



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: December 7, 2017 REPORT NO. PC-17-097

HEARING DATE: December 14, 2017

SUBJECT: SPRINT OTHELLO. Process Four Decision

PROJECT NUMBER: [530724](#)

OWNER/APPLICANT: San Diego Gas and Electric (SDG&E)/SPRINT

SUMMARY

Issue: Should the Planning Commission approve a modification to an existing Wireless Communication Facility located at 7575 Othello Avenue within the Kearny Mesa Community Plan?

Staff Recommendation: Approve Planned Development Permit (PDP) No. 2047211.

Community Planning Group Recommendation: On June 21, 2017, the Kearny Mesa Planning Group voted 9-0-0 to support the Sprint Othello project with no conditions (Attachment 12).

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 23, 2017, and the opportunity to appeal that determination ended November 6, 2017 (Attachment 7).

Fiscal Impact Statement: None. All costs associated with the processing of this project are paid by the applicant.

Code Enforcement Impact: None with this action.

BACKGROUND

The project site is located at 7575 Othello Avenue (Attachment 1) in the IL-2-1 zone (Light Industrial) within the Kearny Mesa Community Plan. The existing Wireless Communication Facility (WCF) supports twelve panel antennas mounted on an existing 148-foot-tall San Diego Gas and Electric (SDGE) transmission tower. There are three sectors of antennas mounted on the legs of the tower, with one sector at approximately 52'-3" and the other two sectors at 42'-3". A single microwave

antenna is mounted at 59'-9". The equipment associated with this WCF consists of a 212-square-foot prefabricated equipment enclosure at the base of the transmission tower (Attachments 9 and 10).

The site location contains single family residences to the north, business warehouses to the east, and Interstate 805 to the west and south (Attachment 1). The [Kearny Mesa Community Plan](#) designates the current property and areas to the south as Industrial and Business Parks with Low Density Residential to the north (Attachment 2). The residential uses to the west across from Interstate 805 are located in the [Clairemont Mesa Community Plan](#).

DISCUSSION

Project Description: This Sprint WCF modification will continue to support twelve antennas mounted to an existing SDGE (Attachment 13) transmission tower. To meet the cellular demands (Attachment 12) from the surrounding subscribers, Sprint is proposing to replace all twelve antennas in addition to installing twelve Remote Radio Units (RRUs). Sector A and Sector C antennas will be separated from their previous location to help offset and reduce the visual clutter to the surrounding uses. Furthermore, the new antennas will support fiber optic cables which are significantly smaller and far less visually intrusive in comparison to the older and larger coaxial cables (Attachment 10). The equipment associated with this WCF will continue to operate inside the existing prefabricated equipment enclosure with internal modifications. A combination of painting the equipment enclosure and installing landscaping will help blend in the structure with the surrounding area for a more aesthetically pleasing result (Attachment 8).

Deviations:

<p>Proposing to allow the exposed antennas to be mounted without any skirts and screening.</p> <p>Modifications are proposed to reduce the antenna clutter by separating the Sector A and Sector C antennas.</p> <p>The existing coaxial cables will all be replaced with fiber optic cables and re-routed on each tower leg.</p>	<p>Required to comply with SDMC Sections 141.0420(g)(1) and 141.0410(g)(2).</p> <p>SDMC Section 141.0420(g)(1) - Wireless communication facilities shall utilize the smallest, least visually intrusive antennas, components and other necessary equipment.</p> <p>SDMC Section 141.0420(g)(2) - The applicant shall 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.</p>
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Normally, a WCF located in an IL-2-1 zone would require a Limited Use Permit (Process 1

application). However, the regulations have been updated since the original approval, which now requires all WCFs to be minimally visible with screening conditions. The proposed modifications are subject to current regulations and the exposed antenna configuration without any screening requires deviations to San Diego Municipal Code Sections (SDMC) 141.0420(g)(1)(smallest and least visually intrusive components) and 141.0420(g)(2) (integration through architecture, landscaping, and siting solutions). Therefore, a PDP (Process 4) application, is required.

Community Plan/General Plan Analysis:

The Kearny Mesa Community Plan does not contain any recommendations for WCFs but the [City's General Plan](#) requires all WCFs to comply with Section UD-A.15. This section states that WCFs should be concealed in existing structures when possible, or otherwise use camouflaging and screening techniques to hide or blend facilities into the surrounding area. The design of facilities is to be aesthetically pleasing and respectful of the neighborhood context. Sprint's WCF will be updated to address the visual clutter by separating Sector A and Sector C antennas and using best practice installation techniques.

Furthermore, a cable management plan will be in place which includes replacing the older and larger coaxial cables with new fiber optic cables. The fiber optic cables will be routed up from three separate legs of the tower to avoid a cluster of cables at one location. The equipment enclosure will also be painted and screened with new landscaping. Staff supports Sprint's WCF design for this location as the proposal will reduce the current visual impacts associated with the existing transmission tower. No additional height is proposed and the antennas are still within the transmission tower's envelope. Therefore, staff has determined that the proposed WCF modification has been designed to the extent possible to be integrated and respectful of the neighborhood context in the Kearny Mesa Community Plan.

[Council Policy 600-43](#): These guidelines establish a hierarchy from the most preferred locations (Preference 1) to the least preferred locations (Preference 4). The Sprint Othello project is within a Preference 1 location (most preferred location) according to Council Policy 600-43. Therefore, no alternative sites were required.

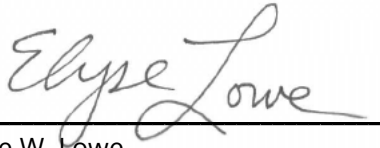
Conclusion: The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations for the IL-2-1 zone and SDMC Section 141.0420. The project complies with all applicable zoning requirements with exceptions to the WCF design requirements, which require a PDP. The WCF has been determined to be consistent with the General Plan and the Kearny Mesa Community Plan. Staff recommends that the Planning Commission approve PDP No. 2047211.

ALTERNATIVES

1. Approve PDP No. 2047211, with modifications.
2. Deny PDP No. 2047211, if the Planning Commission makes findings based on substantial

evidence that the approval is not authorized by state or local zoning law and if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Elyse W. Lowe
Deputy Director
Development Services Department



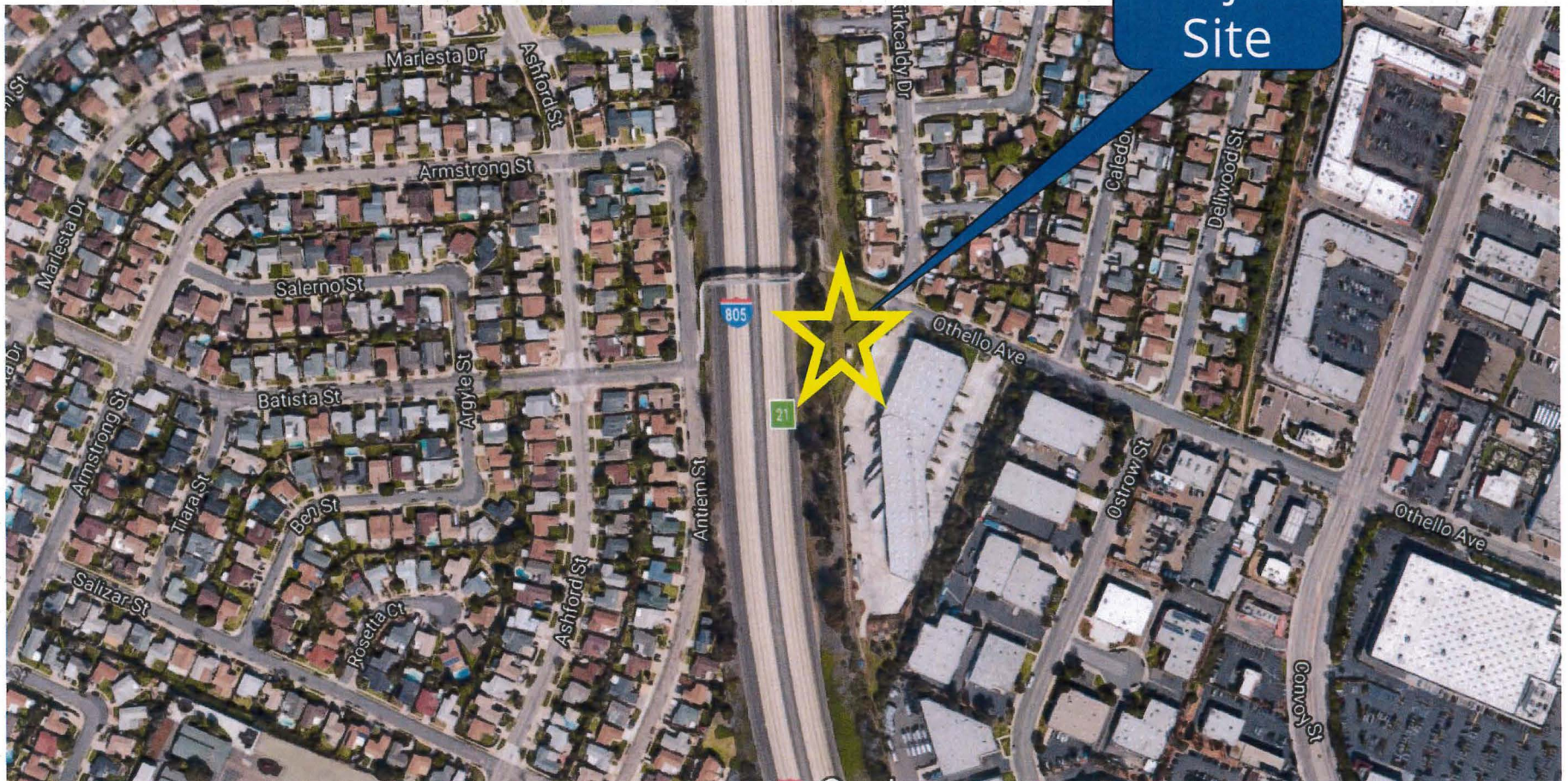
Simon Tse
Development Project Manager
Development Services Department

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. Environmental Exemption
8. Photosimulations
9. Photo Survey
10. Project Plans
11. Site Justification
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement



Aerial Photo



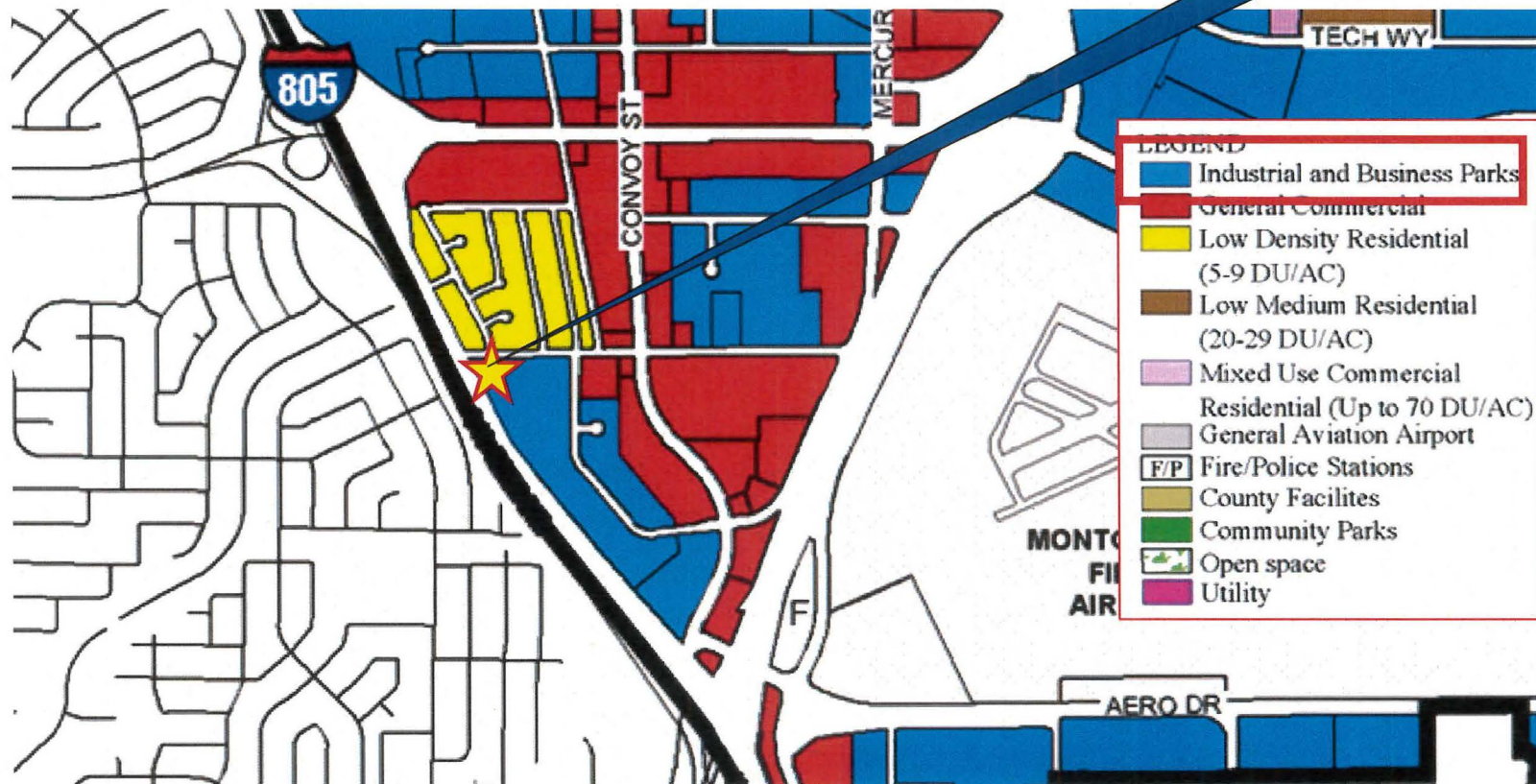
Sprint Othello (Kearny Mesa Community)
7575 Othello Avenue, San Diego, CA 92111





Community Plan

Project Site



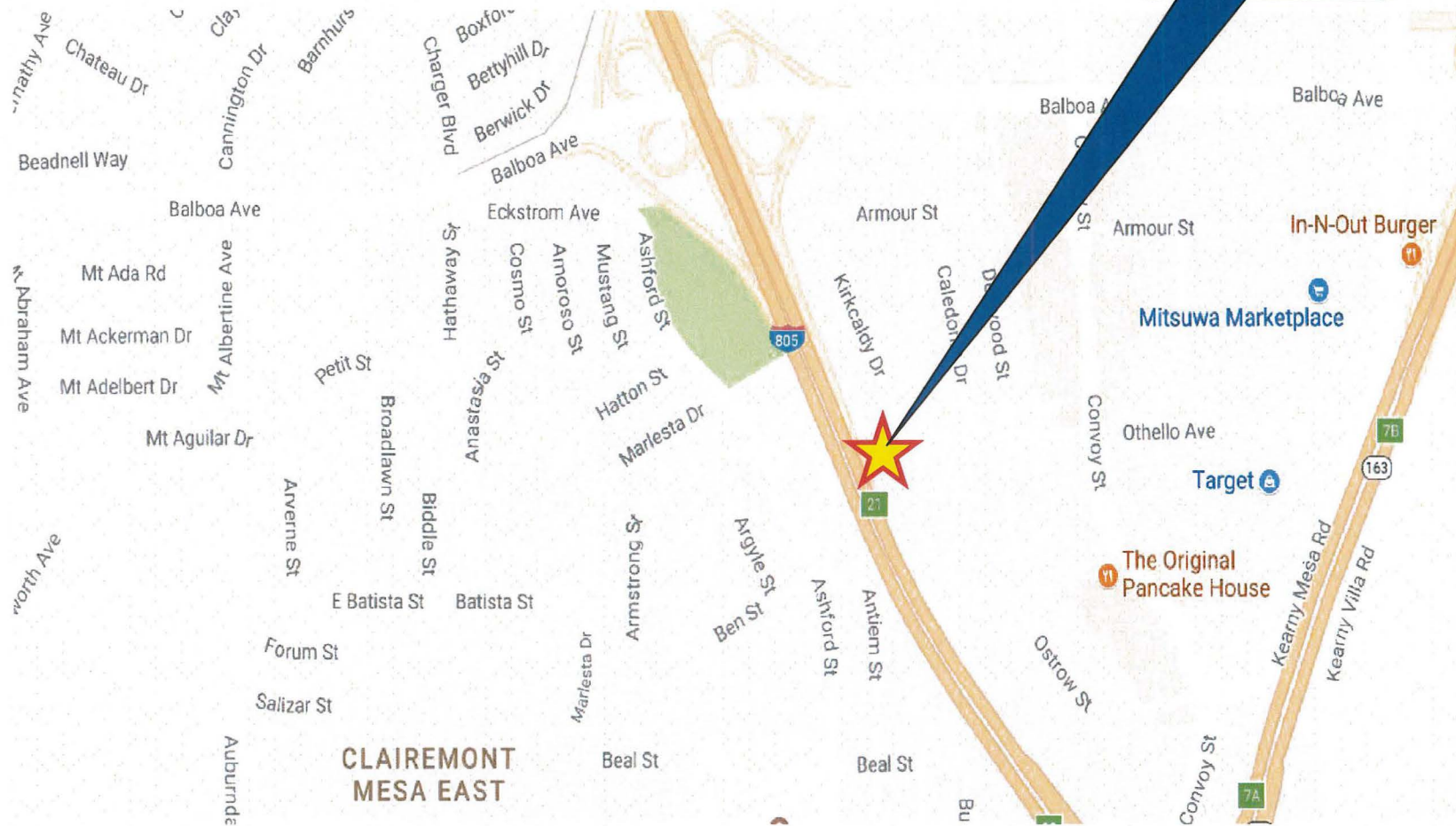
Sprint Othello (Kearny Mesa Community)
7575 Othello Avenue, San Diego, CA 92111



ATTACHMENT 2



Project Location Map



Sprint Othello (Kearny Mesa Community)
7575 Othello Avenue, San Diego, CA 92111



PROJECT DATA SHEET		
PROJECT NAME:	Sprint Othello	
PROJECT DESCRIPTION:	Planned Development Permit (Process 4) application to modify an existing Wireless Communication Facility (WCF) located at 7575 Othello Avenue. The WCF supports twelve antennas and associated equipment on an existing San Diego Gas and Electric (SDGE) transmission tower.	
COMMUNITY PLAN AREA:	Kearny Mesa	
DISCRETIONARY ACTIONS:	Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Industrial	
<p align="center">ZONING INFORMATION:</p> <p>ZONE: IL-2-1</p> <p>HEIGHT LIMIT: -</p> <p>FRONT SETBACK: 15 feet</p> <p>SIDE SETBACK: 10 feet</p> <p>REAR SETBACK: 25 feet</p>		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Low density residential; RS-1-7	Single-family residences
SOUTH:	Industrial and business parks; IL-2-1	Industrial warehouse
EAST:	General commercial; IL-2-1	Industrial warehouse
WEST:	Interstate Highway 805; RS-1-7	Interstate Highway 805
DEVIATION REQUESTED:	<p>Deviations to San Diego Municipal Code 141.0420(g)(1) and 141.0420(g)(2); Proposing to allow the exposed antennas to be mounted without any skirts and screening.</p> <p>Modifications are proposed to reduce the antenna clutter by separating the Sector A and Sector C antennas.</p> <p>The existing coaxial cables will all be replaced with fiber optic cables and re-routed on each tower leg.</p>	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On June 21, 2017, the Kearny Mesa Planning Group voted 9-0-0 to support the Sprint Othello project with no conditions.	

PLANNING COMMISSION RESOLUTION NO. _____
Planned Development Permit No. 2047211
Sprint Othello **Project No. 530724**

WHEREAS, SAN DIEGO GAS & ELECTRIC (SDG&E), Owner, and SPRINT, Permittee, filed an application with the City of San Diego for a permit to modify an existing Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2047211); and

WHEREAS, the project site is located at 7575 Othello Avenue in the IL-2-1 of the Kearny Mesa Community Plan; and

WHEREAS, the project site is legally described as that portion of Lots "B" and "C" of Orcut's Subdivision of Lot One of New Riverside, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1012, filed in the office of the County Recorder of San Diego County, October 22, 1906, lying easterly of a line described as follows:

Beginning at a point on the Southerly line of said Lot "C", distant thereon North 89°19'25" East, 58.61 feet from the Southeast corner of said Lot "B"; thence North 26°44'19" West, 245.48 feet to a point on the Northerly line of said Lot "B", distant thereon South 89°19'25" West, 52.21 feet from the Northeast corner of said Lot "B".

WHEREAS, on October 23, 2017, 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; and

WHEREAS, on December 14, 2017, the Planning Commission of the City of San Diego considered Planned Development Permit No. 2047211 pursuant to the Land Development Code of the City of San Diego; and

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 December 14, 2017.

PLANNED DEVELOPMENT PERMIT SAN DIEGO MUNICIPAL CODE SECTION 126.0604

Findings for all Planned Development Permits:

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

The Kearny Mesa Community Plan does not address wireless facilities however, the City's General Plan requires all Wireless Communication Facilities (WCFs) to minimize visual impacts. Under Section UD-A.15 of the Urban Design Section, WCFs are required to be concealed in existing structures when possible, or otherwise use camouflaging and screening techniques to hide or blend the facilities into the surrounding area.

Sprint is proposing to modify the WCF by replacing the existing antennas and reconfiguring sectors A and C. These two sectors will be relocated to address the visual concerns from the exposed antennas. By relocating the antennas to different parts of the tower, the antennas will no longer be clustered in one area. Due to the existing transmission tower use, additional screening to the exposed antennas could not be accommodated. Furthermore, San Diego Gas & Electric for safety reasons limits the amount of components on their transmission tower. As a result, Sprint's proposal to relocate the antennas and replace all cabling with new fiber optic cable was the only available option to reduce the visual impacts. Although the antennas will continue to be exposed, the existing transmission tower is already an existing visual impact. The proposed antenna design is an improvement upon the existing configuration and would allow Sprint to preserve and upgrade the network for subscribers in the area.

Proposed landscaping will help integrate the equipment enclosure better with the surrounding background. The equipment enclosure will also be painted dark green to blend in with the landscaping. These modifications are consistent with the Kearny Mesa Community Plan and the City's General Plan for Wireless Facilities and 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.

The project is located 7575 Othello Avenue in the Kearny Mesa Community Plan. The Wireless Communication Facility (WCF) supports twelve antennas on an existing 148-foot tall San Diego Gas & Electric transmission tower. As part of this modification, both the antennas and conduits will be relocated to help minimize the visual impacts. The equipment associated with this project will also be painted a dark green color to help blend the structure with the proposed landscaping.

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. 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) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An Electromagnetic Energy Exposure Report was prepared by Sprint, which concluded that the project is 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 and 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 is proposing to deviate from the Wireless Communication Facility (WCF) regulations San Diego Municipal Code Sections 141.0420(g)(1) and 141.0420(g)(2) which requires integration of the wireless communication facilities by using all reasonable means to conceal or minimize the visual impacts. Deviations are required because Sprint modifications includes exposed panel antennas without any screening.

The project proposes to use the existing 148-foot tall SDGE transmission tower, but due to SDG&E attachment policies, the WCF components cannot be screened. In order to maintain existing Sprint coverage, the antenna height of 50 feet would need to be preserved and a new structure that could accommodate screening would result in a new visual impact. The transmission tower is an existing part of the visual landscape that will remain in this location long after the expiration date of the WCF permit. The WCF Design Guidelines recommend using existing vertical elements when available and in this case, the transmission tower, a four-sided lattice tower that integrates, to the extent possible, Sprint's antennas into the framework so that any visual impact is negligible compared to the existing impact of the tower. Introducing a new vertical element would be ideal only if the existing visual impact could be replaced but that is not the case since the SDGE transmission tower is the primary use. Although the transmission tower is an existing visual impact in the community, it serves as an integral part of electric distribution for both Kearny Mesa and Clairemont Mesa. Furthermore, due to the low scale buildings surrounding the current site, a new 50-foot tall vertical element design may not be compatible with the residential homes immediately adjacent to the project site.

Sprint is proposing alternative measures to reduce the visual impact by replacing the existing antennas and reconfiguring sectors A and C. These two sectors will be relocated to address the visual concerns from the exposed antennas. By

relocating the antennas to different parts of the tower, the antennas will no longer be clustered in one area. Placing the new sectors on the existing tower eliminates the need to construct new structure(s).

The WCF, as a result of the proposed modification, will be an improvement upon the existing configuration and would allow Sprint to preserve and upgrade their network for subscribers in the area. Therefore, the proposed deviations are appropriate for this location and the type of structure it is located on and the modifications to the WCF will result in a more desirable project.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 2047211 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2047211 a copy of which is attached hereto and made a part hereof.

Simon Tse
Development Project Manager
Development Services

Adopted on: December 14, 2017

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: 1103279

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Planned Development Permit No. 2047211
Sprint Othello Project Number 530724
Planning Commission

This Planned Development Permit No. 2047211 is granted by the Planning Commission of the City of San Diego to San Diego Gas & Electric (SDG&E), Owner, and Sprint, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0601, 131.0601, and 141.0420. The project is located at 7575 Othello Avenue in the IL-2-1 zone of the Kearny Mesa Community Plan. The project site is legally described as that portion of Lots "B" and "C" of Orcut's Subdivision of Lot One of New Riverside, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1012, filed in the office of the County Recorder of San Diego County, October 22, 1906, lying easterly of a line described as follows:

Beginning at a point on the Southerly line of said Lot "C", distant thereon North 89°19'25" East, 58.61 feet from the Southeast corner of said Lot "B"; thence North 26°44'19" West, 245.48 feet to a point on the Northerly line of said Lot "B", distant thereon South 89°19'25" West, 52.21 feet from the Northeast corner of said Lot "B".

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to modify an existing Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 14, 2017, on file in the Development Services Department.
The project shall include:

- a. A modification to an existing WCF supporting twelve antennas mounted to a 148-foot tall SDG&E transmission tower. Additionally, four remote radio head units (RRHs) shall be mounted behind each antenna for a total of twelve RRHs; and
- b. The equipment associated with this project will continue to operate inside an existing prefabricated equipment enclosure with interior equipment modifications to support the current technology. The exterior of the equipment enclosure shall be painted dark green to match the existing landscaping; and

- c. Sector A and C antennas shall be relocated as illustrated in the approved Exhibit "A" to help reduce and minimize visual impacts; and
- d. A single 24-inch diameter microwave dish shall be removed; and
- e. All existing coaxial cables shall be replaced with new fiber optic cables routed up on and strapped to each leg of the tower; and
- f. Deviations to San Diego Municipal Code Sections (SDMC) 141.0420(g)(1) and 141.0410(g)(2) to allow the exposed antennas to be mounted without any skirts and screening; and
- g. Landscaping (planting, irrigation and landscape related improvements).

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 **January 2, 2021**.
2. This Planned Development Permit and corresponding use of this site shall expire **on January 2, 2028**. Upon expiration of this Permit, 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.
3. 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.
4. 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.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The 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.

6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the 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.).
10. The Owner/Permittee shall secure all necessary building 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.
11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All 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.
13. 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. 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.

ENGINEERING REQUIREMENTS:

15. The project proposes to export 2 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
16. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
17. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

18. Prior to issuance of any building permit, the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-squarefoot. area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC Section 142.0403(b)5.
19. 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.
20. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition

or construction, 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 or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

21. This approval permits the following as illustrated on the approved Exhibit "A":
 - a. Twelve antennas with the following dimensions:
 - i. Three Triband antennas – 72" by 7.1" by 12"; and
 - ii. Six NV antennas – 72" by 11.8" by 7"; and
 - iii. Three 2.5ghz antennas – 55.12" by 11.8" by 5.9".
22. The WCF shall conform to the approved construction plans.
23. Color photo simulations shall be printed on the construction plans.
24. No exposed pipes or mounting apparatus absent antennas shall be present at any time. Mounting pipes shall not be longer than the antennas.
25. All conduits must be organized and grouped within reason to the satisfaction of the Development Services Department.

INFORMATION ONLY:

- A Telecom Inspection is required prior to construction permit completion.
- The City of San Diego reserves the right to rescind any approval made under Section 6409(a) or the Spectrum Act should any portion of Section 6409(a) or the Spectrum Act, of the FCC's interpretation thereof, be deemed unconstitutional by a court of law, the FCC or any other competent authority.
- Per San Diego Municipal Code Section §59.5.0404 Construction Noise (a), It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator.
- The issuance of this development permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any 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.

Attachment 6

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on December 14, 2017 and
Approved Resolution Number PC-XXXX.

Attachment 6

Planned Development Permit No. 2047211
December 14, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse
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.

San Diego Gas and Electric (SDG&E)
Owner

By _____
NAME
TITLE

Sprint
Permittee

By _____
NAME
TITLE

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

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

Project Name: Sprint Othello**Project No.:** 530724**Project Location-Specific:** The project is located at located at 7575 Othello Avenue.**Project Location-City/County:** San Diego/San Diego

Description of nature and purpose of the Project: The project proposes a WCF consisting of a modification to an existing Sprint Nextel synergy site located at 7575 Othello Avenue in the Kearny Mesa Community Plan area. The project site is designated for industrial use and zoned IL-2-1. The project includes the removal of four panel antennas and the installation of twelve new panel antennas mounted on an existing SDG&E transmission tower. It also includes twelve remote radio units, new fiber optic cables and internal equipment modification within the existing prefabricated equipment enclosure.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Adeline McGonigle
 Sprint
 9258 Maler Road
 San Diego, CA 92129
 (410) 652-2535

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: CEQA Section 15301 (Existing Facilities)

Reasons why project is exempt: The City 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, a modification of an existing WCF, is not an expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Anna L. McPherson AICP**Telephone:** (619) 446-5276

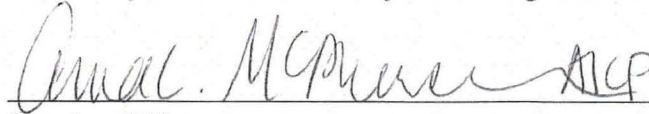
If filed by applicant:

Revised May 2016

Attachment 7

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

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


_____/Senior Planner
Signature/Title

November 7, 2017

Date

Check One:

- (X) Signed By Lead Agency
() Signed by Applicant

Date Received for Filing with County Clerk or OPR:



DRAFTLINK
SIMS@DRAFTLINK.NET

AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2014

EXISTING



PROPOSED



PHOTO PROVIDED BY: DRAFTLINK



SDG&E - OTHELLO
SD73XC165
7575 OTHELLO AVENUE
SAN DIEGO, CA 92111

VIEW	SHEET
A	1 / 3



DRAFTLINK
SIMS@DRAFTLINK.NET

AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2014

PROPOSED

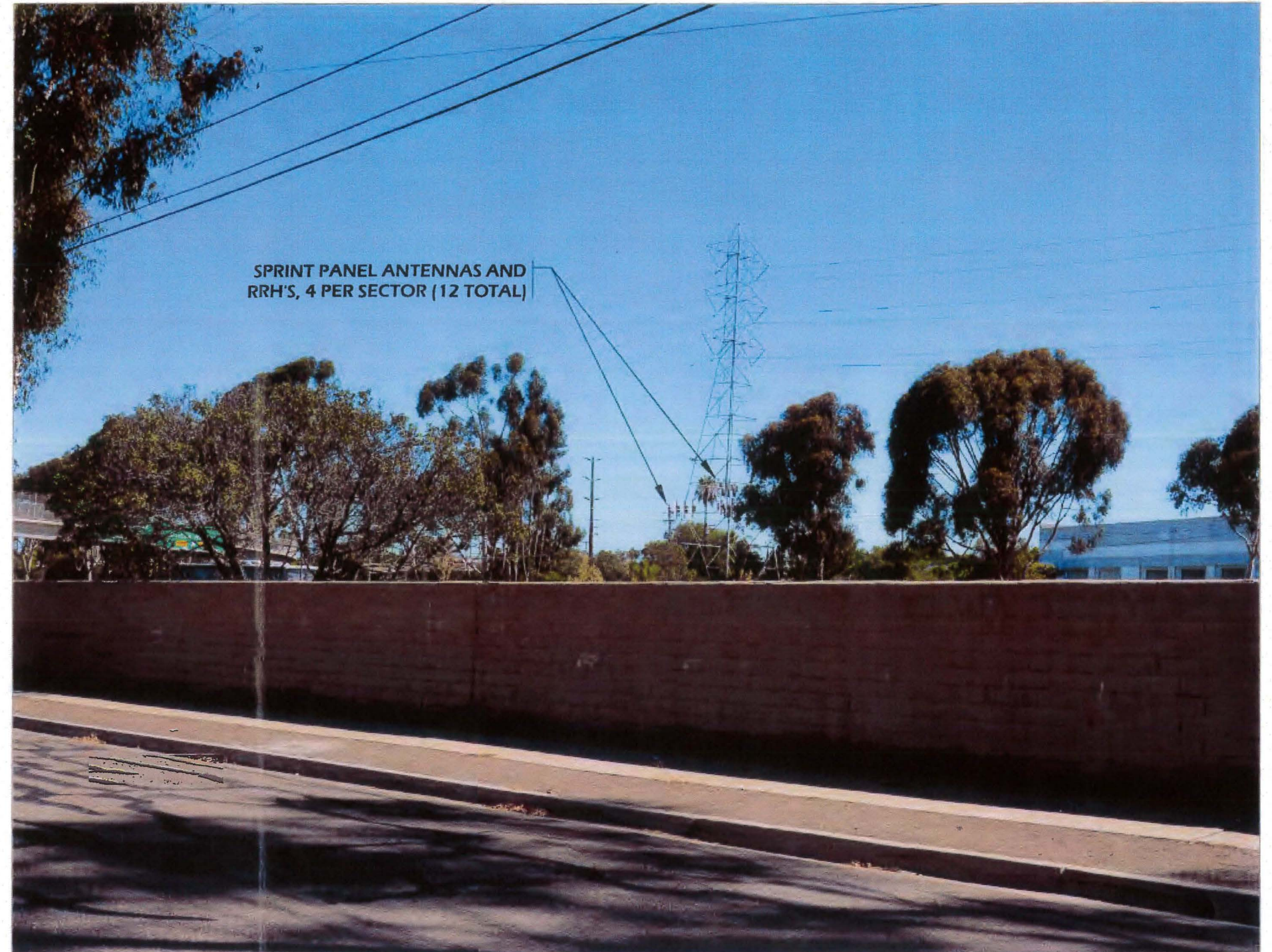
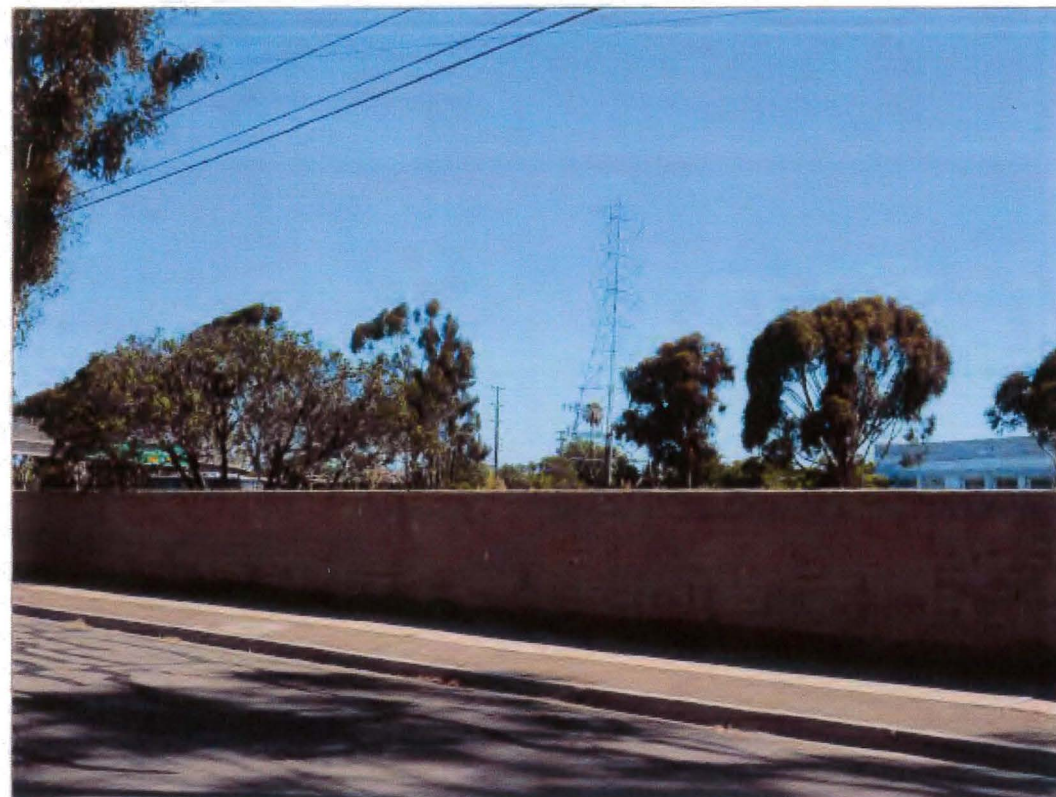


PHOTO PROVIDED BY: DRAFTLINK

EXISTING



SureSite

Sprint
Together with NEXTEL

SDG&E - OTHELLO
SD73XC165
7575 OTHELLO AVENUE
SAN DIEGO, CA 92111

VIEW

B

SHEET

2 / 3

AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2014

PROPOSED



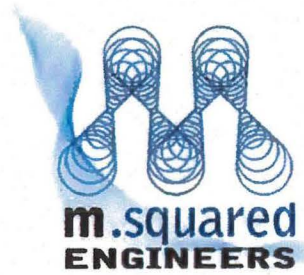
PHOTO PROVIDED BY: DRAFTLINK

EXISTING



SDG&E - OTHELLO
SD73XC165
7575 OTHELLO AVENUE
SAN DIEGO, CA 92111

VIEW	SHEET
C	3 / 3



SD73XC165

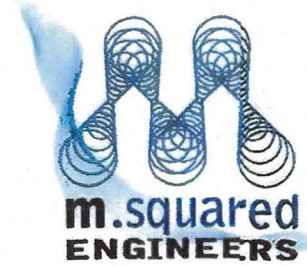
SDG&E-OTHELLO (SYNERGY CA6441)

7575 OTHELLO AVENUE SAN DIEGO, CA 92111

Attachment 8



LOOKING SOUTHWEST FROM OTHELLO AVENUE



SD73XC165

SDG&E-OTHELLO (SYNERGY CA6441)

7575 OTHELLO AVENUE SAN DIEGO, CA 92111

Attachment 8



LOCATION

@2016 Google Maps

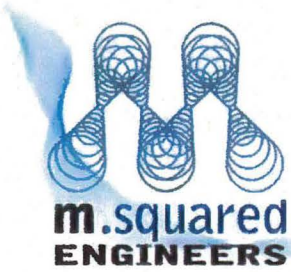


EXISTING



PROPOSED

LOOKING SOUTH FROM ADJACENT FIELD



SD73XC165

SDG&E-OTHELLO (SYNERGY CA6441)

7575 OTHELLO AVENUE SAN DIEGO, CA 92111



LOCATION

@2016 Google Maps



EXISTING

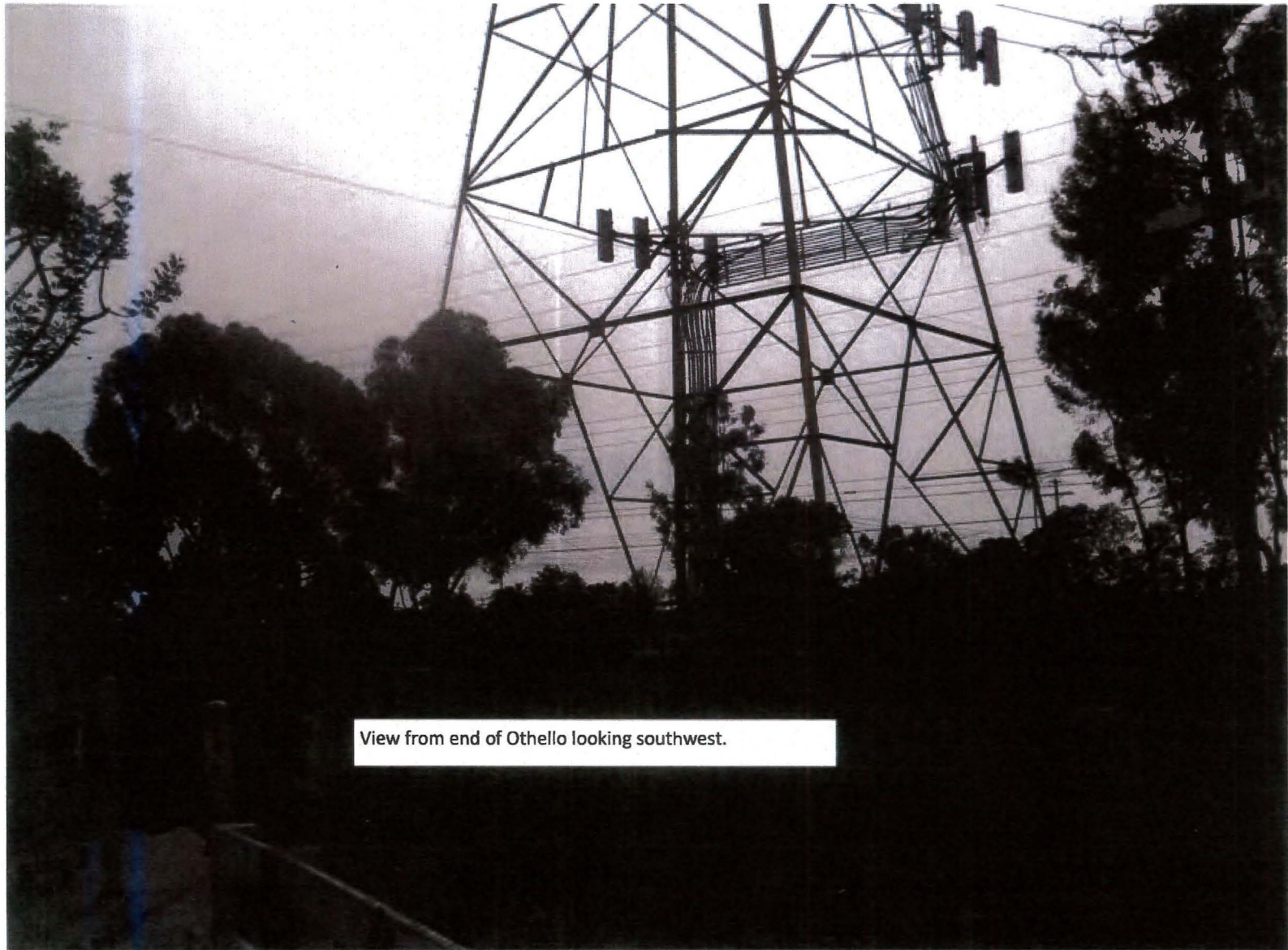


PROPOSED

LOOKING SOUTHWEST FROM OTHELLO AVENUE

SD73XC165- Othello 7575 San Diego, CA

Photo Survey



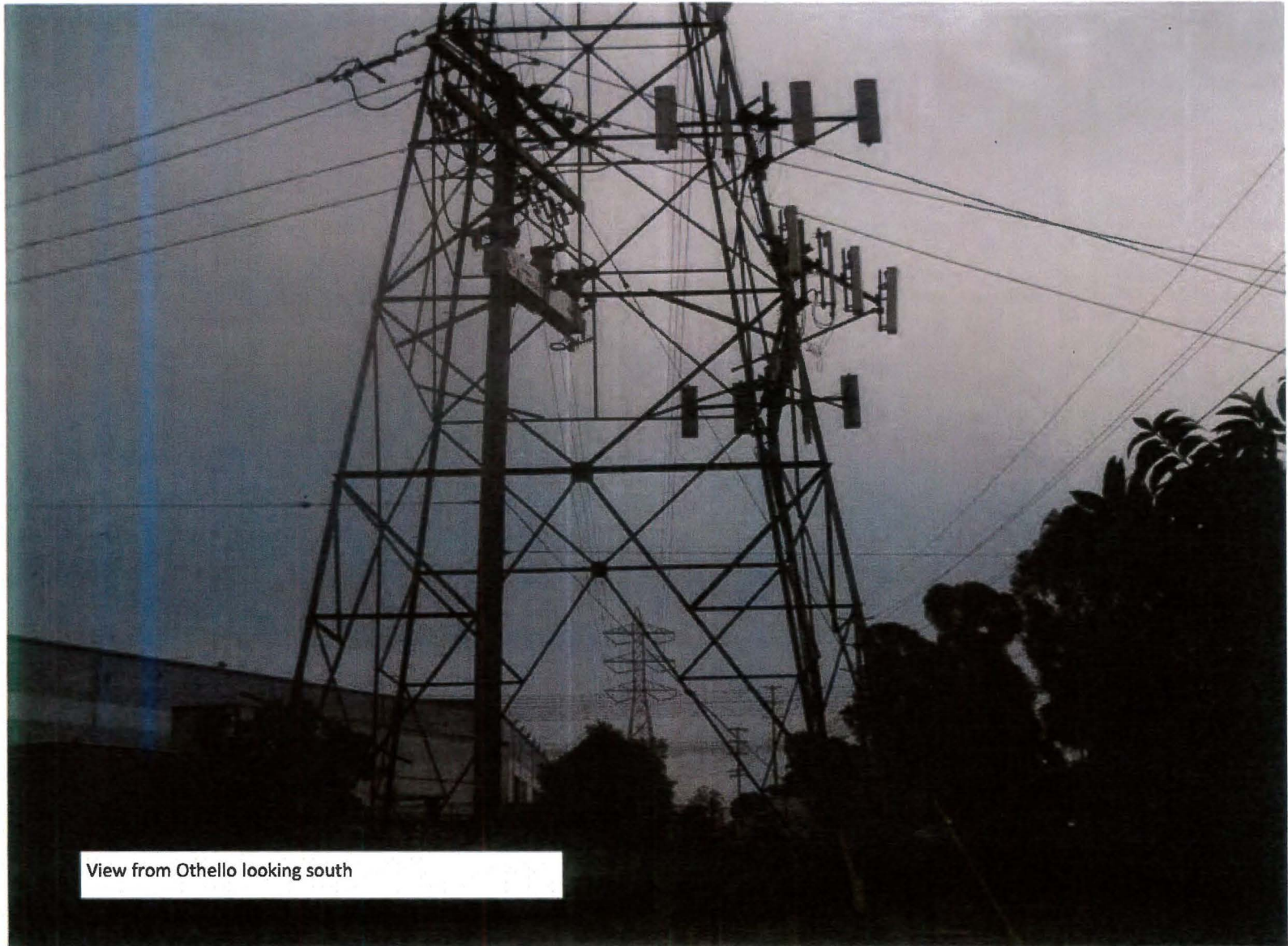
View from end of Othello looking southwest.



View from Othello looking south



View from Othello looking south





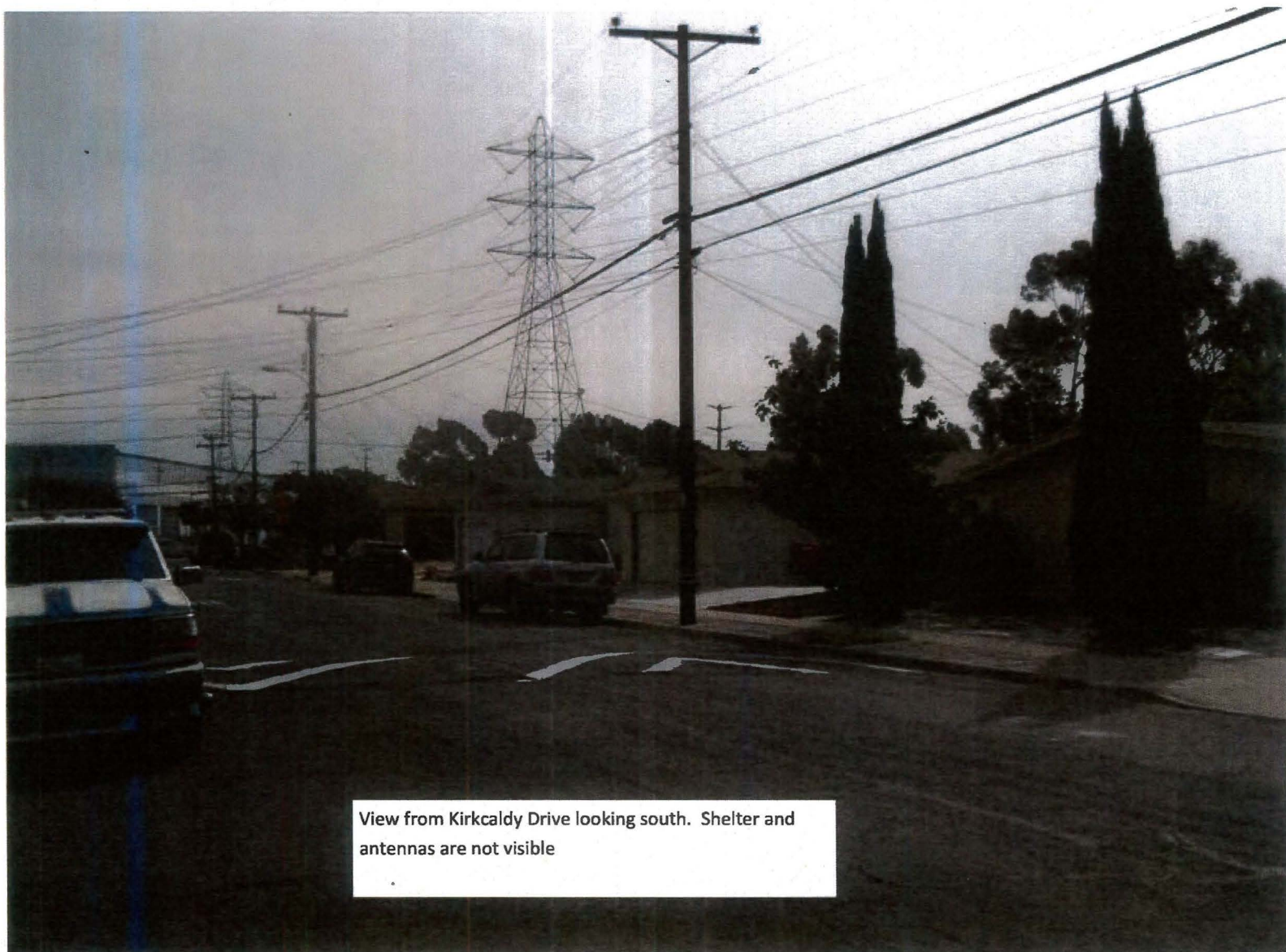
View from end of Othello looking west

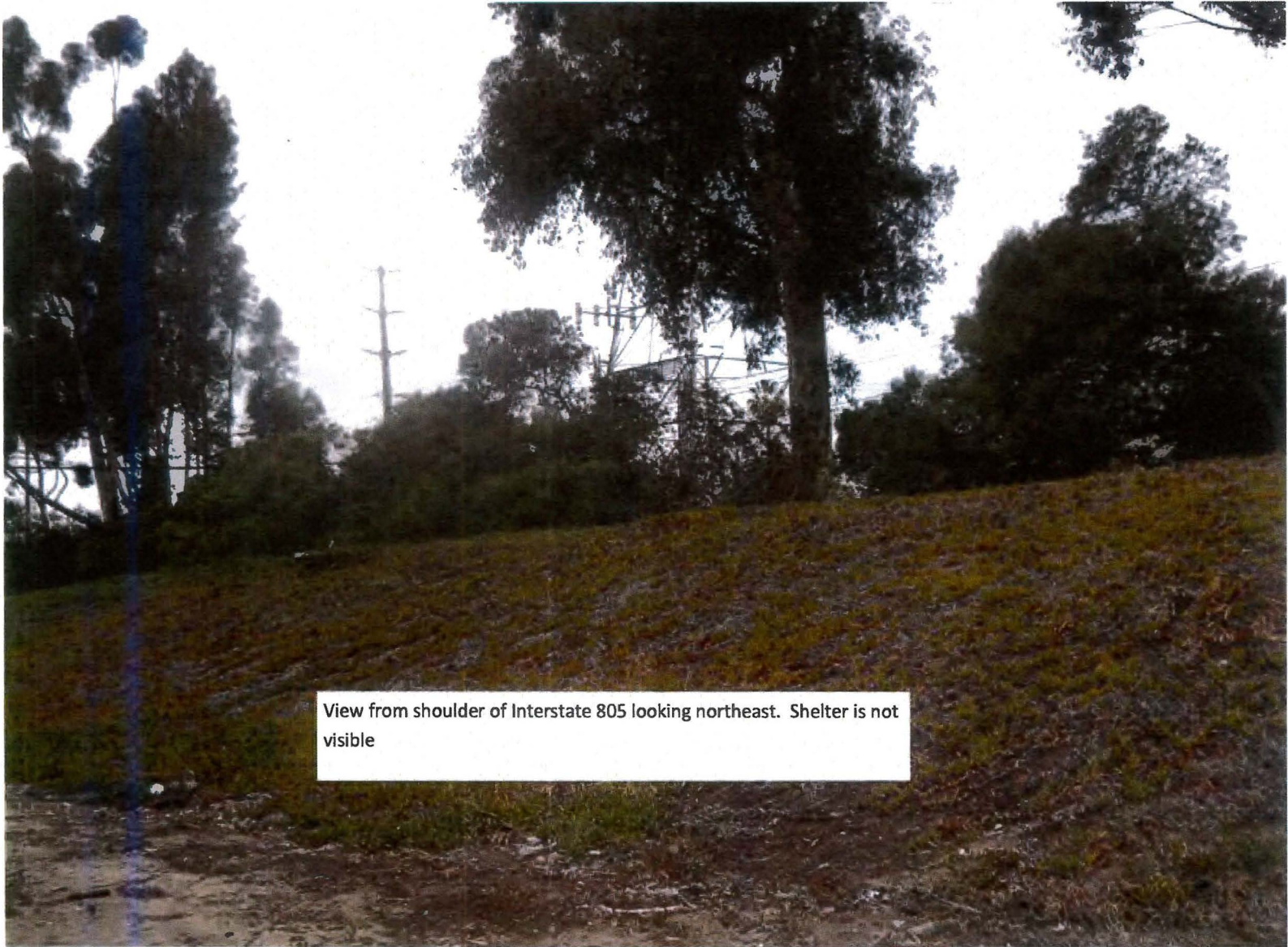


View from end of Othello looking west

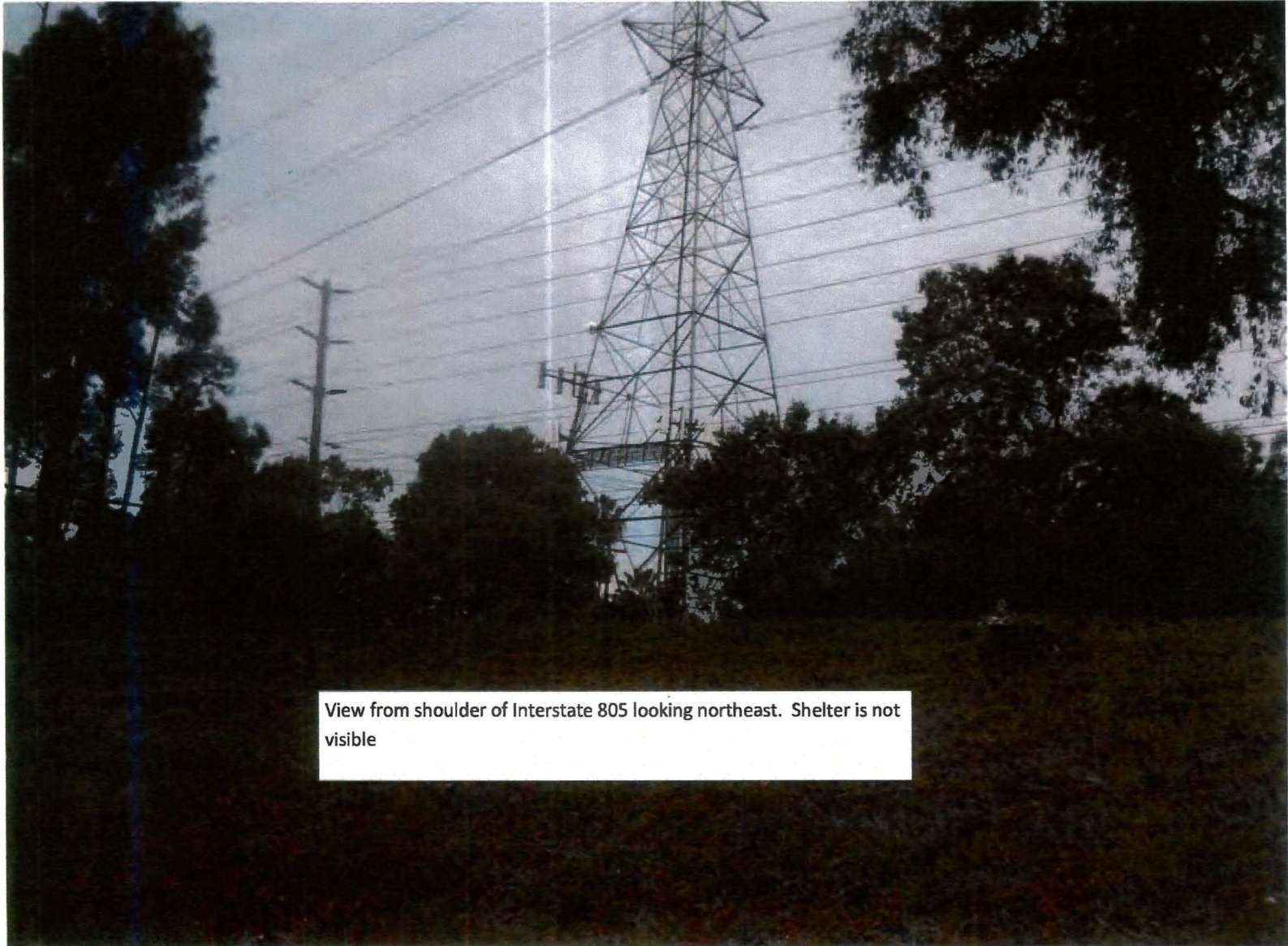


View from Othello looking west





View from shoulder of Interstate 805 looking northeast. Shelter is not visible





View from shoulder of Interstate 805 looking east. Shelter is not visible

Attachment 9



SDG&E LEGEND

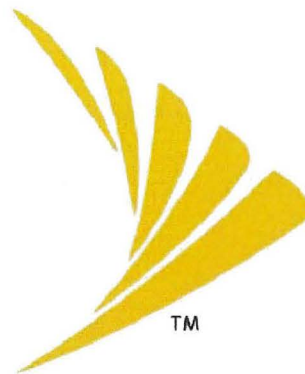
STRUCTURE# : Z-96228
TIE-LINE# : 23001/23004
R/W # : N/A
SBE # : 141-37-103-01
APN # : 356-350-47

SIGNATURE:

DATE:

Sprint[®]

SAN DIEGO MARKET



SDG&E - OTHELLO (SYNERGY CA6441)

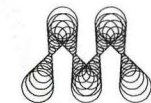
SD73XC165

7575 OTHELLO AVENUE
SAN DIEGO, CA 92111

LATITUDE: 32.816906 (32° 49' 0.86" N)

LONGITUDE: -117.158808 (117° 9' 31.71" W)

Attachment 10



m.squared
ENGINEERS
1387 CALLE AVANZADO
SAN CLEMENTE, CA 92673

PROJECT INFORMATION:

OTHELLO
(SYNERGY CA6441)

SD73XC165

7575 OTHELLO AVENUE
SAN DIEGO, CA 92111

ISSUED DATE:

06/19/2017

ISSUED FOR:

SDGE COMMENTS

REVISIONS

REV.	DATE	DESCRIPTION	INIT.
5	11/17/14	100% CD SDG&E REVIEW	RKS
6	03/19/15	PLAN REVIEW COMMENTS	RKS
7	05/15/15	SDGE COMMENTS	RKS
8	01/27/17	CITY COMMENTS	BJK
9	05/02/17	LANDSCAPE PLANS ADDED	DV
10	05/22/17	SDG&E PLAN REVIEW COMMENTS	GC
11	06/13/17	PLAN CHECK AND COMMENTS	GC

LICENSURE:



SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

REVISION:

11

PROJECT ENGINEER

M.SQUARED ENGINEERS
1387 CALLE AVANZADO
SAN CLEMENTE, CALIFORNIA 92673
CONTACT: MICHAEL MONTELLO
PHONE: (619) 997-4012
EMAIL: michael@msquaredengineers.com

SITE ACQUISITION MANAGER

SPRINT
KRISTIN PRIESAND
KRISTIN PRIESAND NETWORK PROJECT MANAGER III
SAN DIEGO REGIONAL SITE DEVELOPMENT
PHONE: 714.315.3921
EMAIL: Kristin.Priesand@Sprint.com

TELCO COMPANY:

AT&T
PH: (888) 944-0447

POWER COMPANY:

SDG&E
PH: (800) 336-7343

RF ENGINEER:

MAYUR DESAI
RF ENGINEERING
PHONE: 858-650-4391 MOBILE: 858-735-2087
EMAIL: mayur.desai@sprint.com

SDG&E LAND MANAGER:

LISA MURPHY
8335 CENTURY PARK COURT CP-12A
SAN DIEGO, CA 92123
PHONE: (858) 637-7971
EMAIL: LMurphy2@sempuravillages.com

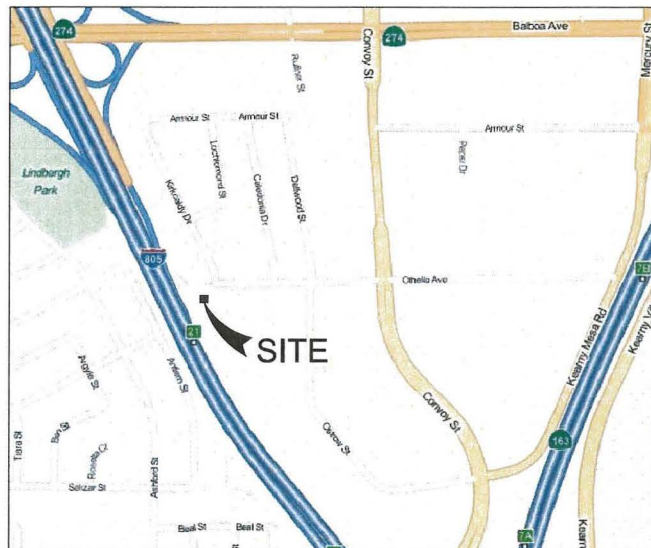
SDG&E COORDINATOR:

JOHN J HERNANDEZ
DOLORES RIVER VALLEY CONSULTANTS
PO BOX 974
DOLORES, CO 81323
PHONE: (970) 882-3575
EMAIL: john@drval.com

PROJECT TEAM

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 11"x17" OR 24"x36" FORMAT. IF THIS DRAWING SET IS NOT 11"x17" OR 24"x36", THIS SET IS NOT TO SCALE.

DRAWING SCALE



VICINITY MAP THOMAS BROS GUIDE PAGE: TBP 1249 A3

FROM SAN DIEGO INTERNATIONAL AIRPORT,
3225 NORTH HARBOR DRIVE, SAN DIEGO, CA 92101.

1. START OUT GOING WEST ON N HARBOR DR TOWARD MCCAIN RD. (1.5 MILES)
2. TURN SLIGHT RIGHT ONTO NIMITZ BLVD. (0.5 MILES)
3. TURN RIGHT TO STAY ON NIMITZ BLVD. (1.8 MILES)
4. MERGE ONTO I-8 E TOWARD I-5 S. (4.3 MILES)
5. MERGE ONTO CA-163 N VIA EXIT 4C TOWARD ESCONDIDO. (3.3 MILES)
6. MERGE ONTO I-805 N TOWARD LOS ANGELES. (0.9 MILES)
7. MERGE ONTO BALBOA AVE/CA-274 E. (0.7 MILES)
8. TURN RIGHT ONTO CONVOY ST. (0.3 MILES)
9. TURN RIGHT ONTO OTHELLO AVE. (0.2 MILES)

END AT: 7575 OTHELLO AVENUE, SAN DIEGO, CA 92111

DRIVING DIRECTIONS

SPRINT PROPOSES TO MODIFY ITS EXISTING ANTENNA AND EQUIPMENT
IN AN EXISTING UNMANNED TELECOMMUNICATIONS FACILITY.

- REMOVE (4) (E) PANEL ANTENNAS PER SECTOR, (12) TOTAL
- RELOCATE (1) (E) SECTOR MOUNT
- INSTALL (12) (N) PANEL ANTENNAS
- INSTALL (12) (N) RRHS
- REMOVE ALL (E) CDMA COAX
- INSTALL (12) (N) FIBER OPTIC CABLE USING (E) RE-ROUTED CONDUITS
- INSTALL (1) (N) CONDUIT AND RE-ROUTE (2) (E) CONDUITS
- REMOVE (1) (E) EQUIPMENT RACK
- INSTALL (3) (N) EQUIPMENT RACKS
- INSTALL (1) (N) JUNCTION BOX
- INSTALL (1) (N) GPS ANTENNA
- REMOVE (3) (E) RRHS

PROJECT DESCRIPTION

	PROPERTY LINE		DETAIL REFERENCE
	FENCE LINE		ELEVATION REFERENCE
	HOLLOW METAL FENCE		
	COAXIAL CABLE		
	CABLE TRAY		
	CABLE BRIDGE		
		BTS:	BASE TRANSCEIVER STATION
		CDMA:	CODE DIVISION MULTIPLE ACCESS
		RRH:	REMOTE RADIO HEADS
		GPS:	GLOBAL POSITIONING SYSTEM

LEGEND

APPLICANT:

SPRINT
KRISTIN PRIESAND
9191 TOWNE CENTER DRIVE, SUITE 150
SAN DIEGO, CA 92122

PROPERTY OWNER:

SAN DIEGO GAS AND ELECTRIC
8335 CENTURY PARK COURT, CP 11-D
SAN DIEGO, CA 92123-1569

PROPERTY INFORMATION:

7575 OTHELLO AVENUE
SAN DIEGO, CA 92111

ZONING CLASSIFICATION: IL-2-1

EXISTING CONSTRUCTION TYPE: TYPE II

PROPOSED CONSTRUCTION TYPE: TYPE II

EXISTING OCCUPANCY: B

PROPOSED OCCUPANCY: B

JURISDICTION: CITY OF SAN DIEGO

EXISTING USE: TELECOMMUNICATIONS

PROPOSED USE: TELECOMMUNICATIONS

PARCEL NUMBER:

356-350-47-00

SBE NUMBER:

141-37-103-01

LEASE AREA:

NO INCREASE IN EXISTING LEASE AREA

PROJECT SUMMARY

SHEET DESCRIPTION

T-1	TITLE SHEET	
T-2	SPECIFICATIONS AND NOTES	
T-3	SIGNAGE AND NOTES	
T-4	SDG&E CONSTRUCTION NOTES	
T-5	PHOTO SIMS	
C-1	TOPOGRAPHIC SURVEY	
A-1	OVERALL SITE PLAN	
BMP-1	BEST MANAGEMENT PLAN	
A-2	EXISTING EQUIPMENT & ANTENNA PLANS	
A-3	FINAL EQUIPMENT PLAN	
A-3.1	FINAL ANTENNA PLAN	
A-4	EXISTING ELEVATIONS	
A-5	FINAL ELEVATIONS	
A-6	EQUIPMENT DETAILS	
A-7	EQUIPMENT DETAILS	
A-8	EQUIPMENT DETAILS	
E-1	ELECTRICAL NOTES	
E-2	GROUNDING SCHEMATICS	
E-3	ANTENNA LINE COLOR CODING	
G-1	ANTENNA GROUNDING PLAN	
AAV-1	GROUNDING SCHEMATICS	
AAV-2	ANTENNA LINE COLOR CODING	
AAV-3	ANTENNA GROUNDING PLAN	
L-1	PLANTING PLAN	
L-2	IRRIGATION PLAN	
L-3	IRRIGATION DETAILS	
L-4	LANDSCAPE NOTES AND SPECIFICATIONS	

SHEET INDEX

CALIFORNIA STATE CODE COMPLIANCE

SPRINT PROPOSES THAT ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFIRMING TO THESE 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 REQUIREMENTS

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2016 CALIFORNIA BUILDING CODE.



DIG ALERT
UNDERGROUND SERVICE ALERT
OF SOUTHERN CALIFORNIA

DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS
BEFORE YOU DIG

CODE BLOCK

GENERAL GUIDELINES

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 NEW PROJECT INCLUDING DEMOLITION, ELECTRICAL, MECHANICAL AND STRUCTURAL INSTALLATIONS, AS WELL AS WITH THE SPRINT 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 SPRINT 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 SPRINT 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 SPRINT 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 SPRINT 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 SPRINT 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 SPRINT.

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
O'HARE INTERNATIONAL CENTER
10255 W. HIGGINS ROAD, SUITE 600
ROSEMONT, IL 60018

SMACNA SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
4201 LAFAYETTE CENTER DRIVE
CHATILLY, VA 22021-1209

ITLP INTERNATIONAL INSTITUTE FOR LATH AND PLASTER
820 TRANSFER ROAD
ST. PAUL, MN 55114-1406

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 SPRINT 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 SPRINT, AND THE PROPERTY OWNERS 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 SPRINT 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 SPRINT.

20. THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER AND TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER, SPRINT, 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 SPRINT 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 DAILEY 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 CLEANUP UPON COMPLETION OF WORK. ALL AREAS ARE TO BE LEFT IN A BROOM 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 MARSHALL 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, SPRINT 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 SPRINT.

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.

33. NOTIFY SPRINT PRIOR TO ANY RF OR SITE CONCERNS 1-866-400-6040.
- 210
- 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 SPRINT 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 SPRINT CONSTRUCTION MANAGER IN ADVANCE.

5. AT THE SPRINT CONSTRUCTION MANAGER'S DIRECTION, THE CONTRACTOR SHALL PROVIDE ROOFTOP WALK PADS 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.
- 210
- PENETRATION AT FIRE RATED ASSEMBLIES
1. AT THE SPRINT PROJECT MANAGER'S DIRECTION, THE CONTRACTOR SHALL PROVIDE "HILT" HIGH PERFORMANCE FIRE STOP SYSTEM #F5801 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 RATINQ.
- 210
- WORK ENVIRONMENT
1. CONTRACTOR AND CREW SHALL ABIDE BY THE UNITED STATES DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION STANDARDS (OSHA) AS DESCRIBED IN OSHA'S HANDBOOK OF GUIDELINES.

2. CONTRACTOR AND CREW SHALL ABIDE BY SPRINT SAFETY STANDARDS AS DESCRIBED IN SPRINT'S SAFETY HANDBOOK.

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 SPRINT 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-SP.1.
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 SPRINT 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	YES
BTS UNIT				
ALL EQUIPMENT & CABINETS OTHER THAN THE BTS UNIT				
ANTENNA CABLE, TILT BRACKET, MOUNTING BRACKETS AND ASSOCIATED HARDWARE. CABLE AND CABLE COVERS EXPOSED TO WORK EXPOSED CORROSE AND WINDWAVE, ETC.				
FLASHING UNITS, METAL TRIM AND OTHER METAL SURFACES				
STUCCO, CONCRETE, CONCRETE BLOCK AND CONCRETEOUS TYPE FINISH SYSTEMS				
PLYWOOD, LUMBER AND WOOD TRIM INCLUDING THE BACK SIDE OF ALL SCOTCHBLOK				
DRYWALL				
CONCRETE PILES				
METAL POLES AND METAL POLE STANDOFF				

- 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 - OTM 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 CONDITONER B-46-W21000
TOPCOAT - SUPER PAINT A-80 SERIES A-89 SATIN A-84 GLOSS

WOOD

PRIMER - A-100 EXTERIOR ALKYD W008D PRIMER Y-24W20
TOPCOAT - 2 COATS A-100 LATEX HOUSE & TRIM SHEEN TO MATCH
ADJACENT SURFACES

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 Attachment 10

- 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.

- D. 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 AISI.

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.

- C. CONCRETE

1. STRENGTH: CONCRETE FOR THE PROJECT SHALL HAVE THE FOLLOWING ULTIMATE COMPRESSIVE STRENGTH AT AGE OF 28 DAYS:

LOCATION	STRENGTH	WT.	SLUMP	ADMIXTURE
A. SLAB&FOOTING	3000psi	150pcf	4"	NONE

2. INSPECTION: CONCRETE WITH SPECIFIED STRENGTH GREATER THAN 2500psi SHALL BE CONTINUOUSLY INSPECTED DURING PLACEMENT BY A DEPUTY INSPECTOR EMPLOYED BY A TESTING LABORATORY APPROVED BY THE BUILDING DEPT.

3. REBAR GRADES: REINFORCING STEEL SHALL BE CLEAN PERFORMED BARS CONFORMING TO ASTM A615 AS FOLLOWS:

#4 & SMALLER BARS.....GRADE 40
#5 & LARGER BARS.....GRADE 60
ALL BARS AT CAISSON FOOTING...GRADE 60

4. CEMENT: FOUNDATIONS & SLABS: TYPE V, LOW ALKALI, CONFORMING TO ASTM C-150.
PIER/CAISSON FOOTINGS: TYPE V, LOW ALKALI, CONFORMING TO ASTM C-150.

4. AGGREGATE: USED IN THE CONCRETE SHALL CONFORM TO ASTM C-33. USE ONLY AGGREGATES KNOWN NOT TO CAUSE EXCESSIVE SHRINKAGE. THE MAXIMUM SIZE AGGREGATE IN CONCRETE WORK SHALL BE THE FOLLOWING:

- A. FOUNDATIONS & SLABS 9" OR LESS: 3/4" GRAVEL.
B. PIER/CAISSON FOOTING: 1" GRAVEL.

6. WATER: SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNT OF ACIDS, ALKALIS, ORGANIC MATERIALS AND SHALL BE SUITABLE FOR HUMAN CONSUMPTION.

7. MIXING: PREPARATION OF CONCRETE SHALL CONFORM TO ASTM C-94. NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT UNLESS APPROVED BY A TESTING AGENCY.

8. SEGREGATION OF AGGREGATES: CONCRETE SHALL NOT BE FLOPPED THROUGH REINFORCING STEEL (AS IN WALLS, COLUMNS, CAISSON, AND DROP CAPITALS) SO AS TO CAUSE SEGREGATION OF AGGREGATES. USE HOPPERS, CHUTES, TRUNKS OR PUMP HOSE SO THAT THE FREE UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED 5 FT.

9. SPLICES OF REINFORCING STEEL SHALL BE LAPPED A MINIMUM OF 30 DIAMETERS AND SECURELY WIRED TOGETHER. SPLICES OF ADJACENT REINFORCING BARS SHALL BE STAGGERED WHEREVER POSSIBLE.

10. REAR CLEARANCE: MINIMUM COVERAGE FOR JOISTS, BEAMS, GIRDERS AND COLUMNS SHALL BE TO FACE OF STIRRUPS OR TIES. UNLESS OTHERWISE NOTED, CONCRETE COVERAGE FOR REINFORCING BARS TO FACE OF BAR SHALL BE AS FOLLOWS:

A. CONCRETE IN CONTACT WITH EARTH, UNFORMED	3"
B. CONCRETE IN CONTACT WITH EARTH, FORMED	2"
C. WALL, EXTERIOR FACE	1-1/2"
D. WALL, INTERIOR FACE	1"
E. STRUCTURAL SLABS	3/4"
F. JOISTS	3/4"
G. BEAMS, GIRDERS & COLUMNS	1-1/2"

11. PENETRATIONS: NO SLEEVES OR CHASES SHALL BE PLACED IN BEAMS, SLABS, WALLS AND COLUMNS, EXCEPT THOSE SHOWN ON THE PLANS. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FOR INSTALLATIONS OF ANY ADDITIONAL SLEEVES OR CHASES. ALL PLUMBING, ELECTRICAL AND MECHANICAL OPENINGS SHALL BE SLEEVES. CORING IS NOT ALLOWED UNLESS PRIOR APPROVAL IS OBTAINED FROM THE STRUCTURAL ENGINEER.

12. EMBEDDED ITEMS: CONDUIT PLACED IN A CONCRETE SLAB SHALL NOT HAVE AN OUTSIDE DIAMETER GREATER THAN 1/4 THE THICKNESS OF THE SLAB. CONDUIT SHALL NOT BE EMBEDDED IN A SLAB THAT IS LESS THAN 3-1/2" THICK, UNLESS SLAB IS LOCALLY THICKENED. MINIMUM CLEAR DISTANCE BETWEEN CONDUITS SHALL BE SIX INCHES.

13. ANCHORING: ALL ANCHOR BOLTS, REINFORCING STEEL, DOWELS, INSERTS, ETC., SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE. NO REPOSITIONING DURING CONCRETE POUR IS ALLOWED.

14. CURING: SLABS SHALL BE SPRAYED WITH A CURING COMPOUND IMMEDIATELY AFTER FINISHING. CURING COMPOUNDS USED ON CONCRETE WHERE TILE OR FLOOR COVERING IS TO BE BONDED TO THE CONCRETE SURFACE SHALL BE APPROVED BY THE TILE OR FLOOR COVERING MANUFACTURER. KEEP SLAB WET FOR 7 DAY MINIMUM PERIOD.

15. CONSOLIDATION: ALL CONCRETE SHALL BE VIBRATED AS IT IS BEING PLACED WITH ELECTRICALLY OPERATED VIBRATING EQUIPMENT.

- D. TIMBER

1. ALL FRAMING LUMBER FOR 4X AND LARGER BEAMS SHALL BE NO. 1 GRADE DOUGLAS FIR, S4S, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

2. ALL FRAMING LUMBER FOR 2X RAFTERS AND JOISTS SHALL BE NO.2 GRADE DOUGLAS FIR, S4S, UNLESS NOTED OTHERWISE ON DRAWINGS

3. STRIPPING, BLOCKING, BACKING AND OTHER NON-STRUCTURAL LUMBER SHALL BE NO. 2 OR STD & BTR GRADE DOUGLAS FIR, S4S. 2X4 STUD WALLS SHALL BE D.F. STANDARD & BTR.

5. ROOF PLYWOOD SHALL MATCH EXISTING PLYWOOD SHEATHING WITH A SPAN INDEX RATIO 32/16. EDGE NAIL WITH#8 AT 6" O.C. UNLESS NOTED OTHERWISE ON PLANS. FIELD NAIL WITH #8 AT 12" O.C.

6. PLYWOOD SHEETS SHALL BE LAID WITH THE FACE GRAIN PERPENDICULAR TO REPORTS AND WITH THE EDGES STAGGERED, UNLESS NOTED OTHERWISE ON THE PLANS.

7. PLYWOOD SHALL BE GRADE MARKED BY DFPA, TECO, OR PTL AND SHALL CONFORM TO PS 1-83.

8. THE MAXIMUM MOISTURE CONTENT OF ALL LUMBER SHALL NOT EXCEED 24% AT THE TIME OF INSTALLATION.

9. MINIMUM NAILING SHALL COMPLY WITH TABLE 23-1-q OF BUILDING CODE. ALL NAILS SHALL BE COMMON WIRE NAILS.

10. ALL BOLTS SHALL HAVE STANDARD CUT WASHERS UNDER HEADS AND/OR NUTS WHERE IN CONTACT WITH WOOD.

11. LAG BOLTS SHALL BE SCREWED INTO PLACE, NOT DRIVEN. LAG BOLTS SHALL BE INSTALLED IN PRE-DRILLED HOLES WITH A DIAMETER EQUAL TO 75% DIAMETER OF BOLT.

12. CONNECTORS: ALL SHEET METAL FRAMING CONNECTORS SHOWN IN THE PLANS SHALL BE STRONG CONNECTORS AS MANUFACTURED BY THE SAMSON COMPANY. SUBSTITUTIONS MAY BE MADE WHEN APPROVED BY THE STRUCTURAL ENGINEER.

13. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE WOLMANIZED PRESSURE TREATED LUMBER OR A NATURALLY DECAY RESISTANT LUMBER SUCH AS REDWOOD OR CEDAR.

14. ALASKAN YELLOW CEDAR GLUE-LAMINATED BEAMS
A. LUMBER SPECIES: ALASKAN YELLOW CEDAR (A.C.) CONFORMING TO 20F-V12
B. STRENGTH PROPERTIES:
Fb BOTTOM FIBER BENDING STRESS 2000psi MIN.
Ft TOP FIBER BENDING STRESS 1000psi MIN.
Fv SHEAR STRESS 190psi MIN.
Fc COMPRESSION STRESS PERPENDICULAR TO GRAIN 560psi MIN.
E MODULES ELASTICITY 1400ksi MIN.
C. CAMBER TO RADIUS OF 1600" U.O.N.
D. ALL GLB'S SHALL BE FABRICATED WITH EXTERIOR GLUE.
E. MANUFACTURE OF GLB'S SHALL CONFORM TO THE UBC.
F. GLU-LAM MATERIAL SHALL BE IN ACCORDANCE WITH ANSI/AITC A190.1 AND ASTM D3737.



PROJECT INFORMATION:

OTHELLO
(SYNERGY CA6441)

SD73XC165

7575 OTHELLO AVENUE
SAN DIEGO, CA 92111

ISSUED DATE:

06/19/2017

ISSUED FOR:

SDGE COMMENTS

REVISIONS			
REV.	DATE	DESCRIPTION	INIT.
5	11/17/14	100% CD SD&GE REVIEW	RKS
6	03/19/15	PLAN REVIEW COMMENTS	RKS
7	05/15/15	SDGE COMMENTS	RKS
8	01/27/17	CITY COMMENTS	BJK
9	05/02/17	LANDSCAPE PLANS ADDED	DV
10	05/22/17	SD&GE PLAN REVIEW COMMENTS	GC
11	06/13/17	PLAN CHECK AND COMMENTS	GC

LICENSURE:



SHEET TITLE:

SPECIFICATIONS
& NOTES

SHEET NUMBER:

REVISION:

T-2

11

BATTERY INFORMATION/ NOTES:

BATTERY MFG:	EAST PENN MANUFACTURING	A. QUANTITIES OF 500 GALLONS OR LESS ARE EXEMPT PER TABLE 3-E OF THE 1997 U.B.C.
MODEL NUMBER:	12AVR-14SL	B. SINGLE VASSEL CAPACITIES OF 19 GALLONS OR LESS, AND AGGREGATE QUANTITIES NOT IN EXCESS OF 100 GALLONS ARE EXEMPT PER ARTICLE 64 OF THE 2007 C.F.C.
ELECTROLYTE CONTENT PER BATTERY:	2.17 GALLONS	C. QUANTITIES LESS THAN 50 GALLONS ARE EXEMPT FROM C.F.C. ARTICLE 80, AND SHALL NOT REQUIRE REMIT.
ELECTROLYTE HAZARD CLASSIFICATION PER '07 C.F.C. (8.7% SULFURIC ACID):	CORROSIVE	D. ANY CHANGES OR ADDITIONS TO BACK-UP BATTERIES MUST COMPLY WITH 2007 C.F.C. ARTICLE 64, AND SHALL NOT CONTAIN ELECTROLYTE QUANTITIES IN EXCESS OF 50.
NUMBER OF BATTERIES TO BE INSTALLED:	20 MAX (20 PER CABINET)	
TOTAL ELECTROLYTE CONTAINED ON SITE (2.17 X 20):	43.4 GALLONS MAX	

FIRE DEPARTMENT NOTES:

- FIRE DEPARTMENT FINAL INSPECTION REQUIRED. SCHEDULE INSPECTION 2 DAYS IN ADVANCE.
- A CFC PERMIT TO OPERATE BATTERY SYSTEMS WITH STATIONARY LEAD-ACID BATTERIES IS NOT REQUIRED FOR THE QUANTITIES ON SITE.
- A CFC PERMIT MAY BE REQUIRED FOR THE HAZARDOUS MATERIALS ON SITE.
- A HAZARDOUS MATERIALS IDENTIFICATION SIGN IS REQUIRED FOR ALL ENTRANCES INTO BATTERY STORAGE AREAS. LETTERS MUST BE AT LEAST 1" IN HEIGHT AND IN A COLOR WHICH CONTRASTS TO THE BACKGROUND OF THE SIGN AND LIST THE FOLLOWING:

CLASS 1 WATER REACTIVE LIQUID
TOXIC LIQUID
CORROSIVE LIQUID
OTHER HEALTH HAZARD LIQUID

- AN APPROVED METHOD TO NEUTRALIZE SUPPLIED ELECTROLYTE SHALL BE PROVIDED IN THE BATTERY ROOM.
- BATTERIES SHALL BE PROVIDED WITH SAFETY VENTING CAPS.
- LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE UNIFORM FIRE CODE STANDARD 10-1 AND PLACEMENT IS SUBJECT TO APPROVAL OF THE INSPECTOR.
- STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES, AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS.
- EXIST DOORS SHALL BE ABLE TO OPEN FROM THE INSIDE WITHOUT THE USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- ADDRESS NUMBERS SHALL BE A MINIMUM 6 INCHES HIGH AND PLAINLY VISIBLE FROM ROADWAY BUILDING IS ADDRESSED ON.
- REQUIRED SIGNAGE SHALL INCLUDE LETTERING HEIGHT OF AT LEAST ONE INCH, IN A COLOR THAT CONTRASTS TO THE SIGN BACKGROUND, AND SHALL BE PROMINENTLY DISPLAYED.
- REQUIRED SIGNAGE SHALL INCLUDE BUT MAY NOT BE LIMITED TO, APPLICABLE TYPES FROM EXAMPLES SHOWN HEREIN: SEE DETAILS 1, 2, AND 3.

NOTES

NOT USED (SIGNAGE NOT REQUIRED BY SDG&E)



REQUIRED NFPA SIGNAGE

Attachment 10

IN CASE OF
EMERGENCY
— CALL —
1-866-400-6040

SITE NUMBER: SD73XC165
SITE NAME: OTHELLO (SYNERGY CA6441)

EMERGENCY CONTACT SIGNAGE

SITE IDENTIFICATION SIGNAGE

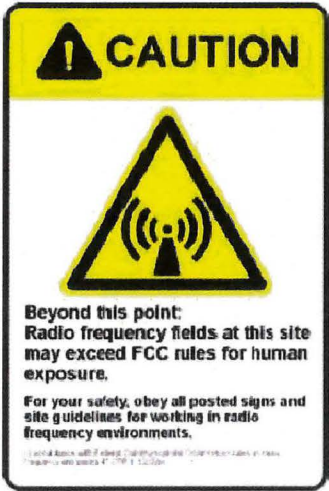
3



4

HAZARDOUS MATERIAL SIGNAGE

2

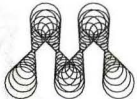


NOTE:
LIGHTING MAY BE MAINTAINED BY CITY WORKERS. APPROPRIATE SIGNS SHALL BE INSTALLED TO NOTIFY EMPLOYEES WORKING ON THE LIGHT STANDARD THAT A HAZARD EXISTS AND THE LOCATION OF THE HAZARD. PLACE APPROPRIATE SIGNS PER CAL-OSHA REQUIREMENTS.

5

RF SIGNAGE

1



m.squared
ENGINEERS
1387 CALLE AVANZADO
SAN CLEMENTE, CA 92673

PROJECT INFORMATION:

OTHELLO
(SYNERGY CA6441)

SD73XC165

7575 OTHELLO AVENUE
SAN DIEGO, CA 92111

ISSUED DATE:

06/19/2017

ISSUED FOR:

SDGE COMMENTS

REVISIONS

REV.	DATE	DESCRIPTION	INIT.
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9	05/02/17	LANDSCAPE PLANS ADDED	DV
10	05/22/17	SDG&E PLAN REVIEW COMMENTS	GC
11	06/13/17	PLAN CHECK AND COMMENTS	GC

LICENSURE:



SHEET TITLE:

SIGNAGE & NOTES

SHEET NUMBER:

T-3

REVISION:

11

Attachment 10

BACKFILL NOTES:

ANTENNA GENERAL INSTALLATION/CONSTRUCTION NOTES:

1. NEW STEEL (EXCEPT PIPE) SHALL CONFORM TO THE REQUIREMENTS OF THE "STANDARDS SPECIFICATION FOR STRUCTURAL STEEL" ASTM A36 (36 KSI YIELD POINT MATERIAL).
2. NEW STEEL PIPE SHALL CONFORM TO THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS FOR THE PIPE, STEEL, BLACK AND HOT DIPPED, ZINC COATED, WELDED AND SEAMLESS" ASTM A53 TYPE E OR S GRADE B (35 KSI YIELD POINT MATERIAL) OR THE "STANDARD SPECIFICATIONS FOR HOT FORMED WELDED AND SEAMLESS CARBON STEEL STRUCTURAL TUBING" ASTM A 501 (36 KSI YIELD POINT MATERIAL). PIPE SHALL BE GALVANIZED INSIDE AND OUTSIDE.
3. NO HOLES SHALL BE MADE IN ANY STEEL MEMBERS OF SDG&E STEEL TRANSMISSION STRUCTURES UNLESS OTHERWISE AUTHORIZED BY SDG&E. SAID AUTHORIZATION SHALL BE IN WRITING. NO HOLE BURNING SHALL BE ALLOWED.
4. NEW BOLTS SHALL CONFORM TO THE REQUIREMENTS FOR THE "SPECIFICATIONS FOR HIGH STRENGTH BOLTS FOR STRUCTURAL STEEL JOINTS" ASTM A325. ALL HOLES FOR BOLTS SHALL BE 1/16 INCH LARGER THAN THE BOLT DIAMETER WITH AN EDGE DISTANCE OF AT LEAST 1 3/4 TIMES THE BOLT DIAMETER AND A SPACING OF AT LEAST 3 TIMES THE BOLT DIAMETER. ALL BOLTS SHALL BE PROVIDED WITH PAL-NUTS OR LOCK NUTS.
5. NO WELDING ON ANY STEEL MEMBERS OF SDG&E STEEL TRANSMISSION STRUCTURES UNLESS OTHERWISE AUTHORIZED BY SDG&E. SAID AUTHORIZATION SHALL BE IN WRITING. ALL NEW STEEL SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION. GALVANIZING SHALL CONFORM TO THE REQUIREMENTS OF THE "SPECIFICATION FOR ZINC (HOT-GALVANIZED) COATING ON PRODUCTS FABRICATED FROM ROLLED, PRESSED AND FORGED STEEL SHAPES, PLANES, BARS, AND STRIP ASTM A123, AND THE "SPECIFICATION FOR ZINC-COATING (HOT-DIP) ON ASSEMBLED STEEL PRODUCTS" ASTM A386.
6. NOT USED
7. BOLTS SHALL BE GALVANIZED ACCORDING TO THE "STANDARD SPECIFICATIONS FOR ZINC-COATING (HOT-DIP) ON IRON AND STEEL HARDWARE" ASTM A153.
8. INFORMATION WAS TAKEN FROM EXISTING TOWER STRUCTURAL DRAWINGS. SDG&E HAS NOT MADE FIELD INSPECTION TO VERIFY TOWER MEMBER SIZE AND DIMENSIONS. IF THE EXISTING CONDITIONS ARE NOT AS REPRESENTED AS SHOWN ON DRAWINGS, SDG&E SHOULD BE CONTACTED IMMEDIATELY TO RE-EVALUATE THE STRUCTURAL INTEGRITY OF THE TOWER.
9. KNOWLEDGEABLE WORKMEN WITH TOWER CONSTRUCTION EXPERIENCE SHOULD ACCOMPLISH ANY STRUCTURAL MODIFICATION WORK SPECIFIED ON THESE SKETCHES.
- 9.A. ONLY QUALIFIED COMMUNICATION LINE WORKERS OR QUALIFIED ELECTRICAL WORKERS ARE PERMITTED TO INSTALL, CONNECT, MAINTAIN, AND WORK ON ANTENNAS INSTALLED BELOW THE ELECTRIC SUPPLY LINES ON SDG&E'S STRUCTURES, AS DEFINED PER CPUC GO 95.
- 9.B. CARRIER'S OR CONTRACTOR'S ONSITE EMPLOYEES WORKING WITHIN TWENTY (20) FEET OF ANY ELECTRICAL CONDUCTOR ON SDG&E'S STRUCTURES MUST MEET THE DEFINITION OF "QUALIFIED ELECTRICAL WORKER" PER CCR TITLE 8, §2700.
- 9.C. A QUALIFIED PERSON WHO BY REASON OF A MINIMUM OF TWO YEARS OF TRAINING AND EXPERIENCE WITH HIGH-VOLTAGE CIRCUITS AND EQUIPMENT AND WHO HAS DEMONSTRATED BY PERFORMANCE FAMILIARITY WITH THE WORK TO BE PERFORMED AND THE HAZARDS INVOLVED.
- 9.D. THESE WORKERS MUST BE CERTIFIED ANNUALLY BY THE EMPLOYER TO DEMONSTRATE THE SKILLS REQUIRED TO WORK SAFELY IN THE ELECTRIC SUPPLY SPACE PER 29 CFR §1910.269.
10. DRAWINGS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
11. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE STABILITY AND SAFETY OF THE TOWER AND PIPE RISER AND THE ADEQUACY OF TEMPORARY OR INCOMPLETE CONNECTIONS DURING CONSTRUCTION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INITIATING, MAINTAINING AND SUPERVISING OF ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THIS INCLUDES WHATEVER PROVISIONS NEED TO BE TAKEN TO PROTECT THE PROPERTY IN THE VICINITY OF THE TOWER DURING CONSTRUCTION.
13. THE STRUCTURAL ANALYSIS ASSUMES THAT ALL TOWER COMPONENTS ARE IN BRAND-NEW CONDITION. NO ALLOWANCE WAS MADE FOR ANY DAMAGED, MISSING OR RUSTED MEMBERS. IF ANY OF THESE CONDITIONS ARE DISCOVERED THE CONTRACTOR SHALL BRING THEM TO THE ATTENTION OF SDG&E.
14. THE TOWER HAS BEEN ANALYZED ACCORDING TO THE ELECTRIC UTILITY'S REQUIREMENTS. IF THE TOWER MOUNT OWNER OR LOCAL OR STATE AGENCIES REQUIRE A HIGHER DIVISION WIND VELOCITY, AND/OR ICE CONDITIONS, SDG&E SHOULD BE MADE AWARE OF THESE REQUIREMENTS.
15. DURING CONSTRUCTION THE CONTRACTOR SHALL COORDINATE WITH THE ELECTRIC UTILITY AND CORDON OFF AREAS BELOW AND AROUND THE WORK TO PREVENT INJURY TO PERSONS AND/OR PROPERTY BELOW. DAMAGE RESULTING FROM THE CONSTRUCTION WORK SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
16. DRAWINGS SHOULD SHOW DETAILS OF THE FABRICATED MATERIAL AS WELL AS DETAILS OF ATTACHING THIS NEW MATERIAL TO AN EXISTING STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR ATTACHING MATERIAL TO THE EXISTING STRUCTURE AT LOCATIONS SPECIFIED. THE CONTRACTOR SHALL FIELD VERIFY THAT THE SPECIFIED LOCATIONS WILL HAVE PROPER FIT AND CLEARANCE. SDG&E SHOULD BE CONTACTED IF THE EXISTING CONDITIONS ARE DIFFERENT THAN THOSE SPECIFIED BY SDG&E.
17. ALL FIELD CUT SURFACES, FIELD DRILLED HOLE SURFACES, AND DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED WITH "GALVANOX" PAINT OR EQUAL.
18. THE MINIMUM EDGE DISTANCE FOR ALL HORIZONTAL BRACING MEMBERS USED TO CONNECT THE PIPE RISER TO THE EXISTING LATTICE STRUCTURE SHALL BE 1.25" FOR 5/8" DIAMETER BOLTS AND 1.25" FOR 3/4" DIAMETER BOLTS. MINIMUM EDGE DISTANCE BEING DEFINED AS THE MINIMUM DIMENSION PARALLEL TO THE LONG AXIS OF THE BRACING MEMBERS, WHICH EXTENDS FROM THE EDGE OF METAL TO THE CENTERLINE OF THE CONNECTION HOLE.
19. PCS SYSTEM GROUNDING CAN BE TIED TO THE TOWER GROUNDING SYSTEM. PROTECTION FROM FAULT OCCURRENCE IS THE SOLE RESPONSIBILITY OF THE PCS CARRIER. ALL OBJECTS MOUNTED ON ANY SDG&E STRUCTURE SHALL BE GROUNDED OR ELECTRICALLY CONNECTED TO THE STEEL STRUCTURE.

BACKFILL MATERIAL SHALL MEET THE GOVERNMENTAL (PERMITTING) AGENCIES REQUIREMENTS AND SDG&E STANDARDS. THE SAND USED FOR ONE SACK SLURRY OR TWO SACK, IF REQUIRED BY GOVERNMENTAL AGENCIES, MUST MEET THE CONCRETE SAND SPECIFICATION LISTED IN THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK) AND CONTAIN NO GRAVEL. SLURRY MUST BE FIRM BEFORE A PAVEMENT CONCRETE CAP IS INSTALLED. SLURRY IS TYPICALLY USED FOR BACKFILLING AROUND SUBSTRUCTURES, UNDER EQUIPMENT PADS, FOR TRENCHES IN EXISTING PAVED AREAS, AND UNDER CONCRETE OR PAVED DRIVEWAYS.

IT MAY NOT BE APPROPRIATE TO USE ONE SACK SLURRY UNDER THE FOLLOWING CIRCUMSTANCES:

- GOVERNMENTAL AGENCIES DO NOT ALLOW ONE SACK OR MAY REQUIRE TWO SACK SLURRY BACKFILL.
- INACCESSIBILITY OF CONCRETE TRUCKS DELIVERING SLURRY.
- WHEN SLURRY IS NOT COST EFFECTIVE.
- NEW RESIDENTIAL SUBDIVISIONS, SINGLE FAMILY RESIDENCE SERVICE TRENCH.
- SHALLOW WELD HOLES, POT HOLES, ETC.

1. ACCESS REQUIREMENTS


- A. FOR GATED ACCESS, CARRIER MUST INSTALL ITS MARKED LOCK IN A DAISY-CHAIN WITH EXISTING LOCKS AND MUST NOT OVERLOCK OTHER LOCKS.

2. LANDSCAPING, IRRIGATION AND MAINTENANCE

- A. ALL LANDSCAPING MUST BE APPROVED BY SDG&E.
- B. LANDSCAPING, AS APPROVED, SHALL BE RESTRICTED TO NON-NATIVE PLANTS, WITH THE EXCEPTION OF TOYON (OTHER NAMES: CHRISTMAS-BERRY, CALIFORNIA HOLLY).
- C. NO LANDSCAPING MAY BE PLANTED WITHIN TWO (2) FEET OF THE CARRIER'S EQUIPMENT ENCLOSURE.
- D. CARRIER IS RESPONSIBLE AT ALL TIMES FOR KEEPING A TWO-FOOT BORDER CLEAR OF WEEDS AND DEBRIS AROUND ITS EQUIPMENT ENCLOSURE.

3. GENERAL ENVIRONMENTAL REQUIREMENTS

- A. VEHICLES MUST BE KEPT ON ACCESS ROADS. A 15 MILE-PER-HOUR SPEED LIMIT SHALL BE OBSERVED ON DIRT ACCESS ROADS TO ALLOW REPTILE SPECIES TO DISPERSE. VEHICLES MUST BE TURNED AROUND IN ESTABLISHED OR DESIGNATED AREAS ONLY.
- B. NO WILDLIFE, INCLUDING RATTLESNAKES, MAY BE HARMED, EXCEPT TO PROTECT LIFE AND LIMB.
- C. FIREARMS SHALL BE PROHIBITED ON THE RIGHTS-OF-WAY EXCEPT FOR THOSE USED BY SECURITY PERSONNEL.
- D. FEEDING OF WILDLIFE IS NOT ALLOWED.
- E. CARRIER'S AND CONTRACTOR'S PERSONNEL ARE NOT ALLOWED TO BRING PETS ON THE RIGHTS-OF-WAY IN ORDER TO MINIMIZE HARASSMENT OR KILLING OF WILDLIFE AND TO PREVENT THE INTRODUCTION OF DESTRUCTIVE DOMESTIC ANIMAL DISEASES TO NATIVE WILDLIFE POPULATIONS.
- F. PARKING OR DRIVING UNDERNEATH OAK TREES IS NOT ALLOWED IN ORDER TO PROTECT ROOT STRUCTURES EXCEPT IN ESTABLISHED TRAFFIC AREAS.
- G. PLANT OR WILDLIFE SPECIES MAY NOT BE COLLECTED FOR PETS OR FOR ANY OTHER REASON.
- H. LITTERING IS NOT ALLOWED. CARRIER'S PERSONNEL SHALL NOT DEPOSIT OR LEAVE ANY FOOD OR WASTE ON THE RIGHTS-OF-WAY OR ADJACENT PROPERTY.
- I. WILDFIRES SHALL BE PREVENTED OR MINIMIZED BY EXERCISING CARE WHEN DRIVING AND BY NOT PARKING VEHICLES WHERE CATALYTIC CONVERTERS CAN IGNITE DRY VEGETATION. IN TIMES OF HIGH FIRE HAZARD, IT MAY BE NECESSARY FOR TRUCKS TO CARRY WATER AND SHOVELS, OR FIRE EXTINGUISHERS IN THE FIELD. THE USE OF SHIELDS, PROTECTIVE MATS, OR OTHER FIRE PREVENTION METHODS SHALL BE USED DURING GRINDING AND WELDING TO PREVENT OR MINIMIZE THE POTENTIAL FOR FIRE. CARE SHOULD BE EXHIBITED WHEN SMOKING IN NATURAL HABITATS.
- J. CARRIER'S AND CONTRACTOR'S FIELD CREWS SHALL REFER ENVIRONMENTAL ISSUES INCLUDING WILDLIFE RELOCATION, DEAD OR SICK WILDLIFE, HAZARDOUS WASTE, OR QUESTIONS ABOUT AVOIDING ENVIRONMENTAL IMPACTS TO THE CARRIER'S ENVIRONMENTAL FIELD MONITOR. BIOLOGISTS OR EXPERTS IN WILDLIFE HANDLING MAY NEED TO BE BROUGHT IN BY THE CARRIER'S ENVIRONMENTAL FIELD MONITOR FOR ASSISTANCE WITH WILDLIFE RELOCATIONS.
- K. CARRIER'S AND CONTRACTOR'S FIELD CREWS SHALL COMPLY WITH THE ENVIRONMENTAL FIELD PROTOCOLS (SEE ATTACHMENT D).



Environmental Programs

Environmental Release

eTS Number

29055 01

Project Name

Sprint Cell Retrofit, Z96228, San Diego

SDGE Work Flow Nbr (e.g. DPSS, Facility(s) and/or Task Tracker)

NA |

Client/Project Manager (Contact)

Still, Myles
619-767-7882

Date of Release

12/12/2014

Release Expiration Date

12/12/2017

Requestor

Hernandez, John

Environmental Lead (Contact)

Click, Karen

To the extent this Release is provided to Contractor for the performance of the project or services described herein, it is Contractor's own and sole responsibility to understand, interpret and comply with all applicable federal, state or local laws, rules, regulations, including any orders or guidance from any governmental or quasi-governmental authority with jurisdiction over this project ("Laws"). Company disclaims all responsibility or liability with respect to Contractor's understanding or interpretation of Laws based on the information provided in this document, and Contractor shall not rely upon or use this Release to understand, interpret or comply with the Laws.

SDGE Sustainability Message: 4th Quarter

Recycle alkaline, rechargeable, cell phone, and other batteries. Do not discard, these are not permitted in landfills. Batteries contain heavy metals that pollute the environment. Remember to tape the contact ends for safe storage until they are recycled

Construction Requirements: Contact the applicable environmental specialist from the belows

A

A biological (biologist) monitor is required: **NO**

B

A cultural (archaeologist) monitor is required: **NO**

C

A storm water monitor is required: **NO**

D

An aquatic monitor is required: **NO**

E

A land use monitor is required: **NO**

F

An air resources monitor is required: **NO**

G

A paleontological monitor is required: **NO**

Preconstruction Requirements: Pre-Construction Survey required. **NO** A Pre-Construction Environmental Tailgate Training is required. **NO** Notify Environmental Lead at least 2 weeks prior to scheduled construction date. **NO**

PROJECT DESCRIPTION AS RELEASED: Sprint Cellular Attachment Retrofit (Othello) SD73XC165 This PROJECT IS NOT ON FEDERAL OR STATE PROPERTY. This will be a retrofit of an existing Sprint Cellular Attachment on a SDGE lattice tower. This tower (Z96228) is situated on SDGE fee property, the proposed underground trench will be the only ground disturbance needed for the retrofit. Trench will be +/- 150 feet in length and is in a disturbed land area of grass. No project activities by SDGE. All digging by customer

Project General Construction Constraints

- Based on the project description provided by the client, no ground disturbance (digging) by SDGE&E is proposed, or approved for this project

This project release applies only to the project as described and scoped. If there is a change in the scope and the project does not match the description, contact the environmental lead immediately because this release is no longer valid.

A. BIOLOGICAL RESOURCES

Env. Specialist: Ronald Freeman - 619-322-2572

Last Field Survey: N/A

Verification Survey Required After: N/A

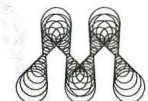
Project Specific Constraints: NONE General Constraints:

- Work crews should follow the operational protocols, as stated in SDGE&E NCCP (Section 7.1 Operational Protocols), to avoid, minimize, or mitigate impacts to resources as a result of project-related activities.
- Crews shall carefully inspect all trees and shrubs that will be affected by SDGE&E activities for active bird nests. No active nests or their occupants shall be harmed. If active nests are identified, the crew shall stop work and contact the Natural Resource lead

B. CULTURAL RESOURCES

Env. Specialist: Rachel Ruston - 619-922-6786

Project Specific Constraints: NONE General Constraints: NONE	
<ul style="list-style-type: none"> CONFIDENTIAL INFORMATION: Information about archaeological site locations and discoveries is confidential and should not be shared with anyone. This information is protected by federal, state, and local laws and violations can result in fines and imprisonment. It is illegal to make or give out maps that show locations of archaeological sites or to tell people where a site is located. Project information provided to protect archaeological sites cannot be shared discussed or disclosed. Discovery of archaeological or historical objects or features. These objects or features may be buried under fill or pavement, or may be on the surface (for example, old cans or bottles, bone, or pottery sherds) must be reported to the Cultural Resources Env. Specialist immediately for evaluation. 	
WATER RESOURCES	
C. Stormwater	Env. Lead: Karen Click - 859-637-3718
Project Specific Constraints: NONE General Constraints: NONE	
<ul style="list-style-type: none"> Crews will use appropriate BMP's per SOG&E BMP Manual 	
DISCHARGES:	
<ul style="list-style-type: none"> If a non-stormwater discharge (A non-stormwater discharge is anything but rain. For example, a broken sprinkler head, water leaking from baker tank, fuel leaks, ground water dewatering, etc.) occurs, the Stormwater Contact shall be notified. 	
SPILLS:	
<ul style="list-style-type: none"> If a small, localized spill occurs, such as vehicle leak, it should be cleaned-up with a spill kit and the Stormwater Contact shall be notified. 	
D. Aquatic Resources	Env. Lead: Karen Click - 859-637-3718
Project Specific Constraints: NONE General Constraints: NONE	
E. LAND USE	Env. Lead: Karen Click - 859-637-3718
Project Specific Constraints: NONE General Constraints: NONE	
F. AIR RESOURCES	Env. Lead: Karen Click - 859-637-3718
Project Specific Constraints: NONE General Constraints: NONE	
G. PALEONTOLOGICAL RESOURCES	Env. Specialist: Rachel Ruston - 619-022-6796
Project Specific Constraints: NONE General Constraints: NONE	
H. RELEASE (SPILL AND DISCHARGE) REPORTING GUIDANCE	Env. Lead: Karen Click - 859-637-3718 or Contact Environmental Operations via SOG&E Trouble
Project Specific Constraints: NONE General Constraints: NONE	
Release: NONE	
I. Other Discipline Resources	Env. Lead: Karen Click - 859-637-3718
Project Specific Constraints: NONE General Constraints: NONE	



m.squared
ENGINEERS
1387 CALLE AVANZADA
SAN CLEMENTE, CA 92663

PROJECT INFORMATION:

OTHELLO
(SYNERGY CA6441)

SD73XC165






7575 OTHELLO AVENUE
SAN DIEGO, CA 92111

ISSUED DATE:

06/19/2017

ISSUED FOR

SDGE COMMENTS

REVISIONS			
REV.	DATE	DESCRIPTION	INIT.
5	11/17/14	100% CD SDG&E REVIEW	RKS
	03/19/15	PLAN REVIEW COMMENTS	RKS
7	05/15/15	SDGE COMMENTS	RKS
	01/27/17	CITY COMMENTS	BJK
	05/02/17	LANDSCAPE PLANS ADDED	DV
	05/22/17	SDG&E PLAN REVIEW COMMENTS	GC
	06/13/17	PLAN CHECK AND COMMENTS	GC

LICENSURE:



SHEET TITLE:

SDG&E SPECIFICATIONS & NOTES

SHEET NUMBER

REVISION:

T-4

11

NOTE:
PRIOR TO THE ISSUANCE OF ANY
CONSTRUCTION PERMIT THE PERMITTEE
SHALL SUBMIT A WATER POLLUTION
CONTROL PLAN (WPCP). THE WPCP
SHALL BE PREPARED IN ACCORDANCE
WITH THE GUIDELINES IN APPENDIX E OF
THE CITY'S STORM WATER STANDERS.

NOTE:
PRIOR TO THE ISSUANCE OF ANY
CONSTRUCTION PERMIT, THE
PERMITTEE SHALL INCORPORATE ANY
CONSTRUCTION BEST MANAGEMENT
PRACTICES NECESSARY TO COMPLY
WITH CHAPTER 14, ARTICLE 2, DIVISION
1, (GRADING REGULATIONS) OF THE SAN
DIEGO MUNICIPAL CODE, INTO THE
CONSTRUCTION PLANS OR
SPECIFICATIONS.

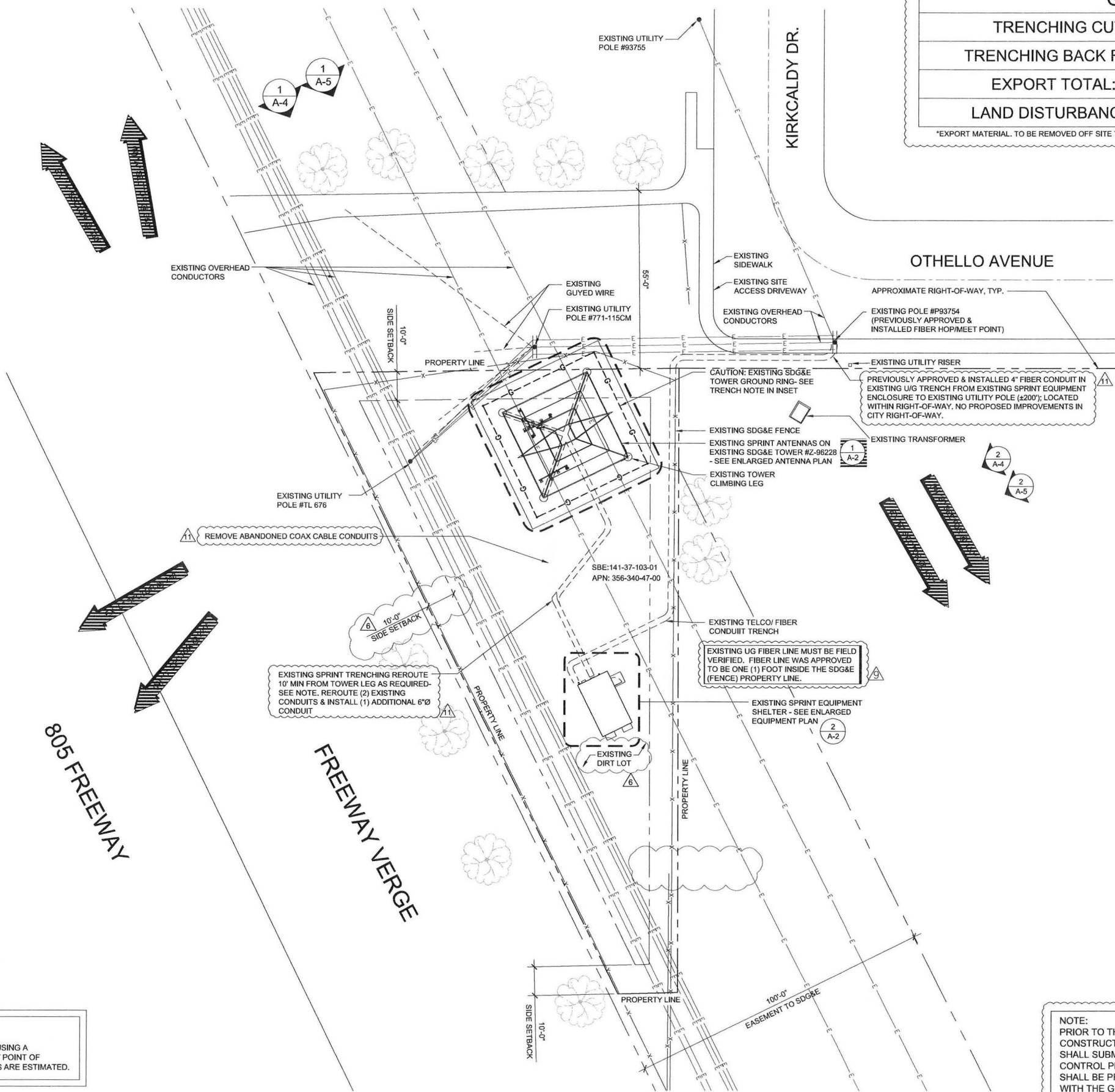
NOTE:
NO TRENCHING WITHIN 5 FEET OF
EXISTING UTILITY POLES OR
CONDUITS UNLESS THE TRENCHING
IS NECESSARY FOR THE INSTALLATION
OF NEW UTILITY POLES OR CONDUITS.
NO TRENCHING WITHIN 10 FEET OF
TOWER LEGS OR TOWER LEGS ONLY
WITHIN 10 FEET OF THE TOWER.

NOTE:
NO OPEN TRENCH AFTER WORKING
HOURS. ALL TRENCHES SHALL BE
INSTALLED.

DISCLAIMER NOTE:
MSQUARED ENGINEERS HAS GENERATED A SITE PLAN WITHOUT USING A
TOPOGRAPHIC SURVEY. PROPERTY LINES, POWER/TELCO UTILITY POINT OF
CONNECTIONS/ROUTES AND EASEMENT SHOWN ON THESE PLANS ARE ESTIMATED.

IMPORTANT NOTE: INSTALLERS TO VERIFY LATEST RF DATA SHEET AND PLUMBING/WIRING DIAGRAMS, PRIOR TO INSTALLATION.

OVERALL SITE PLAN



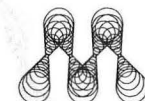
NOTE:
PRIOR TO THE ISSUANCE OF ANY
CONSTRUCTION PERMIT THE PERMITTEE
SHALL SUBMIT A WATER POLLUTION
CONTROL PLAN (WPCP). THE WPCP
SHALL BE PREPARED IN ACCORDANCE
WITH THE GUIDELINES IN APPENDIX E OF
THE CITY'S STORM WATER STANDARDS.

20' 0 10' 20' SCALE: 1" = 20'-0" (24x36)
(OR) 1/2" = 20'-0" (11x17)



GRADING TABLE	
TRENCHING CUT:	18 CU YDS
TRENCHING BACK FILL:	16 CU YDS
EXPORT TOTAL:	2 CU YDS
LAND DISTURBANCE:	319 SQFT

*EXPORT MATERIAL. TO BE REMOVED OFF SITE TO A CITY APPROVED LOCATION



1387 CALLE AVANZADO
SAN CLEMENTE, CA 92673

PROJECT INFORMATION:

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SD73XC165

7575 OTHELLO AVENUE
SAN DIEGO, CA 92111

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11	06/13/17	PLAN CHECK AND COMMENTS	GC	

LICENSURE:



SHEET TITLE:


OVERALL SITE PLAN

SHEET NUMBER:

A-1

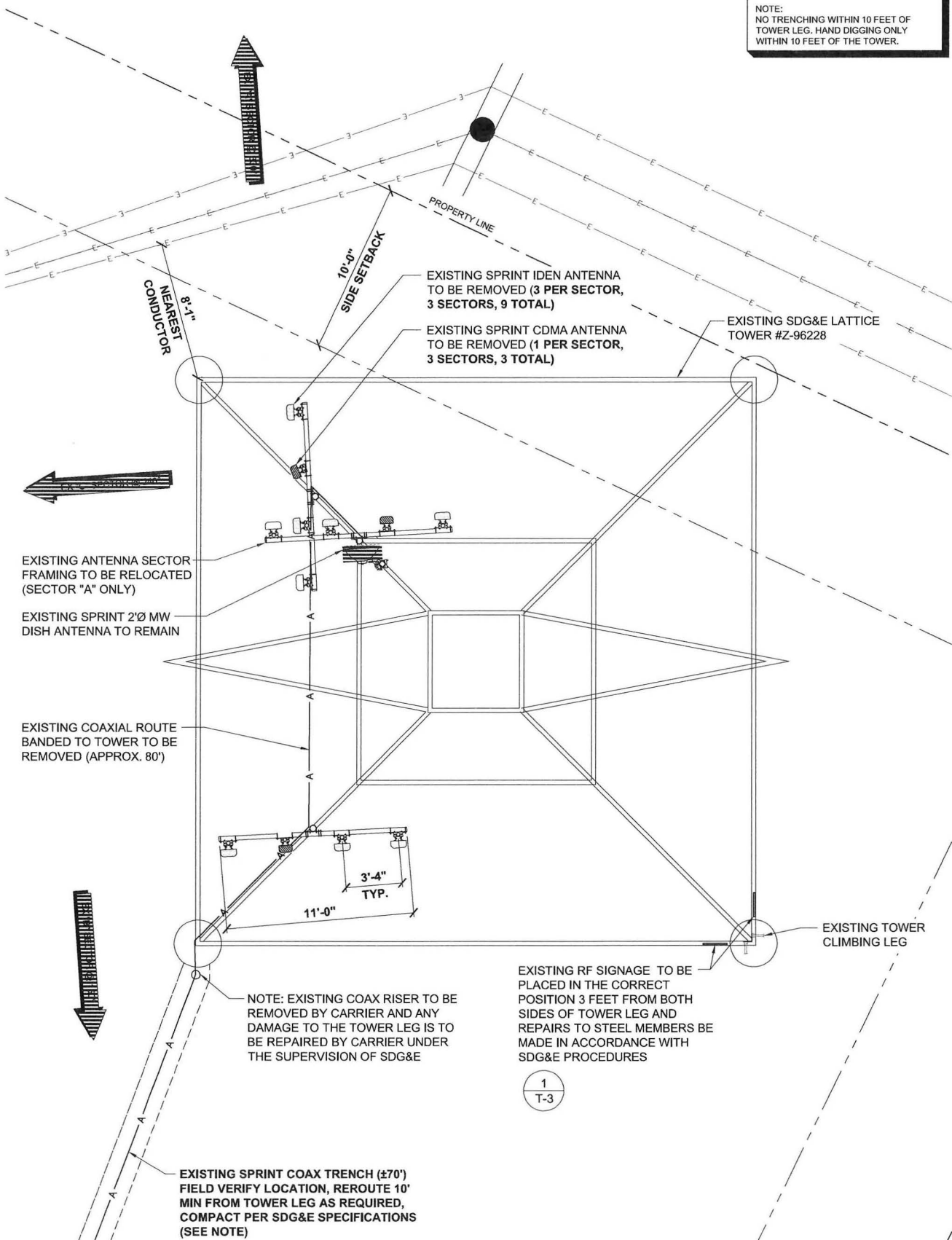
REVISION:

11

	11
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TRENCH NOTE:
BACKFILL ALL TRENCH WITHIN SDG&E EASEMENT OR ON SDG&E PROPERTY, OR TRENCH CONTAINING ELECTRIC SERVICE CONDUIT REGARDLESS OF LOCATION, PER SDG&E REQUIREMENTS.

NOTE:
NO TRENCHING WITHIN 10 FEET OF TOWER LEG. HAND DIGGING ONLY WITHIN 10 FEET OF THE TOWER.



EXISTING ANTENNA PLAN

0 1' 2' 4' SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)



NORTH

1

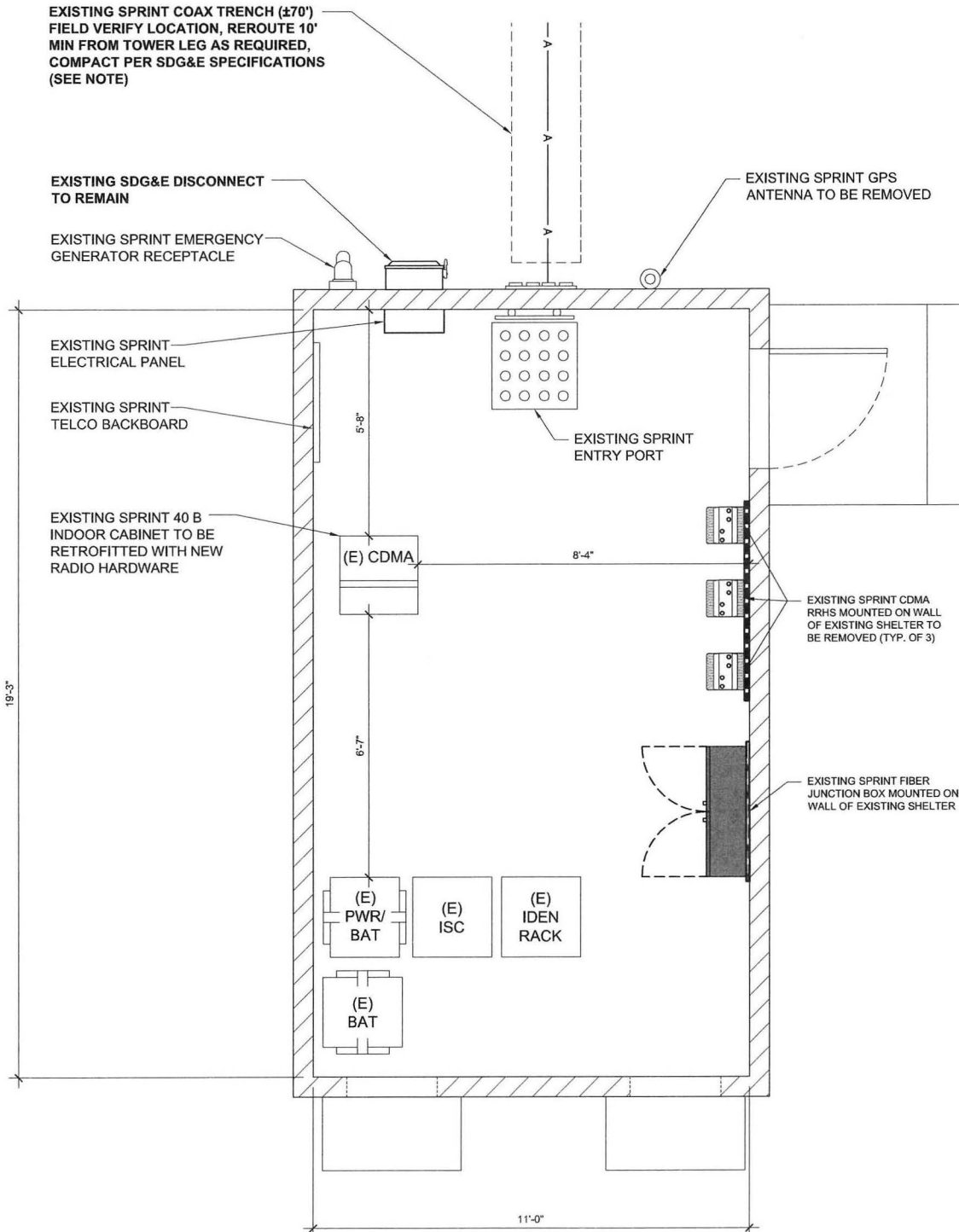
EXISTING EQUIPMENT PLAN

NOTE:

1. ALL EXISTING EQUIPMENT & ANTENNAS THAT ARE BEING REPLACED/REMOVED ARE TO BE REMOVED FROM THE SITE AFTER COMPLETION OF ALL WORK.
2. ALL EXISTING COAX CABLE THAT IS NOT BEING UTILIZED BY THE NEW EQUIPMENT/ANTENNAS IS TO BE REMOVED FROM THE SITE AFTER COMPLETION OF ALL WORK.

NOTE:

1. NEW SPRINT FIBER LINES FROM EXISTING/NEW EQUIPMENT, TO NEW SPRINT ANTENNAS, ARE TO FOLLOW EXISTING FIBER/COAX ROUTE (FIELD VERIFY EXISTING ROUTE REROUTE NEW SPRINT FIBER TRENCH 10' MIN FROM TOWER LEG AS REQUIRED AND COMPACT PER SDG&E SPECIFICATIONS)
2. ALL NEW MATERIALS (ANTENNAS, EQUIPMENT/RRU'S AND ALL HARDWARE) THAT ARE EXPOSED (NOT BEHIND SCREENING) ARE TO BE PAINTED (PER MANUFACTURERS RECOMMENDATIONS) TO MATCH EXISTING FINISH.
3. ALL EXISTING EQUIPMENT IS TO REMAIN, UNLESS NOTED OTHERWISE.

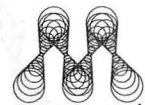


0 6" 1' 2' SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17)



NORTH

2



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1387 CALLE AVANZADO
SAN CLEMENTE, CA 92673

PROJECT INFORMATION:

OTHELLO
(SYNERGY CA6441)

SD73XC165

7575 OTHELLO AVENUE
SAN DIEGO, CA 92111

ISSUED DATE:

06/19/2017

ISSUED FOR:

SDGE COMMENTS

REVISIONS

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10	05/22/17	SDG&E PLAN REVIEW COMMENTS	GC
11	06/13/17	PLAN CHECK AND COMMENTS	GC

LICENSURE:



SHEET TITLE:

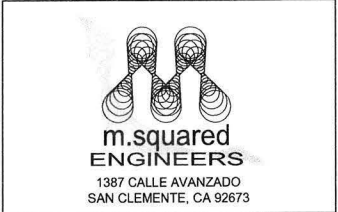
EXISTING EQUIPMENT &
ANTENNA PLANS

SHEET NUMBER:

A-2

REVISION:

11



PROJECT INFORMATION:

**OTHELLO
(SYNERGY CA6441)**

SD73XC165

7575 OTHELLO AVENUE
SAN DIEGO, CA 92111

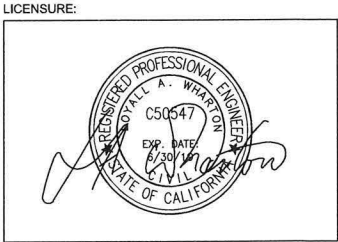
ISSUED DATE:

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ISSUED FOR:

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11	06/13/17	PLAN CHECK AND COMMENTS	GC



SHEET TITLE:

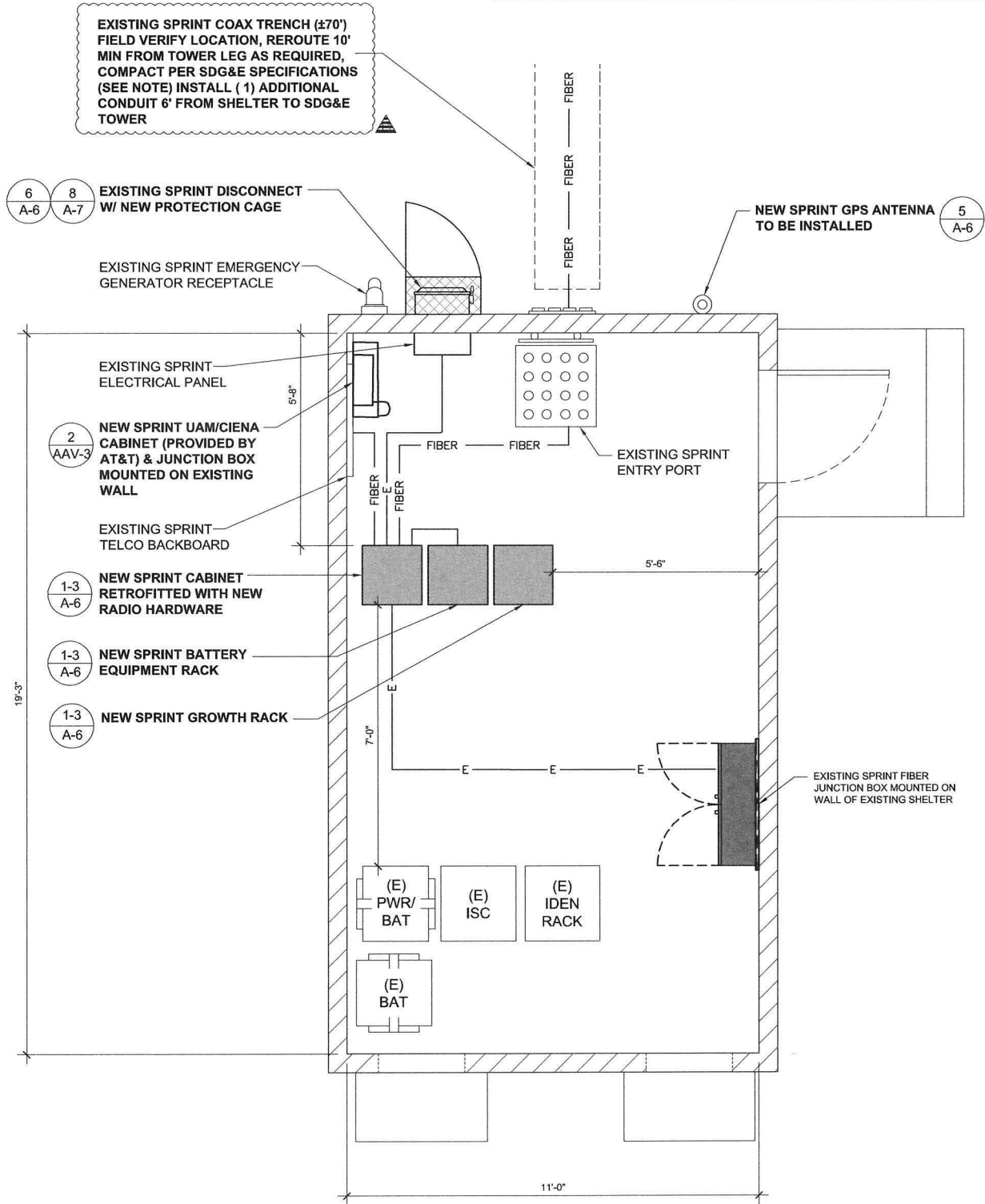
FINAL EQUIPMENT PLAN

SHEET NUMBER: **A-3**

REVISION: **11**

- NOTE:
1. ALL EXISTING EQUIPMENT & ANTENNAS THAT ARE BEING REPLACED/REMOVED ARE TO BE REMOVED FROM THE SITE AFTER COMPLETION OF ALL WORK.
 2. ALL EXISTING COAX CABLE THAT IS NOT BEING UTILIZED BY THE NEW EQUIPMENT/ANTENNAS IS TO BE REMOVED FROM THE SITE AFTER COMPLETION OF ALL WORK.

- NOTE:
1. NEW SPRINT FIBER LINES FROM EXISTING/NEW EQUIPMENT, TO NEW SPRINT ANTENNAS, ARE TO FOLLOW EXISTING FIBER/COAX ROUTE (FIELD VERIFY EXISTING ROUTE **REROUTE NEW SPRINT FIBER TRENCH 10' MIN FROM TOWER LEG AS REQUIRED AND COMPACT PER SDG&E SPECIFICATIONS**)
 2. ALL NEW MATERIALS (ANTENNAS, EQUIPMENT/RRU'S AND ALL HARDWARE) THAT ARE EXPOSED (NOT BEHIND SCREENING) ARE TO BE PAINTED (PER MANUFACTURERS RECOMMENDATIONS) TO MATCH EXISTING FINISH.
 3. ALL EXISTING EQUIPMENT IS TO REMAIN, UNLESS NOTED OTHERWISE.





PROJECT INFORMATION:

OTHELLO
(SYNERGY CA6441)

SD73XC165

7575 OTHELLO AVENUE
SAN DIEGO, CA 92111

ISSUED DATE:

06/19/2017

ISSUED FOR:

SDGE COMMENTS

REVISIONS

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LICENSURE:



SHEET TITLE:

FINAL ANTENNA PLAN

SHEET NUMBER:

A-3.1

REVISION:

11

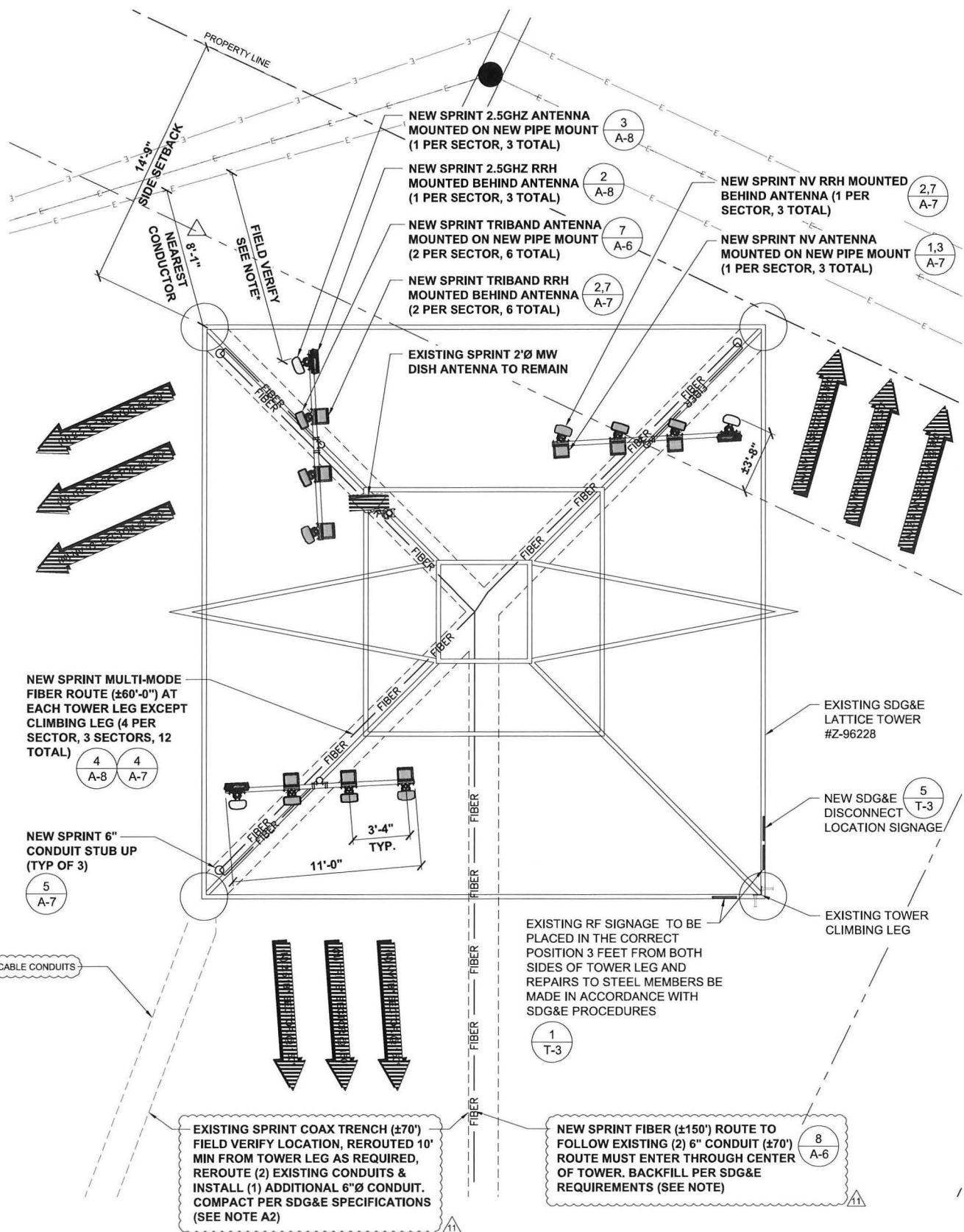


NORTH

0 1' 2' 4' SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

1

FINAL ANTENNA PLAN



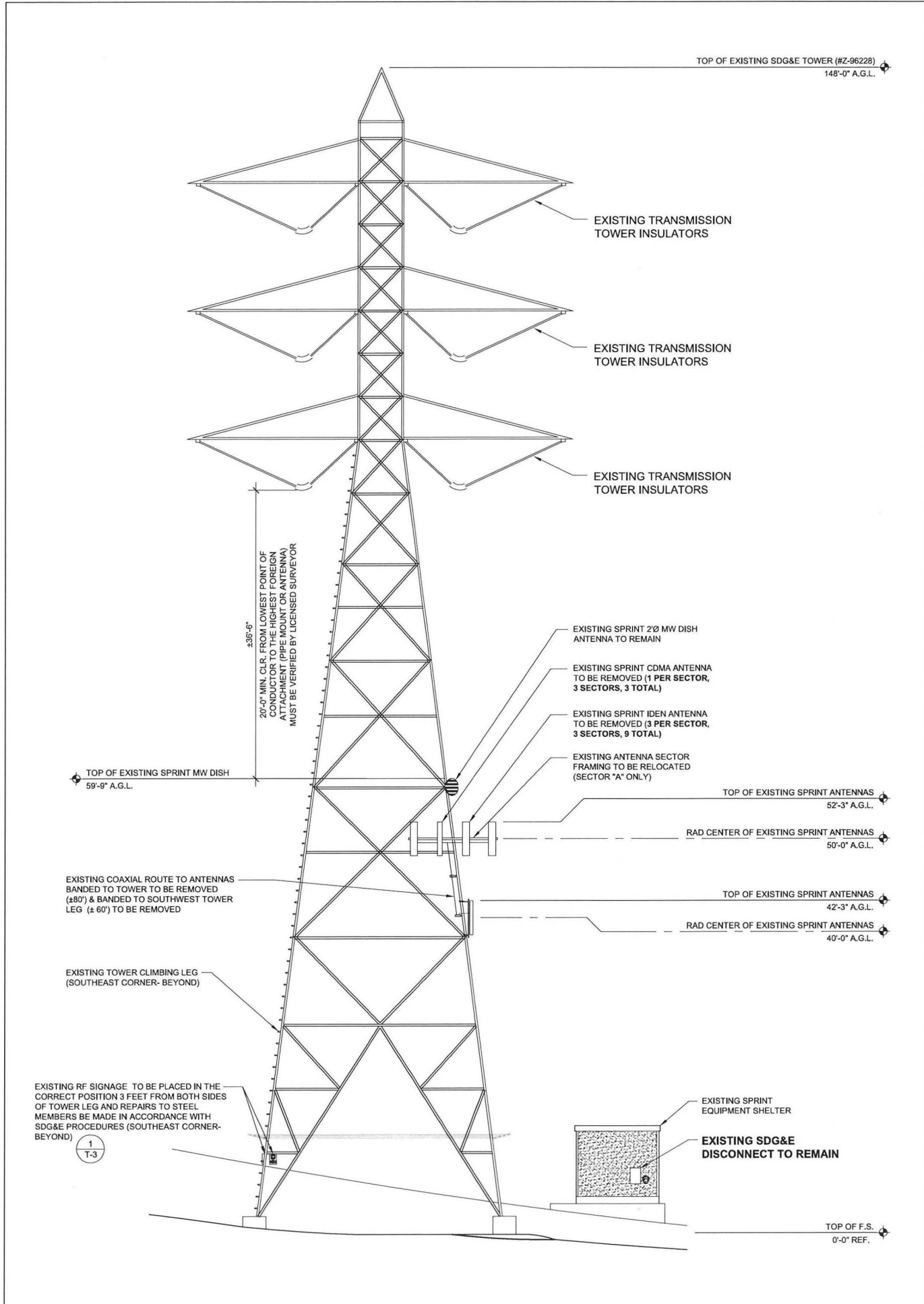
TRENCH NOTE:
BACKFILL ALL TRENCH WITH SDG&E
EASEMENT OR ON SDG&E PROPERTY,
OR TRENCH CONTAINING ELECTRIC
SERVICE CONDUIT REGARDLESS OF
LOCATION, PER SDG&E REQUIREMENTS.

NOTE:
NO TRENCHING WITHIN 10 FEET OF
TOWER LEG. HAND DIGGING ONLY
WITHIN 10 FEET OF THE TOWER.

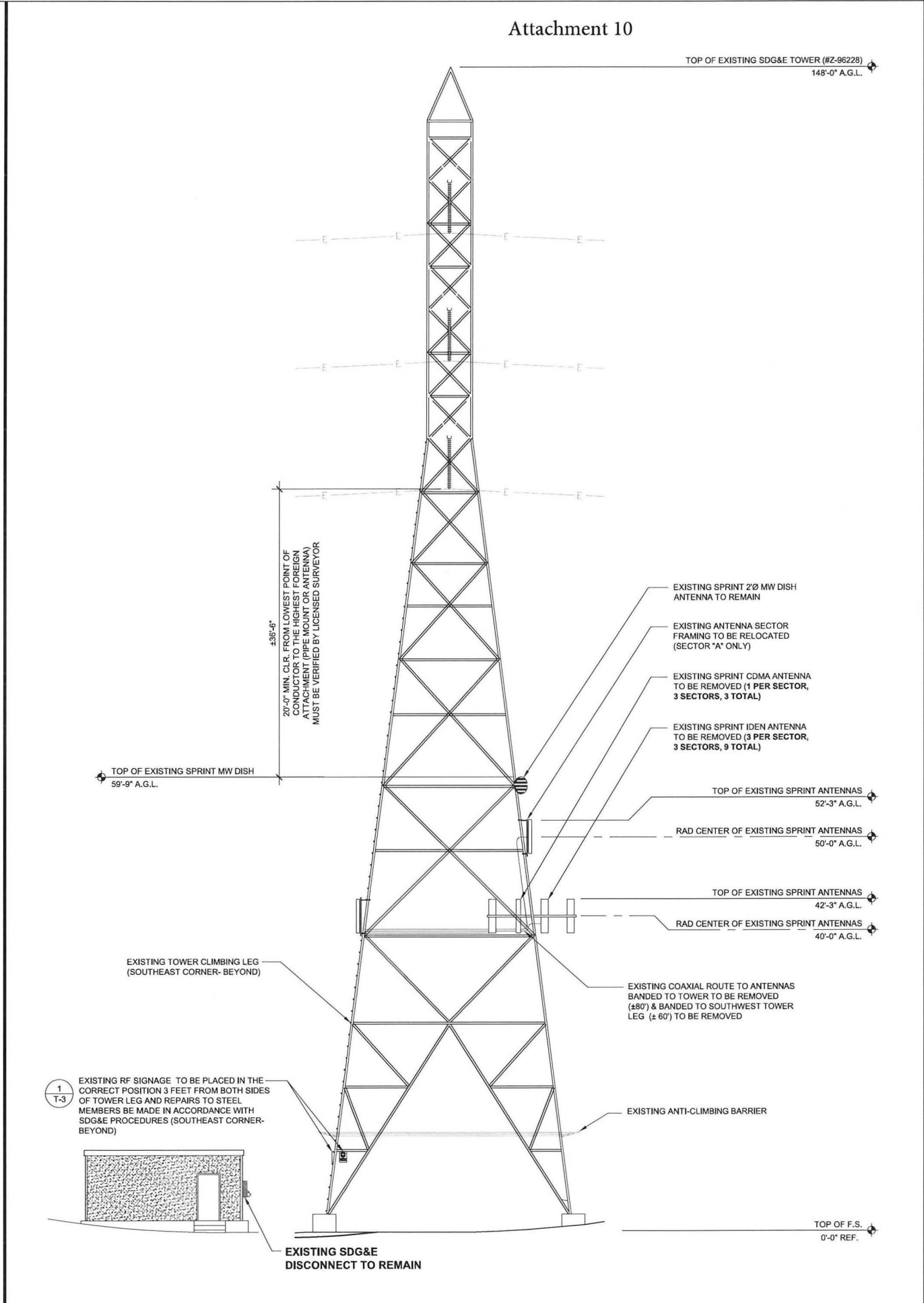
*ANTENNA INSTALLATION NOTE:

SECTOR "C" ANTENNAS ARE CLOSER THAN 10 FEET TO
DISTRIBUTION LINE INSTALLATION WILL NEED TO BE
PERFORMED BY CERTIFIED JOURNEYMAN LINEMAN.

NEW OPTIMAL ANTENNA & TRANSMISSION CABLES REQUIREMENTS (VERIFY WITH CURRENT RFDS)				ANTENNA MAKE AND MODEL		RAD CENTER	AZIMUTH	TRANSMISSION LINE	
ANTENNA POSITION	TECHNOLOGY	ANTENNA COUNT		NEW		NEW	NEW	CABLE LENGTH	FEEDER TYPE
SECTOR A	1	2.5GHz	1	RBS APXVSP18-C (DUAL)	50'-0"	350'	±165°	(N) FIBER	
	2	1900MHz	1	ANDREW DHHT65B-3XR (DUAL)	50'-0"	350'	±165°	(N) FIBER	
	3	1900MHz	1	ANDREW DHHT65B-3XR (DUAL)	50'-0"	350'	±165°	(N) FIBER	
	4	2.5GHz	1	RFS APXVTM14-C-I20 (DUAL)	50'-0"	350'	±165°	(N) FIBER	
SECTOR B	1	2.5GHz	1	RBS APXVSP18-C (DUAL)	50'-0"	150'	±165°	(N) FIBER	
	2	1900MHz	1	ANDREW DHHT65B-3XR (DUAL)	50'-0"	150'	±165°	(N) FIBER	
	3	1900MHz	1	ANDREW DHHT65B-3XR (DUAL)	50'-0"	150'	±165°	(N) FIBER	
	4	2.5GHz	1	RFS APXVTM14-C-I20 (DUAL)	50'-0"	150'	±165°	(N) FIBER	
SECTOR C	1	2.5GHz	1	RBS APXVSP18-C (DUAL)	50'-0"	220'	±165°	(N) FIBER	
	2	1900MHz	1	ANDREW DHHT65B-3XR (DUAL)	50'-0"	220'	±165°	(N) FIBER	
	3	1900MHz	1	ANDREW DHHT65B-3XR (DUAL)	50'-0"	220'	±165°	(N) FIBER	
	4	2.5GHz	1	RFS APXVTM14-C-I20 (DUAL)	50'-0"	220'	±165°	(N) FIBER	



EXISTING NORTHWEST ELEVATION 1



EXISTING NORTHEAST ELEVATION 2

Attachment 10

1387 CALLE AVANZADO
SAN CLEMENTE, CA 92673

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**OTHELLO
(SYNERGY CA6441)**

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LICENSURE:

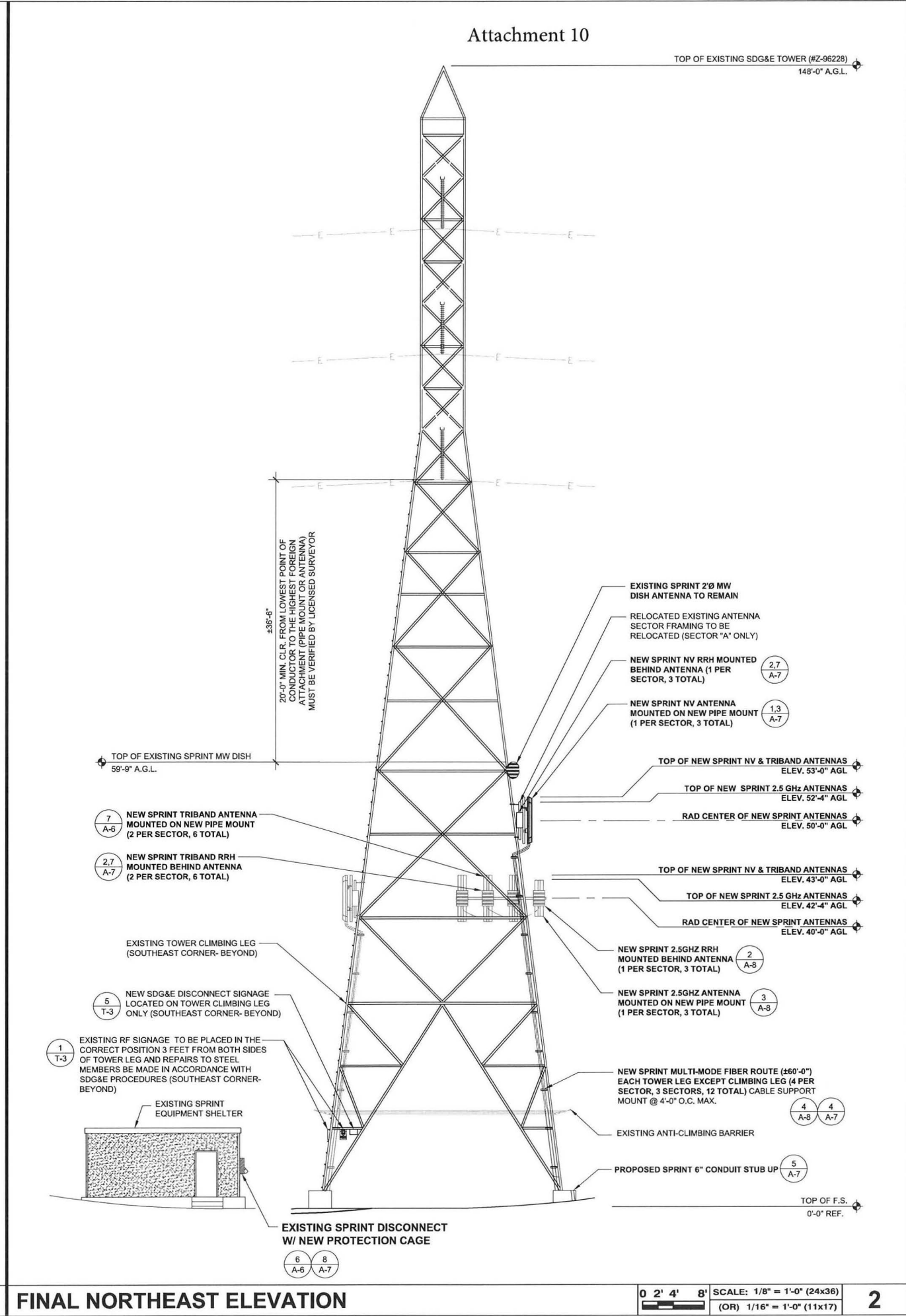
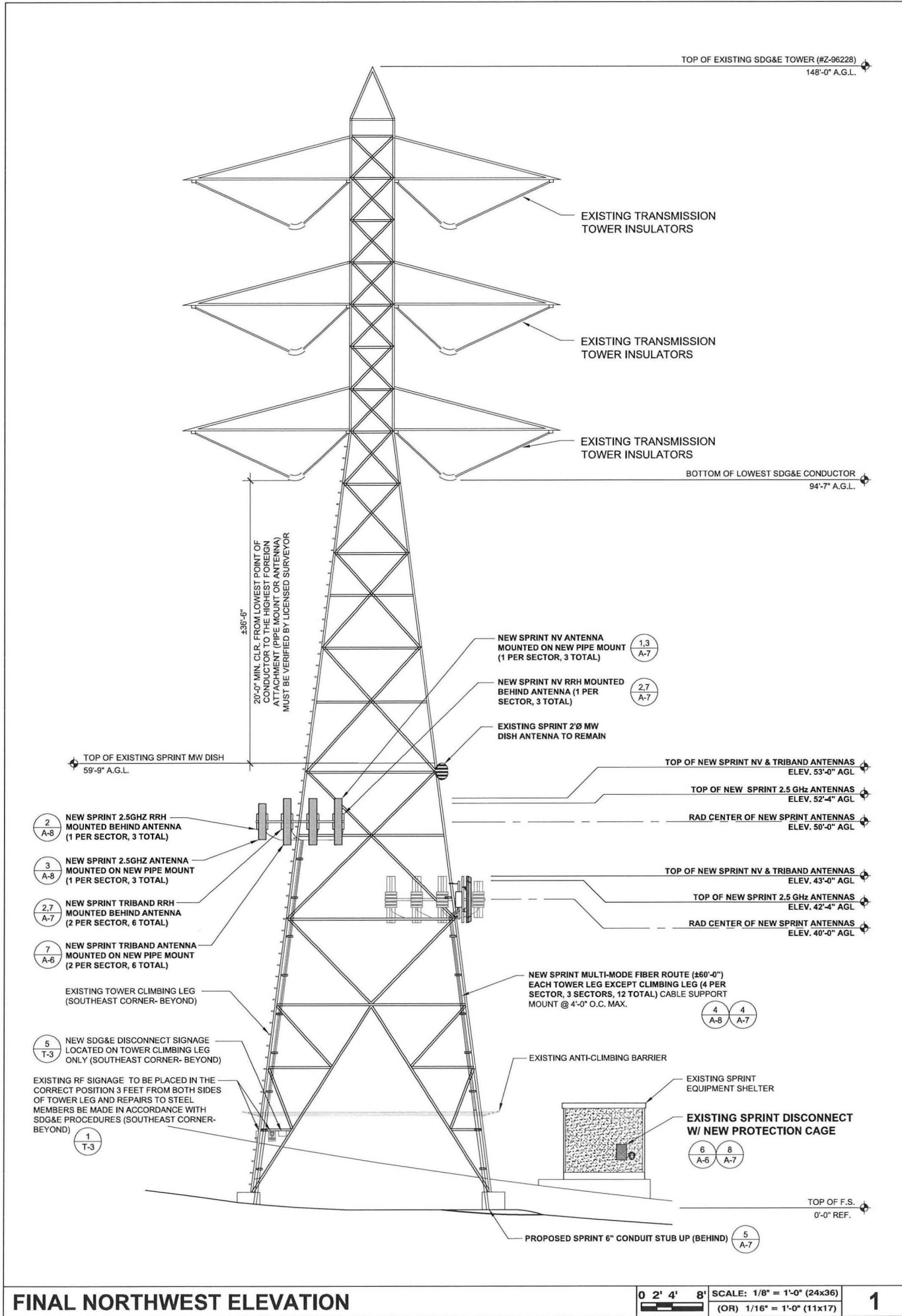
SHEET TITLE:

EXISTING ELEVATIONS

SHEET NUMBER: REVISION:

A-4

11



Sprint

m.squared ENGINEERS
1387 CALLE AVANZADO
SAN CLEMENTE, CA 92673

PROJECT INFORMATION:

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(SYNERGY CA6441)**

SD73XC165

7575 OTHELLO AVENUE
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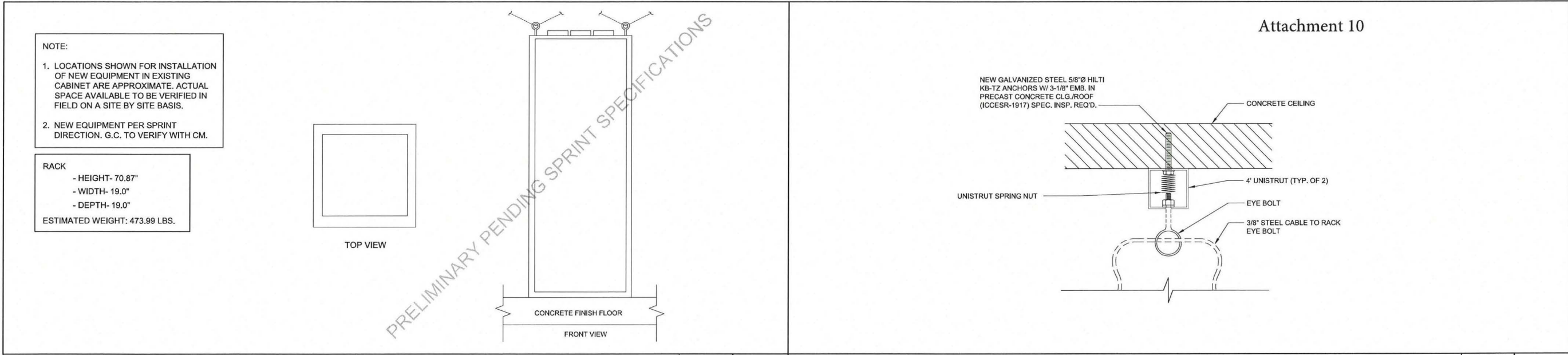
LICENSURE:

REGISTERED PROFESSIONAL ENGINEER
C50547
EXP. DATE: 6/30/2018
STATE OF CALIFORNIA

SHEET TITLE:
FINAL ELEVATIONS

SHEET NUMBER:
A-5

REVISION:
11

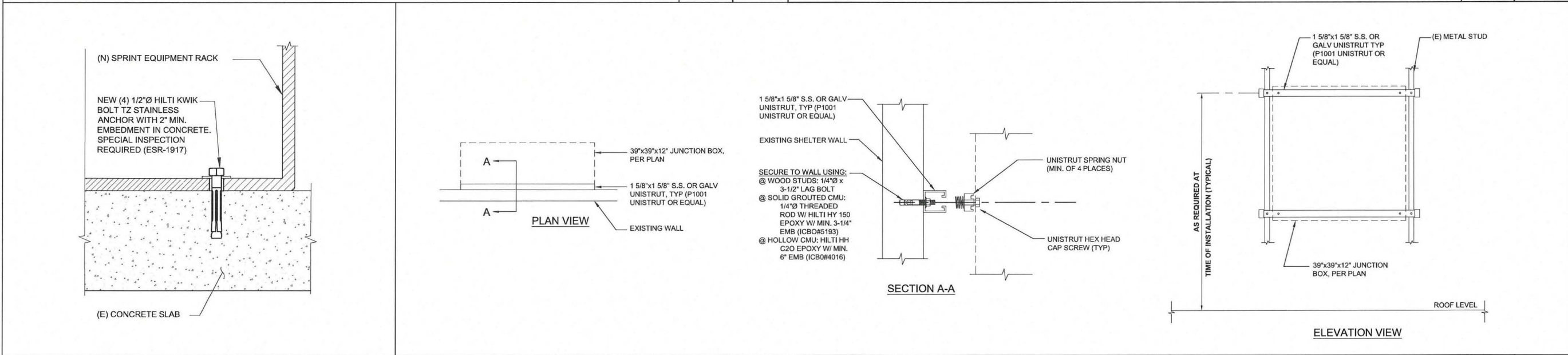


NEW EQUIPMENT RACK

SCALE N.T.S. 1

EQUIPMENT SEISMIC BRACING

SCALE N.T.S. 2

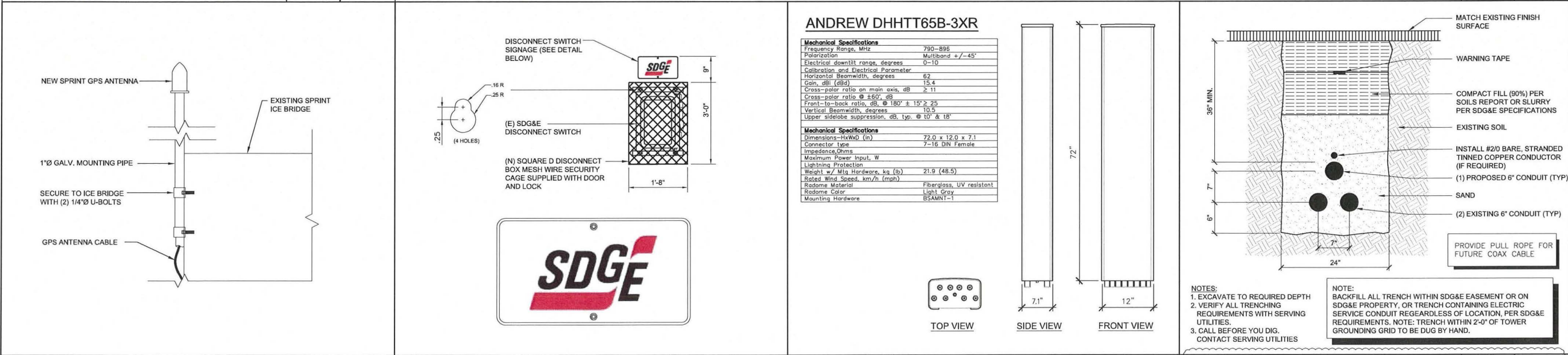


EQUIPMENT ANCHORAGE

SCALE N.T.S. 3

JUNCTION BOX DETAIL

SCALE N.T.S. 4



GPS ANTENNA

SCALE N.T.S. 5

DISCONNECT SWITCH

SCALE N.T.S. 6

NEW TRIBAND ANTENNA

SCALE N.T.S. 7

TRENCH DETAIL

SCALE N.T.S. 8

Sprint

m.squared ENGINEERS
1387 CALLE AVANZADO
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LICENSURE:

REGISTERED PROFESSIONAL ENGINEER
A. WHARTON
EXP. DATE 6/30/17
STATE OF CALIFORNIA

SHEET TITLE:

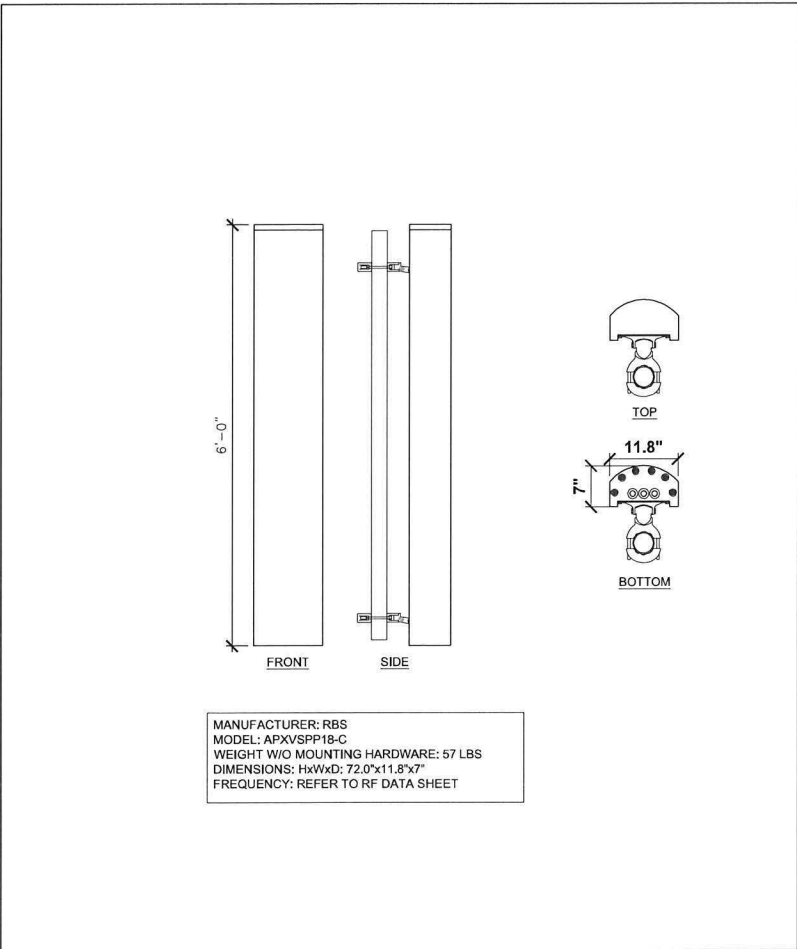
DETAILS

SHEET NUMBER:

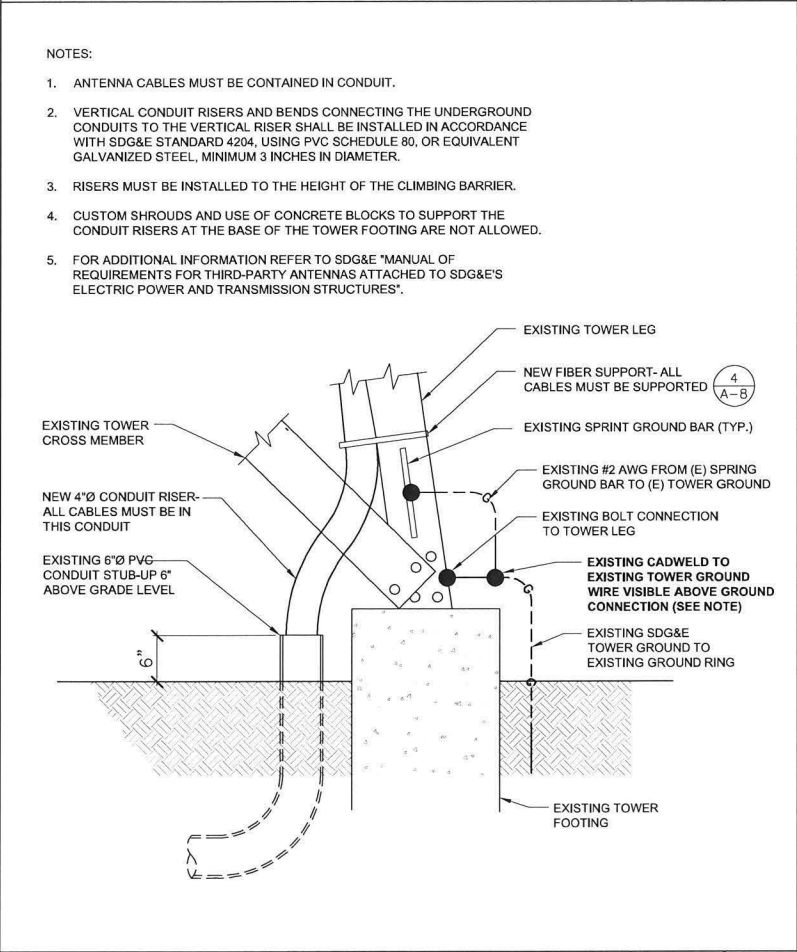
A-6

REVISION:

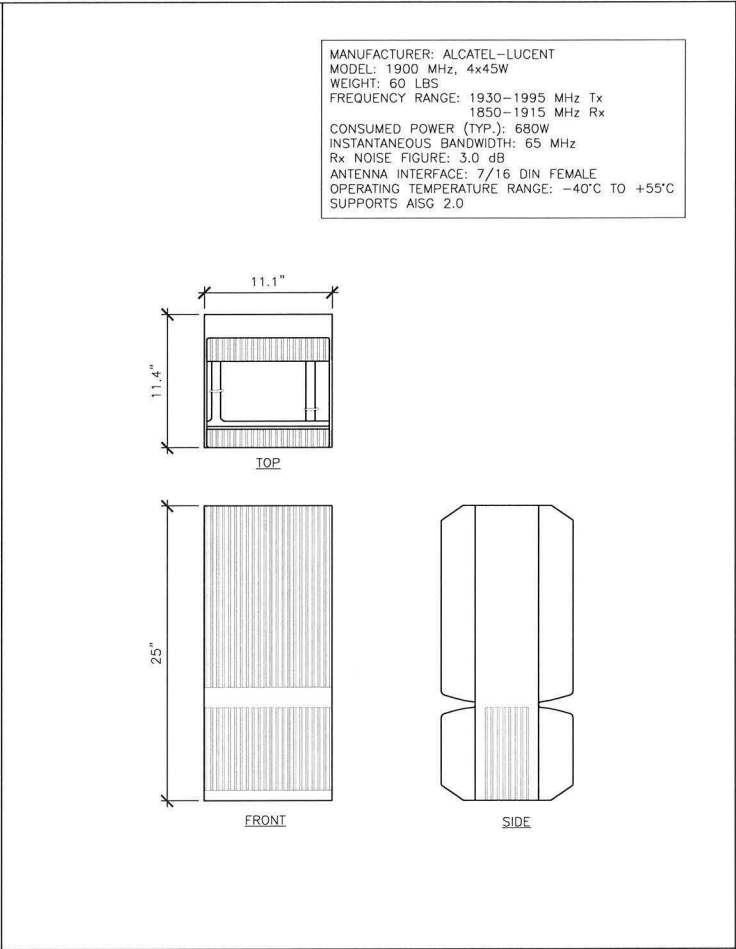
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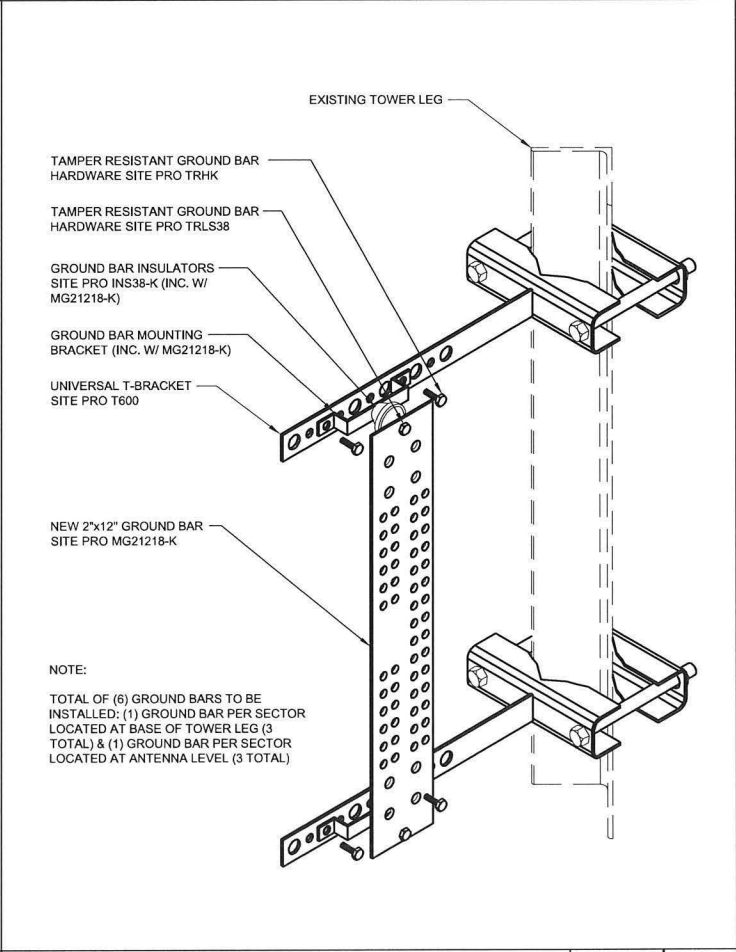
NEW NV ANTENNA



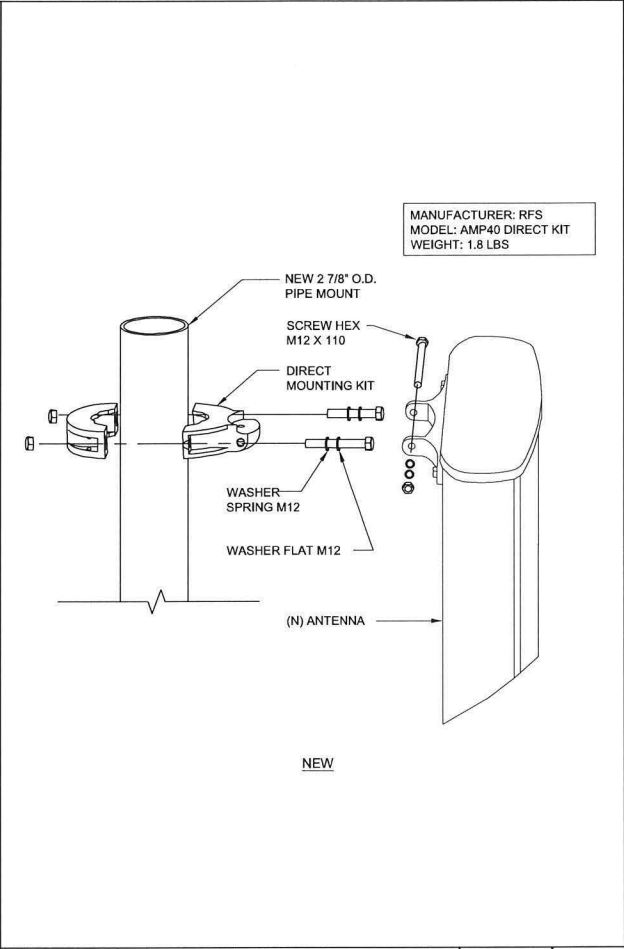
CONDUIT STUB UP @ TOWER



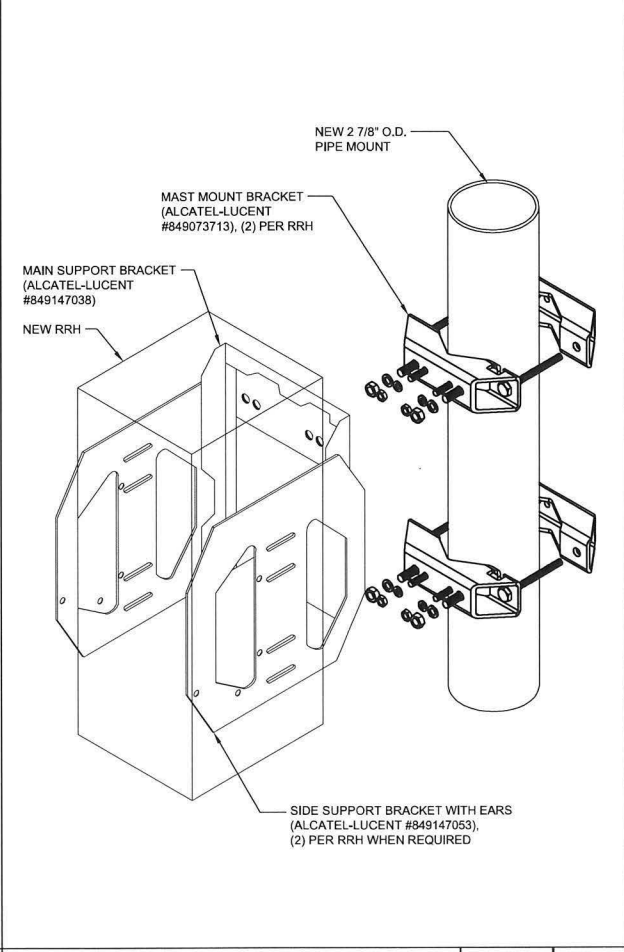
NEW NV & TRIBAND RRH



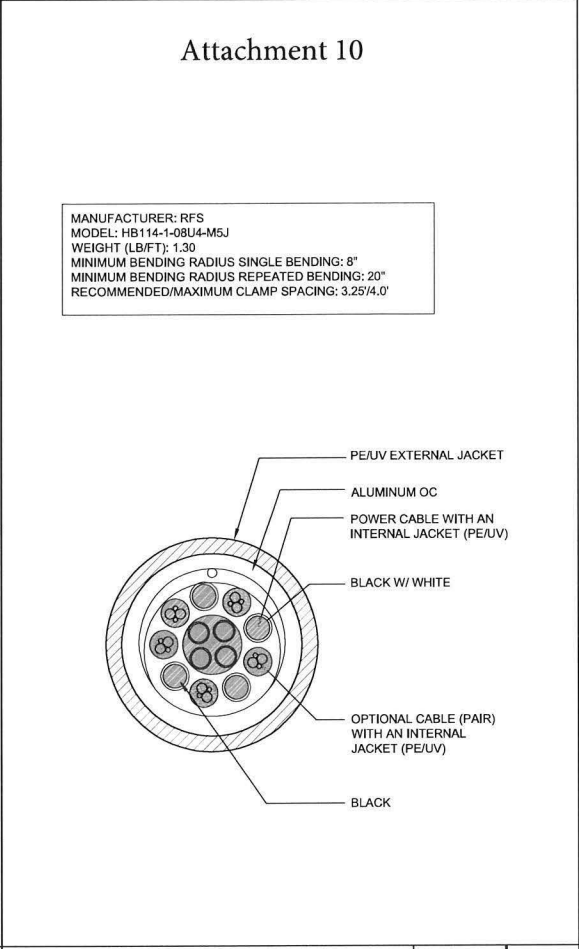
GROUND BAR ATTACHMENT



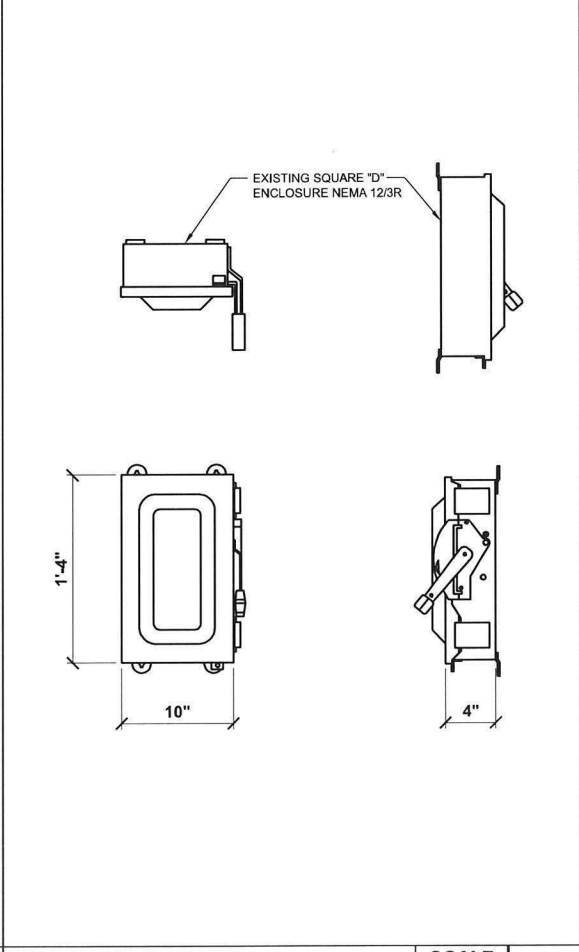
ANTENNA MOUNT DETAIL



RRH PIPE MOUNT



HYBRIFLEX CABLE 1 1/4" Ø



DISCONNECT SWITCH

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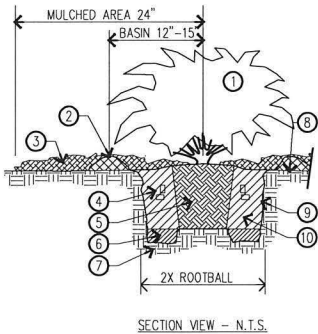
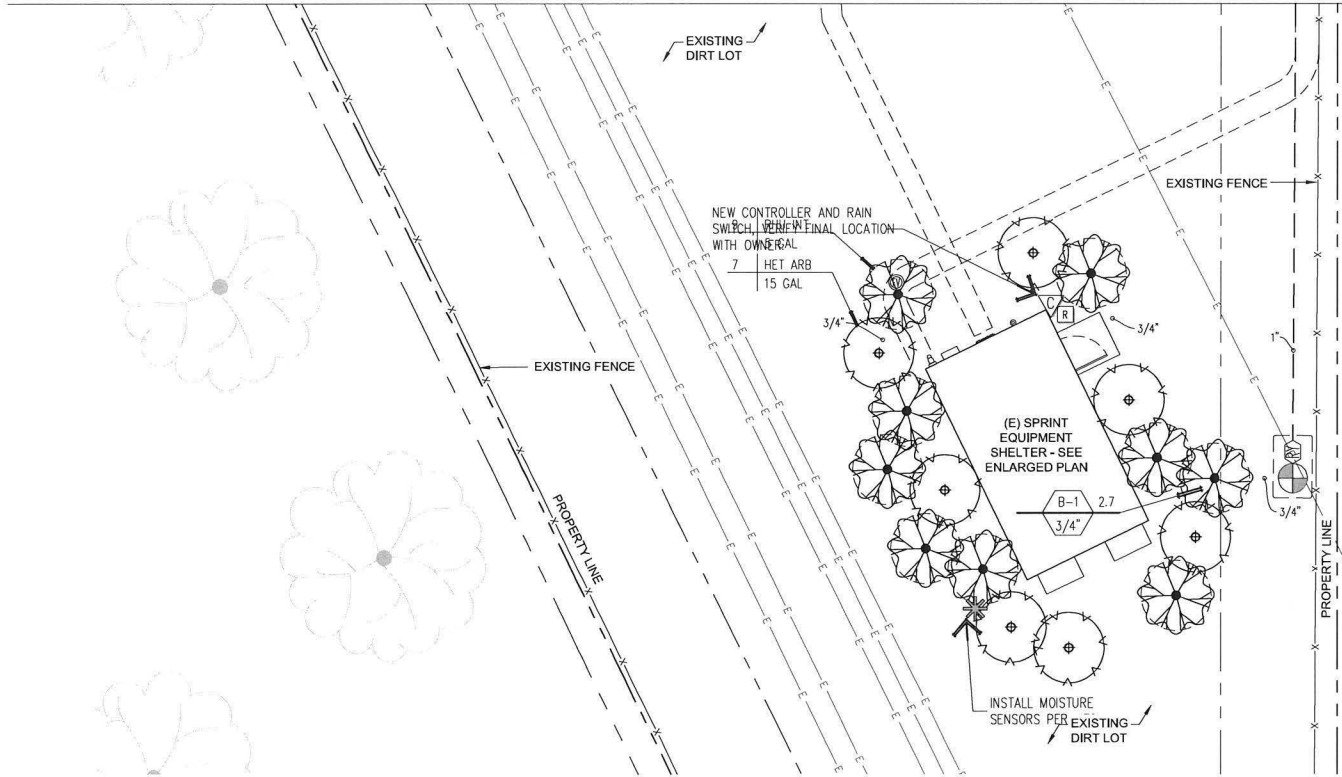
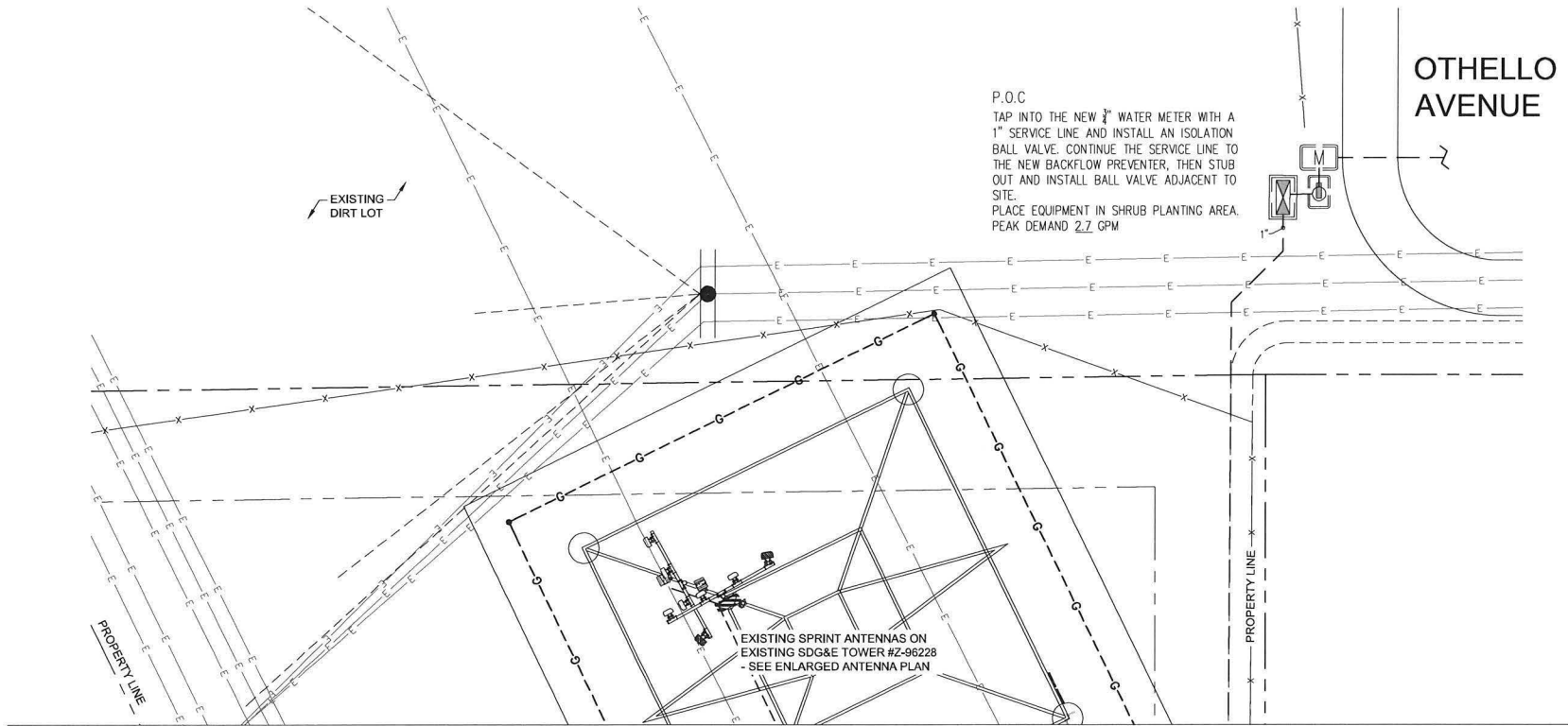
LICENSURE:

SHEET TITLE:

DETAILS

SHEET NUMBER: A-7

REVISION: 11



A PLANTING PITS

DEVELOPER OR CONTRACTOR SHALL PERFORM AN AGRONOMICAL SOIL TEST AND INCLUDE RESULTS AND PLANTING RECOMMENDATIONS FOR AMENDMENTS.

- SHRUB, SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE, TYP.
- 2"-3" DEEP SHALLOW BASIN 24" DIAMETER FORMED AROUND ROOTBALL
- MULCH LAYER- 48" DIAMETER AREA AROUND PLANTINGS
- FERTILIZER TABLETS- REFER TO SOILS REPORT
- ROOTBALL, UNTANGLE MATTED ROOTS AT EDGE WITH WATER FROM HOSE, DO NOT CRACK ROOTBALL
- NATIVE SOIL, SCARIFY 6"-10"
- NATIVE GRADE
- FINISH GRADE
- SCARIFY SIDES OF PLANT PIT
- AMENDED BACKFILL, USE SAME SOIL REMOVED FROM PLANT PIT. REMOVE ROCKS BREAK-UP CLODS, ADD AMENDMENTS PER CURRENT SOILS REPORT SPECIFICATIONS- REFER TO SOILS REPORT

FOR NATIVE PLANTINGS:

USE ONLY FERTILIZERS AND AMENDMENTS RECOMMENDED BY THE NURSERY WHERE THE NATIVE PLANTS ARE OBTAINED. ADD MYCORRHIZAE TO THE BACKFILL IF RECOMMENDED. BACKFILL PLANTS WITH THE SAME SOIL REMOVED FROM THE HOLE. IT IS IMPORTANT TO MAINTAIN ANY BENEFICIAL ORGANISMS, MYCORRHIZAE AND HUMUS THAT ALREADY EXIST IN THE SOIL.

CONTRACTOR SHALL PROTECT ANY EXISTING LANDSCAPE AND HARDSCAPE FROM DAMAGE DURING CONSTRUCTION, ANY AREAS DAMAGED MUST BE RETURNED TO THEIR ORIGINAL CONDITION AFTER CONSTRUCTION OPERATIONS.

ARCHITECT OR DEVELOPER SHALL PERFORM AN AGRONOMICAL SOILS TEST FOR FERTILITY AND TO DETERMINE DRAINAGE CAPABILITY. FOLLOW THE LAB SPECIFICATIONS DURING PLANTING. LAB SHALL BE INDEPENDENT FROM THE AMENDMENT SUPPLIER. GENERIC AMENDMENTS SHALL BE USED. PROOF OF AMENDMENTS USED SHALL BE PROVIDED TO THE CLIENT.

PLANTING LEGEND
SHRUBS

SYMBOL	KEY	BOTANICAL / COMMON NAME	REMARKS	SIZE	QTY.	DETAIL	MATURE H&W	MUCOLS 19 REG - R10
	HET ARB	HETEROMELES ARBUTIFOLIA TOYON		15 GAL	7	A	10'x8'	3-L
	RHU INT	RHUS INTEGRI-FOLIA LEMONADE BERRY		5 GAL	9	A	6'x10'	3-L

MULCH BARE GROUND BETWEEN ALL SHRUBS AND TREES 3" DEEP, BETWEEN GROUND COVERS 1-1/2" DEEP- USE PARTIALLY COMPOSTED, NITROGEN STABILIZED TREE TRIMMINGS, 0-2 INCH SCREENED COMPOST OR PRE- APPROVED EQUAL.

QTY. 99 CEA HOR 1 GAL KEY SIZE

CITY REQUIRED NOTES

MINIMUM TREE SEPARATION DISTANCE:

IMPROVEMENT/ MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS (STOP SIGN)-20 FEET
UNDERGROUND UTILITY LINES-5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES- 10 FEET
DRIVEWAY (ENTRIES)-10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)-25 FEET

NOTE:
"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"

NOTE:
"IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED 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."

NOTE: IRRIGATION TYPE
THE IRRIGATION SYSTEM SHALL BE AUTOMATICALLY CONTROLLED DRIP SYSTEM WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.

MAINTENANCE:
"ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY:
PERMITTEE or OWNER/PERMITTEE

LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC R.O.W. SHALL BE MAINTAINED BY:
PERMITTEE or OWNER/PERMITTEE

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."

NOTE:
"IF ANY LANDSCAPE MATERIAL OR IRRIGATION SYSTEMS ARE DAMAGED DURING CONSTRUCTION, THEY SHALL BE REPLACED AND REPAIRED IN-KIND"

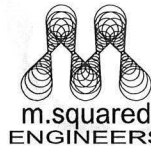
DISCLAIMER NOTE:
MSQUARED ENGINEERS HAS GENERATED A SITE PLAN WITHOUT USING A TOPOGRAPHIC SURVEY. PROPERTY LINES, POWER/TELCO UTILITY POINT OF CONNECTIONS/ROUTES AND EASEMENT SHOWN ON THESE PLANS ARE ESTIMATED.

PLANTING PLAN

16' 8' 4' 0' 8' 16'
SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)



1



1387 CALLE AVANZADO
SAN CLEMENTE, CA 92673

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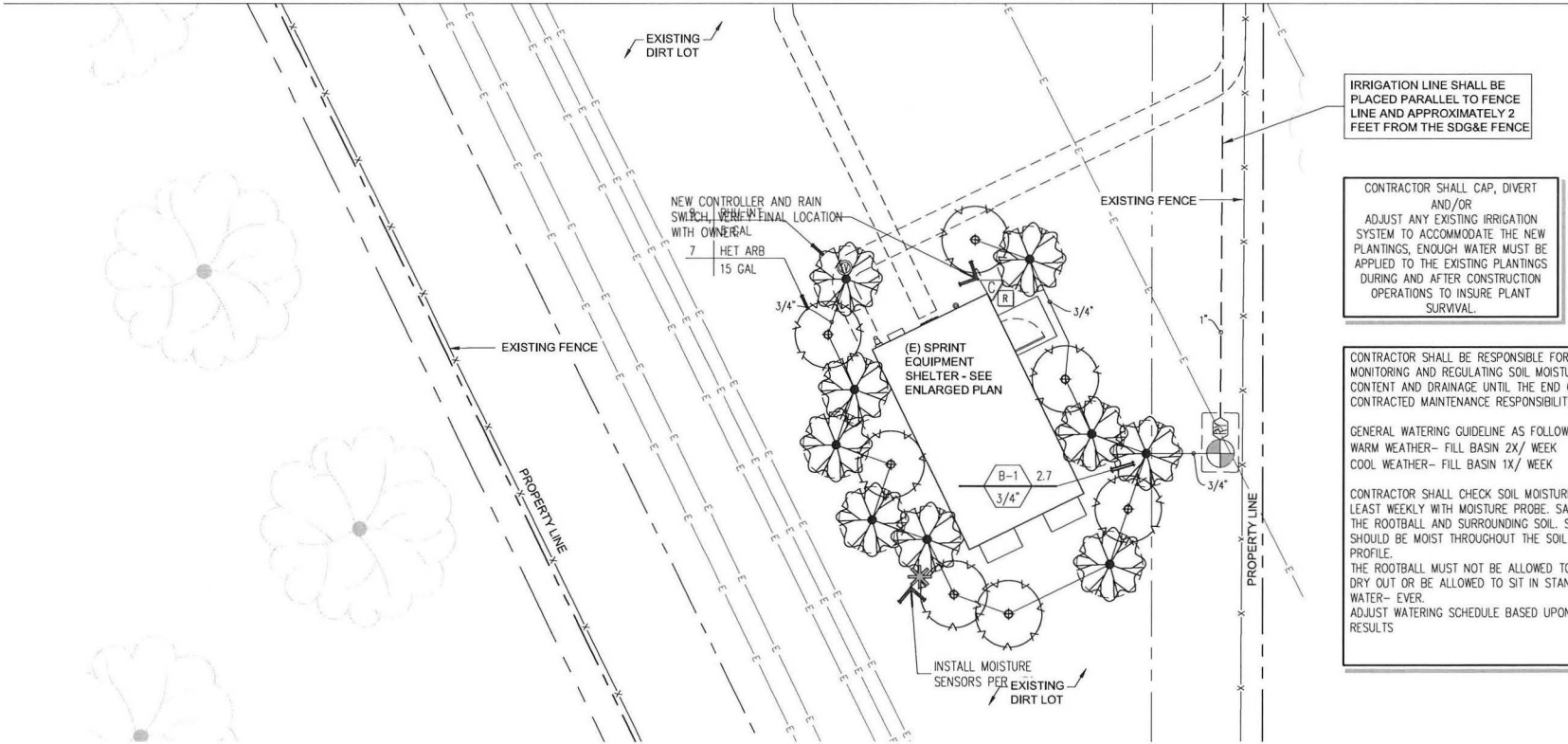
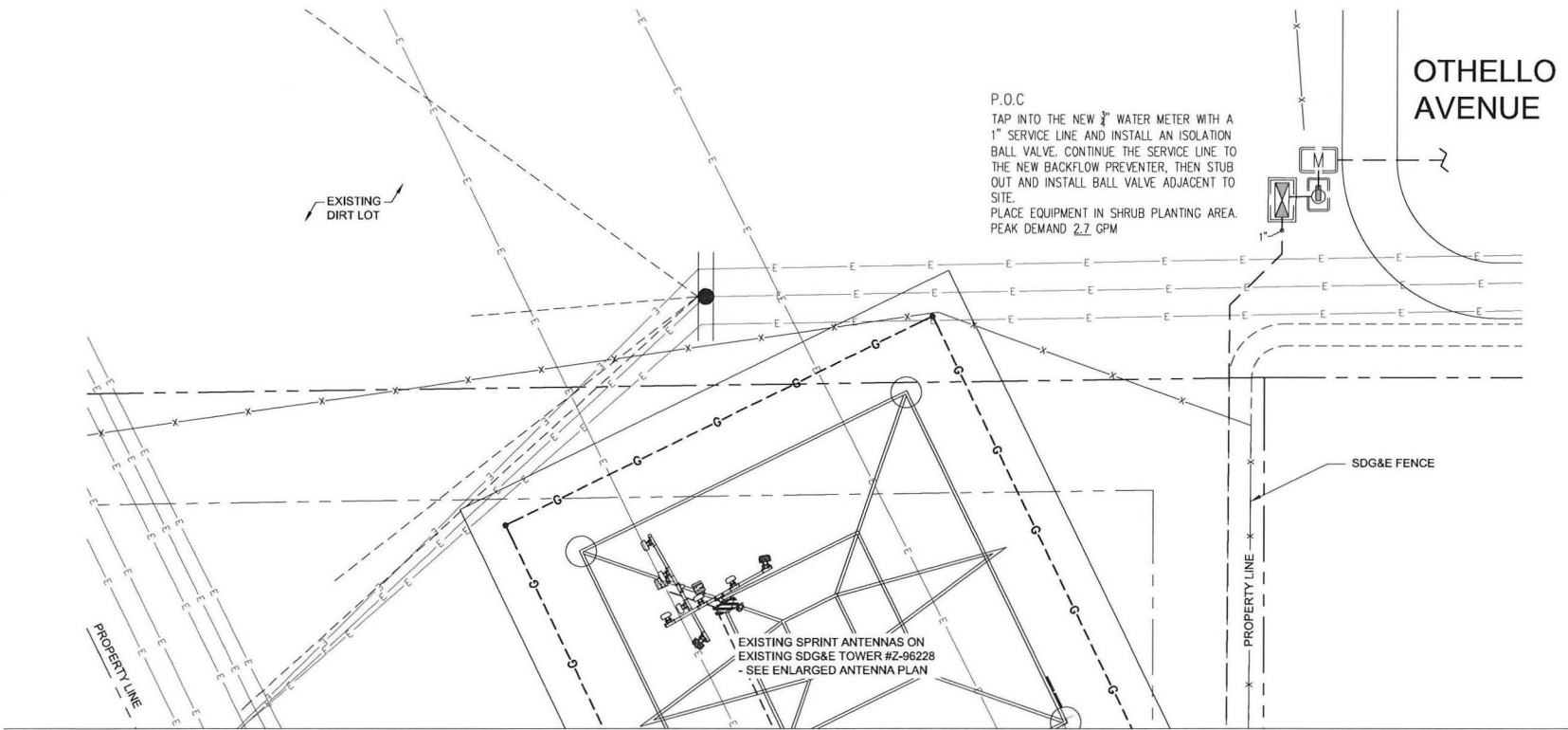
PLANTING PLAN

SHEET NUMBER:

L-1

REVISION:

11



DISCLAIMER NOTE:
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IRRIGATION PLAN

IRRIGATION LEGEND			
EQUIPMENT			
SYMBOL	DESCRIPTION	REMARKS	DETAIL
M	EXISTING WATER METER AND SERVICE LINE (VERIFY SIZES AND FUNCTION IN THE FIELD)		---
⊗	FEBCO #825YA RP BACKFLOW PREVENTER- INSTALL PER CITY STANDARD DETAIL W-03 (ATTACHED)		G
⊗	NIBCO T580A BALL VALVE (LINE SIZE)		F
⊗	RAIN BIRD XC2F-PRF SERIES CONTROL ZONE ASSEMBLY WITH REMOTE CONTROL LOW FLOW DVF VALVES AND PRF PRESSURE REGULATING FILTER. INSTALL IN SHRUB BEDS WHEREVER POSSIBLE IN RECTANGULAR VALVE BOX.		K
⊗	DIG-LEIT 400 AMBIENT LIGHT CONTROLLER (4 STATION) POLE MOUNTED INSTALL HUNTER MINI-CLIK RAIN SHUT OFF AND MOISTURE SENSORS. RAIN SHUT-OFF TO HAVE CLEAR 'VIEW' OF SKY - INSTALL ONLY IF EXISTING CONTROLLER CANNOT BE USED		H,I
⊗	FLUSH VALVE-INSTALL AT LEAST ONCE AT EACH SYSTEM/ VALVE AT ENDS OF LINES AND FARTHEST FROM SOURCE, PLACE IN ROUND LOCKING VALVE BOX WITH GRAVEL AND EXTRA LENGTH OF BLANK TUBING		M
*	IRROMETER MOISTURE SENSORS-INSTALL A PAIR AT EACH HYDROZONE AT DRIEST REPRESENTATIVE AREA, SPLICE WIRING INSIDE 6" ROUND LOCKING VALVE BOX LOCATED NO MORE THAN 2'-3" FROM SENSORS. PLACE SENSORS WITHIN "ACTIVE" ROOT ZONE. PLACE AND INSTALL PER MANUFACTURER'S RECOMMENDATION - INSTALL ONLY IF USING NEW CONTROLLER.		J
---	PVC WATER PIPE CL. 315 (MAINLINE 2" AND LARGER)		B,C
---	PVC WATER PIPE SCH. 40 (MAINLINE 1-1/2" AND SMALLER)		
---	PVC WATER PIPE CL. 200 3/4"-1-1/2" (LATERALS)		
---	PVC PIPE/SLEEVE SCH. 40 - 2" MIN. OR 2X DIA. OF PIPE OR WIRE BUNDLE, INSTALL WHERE SHOWN AND ALL STREET OR DRIVE CROSSINGS		D
ALL IRRIGATION PIPING SHALL BE 3/4" SIZE UNLESS NOTED OTHERWISE			

SPRINKLER HEADS													
SYMBOL		DESCRIPTION				DISCHARGE- GPM				PSI	RADIUS	PREOP RATE	DETAIL
Q	T	H	TT	TQ	F	Q	T	H	TT	TQ	F		
RAINBIRD PFR-FRA SERIES POLY-FLEX RISER AND ADAPTER WITH THE FOLLOWING PRESSURE COMPENSATING MODULES:													
○	RAINBIRD PC-05-1032 OUTLETS- (2 PER PLANT)					5 GPH				30	---	---	L
ANTI-DRAIN CHECK VALVES (ADV) SHALL BE INSTALLED AT ANY WATER OUTLET SUFFERING LOW HEAD DRAINAGE - FOR SPRINKLERS USE RAINBIRD SAM'S, HUNTER HCV 50M-50F OR VALCON V5000 SERIES. ALL LATERAL LINES SHALL BE 1" SIZE VERIFY SIZES AND FULL FUNCTIONAL OPERATION OF EXISTING IRRIGATION SYSTEM COMPONENTS AT THE SITE, REPLACE NON-FUNCTIONING OR MISSING EQUIPMENT TO MATCH THE EXISTING OR PER THE LEGEND ABOVE.													

POINT OF CONNECTION AND CONTROLLER INSTALLATION	
POC	POINT OF CONNECTION TO THE 3/4" POTABLE WATER METER PROVIDED AND INSTALLED BY OTHERS. VERIFY THE EXACT STUBOUT LOCATION PER THE DRAWINGS AND ACTUAL FIELD CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL PAY FOR ALL FEES AND PERMITS AND COORDINATE WITH THE WATER AGENCY FOR THE INSTALLATION OF THE IRRIGATION SYSTEM. PROVIDE ALL REQUIRED FITTINGS TO COMPLETE THE TASK. THE CONTRACTOR SHALL RUN A 3/4" PVC MAINLINE PIPE FROM THE P.O.C. STUBOUT TO THE BACKFLOW PREVENTION DEVICE THEN TO VALVE(S). FINAL LOCATION OF THIS EQUIPMENT SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVES. THE SYSTEM HAS BEEN DESIGNED FOR A MAXIMUM FLOW OF 1.5 GPM AT MINIMUM OPERATING PRESSURE OF 30.0 PSI. THE CONTRACTOR SHALL VERIFY THE STATIC PRESSURE IN THE FIELD BEFORE COMMENCEMENT OF THE PROJECT.



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LICENSURE:



SHEET TITLE:

IRRIGATION PLAN

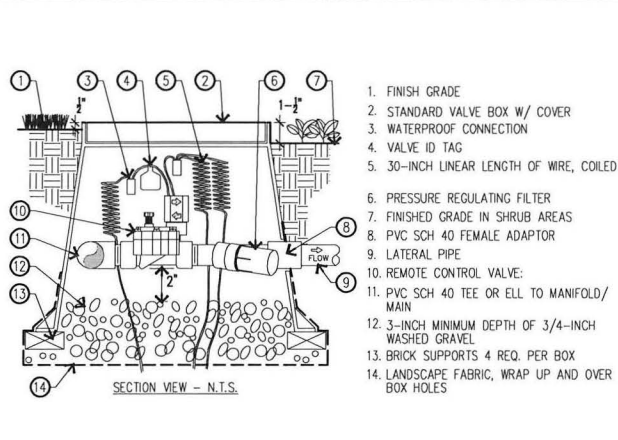
SHEET NUMBER: REVISION:

L-2 11

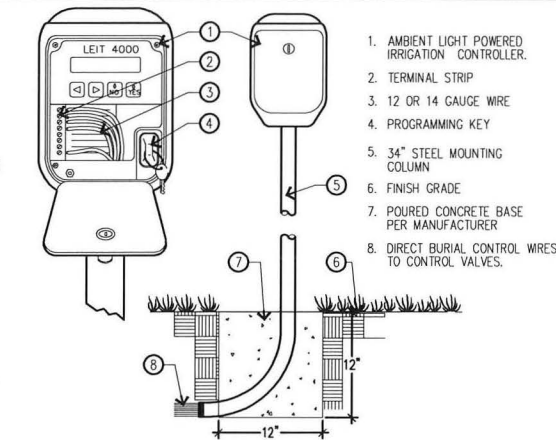


16' 8' 4' 0' 8' 16' SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

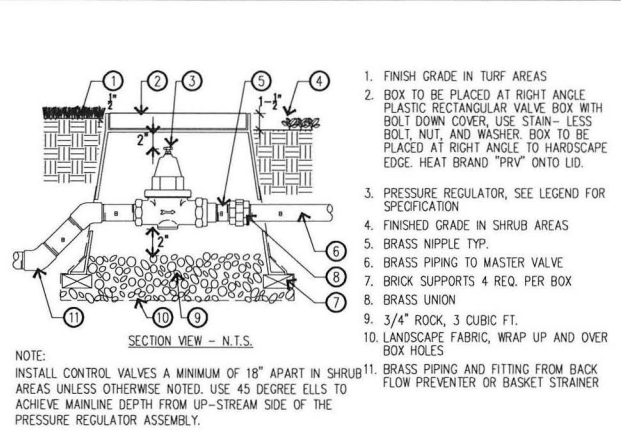
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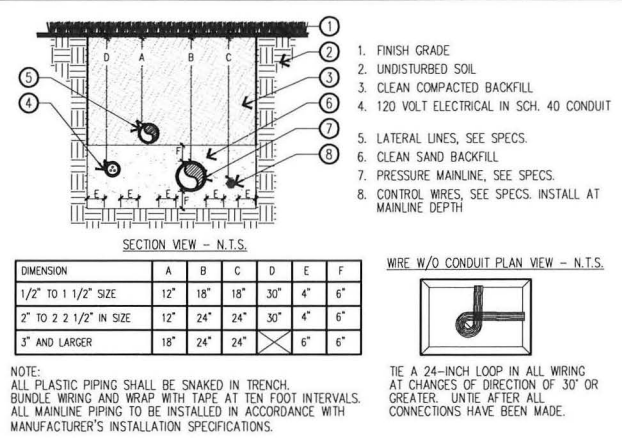
(K) DRIP VALVE ASSEMBLY



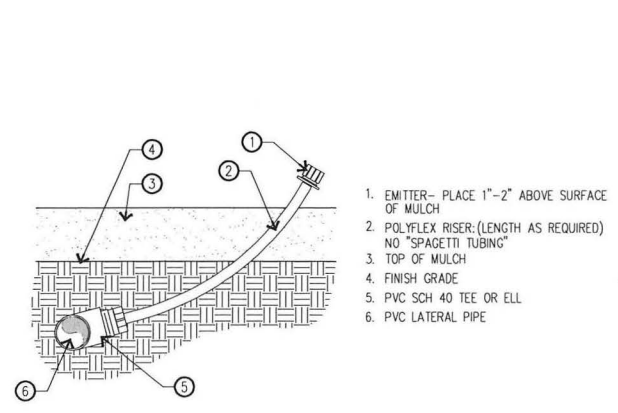
(H) AMBIENT LIGHT, POLE MOUNT CONTROLLER



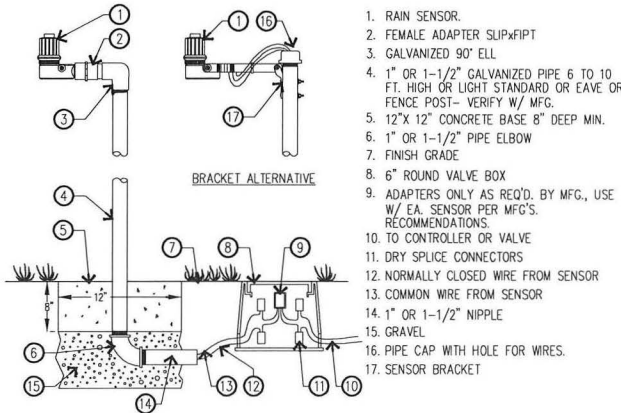
(E) PRESSURE REGULATOR



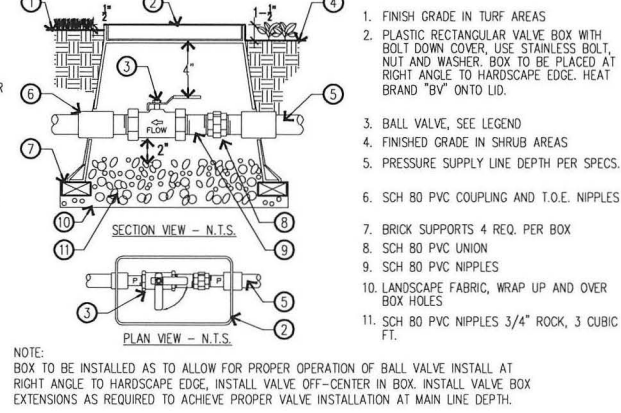
(B) PIPE AND WIRE TRENCHING



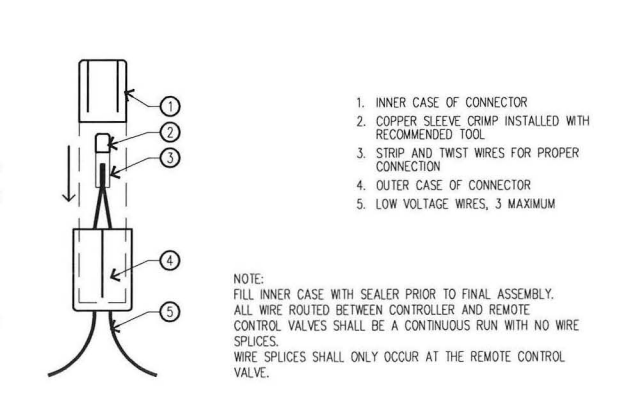
(L) DRIP ON POLY FLEX RISER



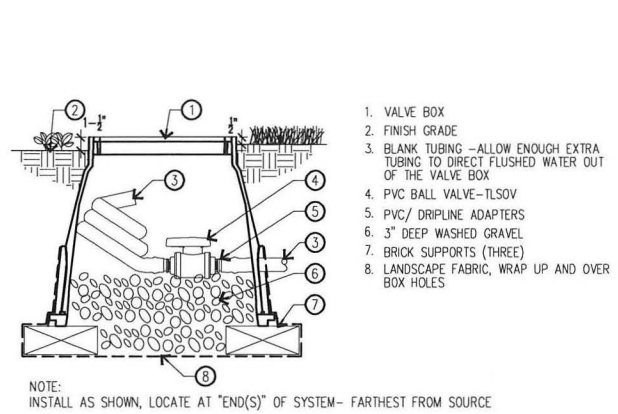
(I) RAIN SWITCH POLE MOUNT



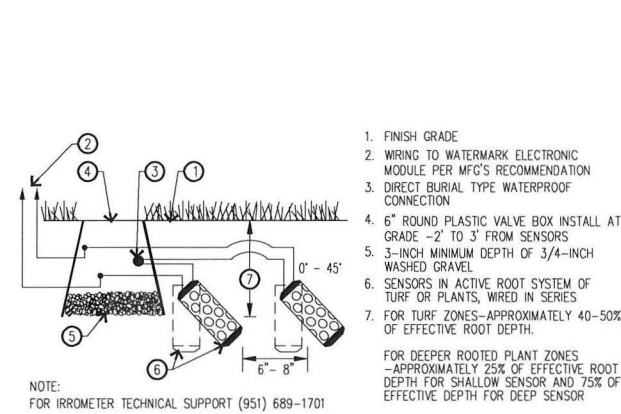
(F) BALL VALVE



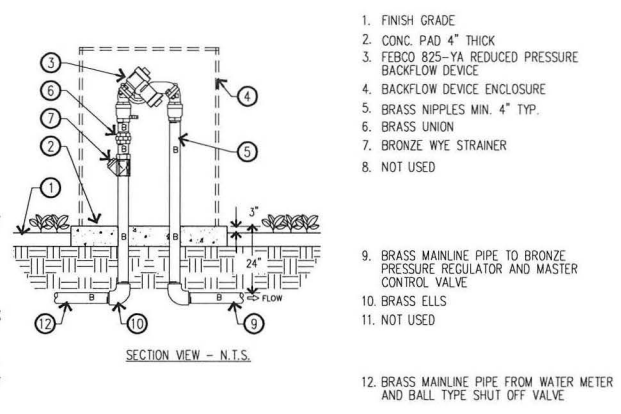
(C) WATERPROOF WIRE SPLICE



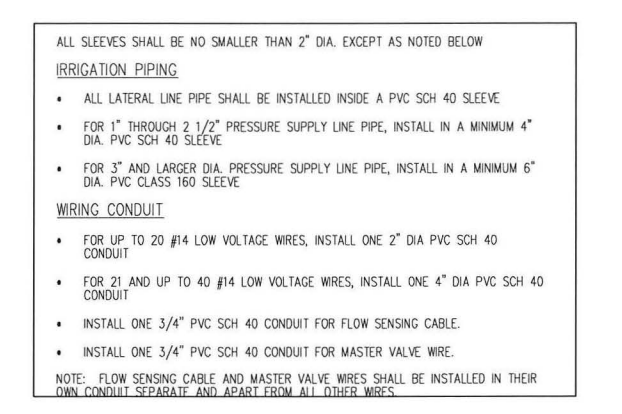
(M) MANUAL FLUSH VALVE



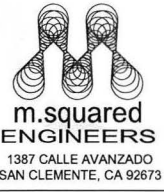
(J) MOISTURE SENSORS



(G) REDUCED PRESSURE BACKFLOW DEVICE



(D) SLEEVE AND CONDUIT



PROJECT INFORMATION:

OTHELLO
(SYNERGY CA6441)

SD73XC165

7575 OTHELLO AVENUE
SAN DIEGO, CA 92111

ISSUED DATE:

06/19/2017

ISSUED FOR:

SDGE COMMENTS

REVISIONS				
REV.	DATE	DESCRIPTION	INIT.	
5	11/17/14	100% CD SDG&E REVIEW	RKS	
6	03/19/15	PLAN REVIEW COMMENTS	RKS	
7	05/15/15	SDGE COMMENTS	RKS	
8	01/27/17	CITY COMMENTS	BJK	
9	05/02/17	LANDSCAPE PLANS ADDED	DV	
10	05/22/17	SDG&E PLAN REVIEW COMMENTS	GC	
11	06/13/17	PLAN CHECK AND COMMENTS	GC	

LICENSURE:



SHEET TITLE:

IRRIGATION DETAILS

SHEET NUMBER:

L-3

REVISION:

11

P L A N T I N G S P E C S.

I. GENERAL

THESE DRAWINGS ARE DIAGRAMMATIC, SHOWING INTENDED LOCATIONS AND RELATIONSHIPS OF PLANTING ELEMENTS. FINAL SITE CONDITIONS, ALTERED DURING CONSTRUCTION MAY REQUIRE ADJUSTMENTS TO THE LAYOUT.
THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL, TESTED AND INSPECTED PRIOR TO PLANTING.
ANY SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR O.A.R. PRIOR TO PURCHASE AND INSTALLATION.

II. PLANT MATERIAL/QUALITY ASSURANCE

THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.
ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.). THE CONTRACTOR SHALL SUBMIT A LIST OF AVAILABILITY FOR ALL BOXED TREES THIRTY (30) DAYS BEFORE SCHEDULED PLANTING FOR APPROVAL AT THE NURSERY BY THE O.A.R.
CONTRACTOR IS RESPONSIBLE FOR FURNISHING PLANT MATERIAL FREE OF PESTS OR DISEASES AND NORMAL IN FORM FOR THE SPECIES AND DESIGN CALLED FOR IN THE PLANS.
ONLY AS MANY PLANTS AS CAN BE PLANTED AND WATERED THAT SAME DAY SHALL BE DISTRIBUTED IN A PLANTING AREA.

THE CONTRACTOR SHALL NOT INSTALL PLANT MATERIAL THAT IS WILTED OR HAS A DAMAGED ROOT BALL.
CONTRACTOR SHALL NOT INSTALL TREES WITHIN TEN (10) FEET OF ROTORS/ IMPACT HEADS OR WITHIN THREE (3) FEET OF STREAM/ SPRAY HEADS.
ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM, SIZE AND TEXTURAL DENSITY.
SOIL AMENDMENT AND BACKFILL MIX AS DESCRIBED HEREIN ARE FOR BIDDING PURPOSES ONLY. SPECIFIC AMENDMENTS AND FERTILIZER WILL BE SELECTED AND SPECIFIED AFTER ROUGH GRADING IS COMPLETE AND SOILS SAMPLES CAN BE TESTED.
AMENDMENT AND FERTILIZER AMOUNT AND TYPE SHALL BE AS RECOMMENDED IN THE AGRONOMIC SOILS REPORT.

III. WEED ABATEMENT

WEED ABATEMENT SHALL BEGIN AFTER ROUGH GRADING. CONTRACTOR TO IRRIGATE PLANTING AREA FOR THREE (3) WEEKS OR UNTIL SUFFICIENT WEED SEEDS HAVE GERMINATED. AFTER WHICH A CONTACT HERBICIDE IS SPRAYED BY A LICENSED PEST CONTROL APPLICATOR. IRRIGATION IS STOPPED FOR FORTY-EIGHT (48) HOURS. THE DEAD WEEDS ARE THEN REMOVED AND AFTER SUCH TIME AS NECESSARY FOR THE HERBICIDE TO DISSIPATE, PLANTING MAY BEGIN.

IV. SOIL PREPARATION

NO SOIL PREPARATION SHALL BE DONE UNTIL ROUGH GRADING HAS BEEN APPROVED BY THE O.A.R.
CROSS RIP ALL PLANTING AREAS TO DEPTH OF TWELVE (12) INCHES AND UNIFORMLY BLEND THE FOLLOWING AMENDMENTS INTO THE TOP SIX (6) INCHES AS PART OF THE FINISH GRADING WORK.
PER THOUSAND (1,000) SQUARE FEET:
TWO HUNDRED (200) POUNDS "GRO-POWER PLUS"
SIX (6) CUBIC YARDS NITROGEN STABILIZED ORGANIC AMENDMENT
TWO HUNDRED (200) POUNDS AGRICULTURAL GYPSUM

V. FINISHED GRADING

AFTER ROUGH GRADING, WEED ABATEMENT AND SOIL PREPARATION ALL PLANTING AREAS SHALL BE SMOOTHLY GRADED. THE GRADE SHALL BE UNIFORM AND SMOOTH WITH NO ABRUPT CHANGE OF SURFACE.
GRADING SHALL PROVIDE FOR NATURAL RUNOFF WITHOUT LOW SPOTS. FLOW LINES SHALL BE ACCURATELY SET BY INSTRUMENT AT TWO (2) PERCENT MINIMUM SLOPE.
CONTRACTOR SHALL REMOVE FROM PLANTING AREAS ALL DEBRIS, WEEDS AND ROCK LARGER THAN ONE (1) INCH IN DIAMETER FROM THE TOP SIX (6) INCHES OF SOIL AND DISPOSED OF OFF-SITE.

VI. INSTALLATION

THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL, TREES INSTALLED AND A COVERAGE TEST COMPLETED PRIOR TO ANY CONTAINER OR GROUND COVER MATERIAL INSTALLATION.
EXCAVATION FOR PLANTING SHALL INCLUDE THE STOCKPILING OF TOPSOIL FROM WITHIN AREAS TO BE EXCAVATED FOR TRENCHES TREE HOLES, PLANT PITS AND BEDS. ALL EXCAVATED PLANTING HOLES SHALL HAVE VERTICAL, SCARIFIED SIDES, TWICE (2X) THE SIZE OF THE DIAMETER AND SIX (6) INCHES MINIMUM DEEPER THAN THE ROOTBALL.
EXCESS SOIL GENERATED FROM THE EXCAVATIONS AND NOT USED AS BACKFILL OR IN ESTABLISHING FINAL GRADES SHALL BE REMOVED FROM THE SITE.
INSPECT ROOTBALL AND GENTLY LOOSEN OR UNTANGLE MATTED ROOTS, DO NOT CRACK ROOTBALL. REPLACE ANY PLANTS WITH ROOTS GRIDLING THE ROOTBALL.
THE CROWN AREA OF TREES AND SHRUBS SHALL BE 2" HIGHER AFTER SETTLING, THAN ADJACENT FINISH GRADE.
THE APPROVED BACKFILL FOR PLANT PITS SHALL CONSIST OF THE FOLLOWING MIX. PLANT PITS SHALL BE FILLED TO THE REQUIRED GRADE AND THOROUGHLY SETTLED BY WATER APPLICATION AND TAMPING.
PER CUBIC YARD OF MIX: UNIFORMLY BLENDED
SIX (6) PARTS BY VOLUME ON-SITE SOIL OR NON SALINE, NON SODIC, LOW BORON CONTENT SANDY TEXTURED TOP SOIL
FOUR (4) PARTS BY VOLUME NITROGEN STABILIZED ORGANIC AMENDMENT
TWENTY (20) POUNDS "GRO-POWER PLUS"
TWENTY (20) POUNDS AGRICULTURAL GYPSUM
BACKFILL PIT HALFWAY THEN PLACE "GRO-POWER" SEVEN (7) GRAM OR "AGRIFORM" TWENTY ONE (21) GRAM SLOW RELEASE PLANTING TABLETS SPREAD EVENLY AROUND ROOTBALL. THE NUMBER OF TABLETS PER PLANT SHALL BE PER THE MANUFACTURER.
PROVIDE A DEPRESSED WATER BASIN AS WIDE AS THE ROOT BALL FOR EACH PLANT. WATER AGAIN THOROUGHLY.
UNTIE VINES AND REMOVE ALL STAKES AND TRELLISES THEN SECURELY FASTEN AND TRAIN AGAINST WHATEVER STRUCTURE NEXT TO WHICH THEY ARE PLANTED. TREES MUST BE STAKED AND/OR GUYED AT THE TIME OF PLANTING.
LAY SOD WITHIN TWO (2) DAYS OF DELIVERY AND DO NOT STORE IN HOT SUN. SET IN A STAGGERED PATTERN ON PRE-IRRIGATED MOIST GROUND AND SET FIRMLY AGAINST OTHER SOD PIECES. WATER THOROUGHLY AFTER PLANTING.
UNLESS NOTED OTHERWISE, CONTRACTOR SHALL PLANT GROUND COVERS IN STRAIGHT ROWS, EVENLY SPACED IN A TRIANGULAR PATTERN AT THE INTERVALS LISTED IN THE DRAWINGS.
AFTER ALL PLANTING IS COMPLETED, TOP DRESS ALL LANDSCAPED AREAS, EXCLUDING TURF, WITH A 2" LAYER OF SINGLE GRIND SHREDDED BARK MULCH. THIS LAYER IS IN ADDITION TO SOIL AMENDMENT MATERIALS.
UNLESS DIRECTED OTHERWISE BY THE O.A.R., PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES AND SUCKER GROWTH.

VII. GUARANTEE

CONTRACTOR SHALL PROVIDE A NINETY (90) DAY GUARANTEE FOR ALL PLANTS EXCLUDING TREES WHICH SHALL BE GUARANTEED FOR ONE (1) FULL YEAR. DURING THE GUARANTEE PERIOD THE CONTRACTOR SHALL REPLACE, IN A TIMELY MANNER, ANY PLANTS THAT ARE UNHEALTHY, MISSING OR DEAD. THIS GUARANTEE SHALL NOT INCLUDE DAMAGE TO GROUND COVER FROM EXCESSIVE RAIN RUN-OFF AND EXTREME WINDS. SUCH "NATURAL" DAMAGE SHALL BE REPAIRED FOR TIME AND MATERIALS.

VIII. MAINTENANCE

CONTRACTOR SHALL INCLUDE IN THEIR BID FOR A 90 DAY MAINTENANCE PERIOD AFTER FINAL LANDSCAPE ACCEPTANCE BY THE OWNER. THIS MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO, KEEPING ALL AREAS WEED FREE, WATERED, PEST AND DISEASE FREE AND ANY OTHER WORK NECESSARY FOR HEALTHY, VIGOROUS PLANT GROWTH AND APPEARANCE.

I R R I G A T I O N S P E C S.

I. GENERAL CONDITIONS

THE CONTRACTOR SHALL FIELD VERIFY THE EXISTING WATER PRESSURE (P.S.I.) AND AVAILABLE FLOW (G.P.M.) PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.) IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE ACTUAL PRESSURE AND FLOW AVAILABLE WITH THOSE SHOWN IN THESE DRAWINGS.
THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.
DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT THERE ARE UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREAS SIZE AND LAYOUT THAT WERE NOT CONSIDERED IN THE ORIGINAL DESIGN. NOTIFY THE O.A.R. OF SUCH OBSTRUCTIONS AND DIFFERENCES IMMEDIATELY.

IN THE EVENT THAT THE NOTIFICATIONS REQUIRED BY THESE NOTES ARE NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY REVISION NECESSARY.

II. QUALITY ASSURANCE AND REQUIREMENTS

THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.
ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
III. MATERIALS/ INSTALLATION
THE MAINLINE PIPE SHALL BE INSTALLED AND ROUTED TO AVOID UNFORSEEN OBSTACLES BELOW GRADE. TREE LOCATIONS TAKE PRIORITY OVER IRRIGATION PIPING. STAKE TREE LOCATIONS PRIOR TO TRENCHING.
THE AUTOMATIC CONTROLLER AND THE BACKFLOW DEVICE SHALL BE FACTORY ASSEMBLED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
FINAL LOCATION OF THE AUTOMATIC CONTROLLER AND THE BACKFLOW DEVICE SHALL BE APPROVED BY THE O.A.R. PRIOR TO INSTALLATION.
THE 120 VOLT ELECTRICAL CONNECTION FOR THE CONTROLLER SHALL BE FURNISHED BY OTHERS. THE CONTRACTOR SHALL COORDINATE THE ROUTE OF THE ELECTRICAL SERVICE TO THE APPROVED CONTROLLER LOCATION WITH THE GENERAL CONTRACTOR. THE SERVICE TO THE CONTROLLER JUNCTION BOX SHALL BE INSTALLED BY A LICENSED ELECTRICIAN. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTIONS TO THE AUTOMATIC CONTROLLERS FROM THE PROVIDED JUNCTION BOX.

III. MATERIALS/ INSTALLATION

THE MAINLINE PIPE SHALL BE INSTALLED AND ROUTED TO AVOID UNFORSEEN OBSTACLES BELOW GRADE. TREE LOCATIONS TAKE PRIORITY OVER IRRIGATION PIPING. STAKE TREE LOCATIONS PRIOR TO TRENCHING.
THE AUTOMATIC CONTROLLER AND THE BACKFLOW DEVICE SHALL BE FACTORY ASSEMBLED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
FINAL LOCATION OF THE AUTOMATIC CONTROLLER AND THE BACKFLOW DEVICE SHALL BE APPROVED BY THE O.A.R. PRIOR TO INSTALLATION.
THE 120 VOLT ELECTRICAL CONNECTION FOR THE CONTROLLER SHALL BE FURNISHED BY OTHERS. THE CONTRACTOR SHALL COORDINATE THE ROUTE OF THE ELECTRICAL SERVICE TO THE APPROVED CONTROLLER LOCATION WITH THE GENERAL CONTRACTOR. THE SERVICE TO THE CONTROLLER JUNCTION BOX SHALL BE INSTALLED BY A LICENSED ELECTRICIAN. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTIONS TO THE AUTOMATIC CONTROLLERS FROM THE PROVIDED JUNCTION BOX.
ALL WIRES FROM THE CONTROLLER TO THE AUTOMATIC VALVES SHALL BE COPPER, DIRECT BURIAL, MINIMUM #14 GAUGE. INSTALL IN THE SAME TRENCH AS THE MAINLINE WHERE POSSIBLE. COMMON WIRE TO BE WHITE IN COLOR. CONTROL WIRES TO BE A DIFFERENT COLOR FOR EACH CONTROLLER USED. BUNDLE AND TAPE WIRES A MINIMUM OF TEN (10) FEET ON CENTER.

THE CONTRACTOR SHALL RUN THREE (3) SPARE WIRES AND ONE (1) COMMON WIRE FROM THE CONTROLLER TO EACH END OF THE MAIN LINE FOR FUTURE USE. EXTEND THE WIRES AN EXTRA TEN (10) FEET, MAKE A COIL, AND PLACE IN A RECTANGULAR PULL BOX LABEL THE LID "SW".
ALL MAINLINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2x) THE DIAMETER OF THE PIPE TO BE SLEEVED. SIZE WIRE SLEEVES SO THAT WIRES ARE NOT BOUND IN PIPE. MINIMUM COVERAGE FOR SLEEVES SHALL BE TWENTY FOUR (24) INCHES FOR SLEEVED LATERAL LINES, THIRTY (30) INCHES FOR 120 VOLT WIRING IN CONDUIT AND THIRTY SIX (36) INCHES FOR SLEEVED MAINLINE AND/OR CONTROL WIRING.
ALL LATERAL LINE PIPING UNDER PAVEMENT NOT SLEEVED, SHALL BE PVC SCHEDULE 40 AND SHALL BE INSTALLED PRIOR TO PAVING.
DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM. TRENCH MUST BE FREE OF ROCKS, DEBRIS OR ANY SHARP OBJECTS. SNAKE PLASTIC PIPE IN TRENCH. MINIMUM COVERAGE FOR MAINLINE SIZES 1-1/2" AND SMALLER IS EIGHTEEN (18) INCHES, FOR SIZES 2" AND LARGER COVERAGE IS TWENTY FOUR (24) INCHES, FOR LATERAL LINES TWELVE (12) INCHES, 120 VOLT WIRING IN CONDUIT THIRTY (30) INCHES AND LOW VOLTAGE CONTROL WIRE TWELVE (12) INCHES MINIMUM OR THE SAME DEPTH AS THE MAINLINE. DO NOT INSTALL ANY PIPE OR WIRING DIRECTLY OVER ANOTHER.
BALL VALVES, GATE VALVES, REMOTE CONTROL VALVES (EXCEPT FOR ANTI-SIPHON TYPE) AND QUICK COUPLERS SHALL BE INSTALLED IN BELOW GRADE LOCKABLE "BOXES" MANUFACTURED BY AMETEK OR CARSON. USE ROUND BOXES FOR GATE VALVE, BALL VALVES AND QUICK COUPLERS AND RECTANGULAR BOXES FOR REMOTE CONTROL VALVES. VALVE BOX LIDS SHALL BE GREEN COLOR, LABELED "BV", "GV", "QC" OR "RCV" WITH CONTROLLER STATION NUMBER.
SET VALVE BOXES ONE (1) INCH ABOVE FINISH GRADE. SET VALVES AT SUFFICIENT DEPTH TO PROVIDE APPROPRIATE CLEARANCE BETWEEN THE COVER AND THE VALVE. INSTALL IRRIGATION EQUIPMENT SO THE VALVE BOXES FIT WITHOUT CUTTING THE WALLS OF THE VALVE BOXES. CUT VALVE BOXES SHALL BE REPLACED AT NO COST TO THE OWNER.
THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS, UNLESS DIRECTED OTHERWISE BY THE O.A.R.

ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE.
INSTALL ALL SPRINKLERS ON RISERS TWELVE (12) INCHES AWAY FROM WALLS AND STRUCTURES.
ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB AND GROUND COVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS ONE (1) INCH ABOVE FINISH GRADE.
ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURF AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH ADJACENT PAVING.
AFTER RECEIVING NOTIFICATION BY THE O.A.R., THE CONTRACTOR, WITHIN TEN (10) DAYS SHALL ADJUST ALL LAWN HEADS SO THAT THE TOP OF THE SPRINKLER HEAD IS ONE QUARTER (1/4) INCH ABOVE FINISH GRADE.
INSTALL ANTI DRAIN VALVES TO ELIMINATE LOW HEAD DRAINAGE. ANTI DRAIN VALVE (ADV) UNITS MAY NOT BE REQUIRED ON ALL HEADS. PRIOR TO INSTALLATION, CONTRACTOR SHALL VERIFY WITH ON SITE GRADES IF THERE IS AN ELEVATION DIFFERENCE OF TWO (2) FEET OR MORE BETWEEN THE HIGHEST AND LOWEST SPRINKLER HEAD ON A SYSTEM. INSTALL THE ADV WHERE NECESSARY.
ALL SOLVENT WELD PVC PRESSURE LINES AND FITTINGS MUST RECEIVE PRIMER BEFORE SOLVENT WELDING.

IV. ADJUSTING AND TESTING THE SYSTEM

AFTER PIPELINE ASSEMBLY THE CONTRACTOR SHALL THOROUGHLY FLUSH THE SYSTEM. WITH OPEN ENDS ALL CAPPED PRESSURE TEST FOR FOUR (4) HOURS AT 150 P.S.I.
AFTER COVERAGE AND PRESSURE TESTING THE CONTRACTOR SHALL INSTALL ALL TERMINAL FIXTURES AND PERFORM A COVERAGE TEST.
THE CONTRACTOR SHALL ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE AND TO PREVENT OVERSPRAY. THIS SHALL INCLUDE THE USE OF VARIABLE ARC NOZZLES (VAN) AND PRESSURE COMPENSATING SCREENS (PCS), THE SELECTION OF THE BEST DEGREE OF ARC TO FIT THE SITE AND THROTTLING OF THE FLOW CONTROL AT EACH VALVE TO FIND THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
THE ENTIRE SYSTEM SHALL BE IN FULL AUTOMATIC OPERATION FOR ONE SEVEN (7) DAYS PRIOR TO ANY PLANTING.

V. SUBMITTALS

UPON COMPLETION THE CONTRACTOR SHALL SUPPLY THE OWNER WITH A COMPLETE SET OF REPRODUCIBLE "AS-BUILT" DRAWINGS. THESE AS-BUILTS SHALL SHOW THE LOCATIONS OF ALL POINTS OF CONNECTION, VALVES, CROSSINGS, QUICK COUPLERS AND OTHER MAINLINE COMPONENTS DIMENSIONED ACCURATELY FROM TWO (2) PERMANENT SITE OBJECTS. IN ADDITION THE CONTRACTOR SHALL SUPPLY TWO (2) CONTROLLER CHARTS SHOWING EACH VALVE'S COVERAGE AREA COLOR CODED TO THE CORRESPONDING CONTROLLER STATION.
THE CONTRACTOR MUST ALSO FURNISH TWO (2) SETS EACH OF THE FOLLOWING: ANY SPECIAL VALVE OR SPRINKLER ADJUSTMENT TOOLS, KEYS FOR THE CONTROLLER ENCLOSURES, QUICK COUPLER KEYS AND ANY OPERATION MANUALS FOR THE EQUIPMENT INSTALLED.

VI. GUARANTEE

THE CONTRACTOR'S WORK SHALL BE FULLY GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED AT NO COST TO THE OWNER.

VII. MAINTENANCE

A QUALIFIED SUPERVISOR SHALL BE RESPONSIBLE FOR OPERATING THE IRRIGATIONS SYSTEMS, ADJUSTING THE CONTROLLERS AND OBSERVING THE EFFECTIVENESS OF THE IRRIGATION SYSTEM.
CHART ALL CONTROLLER PROGRAMS, RECORDING DATE, TIME, LENGTH OF WATERING FOR EACH STATION. RESET CONTROLLER AT LEAST MONTHLY TO ACCOUNT FOR SEASONAL VARIATIONS.
INSPECT AND ADJUST THE ENTIRE IRRIGATION SYSTEM WEEKLY DURING APRIL THRU OCTOBER AND BI-WEEKLY FOR THE REST OF THE YEAR. CHECK FOR LEAKS, WET AND DRY SPOTS, USE A MOISTURE SENSING DEVICE TO EVALUATE ACTUAL SOIL MOISTURE. OBSERVE NOZZLES FOR PROPER PATTERN AND PRESSURE.

G E N E R A L N O T E S

- A. THE LANDSCAPE ARCHITECT WILL INTERPRET THE MEANING OF ANY PART OF THE PLANS AND SPECIFICATIONS ABOUT WHICH ANY MISUNDERSTANDING MAY ARISE, AND HIS DECISION WILL BE FINAL.
- B. THE CONTRACTOR SHALL OBTAIN CLARIFICATION TO QUESTIONS RELATIVE TO THE DRAWING BEFORE SUBMITTING A BID.
- C. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS.
- D. THE CONTRACTOR SHALL CARRY NECESSARY CALIFORNIA STATE CONTRACTORS LICENSE OR CERTIFICATE FOR TYPE OF WORK LISTED, SUCH AS C-27.
- E. THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER HIS WORKMEN AND WORK TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE SUIT OR LIEN.
- F. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.
- G. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND LICENSES AND ASSURE THAT ALL WORK TO BE PERFORMED MEETS OR EXCEEDS ALL APPLICABLE CODES AND ORDINANCES OF PRIVATE OR GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
- H. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK AT NO EXPENSE TO THE OWNER. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, UNDER ROADWAYS, DRIVES AND PAVING, ETC.
- I. THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, OF BRANDS AND TYPES SHOWN AND DESCRIBED IN THESE DRAWINGS.
- J. THE CONTRACTOR SHALL EXERCISE CARE IN HANDLING, LOADING, UNLOADING AND STORING ALL EQUIPMENT AND MATERIALS. ALL MATERIALS AND EQUIPMENT THAT IS DAMAGED WILL BE DISCARDED, EVEN IF INSTALLED, AND SHALL BE REPAIRED OR REPLACED AT THE DISCRETION OF THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.) AT NO EXPENSE TO THE OWNER.
- K. THE CONTRACTOR SHALL PROTECT ALL PLANTING AREAS FROM EXCESSIVE COMPACTION WHEN TRUCKING MATERIALS AND EQUIPMENT TO AND WITHIN THE SITE.
- L. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFTS OR DAMAGE TO MATERIALS ONCE DELIVERED TO JOB SITE.
- M. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC. SHALL BE IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
- N. ALL PROGRESS INSPECTIONS SHALL BE COMPLETED BEFORE SUCCEEDING WORK IS STARTED. ANY WORK COVERED UP BEFORE REQUIRED INSPECTIONS ARE COMPLETED WILL BE EXPOSED FOR REVIEW AT THE CONTRACTOR'S EXPENSE.
- O. CLEAN-UP SHALL BE DONE AS EACH PORTION OF THE WORK PROGRESSES. REFUSE AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE, ALL WALKS AND PAVING SHALL BE BROOMED AND ANY DAMAGE OCCURRING TO THE WORK OF OTHERS SHALL BE REPAIRED TO ORIGINAL CONDITION.
- P. REFER TO THE SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.
- Q. THE CONTRACTOR'S WORK SHALL BE FULLY GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED AT NO COST TO THE OWNER.
- R. UNLESS NOTED OTHERWISE ALL STRUCTURAL IMPROVEMENTS SHALL BE INSTALLED PRIOR TO IRRIGATION AND PLANTING OPERATIONS.
- S. IN THE CASE WHERE EXTRA WORK OR CHANGES WILL RESULT IN ANY INCREASED COSTS OVER THE CONTRACT FEE, THE CONTRACTOR SHALL FIRST RECEIVE THE OWNER'S EXPRESSED WRITTEN APPROVAL FOR SUCH ADDITIONAL FUNDS PRIOR TO PURCHASING MATERIALS OR DOING THE WORK/CHANGES.

M A I N T E N A N C E

I. GENERAL

THE OWNER OR LESSEE WILL ENGAGE A MAINTENANCE CONTRACTOR FOR THE MAINTENANCE OF THE SITE LANDSCAPE FOR THE LIFE OF THE LEASE.
MAINTENANCE CONTRACTOR SHALL FURNISH ALL SUPERVISION, LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETE MAINTENANCE OF ALL LANDSCAPE AREAS.
ALL LANDSCAPE AREAS SHALL BE WATERED AS NECESSARY FOR THE PROPER DEVELOPMENT AND MAINTENANCE OF THE VEGETATION.
PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS CONDITION, IRRIGATION AND DRAINAGE SYSTEMS KEPT IN GOOD WORKING ORDER, AND THE GENERAL SITE KEPT CLEAN AND WEED FREE.
MAINTENANCE CONTRACTOR SHALL ROUTINELY CHECK FOR BLOCKED DRAIN INLETS, AND KEEP SWALES FREE OF LEAVES AND OTHER DEBRIS.
ALL LITTER AND TRASH INCLUDING WEEDS, LEAVES, BOTTLES AND OTHER DEBRIS SHALL BE REMOVED FROM ALL AREAS OF THE SITE AND DISPOSED OF OFF-SITE.
MAINTENANCE CONTRACTOR SHALL REPAIR OR REPLACE ALL DEAD, DAMAGED OR DISEASED PLANT MATERIAL.

II. IRRIGATION

A QUALIFIED PERSON SHALL BE COMPLETELY RESPONSIBLE FOR OPERATING THE IRRIGATION S YSTEMS, WITH THE DUTIES OF ADJUSTING CONTROLLERS, OBSERVING THE EFFECTIVENESS OF THE IRRIGATION S YSTEM, AND MAKING MINOR ADJUSTMENTS TO THE SYSTEM.
THE IRRIGATION SYSTEM SHALL BE MAINTAINED FOR OPTIMUM PERFORMANCE. THIS INCLUDES CLEANING AND ADJUSTING ALL SPRINKLER HEADS AND VALVES FOR PROPER COVERAGE.
A CHART SHALL BE MAINTAINED TO RECORD CURRENT IRRIGATION PROGRAMS, INCLUDING DAY, TIME, AND LENGTH OF WATERING FOR EACH STATION AND PROGRAM FOR EACH CONTROLLER.
INSPECTIONS OF THE IRRIGATION S YSTEM, IN OPERATION, SHALL BE MADE WEEKLY DURING SUMMER MONTHS, APRIL THROUGH OCTOBER, AND BI-WEEKLY NOVEMBER THROUGH MARCH, TO DETECT A MALFUNCTIONING OF THE SYSTEM.
CHECK FOR LEAKS OR WET SPOTS.
TURN ON EACH SYSTEM WITH THE CONTROLLER AND CHECK IT TO ENSURE THAT IT OPERATES CORRECTLY -- OPENING AND CLOSING.
VISUALLY OBSERVE EACH SPRINKLER HEAD / NOZZLE FOR PROPER OPERATION, SPRAY PATTERN, PRESSURE AND WATER DISTRIBUTION.
A SOIL SAMPLING PROBE AND/OR A TENSIO METER SHALL BE USED REGULARLY TO EVALUATE ACTUAL SOIL MOISTURE LEVELS AND IRRIGATION SCHEDULE.
CHECK AT LEAST WEEKLY TO MAKE SURE AREAS ARE NOT BEING OVER OR UNDER WATERED. ADJUST THE SCHEDULE AS NEEDED TO CORRECT FOR EITHER OF THESE SITUATIONS. RESET THE SCHEDULE ON OUR CONTROLLER AT LEAST MONTHLY, AT THIS TIME, CHECK THE TIME ON THE CONTROLLER TO MAKE SURE THAT IT IS CORRECT.
CHECK THE WATER BILL FOR EXCESSIVE CONSUMPTION. COMPARE MONTH TO MONTH AND YEAR TO YEAR, PAY SPECIAL ATTENTION TO LARGE FEE SWINGS.
LOOK AT THE GENERAL HEALTH AND "LOOK" OF THE PLANT MATERIAL.
MAKE DESIGN ADJUSTMENTS (ADDING/ DELETING OR MOVING OF HEADS, CHANGING NOZZLE TYPES, TRIMMING OR MOVING OF PLANT MATERIAL) SO THAT PROBLEMS CAN BE ELIMINATED INSTEAD OF TEMPORARILY FIXED.
ALL MALFUNCTIONING EQUIPMENT MUST BE REPAIRED PRIOR TO THE NEXT SCHEDULED IRRIGATION.
ALL REPLACEMENT HEADS SHALL BE OF THE SAME MANUFACTURER, TYPE, AND APPLICATION RATES.

III. PLANTINGS

ALL AREAS MUST BE KEPT WEED FREE, BY THE USE OF ORGANIC MULCHES, HAND REMOVAL CHEMICAL CONTROLS- IN THAT ORDER.
MULCHED AREAS MUST BE REPLENISHED AS MULCH DECOMPOSES.
FERTILIZER SHALL BE APPLIED AS NEEDED USING SLOW RELEASE, ORGANIC BASED MATERIALS IN APRIL AND OCTOBER. USE AS INDICATED BY SOILS TEST ANALYSIS.
GROUND COVERS BORDERING WALKS AND CURBS SHALL BE EDGED AS NECESSARY TO PROVIDE A CLEAN CRISP LINE.
VINES SHALL BE KEPT "PINNED" TO ADJACENT WALLS AS NECESSARY AND TRIMMED TO CONTROL EXCESSIVE GROWTH. NOT ALLOWING VINE TO GROW OVER WINDOWS, DOORS, GATES OR OTHER ARCHITECTURAL ELEMENTS AND EQUIPMENT.
TREE PRUNING SHALL BE PERFORMED AS NEEDED TO MAINTAIN A NATURAL APPEARANCE.
SHRUB PRUNING SHALL BE PERFORMED AS NEEDED TO MAINTAIN A NATURAL APPEARANCE. SHRUBS ARE INTENDED TO FILL THE PLANTING SPACE AS MUCH AS POSSIBLE. DO NOT POWER PRUNE SHRUBS INTO ODD TOPARY SHAPES.
TREES AND SHRUBS SHALL BE PRUNED TO CORRECT ANY STRUCTURAL DEFECTS, REMOVE SUCKERS, CRISS-CROSSING BRANCHES, DEAD AND DISEASED LIMBS AND FOLIAGE AND THINNING OF THE CROWN TO REDUCE WIND DAMAGE.
SPARSE GROUND COVER AREAS SHALL BE CHECKED FOR, AS THEY MAY INDICATE A FAILURE OF IRRIGATION S YSTEM OR THE NEED FOR FERTILIZER AND SOIL AMENDMENT. BARE AREAS SHALL BE RE-PLANTED TO MATCH ORIGINAL DESIGN.



PROJECT INFORMATION:

OTHELLO
(SYNERGY CA6441)

SD73XC165

7575 OTHELLO AVENUE
SAN DIEGO, CA 92111

ISSUED DATE:

06/19/2017

ISSUED FOR:

SDGE COMMENTS

REVISIONS			
REV.	DATE	DESCRIPTION	INIT.
5	11/17/14	100% CD SDG&E REVIEW	RKS
6	03/19/15	PLAN REVIEW COMMENTS	RKS
7	05/15/15	SDGE COMMENTS	RKS
8	01/27/17	CITY COMMENTS	BJK
9	05/02/17	LANDSCAPE PLANS ADDED	DV
10	05/22/17	SDG&E PLAN REVIEW COMMENTS	GC
11	06/13/17	PLAN CHECK AND COMMENTS	GC

LICENSURE:



SHEET TITLE:

LANDSCAPE NOTES
AND SPECIFICATIONS

SHEET NUMBER:

REVISION:

L-4

11



SD73XC165-Othello PDP Justification

9191 Towne Centre Drive
Suite 150
San Diego, CA 92122

January 3, 2017

SD73XC165 SITE JUSTIFICATION REPORT

PDP Process

Background

The modification for Sprint "Othello." site is necessary for the Sprint wireless network to provide the coverage mandated by the federal government as a condition of its operating license. There is a significant gap in coverage in many neighborhoods around the project area as demonstrated by the attached RF Coverage Maps included in this submittal. The Sprint site development team evaluated the search ring area and identified an existing SDGE tower where Sprint already operates an unmanned Telecommunication facility, as the most viable location in terms of zone-ability and aesthetics that would also achieve desired coverage and capacity needs.

Analysis

I. Site Selection

The Sprint site development team recognized from the outset that the coverage objective was essentially residential. Per the zoning map submitted with this report, the site is within the Industrial (IL-2-1) zone, and the surrounding land uses consist of single-family residential properties and Commercial Community zones. Due to the volume of traffic, distance, and capacity needed in the surrounding area, nearby Sprint sites cannot provide enough coverage to the nearby residential neighborhoods and 805 freeway. In 2002, a telecommunication facility system through the City of San Diego was filed for a new telecommunications site and Sprint was granted for a Substantial Conformance approval for (12) panel antennas and ground level equipment space.

The subject site, Othello, has its highest antenna height location on the tower of 52' 3" which will stay mounted on the existing SDGE T-arm as previously approved. The



SD73XC165-Othello PDP Justification

surrounding residential communities and freeways of the site are at generally lower elevations and would therefore receive the coverage from the subject site.

II. Site Justification

The site is needed to address significant coverage and capacity gaps in the community surrounding the project area, in particular in West and North-facing directions. The RF Coverage Maps attached to this justification report depict the existing coverage gaps and show the significant coverage gain that would be achieved with the proposed project. However, it is important to note that coverage is only half of the objective; Sprint also strives to boost the capacity of every cell site to satisfy the customers around it. What we are seeing increasingly is that more customers are relying almost entirely on their mobile devices to provide all phone needs, as well as Internet, email, apps, etc. All of this individual phone use makes it vital that each and every wireless communication facility in Sprint networks be built and upgraded to meet this customer usage. Even if a site provides sufficient coverage, the more people are utilizing their devices, the more the network slows down. We are trying to keep the 4G technology moving smoothly and quickly.

Other sites in the area were assessed and deemed unfeasible due to the largely residential nature of this area and the topographic limitations of coverage none could provide the coverage the existing Sprint cell site on the SDGE tower can provide.

III. Site Design

As noted above, the project follows the preference objectives of WCF policy by having utilized a location, which allows the coverage needs to be satisfied with an appropriate location and design. The proposed project includes the installation of (12) Sprint antennas mounted to an existing SDGE tower, they will match existing tower. Installation of (12) RRHs mounted behind the proposed antennas to conceal. A proposed growth cabinet and a new top hat on top of the existing BTS cabinet will be proposed in the existing ground-level equipment. Fortunately, the greater existing elevation AMSL allows RF signals to reach further distances than if they were at a lower elevation, which increases coverage of the area without significantly fewer changes to the existing site. The changes to this existing site will not deter from or interfere with the peacefulness of the surrounding neighborhood and areas.



SD73XC165-Othello PDP Justification

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

This Sprint Wireless Facility has been in operation on the SDGE tower since 2002 and with the proposed modification of will cause no adverse impact to the surrounding areas. The original approval consisted of (12) antennas on the SDGE tower, there will be no increase in antenna count. The (12) proposed RRH's will be mounted directly behind the existing antennas causing minimal change in appearance.

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

As a part of the submittal package, Sprint has provided an electromagnetic report executed by a professional. The proposed site's exposure levels will continue to be to be below the applicable Federal Communications Commission's general population's electromagnetic field limits.

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 modification to the Sprint cell site on the existing SDGE tower will allow Sprint customers to have improved call coverage and for the network to boost the capacity to satisfy the customers around it. It is vital for all the Sprint wireless communication facilities within the network to be upgraded and built to meet customer usage. The existing antennas which are mounted onto the SDGE tower at a height of 42.4' and 50'.

It is very important to keep the height and placement of the existing antennas in order to improve call coverage and capacity here. Having to decrease the height of the antennas would be contradictory and would result in having to build additional wireless facilities to make up for the insufficiency of Sprint's network. Any change to the location of the antennas on the tower would decrease the coverage objective.

Company Information

Sprint is one of the fastest growing nationwide service providers offering all digital voice, messaging and high-speed data services to nearly 30 million customers in the United States. Sprint is a "telephone corporation", licensed by the Federal Communications Commission (FCC) to operate in the 1850.0 -1865.0, and 1930.0-1945.0 MHz and 2.5 GHz frequencies, and a state regulated Public Utility subject to the California Public Utilities Commission (CPUC). The CPUC has established that the term "telephone corporation" can be extended to wireless carriers, even though they transmit signals without the use of telephone lines. Sprint will continue to



SD73XC165-Othello PDP Justification

operate this facility in full compliance with the regulations and licensing requirements of the FCC, Federal Aviation Administration (FAA) and the CPUC, as governed by the Telecommunications Act of 1996, and subsequent modifications, the Middle Class Tax Relief and Job Creation Act of 2012 (Section 6409) and other applicable laws.

Conclusion

The proposed Sprint wireless installation provides a material benefit to the community with the providing of communications services for personal, business, and emergency purposes. There is currently a sea-change under way relative to communications, with communications of all kinds utilizing the wireless networks. Approximately 25% of homes in the U.S. are now "wireless only," having no landlines. The rate of wireless-only homes is increasing at about 5% a year. Over 50% of all 911 calls are now done so via cellular phone. Thus, providing reliable wireless services to all of our communities is vital for the public health, safety, and welfare, a basic finding for approval of the PDP submittal. The enclosed application is presented for your consideration. Sprint requests a favorable determination and approval of a substantial conformance to modify its existing base station.

Please contact me with any questions or requests for additional information

Sincerely,

A handwritten signature in blue ink, appearing to read "KPriesand".

Kristin Priesand

Network Project Manager III / San Diego

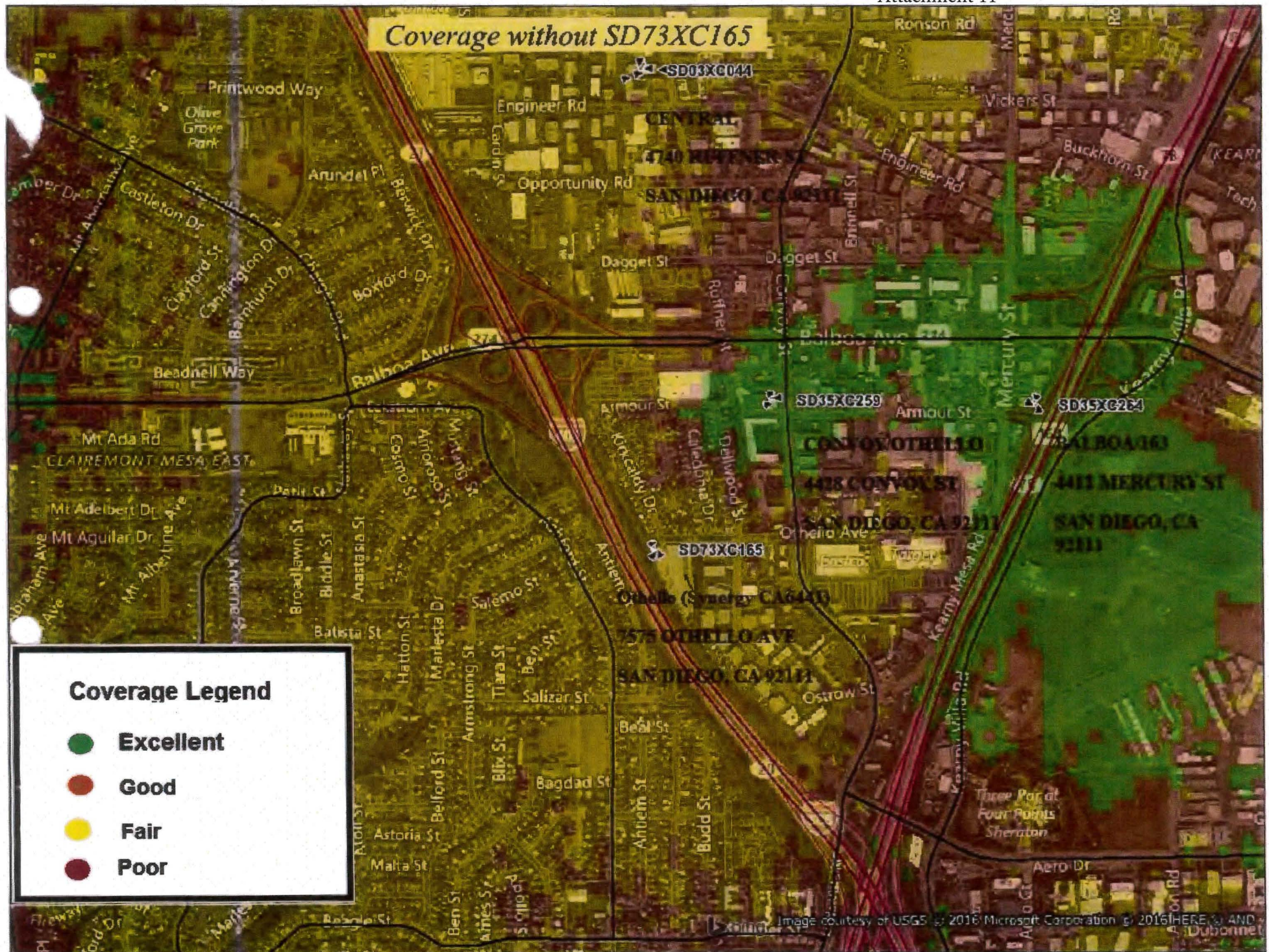
714-315-3921

Kristin.priesand@sprint.com

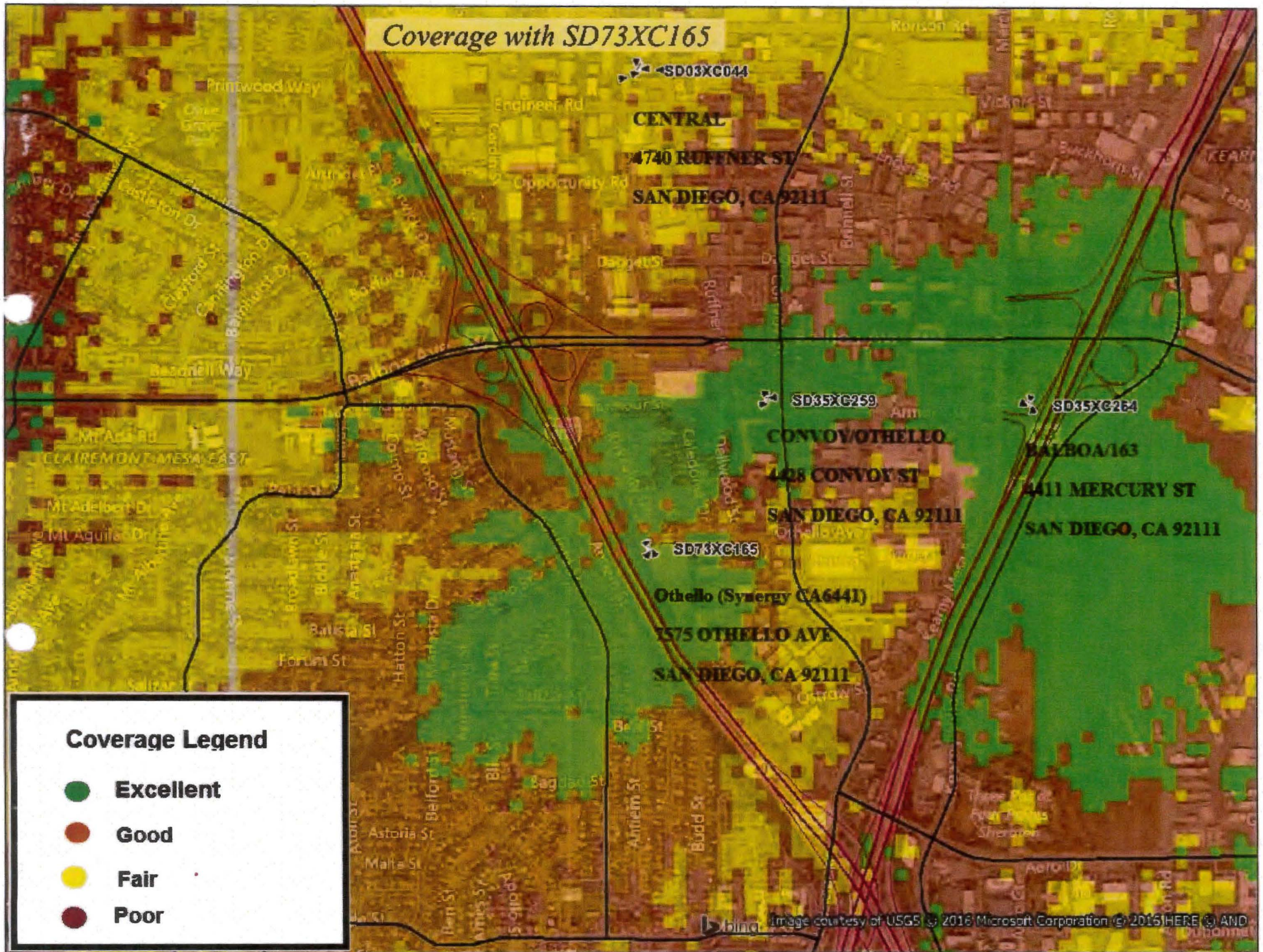


#gettingbettereveryday

Coverage without SD73XC165



Coverage with SD73XC165



Minutes of the Monthly Meeting of the
Kearny Mesa Planning Group
June 21, 2017
Serra Mesa/Kearny Mesa Library
9005 Aero Drive, San Diego, CA 92123

Planning Group Members in Attendance:

☒ Ping Wang ☒ Mark Olsson ☐ Peter Fayette ☐ Paul Yung ☐ Lorah Tana ☐ Todd Matcher
☒ Jeff Sallen ☒ John Turpit ☒ Kate Phin ☐ Buzz Gibbs ☒ Ed Quinn ☒ Karen Ruggels ☒ Robyn Badilla
☒ Derek Applbaum ☒ John Mulvihill ☒ Dana Hooper

Community members in Attendance:

Thomas Young
Mark Smith
Raab Rydeen
Ray Higgins
Mike Huntoon
Kim Roeland
Brian Schoenfield
Brittany Ruggers
Adeline McGonigle
David McGonigle

1. The Meeting was brought to order at 11:40 PM by Jeff Sallen, chair of the Kearny Mesa Planning Group. Copies of the **Minutes of the June meeting** were distributed and discussed. After the members reviewed the minutes, Jeff asked for any changes or corrections, none were received. They were **approved 8-0-1**.
2. **Public Comment on any item not on the agenda.**
3. **Mail and other items received since the last meeting.**
N/A
4. **Presentation:**
Arnulfo Valdez will present on Project #337458: Did not present
5. Jeanne Krosch – City of San Diego Planning Department

Recommendation for approval of the Vernal Pool Habitat Conservation Plan (VPHCP) and associated Amendment to the Kearny Mesa Community Plan.

The Planning Group will NOT enter a recommendation of support because the Community Plan Update is underway, and we are not certain if the current VERNAL POOL identification and mapping at Gibbs Field by City Planning and City Airport management will forever preclude bicycle, pedestrian, and other recreational uses on or around Gibbs Field.

Approved: 6-1-3 (note: the approval was to NOT recommend support of the VPHCP)

6. **Adeline McGonigle (Sprint Project Manager)** Planned Development Permit (PDP), Process 4 for the repairing and add equipment to an existing 73' tall lattice tower concealing.

Approved: 9-0-0

7. John Turpit (Chair of the Community Planning Group Sub-Committee) to lead a discussion regarding the Planning Groups position on the FAR (Floor Area Ratio) and PILM (Planned Industrial Lands Map) throughout Kearny Mesa moving forward. Community Planning Group to hold a vote on future plans.

Jeff concluded the meeting at 12:55 pm.



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

Ownership Disclosure Statement

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

SD73XCLILES - Othello

Project No. For City Use Only

Project Address:

1575 Othello Ave.

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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.

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

SHAYNE FERBER / SD6TE
☐ Owner ☒ Tenant/Lessee ☐ Redevelopment Agency

Street Address: 8326 Cashway Park CA 92124

City/State/Zip: San Diego, CA 92123

Phone No: 358-637-7974

Fax No:

Signature: [Signature] Date: 1/4/2017

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

SPRINT
☐ Owner ☒ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

991 Towne Center Dr. Suite 150

City/State/Zip: San Diego, CA

Phone No: 714) 375-3921

Fax No:

Signature: [Signature] Date: 1/4/2017

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date: