valves (1-1/2" and smaller)
- a. Ball valves shall be a 125 to 500 bronze valve with screw-in bonnet, nonrising stem, and solid wedge disc with a stainless steel handle.
- b. Ball valves shall be similar to those manufactured by Nibco or approved equal.
- c. All Ball valves shall be installed per detail.
2. Resilient Wedge Gate Valve (2" and larger)
- a. Resilient Wedge Gate valves shall be epoxy coated cast iron and equipped with a 2" operating nut.
- b. Resilient Wedge Gate valves shall be No. 403 RT-RW as supplied by Watts or approved equal.
- c. All Resilient Wedge Gate valves shall be installed per detail.

G. Quick Coupling Valves:

1. Quick coupling valves shall have a brass, two-piece body designed for working pressure of 150 P.S.I.
2. Quick coupling valve shall be operable with a quick coupler key. Key size and type shall be as shown on the Drawings.

H. Backflow Prevention Units:

1. Backflow prevention unit shall be of size and type indicated on the irrigation drawings. Install backflow prevention units in accordance with the Drawings.
2. Use strainers at backflow prevention units shall have a bronze screened body with 60 mesh mesh screen and shall be similar to Bailey 900B or approved equal.
3. All pressure main line piping between the point of connection and the backflow preventer shall be installed as required by local code. The Contractor shall verify with the local governing body as to material type and installation procedure prior to start of construction. Submit shop drawing for approval.

I. Check Valves:

1. Swing check valves 2" and smaller shall be 200 pound WCB, bronze construction with replaceable composition, neoprene, or rubber disc and shall meet or exceed Federal Specification WW-V-31D, Class A, Type IV.

2. Anti-drain valves shall be of heavy duty virgin PVC construction with R.P.P. thread inlet and outlet. Internal parts shall be stainless steel and neoprene. Anti-drain valve shall be field adjustable against draught from 5 to 40 feet of head. Anti-drain valve shall be similar to the Valcon "ADV" or approved equal.

J. Control Wiring:

1. Except as noted otherwise, connections between the automatic controllers and the electric control valves shall be made with direct burial copper wire AWG-UF, 600 volt. Control wiring installed in control wire conduit within structure shall be made with AWG-TU solid copper wire. Pilot wires shall be a different color wire for each automatic controller. Common wires shall be white with a different color stripe for each automatic controller. Install in accordance with valve manufacturer's specifications and wire chart. In no case shall wire size be less than #4.
2. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines whenever possible.
3. Where more than one (1) wire is placed in a trench, the wiring shall be taped together at intervals of fifteen (15) feet.
4. An expansion curl shall be provided within three (3) feet of each wire control valve. Expansion curl shall be of sufficient length at each splice connection at each electric control valve, so that in case of repair, the valve bonnet may be brought to the surface without disconnecting the control wires. Control wires shall be laid loosely in trench without stress or stretching wire conductors.
5. All splices shall be made with Scotch-Lok 935-IE Connector Sealing Packs, Rainbird Snap-Tite wire connectors, or approved equal. Make only one splice with each connector sealing pack.
6. Field splices between the automatic controller and electric control valves will not be allowed without prior approval of the CITY.

K. Automatic Controller:

1. Automatic controller(s) shall be of size and type shown on the Drawings.
2. Final location of automatic controller(s) shall be approved by the CITY.
3. Unless otherwise noted on the Drawings, the 120 volt electrical power to each automatic controller location is to be furnished by others. The final electrical hook-up shall be the responsibility of the Contractor.

L. Electric Control Valves:

1. All electric control valves shall be the same size and type shown on the Drawings.
2. All electric control valves shall have a manual flow adjustment.
3. Provide and install one control valve box for each electric control valve.

M. Control Valve Boxes:

1. Use 10" x 10-3/4" round box for all gate valves. Carson Industries #90-12B with green bolt-down cover or approved equal. Extension sleeve shall be PVC with minimum size of six (6) inches.
2. Use 3-1/2" x 16" x 11" rectangular box for all electric control valves installed on-grade landscaped areas. Carson Industries #149-12B with green bolt-down cover or approved equal.
3. Use 6" diameter x 8-3/4" deep round plastic valve box for all quick coupling valves. Carson Industries # 608-12 with green flex-lock cover or approved equal.
4. Use 3-1/2" x 16" x 11" rectangular box for all electric control valves installed within on-structure landscaped areas. Carson Industries #149-12B with green bolt-down cover or approved equal.
5. Use 10" x 10-1/4" round box for all quick coupling valves installed within on-structure landscaped areas. Carson Industries No. 910-12B with green bolt-down cover or approved equal.

N. Sprinkler Heads:

1. All sprinkler heads shall be of the same size, type, and deliver the same rate of precipitation with the diameter (or radius) of throw, pressure, and discharge as shown on the Drawings and/or specified in these special provisions.
2. Spray heads shall have a screw adjustment.
3. Riser units shall be fabricated in accordance with the details shown on the drawings.
4. Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler body.
5. All sprinkler heads of the same type shall be the same manufacturer.

O. Sleeving:

1. Sleeving under handscapes or paved areas for mains, lateral lines or control wiring shall be Schedule 40 P.V.C. or approved equal.

P. Vandal Resistant Controller Enclosure:

1. Controller enclosure shall be of size and type shown on the Irrigation Drawings and Irrigation Detail sheet.
2. A backboard shall be secured to the controller enclosure housing to provide a base for mounting the automatic sprinkler controller and terminal strip.

3. A 117 volt duplex box shall be provided with an On/Off switch and a 117 volt receptacle. Metal conduit shall run from the 117 volt supply to the controller housing. All power within the housing shall be properly phased.

4. A terminal strip shall be provided, clearly indicating the proper points of connection of all appropriate wiring (station valves, master valve, common, central control).

Q. Miscellaneous Irrigation Equipment:

1. Refer to the Irrigation Plans for sizes and types of miscellaneous irrigation equipment.

2. All miscellaneous irrigation equipment shall be as specified or approved equal.

PART 3 - EXECUTION

3.01 OBSERVATION OF SITE CONDITIONS

- A. All scaled dimensions are approximate. The Contractor shall check and verify all size dimensions and receive approval from the CITY prior to proceeding with work under this Section.

- B. Exercise extreme care in excavating and working near existing utilities. The Contractor shall be responsible for damages to utilities which are caused by his operations or neglect. Check existing utilities drawings for existing utility locations.

- C. Coordinate installation of sprinkler materials including pipe, so there shall be no interference with utilities or other construction or difficulty in planting trees, shrubs, and ground covers.

- D. The Contractor shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the irrigation system.

3.02 PREPARATION

A. Physical layout:

1. Prior to installation, the Contractor shall size stakes out all pressure supply lines, routing and location of sprinkler heads.
2. All layout shall be approved by the CITY prior to installation.

B. Water Supply:

1. The irrigation system shall be connected to water supply point(s) or connection as indicated on the Drawings.
2. Connections shall be made at the approximate location(s) shown on the Drawings. The Contractor is responsible for minor changes caused by actual site conditions.
- C. Electrical Supply:
1. Electrical connections for any and all automatic controllers shall be made to electrical point(s) of connection as indicated on the Drawings.
2. Connections shall be made at the approximate location(s) shown on the Drawings. The Contractor is responsible for minor changes caused by actual site conditions.

3.03 INSTALLATION

A. Trenching:

1. Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on the Drawings and as noted.
2. Provide for a minimum of twenty-four (24) inches cover for all irrigation lines installed under paving or handscaping.
3. Provide for a minimum of twenty-four (24) inches cover for all pressure supply lines of three (3) inches or larger in diameter.
4. Provide for a minimum of eighteen (18) inches cover for all pressure supply lines of two and one half (2 1/2) inches or smaller.
5. Provide for a minimum of twelve (12) inches for all non-pressure lines.
6. Provide for a minimum cover of eighteen (18) inches for all control wiring.
7. Refer to CITY standard details when within CITY streets exceptable to traffic loads.

B. Backfilling:

1. The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled with the excavated materials approved for backfilling: consisting of earth, loam, sandy clay, sand, or other approved materials free from large rocks, pebbles or earth or stones. Backfill shall be mechanically compacted in landscaped areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken areas, humps or other surface irregularities.
2. A fine granular material backfill will be initially placed on all lines. No foreign matter larger than one-half (1/2) inch in size will be permitted in the initial backfill.
3. Flooding of trenches will be permitted only with approval of the CITY.
4. If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lean, plugging, or other construction are necessary, the Contractor shall make all required adjustments without cost to the Owner.

C. Trenching and Backfill Under Paving:

1. Trenches located under areas where paving, asphaltic concrete, or concrete will be installed shall be 6" wide and six (6) inches above the pipe) and compacted in backfilled with 1/2" layer (4) inches below the paving layers to 95% compaction, using manual or mechanical tamping devices. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil and shall be left in a firm unyielding condition. All trenches shall be left flush with the adjoining grade. The Contractor shall set in place, cap and pressure test all piping under paving prior to the paving work.
2. Generally, boring or hydraulic driving, but where any cutting or breaking of sidewalks and/or concrete is necessary, it shall be done and replaced by the Contractor as a part of the Contract cost. Permission to cut or break sidewalks and/or concrete shall be obtained from the CITY.
3. Refer to CITY standard details when within CITY streets exceptable to traffic loads.

D. Assemblies:

1. Routing of sprinkler irrigation lines as indicated on the Drawings shall be in the presence of the Owner's Representative to determine if the water coverage for planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from the Drawings, or where the system has been willfully installed as indicated on the Drawings when it is obviously inadequate, without obliging this to the attention of the Owner's Representative. This test shall be accomplished before any ground cover is planted.
2. Upon completion of each phase of work, the entire system shall be tested and adjusted to meet site requirements.

F. Automatic Controller Assembly:

Install as per manufacturer's instructions. Remote control valves shall be connected to controller in numerical sequence as shown on the Drawings.

G. High Voltage Wiring for Automatic Controller:

1. 120 volt power connection to the automatic controller shall be provided by the Contractor.

H. Remote Control Valves:

1. Install where shown on the Drawings. Where grouped together, allow at least twelve (12) inches between adjacent valve boxes. Install each remote control valve in a separate valve box.
- I. Flushing of System:
1. After all new sprinkler pipe lines and risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and full head of water used to flush out the system.
2. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the CITY.

J. Sprinkler Heads:

1. Install the sprinkler heads as designated on the Drawings. Sprinkler heads to be installed in this work shall be equivalent in all respects to those listed.
2. Spacing of heads shall not exceed the maximum indicated on the Drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.

3.04 TEMPORARY REPAIRS

The CITY reserves the right to make temporary repairs as necessary to keep the sprinkler system equipment in operating condition. The exercise of this right by the CITY shall not relieve the Contractor of his responsibilities under the terms of the guarantee as herein specified.

3.05 EXISTING TREES

Where it is necessary to excavate adjacent to existing trees, the Contractor shall use all possible care to avoid injury to trees and roots. Excavation in areas where two (2) inch and larger roots occur shall be done by hand. All roots two (2) inches and larger in diameter, except directly in the path of pipe, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a ditching machine is run close to trees having roots smaller than two (2) inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts through. Roots one (1) inch and larger in diameter shall be painted with two coats of Tree Seal, or equal. Trenches adjacent to trees should be closed within twenty-four (24) hours and where this is not possible, the side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

3.06 FIELD QUALITY CONTROL

A. Adjustment of the System:

1. The Contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible.
2. If it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage, the Contractor shall make such adjustments prior to planting. Adjustments may include changes in nozzle sizes and degrees of arc as required.
3. Lowering raised sprinkler heads by the Contractor shall be accomplished within ten (10) days after notification by the Owner's representative.
4. All sprinkler heads shall be set perpendicular to finished grades unless otherwise designated on the Drawings.
5. Rain Bird DV valves will be set per manufacturer's specification so that each lateral operates at design pressure.

B. Testing of Irrigation System:

1. The Contractor shall request the presence of the CITY in writing at least 48 hours in advance of testing.
2. Test all pressure lines under hydrostatic pressure of 150 pounds per square inch and prove watertight.
- Notes: Testing of pressure main lines shall occur prior to installation of the electric control valves.
3. All piping under paved areas shall be tested under hydrostatic pressure of 150 pounds per square inch and proven watertight prior to paving.
4. Sustain pressure in lines for not less than six (6) hours. If leaks develop, replace joints and repeat test until entire system is proven watertight.
5. All hydrostatic tests shall be made only in the presence of the General Contractor and the CITY. No pipe shall be backfilled until it has been observed, tested, and approved in writing.
6. Furnish necessary force pump and all other test equipment.

3.07 MAINTENANCE

- A. The entire irrigation system shall be under full automatic operation for a period of seven (7) days prior to any planting.
- B. The Owner reserves the right to waive or shorten the operation period.

3.08 CLEAN-UP

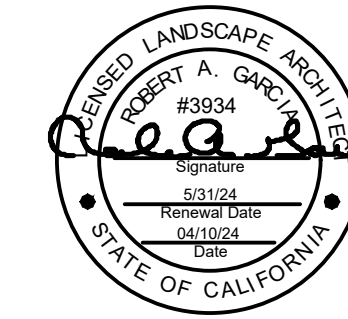
Clean-up shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site, all walks and paving shall be blotted or washed down, and any damage sustained on the work of others shall be repaired to its original condition.

SEE SPECS, SHEET L-12 FOR CONTINUATION

hourian associates, inc.
landscape architecture + design
san clemente • santa barbara, ca
p: 949.489.5623 • fax: 858.870.0335
e: team@hourianassociates.com



revisions:



AT&T CELL SITE TOWER
SITE I.D. SD0387
2905 NILE STREET
SAN DIEGO, CA

project

project
no:
date: 04/10/24

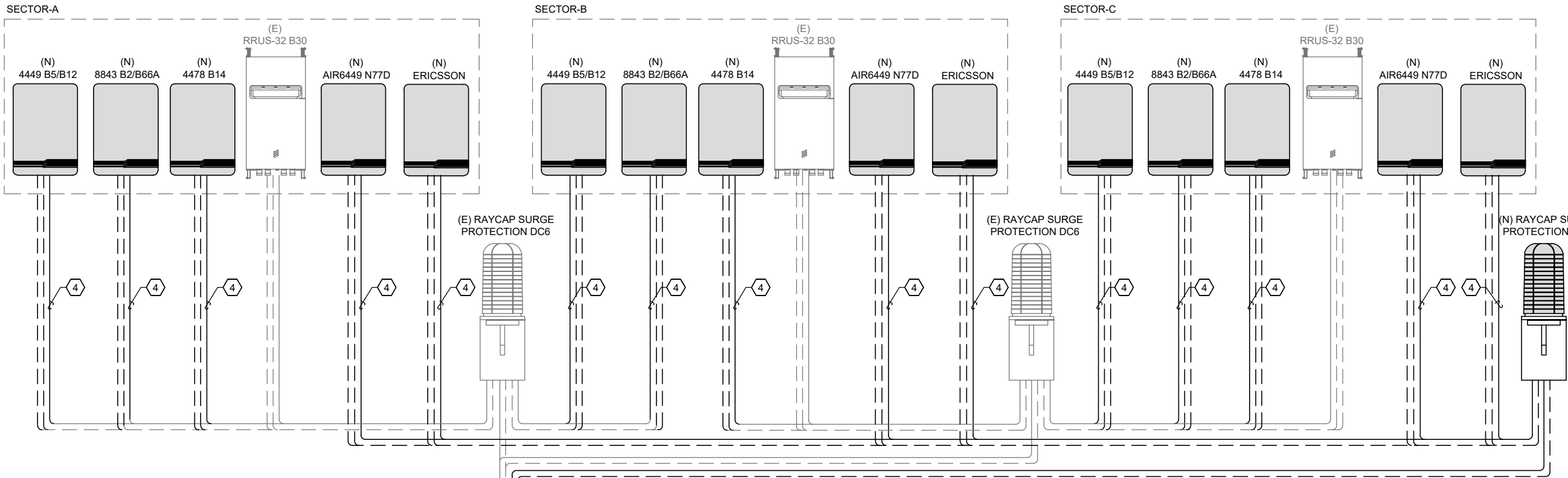
IRRIGATION
SPECIFICATIONS

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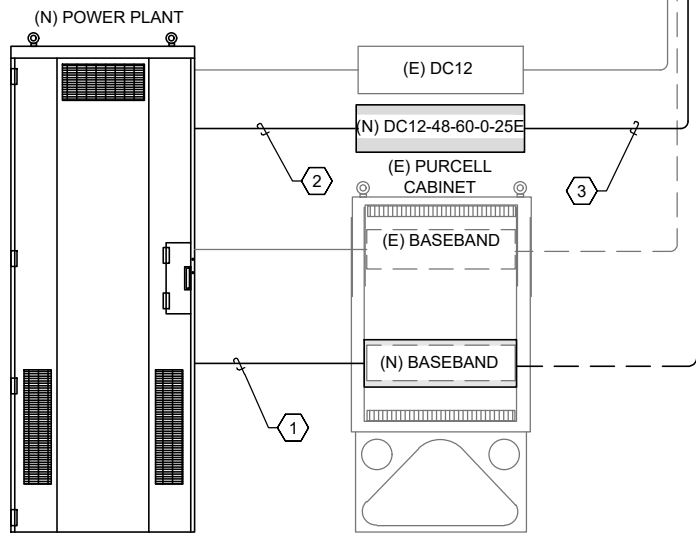
sheet no:

L-23

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ANTENNA SECTOR
EQUIPMENT AREA



DC CIRCUIT SCHEDULE				
	BREAKER	FROM	TO	CONFIGURATION
1	15A / 1P	-48DC DISTRIBUTION PANEL	LTE BASE BAND UNIT	(1) 2-#10 THHN/THWN/VW-1 TYPE TC-ER DC CABLE
2	SEE RRU SPECIFICATION FOR BREAKER SIZE	-48DC DISTRIBUTION PANEL	RAYCAP SURGE PROTECTION DC12-48-60-0-25E	(1) 6-#6 THHN/THWN/VW-1 TYPE TC-ER DC CABLE
3	N/A	RAYCAP SURGE PROTECTION DC12-48-60-0-25E	RAYCAP SURGE PROTECTION DC9	(3) 6-#6 THHN/THWN/VW-1 TYPE TC-ER DC CABLE
4	N/A	RAYCAP SURGE PROTECTION DC9/ DC6	REMOTE RADIO UNIT	(1) 2-#8 THHN/THWN/VW-1 TYPE TC-ER DC CABLE

- DC WIRING GENERAL NOTES:
- DC POWER WIRING SHALL BE COLOR CODED AT EACH END FOR IDENTIFYING +24V (RED) AND -48V (BLUE) MARKINGS ON CONDUCTORS.
 - LTE TECHNOLOGY DC POWER WIRING SHALL BE IN ACCORDANCE WITH ATT-002-290-531
 - NON-LTE TECHNOLOGY DC POWER WIRING SIZE 14 AWG TO 10 AWG SHALL BE TELCOFLEX III. DC POWER WIRING 8 AWG AND LARGER SHALL BE TELCOFLEX IV.

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1	05/16/24	JX COMMENTS
O	04/12/24	ISSUED FOR PERMIT
B	11/17/21	100% CD SUBMITTAL
A	10/21/21	90% CD SUBMITTAL
No.	Date	Action

Plans Prepared For:

MD7

10590 WEST OCEAN AIR DRIVE
SUITE 300
SAN DIEGO, CA 92130

Applicant:



Plans Prepared By:

MH
MORRISON HERSHFIELD
5100 S MACADAM AVE. SUITE 500
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Tel: 503-595-9128 Fax: 503-595-9136
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Project:

THE TWIST (I-805 & I-15)
SITE ID: SD0387
2905 NILE STREET
SAN DIEGO, CA 92104
FA: 10085141

Drawing Title:

ELECTRICAL DC
ONE-LINE DIAGRAM

Project No.:
210339800

Designer: SB	Date: 10/21/21
Drawn By: RR	Checked By: SS
PM Review: JR	Client Approval

Issue No.: 0	Drawing No.: E-1
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ELECTRICAL DC ONE-LINE DIAGRAM

SCALE
N.T.S.

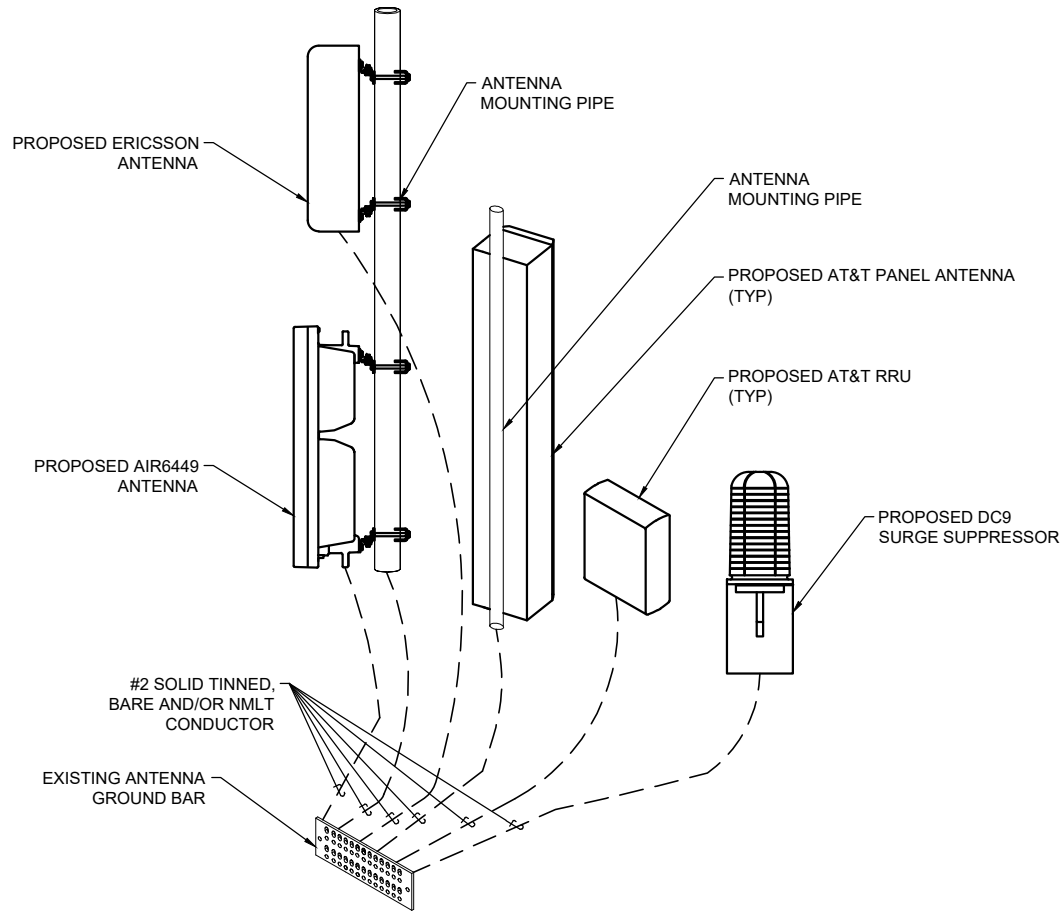
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SCALE IS BASE ON 22" X 34" "D" SIZE

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PANEL NAME			LOCATION:	VOLTAGE:			240 / 120V	1Ø		MOUNTING/ENCLOSURE:	SURFACE	NEMA-3R		
EXISTING 200A AT&T PP1			EQUIPMENT AREA	MAIN C/B:			200			AVAIL. FAULT CURRENT:				
				BUS RATING:			200	AMPS			SHORT CIRCUIT RATING:	22,000		
AMPS	POLES	TYPE	CIRCUIT DESCRIPTION	KVA	CKT	A		B	CKT	KVA	CIRCUIT DESCRIPTION	TYPE	POLES	AMPS
-	-	-	SPACE	0.00	1	2.00			2	2.00	(P) RECTIFIERS #1 & #2	NC	2	30
100	2	NC	(E) SUB-PANEL	11.70	3			13.70	4	2.00				
				10.50	5	12.50			6	2.00	(P) RECTIFIERS #3 & #4	NC	2	30
20	2	C	(E) LIGHTING	0.40	7			2.40	8	2.00				
				0.40	9	0.58			10	0.18	(E) TELCO GFI RECEPT.	NC	1	20
15	1	NC	(E) TELCO GFI RECEPT.	0.18	11			0.36	12	0.18	(E) TELCO GFI RECEPT.	NC	1	20
PHASE TOTAL					15.08			16.46	KVA					
										TOTAL CONNECTED LOAD		31.54	KVA	131A
										TOTAL DEMAND LOAD		31.74	KVA	132A

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ANTENNA LEVEL
EQUIPMENT AREA

NOTES:

- CONTRACTOR SHALL REFER TO AT&T GROUNDING AND BONDING PRACTICE TP-76416. ALL EXOTHERMIC CADWELDS SHALL BE PERFORMED BY CERTIFIED TECHNICIAN.
- PROVIDE WEATHER PROOFING AND GROUNDING KIT TO BOND DC POWER CABLE SHIELD TO EXTERNAL HATCH PLATE GROUND BAR.
- PROVIDE GROUND CONNECTION FOR DC POWER CABLE SHIELD TO "P" SECTION OF CRGB WITHIN SHELTER.
- CONTRACTOR SHALL USE THEFT RESISTANT GROUND WIRES AND BARS WHEN FEASIBLE.
- CONTRACTOR SHALL MAINTAIN A 12" MINIMUM GROUND WIRE BEND RADII.
- GROUND LUGS, HEATSHRINK AND CLAMPS DEVICES SHALL COMPLY WITH AT&T GROUNDING AND BONDING PRACTICE TP-76416.

GROUNDING SCHEMATIC (TYP)

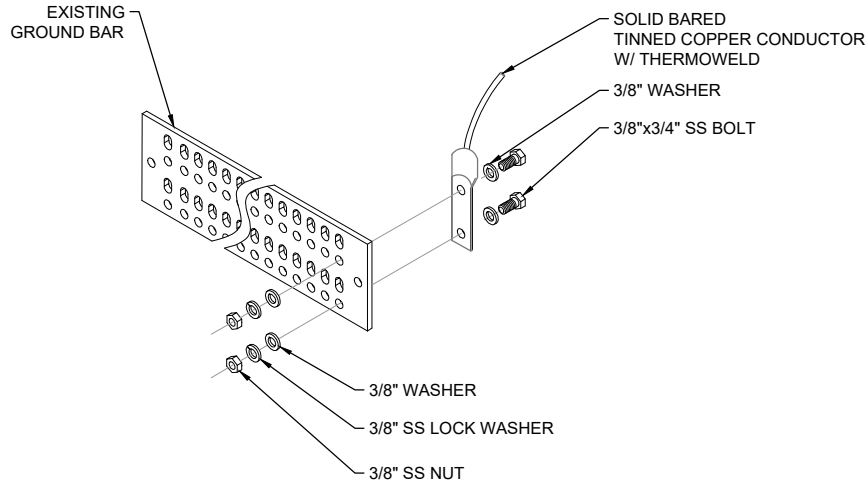
SCALE
N.T.S.

1

GROUNDING NOTES

SCALE
N.T.S.

3



NOTES:

- UTILIZE EXISTING AT&T GROUND BARS AND GROUNDING.
- ADD GROUND BARS IF THERE ARE INSUFFICIENT LUG POSITIONS.
- REFERENCE AT&T BONDING & GROUNDING PRACTICE TP76416.

TYPICAL GROUND BAR CONNECTION DETAIL

SCALE
N.T.S.

2

- RECORD DRAWINGS: MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS BETWEEN WORK AS SPECIFIED AND INSTALLED. RECORD CHANGES ON A CLEAN SET OF CONTRACT DOCUMENTS WHICH SHALL BE TURNED OVER TO THE CONSTRUCTION MANAGER UPON COMPLETION OF THE PROJECT.
- GUARANTEE/WARRANTY: GUARANTEE INSTALLATION TO BE FREE OF DEFECTS, SHORTS, GROUNDS, ETC., FOR A PERIOD OF ONE YEAR. FURNISH WARRANTY SO THE DEFECTIVE MATERIAL AND/OR WORKMANSHIP WILL BE REPAIRED/REPLACED IMMEDIATELY UPON NOTIFICATION AT NO COST TO THE OWNER FOR PERIOD OF WARRANTY.
- ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
- ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
- LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
- WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
- EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
- METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
- NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
- CONTRACTOR SHALL REFER TO AT&T GROUNDING AND BONDING PRACTICE TP-76416.

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No.	Date	Action

Plans Prepared For:



10590 WEST OCEAN AIR DRIVE
SUITE 300
SAN DIEGO, CA 92130

Applicant:



Plans Prepared By:



Project:

THE TWIST (I-805 & I-15)
SITE ID: SD0387
2905 NILE STREET
SAN DIEGO, CA 92104
FA: 10085141

Drawing Title:

GROUNDING DETAILS

Project No.:

210339800

Designer:

SB

Date:

10/21/21

Drawn By:

RR

Checked By:

SS

PM Review:

JR

Client Approval

Issue No.:

0

Drawing No.

E-3

SCALE IS BASE ON 22" X 34" "D" SIZE