



**BALBOA PARK ACTIVITY CENTER
2117 PARK BOULEVARD
SAN DIEGO, CA 92101
NAVAL HOSPITAL**

**REQUIRED INFORMATION FOR
AIRPORT AUTHORITY
CONSISTENCY DETERMINATION**

- | | |
|---------------------------------------|--------------|
| 1. HEIGHT OF BUILDING(S) ABOVE GRADE: | 54.11 FT. |
| 2. MAXIMUM FEET ABOVE MEAN SEA LEVEL: | 306.27 FT. |
| 3. LOT COVERAGE: | 3.4% |
| 4. TOTAL BUILDING SPACE AREA: | 52,421 SF |
| 5. AREA OF PROPERTY: | 1,504,286 SF |
| 6. FLOOR AREA RATIO (FAR): | 0.04 |
- A. PROPERTY DEED OR TITLE REPORT LISTING CURRENT OWNER OF RECORD
- B. ASSESSOR'S PARCEL MAP PAGE SHOWING PROPERTY
- C. FAA PART 77 DETERMINATION OF NO HAZARD



PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
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PROJECT NAME
**BALBOA PARK
ACTIVITY CENTER
(NAVAL HOSPITAL)**
2117 PARK BOULEVARD
SAN DIEGO, CA 92101
SAN DIEGO COUNTY

DRAWING DATES

04/15/11	100% ZD (se)
06/20/11	1A-CERT. 100% ZD (rd)
06/27/11	PLANNING REV. 100% ZD (rd)
08/17/11	PLANNING REV. 100% ZD (rd)

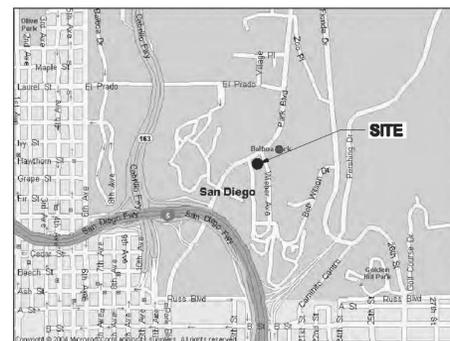
SHEET TITLE

**TITLE SHEET
&
PROJECT DATA**

PROJECTS\Verizon\11054zd

T-1

VICINITY MAP



THOMAS GUIDE PAGE 1289, C1

ADDRESS: 2117 PARK BOULEVARD
SAN DIEGO, CA 92101

COORDINATES OF ANTENNA SECTORS (NAD 83)

ALPHA: LATITUDE: 32° 43' 37.81" NORTH
BETA & LONGITUDE: 117° 08' 50.93" WEST
GAMMA

COORDINATES OF ANTENNA SECTORS (NAD 27)

ALPHA: LATITUDE: 32° 43' 37.63" NORTH
BETA & LONGITUDE: 117° 08' 47.81" WEST
GAMMA

DIRECTIONS:

(FROM VZW'S OFFICES IN IRVINE:) TAKE I-5 SOUTH TO I-805 SOUTH; CONTINUE ON I-805 SOUTH TO I-163 SOUTH; CONTINUE SOUTH ON I-163 TO PARK BOULEVARD EXIT; TAKE THE PARK BOULEVARD EXIT AND TURN LEFT ON PARK BOULEVARD; CONTINUE NORTH ON PARK BOULEVARD AND FOLLOW SIGNS TO ACTIVITY CENTER.

NOTE

THE ANTENNAS ARE LOCATED MORE THAN 100 FEET FROM THE PROPERTY LINE OF THE FOLLOWING PRIMARY USES: DAY CARE, ELEMENTARY OR MIDDLE SCHOOL, OR RESIDENTIAL. THIS WILL DETERMINE THE PERMIT PROCESS LEVEL.

CONSULTANT TEAM

ARCHITECT:
WILLIAM BOOTH & ROBERT SUAREZ
ARCHITECTURE & PLANNING
325 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008
(760) 434-8474
(760) 434-8596 (FAX)

LEASING/PLANNING:
PLANCOM, INC.
BRENT HELMING
302 STATE PLACE
ESCONDIDO, CA 92029
(760) 533-6065

SURVEYOR:
FLOYD SURVEYING
11576 NORFOLK CIRCLE
CORONA, CA 92880
(951) 739-7949

PERMITS REQUIRED

- PLANNED DEVELOPMENT PERMIT (PDP) - PROCESS 4

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE.

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92618
CONTACT: BRENT HELMING
PHONE: (760) 533-6065

OWNER: CITY OF SAN DIEGO
1200 THIRD AVENUE, SUITE 1700
SAN DIEGO, CA 92101
CONTACT: CAROL YOUNG
SUPERVISING PROPERTY AGENT
PHONE: (619) 236-6081

PROJECT DESCRIPTION:

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATION EQUIPMENT RACKS INSIDE A NEW POUR-IN-PLACE CONCRETE EQUIPMENT BUILDING ON A CONCRETE PAD
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SECTORS, OF FOUR (4) ANTENNAS EACH (TOTAL OF 12 ANTENNAS) INSIDE A NEW 54'-1" HIGH POUR-IN-PLACE CONCRETE MONUMENT TOWER BEHIND RF TRANSPARENT SCREENS
- INSTALLATION OF TWO (2) NEW GPS ANTENNAS
- INSTALLATION OF A NEW 200 AMP ELECTRICAL SERVICE FROM EXISTING SDG&E ELECTRICAL TRANSFORMER
- INSTALLATION OF A NEW TELCO SERVICE CONNECTION FROM EXISTING TELCO ROOM AT GRADE LEVEL
- MINOR LANDSCAPE AND IRRIGATION IS PLANNED FOR THIS PROJECT

PROJECT ADDRESS: 2117 PARK BOULEVARD
SAN DIEGO, CA 92101

ASSESSORS PARCEL NUMBER: 534-450-11

EXISTING ZONING: UNZONED

TOTAL SITE AREA: 1,504,286 SF
34.53 ACRES

EXISTING & PROPOSED BUILDING AREA:

EXISTING BUILDING "A" AREA:	37,869 SF
EXISTING BUILDING "B" AREA:	7,725 SF
EXISTING BUILDING "C" AREA:	6,480 SF
PROPOSED VERIZON BUILDING AREA:	247 SF
PROPOSED MECH. ENCLOSURE AREA:	94 SF
TOTAL BUILDING AREA:	52,515 SF

PROPOSED PROJECT AREA: 341 SF

PROPOSED TYPE OF CONSTRUCTION: TYPE VB

PROPOSED OCCUPANCY: U

NOTE: THERE ARE NO EXISTING TELECOMMUNICATIONS FACILITIES ON SITE.

SHEET SCHEDULE

- | | |
|-------|------------------------------------|
| T-1 | TITLE SHEET & PROJECT DATA |
| A-0 | SITE PLAN |
| A-0.1 | WATER POLLUTION CONTROL PLANS |
| A-1 | ENLARGED SITE PLAN |
| A-2 | EQUIPMENT FLOOR PLAN |
| A-3 | EQUIPMENT ROOF PLAN & ANTENNA PLAN |
| A-4 | EXTERIOR ELEVATIONS |
| A-5 | TOWER ELEVATIONS |
| L-1 | LANDSCAPE DEVELOPMENT PLAN |
| L-2 | PLANTING LEGEND |
| LS-1 | SITE SURVEY |
| LS-2 | SITE SURVEY |
| LS-3 | SITE SURVEY |

LEGAL DESCRIPTION:

THAT PORTION OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MISCELLANEOUS MAPS THEREOF NO. 56 BY JAMES PASCOE, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF PUEBLO LOT 1136 AND PUEBLO LOT 1143 OF SAID PUEBLO LAND ACCORDING TO MISCELLANEOUS MAPS THEREOF NO. 35, BY CHARLES B. POOLE, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

- CALIFORNIA STATE BUILDING CODE, TITLE 24, 2010 EDITION
- CALIFORNIA PLUMBING CODE, 2010 EDITION
- CALIFORNIA MECHANICAL CODE, 2010 EDITION
- CALIFORNIA ELECTRICAL CODE, 2010 EDITION
- CALIFORNIA ENERGY CODE, 2010 EDITION

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

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.



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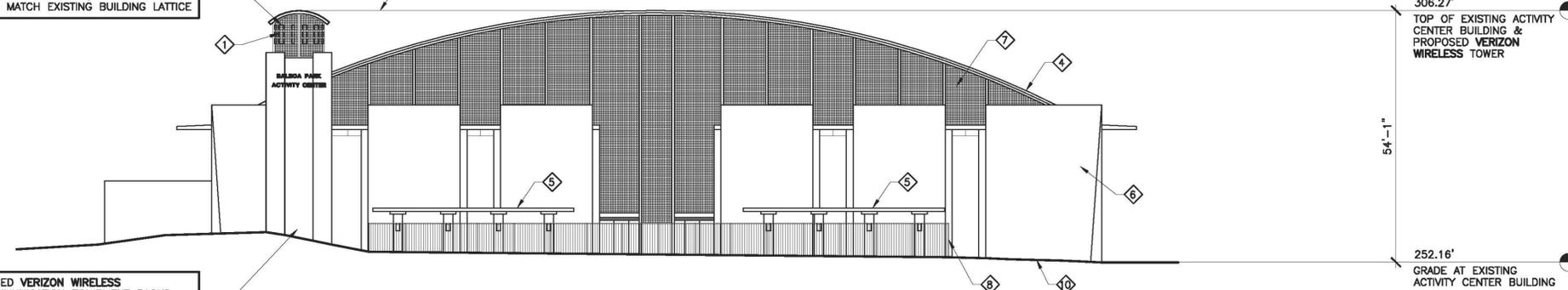
SHEET TITLE

EXTERIOR ELEVATIONS

PROJECTS\Verizon\11054zd

A-4

PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED INSIDE A NEW POUR-IN-PLACE CONCRETE MONUMENT TOWER BEHIND RF TRANSPARENT SCREENS. RF TRANSPARENT SCREENS SHALL BE DETAILED, PAINTED AND TEXTURED TO MATCH EXISTING BUILDING LATTICE

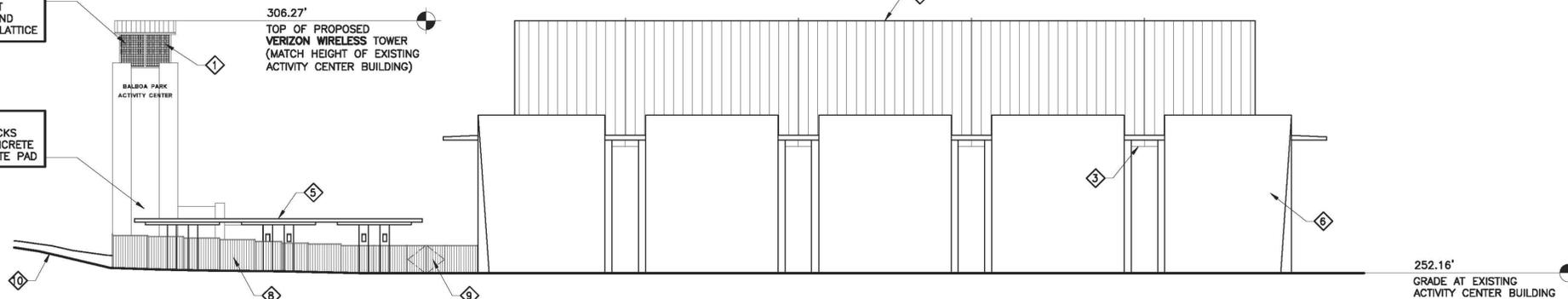


PROPOSED VERIZON WIRELESS TELECOMMUNICATION EQUIPMENT RACKS INSIDE A NEW POUR-IN-PLACE CONCRETE EQUIPMENT BUILDING ON A CONCRETE PAD

NORTH ELEVATION

SCALE: 1/16" = 1'-0"
GRAPHIC SCALE
0' 4' 8' 20'

PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED INSIDE A NEW POUR-IN-PLACE CONCRETE MONUMENT TOWER BEHIND RF TRANSPARENT SCREENS. RF TRANSPARENT SCREENS SHALL BE DETAILED, PAINTED AND TEXTURED TO MATCH EXISTING BUILDING LATTICE

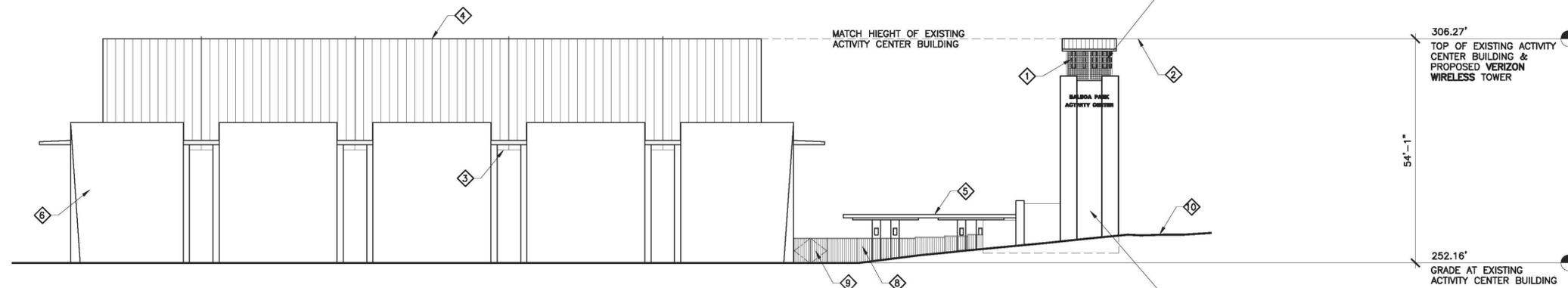


PROPOSED VERIZON WIRELESS TELECOMMUNICATION EQUIPMENT RACKS INSIDE A NEW POUR-IN-PLACE CONCRETE EQUIPMENT BUILDING ON A CONCRETE PAD

WEST ELEVATION

SCALE: 1/16" = 1'-0"
GRAPHIC SCALE
0' 4' 8' 20'

PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED INSIDE A NEW POUR-IN-PLACE CONCRETE MONUMENT TOWER BEHIND RF TRANSPARENT SCREENS. RF TRANSPARENT SCREENS SHALL BE DETAILED, PAINTED AND TEXTURED TO MATCH EXISTING BUILDING LATTICE



PROPOSED VERIZON WIRELESS TELECOMMUNICATION EQUIPMENT RACKS INSIDE A NEW POUR-IN-PLACE CONCRETE EQUIPMENT BUILDING ON A CONCRETE PAD

EAST ELEVATION

SCALE: 1/16" = 1'-0"
GRAPHIC SCALE
0' 4' 8' 20'



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SHEET TITLE

PLANTING LEGEND

PROJECTS\Verizon\11054zd

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD	EXISTING HEIGHT & SPREAD
	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	EXISTING	EXISTING	5	40' HT 40' W.	32' HT 30' W.
	EUCALYPTUS CITRIODORA	LEMON SCENTED EUCALYPTUS	EXISTING	EXISTING	3	60' HT 40' W.	64' HT 32' W.
	EUCALYPTUS POLYANTHEMOS	SILVER DOLLAR EUCALYPTUS	EXISTING	EXISTING	7	75' HT 45' W.	50' HT 30' W.
	ARBUTUS MENZIESII	PACIFIC MANDRONE	EXISTING	EXISTING	4	80' HT 60' W.	45' HT 30' W.
	ARBUTUS MENZIESII	PACIFIC MANDRONE	EXISTING	RELOCATE 6" CALIPER	1	80' HT 60' W.	15' HT 15' W.
	ARBUTUS MENZIESII	PACIFIC MANDRONE	EXISTING	RELOCATED 6" CALIPER	1	80' HT 60' W.	15' HT 15' W.
	SALVIA FARINACEA	BLUE SALVIA	EXISTING	EXISTING	1	2' HT 2' W.	-
	BRUXUS MICROPHYLLA	JAPANESE BOXWOOD	EXISTING	EXISTING	55	6' HT 4' W.	-
	BRUXUS MICROPHYLLA	JAPANESE BOXWOOD	SCREENING SHRUB	15 GAL.	10	6' HT 4' W.	-
	ACACIA REDOLENS	PROSTRATE ACACIA	EXISTING	REMOVE & REPLACE W/SAME SIZE & SPECIES	15	2' HT 15' W.	-
	ACACIA REDOLENS	PROSTRATE ACACIA	SCREENING SHRUB	15 GAL.	9	2' HT 15' W.	-
	BOUGAINVILLEA SPECTABILIS	BOUGAINVILLEA	CLIMBING VINE	EXISTING	2	30' HT 30' W.	-
	WISTERIA SINENSIS	WISTERIA	CLIMBING VINE	EXISTING	9	15' HT 25' W.	-
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	GROUND COVER	REMOVE & REPLACE W/SAME SIZE & SPECIES	-	15" HT 6' W.	-
	-	MULCH	GROUND COVER	EXISTING	-	-	-

EXISTING

Naval Hospital
2145 Park Blvd.
San Diego, CA 92101



Proposed antennas mounted within new monument tower matching existing building



PROPOSED

Photosimulation of proposed telecommunications site: Location B

9/30/2011

EXISTING

Naval Hospital
2145 Park Blvd.
San Diego, CA 92101



Proposed antennas mounted within new monument tower matching existing building

PROPOSED

Photosimulation of proposed telecommunications site