

GENERAL NOTES

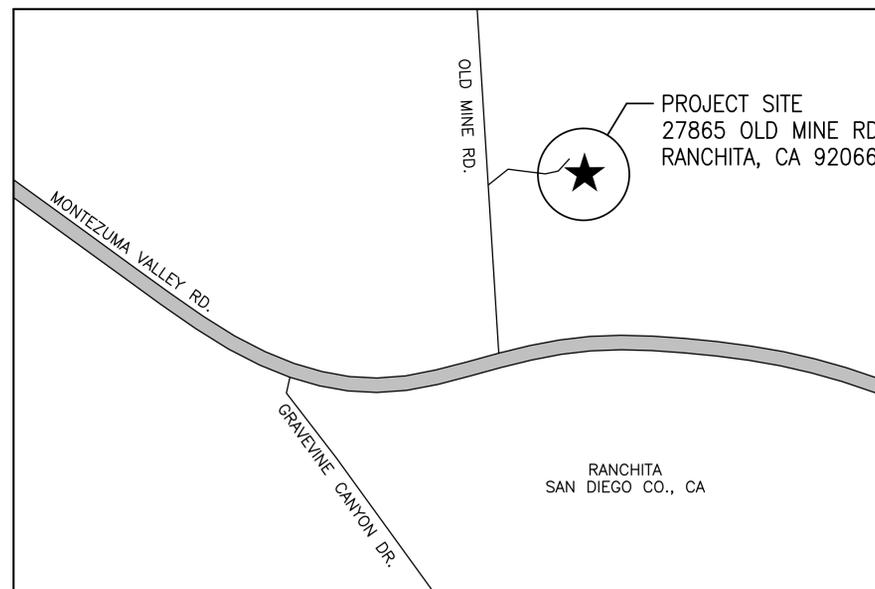
- DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT, WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS, FIELD CONDITIONS AND CONFIRM THAT THE PROJECT MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS, OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ ENGINEER.
- THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
- GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
- THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
- DETAILS HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.
- SEAL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURED DUE TO THE CONSTRUCTION ON OR ABOUT THE PROPERTY.
- CONTRACTOR SHALL SEE TO IT THAT GENERAL WORK AREA IS KEPT CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
- THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.

Vista Towers

Wireless Site Solutions

10161 BROADVIEW PLACE, N. TUSTIN, CA 92705

RANCHITA
27865 OLD MINE ROAD
RANCHITA, CA 92066
APN: 196-060-12



LOCATION PLAN

DIRECTIONS

- DIRECTIONS (FROM CA-76 HWY):
- HEAD SOUTHEAST ON CA-76 E TOWARD MESA GRANDE RD.
 - TURN LEFT ONTO CA-79 N.
 - TURN RIGHT ONTO COUNTY ROUTE S2/SAN FELIPE RD.
 - TURN LEFT ONTO MONTEZUMA VALLEY RD.
 - TURN LEFT ONTO OLD MINE RD
DESTINATION WILL BE ON THE RIGHT.

27865 OLD MINE RD
RANCHITA, CA 92066.

INDEX OF DRAWINGS

- | | | |
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PROJECT DIRECTORY

ARCHITECT: MANUEL S. TSHLAS MST ARCHITECTS, INC. 801 ALHAMBRA BLVD., SUITE 2 SACRAMENTO, CA 95816 916-505-3811 manuel@mstarchitects.com	APPLICANT: VISTA TOWERS, LLC 10161 BROADVIEW PLACE N. TUSTIN, CA 92705 CONTACT: ROBERT MACLACHLAN 714-856-1000 PH 714-417-9577 FX
CONSTRUCTION MANAGER: ROBERT MACLACHLAN 10161 BROADVIEW PLACE N. TUSTIN, CA 92705 CONTACT: ROBERT MACLACHLAN 714-856-1000 PH	OWNER: CORNELIUS CARSTENSEN & LYNN CARSTENSEN 27865 OLD MINE ROAD RANCHITA, CA 92066 SAN DIEGO COUNTY

PROJECT SUMMARY

PROPERTY INFORMATION
LAT.: N 33° 13' 00.42" NAD 83
LONG.: W 116° 33' 22.66" NAD 83
ASSESSOR'S PARCEL NUMBER: 196-060-12
JURISDICTION: COUNTY OF SAN DIEGO
OCCUPANCY: S-2
TYPE OF CONSTRUCTION: V-B
ZONING: A-70

CODE COMPLIANCE

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 CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC) (INCL. TITLE 24 & 25)
- 2013 CALIFORNIA BUILDING CODE (CBC)
- 2013 CALIFORNIA RESIDENTIAL BUILDING CODE
- 2013 CALIFORNIA ELECTRICAL CODE (CEC)
- 2013 CALIFORNIA MECHANICAL CODE (CMC)
- 2013 CALIFORNIA PLUMBING CODE (CPC)
- 2013 CALIFORNIA ENERGY CODE (CENC)
- 2013 CALIFORNIA HISTORICAL BUILDING CODE
- 2013 CALIFORNIA FIRE CODE (CFC)
- 2013 CALIFORNIA EXISTING BUILDING CODE
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen CODE)
- 2013 CALIFORNIA REFERENCE STANDARDS CODE
- LOCAL COUNTY OR CITY ORDINANCES
- PRE-FABRICATED EQUIPMENT SHELTER IS STATE OF CALIFORNIA INSPECTED AND APPROVED, NOT FOR LOCAL INSPECTION.

ACCESSIBILITY REQUIREMENTS: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED IN ACCORDANCE WITH THE 2013 CBC 11B-203.5, AND 11B-202.4 EXCEPTION 7.

PROJECT DESCRIPTION

INSTALLATION OF A MULTI-CARRIER VISTA TOWERS COMMUNICATIONS FACILITY WITHIN APPROXIMATELY A 38'-0"x63'-0" ENCLOSED WORKING AREA INCLUDING:

- 8" THICK, VARIABLE HEIGHT CMU SCREEN WALL @ LEASE AREA PERIMETER.
- UNDERGROUND POWER & TELCO UTILITY TO SITE.
- (1) VERIZON WIRELESS 11'-6"x16'-10 1/2" CONCRETE PRE-FABRICATED EQUIPMENT SHELTER.
- (1) AT&T 11'-6"x20'-0" CONCRETE PRE-FABRICATED EQUIPMENT SHELTER.
- (1) VERIZON WIRELESS UL2200 CERTIFIED 30KW STANDBY GENERATOR W/UL142 CERTIFIED 210 GALLON DIESEL TANK MOUNTED ON A 9'-0"x13'-5" CONCRETE PAD WITHIN CMU WALL ENCLOSURE.
- A 35'-0" TALL VISTA TOWERS MONOPINE FOR (3) VERIZON WIRELESS ANTENNA SECTORS W/(4) ANTENNAS PER SECTOR, (4) RRH UNITS PER SECTOR, (2) RAYCAP SURGE PROTECTORS & (1) MICROWAVE DISH.
- A 35'-0" TALL VISTA TOWERS MONOPINE FOR (2) AT&T ANTENNA SECTORS W/(4) ANTENNAS PER SECTOR, (8) RRH UNITS PER SECTOR, (3) RAYCAP SURGE PROTECTORS & (1) MICROWAVE DISH.
- (3) NEW BOX PINE TREES & (13) NEW SHRUBS PLANTED AROUND PROPOSED LEASE AREA

PROJECT MILESTONES

11/28/11 / 90% ZONING DOCS	07/30/12 / REVISION 6
12/14/11 / 100% ZONING DOCS	07/01/13 / REVISION 7
04/25/12 / REVISION 1	10/28/13 / REVISION 8
05/28/12 / REVISION 2	08/28/14 / REVISION 9
06/05/12 / REVISION 3	
06/11/12 / REVISION 4	
06/27/12 / REVISION 5	

MST ARCHITECTS
10161 BROADVIEW PLACE, N. TUSTIN, CA 92705
PH (916) 341-3400 • FX (916) 341-3400
www.MSTArchitects.com



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Wireless Site Solutions

RANCHITA
27865 OLD MINE ROAD
RANCHITA, CA 92066

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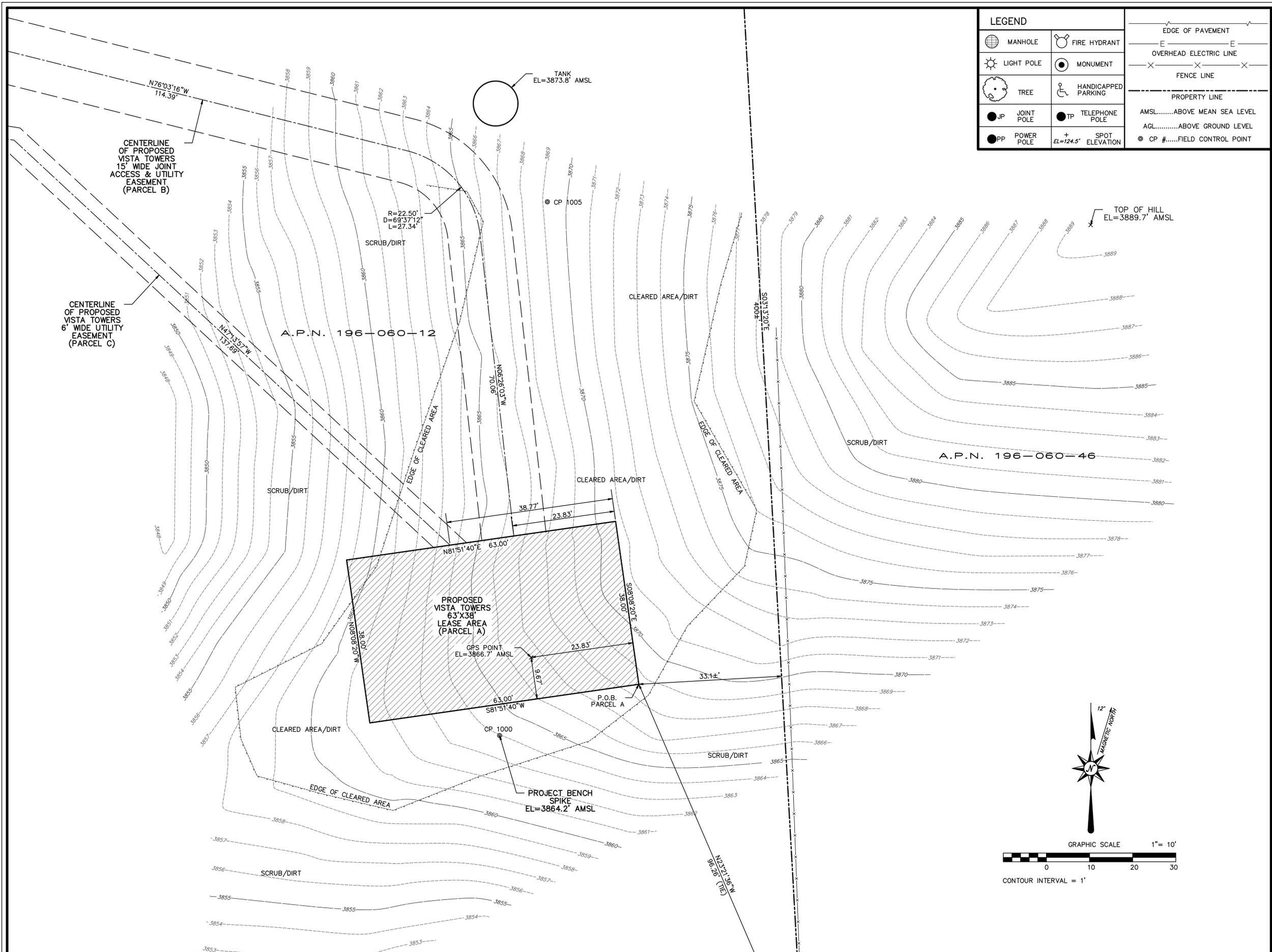
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PROJECT INFORMATION:
RANCHITA
 27865 OLD MINE ROAD
 SAN DIEGO COUNTY, CA

CURRENT ISSUE DATE:
 06/05/12

ISSUED FOR:
 ZONING

REV. #	DATE	DESCRIPTION	BY
2	06/05/12	REV. #2 AFS	PAD
1	12/14/11	FINAL SURVEY	PAD

PLANS PREPARED BY:
Phil Auer Surveying
 14407 Corte Lejos, Bakersfield, CA 93314
 Phone: (861) 587-6129
 Mobile: (510) 714-7224
 E-mail: ls5075@earthlink.net

CONSULTANT:

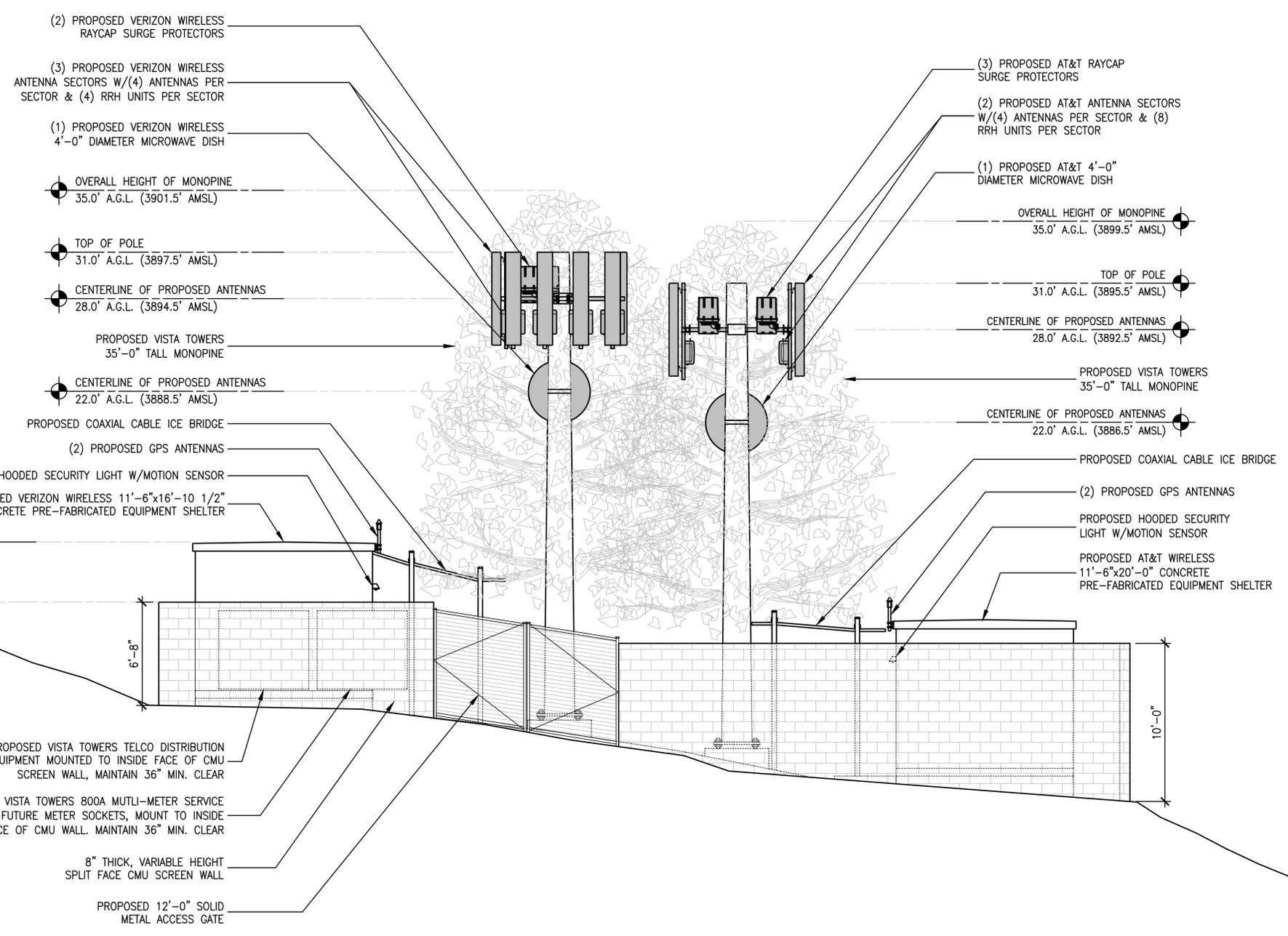
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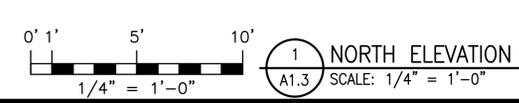
SHEET TITLE:
 SURVEY

SHEET NUMBER:
 LS2
 SHEET 2 OF 2

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- 3873' AMSL
- 3872' AMSL
- 3871' AMSL
- 3870' AMSL
- 3869' AMSL
- 3868' AMSL
- 3867' AMSL
- 3866' AMSL
- 3865' AMSL
- 3864' AMSL
- 3863' AMSL
- 3862' AMSL
- 3861' AMSL
- 3860' AMSL
- 3859' AMSL
- 3858' AMSL
- 3857' AMSL
- 3856' AMSL
- 3855' AMSL



MST ARCHITECTS
 1000 N. GARDEN ST., SUITE 200
 ANAHEIM, CALIFORNIA 92816
 PH: (714) 341-0000 • FX: (714) 341-0000
 WWW.MSTARCHITECTS.COM

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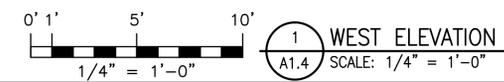
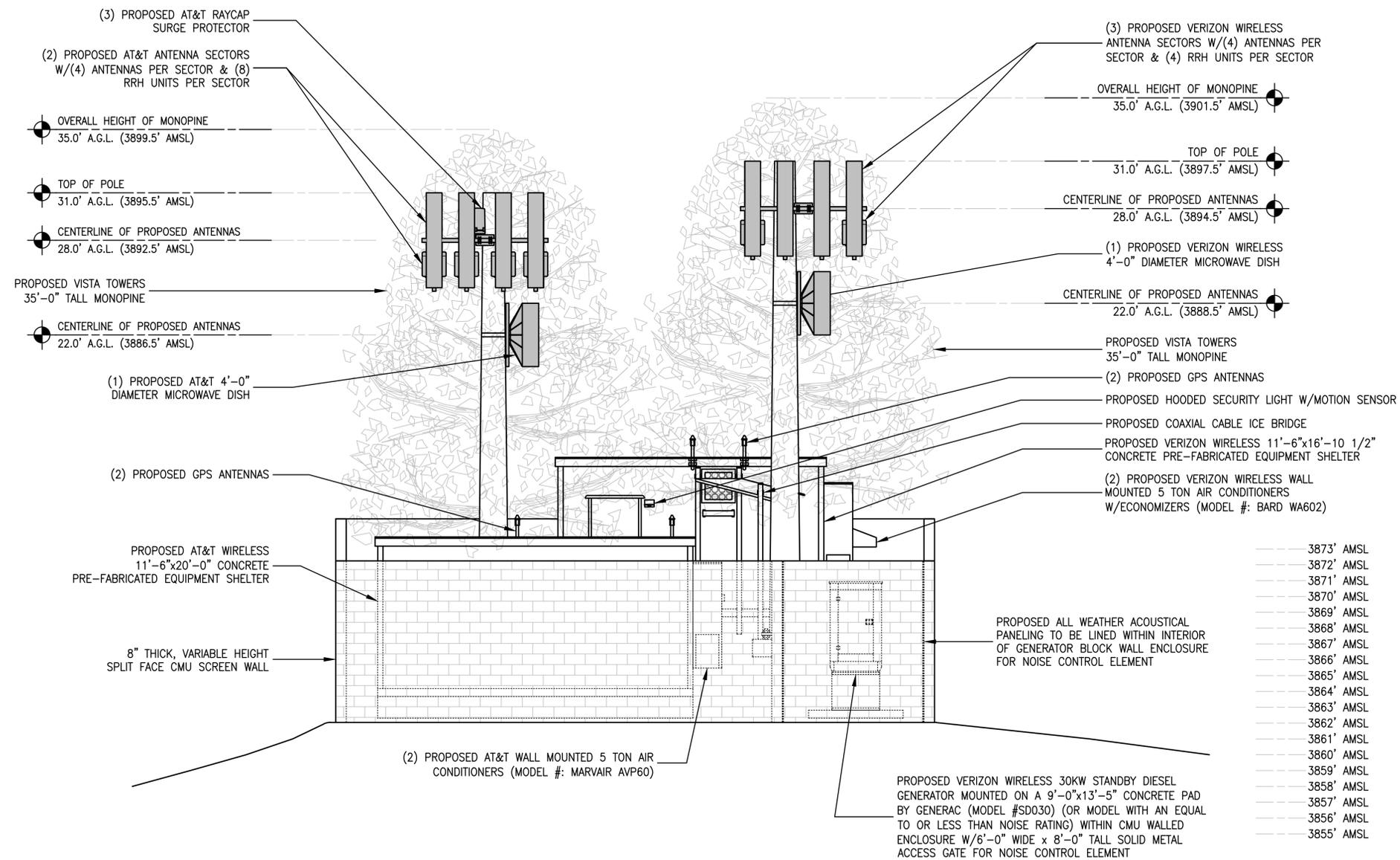
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CUT / FILL CALCULATIONS	
AMOUNT OF FILL:	+0.0 CU. YDS.
AMOUNT OF CUT:	-0.0 CU. YDS.
TOTAL:	+0.0 CU. YDS.
IMPERVIOUS SURFACE AREA:	828.3 SQ. FT.

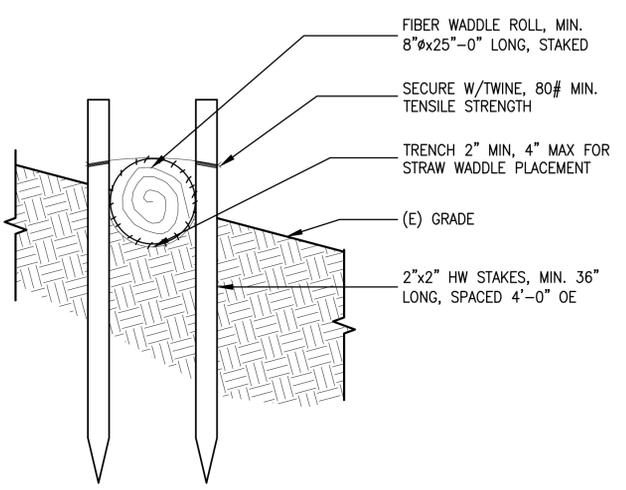
GENERAL CONTRACTOR TO LIGHTLY GRADE, FINISH & COMPACT THIS SECTION OF EXISTING ACCESS ROAD, NO CUT OR FILL (MAINTAIN 2:1 ALL SLOPES)

EXISTING WATER TANK TO REMAIN

EXISTING CONTOURS TO REMAIN
 PROPOSED NEW CONTOURS
 EXISTING CONTOURS TO BE REMOVED
 EDGE OF EXISTING BRUSH TO BE REMOVED AS REQUIRED

HYDROSEEDING
 FIBER WADDLE SEDIMENT BARRIERS INSTALLED DOWNGRADE OF ALL TRENCHING & EXCAVATING, SEE DETAIL 3-G1.1
 EDGE OF EXISTING BRUSH TO BE REMOVED AS REQUIRED
 PROPOSED DRAINAGE WEEP HOLES IN CMU WALL

(5) PROPOSED TREES PLANTED AROUND LEASE AREA, SEE SHEET L1.1



3 FIBER WADDLE ROLL SEDIMENT BARRIER
 G1.1 SCALE: 1-1/2" = 1'-0"

STORM WATER QUALITY NOTES - CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001.01 NPDES NO. CAS010875 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.

MINIMUM REQUIREMENTS:

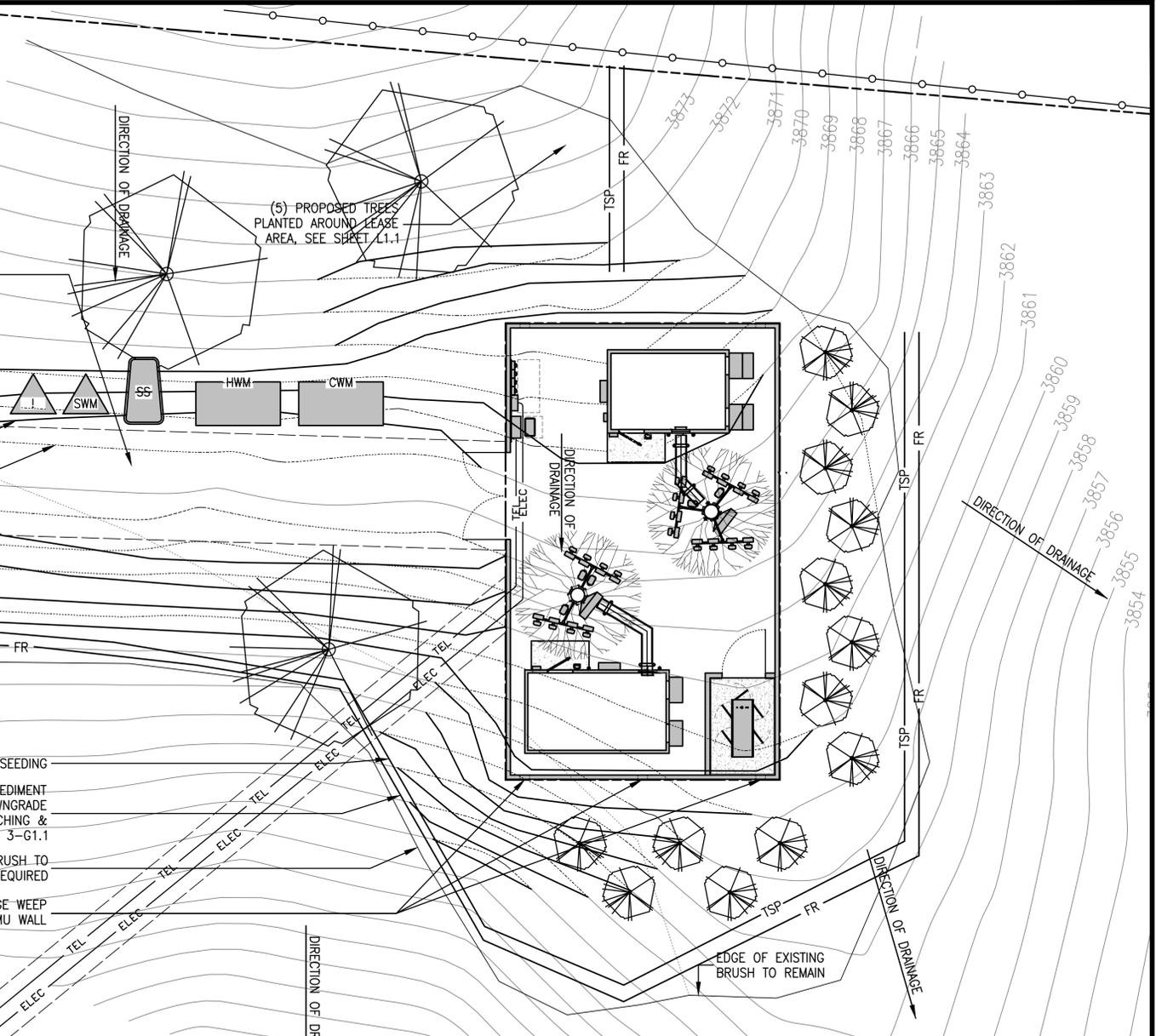
- SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREETS OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
- ALL STOCK PILES OF UNCOMPACTED SOIL & OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN (7) CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION & SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.
- A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSED THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
- ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES.
- ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
- THE STORAGE OF ALL CONSTRUCTION MATERIALS & EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

STORM WATER SYMBOLS

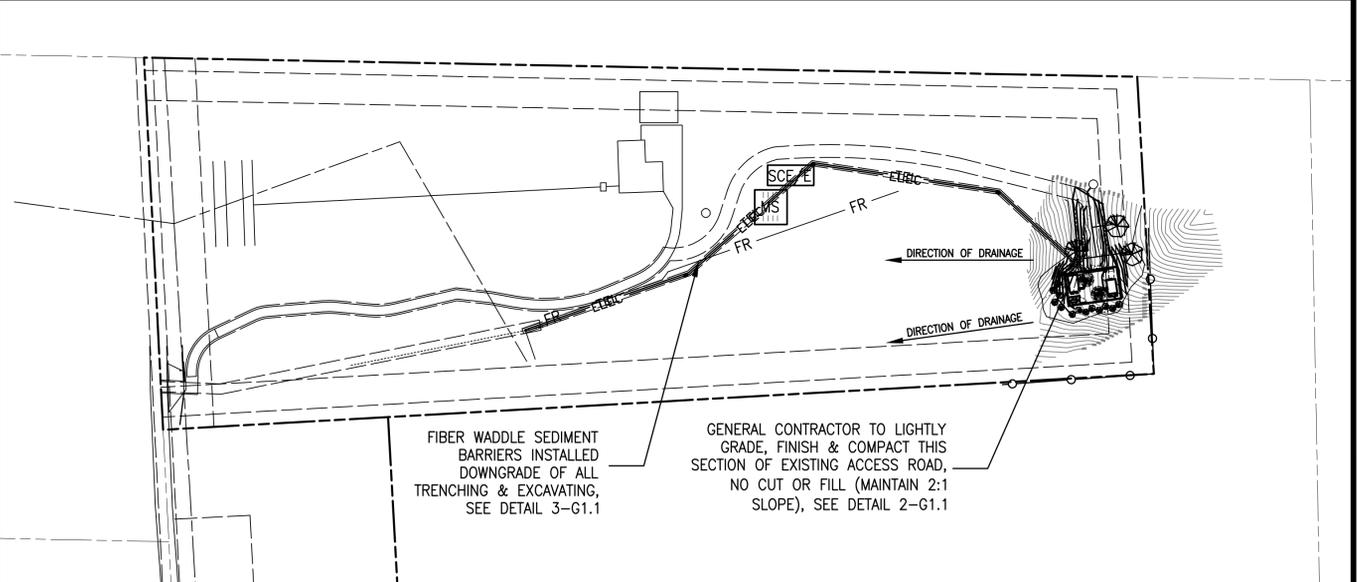
- M LIMIT OF WOOD MULCHING (REFER TO BMP HANDBOOK DET. SS-8)
- FR FIBER WADDLES (REFER TO BMP HANDBOOK DET. SC-5)
- TSP HYDROSEEDING (SUMMER) (REFER TO BMP HANDBOOK DET. SS-4)
- CWM CONCRETE WASTE MANAGEMENT (REFER TO BMP HANDBOOK DET. WM-8)
- HWM HAZARDOUS WASTE MANAGEMENT (REFER TO BMP HANDBOOK DET. WM-6)
- SS SANITARY/SEPTIC WASTE MANAGEMENT (REFER TO BMP HANDBOOK DET. WM-9)
- MS MATERIAL & DELIVERY (REFER TO BMP HANDBOOK DET. WM-1)
- SWM SOLID WASTE MANAGEMENT (REFER TO BMP HANDBOOK DET. WM-5)
- SCE/E STABILIZED CONSTRUCTION ENTRANCE/EXIT (REFER TO BMP HANDBOOK DET. TC-1)
- ! HAZARDOUS WASTE MANAGEMENT (REFER TO BMP HANDBOOK DET. WM-6)

NOTE: REFER TO COUNTY LID HANDBOOK FOR DETAILS & NOTATIONS REGARDING THE FOLLOWING REQUIRED MEASURES:

- CONSERVATION OF NATURAL DRAINAGES, WELL DRAINED SOILS & SIGNIFICANT VEGETATION
 - MINIMIZE DISTURBANCES TO NATURAL DRAINAGES
 - MINIMIZE & DISCONNECT IMPERVIOUS SURFACES
 - MINIMIZE SOIL COMPACTION
 - DRAIN RUNOFF FROM IMPERVIOUS SURFACES TO PERVIOUS AREAS
- 3.1 HYDROLOGIC DESIGN



2 ENLARGED GRADING & BMP PLAN
 G1.1 SCALE: 1" = 10.0'



1 OVERALL GRADING & BMP PLAN
 G1.1 SCALE: 1" = 100.0'

MST ARCHITECTS
 18841 G11 DRIVE, SUITE 200
 RANCHITA, CALIFORNIA 92066
 PH: (619) 341-4008 • FX: (619) 341-4009
 WWW.MSTARCHITECTS.COM

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BMP PLAN

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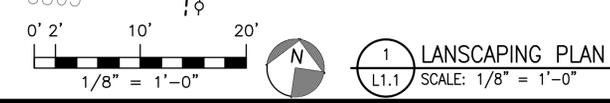
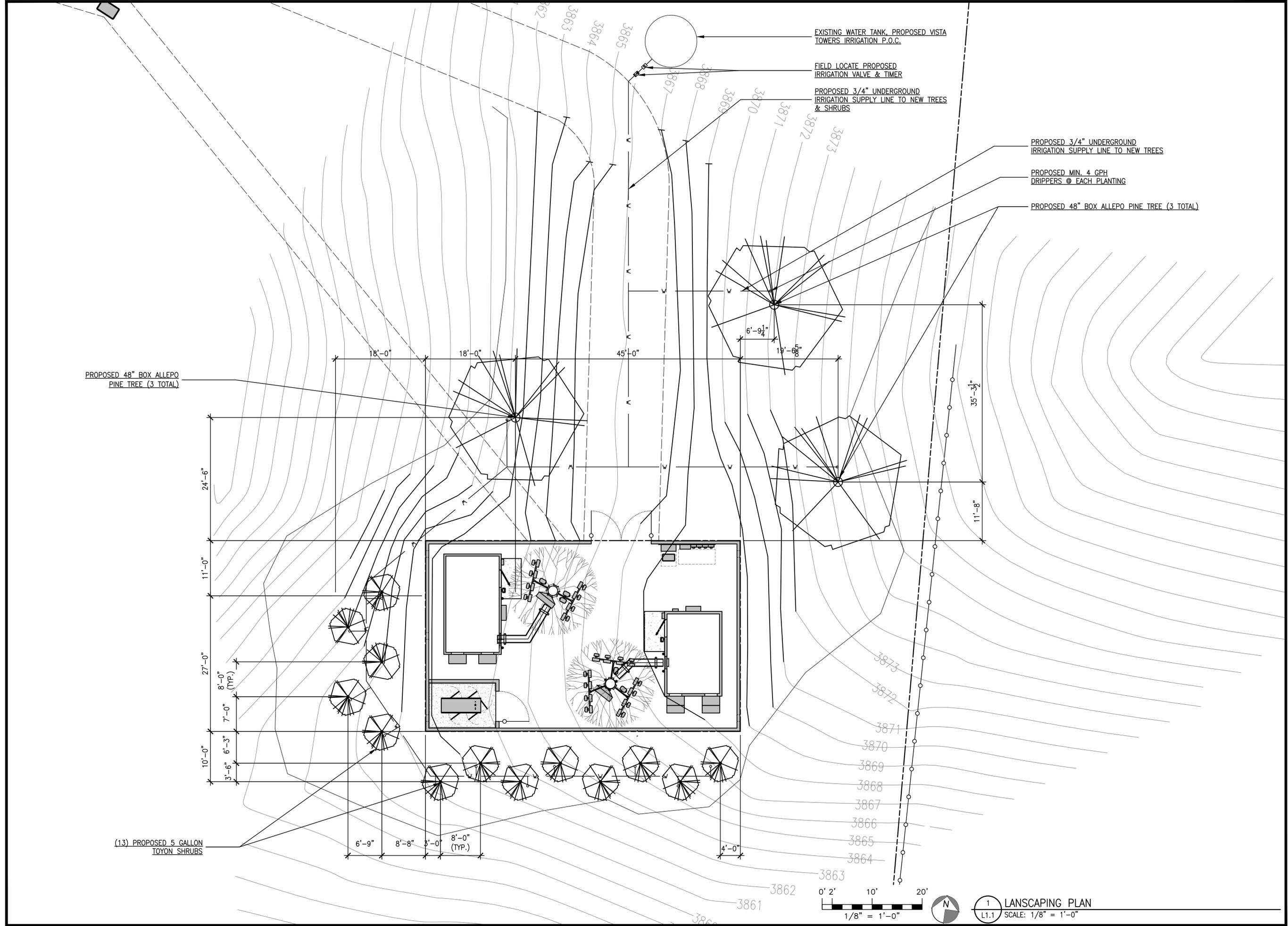
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G1.1



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

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LANSCAPING PLAN

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