



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: November 14, 2019 REPORT NO. PC-19-090

HEARING DATE: November 21, 2019

SUBJECT: VERIZON BLACK MOUNTAIN MIDDLE SCHOOL. Process Four Decision

PROJECT NUMBER: [641096](#)

OWNER/APPLICANT: Poway Unified School District/Verizon Wireless

SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) located at 9291 Oviedo Street on the athletic field of Black Mountain Middle School within the Rancho Peñasquitos Community Planning area?

Staff Recommendation: **Approve** Conditional Use Permit (CUP) No. 2319295, Planned Development Permit (PDP) No. 2349506 and Neighborhood Development Permit (NDP) No. 2349507.

Community Planning Group Recommendation: On October 2, 2019, the Rancho Peñasquitos Planning Board voted 12-1-0 to recommend approval of the Verizon Black Mountain Middle School project without any conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 4, 2019 and the opportunity to appeal that determination ended October 18, 2019.

Fiscal Impact Statement: The applicant has paid a flat fee for this project.

BACKGROUND

Verizon Black Mountain Middle School is an application for an CUP, PDP, and NDP to continue the operation of a previously-approved WCF at 9291 Oviedo Street, in the RS-1-14 zone. The project is located on the athletic field of Black Mountain Middle School and the site is designated for Schools in the Rancho Peñasquitos Community Plan. Surrounding uses include single-unit residential to the west, Mt. Carmel High School to the east, open space to the north with single-unit residential

beyond, and single-unit residential to the south, along with a small pocket of commercial (Attachments 1-3).

[Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses, with Preference 1 being the highest and Preference 4 the lowest. Properties containing non-residential uses in a residential zone are considered Preference 3. Such projects require a Process Three CUP approval per [SDMC 141.0420\(e\)\(1\)](#), with the Hearing Officer as the decision maker. The project also requires a Process Two Neighborhood Development Permit per [SDMC 141.0420\(g\)\(3\)](#) to allow an equipment area larger than 250 square feet, with staff as the decision maker. While the CUP and NDP would not typically come before the Planning Commission, this project also seeks a height deviation to allow a 42-foot, six-inch-tall faux tree where the RS-1-14 zone's height limit is 35 feet. This requires a Process Four Planning Commission decision pursuant to [SDMC 126.0602\(b\)\(1\)](#). The three permits are consolidated for processing with the Planning Commission as the decision maker.

The WCF Regulations were updated effective September 9, 2019; the above code references are to the version in effect at the time of application.

The proposed project is a new permit for a previously-permitted monopine. The site was first permitted in 2000 for one carrier (Verizon). That project was a first-generation faux tree that did not weather well over time. In 2011, a new permit was issued, which required the tree to be rehabilitated and allowed Verizon and Sprint to collocate on the tree. That permit was never utilized and the monopine continued to exist until the City served Verizon and the Poway Unified School District with a Civil Penalty Notice and Order last year.

DISCUSSION

Project Description:

The Verizon Black Mountain Middle School project proposes to allow nine panel antennas and six Remote Radio Units (RRUs) on a previously-permitted 42-foot, 6-inch-tall monopine, along with associated equipment in a separate 396-square-foot equipment shelter, which includes 168 square feet for storage for the middle school (Attachments 12 and 13). The faux tree will be re-branched to current monopine standards. Five 24-inch box Aleppo Pines and a mixture of 45 five-gallon Toyons and Dwarf Coyote Bushes will be planted to screen and improve views of the equipment shelter, which is located on a field below the monopine to the north. An existing microwave dish located on top of the equipment shelter is proposed to be removed. All other site conditions will remain as-is.

Community and General Plan Analysis:

The [Rancho Peñasquitos Community Plan](#) is silent on the design and location of wireless communication facilities, instead relying on the General Plan and Council Policy 600-43. The City's General Plan addresses WCFs in the [Urban Design Element](#) (UD-A.15). The visual impact of WCFs should be minimized by concealing them in existing structures or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the

WCF should be located in underground vaults or unobtrusive structures.

The Black Mountain Middle School athletic field is a higher elevation than the immediate area. The slope leading up to the field provides heavy landscape coverage that affords integration opportunities for the monopine, as well as the equipment enclosure (Attachment 9). The proposed project screens antennas from view using a re-branched monopine that complements existing mature landscaping on site. This meets the intent of UD-A.15. Therefore, the project meets the objectives of the General Plan.

Project-Related Issues:

The project site is highly desirable for WCFs because it is located at a high point that covers a large portion of the surrounding residential area, with coverage up and down Black Mountain Road. This facility has been in operation for approximately 19 years. AT&T and T-Mobile are collocated on another monopine on the same property, approximately 60 feet south of the Verizon tree and is currently in the review process.

The height of the existing Verizon monopine was approved under previous regulations that allowed deviations with a Conditional Use Permit. Verizon is proposing to maintain their existing coverage by using the same support structure and re-branching it to replicate the shape of a tree. The new foliage will provide concealment of the antennas and associated equipment. The WCF will be integrated into the existing site features to the maximum extent feasible.

The RS-1-14 zone height limit of 35 feet is intended to guide the bulk and scale of residential development in residential areas. Due to the topography, desired coverage area, and specific location, it makes sense to allow Verizon to continue operations at this site. This is preferable to what would be achieved by strict conformance with the regulations.

Conclusion:

Based on its design, the project complies with the WCF Regulations ([SDMC 141.0420](#)). Staff has prepared draft findings in the affirmative to approve the CUP, PDP, and NDP and recommends approval of CUP No. 2319295, PDP No. 2349506, and NDP No. 2349507 (Attachment 6).

ALTERNATIVES

1. Approve CUP No. 2319295, PDP No. 2349506, and NDP No. 2349507 with modifications.
2. Deny CUP No. 2319295, PDP No. 2349506, and NDP No. 2349507 if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



PJ Fitzgerald
Assistant Deputy Director
Development Services Department



Karen Lynch
Development Project Manager
Development Services Department

FITZGERALD/KAL

Attachments:

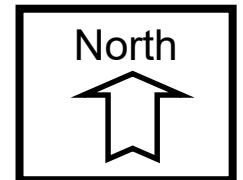
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Coverage Maps
8. Environmental Exemption
9. Photo Survey
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Photo Simulations
13. Project Plans



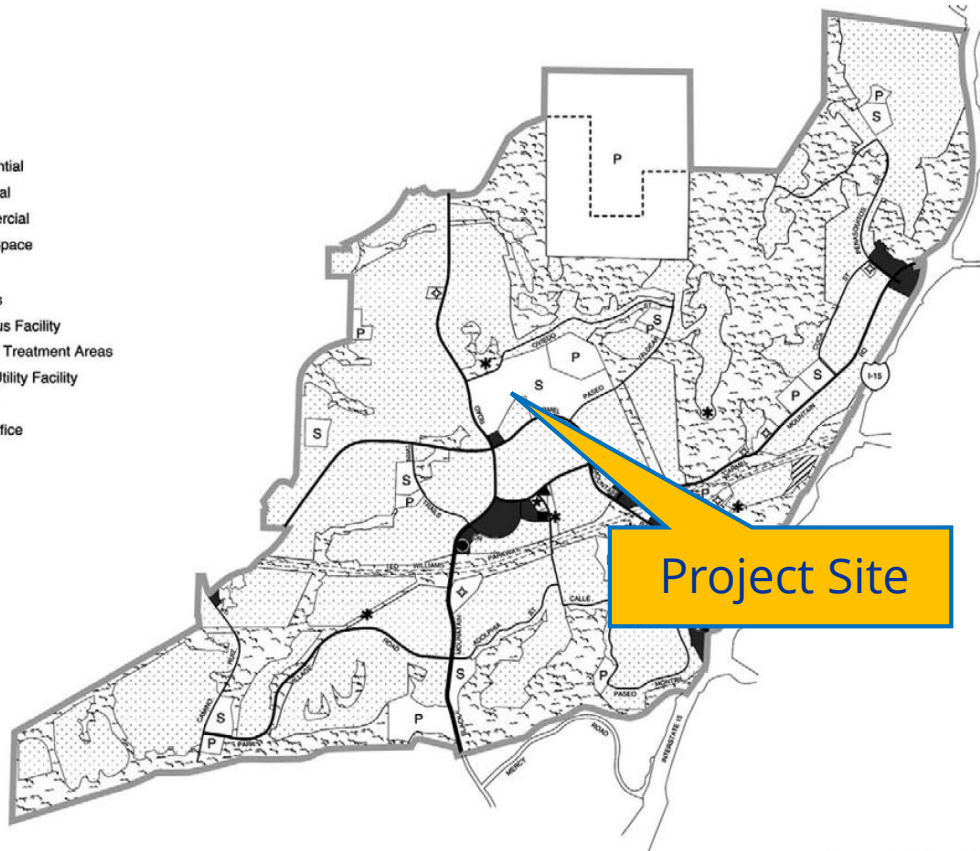
Aerial Photo

Verizon Black Mountain Middle School/ 9291 Oviedo Street

PROJECT NO. 641096



-  Residential
-  Industrial
-  Commercial
-  Open Space
- P Parks
- S Schools
- ◇ Religious Facility
- * Special Treatment Areas
- ◆ Major Utility Facility
- Library
- Post Office
- ★ Police
- ▲ Fire



Project Site



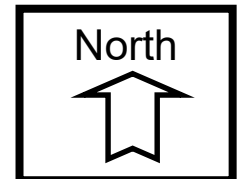
Land Use Map
Rancho Peñasquitos Community Plan

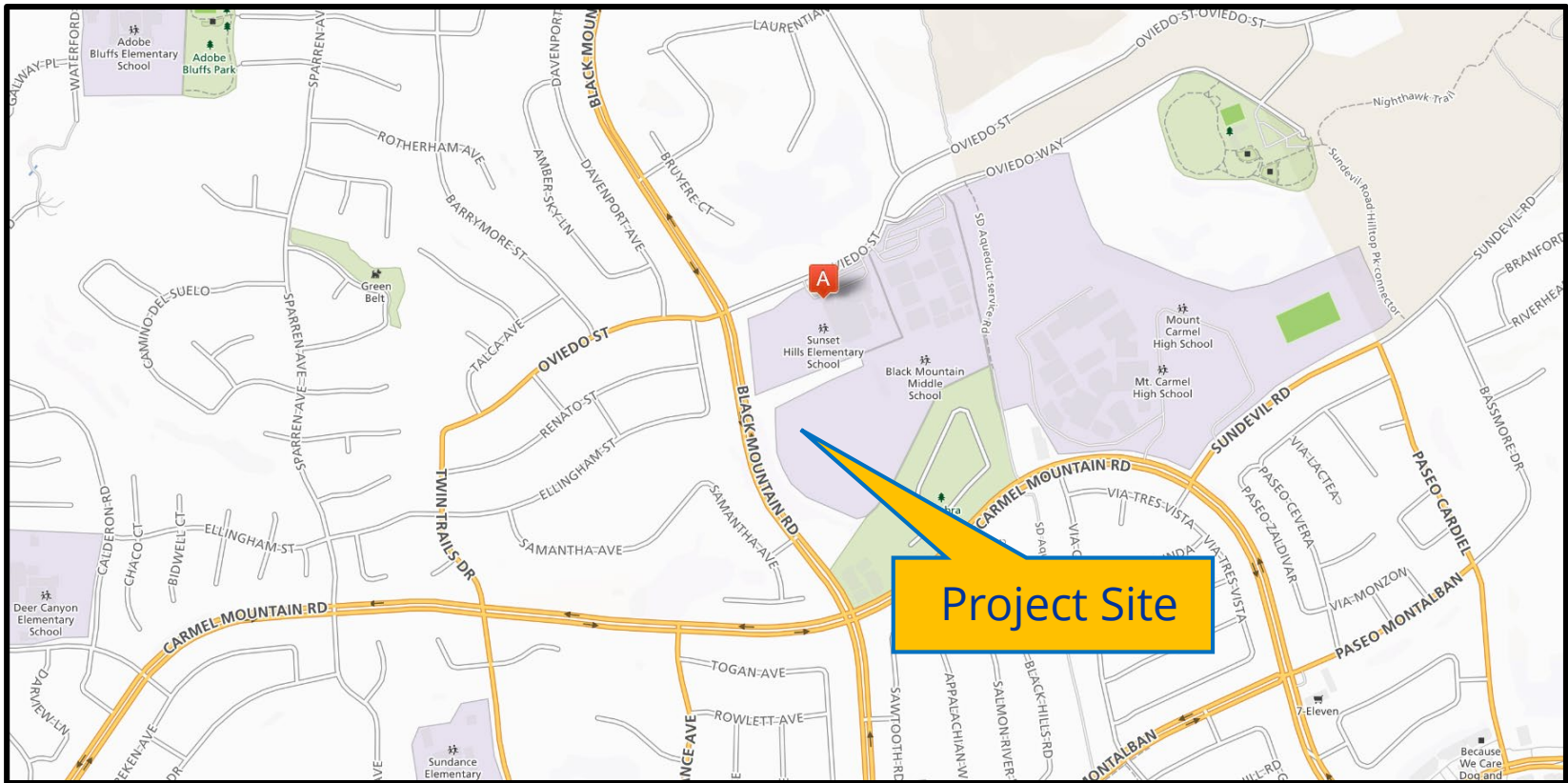
4
FIGURE



Land Use Map

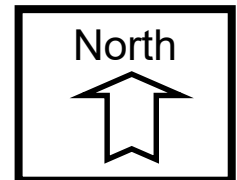
Verizon Black Mountain Middle School/ 9291 Oviedo Street
PROJECT NO. 641096





Project Location Map

Verizon Black Mountain Middle School/ 9291 Oviedo Street
PROJECT NO. 641096



PROJECT DATA SHEET		
PROJECT NAME:	Verizon Black Mountain Middle School	
PROJECT DESCRIPTION:	An existing Wireless Communication Facility (WCF) consisting of a 42'-6" tall monopine supporting nine panel antennas and 6 Remote Radio Units located on the northwest perimeter of the athletic field of Black Mountain Middle School. Associated equipment and a school storage is located within a 396-sq.-ft. shelter.	
COMMUNITY PLAN AREA:	Rancho Peñasquitos	
DISCRETIONARY ACTIONS:	Conditional Use Permit/Planned Development Permit/Neighborhood Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Schools	
ZONING INFORMATION: ZONE: RS-1-14 (Residential-Single Unit) HEIGHT LIMIT: 35 feet FRONT SETBACK: 15 feet SIDE SETBACK: 4 feet STREETSIDE SETBACK: 10 feet REAR SETBACK: 10 feet		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Open Space/Residential; RS-1-14	Open Space
SOUTH:	Commercial/Residential; RS-1-14/CO-1-2	Commercial Office/Residential
EAST:	Schools; AR-1-1	High School
WEST:	Residential; RS-1-14	Residential
DEVIATION REQUESTED:	RS-1-14 allows a maximum height of 35 feet. Verizon is requesting a deviation of 7 feet, 6 inches to maintain the existing monopine height.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On October 2, 2019, the Rancho Peñasquitos Planning Board voted 12-1-0 to recommend approval of the project without conditions.	

PLANNING COMMISSION
RESOLUTION NO. XXXX-PC
CONDITIONAL USE PERMIT NO. 2319295
PLANNED DEVELOPMENT PERMIT NO. 2349506
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2349507
VERIZON BLACK MOUNTAIN MIDDLE SCHOOL
PROJECT NO. 641096

WHEREAS POWAY UNIFIED SCHOOL DISTRICT, Owner, and VERIZON WIRELESS (VAW) LLC, Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permits, Conditional Use Permit (CUP) No. 2319295, Planned Development Permit (PDP) No. 2349506 and Neighborhood Development Permit (NDP) No. 2349507, on portions of a 44-acre site;

WHEREAS, the project site is located at 9291 Oviedo Street in the RS-1-14 zone of the Rancho Peñasquitos Community Plan;

WHEREAS, the project site is legally described as: Lot 2 of Peñasquitos School Sites, in the City of San Diego, County of San Diego, State of California according to map thereof No. 7582, filed in the Office of the County Recorder of San Diego County, March 19, 1973.

WHEREAS, on November 21, 2019, the Planning Commission of the City of San Diego considered Conditional Use Permit (CUP) No. 2319295, Planned Development Permit (PDP) No. 2349506 and Neighborhood Development Permit No. 2349507, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 4, 2019, 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 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated November 21, 2019.

FINDINGS:

Conditional Use Permit Approval – Section §126.0305

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

The Wireless Communication Facility (WCF) is located on the athletic field of Black Mountain Middle School in the community of Rancho Peñasquitos at 9291 Oviedo Drive. The project site is zoned RS-1-14. WCFs are permitted in this zone with a Conditional Use Permit pursuant to compliance with the underlying zone and the WCF regulations. The project consists of a 42-foot, six-inch-tall faux pine tree supporting nine panel antennas, six Remote Radio Units (RRUs), and associated components. The associated equipment is located in a 396-square-foot equipment shelter, which includes 168 square feet of storage space for the school.

The Rancho Peñasquitos Community Plan is silent on the design and location of wireless communication facilities, instead relying on the General Plan and Council Policy 600-43. The City's General Plan addresses WCFs in the Urban Design Element (UD-A.15). The visual impact of WCFs should be minimized by concealing them in existing structures or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures.

The project site currently supports two faux trees: Verizon's monopine and a 35-foot-tall monopine shared by AT&T and T-Mobile. The Verizon monopine is located at the northwest corner of the main athletic field with the associated equipment shelter located on a lower athletic field to the north. The AT&T/T-Mobile monopine is located approximately 60 feet south of the Verizon tree in between their two equipment shelters. The site is a higher elevation than the surrounding residential area, and the slope leading down to Black Mountain Road (to the west) maintains numerous mature trees and shrubs which serve to integrate the existing communication facilities.

The tree is part of a previously-permitted WCF with an expired permit. The proposed project will re-branch the tree to provide more foliage and a realistic shape, and will also screen all antennas with branching and antenna "socks" made of radio frequency transparent materials.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the design and location requirements of the Community Plan and the General Plan. The proposed WCF will not adversely affect the applicable land use plan or the City's General Plan.

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

The WCF is located on the upper athletic field of Black Mountain Middle School in the community of Rancho Peñasquitos at 9292 Oviedo Street. The project site is zoned RS-1-14. WCFs are permitted in this zone with a Conditional Use Permit pursuant to compliance with the underlying zone and the WCF regulations. The project consists of a 42-foot, 6-inch-tall faux pine tree supporting nine panel antennas, six Remote Radio Units (RRUs), and associated components. The associated equipment is in a 396-square-foot equipment shelter located on a lower athletic field to the north.

The project was determined to be exempt from CEQA pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several

operational constraints and development controls intended to assure the continued public health, safety and welfare. Certain of these conditions were based on input received during the public review process. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The Telecommunications 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) emissions 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.

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

Wireless Communication Facilities (WCFs) are permitted on premises with non-residential uses in residential zones with the processing of a CUP. The WCF Design Requirements [SDMC 141.0420(g)(2)] state that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.

The WCF is located on the upper athletic field of Black Mountain Middle School in the Rancho Peñasquitos Community Plan at 9291 Oviedo Street. The project site is zoned RS-1-14. The project consists of a 42-foot, 6-inch-tall faux pine tree supporting nine panel antennas, six Remote Radio Units (RRUs), and associated components. The associated equipment is in a 396-square-foot equipment shelter located on a lower athletic field to the north.

The project site is desirable for WCFs because it is located at a high point that covers a large portion of the surrounding residential area, with coverage up and down Black Mountain Road. The facility has operated at this site for approximately 19 years. AT&T and T-Mobile are collocated on another monopine on the same property, approximately 60 feet south of the Verizon tree, which will be the subject of a future public hearing.

The height of the existing Verizon monopine was approved under previous regulations that allowed deviations with a Conditional Use Permit. Verizon is proposing to maintain their existing coverage by using the same support structure and re-branching it to replicate the shape of a tree. The new foliage will provide concealment of the antennas and associated equipment.

The project represents a use that could be considered to have a negative impact on the neighborhood if certain performance and appearance issues aren't addressed. However, the proposed project is integrated into a setting of existing landscaping which will help with views from offsite vantage points.

The project is located in the RS-1-14 zone. The project meets all applicable requirements of this zone, except that it seeks a PDP for a height deviation pursuant to SDMC 126.0602(b)(1). This deviation is allowed by the Land Development Code if findings can be made. These findings are discussed under **"Planned Development Permit Approval"** below.

In addition to the CUP and PDP Regulations, the WCF Regulations (SDMC 141.0420) contain design requirements for WCFs, which include the requirement to utilize the smallest, least visually intrusive antennas, components and other necessary equipment and to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions.

The project proposes a faux tree and equipment area that will integrate with existing landscaping and structures at the site, meeting these requirements. Because the project meets the design requirements of SDMC 141.0420 and findings can be made in the affirmative for all permits required by this project, the project and all deviations will comply with the applicable regulations of the Land Development Code.

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

The slope leading up to the project site contains existing, mature trees and shrubs which provide landscape integration for the Verizon Wireless Communication Facility (WCF). The monopine will be re-branched to replicate the shape of a live tree and to increase concealment of the antennas and associated components. This setting makes the proposed location ideal for a faux tree to integrate into the site.

In addition to re-branching, the conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the 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 assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Because the project design and permit conditions address approval and operational concerns, the proposed use is appropriate at the proposed location.

Planned Development Permit Approval - Section §126.0605(a)

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

Please see CUP Finding No. 1 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not adversely affect the applicable land use plan.

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

Please see CUP Finding No. 2 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not be detrimental to the public health, safety, and welfare.

3. 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.

The project meets all applicable requirements of the RS-1-14 zone, except that it seeks a PDP for a height deviation pursuant to SDMC 126.0602(b)(1). The requested deviation is to allow a project height of 42 feet, 6 inches where 35 feet is otherwise allowed.

The purpose of a PDP, as stated in SDMC 126.0601, is to establish a review process for development that allows an applicant to request greater flexibility from the strict application of the regulations than would be allowed through a deviation process. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations.

The parcel is not used as a residence or as open space. The property is used as an athletic field by the middle school and the community. One other monopine is located on the property approximately 60 feet south of the Verizon monopine. The site is at a higher elevation than the surrounding area. This elevation difference makes it an ideal location for a WCF to reach the surrounding community, and the existing landscape on the site make it an ideal location for a WCF that can integrate into the setting. By allowing a height deviation to 42 feet, 6 inches, the proposed faux tree blends into the site in a way that makes it difficult to detect from typical public vantage points. Requiring the Verizon monopine to observe the height limit would render the WCF unfeasible due to the potential interference that would be caused by the existing mature trees.

In addition to the PDP, the project requires a CUP pursuant to SDMC 141.0420(e)(1) because it is proposed on a property containing a non-residential use in a residential zone. This conditional use is allowed by the Land Development Code if findings can be made. These findings are discussed under “**Conditional Use Permit Approval**” above.

The project, in proposing a faux tree and equipment area that will integrate with existing landscaping at the site, meets the requirements of the Municipal Code. The requested deviation provides the applicant the flexibility to integrate it with nearby existing trees while providing the same coverage. The additional height allows Verizon to maintain existing coverage, which eliminates the need for multiple, smaller WCFs to achieve the same coverage goals. Because the project meets the design requirements of SDMC 141.0420 and findings can be made in the affirmative for all permits required by this project, the project and all deviations will comply with the applicable regulations of the Land Development Code.

Neighborhood Development Permit Approval – Section §126.0404**1. The proposed development will not adversely affect the applicable land use plan.**

Please see CUP Finding No. 1 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not adversely affect the applicable land use plan.

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

Please see CUP Finding No. 2 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not be detrimental to the public health, safety, and welfare.

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

Please see CUP Finding No. 3 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CUP No. 2319295, PDP No. 2349506 and NDP No. 2349507 are hereby GRANTED by the Planning Commission to the referenced Owner and Permittee, in the form, exhibits, terms and conditions as set forth in CUP No. 2319295, PDP No. 2349506 and NDP No. 2349507, a copy of which is attached hereto and made a part hereof.

Karen Lynch
Development Project Manager
Development Services

Adopted on: November 21, 2019

IO#: 12003679

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. 2319295
PLANNED DEVELOPMENT PERMIT NO. 2349506
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2349507
VERIZON BLACK MOUNTAIN MIDDLE SCHOOL
PROJECT NO. 641096
PLANNING COMMISSION

This Conditional Use Permit (CUP) No. 2319295, Planned Development Permit (PDP) No. 2349506 and Neighborhood Development Permit (NDP) No. 2349507, is granted by the Planning Commission of the City of San Diego to Poway Unified School District, Owner, and Verizon Wireless (VAW) LLC, a Delaware Limited Liability Company d/b/a Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0303, 126.0602 and 126.0402. The 44-acre site is located at 9291 Oviedo Street in the RS-1-14 zone of the Rancho Peñasquitos Community Plan. The project site is legally described as: Lot 2 of Peñasquitos School Sites, in the City of San Diego, County of San Diego, State of California according to map thereof No. 7582, filed in the Office of the County Recorder of San Diego County, March 19, 1973.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 21, 2019, on file in the Development Services Department.

The project shall include:

- a. A 42-foot, 6-inch-tall monopine supporting nine panel antennas measuring 72" x 11.9" x 7.1"; six Remote Radio Units and one ray cap;
- b. A 396-square-foot enclosure divided into 228 square feet for Verizon equipment and 168 square feet for school storage use;
- c. Landscaping (planting, irrigation and landscape related improvements); and
- d. 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 December 9, 2022.
2. The above utilization date notwithstanding, the granting of this discretionary permit does not entitle the continued operation of the existing, expired facility. Within 60 days of permit approval, applications must be made for all required construction permits. Within 90 days of application, all required construction permits must be issued. Within 90 days of permit issuance, final inspection must be obtained.
3. This permit and corresponding use of this site shall **expire on December 9, 2029**. 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 which will be subject to compliance with all regulations in effect at the time.
4. No later than ninety (90) days prior to the expiration of this approval, the Owner/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.
5. Under no circumstances, does approval of this permit authorize the Owner/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.
6. 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 Owner/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.
7. 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.

8. 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 Owner/Permittee and any successor(s) in interest.

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

10. Issuance of this Permit by the City of San Diego does not authorize the Owner/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.).

11. The Owner/Permittee shall secure all necessary permits. The Owner/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.

12. 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.

13. All of 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 Owner/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 Owner/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.

14. The Owner/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 Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/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, Owner/Permittee

shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/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 Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

LANDSCAPE REQUIREMENTS:

15. All required landscape shall be installed according to the approved exhibits.
16. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in 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 landscape 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.
17. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during installation or operation of the wireless communication facility, the Owner/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.

PLANNING/DESIGN REQUIREMENTS:

18. Every aspect of this project is considered an element of concealment including but not limited to the dimensions, bulk and scale, color, materials and texture. Any future modifications to this permit must not defeat concealment.
19. The WCF shall conform to the approved exhibits.
20. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.
21. 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, Owner/Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.
22. All equipment, including transformers, emergency generators and air conditioners belonging to the Owner/Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

23. 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.

24. The Owner/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 the restoration of this site to its original condition is required.

Faux Trees

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

26. 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.

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

28. Starting branch height shall be no higher than 10-feet, as illustrated on the stamped, approved Exhibit "A."

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

30. Ninety-degree connectors shall be used for all antenna cables.

31. The equipment/storage shelter doors shall be painted with non-graffiti paint.

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

33. A minimum branch density of 4 branches per foot shall be maintained on the faux tree at all times.

34. 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 SDMC.

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project to ensure compliance with the approved plans and associated conditions. Please contact the Project Manager listed below at (619) 446-5351 to schedule an inspection of the completed facility.
- 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.

APPROVED by the Planning Commission of the City of San Diego on November 21, 2019 by
Resolution No. _____.

DRAFT

ATTACHMENT 6

Permit Type/PTS Approval No.: CUP No. 2319295/PDP No. 2349506/NDP No. 2349507
Date of Approval: November 21, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Lynch
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.

Poway Unified School District
Owner

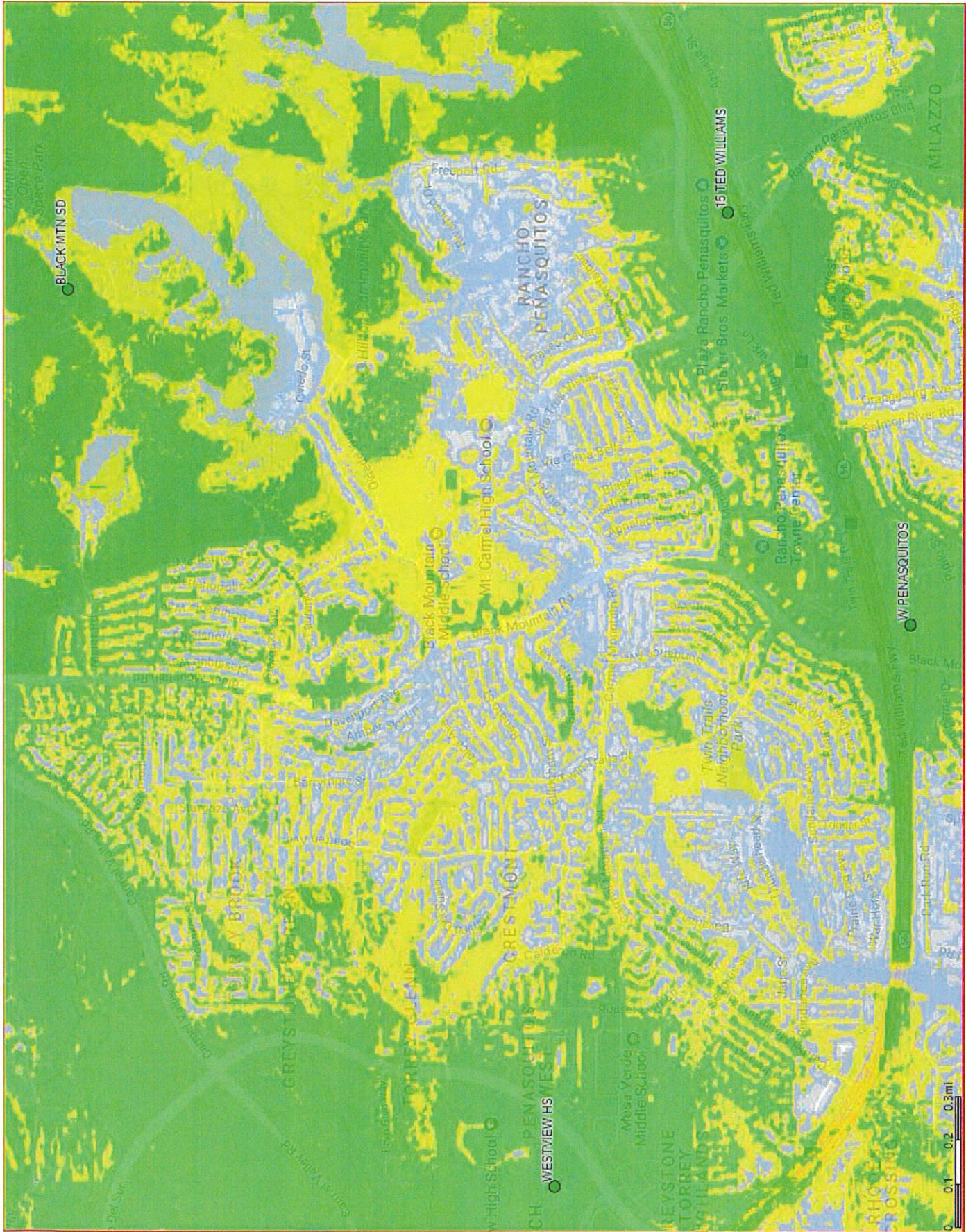
By _____
NAME:
TITLE:

Verizon Wireless (VAW), LLC
Permittee

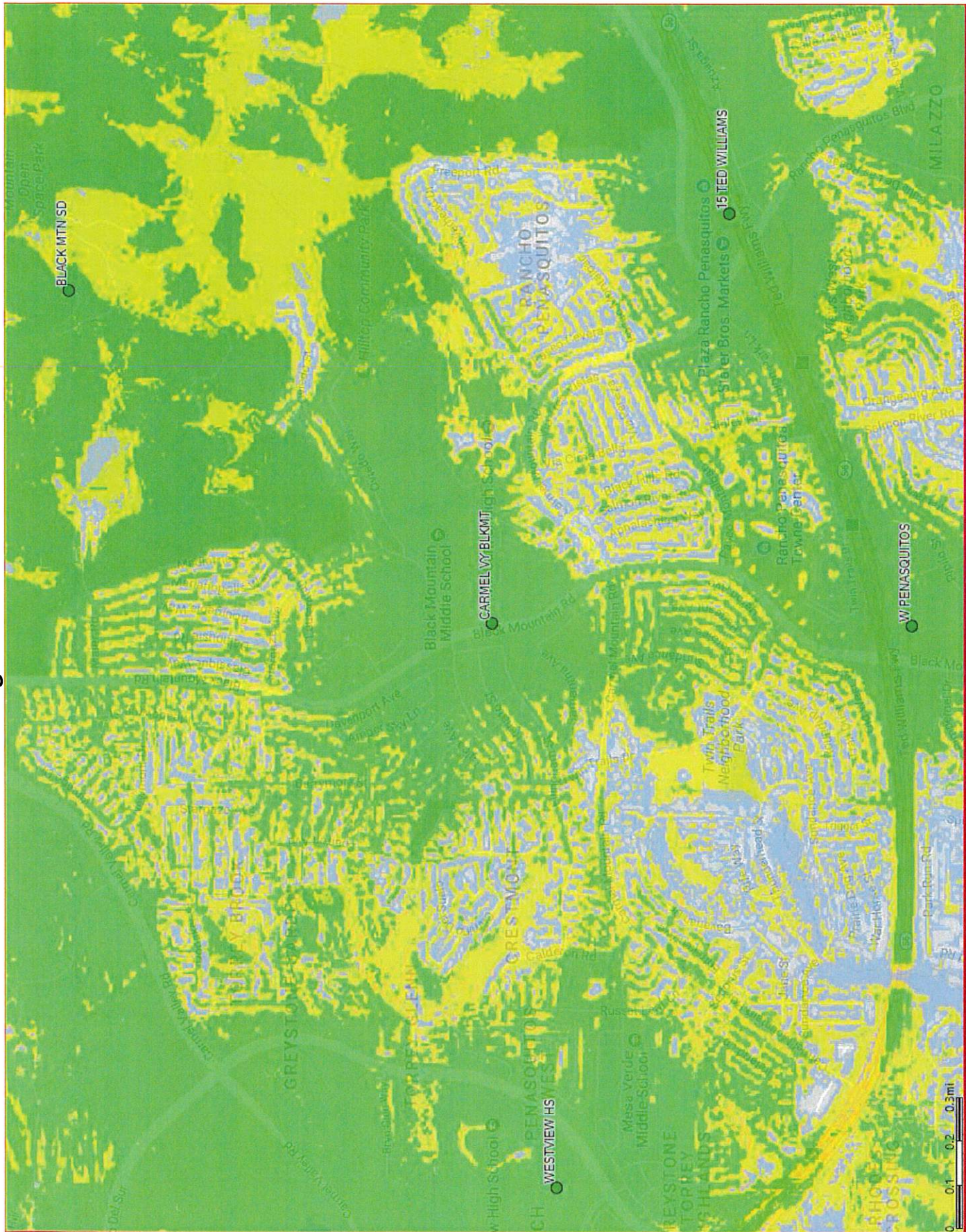
By _____
NAME:
TITLE:

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

Coverage Without Site



Coverage With the Site



RSRP Level (DL) (dBm) ≥ -85 (In-Building Coverage)
 RSRP Level (DL) (dBm) ≥ -95 (In-Vehicle Coverage)
 RSRP Level (DL) (dBm) ≥ -105 (On-Street Coverage)

NOTICE OF EXEMPTION

(Check one or both)

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 Name/Number: Verizon Black Mountain School/641096

SCH No.: N/A

Project Location-Specific: 9291 Oviedo Street, San Diego CA 92129

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

Description of nature and purpose of the Project: NEIGHBORHOOD DEVELOPMENT PERMIT (NOP), PLANNED DEVELOPMENT PERMIT (PDP) and a CONDITIONAL USE PERMIT (CUP) to modify an existing, previously-permitted Wireless Communication Facility (WCF) consisting of consisting of a 42-foot tall faux monopine supporting nine panel antennas, six Remote Radio Units and a raycap. The tree will be re-branched to current faux tree standards. The existing 466-square-foot equipment enclosure and school storage room will remain in its current location. The WCF is situated on the perimeter of the athletic field for Black Mountain Middle School located at 9291 Oviedo Street in the RS-1-14 zone and the FAA Part 77 Notification Area, MCAS Miramar Review Area 2.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Emanuel Higgins, 1420 Bristol Street North, Suite 210, Newport Beach, CA 92660, 949-502-8555

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: 15301, Existing Facilities
- ☐ Statutory Exemptions:

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 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project is modifying an existing facility 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: J. 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

ATTACHMENT 8

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

Courtney Hannah For JS Senior Planner
Signature/Title

10/23/19
Date

Check One:

☒ (X) Signed By Lead Agency

☐ () Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Carmel Valley Black Mountain - 9291 Oviedo Street, San Diego, CA 92129



Looking West at shelter



Looking North at Monopine

Carmel Valley Black Mountain - 9291 Oviedo Street, San Diego, CA 92129



Looking East at Monopine



Looking South West at Monopine

Carmel Valley Black Mountain - 9291 Oviedo Street, San Diego, CA 92129



Looking South at Monopine



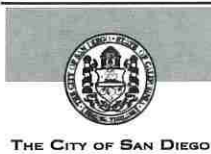
Looking South East at Monopine



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 1

Project Name: Verizon Black Mt Middle		Project Number: 641096	Distribution Date: 08/13/2019	
Project Scope/Location: RANCHO PENASQUITOS CUP, PROCESS 4 Project is a new permit for a previously permitted wireless communication facility (WCF) consisting of a monopine supporting antennas for Verizon. Project is located at 9291 Oviedo Street, on the grounds of Black Mountain Middle School, in the RS-1-14 zone, the FAA Part 77 Notification Area, MCAS Miramar Review Area 2, and the Rancho Penasquitos Community Plan Area, within City Council District 5				
Applicant Name: Emanuel Higgins			Applicant Phone Number: (949) 502-8555	
Project Manager: Karen Lynch	Phone Number: (619) 446-5351	Fax Number: (619) 446-5245	E-mail Address: KLynchAsh@sandiego.gov	
Project Issues (To be completed by Community Planning Committee for initial review): Discussion involved ongoing irrigation to maintain the existing and proposed landscape to blend the mono-pine into the hillside. The applicant stated that they will maintain and provide irrigation at Verizon's expense and at no cost to the school district.				
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.				



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: Verizon Black Mt Middle		Project Number: 641096	Distribution Date: 08/13/2019
Project Scope/Location: RANCHO PENASQUITOS CUP, PROCESS 4 Project is a new permit for a previously permitted wireless communication facility (WCF) consisting of a monopine supporting antennas for Verizon. Project is located at 9291 Oviedo Street, on the grounds of Black Mountain Middle School, in the RS-1-14 zone, the FAA Part 77 Notification Area, MCAS Miramar Review Area 2, and the Rancho Penasquitos Community Plan Area, within City Council District 5			
Applicant Name: Emanuel Higgins		Applicant Phone Number: (949) 502-8555	
Project Manager: Karen Lynch	Phone Number: (619) 446-5351	Fax Number: (619) 446-5245	E-mail Address: KLynchAsh@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 12	Members No 1	Members Abstain 0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: Jon Becker		TITLE: Chairman	
SIGNATURE: Digitally signed by Jon Becker DN: cn=Jon, o=City of San Diego, ou=Development Services, email=jon.becker@cityofsaniego.gov, cn=Jon Becker Date: 2019.10.03 08:50:04-07'00'		DATE: Oct 2, 2019	
Attach Additional		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			



**City of San Diego
Development Services**
1222 First Ave., MS 302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

**FORM
DS-318**

October 2017

Approval Type: Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☐ Site Development Permit ☒ Planned Development Permit ☒ Conditional Use Permit ☐ Variance
☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other _____

Project Title: Carmel Valley Black Mountain

Project No. For City Use Only: _____

Project Address: 9291 Oviedo Street

San Diego, CA 92129

Specify Form of Ownership/Legal Status (please check):

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? NJ Corporate Identification No. _____
☐ Partnership ☐ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: Poway Unified School District ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 15250 Avenue of Science

City: San Diego

State: CA Zip: 92128

Phone No.: 858-521-2800

Fax No.: _____

Email: _____

Signature: _____

Date: 8/8/19

Additional pages Attached: ☒ Yes ☐ No

Applicant

Name of Individual: Verizon Wireless c/o Michael Boysen ☐ Owner ☒ Tenant/Lessee ☐ Successor Agency

Street Address: 15505 Sand Canyon Avenue

City: Irvine

State: CA Zip: 92618

Phone No.: (949) 502-8555

Fax No.: _____

Email: ehiggins@tectonicengineering.com

Signature: _____

Date: 8/8/19

Additional pages Attached: ☐ Yes ☐ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____

State: _____ Zip: _____

Phone No.: _____

Fax No.: _____

Email: _____

Signature: _____

Date: _____

Additional pages Attached: ☐ Yes ☐ No

Monopine Example



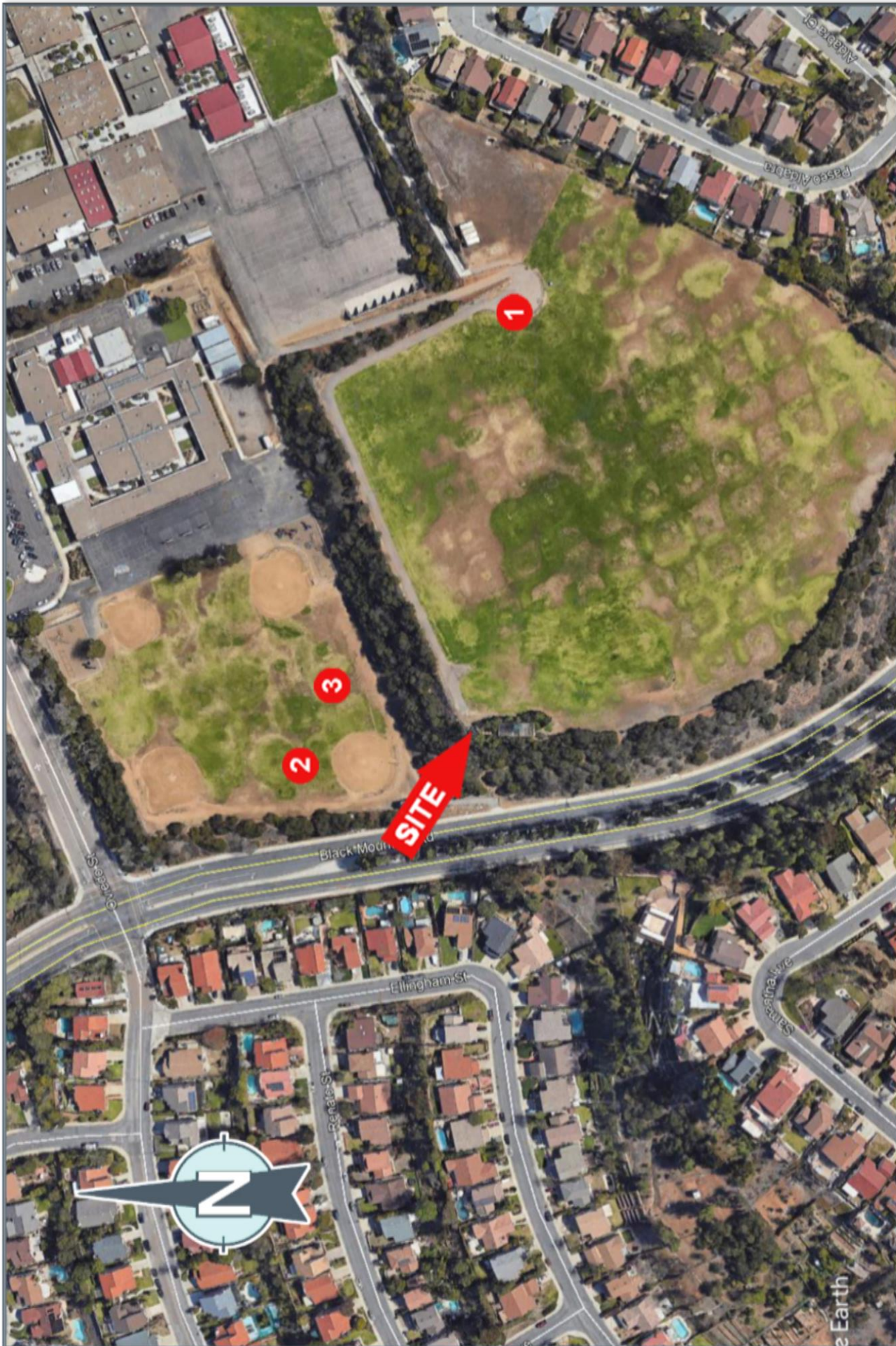


PHOTO
LOG
7450.24

Carmel Valley Black Mountain
9291 Oviedo Street
San Diego, California 92129

Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.



Looking west from the access road of 9291 Oviedo Street.
Proposed installation will be visible from this location.

Distance from the photographic location to the proposed site is 650'±



Looking west from the access road of 9291 Oviedo Street.
Proposed installation is visible from this location.

Distance from the photographic location to the proposed site is 650'±



Looking south from the athletic fields at 9291 Oviedo Street.
Proposed installation will be visible from this location.

Distance from the photographic location to the proposed site is 300'±

P-2

7450.24



Looking south from the athletic fields at 9291 Oviedo Street.
Proposed installation is visible from this location.

Distance from the photographic location to the proposed site is 300'±

S-2

7450.24

**P-3**

7450.24

Looking southwest from the athletic fields at 9291 Oviedo Street.
Proposed installation will be visible from this location.

Distance from the photographic location to the proposed site is 250'±

Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

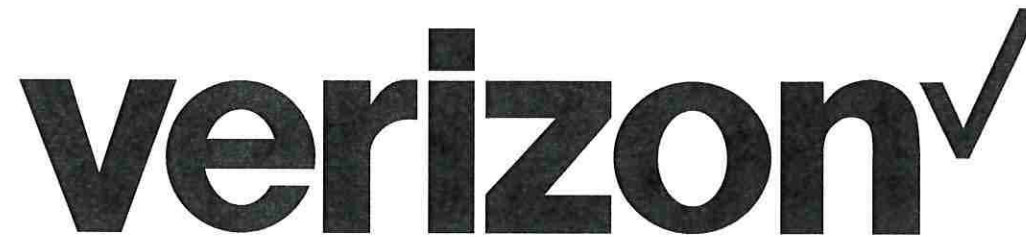
**S-3**

7450.24

Looking southwest from the athletic fields at 9291 Oviedo Street.
Proposed installation is visible from this location.

Distance from the photographic location to the proposed site is 250'±

Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.



CARMEL VALLEY BLACK MOUNTAIN (AWS/PCS) 9291 OVIEDO STREET SAN DIEGO, CALIFORNIA 92129

DSA NOTES

- 1 ALL WORK SHALL CONFIRM TO 2016 EDITION TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR).
- 2 THE SCOPE OF WORK - CLEARLY INDICATE THE SCOPE OF WORK ON THE COVER SHEET OR GENERAL NOTE SHEET OF THE DRAWINGS.
- 3 CHANGE TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY ADDENDA OR CONSTRUCTION CHANGE DOCUMENT (CCD) APPROVED BY DSA AS REQUIRED BY SECTION 4-338, PART 1, TITLE 24, CCR.
- 4 A "DSA CERTIFIED" PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) AND APPROVED BY DSA SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, PART 1, TITLE 24, CCR.
- 5 A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE DISTRICT (OWNER) SHALL CONDUCT ALL THE REQUIRED TESTES AND INSPECTIONS FOR THE PROJECT.
- 6 THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CCR. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENT (CCD), OR A SEPRATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE WORK. (SECTION 4-317(C), PART 1, TITLE 24, CCR).

SPECIAL INSPECTIONS

NO.	DESCRIPTION OF TYPE OF INSPECTION REQUIRED, LOCATION, REMARKS.
1	PERIODIC INSPECTION OF ALL ANTENNA MOUNTS BY PROJECT INSPECTOR
2	FIELD WELDING

AN INSPECTOR OF RECORD (IOR) SHALL BE APPROVED BY THE DSA DISTRICT ENGINEER AND SHALL CONFORM TO THE CLASSIFICATION CRITERIA AS PROVIDED IN INTERPRETATION OF REGULATIONS (IR) A-7, DATED REVISED 07-17-13.

THE PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) AND APPROVED BY THE DIVISION OF THE STATE ARCHITECT SHALL PROVIDE CONTINUOUS INSPECTION OF THE PROJECT. ALL WORK SHALL BE INSPECTED BY A PROJECT INSPECTOR WHO IS APPROVED BY THE DIVISION OF THE STATE ARCHITECT. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, PART 1, TITLE 24, CCR. AND CONFORM TO CLASSIFICATION IR (A-7), DATED REVISED 07-17-13, CLASS 3 PROJECT.

VICINITY MAP



CONSULTANT TEAM

ARCHITECT:

JEFFREY ROME & ASSOCIATES
131 INNOVATION DRIVE, SUITE 100
IRVINE, CALIFORNIA 92617
PHONE: (949) 760-3929
FAX: (949) 760-3931
CONTACT: JEFFREY ROME

PLANNING:

TECTONIC
2081 BUSINESS CENTER DRIVE, SUITE 219
IRVINE, CALIFORNIA 92612
PHONE: (949) 505-8555
CONTACT: EMANUEL HIGGINS

LEASING:

TECTONIC
2081 BUSINESS CENTER DRIVE, SUITE 219
IRVINE, CALIFORNIA 92612
PHONE: (949) 505-8555
CONTACT: EMANUEL HIGGINS

STRUCTURAL ENGINEER:

CELL TREES, INC.
5401 S. CANADA PLACE
TUCSON, ARIZONA 85706
PHONE: (520) 663-1330
CONTACT: MICHAEL GIBBONS

REFERENCE: RFDS DATED 11-28-2018

LEGAL DESCRIPTION

LOT 2 OF PENASQUITOS SCHOOL SITES, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 7582, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MARCH 19, 1973.

NOTES

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

DEVELOPMENT SUMMARY

APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

PROPERTY OWNER: POWAY UNIFIED SCHOOL DISTRICT
13626 TWIN PEAKS ROAD
POWAY, CALIFORNIA 92064

ASSESSORS PARCEL NUMBER: 312-050-02

EXISTING ZONING: RS-1-14 & AR-1-1

EXISTING PROJECT AREA: 271 SQ. FT.

EXISTING TYPE OF CONSTRUCTION: V-B (NON SPRINKLERED)

EXISTING OCCUPANCY: SCHOOL
STORAGE SHEDS: TELECOMMUNICATIONS FACILITY

JURISDICTION: DIVISION OF STATE ARCHITECT

EXISTING PERMIT: PTS/JQ#37062/42-1945

DESIGN CRITERIA

DESIGN BUILDING CODE: 2016 CALIFORNIA BUILDING CODE

WIND DESIGN CRITERIA: 85 mph (3-SECOND GUST V_{sd})
110 mph (3-SECOND GUST V_{ult})

WIND EXPOSURE: C

WIND IMPORTANCE FACTOR: 1.00

SEISMIC DESIGN CRITERIA: S_s: 1.12 SPECTRAL RESPONSE ACCELERATION FOR SHORT PERIOD
S₁: 0.43 SPECTRAL RESPONSE ACCELERATION FOR 1.0 SECOND PERIOD

SOIL SITE CLASS: D

S_{ds}: 0.75 DESIGN SPECTRAL RESPONSE ACCELERATION AT SHORT PERIOD
S_{d1}: 0.39 DESIGN SPECTRAL RESPONSE ACCELERATION AT 1.0 SECOND PERIOD

I: 1.00 SEISMIC IMPORTANCE FACTOR
R: 1.50 RESPONSE MODIFICATION FACTOR
E: 6.41kips SEISMIC BASE SHEAR

PROJECT DESCRIPTION

VERIZON WIRELESS PROPOSES TO MODIFY AN UNOCCUPIED TELECOMMUNICATIONS FACILITY. THE MODIFICATIONS CONSIST OF THE FOLLOWING:

- VERIZON TO INSTALL (N) (9) ANTENNAS TO REPLACE (E) (9) ANTENNAS.
- VERIZON TO INSTALL (N) (8) RRUS UNITS NEAR (N) ANTENNAS.
- VERIZON TO INSTALL (N) (1) 6627 RAYCAP NEAR (N) ANTENNAS.
- VERIZON TO INSTALL (N) (1) 6627 RAYCAP IN (E) EQUIPMENT ENCLOSURE.
- VERIZON TO INSTALL (N) (2) 6X12 HYBRID CABLES.
- VERIZON TO REMOVE (E) FRP ENCLOSURE ON ROOF OF (E) EQUIPMENT SHELTER.
- ATC TO RE-BRANCH (E) MONOPINE.
- REMOVE (E) COAXIAL CABLES, (E) (6) COAXIAL CABLES TO REMAIN.

SHEET INDEX

T-1 TITLE SHEET
T-2 SPECIFICATIONS AND NOTES

A-0 SITE PLAN
A-1 EXISTING & PROPOSED ENLARGED SITE PLAN
A-1.1 EXISTING & PROPOSED EQUIPMENT PLAN
A-2 ANTENNA PLANS
A-3 EXISTING & PROPOSED NORTH ELEVATIONS
A-3.1 EXISTING & PROPOSED SOUTH ELEVATIONS
A-3.2 EXISTING & PROPOSED EAST ELEVATIONS
A-3.3 EXISTING & PROPOSED WEST ELEVATIONS
A-4 DETAILS
A-5 DETAILS
A-6 GROUNDING SCHEMATIC AND GROUNDING DETAILS

L-1 EXISTING CONDITIONS
L-2 LANDSCAPE PLAN

MP-1 TITLE SHEET
MP-2 ELEVATION VIEW AND NOTES
MP-3 DETAILS
MP-5 FOUNDATION
MP-6 BRANCH TABLE
MP-7 RENDERING AND PHOTOSIMS

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

CALIFORNIA FIRE CODE, 2016 EDITION
CALIFORNIA BUILDING CODE, 2016 EDITION
CALIFORNIA PLUMBING CODE, 2016 EDITION
CALIFORNIA MECHANICAL CODE, 2016 EDITION
CALIFORNIA ELECTRICAL CODE, 2016 EDITION
CALIFORNIA GREEN BUILDING CODE, 2016 EDITION

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

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24"x36" FORMAT. IF THIS DRAWING SET IS NOT 24"x36", THIS SET IS NOT TO SCALE.

Jeffrey Rome
ASSOCIATES
architecture | telecommunications
131 Innovation Drive, Suite 100
Irvine, California 92617
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PROPRIETARY INFORMATION
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PREPARED FOR

verizon
15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618
(949) 786-2000



APPROVALS

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DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
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DATE _____

FILE #37-52

SITE NAME

**CARMEL VALLEY
BLACK MOUNTAIN (AWS/PCS)**

9291 OVIEDO STREET
SAN DIEGO, CALIFORNIA 92129
SAN DIEGO COUNTY

DRAWING DATES

12/18/18 REVISED RFDS (B6)
01/18/19 DRG COMMENTS (B7)
02/20/19 100% CD'S (B8)
05/22/19 TREE REBRANCHING (B9)
08/02/19 PLAN CHECK COMMENTS (B10)
09/09/19 PLANNING COMMENTS (B11)
10/03/19 PLANNING COMMENTS (B12)

SHEET TITLE

TITLE SHEET

T-1

JRA NO: 152403

GENERAL SPECIFICATIONS

1. THE LATEST EDITION OF THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" ARE INCLUDED IN THESE SPECIFICATIONS AS IF COMPLETELY REPRODUCED HEREIN.
2. THIS FACILITY IS AN UNOCCUPIED PCS TELECOMMUNICATIONS SITE AND IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.
3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS PARTICIPATING SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL FIELD CONDITIONS AFFECTING THE PROPOSED PROJECT INCLUDING DEMOLITION, ELECTRICAL, MECHANICAL AND STRUCTURAL INSTALLATIONS, AS WELL AS WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS AND SHALL CONFIRM THAT THE PROJECT CAN BE ACCOMPLISHED AS SHOWN. PRIOR TO PROCEEDING WITH CONSTRUCTION, SHOULD ANY ERRORS, OMISSION, OR DISCREPANCIES BE FOUND, THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY VERIZON CONSTRUCTION MANAGER AND THE ARCHITECT IN WRITING. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL INCLUDE THE MORE COSTLY OR EXTENSIVE WORK IN THE BID, UNLESS SPECIFICALLY DIRECTED OTHERWISE. IF A DISCREPANCY EXISTS AND THE PROJECT MANAGER AND ARCHITECT ARE NOT NOTIFIED, THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL COSTS INCURRED TO REPAIR OR CORRECT ALL PROBLEMS THAT RESULT.
4. DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS ARE INTENDED TO BE DIAGRAMMATIC ONLY. FIGURED DIMENSIONS HAVE PRECEDENCE OVER DRAWING SCALE AND DETAIL DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS. CONTRACTOR SHALL CHECK ACCURACY OF ALL DIMENSIONS IN THE FIELD, UNLESS SPECIFICALLY NOTED, DO NOT FABRICATE ANY MATERIALS, OR BEGIN ANY CONSTRUCTION UNTIL THE ACCURACY OF DRAWING DIMENSIONS HAS BEEN VERIFIED AGAINST ACTUAL FIELD DIMENSIONS.
5. THE CONTRACTOR SHALL INCLUDE IN HIS OR HER BID ALL MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE THE WORK AS INDICATED OR IMPLIED BY THESE DRAWINGS.
6. CONTRACTOR SHALL NOTIFY THE VERIZON CONSTRUCTION MANAGER, THE PROPERTY OWNER AND THE ARCHITECT IF ANY DETAILS ARE CONSIDERED IMPRACTICAL, UNSUITABLE, UNSAFE, NOT WATERPROOF, OR NOT WITHIN CUSTOMARY TRADE PRACTICE. IF WORK IS PERFORMED, IT WILL BE ASSUMED THAT THERE IS NO OBJECTION TO ANY DETAIL DETAILS ARE INTENDED TO SHOW THE END RESULT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS, AND SHALL BE INCLUDED AS PART OF THE WORK.
7. EXISTING ELEVATIONS AND LOCATIONS TO BE JOINED SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION. IF THEY DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE VERIZON CONSTRUCTION MANAGER AND THE ARCHITECT SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH THE WORK.
8. THE CONTRACTOR SHALL VERIFY ALL TELEPHONE & RADIO EQUIPMENT LAYOUTS, SPECIFICATIONS, PERFORMANCE, INSTALLATION AND FINAL LOCATIONS WITH VERIZON CONSTRUCTION MANAGER PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH ERICSSON RADIO SYSTEMS.
9. ALL SYMBOLS & ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING THEIR EXACT MEANING, THE VERIZON CONSTRUCTION MANAGER AND THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK.
10. THE CONTRACTOR SHALL OBTAIN AND PAY FOR PERMITS, LICENSES AND INSPECTIONS NECESSARY FOR PERFORMANCE OF THE WORK AND INCLUDE THOSE IN THE COST OF THE WORK TO VERIZON.
11. THE CONTRACTOR SHALL PROVIDE CONTINUOUS SUPERVISION WHILE ANY SUBCONTRACTORS OR WORKMEN ARE IN THE SITE AND SHALL SUPERVISE AND DIRECT ALL WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
12. WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED, AND SHALL MEET OR EXCEED THE FOLLOWING MINIMUM REFERENCE STANDARDS FOR QUALITY AND PROFESSIONAL CONSTRUCTION PRACTICE:
- NRCA NATIONAL ROOFING CONTRACTORS ASSOCIATION
10255 W. HIGGINS ROAD, SUITE 600
ROSEMONT, ILLINOIS 60018
- SMACNA SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
4201 LAFAYETTE CENTER DRIVE
CHANTILLY, VIRGINIA 20151-1219
- ILP INTERNATIONAL INSTITUTE FOR LATH & PLASTER
P.O. BOX 1663
LAFAYETTE, CALIFORNIA 94549
13. INSTALL ALL EQUIPMENT AND MATERIALS PER THE LATEST EDITION OF THE MANUFACTURER'S INSTALLATION SPECIFICATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
14. THE CONTRACTOR SHALL VERIFY, COORDINATE, AND PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGARS OR OTHER SUPPORTS FOR ALL ITEMS REQUIRING THE SAME.
15. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL GIVE ALL NOTICES AND SHALL COMPLY WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, LAWS AND ORDINANCES AS WELL AS STATE DEPARTMENT OF INDUSTRIAL REGULATIONS AND DIVISION OF INDUSTRIAL SAFETY (OSHA) REQUIREMENTS.
16. THE CONTRACTOR SHALL PROTECT THE PROPERTY OWNERS, AND VERIZON PROPERTY FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING FINISHES, CONSTRUCTION, STRUCTURE, LANDSCAPING, CURBS, STAIRS, OR EQUIPMENT, ETC. SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF VERIZON, AND THE PROPERTY OWNER'S REPRESENTATIVE, AT THE EXPENSE OF THE CONTRACTOR.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR, AND SHALL REPLACE OR REMEDY, ANY FAULTY, IMPROPER, OR INFERIOR MATERIALS OR WORKMANSHIP OR ANY DAMAGE WHICH SHALL APPEAR WITHIN ONE YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK BY VERIZON UNDER THIS CONTRACT.
18. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, OR CONTACT AN OUTSIDE AGENCY TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES FOR THE REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED IN CONJUNCTION WITH THE EXECUTION OF WORK.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE PROJECT SITE WHILE THE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED AND ACCEPTED BY VERIZON.
20. THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER AND TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER, VERIZON, AND THE CITY OR GOVERNING AGENCY.
21. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REDLINING THE CONSTRUCTION DOCUMENTS TO ILLUSTRATE THE AS-BUILT CONDITION OF THE SITE. THIS SHALL BE DONE AFTER THE SITE HAS BEEN AWARDED FINAL INSPECTION BY THE RESPONSIBLE BUILDING AGENCY. ONE SET OF REDLINED DRAWINGS SHALL BE PROVIDED TO THE VERIZON CONSTRUCTION MANAGER.
22. THE LATEST EDITION OF ALL PERMITTED AND APPROVED PLANS PERTAINING TO THIS PROJECT SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKERS. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
23. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A DAILY BASIS, EXCEPT FOR THAT SPECIFIED AS REMAINING THE PROPERTY OF THE BUILDING OR PROPERTY OWNER AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING THROUGHOUT CONSTRUCTION, INCLUDING FINAL CLEAN-UP UPON COMPLETION OF WORK. ALL AREAS ARE TO BE LEFT IN A BROOD CLEAN CONDITION AT THE END OF EACH DAY AND VACUUM CLEAN CONDITION, FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE AT COMPLETION OF WORK.
24. THE GENERAL CONTRACTOR MUST PERFORM WORK DURING PROPERTY OWNER'S PREFERRED HOURS TO AVOID DISRUPTION OF NORMAL ACTIVITY.
25. ALL EXPOSED METAL SHALL BE HOT-DIPPED GALVANIZED.
26. SEAL ALL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHAL APPROVED MATERIALS IF AND WHERE APPLICABLE TO THIS FACILITY AND PROJECT SITE.
27. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA CONSTRUCTION.
28. ELECTRICAL POWER SYSTEM SHALL BE GROUNDED PER NEC ARTICLES 250 AND 810.
29. ALL NEW OPENINGS IN THE EXTERIOR ENVELOPE OF CONDITIONED SPACES SUCH AS AT WALL AND ROOF PENETRATIONS SHALL BE CAULKED OR SEALED TO LIMIT INFILTRATION OF AIR AND MOISTURE.
30. UPON COMPLETION OF CONSTRUCTION, VERIZON CONSTRUCTION MANAGER SHALL CONDUCT A WALK-THRU WITH PROPERTY OWNER OR REPRESENTATIVE OF PROPERTY OWNER.
31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SYSTEM EQUIPMENT IN A CLEAN WORKING ORDER UNTIL ACCEPTANCE OF THE PROJECT BY VERIZON.
32. INSTALL ALL EQUIPMENT AND MATERIALS PER THE LATEST EDITION OF THE MANUFACTURER'S INSTALLATION SPECIFICATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED, OR WHERE LOCAL CODES OR REGULATION TAKE PRECEDENCE.

ROOFING & WATERPROOFING NOTES

1. CONTRACTOR SHALL CONTACT BUILDING OWNER TO DETERMINE IF ROOF IS UNDER WARRANTY. CONTRACTOR SHALL GUARANTEE THAT ANY AND ALL NEW ROOFING WORK MEETS THE SPECIFICATION OF ANY EXISTING ROOFING WARRANTIES SUCH THAT THE WARRANTY IS NOT MADE INVALID AS A RESULT OF THIS WORK. IF IT IS DETERMINED THAT THE ARCHITECT'S DETAILING IS INADEQUATE OR IMPROPER OR IF ANY OTHER DISCREPANCY IS FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE VERIZON PROJECT MANAGER IN WRITING. ULTIMATELY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE ORIGINAL ROOF MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR SHALL USE METHODS AND MATERIALS SIMILAR AND COMPATIBLE WITH EXISTING MATERIALS & CONDITIONS FOR ROOF PATCHING, NEW PENETRATIONS, ETC.
3. THE CONTRACTOR SHALL PROPERLY SEAL ALL NEW ROOF & BUILDING ENVELOPE PENETRATIONS SUCH THAT THE INTEGRITY OF THE ORIGINAL BUILDING ASSEMBLY AND ALL APPLICABLE WARRANTIES ARE MAINTAINED.
4. IF IT DEEMED NECESSARY TO REMOVE EXISTING FINISHES AND/OR MATERIALS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECONSTRUCTING FINISHES AND MATERIALS TO LIKE-NEW CONDITION. CONTRACTOR SHALL MAINTAIN THE ORIGINAL COLORS, TEXTURES & FINISHES UNLESS SPECIFICALLY NOTED TO THE CONTRARY OR APPROVED BY THE VERIZON CONSTRUCTION MANAGER IN ADVANCE.
5. AT THE VERIZON CONSTRUCTION MANAGER'S DIRECTION, THE CONTRACTOR SHALL PROVIDE ROOFTOP WALKPADS TO ALL NEW EQUIPMENT INCLUDING ANTENNAS AND BTS UNITS AND ALONG COAX CABLE ROUTING. ON CONVENTIONAL ROOFING, THE WALK PADS SHALL BE "DUCK BOARDS" AS MANUFACTURED BY APC OR EQUAL ON SPECIAL ROOFING SYSTEMS SUCH AS SINGLE MEMBRANE ROOFS WILL REQUIRE A SPECIFIC PRODUCT AS NOTED ON PLANS OR AS REQUIRED BY NOTES 1 & 2 ABOVE.

PENETRATION AT FIRE RATED ASSEMBLIES

1. AT THE VERIZON PROJECT MANAGER'S DIRECTION, THE CONTRACTOR SHALL PROVIDE "MILIT" HIGH PERFORMANCE FIRESTOP SYSTEM #35601 AT ALL FIRE RATED PENETRATIONS INSTALLED PER MANUFACTURER'S LATEST INSTALLATION SPECIFICATIONS.
2. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN EQUAL OR GREATER FIRE RATING.

PAINTING NOTES & SPECIFICATIONS

- A. GENERAL
1. ALL PAINT PRODUCT LINES SHALL BE SHERWIN WILLIAMS UNLESS SPECIFICALLY NOTED OTHERWISE.
2. CONTRACTOR SHALL PREPARE ALL SURFACES AND APPLY ALL FINISHES PER LATEST EDITION OF MANUFACTURER'S SPECIFICATIONS.
3. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS REGARDING SUFFICIENT DRYING TIME BETWEEN COATS WITH PROVISIONS AS RECOMMENDED BY MANUFACTURER FOR EXISTING WEATHER CONDITIONS.
4. FINISH COLOR AND TEXTURE OF ALL PAINTED SURFACES SHALL MATCH EXISTING ADJACENT SURFACES UNLESS OTHERWISE NOTED.
5. ALL PAINT MATERIAL DATA SHEETS SHALL BE PROVIDED TO THE VERIZON CONSTRUCTION MANAGER.
6. PREPARE PREVIOUSLY PAINTED SURFACE BY LIGHT SANDING WITH 400 GRIT SANDPAPER AND NON-HYDROCARBON WASH. PREPARE GALVANIZED SURFACES BY ACID ETCH OR SOLVENT CLEANING IN ACCORDANCE WITH SSPC-SP1.
7. FURNISH DROP CLOTHES, SHIELDS, MASKING AND PROTECTIVE METHODS TO PREVENT SPRAY OR DROPPINGS FROM DAMAGING ADJACENT SURFACES AND FACILITIES.
8. APPLY PAINT BY AIRLESS SPRAY, SANDING LIGHTLY BETWEEN EACH SUCCEEDING ENAMEL COAT ON FLAT SURFACES. APPLY MATERIAL TO ACHIEVE A COATING NO THINNER THAN THE DRY FILM THICKNESS INDICATED.
9. APPLY BLOCK FILTER TO CONCRETE BLOCK CONSTRUCTION AT A RATE TO ENSURE COMPLETE COVERAGE WITH PORES COMPLETELY FILLED.
10. CONTRACTOR SHALL CORRECT RUNS, SAGS, MISSES AND OTHER DEFECTS INCLUDING INADEQUATE COVERAGE AS DIRECTED BY THE VERIZON CONSTRUCTION MANAGER. REPAINT AS NECESSARY TO ACHIEVE SURFACES WHICH ARE SMOOTH, EVENLY COATED WITH UNIFORM SHEEN AND FREE FROM BLEMISHES.
- B. PAINTING SCOPE
1. PAINT THE FOLLOWING MATERIALS AND SYSTEMS CHECKED BELOW WITH THE COATING SYSTEM INDICATED.
- | PAINTING SCOPE | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------|--------------|-----|
| SURFACE TO BE PAINTED | COATING SYSTEM | PAINT | DO NOT PAINT | N/A |
| BTS UNIT | | | | |
| ALL EQUIPMENT & CONNECTS OTHER THAN THE BTS UNIT | | | | |
| ANTENNA CABLES, TEE PROTECTORS, WOODEN BRACKETES AND ASSOCIATED WIRING, CABLES AND CABLE CONDUITS EXPOSED TO VEH. EXPOSED CONDUIT AND TUBING, ETC. | | | | |
| PLUMBING UNITS, METAL TRIM AND OTHER METAL SURFACES | | | | |
| STUCCO, CONCRETE, CONCRETE BLOCK AND CONCRETE TIE BARS EXPOSED | | | | |
| PLYWOOD, LUMBER AND WOOD TRIM INCLUDING THE BACK SIDE OF ALL EXTERIOR WALLS | | | | |
| SPRINKLERS | | | | |
| EXPOSED PIPES | | | | |
| METAL PIPES AND METAL PIPES BOND-OFF | | | | |
- C. COATING SYSTEM SPECIFICATIONS
1. DTM ACRYLIC COATING (SERIES B66) BY SHERWIN WILLIAMS CO. 1MIL DFT PER COAT APPLIED IN TWO COATS OVER DTM BONDING PRIMER (B66A50).
2. 100% ACRYLIC, LATEX COATING EQUIVALENT TO A-100 (SERIES A-82) BY SHERWIN WILLIAMS CO. 1 MIL DFT PER COAT APPLIED IN TWO COATS OVER SPECIFIED PRIMER, PAINT & PRIMER
- D. ANTENNAS
- PRIMER - KEM AQUA E61-W525
TOPCOAT - COROTHANE II B65W200/B60V22
- BTS CABINET
- PRIMER - KEM AQUA E61-W525
TOPCOAT - COROTHANE II B65W200/B60V22
- COAXIAL JUMPER CABLES
- PRIMER - AS REQUIRED FOR ADHESION, APPLY ONE COAT OF KEM AQUA WATER REDUCIBLE PRIMER E61W25 REDUCED 25%
TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2
- RAW STEEL
- PRIMER - KEM BOND HS B50WZ4, DMT ACRYLIC PRIMER
TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2
- GALVANIZED METAL
- ACID ETCH WITH COMMERCIAL ETCH OR VINEGAR PRIMER COAT AND FINISH COAT (GALVITE HIGH SOLIDS OR DTM PRIMER/FINISH)
- STAINLESS STEEL
- PRIMER - DTM WASH PRIMER, B71Y1
TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2
- PRE-PRIMED STEEL
- TOUCH UP ANY RUST OR UN-PRIMED STEEL WITH KEM BOND HS, S50WZ4
- ALUMINUM & COPPER
- PRIMER - DTM WASH PRIMER, B71Y1
TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2
- CONCRETE MASONRY
- PRIMER - PRO MAR EXTERIOR BLOCK FILLER
TOPCOAT - 2 COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH
- CONCRETE STUCCO(EXISTING)
- 2 COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH
- STUCCO
- PRIMER - PRO MAR MASONRY CONDITIONER B-46-W21000
TOPCOAT - SUPERPAINT A-80 SERIES A-89 SATIN A-84 GLOSS
- WOOD
- PRIMER - A-100 EXTERIOR ALKYD W009D PRIMER Y-24W20
TOPCOAT - 2 COATS A-100 LATEX HOUSE & TRIM SHEEN TO MATCH ADJACENT SURFACES
- GLU-LAM BEAMS
- PRIMER - A-100 EXTERIOR ALKYD WOOD PRIMER Y-24W20
TWO COATS SHOP APPLIED PER GLU-LAM MANUFACTURER'S SPECIFICATIONS
TOPCOAT - SUPERPAINT A-80 SERIES A-89 SATIN A-84 GLOSS
TWO COATS SHOP OR FIELD APPLIED AT CONTRACTOR'S OPTION
- FIELD CUTS/DAMAGE(PRIOR TO PRIME & PAINT)
- FIRST & SECOND COAT - CUPRINOL CLEAR WOOD PRESERVATIVE #158-0356
ALL PENETRATIONS INTO FINISHED CLU-LAMS SHALL BE CAULKED WITH "SIKAFLEX" SEALANT
- STEEL TOUCH UP
- STEEL THAT HAS BEEN WELDED, CUT OR SCRATCHED IN THE FIELD SHALL BE TOUCHED UP WITH COLD GALVANIZED PAINT

STRUCTURAL SPECIFICATIONS

- A. GENERAL
- PRECEDENCE: UNLESS OTHERWISE SHOWN OR SPECIFIED, THE FOLLOWING GENERAL NOTES SHALL APPLY. INFORMATION ON THESE DRAWINGS SHALL HAVE THE FOLLOWING PRECEDENCE.
- A. ALL DIMENSIONS TO TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS.
- B. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- C. MATERIAL NOTES AND SPECIFICATIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE SPECIFICATIONS.
2. OTHER TRADES: SEE THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN.
3. GENERAL DETAILS AND NOTES ON THESE SHEETS SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. CONSTRUCTION DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS.
4. SHORING: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL TEMPORARY BRACING AND SHORING TO INSURE THE SAFETY OF THE WORK UNTIL IT IS IN ITS COMPLETED FORM. THIS INCLUDES UNDERPINNING EXISTING FOOTINGS WHERE APPLICABLE.
5. SAFETY: THESE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE INDICATED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
6. WATERPROOFING: WATERPROOFING AND DRAINAGE, DETAILS AND SPECIFICATIONS, ALTHOUGH SOMETIMES SHOWN ON STRUCTURAL DRAWING ARE OF GENERAL INFORMATION PURPOSES ONLY. WATERPROOFING AND DRAINAGE ARE SOLELY THE DESIGN RESPONSIBILITY OF THE ARCHITECT.
- B. STEEL
1. ALL STRUCTURAL STEEL SECTIONS AND WELDED PLATE MEMBERS SHALL CONFORM TO ASTM A-36 AND BE FABRICATED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE AISC.
2. ALL BOLTS SHALL CONFORM TO ASTM A-307 UNLESS OTHERWISE NOTED ON PLANS. HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM A-325
3. STEEL PIPE COLUMNS SHALL BE GRADE "B" CONFORMING TO ASTM A53.
4. STEEL TUBING SHALL BE GRADE "B" CONFORMING TO ASTM A500.
5. ALL WELDING SHALL BE DONE BY THE SHIELDED ARC METHOD. ALL WELDERS SHALL BE PROPERLY QUALIFIED AND BE PRE-APPROVED. SURPLUS METAL SHALL BE DRESSED OFF TO SMOOTH, EVEN SURFACES WHERE WELDS ARE NOT EXPOSED TO VIEW. ALL WELDING SHALL COMPLY WITH THE LATEST A.W.S. SPECIFICATIONS.
6. THE FOLLOWING WELDING EQUIPMENT MUST BE USED:
A. 250 AMP WELDERS.
B. ROD OVENS.
C. GRINDERS.
7. NO BUZZ BOXES SHALL BE USED.
8. ALL STRUCTURAL STEEL SHALL MILL CERTIFICATION. MILL CERTIFICATION SHALL BE KEPT ON THE JOB SITE FOR EXAMINATION BY THE DESIGN ENGINEER AND THE CITY INSPECTOR.
9. ALL HIGH STRENGTH BOLTS SHALL HAVE MILL CERTIFICATION. MILL CERTIFICATION SHALL BE KEPT ON THE JOB SITE FOR EXAMINATION BY THE INSPECTOR.
10. STEEL THAT HAD BEEN WELDED, CUT OR SCRATCHED IN THE FIELD SHALL BE TOUCHED UP WITH COLD GALVANIZING PAINT.
11. WELDING INDICATED IN THESE DRAWINGS IS DESIGNED FOR ONE HALF OF ALLOWABLE CODE STRESSES UNLESS SPECIFICALLY NOTED "FULL STRESS" AT END OF WELD SYMBOL.



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SPECIFICATIONS AND NOTES

T-2

JRA NO: 152403



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SITE PLAN

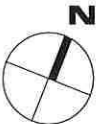
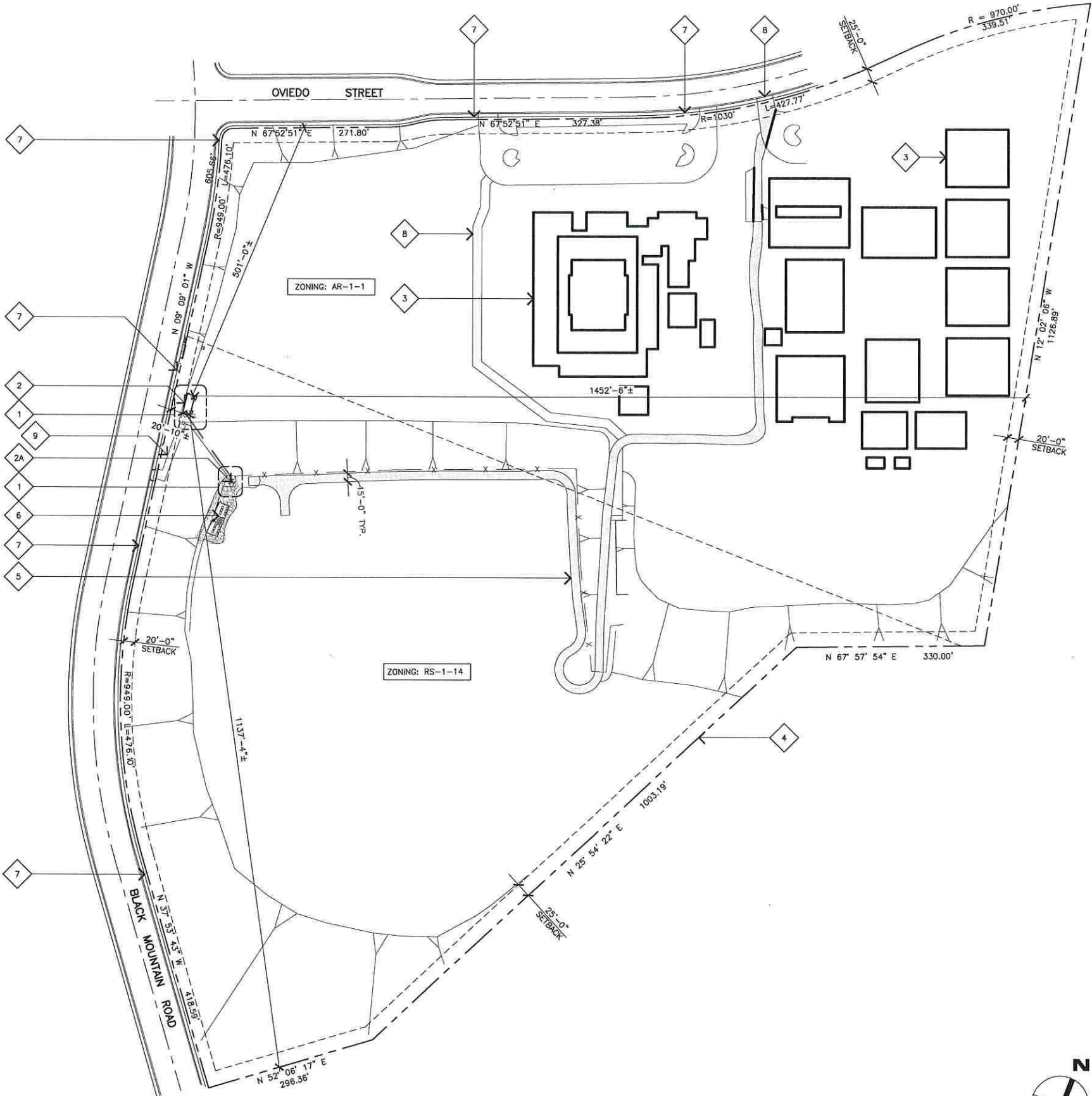
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JRA NO: 152403

SITE PLAN KEYNOTES

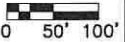
- 1 (E) VERIZON WIRELESS LEASE AREA; SEE SHEET A-1.
- 2 (E) VERIZON WIRELESS EQUIPMENT ENCLOSURE; SEE SHEET A-1.1. (PREVIOUS DSA APPLICANT NO. # 04-113141).
- 2A (N) VERIZON WIRELESS ANTENNAS AND RRU'S ON (E) MONOPINE; SEE SHEET A-2. (PREVIOUS DSA APPLICANT NO. # 04-113141).
- 3 (E) BUILDING, TYPICAL.
- 4 (E) PROPERTY LINE, TYPICAL.
- 5 (E) PAVED FIRE ACCESS ROAD.
- 6 (E) OTHER CARRIER TELECOMMUNICATIONS FACILITY.
- 7 (E) FIRE HYDRANT.
- 8 (E) ACCESS DRIVEWAY FROM OVIEDO STREET.
- 9 (E) ACCESS DRIVEWAY FROM BLACK MOUNTAIN ROAD.

GENERAL NOTE:
THIS PROJECT IS ON POWAY UNIFIED SCHOOL DISTRICT PROPERTY. REVIEW AND APPROVAL OF PLANS FOR THE PROPOSED IMPROVEMENTS ARE UNDER THE JURISDICTION OF THE DIVISION OF THE STATE ARCHITECT.



SITE PLAN

SCALE:
1"=100'



1

PROPRIETARY INFORMATION
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15505 SAND CANYON AVENUE
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APPROVALS

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AC	FLS SS
DATE	

FILE #37-52

SITE NAME

**CARMEL VALLEY
BLACK MOUNTAIN (AWS/PCS)**

9291 OVIEDO STREET
SAN DIEGO, CALIFORNIA 92129
SAN DIEGO COUNTY

DRAWING DATES

12/18/18	REVISED RFDS (B6)
01/18/19	DRM COMMENTS (B7)
02/20/19	100% CD'S (B8)
05/22/19	TREE REBRANCHING (B9)
08/02/19	PLAN CHECK COMMENTS (B10)
09/09/19	PLANNING COMMENTS (B11)
10/03/19	PLANNING COMMENTS (B12)

SHEET TITLE

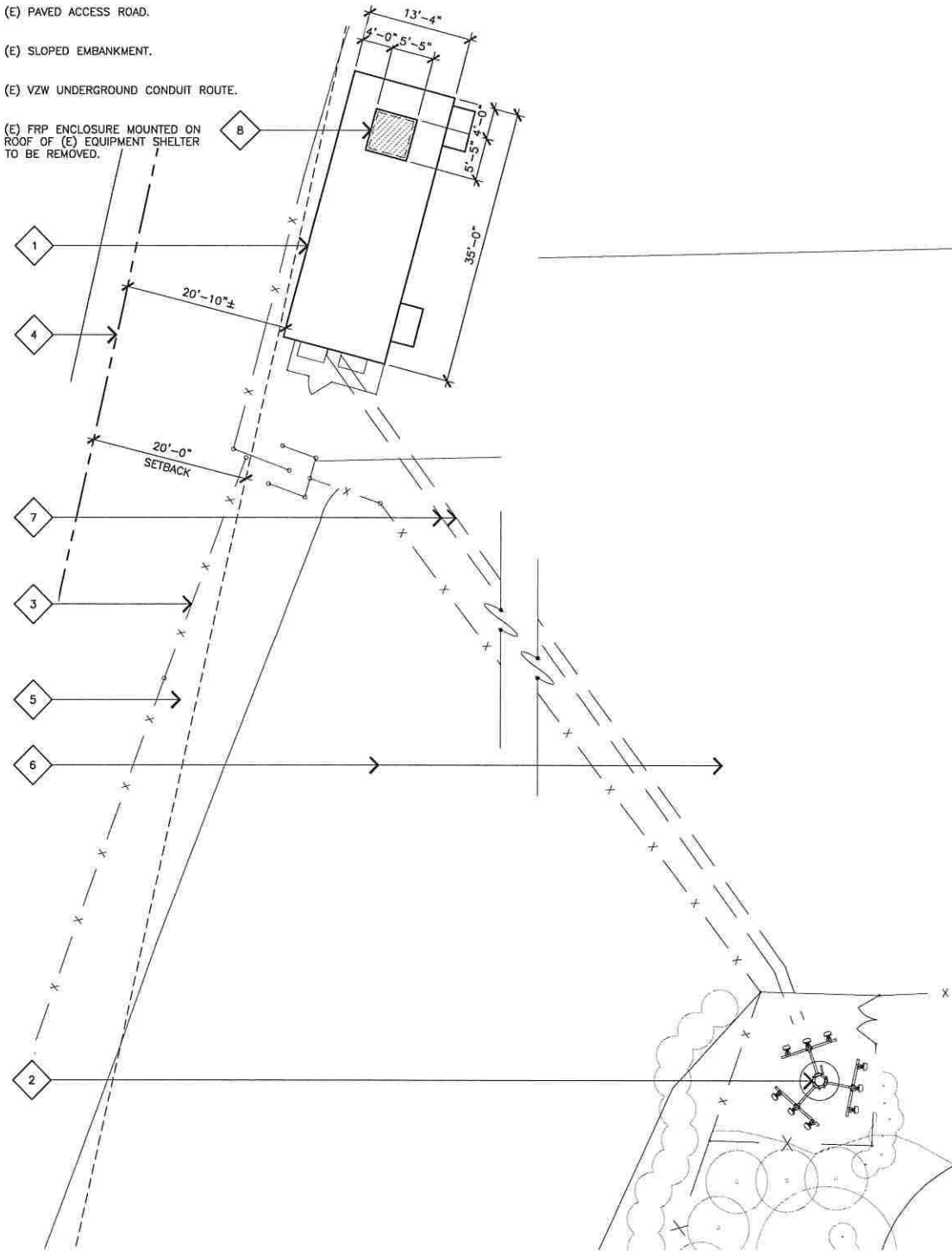
**EXISTING & PROPOSED
ENLARGED SITE PLAN**

A-1

JRA NO: 152403

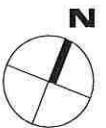
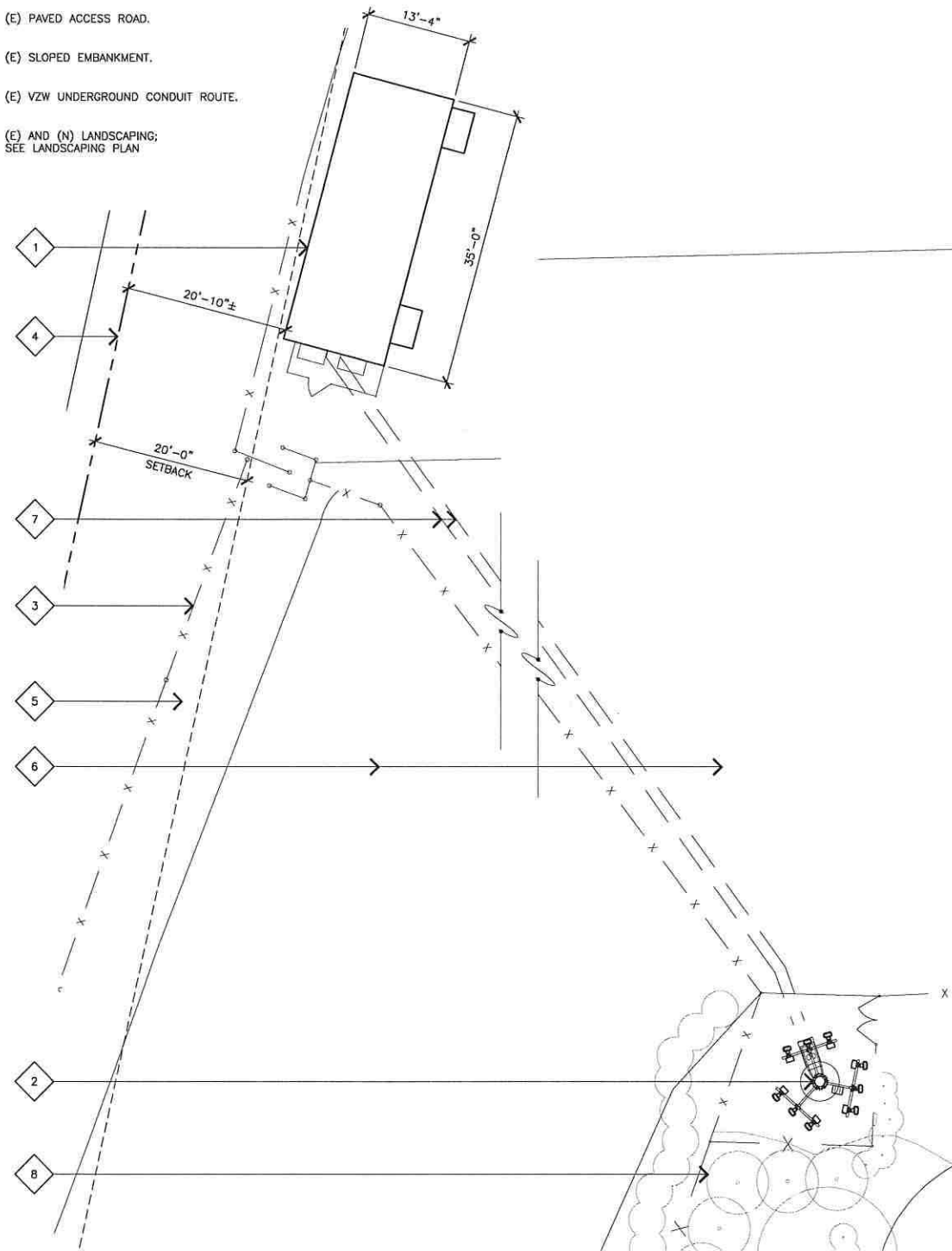
ENLARGED SITE PLAN KEYNOTES

- 1 (E) VERIZON WIRELESS EQUIPMENT ENCLOSURE; SEE SHEET A-1.1. (PREVIOUS DSA APPLICANT NO. # 04-113141).
- 2 (E) VERIZON WIRELESS ANTENNAS ON (E) MONOPINE; SEE SHEET A-2. (PREVIOUS DSA APPLICANT NO. # 04-113141).
- 3 (E) FENCE, TYPICAL.
- 4 PROPERTY LINE, TYPICAL.
- 5 (E) PAVED ACCESS ROAD.
- 6 (E) SLOPED EMBANKMENT.
- 7 (E) VZW UNDERGROUND CONDUIT ROUTE.
- 8 (E) FRP ENCLOSURE MOUNTED ON ROOF OF (E) EQUIPMENT SHELTER TO BE REMOVED.



ENLARGED SITE PLAN KEYNOTES

- 1 (E) VERIZON WIRELESS EQUIPMENT ENCLOSURE; SEE SHEET A-1.1. (PREVIOUS DSA APPLICANT NO. # 04-113141).
- 2 PROPOSED VERIZON WIRELESS ANTENNAS ON (E) MONOPINE. SEE ANTENNA PLANS SHEET A-2. (PREVIOUS DSA APPLICANT NO. # 04-113141).
- 3 (E) FENCE, TYPICAL.
- 4 PROPERTY LINE, TYPICAL.
- 5 (E) PAVED ACCESS ROAD.
- 6 (E) SLOPED EMBANKMENT.
- 7 (E) VZW UNDERGROUND CONDUIT ROUTE.
- 8 (E) AND (N) LANDSCAPING; SEE LANDSCAPING PLAN.



NOTE:
EXISTING EQUIPMENT ENCLOSURE TO BE PAINTED WITH GRAFFITI-PROOF PAINT.

(E) ENLARGED SITE PLAN

SCALE:
1"=10'



2

PROPOSED ENLARGED SITE PLAN

SCALE:
1"=10'



1

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DATE: _____
FILE #37-52

SITE NAME

**CARMEL VALLEY
BLACK MOUNTAIN (AWS/PCS)**

9291 OVIEDO STREET
SAN DIEGO, CALIFORNIA 92129
SAN DIEGO COUNTY

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10/03/19 PLANNING COMMENTS (B12)

SHEET TITLE

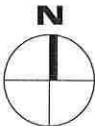
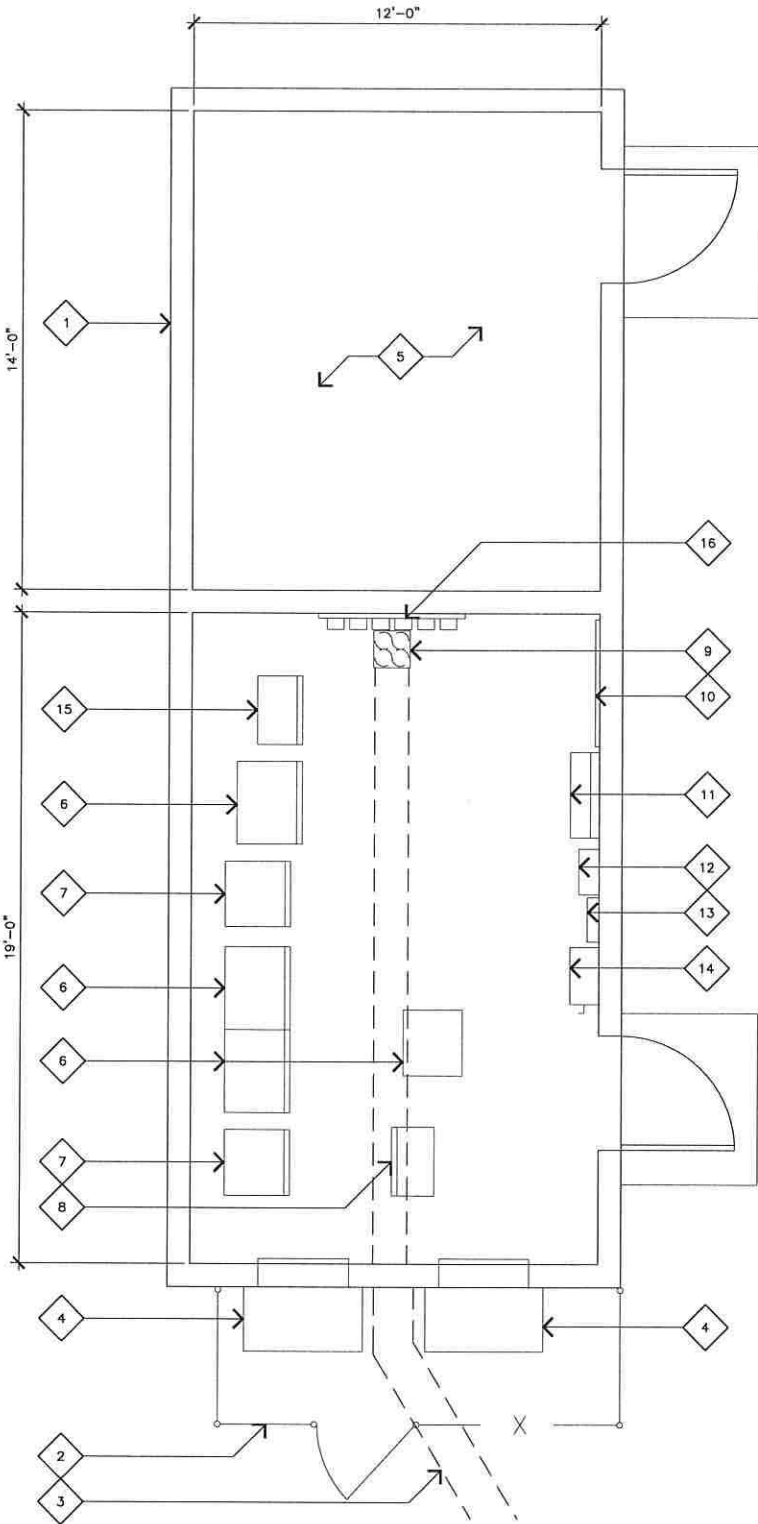
**EXISTING & PROPOSED
EQUIPMENT PLAN**

A-1.1

JRA NO: 152403

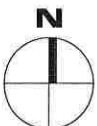
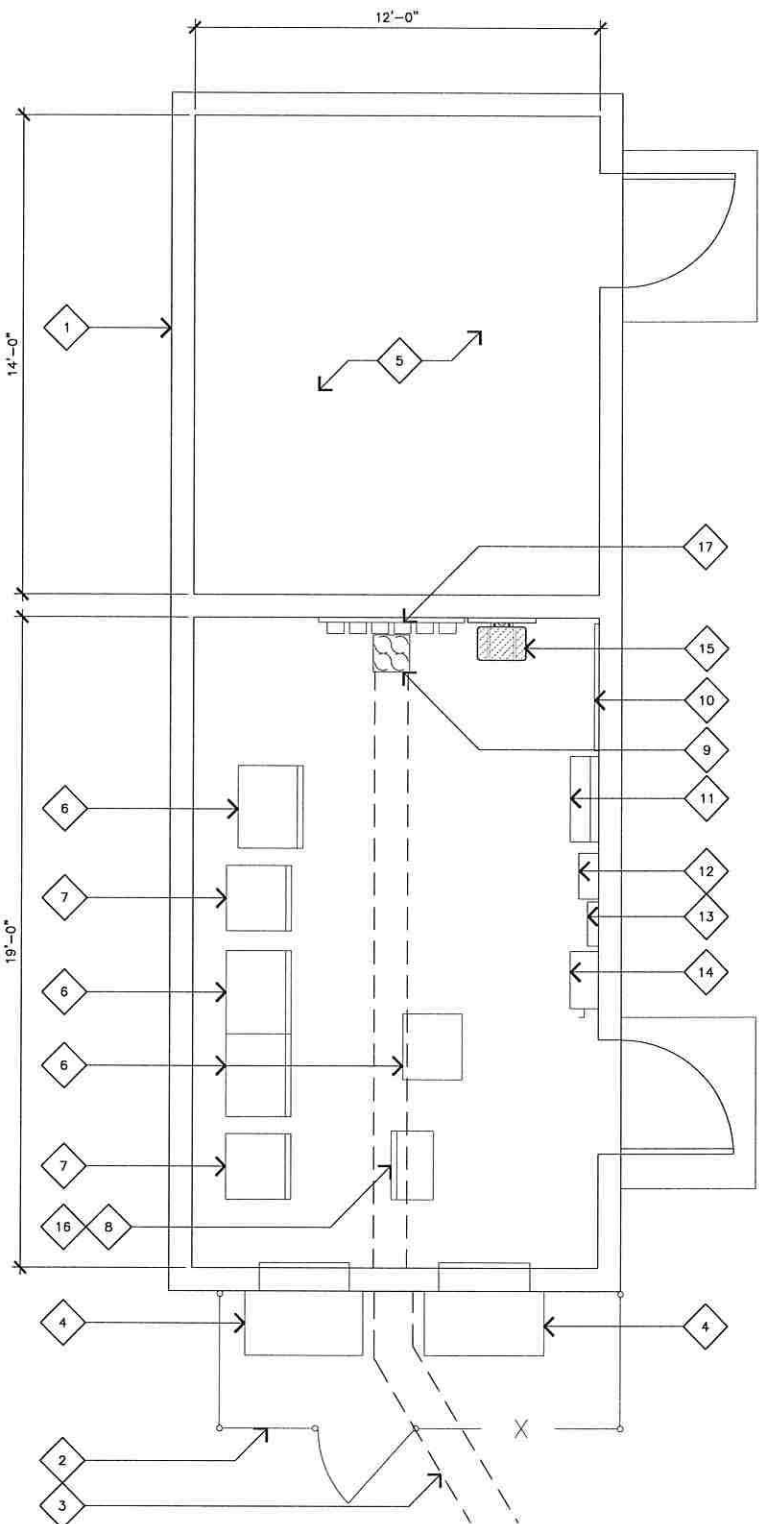
EQUIPMENT PLAN KEYNOTES

- 1 (E) VERIZON WIRELESS EQUIPMENT ENCLOSURE.
- 2 (E) CHAIN-LINK FENCE.
- 3 (E) UNDERGROUND CONDUIT TRENCH. REMOVE ALL (E) COAXIAL CABLES EXCEPT (6).
- 4 (E) HVAC UNITS.
- 5 (E) STORAGE ROOM.
- 6 (E) VERIZON WIRELESS EQUIPMENT RACK.
- 7 (E) VERIZON WIRELESS BATTERY RACK.
- 8 (E) VERIZON WIRELESS TELCO RACK.
- 9 (E) 6" COAX CONDUITS STUB-UPS INSIDE SHELTER.
- 10 (E) TELCO BOARD.
- 11 (E) TELCO PANEL.
- 12 (E) ELECTRICAL PANEL.
- 13 (E) ENVIRONMENTAL CONTROL PANEL.
- 14 (E) MANUAL TRANSFER SWITCH.
- 15 (E) LTE CABINET TO BE REMOVED.
- 16 (E) (E) WALL MOUNTED DIPLEXERS.



EQUIPMENT PLAN KEYNOTES

- 1 (E) VERIZON WIRELESS EQUIPMENT ENCLOSURE.
- 2 (E) CHAIN-LINK FENCE.
- 3 (E) UNDERGROUND CONDUIT TRENCH. INSTALL (N) (2) 6X12 HYBRID CABLES IN (E) CONDUIT.
- 4 (E) HVAC UNITS.
- 5 (E) STORAGE ROOM.
- 6 (E) VERIZON WIRELESS EQUIPMENT RACK.
- 7 (E) VERIZON WIRELESS BATTERY RACK.
- 8 (E) VERIZON WIRELESS TELCO RACK.
- 9 (E) 6" COAX CONDUITS STUB-UPS INSIDE SHELTER.
- 10 (E) TELCO BOARD.
- 11 (E) TELCO PANEL.
- 12 (E) ELECTRICAL PANEL.
- 13 (E) ENVIRONMENTAL CONTROL PANEL.
- 14 (E) MANUAL TRANSFER SWITCH.
- 15 PROPOSED 6627 RAYCAP TO BE INSTALLED IN ON (E) WALL; SEE DETAIL 5/A-4 AND 6/A-4.
- 16 PROPOSED 6601 EQUIPMENT TO BE INSTALLED IN (E) EQUIPMENT RACK; SEE DETAIL 1/A-5 AND 2/A-5.
- 17 (E) (E) WALL MOUNTED DIPLEXERS.



NOTE:
EXISTING EQUIPMENT ENCLOSURE TO BE PAINTED WITH GRAFFITI-PROOF PAINT.

EXISTING EQUIPMENT PLAN

SCALE:
3/8"=1'-0" 0 1' 2' 3'

2

PROPOSED EQUIPMENT PLAN

SCALE:
3/8"=1'-0" 0 1' 2' 3'

1

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04-116866
AC _____ FLS _____ SS _____
DATE _____

FILE #37-52

SITE NAME

CARMEL VALLEY
BLACK MOUNTAIN (AWS/PCS)

9291 OVIEDO STREET
SAN DIEGO, CALIFORNIA 92129
SAN DIEGO COUNTY

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10/03/19 PLANNING COMMENTS (B12)

SHEET TITLE

ANTENNA PLANS

A-2

JRA NO: 152403

ANTENNA PLAN KEYNOTES

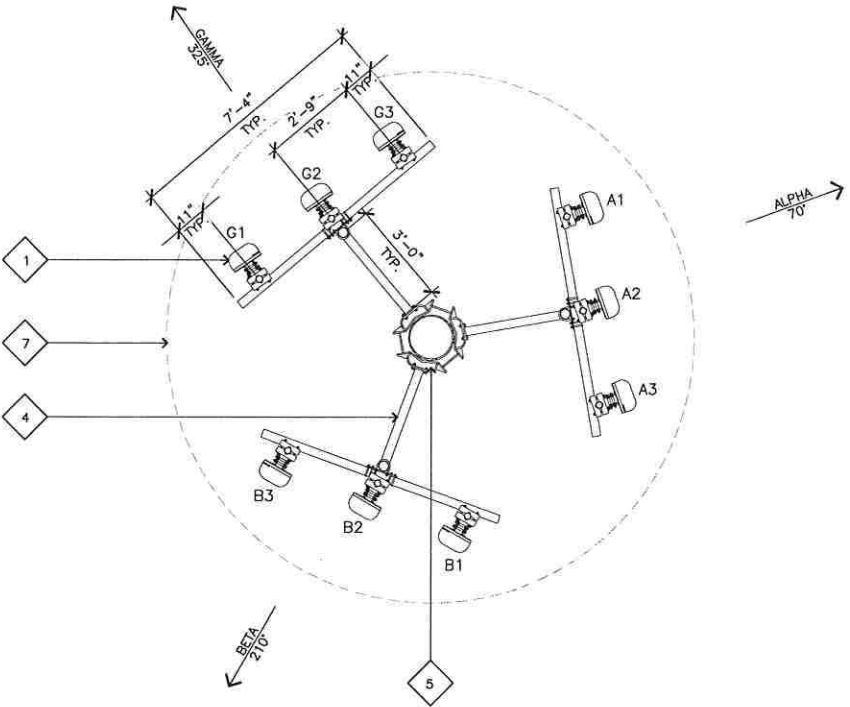
- 1 (E) ANTENNAS TO BE REMOVED (3 PER SECTOR, 9 TOTAL).
- 1A (N) ANTENNAS TO BE MOUNTED ON (E) MONOPINE MOUNT (3 PER SECTOR, 9 TOTAL); SEE DETAILS 1/A-4 AND 2/A-4.
- 2 (N) RRU'S MOUNTED BEHIND (N) ANTENNAS (2 PER SECTOR, 6 TOTAL); SEE DETAILS 3/A-4 AND 4/A-4.
- 3 (N) RAYCAP SURGE SUPPRESSOR MOUNTED TO (E) STAND-OFF ARM. SEE DETAIL 4/A-4 AND 1/A-5.
- 4 (E) TRI-ARM BRACKET, TYPICAL.
- 5 (E) 42'-0" HIGH MONOPINE.
- 6 (N) BRANCHES ADDED TO (E) MONOPINE; SEE SHEETS MP-1 THROUGH MP-6. FUNDED AND INSTALLED BY ATC.
- 7 (E) MONOPINE BRANCHES TO BE REMOVED AND REPLACED.

LEGEND

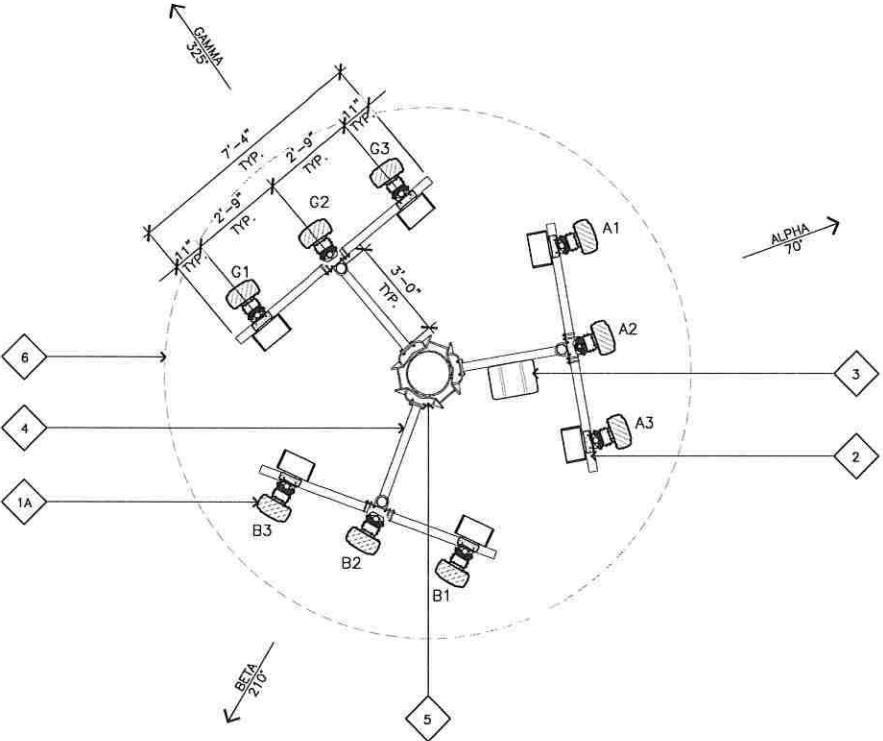
- (E) - EXISTING
- (N) - NEW

NOTES:

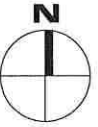
1. ANTENNAS AND RAYCAP TO BE PAINTED DARK GREEN TO MATCH (E) PINE NEEDLES.
2. INSTALL NEW PINE NEEDLE SOCKS OVER (N) AND (E) ANTENNAS. REFER TO MANUFACTURER DRAWINGS, MP-1 THROUGH MP-7 FOR PINE NEEDLE SOCK REQUIREMENTS.



EXISTING ANTENNA PLAN



PROPOSED ANTENNA PLAN



EXISTING ANTENNA/RRU SCHEDULE									
POSITION	AZIMUTH	ANTENNA	DIMENSIONS (HxWxD)	WEIGHT	RRU	DIMENSIONS (HxWxD)	WEIGHT	RAYCAP	DIMENSIONS (HxWxD)
A1	70°	ALLGON 7145_23A	47.2" X 11.8" X 5.1"	28.8 LBS.	-	-	-	-	-
A2	70°	AMPHENOL BXA-185060-BCF	48.8" X 6.1" X 3.2"	10.0 LBS.	-	-	-	-	-
A3	70°	AMPHENOL BXA-70063-4CF	47.4" X 11.2" X 5.2"	9.9 LBS.	-	-	-	-	-
B1	210°	ALLGON 7145_23A	47.2" X 11.8" X 5.1"	28.8 LBS.	-	-	-	-	-
B2	210°	AMPHENOL BXA-185060-BCF	48.8" X 6.1" X 3.2"	10.0 LBS.	-	-	-	-	-
B3	210°	AMPHENOL BXA-70063-4CF	47.4" X 11.2" X 5.2"	9.9 LBS.	-	-	-	-	-
C1	325°	ALLGON 7145_23A	47.2" X 11.8" X 5.1"	28.8 LBS.	-	-	-	-	-
C2	325°	AMPHENOL BXA-185060-BCF	48.8" X 6.1" X 3.2"	10.0 LBS.	-	-	-	-	-
C3	325°	AMPHENOL BXA-70063-4CF	47.4" X 11.2" X 5.2"	9.9 LBS.	-	-	-	-	-
TOTALS:		9			0			0	

NEW ANTENNA/RRU SCHEDULE									
POSITION	AZIMUTH	ANTENNA	DIMENSIONS (HxWxD)	WEIGHT	RRU	DIMENSIONS (HxWxD)	WEIGHT	RAYCAP	DIMENSIONS (HxWxD)
A1	70°	COMMSCOPE NHH-65B-R2B	72.0" X 11.9" X 7.1"	43.7 LBS.	RRU-8843	18.0" X 13.2" X 11.3"	75.0 LBS.	-	-
A2	70°	COMMSCOPE NHH-65B-R2B	72.0" X 11.9" X 7.1"	43.7 LBS.	-	-	-	-	-
A3	70°	COMMSCOPE NHH-65B-R2B	72.0" X 11.9" X 7.1"	43.7 LBS.	RRU-4449	18.0" X 13.2" X 9.45"	70.5 LBS.	-	-
B1	210°	COMMSCOPE NHH-65B-R2B	72.0" X 11.9" X 7.1"	43.7 LBS.	RRU-8843	18.0" X 13.2" X 11.3"	75.0 LBS.	-	-
B2	210°	COMMSCOPE NHH-65B-R2B	72.0" X 11.9" X 7.1"	43.7 LBS.	-	-	-	-	-
B3	210°	COMMSCOPE NHH-65B-R2B	72.0" X 11.9" X 7.1"	43.7 LBS.	RRU-4449	18.0" X 13.2" X 9.45"	70.5 LBS.	-	-
C1	325°	COMMSCOPE NHH-65B-R2B	72.0" X 11.9" X 7.1"	43.7 LBS.	RRU-8843	18.0" X 13.2" X 11.3"	75.0 LBS.	-	-
C2	325°	COMMSCOPE NHH-65B-R2B	72.0" X 11.9" X 7.1"	43.7 LBS.	-	-	-	-	-
C3	325°	COMMSCOPE NHH-65B-R2B	72.0" X 11.9" X 7.1"	43.7 LBS.	RRU-4449	18.0" X 13.2" X 9.45"	70.5 LBS.	-	-
TOTALS:		9			6			1	

ANTENNA PLANS

SCALE:
3/8"=1'-0"

1

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FILE #37-52

SITE NAME

**CARMEL VALLEY
BLACK MOUNTAIN (AWS/PCS)**

9291 OVIEDO STREET
SAN DIEGO, CALIFORNIA 92129
SAN DIEGO COUNTY

DRAWING DATES

12/18/18 REVISED RFDS (B6)
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SHEET TITLE

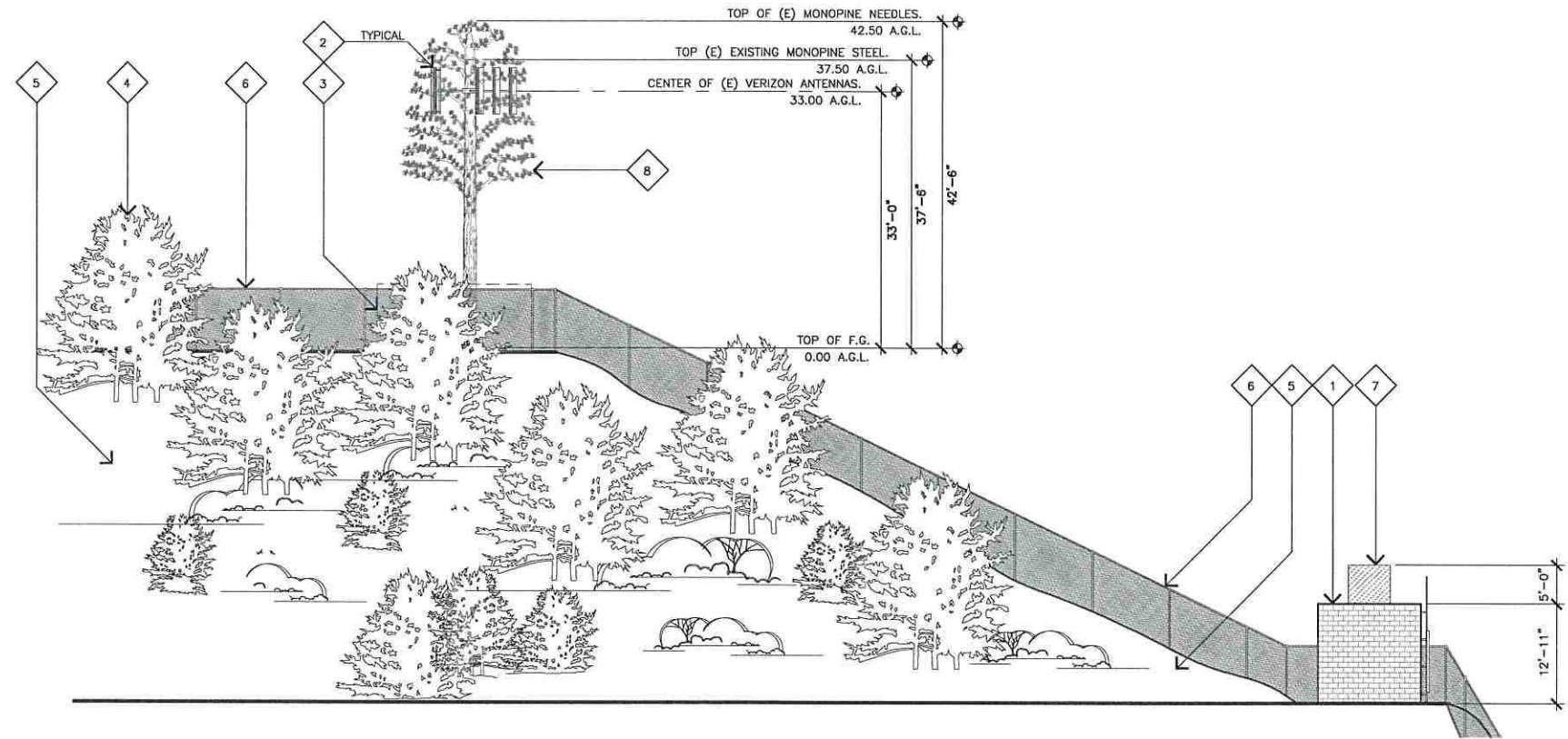
**EXISTING & PROPOSED
NORTH ELEVATION**

A-3.0

JRA NO: 152403

ELEVATION KEYNOTES

- 1 (E) VERIZON WIRELESS EQUIPMENT SHELTER.
- 2 (E) VERIZON WIRELESS ANTENNAS ON (E) MONOPINE TO BE REMOVED (3 PER SECTOR, 9 TOTAL).
- 3 (E) OTHER CARRIER TELECOMMUNICATIONS FACILITY.
- 4 (E) TREE, TYPICAL.
- 5 (E) SLOPED EMBANKMENT.
- 6 (E) FENCE, TYPICAL.
- 7 (E) FRP ENCLOSURE MOUNTED ON ROOF OF (E) EQUIPMENT SHELTER TO BE REMOVED.
- 8 (E) MONOPINE BRANCHES TO BE REMOVED AND REPLACED.

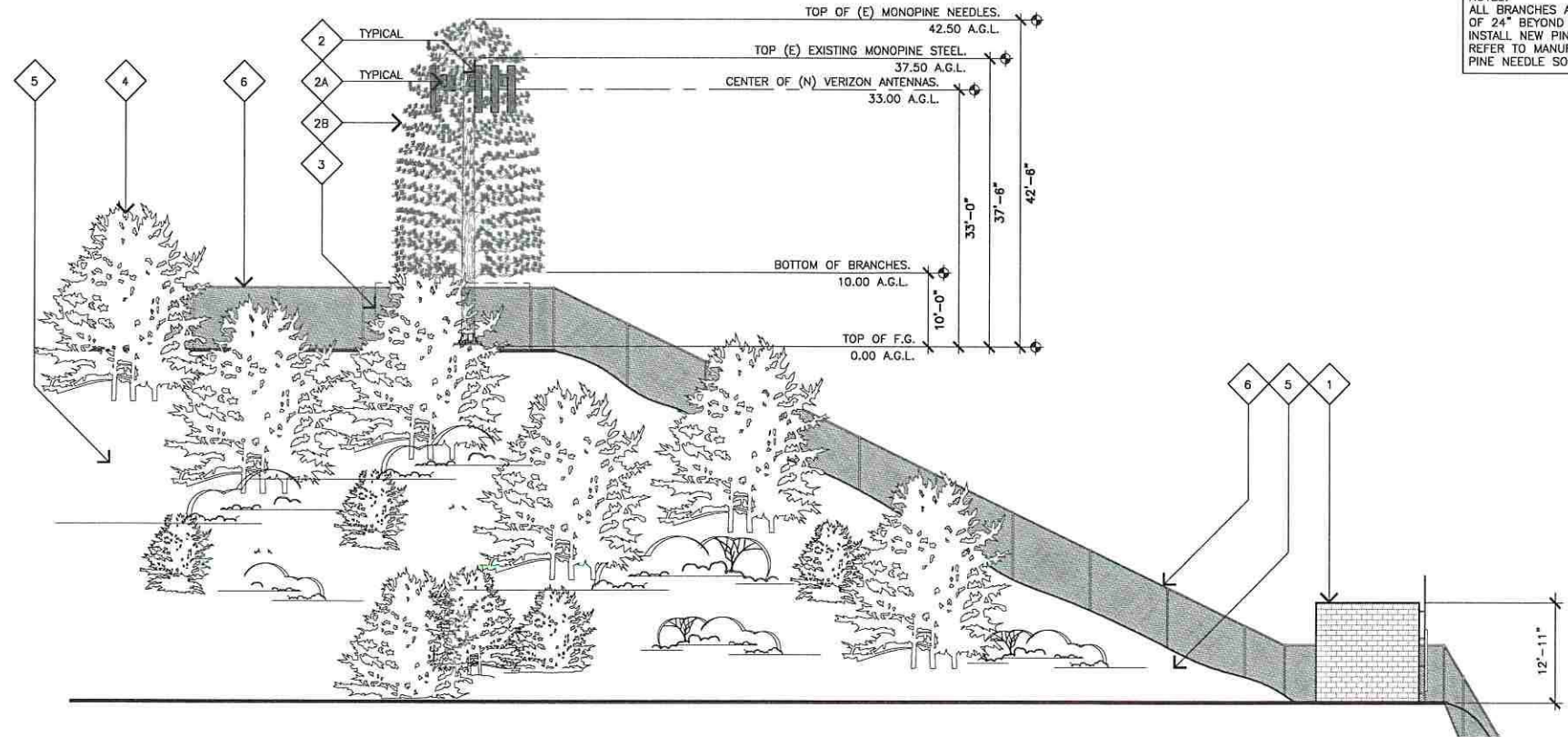


EXISTING NORTH ELEVATION

SCALE: 3/32"=1'-0" 0' 3' 6' 12' **1**

ELEVATION KEYNOTES

- 1 (E) VERIZON WIRELESS EQUIPMENT SHELTER. PAINT SHELTER WITH GRAFFITI PROOF PAINT.
- 2 (N) VERIZON WIRELESS ANTENNAS ON (E) MONOPINE (1 PER SECTOR, 3 TOTAL). PAINT DARK GREEN TO MATCH (E) MONOPINE NEEDLES; SEE SHEET A-2.
- 2A (N) VERIZON WIRELESS RRUS UNITS ON (E) MONOPINE (2 PER SECTOR, 6 TOTAL). PAINT DARK GREEN TO MATCH (E) MONOPINE NEEDLES; SEE SHEET A-2.
- 2B (N) MONOPINE BRANCHES ADDED TO (E) MONOPINE; SEE SHEETS MP-1 THROUGH MP-6. FUNDED AND INSTALLED BY ATC.
- 3 (E) OTHER CARRIER TELECOMMUNICATIONS FACILITY.
- 4 (E) TREE, TYPICAL.
- 5 (E) SLOPED EMBANKMENT.
- 6 (E) FENCE, TYPICAL.



NOTES:
ALL BRANCHES AT THE ANTENNA LEVEL WILL EXTEND A MINIMUM OF 24" BEYOND THE FULL LENGTH OF THE PANEL ANTENNAS. INSTALL NEW PINE NEEDLE SOCKS OVER (N) AND (E) ANTENNAS. REFER TO MANUFACTURER DRAWINGS; MP-1 THROUGH MP-7 FOR PINE NEEDLE SOCK REQUIREMENTS.

PROPOSED NORTH ELEVATION

SCALE: 3/32"=1'-0" 0' 3' 6' 12' **2**

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FILE #37-52

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SHEET TITLE

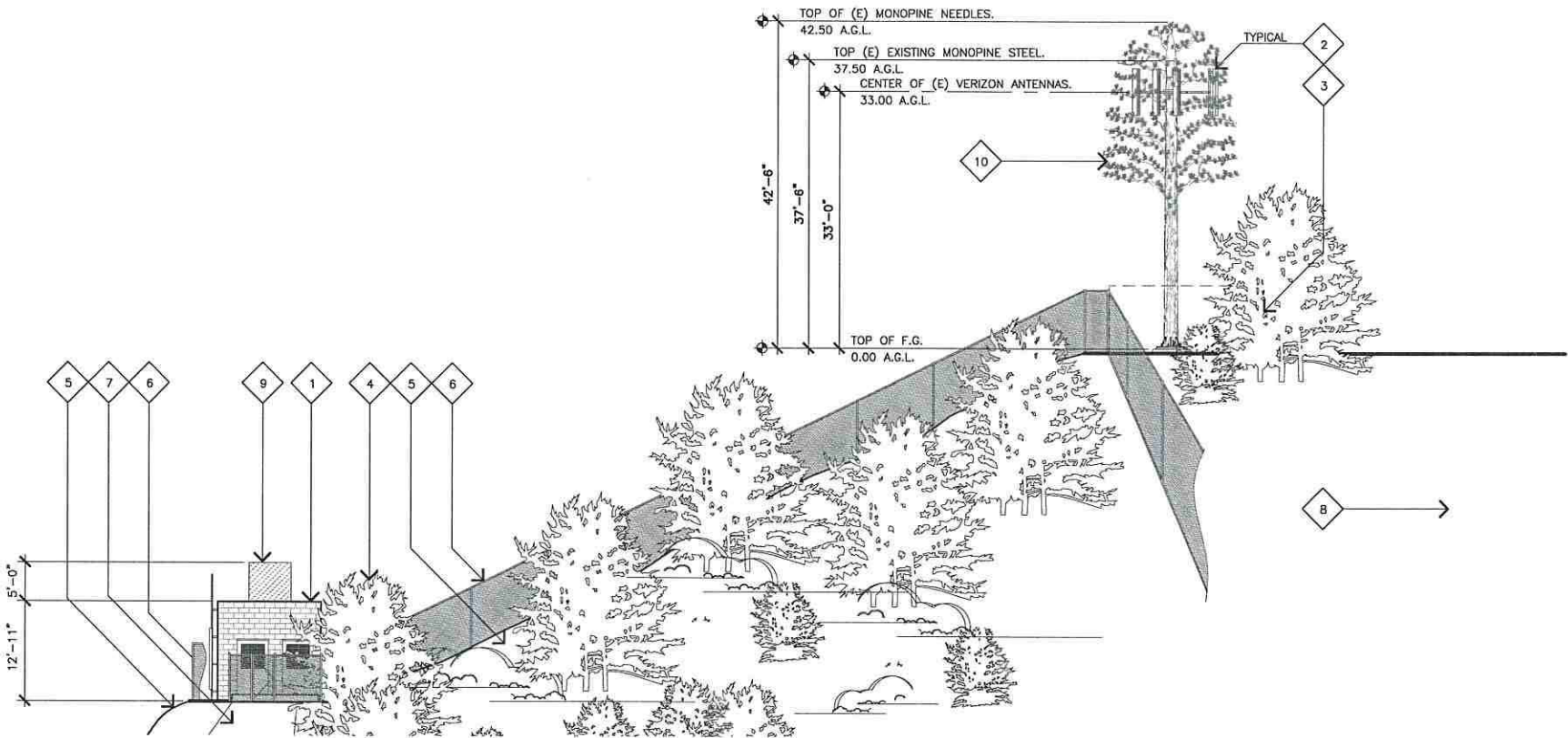
**EXISTING & PROPOSED
SOUTH ELEVATION**

A-3.1

JRA NO: 152403

ELEVATION KEYNOTES

- 1 (E) VERIZON WIRELESS EQUIPMENT SHELTER.
- 2 (E) VERIZON WIRELESS ANTENNAS ON (E) MONOPINE TO BE REMOVED (3 PER SECTOR, 9 TOTAL).
- 3 (E) OTHER CARRIER TELECOMMUNICATIONS FACILITY.
- 4 (E) TREE, TYPICAL.
- 5 (E) SLOPED EMBANKMENT.
- 6 (E) FENCE, TYPICAL.
- 7 (E) SERVICE ROAD.
- 8 (E) SCHOOL FIELD.
- 9 (E) FRP ENCLOSURE MOUNTED ON ROOF OF (E) EQUIPMENT SHELTER TO BE REMOVED.
- 10 (E) MONOPINE BRANCHES TO BE REMOVED AND REPLACED.



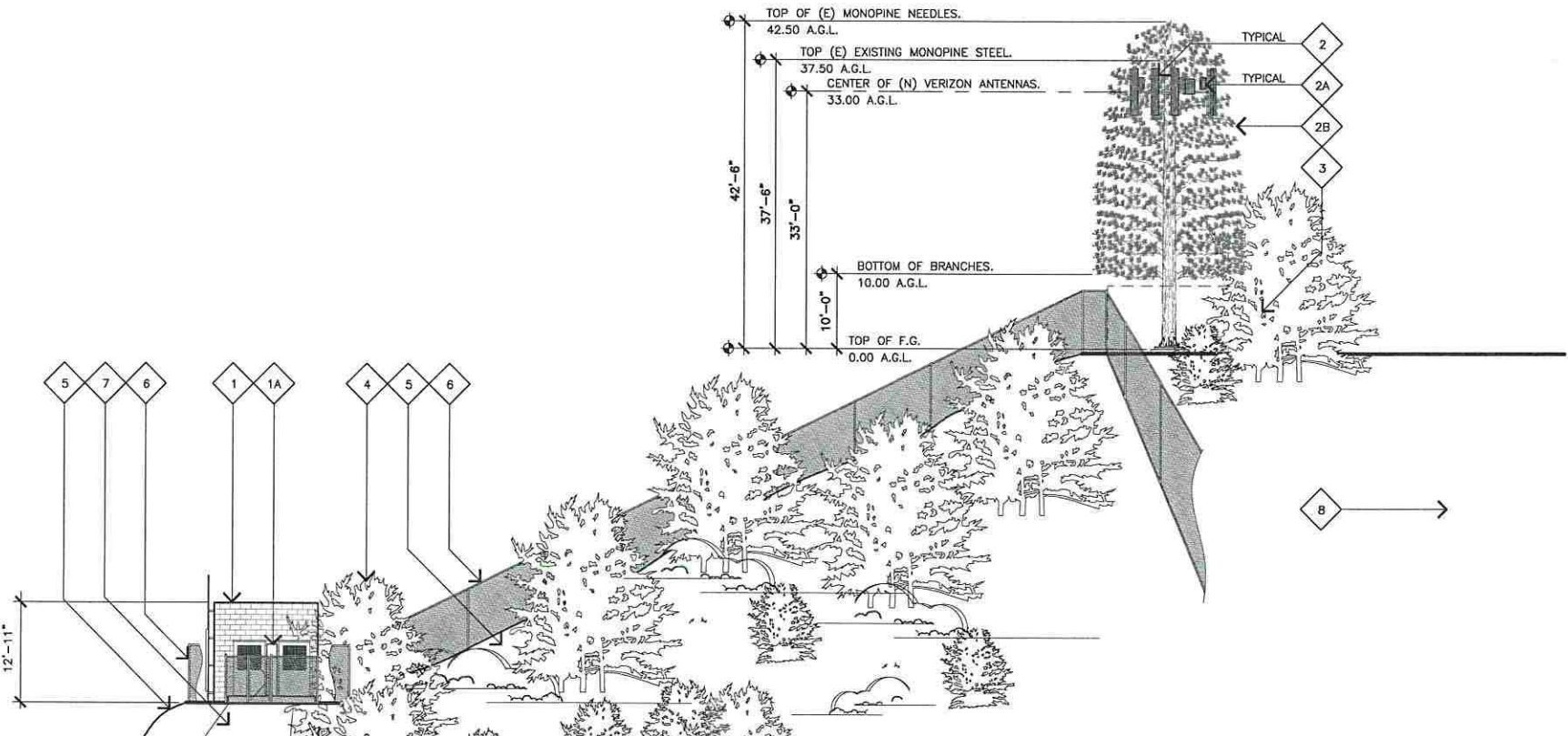
EXISTING SOUTH ELEVATION

SCALE:
3/32"=1'-0" 0' 3' 6' 12' 1

ELEVATION KEYNOTES

- 1 (E) VERIZON WIRELESS EQUIPMENT SHELTER. PAINT SHELTER WITH GRAFFITI PROOF PAINT.
- 1A (N) CABLE SHROUD & (N) (2) WALL PENETRATIONS AT (E) VERIZON WIRELESS EQUIPMENT SHELTER. SEE DETAILS 5 & 6/A-4.
- 2 (N) VERIZON WIRELESS ANTENNAS ON (E) MONOPINE (1 PER SECTOR, 3 TOTAL). PAINT DARK GREEN TO MATCH (E) MONOPINE NEEDLES; SEE SHEET A-2.
- 2A (N) VERIZON WIRELESS RRUS UNITS ON (E) MONOPINE (2 PER SECTOR, 6 TOTAL). PAINT DARK GREEN TO MATCH (E) MONOPINE NEEDLES; SEE SHEET A-2.
- 2B (N) MONOPINE BRANCHES ADDED TO (E) MONOPINE; SEE SHEETS MP-1 THROUGH MP-6. FUNDED AND INSTALLED BY ATC.
- 3 (E) OTHER CARRIER TELECOMMUNICATIONS FACILITY.
- 4 (E) TREE, TYPICAL.
- 5 (E) SLOPED EMBANKMENT.
- 6 (E) FENCE, TYPICAL.
- 7 (E) SERVICE ROAD.
- 8 (E) SCHOOL FIELD.

NOTES:
ALL BRANCHES AT THE ANTENNA LEVEL WILL EXTEND A MINIMUM OF 24" BEYOND THE FULL LENGTH OF THE PANEL ANTENNAS. INSTALL NEW PINE NEEDLE SOCKS OVER (N) AND (E) ANTENNAS. REFER TO MANUFACTURER DRAWINGS; MP-1 THROUGH MP-7 FOR PINE NEEDLE SOCK REQUIREMENTS.



PROPOSED SOUTH ELEVATION

SCALE:
3/32"=1'-0" 0' 3' 6' 12' 2

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IDENTIFICATION STAMP
 DIV. OF THE STATE ARCHITECT
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04-116866

AC FLS SS

DATE

FILE #37-52

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 BLACK MOUNTAIN (AWS/PCS)**

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 SAN DIEGO COUNTY

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 05/22/19 TREE REBRANCHING (B9)
 08/02/19 PLAN CHECK COMMENTS (B10)
 09/09/19 PLANNING COMMENTS (B11)
 10/03/19 PLANNING COMMENTS (B12)

SHEET TITLE

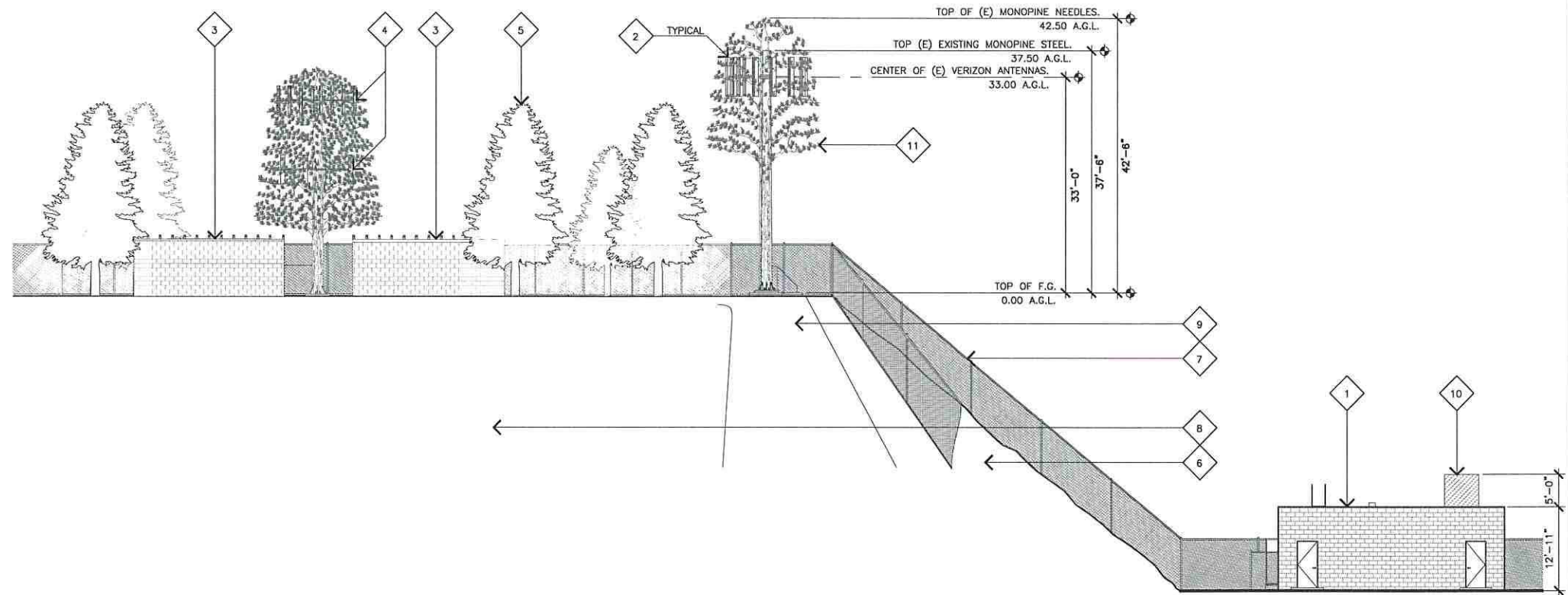
**EXISTING & PROPOSED
 EAST ELEVATION**

A-3.2

JRA NO: 152403

ELEVATION KEYNOTES

- 1 (E) VERIZON WIRELESS EQUIPMENT SHELTER.
- 2 (E) VERIZON WIRELESS ANTENNAS ON (E) MONOPINE TO BE REMOVED (3 PER SECTOR, 9 TOTAL).
- 3 (E) OTHER CARRIER TELECOMMUNICATIONS FACILITY.
- 4 (E) OTHER CARRIER TELECOMMUNICATIONS ANTENNAS ON (E) MONOPINE.
- 5 (E) TREE, TYPICAL.
- 6 (E) SLOPED EMBANKMENT.
- 7 (E) FENCE, TYPICAL.
- 8 (E) SCHOOL FIELD.
- 9 (E) SERVICE ROAD
- 10 (E) FRP ENCLOSURE MOUNTED ON ROOF OF (E) EQUIPMENT SHELTER TO BE REMOVED.
- 11 (E) MONOPINE BRANCHES TO BE REMOVED AND REPLACED.



EXISTING EAST ELEVATION

SCALE:

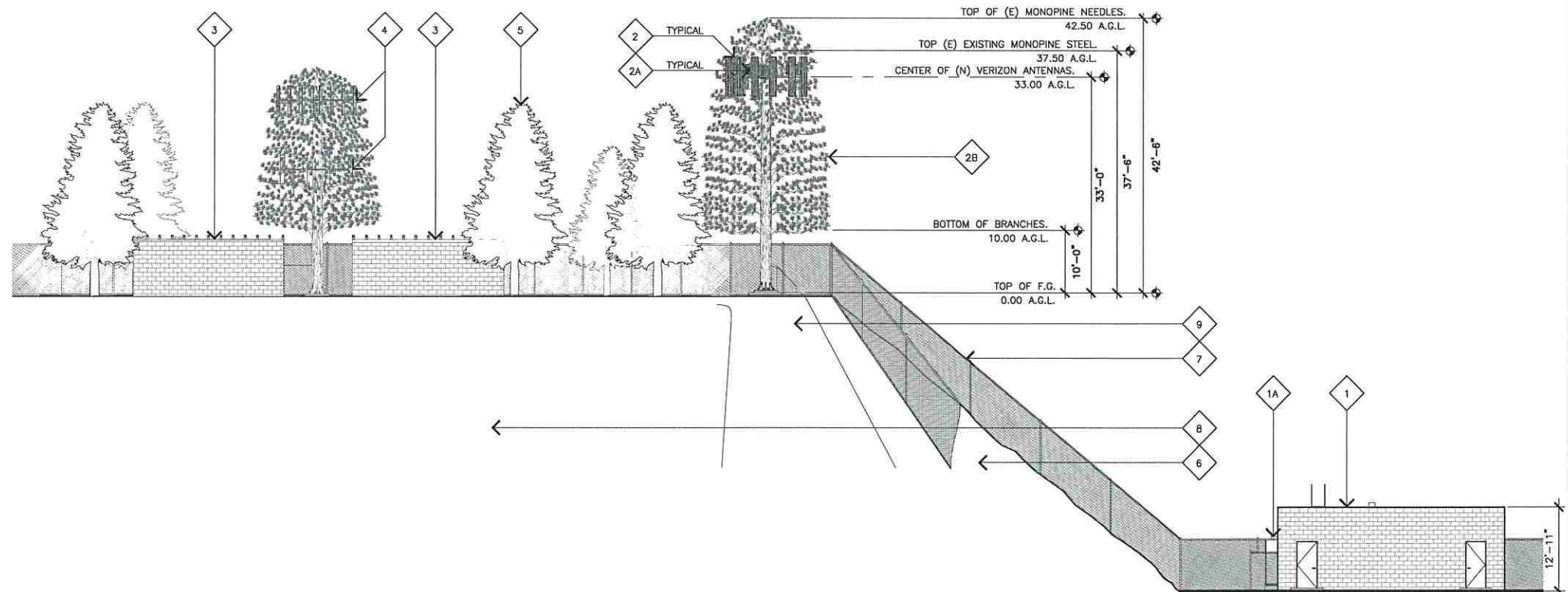
3/32"=1'-0" 0' 3' 6' 12'

1

ELEVATION KEYNOTES

- 1 (E) VERIZON WIRELESS EQUIPMENT SHELTER. PAINT SHELTER WITH GRAFFITI PROOF PAINT.
- 1A (N) CABLE SHROUD & (N) (2) WALL PENETRATIONS AT (E) VERIZON WIRELESS EQUIPMENT SHELTER. SEE DETAILS 5 & 6/A-4.
- 2 (N) VERIZON WIRELESS ANTENNAS ON (E) MONOPINE (1 PER SECTOR, 3 TOTAL). PAINT DARK GREEN TO MATCH (E) MONOPINE NEEDLES; SEE SHEET A-2.
- 2A (N) VERIZON WIRELESS RRUS UNITS ON (E) MONOPINE (2 PER SECTOR, 6 TOTAL). PAINT DARK GREEN TO MATCH (E) MONOPINE NEEDLES; SEE SHEET A-2.
- 2B (N) MONOPINE BRANCHES ADDED TO (E) MONOPINE; SEE SHEETS MP-1 THROUGH MP-6. FUNDED AND INSTALLED BY ATC.
- 3 (E) OTHER CARRIER TELECOMMUNICATIONS FACILITY.
- 4 (E) OTHER CARRIER TELECOMMUNICATIONS ANTENNAS ON (E) MONOPINE.
- 5 (E) TREE, TYPICAL.
- 6 (E) SLOPED EMBANKMENT.
- 7 (E) FENCE, TYPICAL.
- 8 (E) SCHOOL FIELD.
- 9 (E) SERVICE ROAD

NOTES:
 ALL BRANCHES AT THE ANTENNA LEVEL WILL EXTEND A MINIMUM OF 24" BEYOND THE FULL LENGTH OF THE PANEL ANTENNAS. INSTALL NEW PINE NEEDLE SOCKS OVER (N) AND (E) ANTENNAS. REFER TO MANUFACTURER DRAWINGS; MP-1 THROUGH MP-7 FOR PINE NEEDLE SOCK REQUIREMENTS.



PROPOSED EAST ELEVATION

SCALE:

3/32"=1'-0" 0' 3' 6' 12'

2

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04-116866
AC: FLS SS: _____
DATE: _____
FILE #37-52

SITE NAME

**CARMEL VALLEY
BLACK MOUNTAIN (AWS/PCS)**

9291 OVIEDO STREET
SAN DIEGO, CALIFORNIA 92129
SAN DIEGO COUNTY

DRAWING DATES

12/18/18	REVISED RFDS (B6)
01/18/19	DRM COMMENTS (B7)
02/20/19	100% CD'S (B8)
05/22/19	TREE REBRANCHING (B9)
08/02/19	PLAN CHECK COMMENTS (B10)
09/09/19	PLANNING COMMENTS (B11)
10/03/19	PLANNING COMMENTS (B12)

SHEET TITLE

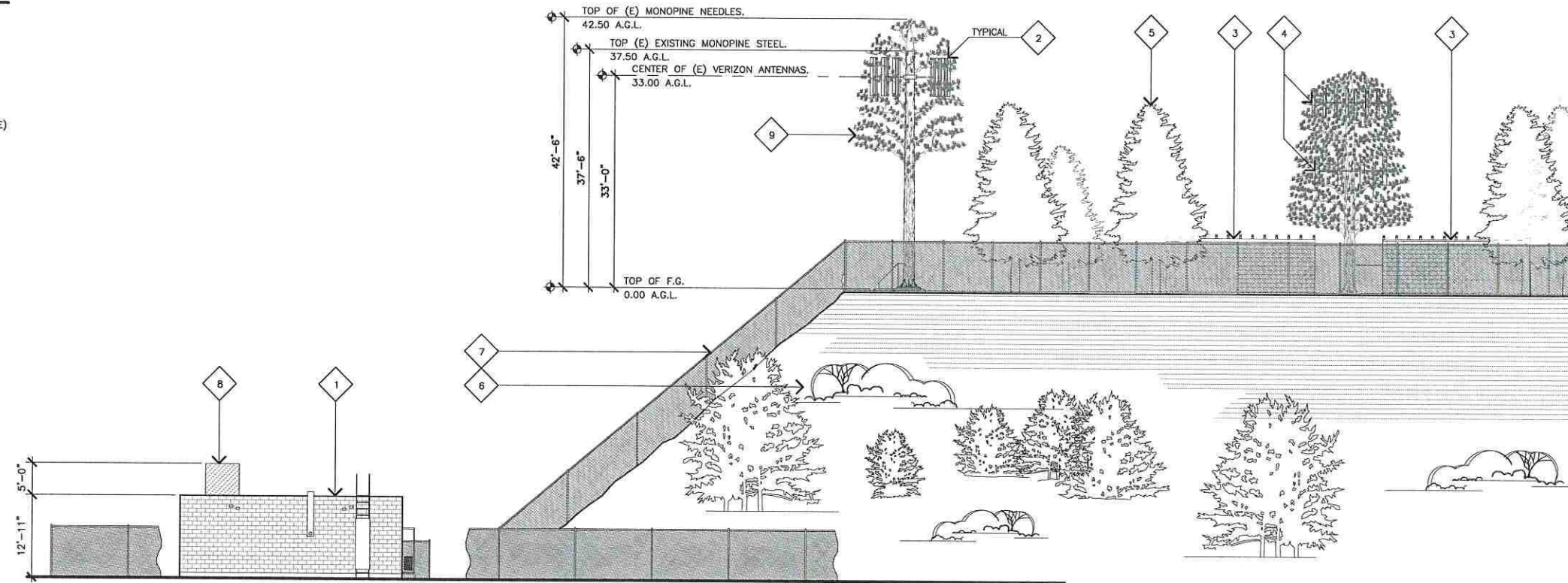
**EXISTING & PROPOSED
WEST ELEVATION**

A-3.3

JRA NO: 152403

ELEVATION KEYNOTES

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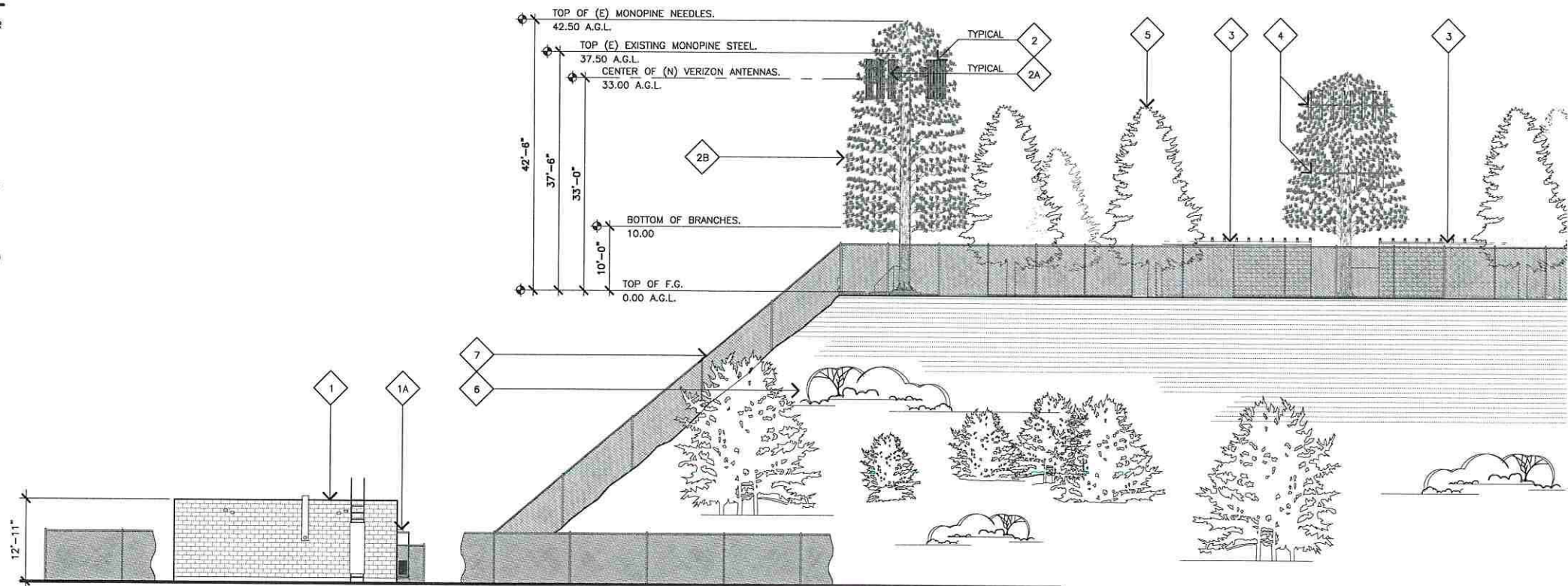


EXISTING WEST ELEVATION

SCALE: 3/32"=1'-0" 0' 3' 6' 12' **1**

ELEVATION KEYNOTES

- 1 (E) VERIZON WIRELESS EQUIPMENT SHELTER. PAINT SHELTER WITH GRAFFITI PROOF PAINT.
- 1A (N) CABLE SHROUD & (N) (2) WALL PENETRATIONS AT (E) VERIZON WIRELESS EQUIPMENT SHELTER. SEE DETAILS 5 & 6/A-4.
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- 2B (N) MONOPINE BRANCHES ADDED TO (E) MONOPINE; SEE SHEETS MP-1 THROUGH MP-6. FUNDED AND INSTALLED BY ATC.
- 3 (E) OTHER CARRIER TELECOMMUNICATIONS FACILITY.
- 4 (E) OTHER CARRIER TELECOMMUNICATIONS ANTENNAS ON (E) MONOPINE.
- 5 (E) TREE, TYPICAL.
- 6 (E) SLOPED EMBANKMENT.
- 7 (E) FENCE, TYPICAL.



NOTES:
ALL BRANCHES AT THE ANTENNA LEVEL WILL EXTEND A MINIMUM OF 24" BEYOND THE FULL LENGTH OF THE PANEL ANTENNAS. INSTALL NEW PINE NEEDLE SOCKS OVER (N) AND (E) ANTENNAS. REFER TO MANUFACTURER DRAWINGS; MP-1 THROUGH MP-7 FOR PINE NEEDLE SOCK REQUIREMENTS.

PROPOSED WEST ELEVATION

SCALE: 3/32"=1'-0" 0' 3' 6' 12' **2**

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FILE #37-52

SITE NAME

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9291 OVIEDO STREET
SAN DIEGO, CALIFORNIA 92129
SAN DIEGO COUNTY

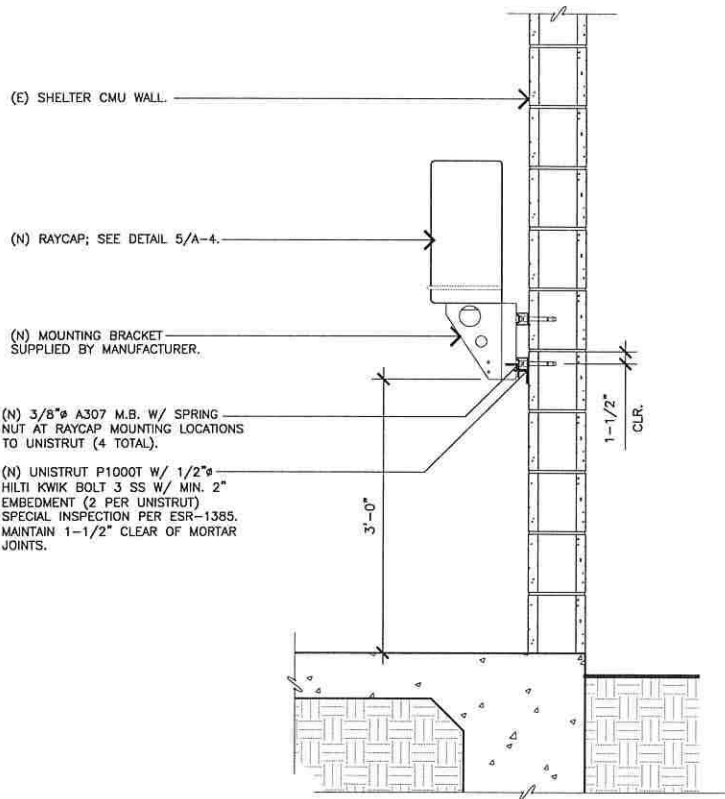
DRAWING DATES
12/18/18 REVISED RFDS (B6)
01/18/19 DRW COMMENTS (B7)
02/20/19 100% CD'S (B8)
05/22/19 TREE REBRANCHING (B9)
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09/09/19 PLANNING COMMENTS (B11)
10/03/19 PLANNING COMMENTS (B12)

SHEET TITLE

DETAILS

A-4

JRA NO: 152403



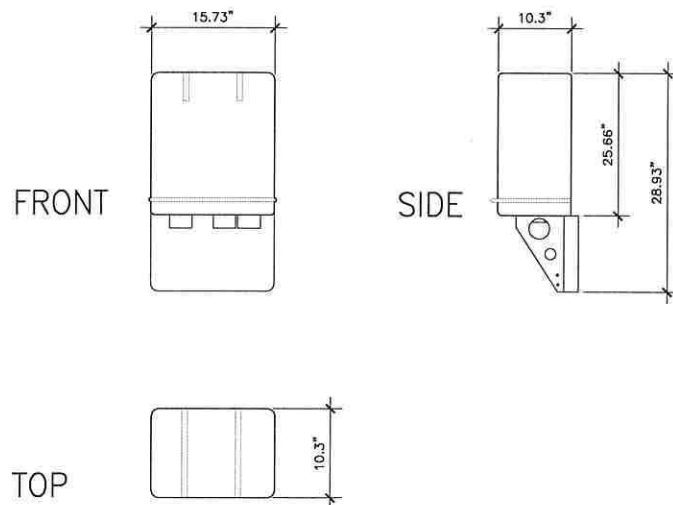
RAYCAP MOUNTING IN SHELTER

SCALE:
NONE

6

RAYCAP RCMD C 6627-PF-48

COLOR: GRAY
DIMENSIONS, HxWxD: 28.93"x15.73"x10.3"
WEIGHT: 32.0 lbs



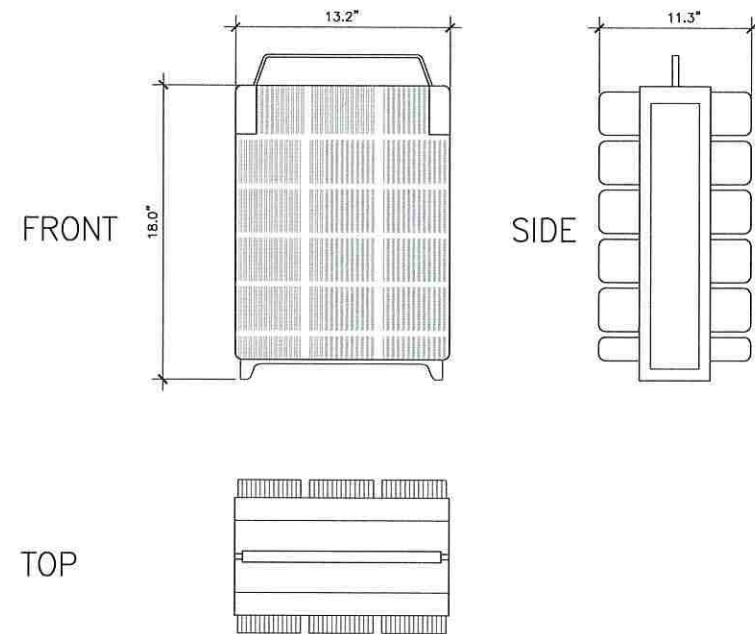
(N) RAYCAP SPECIFICATIONS

SCALE:
NONE

5

ERICSSON RRUS 8843

COLOR: WHITE
DIMENSIONS: 18.0" TALL x 13.2" WIDE x 11.3" DEEP
(WITH PROTRUDING ITEMS)
WEIGHT: ±75.0 LBS



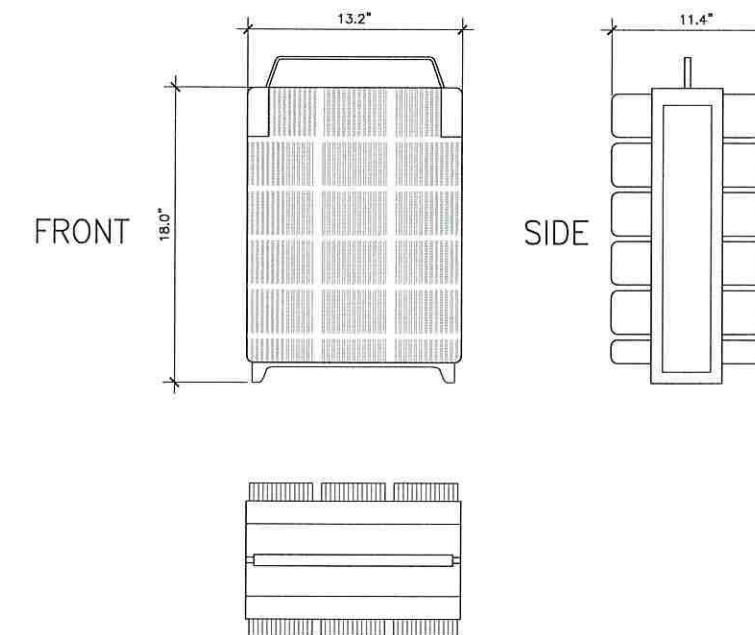
(N) RRUS SPECIFICATIONS

SCALE:
NONE

4

ERICSSON RRUS 4449

COLOR: WHITE
DIMENSIONS: 18.0" TALL x 13.2" WIDE x 11.4" DEEP
(WITH PROTRUDING ITEMS)
WEIGHT: ±75.0 LBS



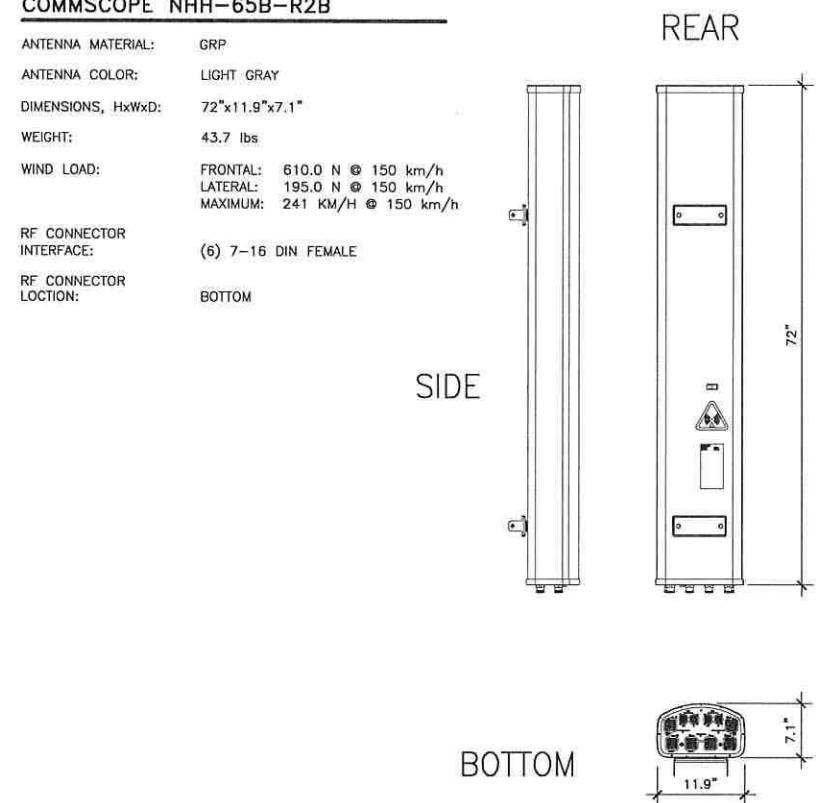
(N) RRUS SPECIFICATIONS

SCALE:
NONE

3

COMMSCOPE NHH-65B-R2B

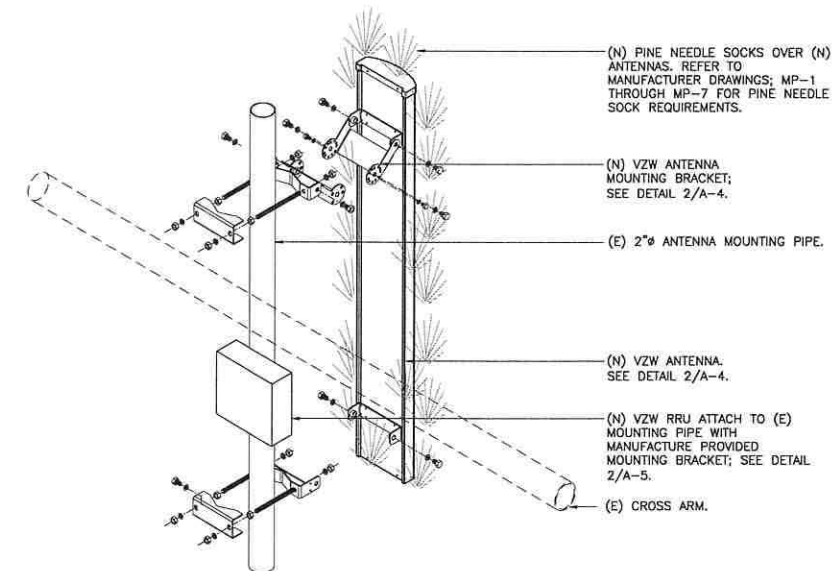
ANTENNA MATERIAL: GRP
ANTENNA COLOR: LIGHT GRAY
DIMENSIONS, HxWxD: 72"x11.9"x7.1"
WEIGHT: 43.7 lbs
WIND LOAD: FRONTAL: 610.0 N @ 150 km/h
LATERAL: 195.0 N @ 150 km/h
MAXIMUM: 241 KM/H @ 150 km/h
RF CONNECTOR INTERFACE: (6) 7-16 DIN FEMALE
RF CONNECTOR LOCATION: BOTTOM



(N) ANTENNA SPECIFICATIONS

SCALE:
NONE

2



NOTES:
1. INSTALL 90 DEGREE CONNECTORS FOR COAX COMING OUT UNDERNEATH THE ANTENNAS.
2. SEE ANTENNA MANUFACTURER SPECS. FOR COMPLETE ANTENNA AND BRACKET SPECIFICATIONS.

ANTENNA / RRU MOUNTING DETAIL

SCALE:
NONE

1

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(949) 786-2000



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BY: OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
04-116866
AC: FLS SS
DATE
FILE #37-52

SITE NAME

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BLACK MOUNTAIN (AWS/PCS)

9291 OVIEDO STREET
SAN DIEGO, CALIFORNIA 92129
SAN DIEGO COUNTY

DRAWING DATES

12/18/18 REVISED RFDS (B6)
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SHEET TITLE

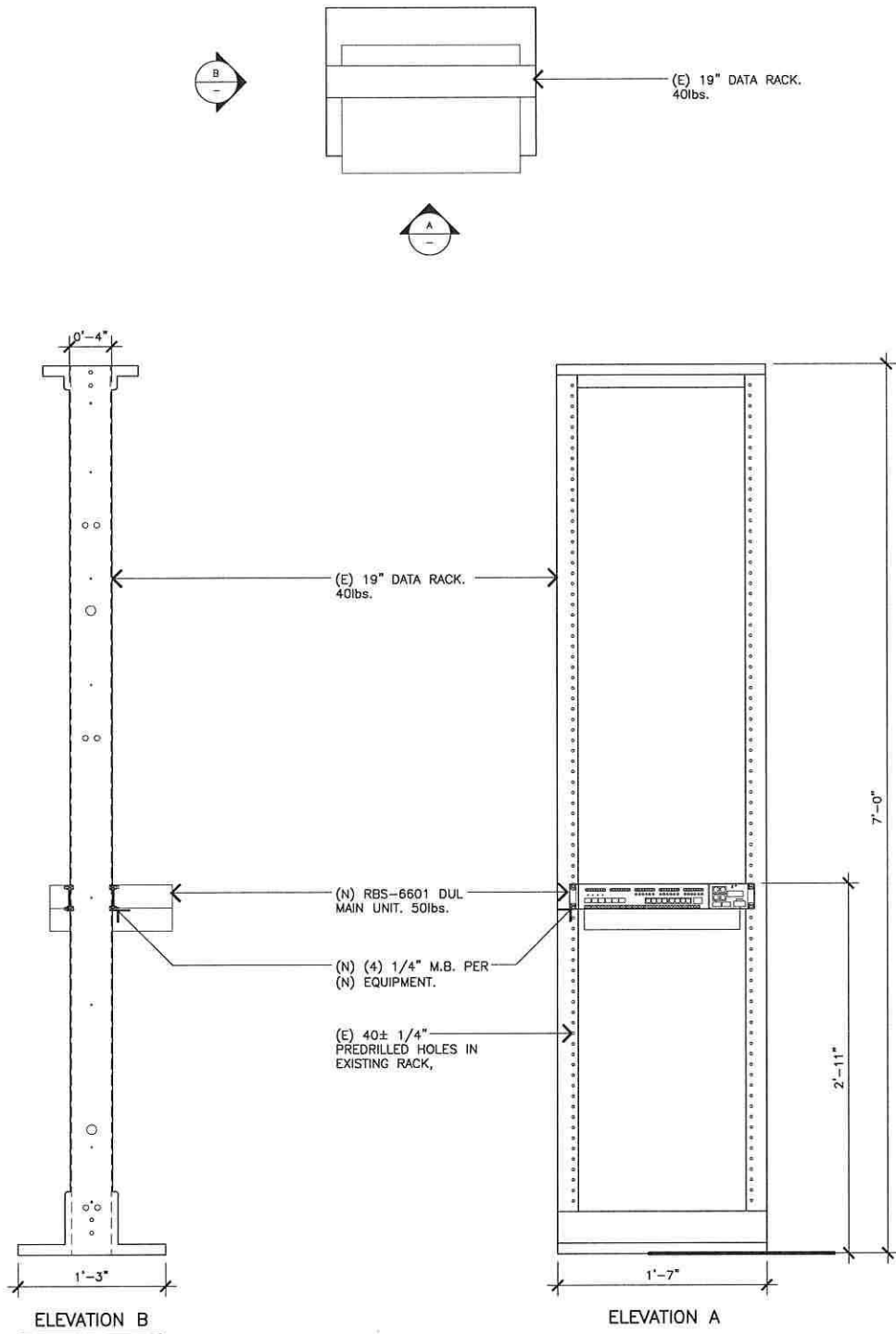
DETAILS

A-5

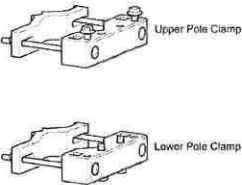
JRA NO: 152403

NOTE:

1. 40± 1/4" PREDRILLED HOLES IN EXISTING RACK,
USE (2) (N) 1/4" M.B. PER (N) EQUIPMENT.



SXK 125 0245/1
Single RRU support kit for installation on mast, towers or other vertical structures. Following units can be mounted: RRUW, RRU01, RRU01, RRU02, RRU02 or RBS 6302.



TECHNICAL SPECIFICATIONS

PRODUCT NAME
Single RRU support kit

PRODUCT NUMBER
SXK 125 0245/1

CLAMP MOUNTING RANGE	TUBES	SQUARE PROFILES	90° ANGLE	60° ANGLE
Maximum	Ø25 mm (0.98 in)	35x35 (1.38 x 1.38 in)	35 x 35 (1.38 x 1.38 in)	40 mm opening (1.57 in opening)
Minimum	Ø120 (4.72 in)	90 x 90 (3.54 x 3.54 in)	90 x 90 (3.54 x 3.54 in)	100 mm opening (3.93 in opening)

MECHANICAL SPECIFICATION
Clamp profiles
Support arms
Fasteners

Aluminum, Nature anodized 20µm
Aluminum, Nature anodized 20µm
Acid proof stainless steel, A4

RECOMMENDED TOOLS
ITT 601 141/1
Torque Wrench kit
To be set on 41 Nm

PERFORMANCE

WIND SPEED			MAX WIND	
Km/h	m/s	mph	m²	ft²
240	67	149	0,34	3,66
210	58	130	0,44	4,74
180	50	120	0,60	6,46
150	42	93	0,86	9,26
120	33	75	1,35	14,53

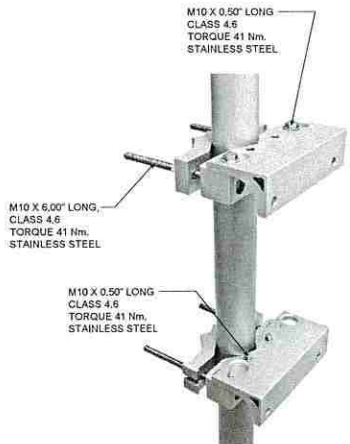
1 unit of RRU = approx. wind area 0,3 m²

PACKAGE DIMENSIONS	Length	Width	Height	Weight
SXK 125 0245/1	500 mm	125 mm	150 mm	3.8 kg (8.5 lb)

The installation is carried out in accordance with relevant parts of:
• EN 755-6:2004 Aluminium and alloy - Reinforcement - Reinforcement bars, tube and profiles.
• EN 1065-1: 2001 Fasteners - Design of aluminium structures - Part 1: General structural rules.
• EN 1005-3: 2001 Fasteners - Design of aluminium structures - Part 3: Structures subjected to fatigue.
• EN 1993-1-1:2005 Eurocode 3: Design of steel structures - Part 1-1: General rules and rules for members.
• Compliance to EN 1993-2:2005 Eurocode 3: Design of steel structures - Part 1-2: Design of connections.

Document title
SXK 125 0245/1 (Rev. 01)
Supersedes: SXK 125 0245/1
Rev. 01/18/2011

01/18/2011 SXK 125 0245/1 Rev. 01

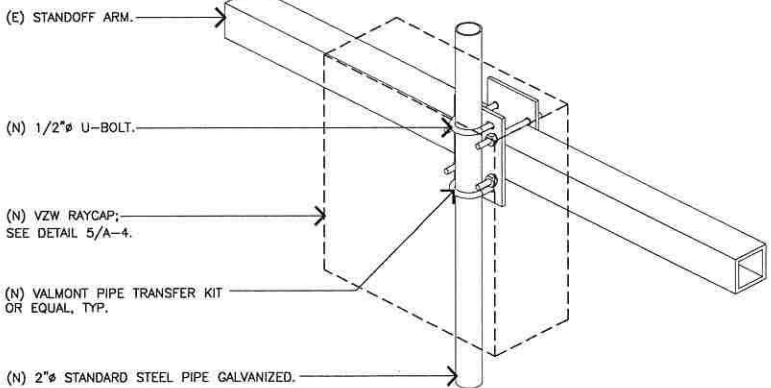
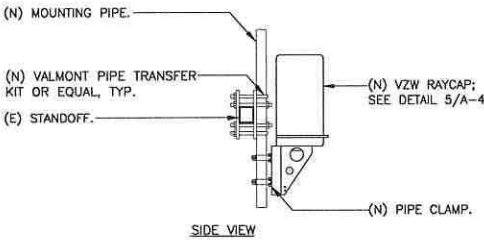


NOTE:

OWNER'S TESTING AGENCY SHALL PROVIDE SPECIAL INSPECTION OF THE INSTALLATION AND TIGHTENING OF THE BOLTS AND VERIFY THE TORQUE TENSION HAS BEEN ACHIEVED BY TEST.

RRUS-32 MOUNT DETAIL

SCALE:
NONE 2



(E) TELCO RACK

SCALE:
1'-1/2"=1'-0"
0 .25' .5' 1'

3

RAYCAP MOUNTING

SCALE:
NONE 1

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DRAWING DATES

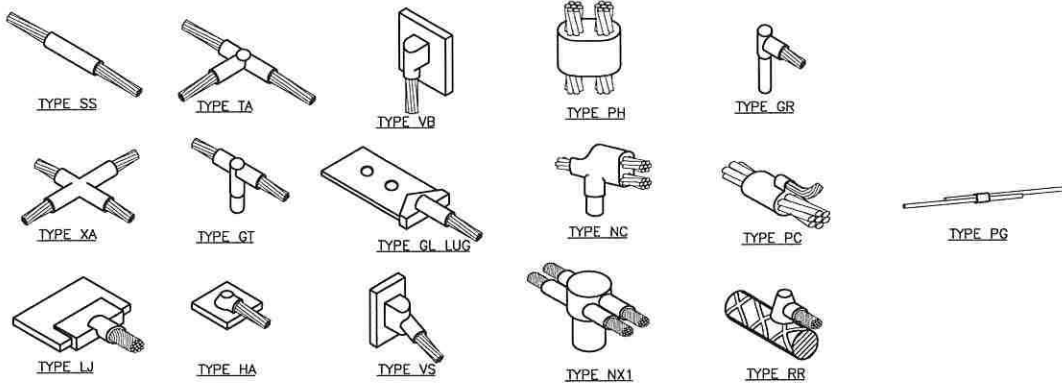
12/18/18 REVISED RFDS (B6)
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SHEET TITLE

GROUNDING SCHEMATIC
AND GROUNDING DETAILS

A-6

JRA NO: 152403

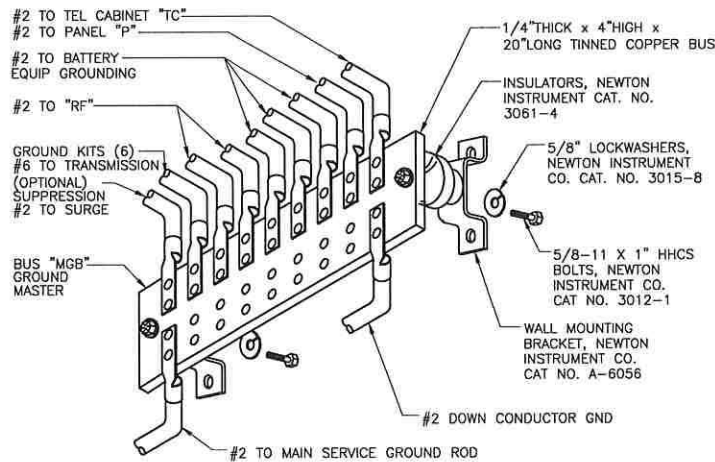


TYPICAL CADWELD TYPES

SCALE:

NONE

3

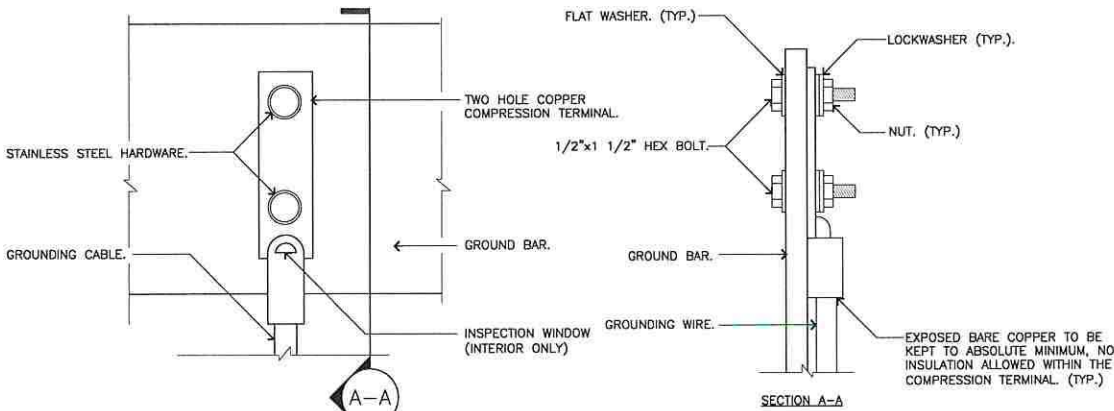


MASTER GROUND BUS

SCALE:

NONE

2



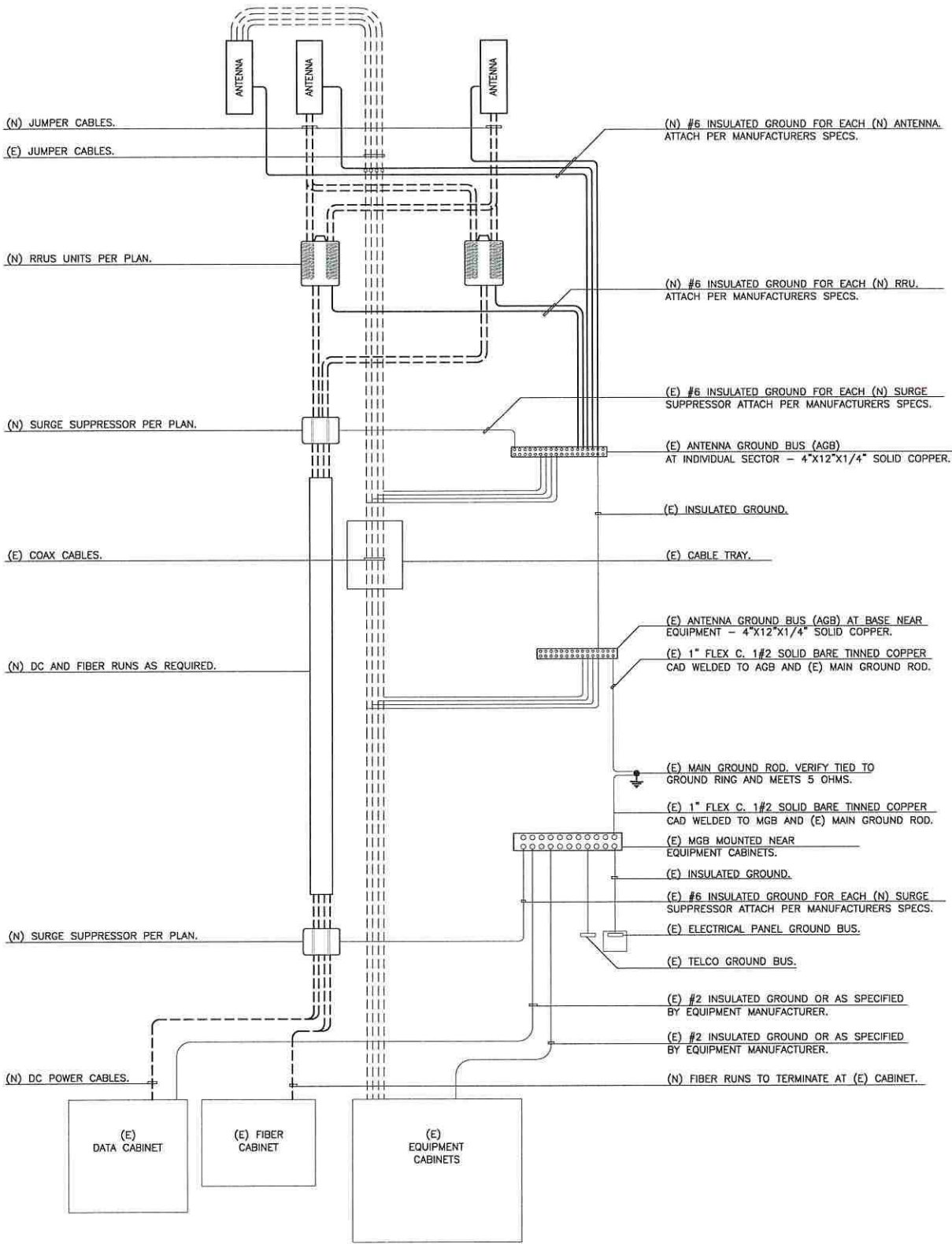
NOTES:
1. "DOUBLING UP" OR "STACKING" OF CONNECTIONS IS NOT PERMITTED.
2. OXIDE INHIBITING COMPOUND TO BE USED AT ALL LOCATIONS AND TO BE APPLIED PRIOR TO ADDING HARDWARE.

SCALE:

NONE

1

TYPICAL GROUND BAR CONNECTION



GENERAL NOTES:

1. SPLICE GROUND CONNECTIONS.
2. FOLLOW CABLE MANUFACTURERS RECOMMENDATIONS (TYPICAL)
3. ALL INSULATED GROUND WIRES TO BE STRANDED, AWG WIRE UNLESS NOTED OTHERWISE.
4. THIS IS TYPICAL FOR ONE SECTOR OF ANTENNAS. SEE PLANS FOR NUMBER OF SECTORS.
5. THIS IS A DIAGRAMMATIC REPRESENTATION OF THE GROUNDING & CABLING SYSTEM.

GROUNDING & CABLING SYSTEM SCHEMATIC

SCALE:

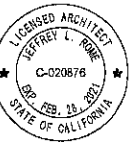
NONE

4

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04/20/17 90% CDS-ADD AWS (B3)
09/21/17 100% CDS-ADD ANTENNAS (B4)
01/09/18 SUBMITTAL SET (B5)
12/18/18 REVISED RFDS (B6)
01/18/19 DRW COMMENTS (B7)
02/20/19 100% CD'S (B8)
05/22/19 TREE REBRANCHING (B9)

SHEET TITLE

EXISTING CONDITIONS

L-1

JRA NO: 152403

PLANT LEGEND - EXISTING CONDITIONS				
IN COMPLIANCE WITH APPROVED PERMIT #PTS225749 DATED 9/29/11				
SYMBOL	BOTANICAL NAME	COMMON NAME	REMOVE/ REMAIN	QUANTITY
EXISTING TREES PER APPROVED PLANS				
	Pinus halepensis (Refer to plan for height and caliper sizes)	Aleppo Pine	REMAIN	6
EXISTING SHRUBS PER APPROVED PLANS				
	Heteromeles arbutifolia (Refer to plan for height and spread sizes)	Toyon	REMAIN	6
	Baccharis pilularis 'Twin Peaks' (Refer to plan for height and spread sizes)	Dwarf Coyote Bush	REMAIN	1
EXISTING DEAD TREES AND SHRUBS				
	(1) EXISTING DEAD TREE AND (6) EXISTING DEAD SHRUBS TO BE REMOVED.			

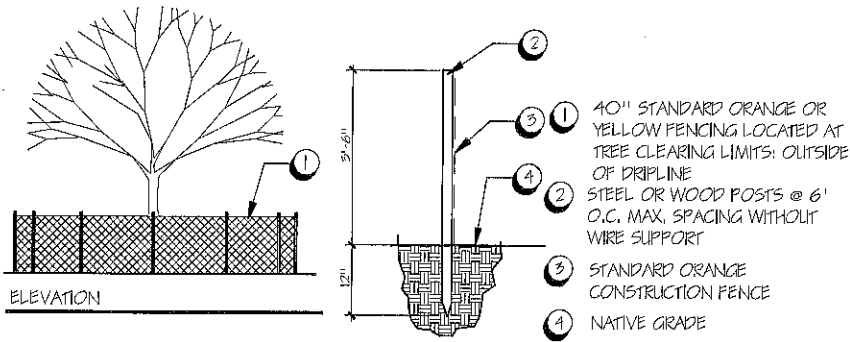
EXISTING LANDSCAPE NOTE

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.

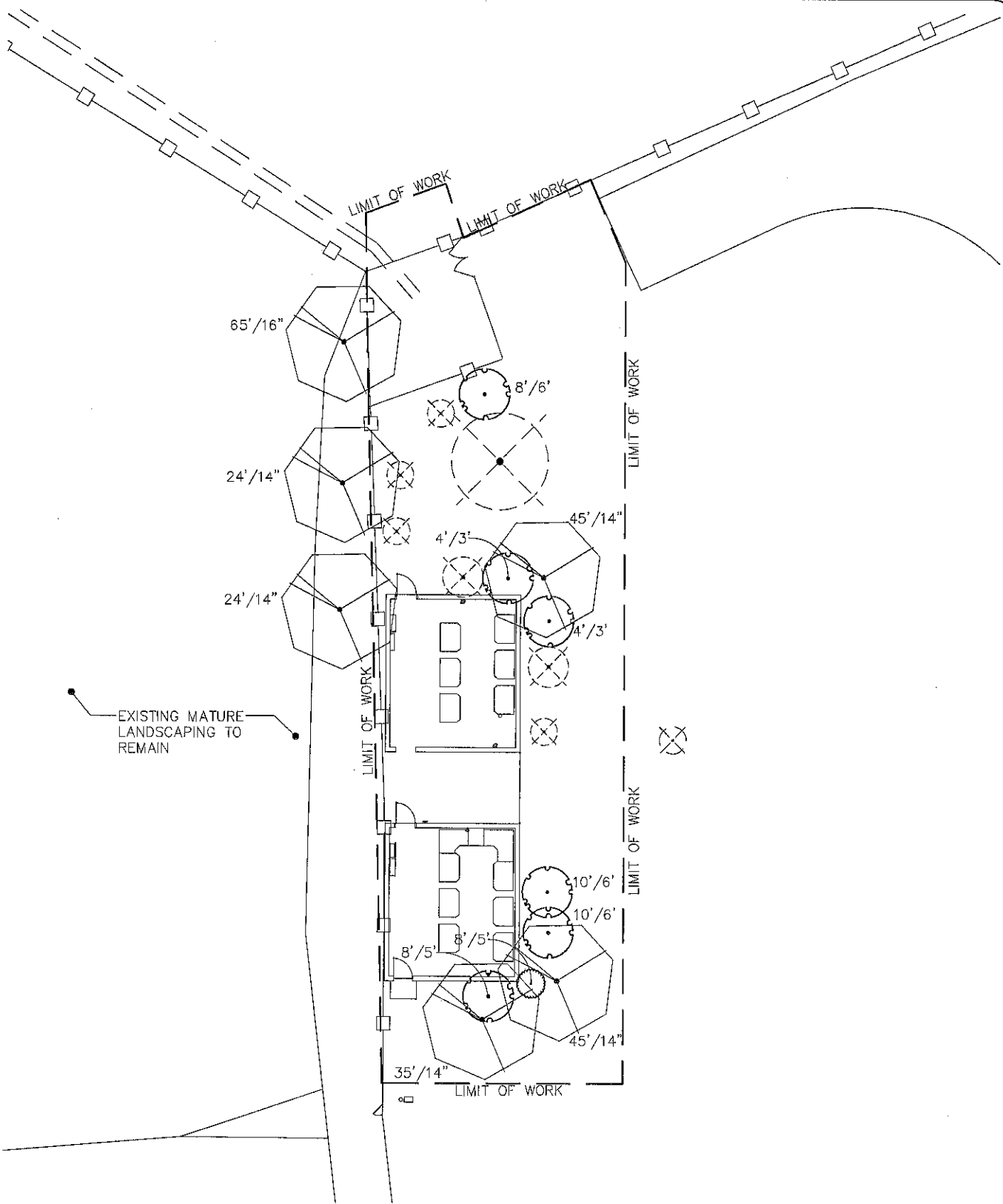
EXISTING CONDITIONS NOTE

TWO LARGE MASSINGS OF SOIL HAVE BEEN DUMPED AT SEE. IN ADDITION, MASSINGS OF SOIL HAVE BEEN SPREAD THROUGHOUT THE SITE IN WHAT LOOKS TO BE AN ATTEMPT TO DISTRIBUTE THE AMOUNT OF SOIL DUMPED. THIS HAS CREATED AN UNHEALTHY CONDITION FOR THE EXISTING LANDSCAPING AND LESS THAN IDEAL CONDITION FOR PLANTING AND IRRIGATING PROPOSED LANDSCAPING. OVERLAY SOIL WILL REQUIRE REMOVAL PRIOR TO PROPOSED LANDSCAPING INSTALLATION. EXISTING IRRIGATION EQUIPMENT CAN NOT BE LOCATED WHICH IS SUSPECTED TO BE BURIED UNDER THE OVERLAY SOIL.



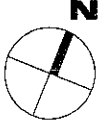
NOTE: ALL TREES TO BE SAVED SHALL BE APPROPRIATELY DESIGNATED IN FIELD AND PROTECTED WITH A TEMPORARY 40" HIGH STANDARD ORANGE OR YELLOW CONSTRUCTION FENCE DURING PERIOD OF CONSTRUCTION. NO MECHANICAL EXCAVATION WILL BE ALLOWED WITHIN THE DRIP LINE OF THE TREES, AND CONSTRUCTION TIME WILL BE LIMITED TO ONE SEASON. APPLICANT WILL INSURE FULL SUPPLY OF AVAILABLE WATER BEFORE CONSTRUCTION.

A TREE MARKING / PROTECTION
N.T.S.



**CS
DG**

8965 El Camino Real
Suite 105-482
Carlsbad, CA 92009
(P) 760-272-5742
(F) 760-454-3097



SCALE:
1"=10'
0 5' 10'





EXISTING CONDITIONS

PLANTING NOTES

1. THE SCOPE OF WORK INCLUDES PLANTING ALL MATERIALS NECESSARY FOR THE INSTALLATION OF THE PLANTING, BACKFILL, IRRIGATION AND DRAINAGE WORK OUTLINED IN THESE DRAWINGS. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER SUPERVISION OF A QUALIFIED FOREMAN.
2. PLANT MATERIAL LOCATIONS ARE DIAGRAMATIC AND MAY BE SUBJECT TO CHANGE BY THE LANDSCAPE ARCHITECT BEFORE THE MAINTENANCE PERIOD BEGINS.
3. BEFORE ANY PLANTING OCCURS, ALL PLANTED AREAS ARE TO HAVE BEEN GRADED IN AN ACCEPTABLE MANNER TO ASSURE POSITIVE DRAINAGE PER THE GRADING NOTES.
4. ALL PLANTING AREAS SHALL HAVE THE FOLLOWING SOIL AMENDMENTS INCORPORATED INTO THE TOP 6" OF NATIVE SOIL:
 - 3 CUBIC YARDS - NITROGEN AND IRON FORTIFIED ORGANIC AMENDMENT
 - 50 LBS - 6 - 20 - 20 ORGANIC GROW-POWER FERTILIZER
5. DIG PLANTING PITS 2 TIMES THE HEIGHT AND WIDTH OF THE ROOTBALL. BACKFILL PITS WITH 70% NATIVE ON SITE SOIL AND 30% NITROGENIZED SHAVINGS OR EQUIVALENT.
- SAMPLE BACKFILL:
 - 70% NATIVE SOIL BY VOLUME
 - 30% NITROGENIZED SHAVINGS OR EQUIVALENT
 - 16 LBS GROW-POWER PLUS, PER CUBIC YARD MIX
 - * OTHER AMENDMENTS PER SOIL ANALYSIS
6. IF APPLICABLE, ALL TREES TO BE STAKED AS SHOWN IN THE TREE PLANTING DETAIL.
7. WHERE CIRCUMSTANCES PERMIT, PLANT NO TREE CLOSER THAN 18" TO AN EDGE OF PAVING OR HEADERBOARD.
8. REFER TO PLANTING DETAILS.
9. USE PLANT MATERIALS ACCLIMATED TO THE AREA.
10. WHERE CIRCUMSTANCES PERMIT, DO NOT PLANT SPECIMEN TREES CLOSER THAN 4'-0" FROM THE EDGE OF PAVING, HEADERBOARD, OR ROOF LINES. DEERPROOF OR APPROVED ROOF BARRIERS ARE TO BE INSTALLED PER DETAIL. REFER TO PLANTING LEGEND FOR SPECIES REQUIRING DEEP ROOT BARRIERS.
11. WARNING: PLANT MATERIAL LISTED MAY OR MAY NOT HAVE BEEN APPROVED BY THE AGRICULTURAL COMMISSIONER'S OFFICE. LANDSCAPE CONTRACTOR IS TO CONTACT THE DEVELOPER FOR STATUS OF AGRICULTURAL COMMISSIONER'S APPROVAL OR DENIAL. PLANT MATERIAL NOT CONFORMING WITH QUARANTINE LAWS MAY BE DESTROYED AND CIVIL ACTION TAKEN. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AT THE DISCRETION OF THE AGRICULTURAL COMMISSIONER'S OFFICE. ALL PLANT MATERIAL MUST BE FREE OF DISEASE.
12. NO SHRUBS ARE TO BE PLANTED WITHIN 12" OF HARDSCAPE, MEASURED FROM CENTER OF SHRUB.

PLANT LEGEND - PROPOSED

IN COMPLIANCE WITH APPROVED PERMIT #PTS225749 DATED 9/29/11

<u>SYMBOL</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>FORM</u>	<u>FUNCTION</u>	<u>SIZE</u>	<u>MATURE HIGHTxSPREAD</u>	<u>QUANTITY</u>
<u>EXISTING LANDSCAPE PER APPROVED PLAN</u>							
	REFER TO SHEET L-1 FOR EXISTING CONDITION LANDSCAPING						
<u>PROPOSED TREES REQUIRED FOR COMPLIANCE</u>							
	Pinus halepensis	Aleppo Pine	Columnar	Screening	24" Box	40' x 12'	5
<u>PROPOSED SHRUBS REQUIRED FOR COMPLIANCE</u>							
	Heteromeles arbutifolia	Tayon	Large Shrub	Screening	5 Gal	10' x 8'	7
	Baccharis pilularis 'Twin Peaks'	Dwarf Coyote Bush	Medium Shrub	Screening	5 Gal	6' x 3'	38

LANDSCAPE NOTE

1. 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.
2. ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDGMC 142.0411.
3. 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.

MAINTENANCE NOTE

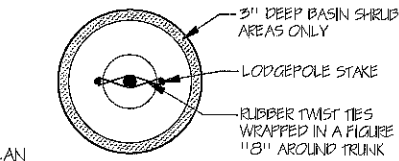
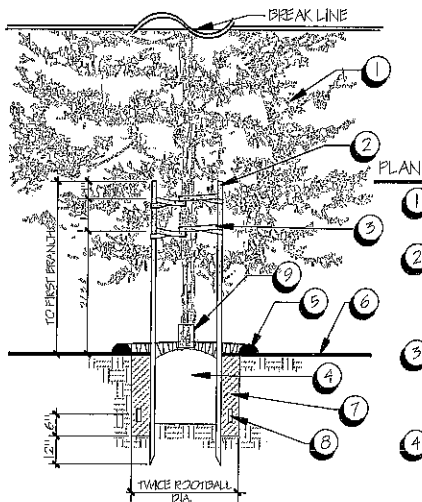
ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY VERIZON LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY VERIZON. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED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

IRRIGATION NOTE

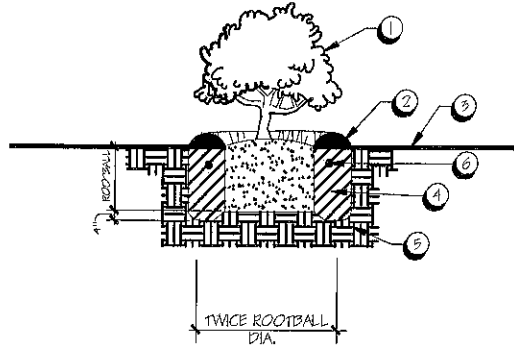
AN AUTOMATIC ELECTRONICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY UDC 142.0405(c) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

DIG-ALERT NOTE

1. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT BEFORE START OF CONSTRUCTION (2 WORKING DAYS OR 48 HOURS). CONTRACTOR SHALL VERIFY EXISTING LOCATION OF UTILITIES AS NECESSARY TO IDENTIFY LOCATION.

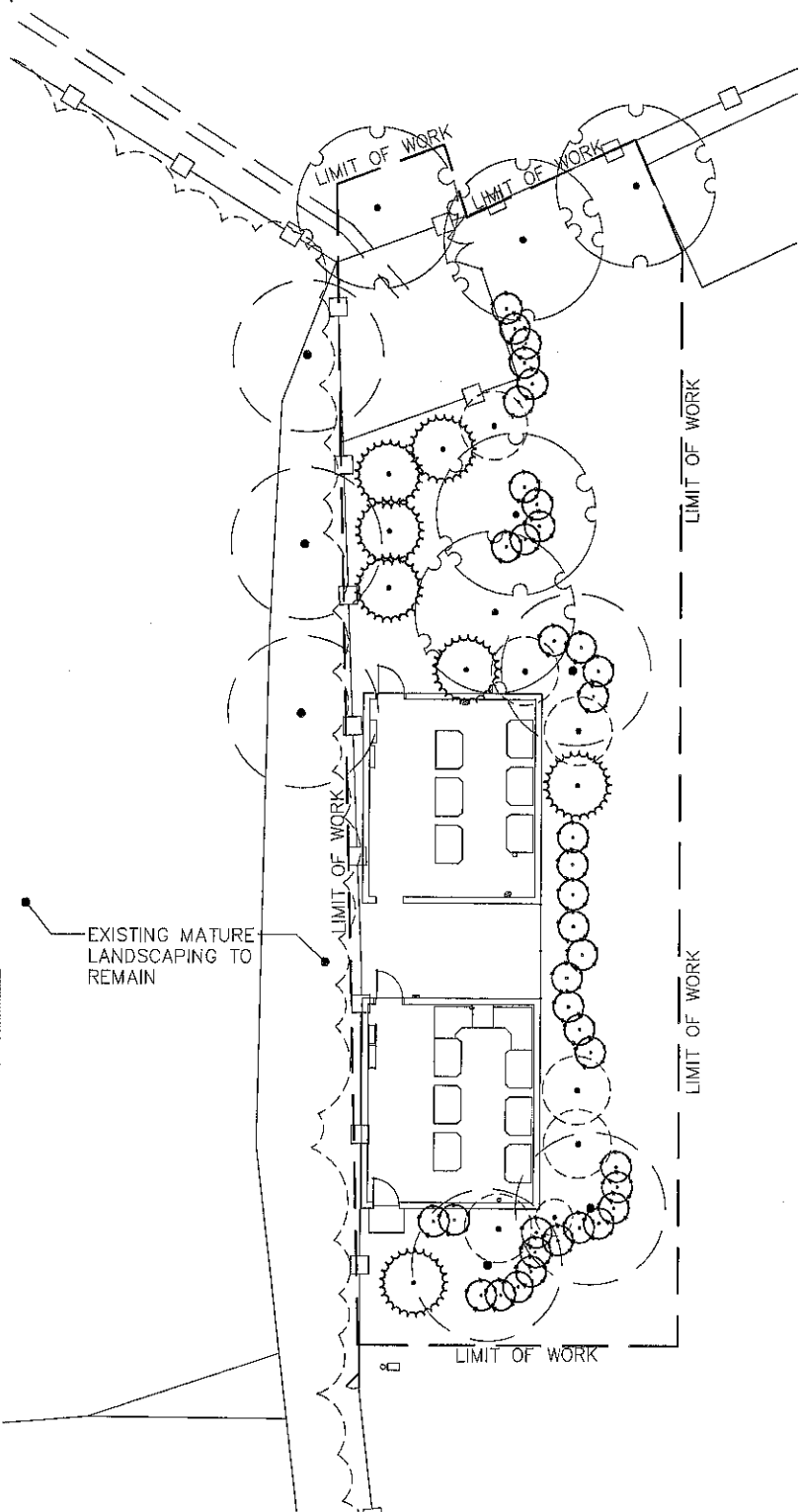


- 1 REFER TO LEGEND FOR CONTAINER SIZE.
- 2 2" DIAMETER PINE LODGEPOLE STAKE, SET PERPENDICULAR TO PREVAILING WIND.
- 3 RUBBER TWIST TIES KNOT AND ATTACH TO STAKE W/ ROOFING TACK.
- 4 TREE ROOTBALL. NOTE: SET CROWN OF ROOTBALL 1" ABOVE GRADE.
- 5 4" DEEP BASIN W/ BARK MULCH (2" DEPTH) IN SHRUB AREAS ONLY.
- 6 FINISH GRADE.
- 7 PREPARED BACKFILL.
- 8 (4) 21 GRAM PLANT TABLETS PER 15 GALLON TREE.
- 9 TRUNK/ BARK GUARD, LAWN AREAS ONLY.



- 1 SET CROWN 1" ABOVE FINISH GRADE.
- 2 2" DEEP BASIN WITH BARK MULCH (2" DEPTH) OR EQUAL.
- 3 FINISH GRADE.
- 4 AMENDED BACKFILL.
- 5 SET ROOTBALL ON UNDISTURBED SOIL.
- 6 21 GRAM PLANT TABLETS.

NOTE:
1. SCARIFY SIDES OF PLANTING PIT.
2. ON SLOPES, PROVIDE SAUCER RIM ON DOWNHILL SIDES.



CS
DG

6965 El Camino Real
Suite 105-482
Carlsbad, CA 92009
(P) 760-272-5742
(F) 760-454-3097



Jeffrey Rome
ASSOCIATES

architecture | telecommunications
131 Innovation Drive, Suite 100
Irvine, California 92617
tel 949.760.3929 | fax 949.760.3931

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

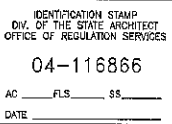
PREPARED FOR

verizon
15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618
(949) 786-2000



APPROVALS

DSA APPROVAL STAMP



FILE #37-52

SITE NAME

CARMEL VALLEY
BLACK MOUNTAIN (AWS/PCS)

9291 OVIEDO STREET
SAN DIEGO, CALIFORNIA 92129
SAN DIEGO COUNTY

DRAWING DATES

04/20/17 90% CDS-ADD AWS (B3)
09/21/17 100% CDS-ADD ANTENNAS (B4)
01/09/18 SUBMITTAL SET (B5)
12/18/18 REVISED RFDS (B6)
01/18/19 DRW COMMENTS (B7)
02/20/19 100% CD'S (B8)
05/22/19 TREE REBRANCHING (B9)

SHEET TITLE

LANDSCAPE PLAN

L-2

JRA NO: 152403

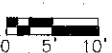
A TREE STAKING
N.T.S.

B SHRUB PLANTING
N.T.S.

LANDSCAPE PLAN

SCALE:

1"=10'





5401 S. CANADA PLACE
TUCSON, AZ 85706
PH: (520) 663-1330



DATE: 9/14/18	DESIGNED: MEG	DRAFTER: MEG
REVISIONS		
DATE	DESCRIPTION	
4/4/19	LOADING UPDATE	
5/10/19	DRAWING UPDATE	
8/5/19	BRANCH LAYOUT UPDATE	
10/9/19	BRANCH LAYOUT UPDATE	

AMERICAN TOWER



5401 S. CANADA PLACE
TUCSON AZ 85706
PH: 520-663-1330

JOB #: 18-582

TITLE SHEET

BLACK MOUNTAIN RD.
STRUCTURAL ANALYSIS
OF 42'-6" MONOPINE
13650 BLACK MOUNTAIN RD.
SAN DIEGO, CA 92129



Oct 09, 2019

A1212-0217-181

MP-1

REV
4

BLACK MOUNTAIN RD. STRUCTURAL ANALYSIS OF 42'-6" MONOPINE

CELL TREES, INC. JOB #:
18-582

ATC SITE #: 411068
ATC ENGINEERING #: OAA734561_C3_06
ATC MODIFICATION DESIGN #: OAA734561_C6_08
ATC CUSTOMER: VERIZON WIRELESS

LOCATION:

13650 BLACK MOUNTAIN RD.
SAN DIEGO, CA 92129
SAN DIEGO COUNTY

DRAWING INDEX

- MP-1 TITLE SHEET
- MP-2 ELEVATION VIEW & NOTES
- MP-3 DETAILS
- MP-4 NOT USED
- MP-5 FOUNDATION
- MP-6 BRANCH TABLE
- MP-7 RENDERINGS AND PHOTO-SIM

NOTE: THESE DRAWINGS DEPICT THIS MONOPINE STRUCTURE AND FOUNDATION AS SHOWN IN THE STRUCTURAL DRAWINGS COMPLETED BY ENGINEERED ENDEAVERS INCORPORATED, PROJECT #: 7609 DATED SEPTEMBER 12, 2000 AND MUST BE VERIFIED BY OTHERS. VECTOR HAS NOT VISITED THE SITE; THUS NO OBSERVATIONS HAVE BEEN MADE OF THE STRUCTURAL INTEGRITY, MATERIALS USED, OR QUALITY OF WORK OF ANY PORTIONS OF THE STRUCTURE. VECTOR STRUCTURAL ENGINEERING MAKES NO CLAIM AS TO THE CURRENT CONDITION OF THE STRUCTURE. THE STRUCTURE IS ASSUMED TO BE IN GOOD CONDITION, FREE OF DAMAGE OR DETERIORATION. THE CONTRACTOR OR OWNER SHALL NOTIFY VECTOR STRUCTURAL ENGINEERING IMMEDIATELY SHOULD ANY DAMAGE, DETERIORATION, OR DISCREPANCIES BETWEEN THE AS-BUILT CONDITION OF THE EXISTING STRUCTURE AND THE ASSUMED CONDITION BE FOUND.

DISCLAIMERS

- 1) ALL STRUCTURAL COMPONENTS TO BE CONNECTED TOGETHER SHALL BE COMPLETELY FIT UP ON THE GROUND OR OTHERWISE VERIFIED FOR COMPATIBILITY PRIOR TO LIFTING ANY COMPONENT INTO PLACE. REPAIRS REQUIRED DUE TO FIT-UP OR CONNECTION COMPATIBILITY PROBLEMS AFTER PARTIAL ERECTION ARE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.



DATE: 9/14/18	DESIGNED: MEG	DRAFTER: MEG
REVISIONS		
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AMERICAN TOWER



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TUCSON AZ 85706
PH: 520-663-1330

JOB #: 18-582

ELEVATION VIEW & NOTES

BLACK MOUNTAIN RD.
STRUCTURAL ANALYSIS
OF 42'-6" MONOPOLE
13650 BLACK MOUNTAIN RD.
SAN DIEGO, CA 92129



A1212-0217-181

MP-2

REV
4

GENERAL DESIGN NOTES:

STRUCTURAL DESIGN IS BASED ON THE CALIFORNIA BUILDING CODE, 2016 EDITION (2015 IBC) AND THE TIA-222-G STANDARD

DESIGN LOADS:

WIND:

BASIC WIND SPEED: 110 MPH (3-SEC GUST) PER ASCE 7-10
RISK CATEGORY / STRUCTURE CLASS: II
EXPOSURE: C
TOPOGRAPHIC CATEGORY: 1
CREST HEIGHT: 0 FT

ICE: NONE

SEISMIC:

IMPORTANCE FACTOR: 1.00
MAPPED SPECTRAL RESPONSE ACCELERATIONS:
 $S_s = 0.925g$, $S_1 = 0.361g$
SITE CLASS: D
SPECTRAL RESPONSE COEFFICIENTS:
 $S_{ps} = 0.697g$, $S_{p1} = 0.404g$
SEISMIC DESIGN CATEGORY: D
BASIC SEISMIC-FORCE-RESISTING-SYSTEM:
TELECOMMUNICATION TOWER: STEEL POLE
SEISMIC BASE SHEAR, V : 3.3 K
SEISMIC RESPONSE COEFFICIENT, C_s : 0.465
RESPONSE MODIFICATION FACTOR, R : 1.5
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

MATERIAL NOTES:

- 18-SIDED MONOPOLE SHAFT STEEL SHALL CONFORM w/ ASTM A572 GR. 65, U.N.O.
- BASE PLATE STEEL TO BE PER ASTM A572, GR. 60, U.N.O.
- PORT STEEL SHALL CONFORM w/ ASTM A572 GR. 65, U.N.O.
- ALL STEEL PIPE TO BE PER ASTM A53 GR. B (35 KSI), U.N.O.
- ALL STEEL RECT. TUBES PER ASTM A500 BR. B (46 KSI), U.N.O.
- ALL OTHER STEEL SHAPES & PLATES SHALL CONFORM w/ ASTM A36, U.N.O.
- ALL BOLTS FOR STEEL-TO-STEEL CONNECTIONS SHALL CONFORM w/ ASTM F3125 GR. A325, U.N.O.
- ALL ANCHOR BOLTS SHALL CONFORM w/ A615 GR. 75, U.N.O.
- ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE w/ THE LATEST VERSION OF THE AMERICAN WELDING SOCIETY AWS D1.1.
- ALL STEEL SURFACES SHALL BE GALVANIZED IN ACCORDANCE w/ ASTM A123 AND ASTM F2329 STANDARDS.
- ALL BOLTED CONNECTIONS SHALL BE TIGHTENED PER THE "TURN-OF-NUT" METHOD AS DEFINED BY AISC.
- SUBMIT FABRICATION DRAWINGS FOR ALL STEEL PARTS TO ENGINEER OF RECORD FOR REVIEW AND APPROVAL.

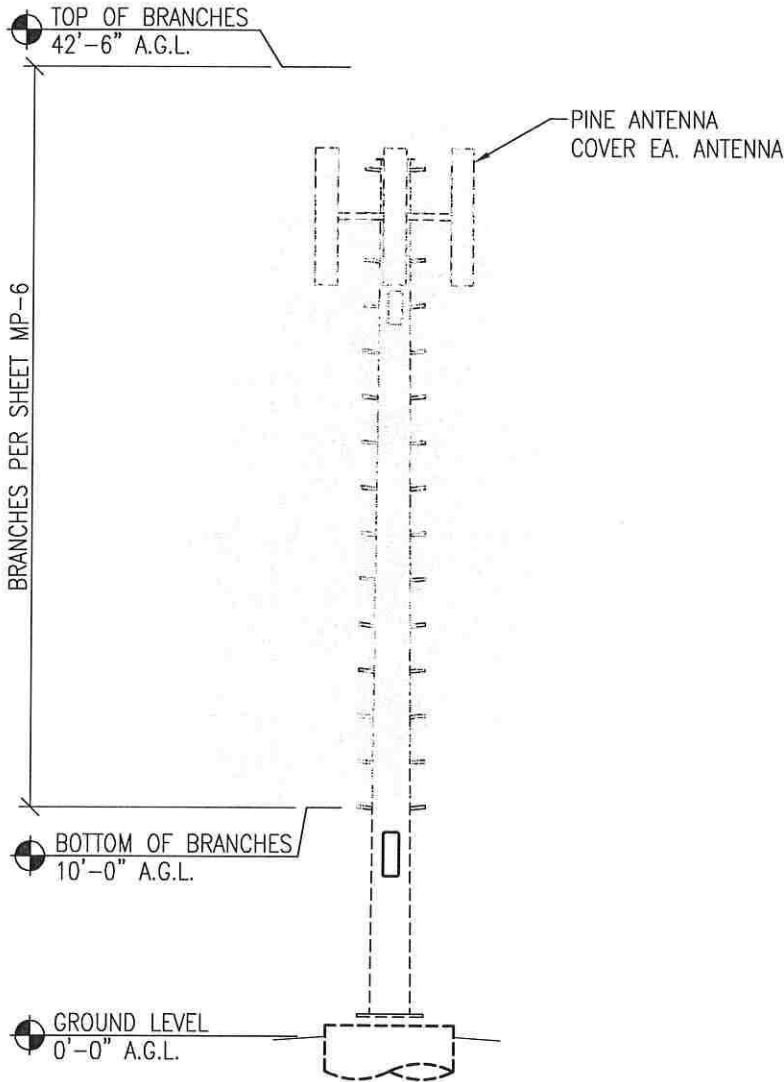
BASE DESIGN REACTIONS:

MOMENT, $M = 329$ K-FT (1.0 WIND)
SHEAR, $V = 12.5$ K (1.0 WIND)
AXIAL, $P = 8.4$ K (1.2 DEAD)

NOTE: BRANCHES WILL
EXTEND A MINIMUM OF 24"
PAST ANTENNAS.

NOTE: BRANCHES ARE
SHOWN FOR ILLUSTRATIVE
PURPOSES ONLY AND ARE
NOT SHOWN TO SCALE.

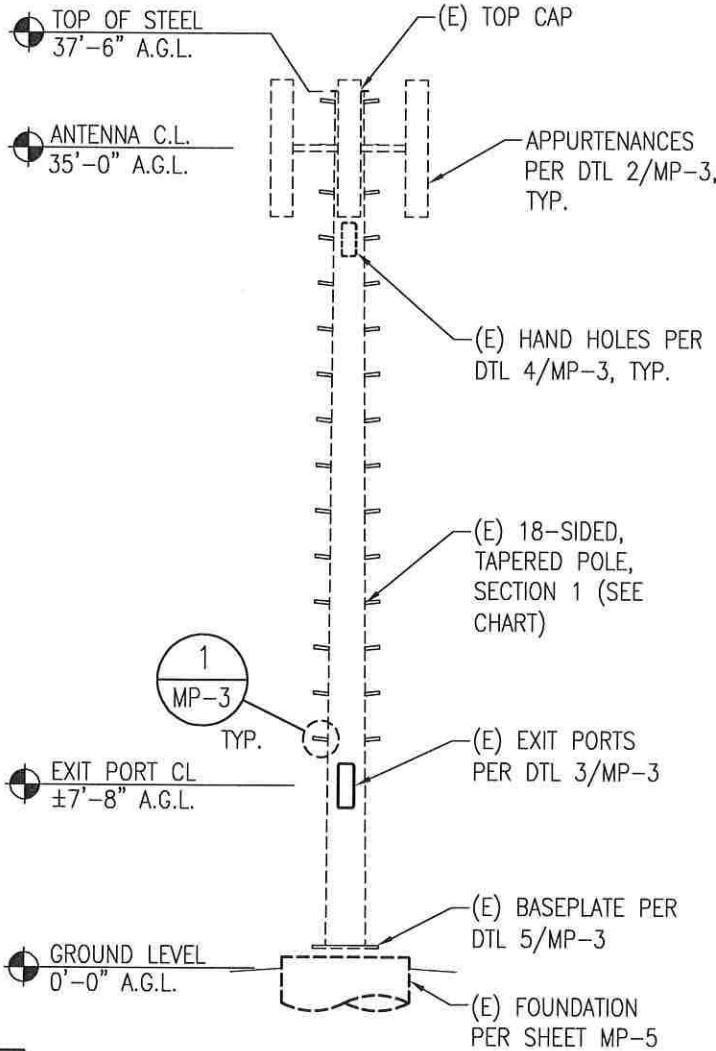
NOTE:
(E) DENOTES EXISTING
(N) DENOTES NEW/PROPOSED



(E) MONOPOLE SECTION CHART

SECTION	LENGTH	TOP ϕ	BOTTOM ϕ	THICKNESS
1	37'-6"	15.00"	21.00"	3/16"

POLE TAPER = 0.16 IN/FT



ELEVATIONS

NTS.

1



VECTOR
ENGINEERS

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Gilbert, AZ 85234

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10/9/19	BRANCH LAYOUT UPDATE

AMERICAN TOWER



CELL TREES
Celebrating 20 Years in Business

5401 S. CANADA PLACE
TUCSON AZ 85706
PH: 520-663-1330

JOB #: 18-582

DETAILS

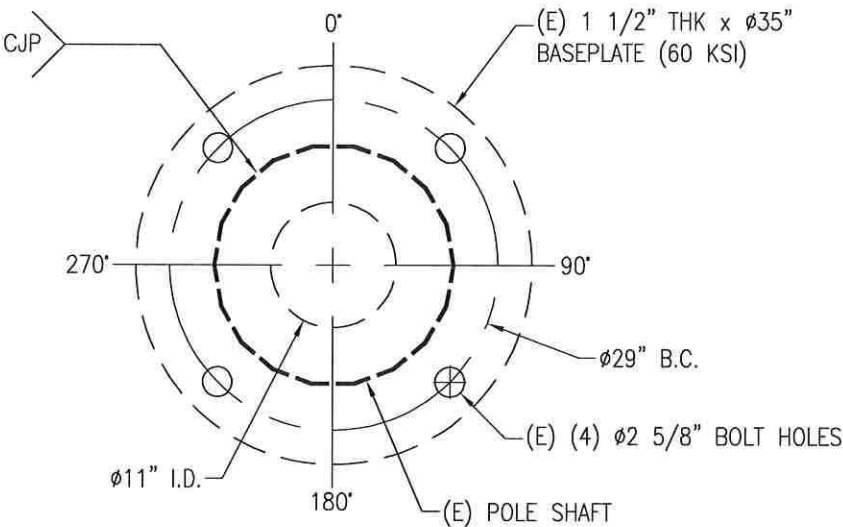
BLACK MOUNTAIN RD.
STRUCTURAL ANALYSIS
OF 42'-6" MONOPINE
13650 BLACK MOUNTAIN RD.
SAN DIEGO, CA 92129



A1212-0217-181

MP-3

REV
4

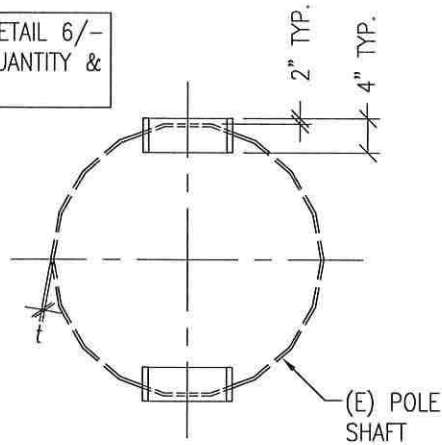


(E) BASEPLATE

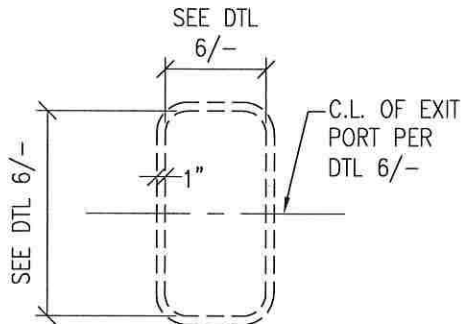
N.T.S.

5

NOTE: SEE DETAIL 6/-
FOR PORT QUANTITY &
AZIMUTHS



SECTION VIEW



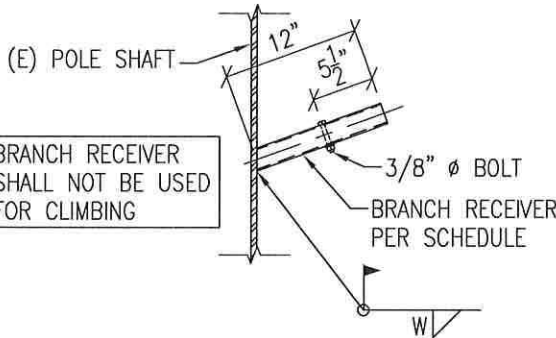
ELEVATION VIEW

(E) EXIT PORTS

N.T.S.

3

A 1/4"Ø WEEP HOLE OR OTHER
MEANS OF PREVENTING WATER
BUILD UP SHALL BE PROVIDED
FOR BRANCH RECEIVERS



BRANCH RECEIVER
SHALL NOT BE USED
FOR CLIMBING

BRANCH RECEIVER SCHEDULE		
MAX BRANCH LENGTH	PIPE	W
6'-0"	1" SCH. 80	1/4
10'-0"	1 1/2" SCH. 40	1/4

NOTE:
ANY GALVANIZED SURFACES THAT BECOME
DAMAGED DURING SHIPPING, WELDING, OR
ERECTION MUST BE COATED WITH A MINIMUM
OF TWO COATS OF COLD GALVANIZING
COMPOUND THAT COMPLIES WITH THE
REQUIREMENTS OF ASTM A780.

SPECIAL INSPECTION IS REQUIRED FOR FIELD
WELDING:
<= 5/16, PERIODIC
> 5/16, CONTINUOUS

NEW BRANCH RECEIVERS

N.T.S.

1

DESIGN LOADING:
ANTENNA C.L. @ 35'-0" A.G.L.:
(9) 72"x11.9"x7.1", 62.5LB PANEL ANTENNAS
(6) 28"x15"x10", 85LB ERICSSON 4449/8843
(1) 28.93"x15.73"x10.3", 32LB
SURGE SUPPRESSOR
(3) 10'-0", 167LB T-ARM MOUNTS

APPURTENANCES

N.T.S.

2

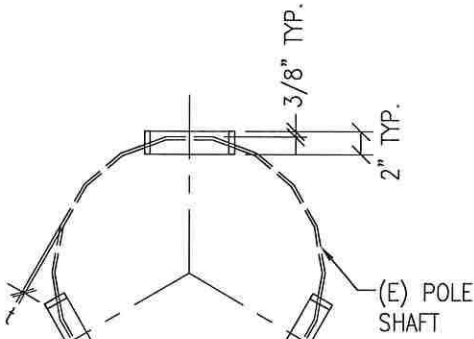
(E) COAX PORT HOLE SCHEDULE				
ELEV.	PORT SIZE	QTY	AZIMUTH	REF. DTL
31'-4"	6"x12"	3	120° SPACING	4/-
7'-8"	12"x32"	2	180° SPACING	3/-

(E) PORT SCHEDULE

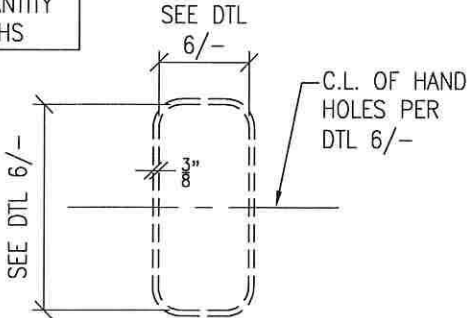
N.T.S.

6

NOTE: SEE
DETAIL 6/- FOR
PORT QUANTITY
& AZIMUTHS



SECTION VIEW



ELEVATION VIEW

(E) HAND HOLES

N.T.S.

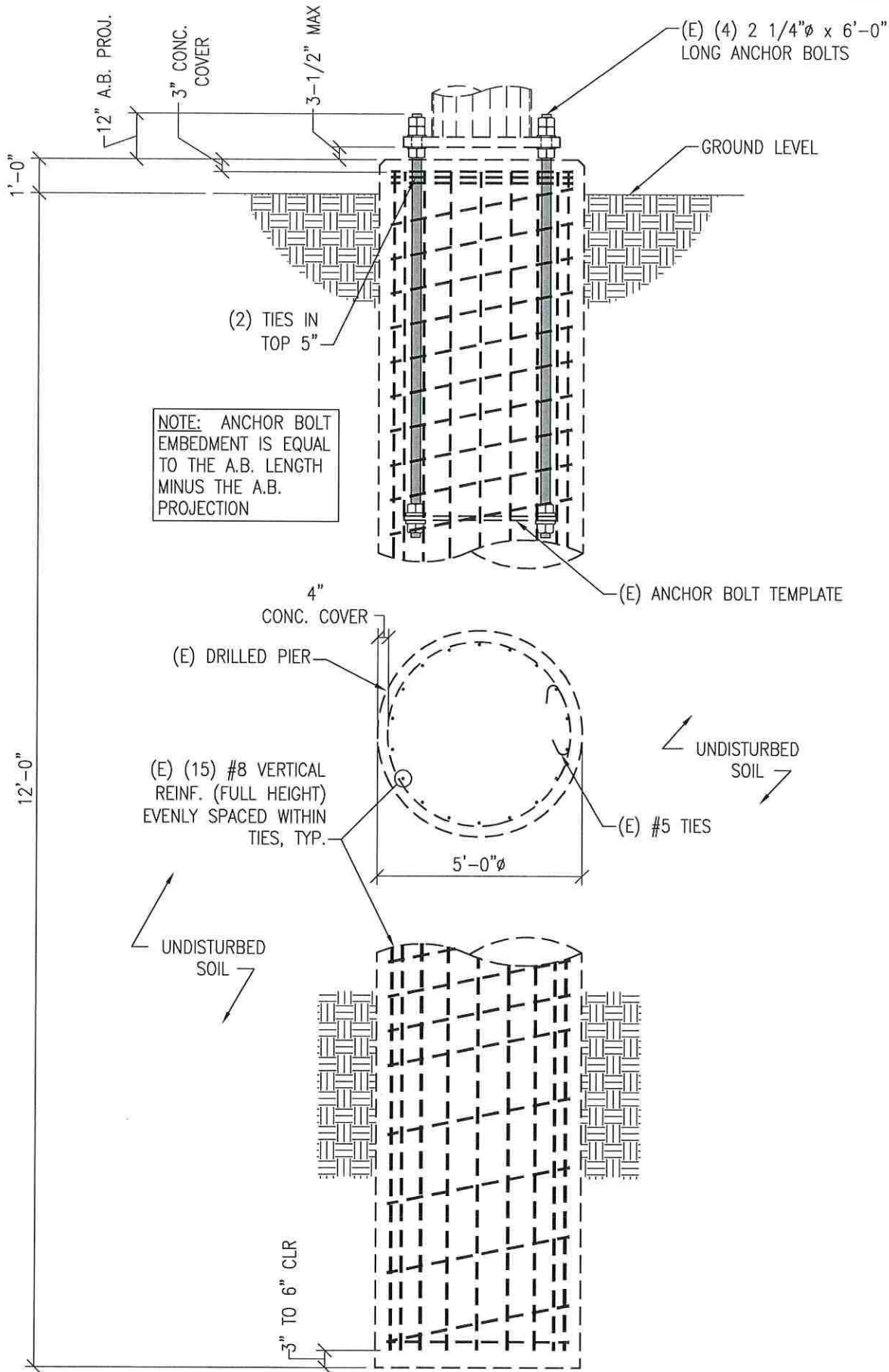
4

FOUNDATION NOTES:

1. FOUNDATION SHOWN IS BASED ON ORIGINAL DESIGN DRAWINGS BY:

ENGINEERED ENDEAVORS INCORPORATED
PROJECT #: 7609
DATE: SEPTEMBER 12, 2000
2. FOUNDATION ANALYSIS IS BASED ON THE FOLLOWING GEOTECHNICAL REPORT:

GEOTECHNICAL SOLUTIONS, INC.
REPORT: J-1556-06
DATE: FEBRUARY 24, 2012



(E) FOUNDATION

N.T.S. 1

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Gilbert, AZ 85234 www.vectorse.com

DATE: 9/14/18	DESIGNED: MEG	DRAFTER: MEG
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AMERICAN TOWER



5401 S. CANADA PLACE
TUCSON AZ 85706
PH: 520-663-1330

JOB #: 18-582

FOUNDATION

BLACK MOUNTAIN RD.
STRUCTURAL ANALYSIS
OF 42'-6" MONOPINE
13650 BLACK MOUNTAIN RD.
SAN DIEGO, CA 92129



A1212-0217-181

MP-5

REV 4



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AMERICAN TOWER



5401 S. CANADA PLACE
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BRANCH TABLE

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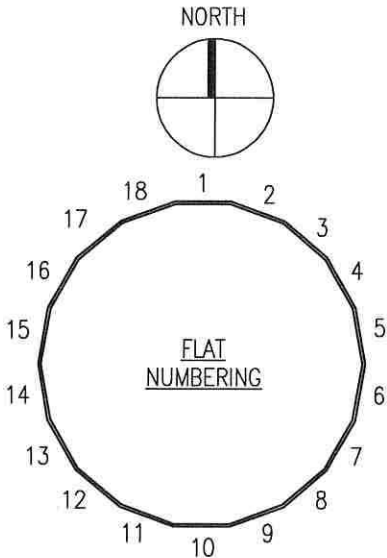
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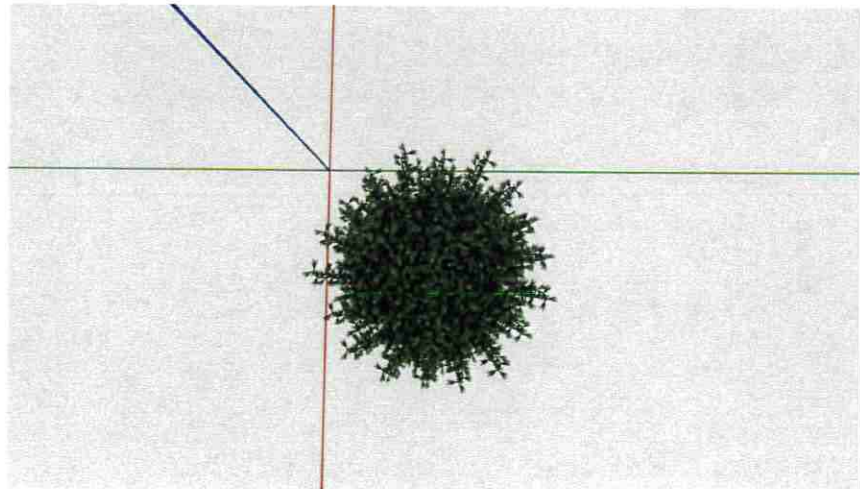
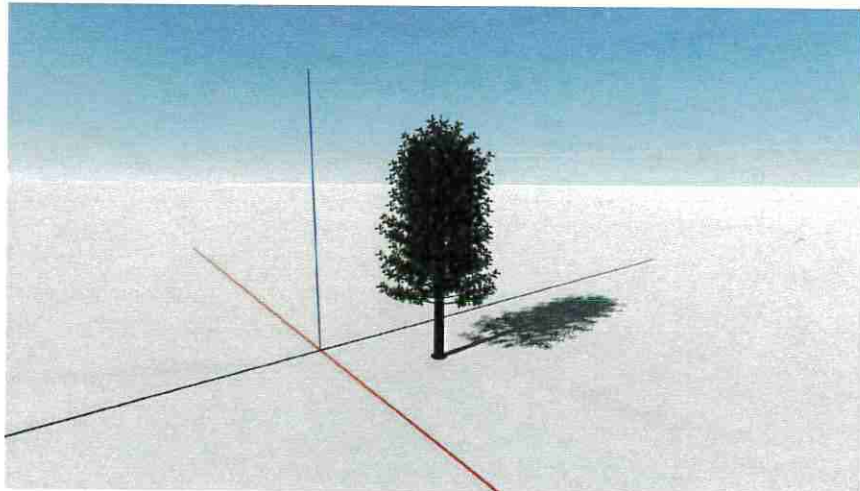
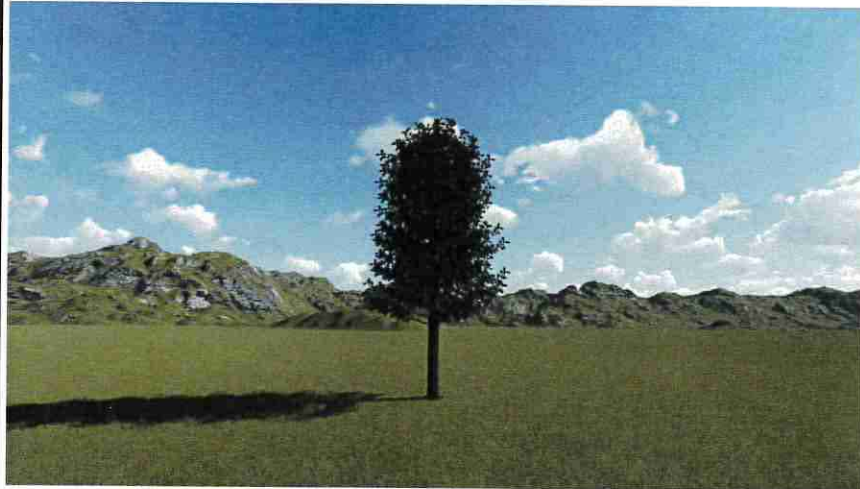
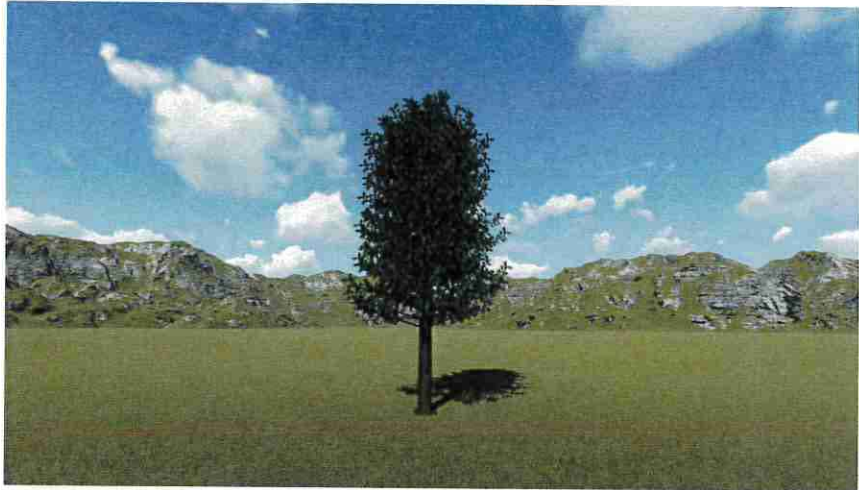
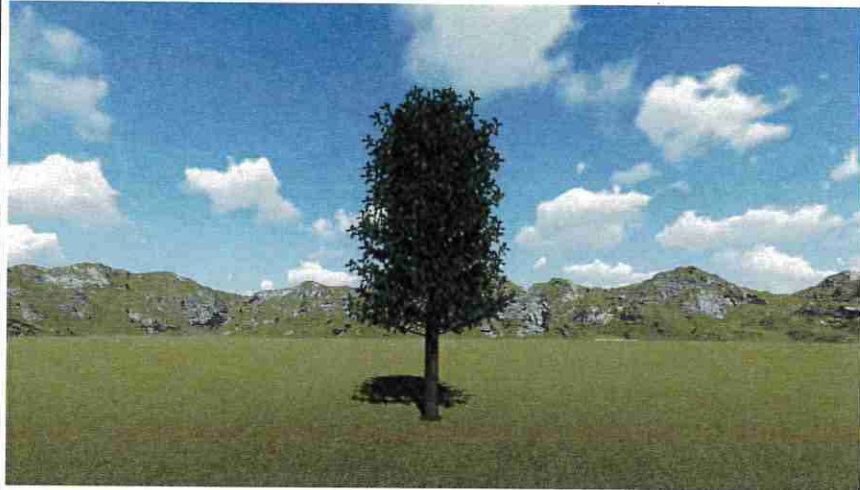
MP-6

REV
4

(N) BRANCH LAYOUT																			
Elev	Deg	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
37.50	90										5								
37.50	30					3							3						3
37.00	30		6						6						6				
36.00	15				6						6						6		
35.00	15						6						6						6
34.00	15			6						6						6			
33.66																			
33.00	0	8						8						8					
32.25	0					8						8						8	
31.50	0		8						8						8				
30.75	15				8						8						8		
30.00	15						8		4				8						8
29.25	15			8						8						8			
28.50	15	8						8						8					
27.75	15					8						8						8	
27.00	15		8						8						8				
26.25	15				8						8						8		
25.50	15						8						8						8
24.75	15			8						8						8			
24.00	15	8						8						8					
23.25	15					6						6						6	
22.50	15		8						8						8				
21.75	15				10						10						10		
21.00	15						8						8						8
20.25	15			10						10						10			
19.50	15	8						8						8					
18.75	15					10						10						10	
18.00	15		8						8						8				
17.25	15				6						6						6		
16.50	15						8						8						8
15.75	15			10						10						10			
15.00	15	8						8						8					
14.25	15					10						10						10	
13.50	15		8						8						8				
12.75	15				10						10						10		
12.00	15						10						10						10
11.00	15			10						10						10			
10.00	15	10						10						10					



T = BRANCH TIPS
BB = BOOM BRANCH
X = VACANT RECEIVER
2 = 2'-0" BRANCH
3 = 3'-0" BRANCH
4 = 4'-0" BRANCH
5 = 5'-0" BRANCH
6 = 6'-0" BRANCH
7 = 7'-0" BRANCH
8 = 8'-0" BRANCH
9 = 9'-0" BRANCH
10 = 10'-0" BRANCH
TOTAL BRANCH COUNT = 110
AVERAGE = 4.0 BRANCHES PER FOOT





2915 E. Baseline Rd., Suite 104
Gilbert, AZ 85234

(480) 648-3514
www.vectorse.com

DATE: 9/14/18	DESIGNED: MEG	DRAFTER: MEG
REVISIONS		
DATE	DESCRIPTION	
4/4/19	LOADING UPDATE	
5/10/19	DRAWING UPDATE	
8/5/19	BRANCH LAYOUT UPDATE	
10/9/19	BRANCH LAYOUT UPDATE	

AMERICAN TOWER



5401 S. CANADA PLACE
TUCSON AZ 85706
PH: 520-663-1330
JOB #: 18-582

RENDERINGS AND PHOTO-SIM

BLACK MOUNTAIN RD.
STRUCTURAL ANALYSIS
OF 42'-6" MONOPINE
13650 BLACK MOUNTAIN RD.
SAN DIEGO, CA 92129



A1212-0217-181

MP-7

REV
4