



# JEFFRIES RANCH

2535 GUAJOME LAKE ROAD  
VISTA, CA 92084



### 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 CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2013 CALIFORNIA ADMINISTRATIVE CODE
- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA ELECTRIC CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA FIRE CODE
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
- CITY/COUNTY ORDINANCES

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, DIVISION 4.

### PROJECT DESCRIPTION

- CONSTRUCTION OF VERIZON WIRELESS TELECOMMUNICATION FACILITY CONSISTING OF 22'x13'x10'-6" H CMU WALL EQUIPMENT ENCLOSURE WITH ROOF AND 23'x13'x10' H CMU WALL ENCLOSURE FOR STANDBY GENERATOR AND 35' MONOBROADLEAF.
- INSTALLATION OF TWELVE (12) PANEL ANTENNAS, (12) RRU WITH A2 MODULES, (3) SURGE PROTECTION UNITS AND ONE (1) 4' DIAMETER MICROWAVE ANTENNAS MOUNTED TO PROPOSED 35' MONOBROADLEAF.
- INSTALLATION OF THREE (3) GPS ANTENNAS MOUNTED TO EQUIPMENT ENCLOSURE ROOF.
- INSTALLATION OF ONE (1) 30KW STANDBY GENERATOR WITH 210 GALLON DIESEL TANK INSIDE CMU WALL ENCLOSURE ON CONCRETE PAD.
- INSTALLATION OF NEW 200 AMP ELECTRICAL SERVICE ROUTED UNDERGROUND (±285').
- INSTALLATION OF NEW TELCO SERVICE ROUTED UNDERGROUND (±285').

### DRIVING DIRECTIONS

FROM VERIZON WIRELESS OFFICE, IRVINE, CA

- START OUT GOING SOUTHWEST ON SAND CANYON AVE TOWARD BARRANCA PKWY.
- MERGE ONTO I-405 S/SAN DIEGO FWY S TOWARD SAN DIEGO.
- MERGE ONTO I-5 S VIA THE EXIT ON THE LEFT.
- MERGE ONTO CA-76 E VIA EXIT 54A.
- TURN RIGHT ONTO N SANTA FE AVE/COUNTY HWY-514.
- TURN LEFT ONTO OSBORNE ST.
- TAKE THE 1ST LEFT ONTO GUAJOME LAKE RD.
- TURN RIGHT ONTO RAMONA DR.
- TAKE THE 1ST LEFT ONTO GUAJOME LAKE RD.
- SITE IS JUST PAST OLD COLONY RD IN EXISTING FARM (NORTHEAST OF PROPERTY).

THOMAS GUIDE PAGE 1087, GRID F1

### GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWING:

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

### SHEET INDEX

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### APPROVALS

LANDLORD: \_\_\_\_\_  
 CONSTRUCTION MANAGER: \_\_\_\_\_  
 RF ENGINEER: \_\_\_\_\_  
 SITE ACQUISITION MANAGER: \_\_\_\_\_  
 ZONING MANAGER: \_\_\_\_\_  
 UTILITY COORDINATOR: \_\_\_\_\_  
 PROGRAM REGIONAL MANAGER: \_\_\_\_\_  
 NETWORK OPERATIONS MANAGER: \_\_\_\_\_

### PROJECT TEAM

**ENGINEER:**  
 PDC CORPORATION  
 13225 DANIELSON ST., SUITE 200  
 POWAY, CA 92064  
 CONTACT: SOHAIL SHAH, PE  
 TEL: (858) 668-2828  
 FAX: (858) 668-2827  
 EMAIL: sohail@pdccorp.net

**ENGINEER:**  
 PDC CORPORATION  
 13225 DANIELSON ST., SUITE 200  
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 CONTACT: SOHAIL SHAH, PE  
 TEL: (858) 668-2828  
 FAX: (858) 668-2827  
 EMAIL: sohail@pdccorp.net

**PLANNING CONTACT:**  
 PLANCOM INC.  
 302 STATE PLACE, 2ND FLOOR  
 ESCONDIDO, CA 92029  
 CONTACT: TED MARIONCELLI  
 PHONE: (760) 807-1850  
 EMAIL: ted.plancom@sbcglobal.net

**RF ENGINEER:**  
 VERIZON WIRELESS  
 15505 SAND CANYON BLVD.  
 BUILDING "D", 1ST FLOOR  
 IRVINE, CA 92618-3114  
 CONTACT: FERNANDO CARRANZA  
 TEL: (619) 908-2706  
 EMAIL: fernando.carranza@verizonwireless.com

**APPLICANT:**  
 VERIZON WIRELESS  
 15505 SAND CANYON BLVD.  
 BUILDING "D", 1ST FLOOR  
 IRVINE, CA 92618-3114  
 CONTACT: GLENN STOCK  
 TEL: (949) 286-8629  
 EMAIL: glenn.stock@verizonwireless.com

**LEASING CONTACT:**  
 PLANCOM INC.  
 302 STATE PLACE, 2ND FLOOR  
 ESCONDIDO, CA 92029  
 CONTACT: DUFFY DAUGHERTY  
 PHONE: (925) 548-2050  
 FAX: (760) 735-4913  
 EMAIL: duffy.daugherty@plancominc.com

**CONSTRUCTION MANAGER**  
 CBMS INC.  
 TELECOMMUNICATION CONSULTING  
 120 VILLAGE SQUARE, #51  
 ORINDA, CA 94563  
 CONTACT: STEVE JOHNSON  
 TEL: (951) 541-8905  
 EMAIL: stevejohnson@cbmsconsulting.com

### PROJECT INFORMATION

SITE ADDRESS: 2535 GUAJOME LAKE ROAD  
VISTA, CA 92084

APN: 159-210-40

PROPERTY OWNER: RAINER & MELLALIA KLEINSCHKE  
2535 GUAJOME LAKE ROAD  
VISTA, CA 92084  
CONTACT: RAINER KLEINSCHKE  
PHONE: (760) 390-9739

LATITUDE: 33° 14' 33.00" N  
 LONGITUDE: 117° 15' 30.99" W  
 GROUND ELEVATION: 231.0 FEET A.M.S.L.

ZONING: A-70

TYPE OF CONSTRUCTION: V-B

OCCUPANCY: U

JURISDICTION: COUNTY OF SAN DIEGO

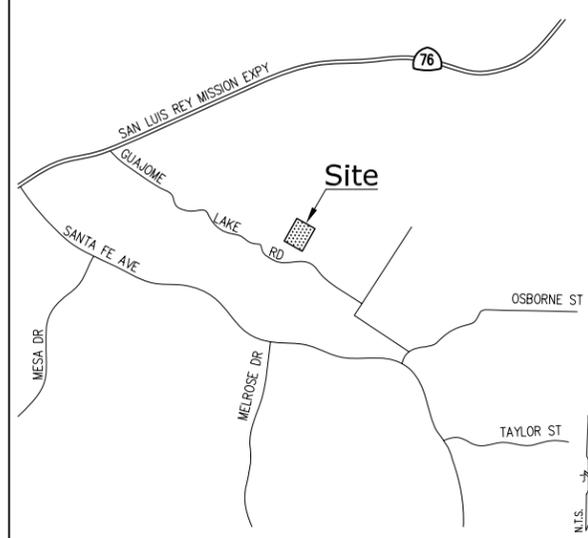
HEIGHT LIMIT: 35 FEET

SETBACK: FRONT: 60', SIDE: 25', REAR: 25',  
50' FROM ANY RESIDENTIAL  
PROPERTY TO ANTENNA STRUCTURE.

LEASE AREA: 990 SQ. FT.

**LEGAL DESCRIPTION:**  
 PLEASE REFER TO SURVEY SHEET C-1 FOR FULL DESCRIPTION.

### VICINITY MAP



APPLICANT:



15505 SAND CANYON AVE.  
BUILDING "D", FIRST FLOOR  
IRVINE, CA 92618

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A	07/08/14	90% ZONING DRAWING	JP
0	07/21/14	PLAN COMMENTS	JP
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2	11/10/14	LANDLORD COMMENTS	SVF
3	12/04/14	CPG COMMENTS	RED
4	02/25/15	PDS COMMENTS	CC
5	03/20/15	PLAN COMMENTS	JP

CONSULTANT:



TELECOMMUNICATIONS PROJECT  
MANAGEMENT  
302 STATE PLACE  
ESCONDIDO, CA 92029

ENGINEER:



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POWAY, CA 92064  
TEL: (858) 668-2828  
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LICENSER:

SHEET TITLE:

### TITLE SHEET

SHEET NUMBER:

# T-1



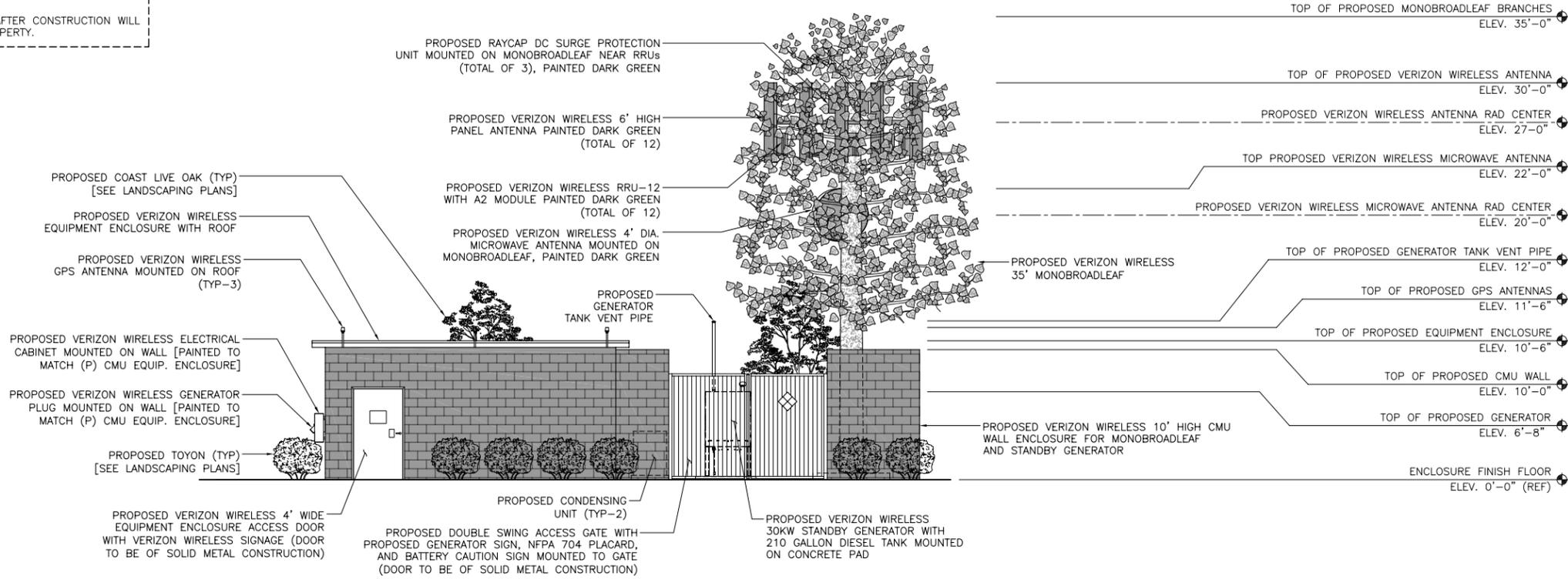


**SCALE NOTE:**

IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

**NOTE:**

EXCESS SOILS AFTER CONSTRUCTION WILL REMAIN ON PROPERTY.



**SOUTH ELEVATION**

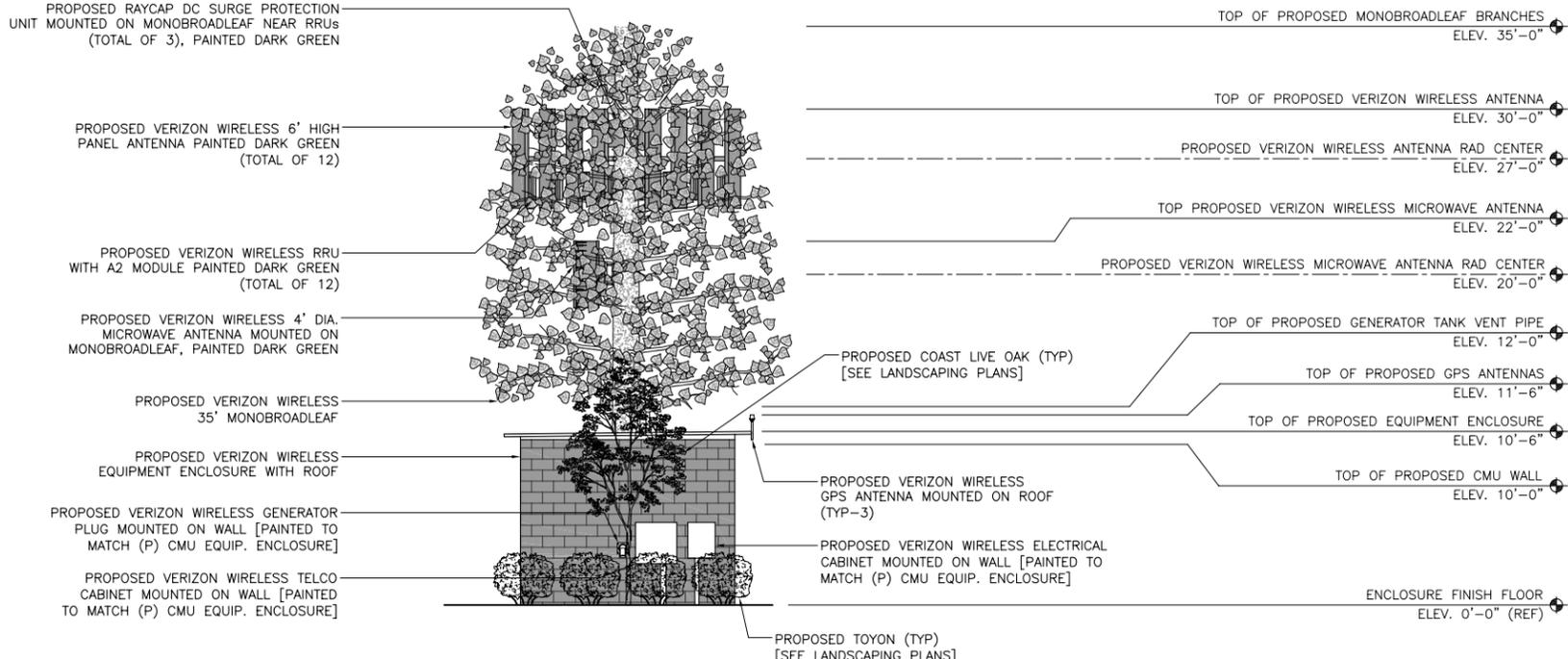
0 4' 8' SCALE 11X17: 3/64" = 1'-0" 24X36: 3/16" = 1'-0" 1

**NOTES:**

- VERIZON WIRELESS TO DESIGN FOOTING AND POLE OF PROPOSED MONO-BROADLEAF TO BE STRUCTURALLY CAPABLE OF ADDING 10-FOOT EXTENSION FOR FUTURE CARRIER.
- PANEL ANTENNAS ARE TO BE 'SOCKED' WITH RF TRANSPARENT SOCKS THAT WOULD MATCH THE COLOR AND APPEARANCE OF THE MONO-BROADLEAF FOLIAGE."

**GENERATOR TESTING NOTE:**

THE PROPOSED BACK-UP GENERATOR MAY ONLY BE TESTED UP TO ONCE PER WEEK, FOR A PERIOD OF 15 MINUTES DURING NORMAL BUSINESS HOURS, FROM 7AM TO 6PM, MONDAY THROUGH FRIDAY.



**WEST ELEVATION**

0 4' 8' SCALE 11X17: 3/64" = 1'-0" 24X36: 3/16" = 1'-0" 2

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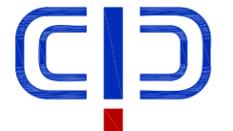
CONSULTANT:



TELECOMMUNICATIONS PROJECT  
MANAGEMENT  
302 STATE PLACE  
ESCONDIDO, CA 92029

ENGINEER:

PDC CORPORATION



13225 DANIELSON ST, SUITE 200  
POWAY, CA 92064  
TEL: (858) 668-2828  
FAX: (858) 668-2827

LICENSER:

SHEET TITLE:

**ELEVATIONS**

SHEET NUMBER:

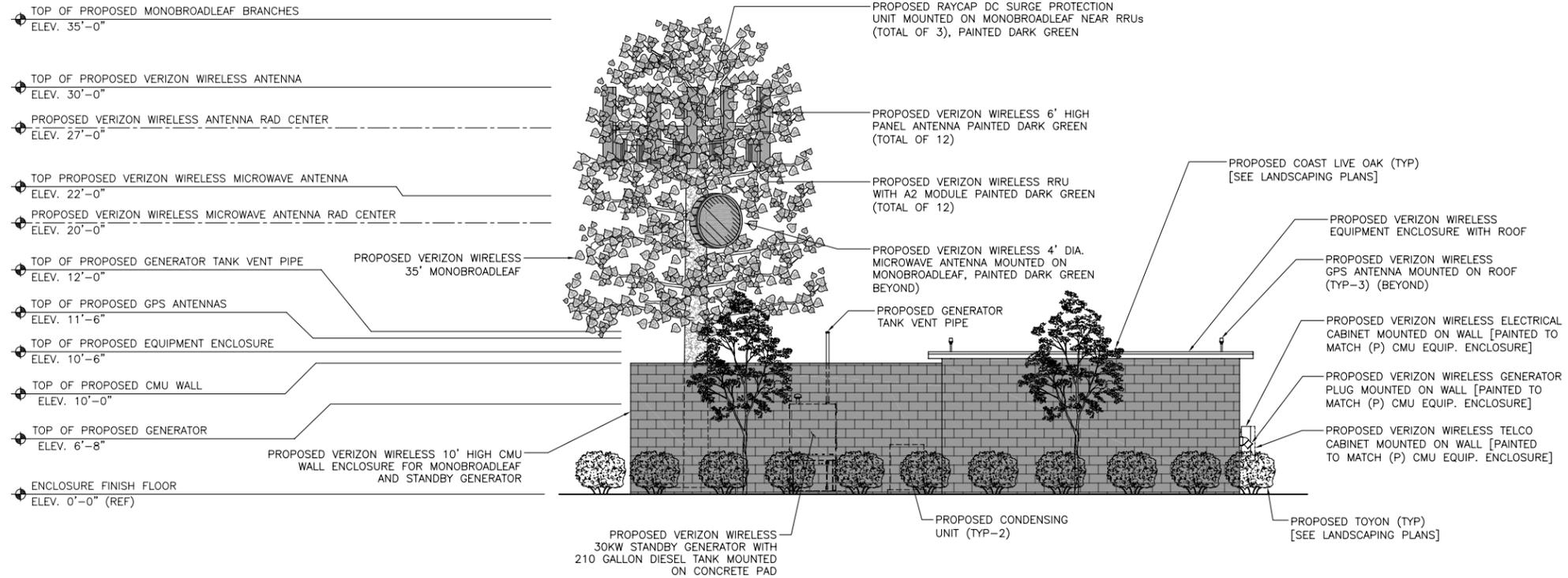
**A-3**

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**NORTH ELEVATION**

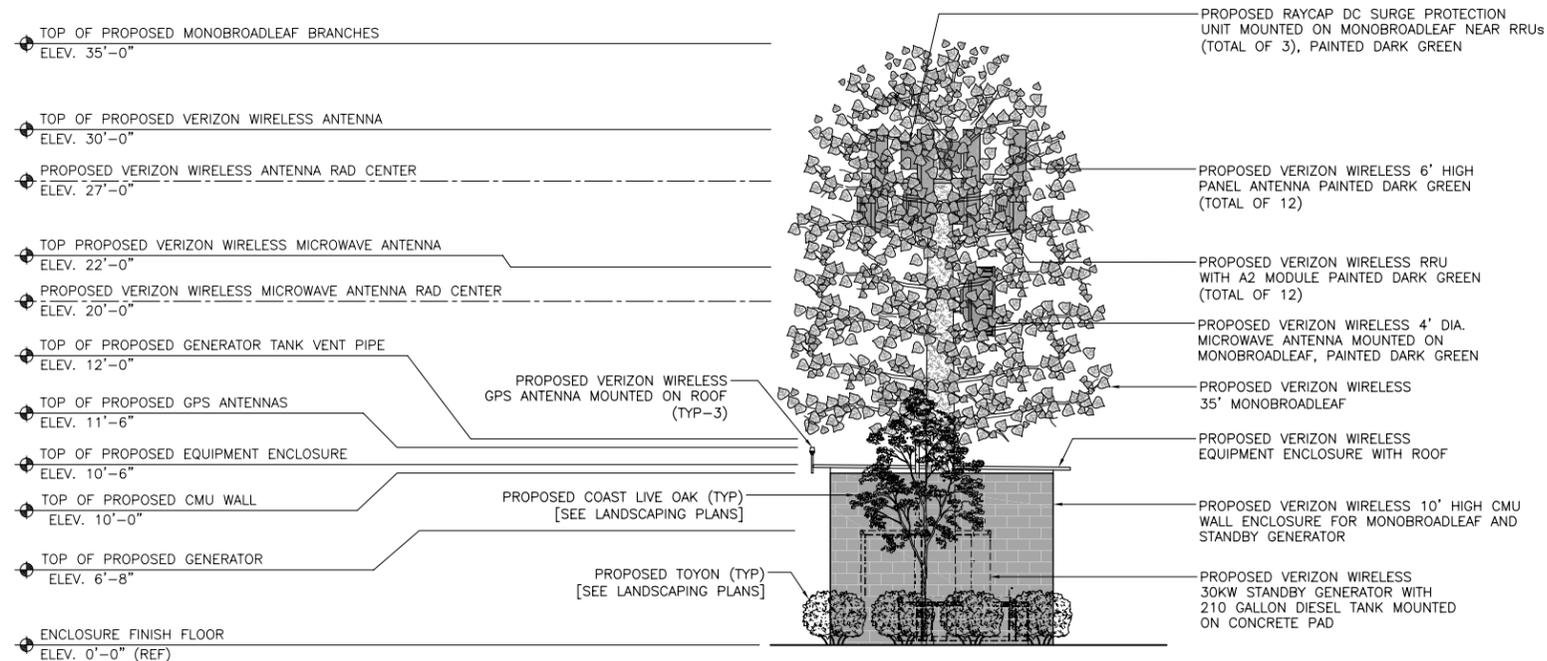


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**EAST ELEVATION**



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CONSULTANT:



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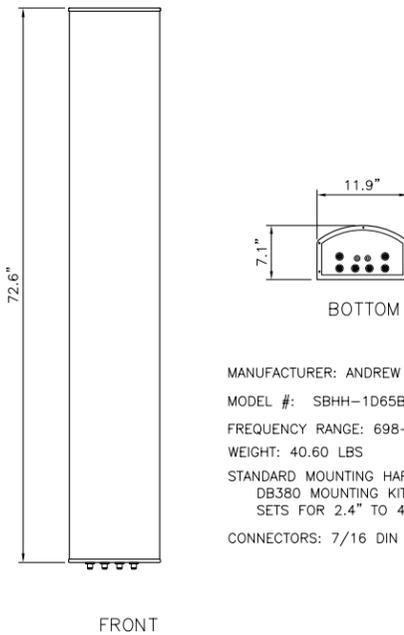
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**ELEVATIONS**

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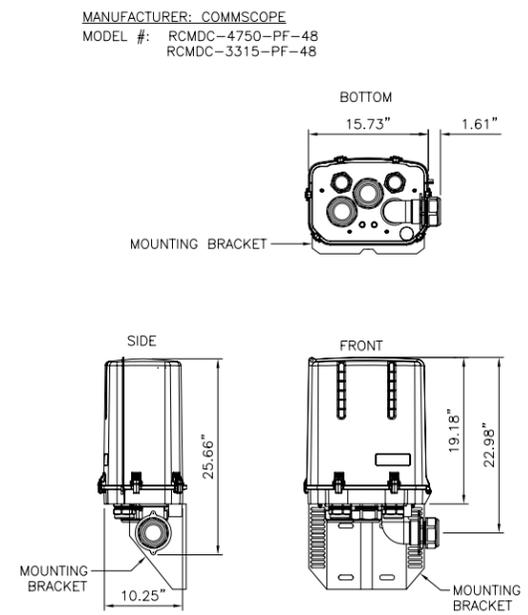
**A-4**



MANUFACTURER: ANDREW  
 MODEL #: SBHH-1D65B  
 FREQUENCY RANGE: 698-896, 1710-2360 MHz  
 WEIGHT: 40.60 LBS  
 STANDARD MOUNTING HARDWARE:  
 DB380 MOUNTING KIT (2) CLAMP  
 SETS FOR 2.4" TO 4.5" O.D. MAST  
 CONNECTORS: 7/16 DIN FEMALE (8) BOTTOM

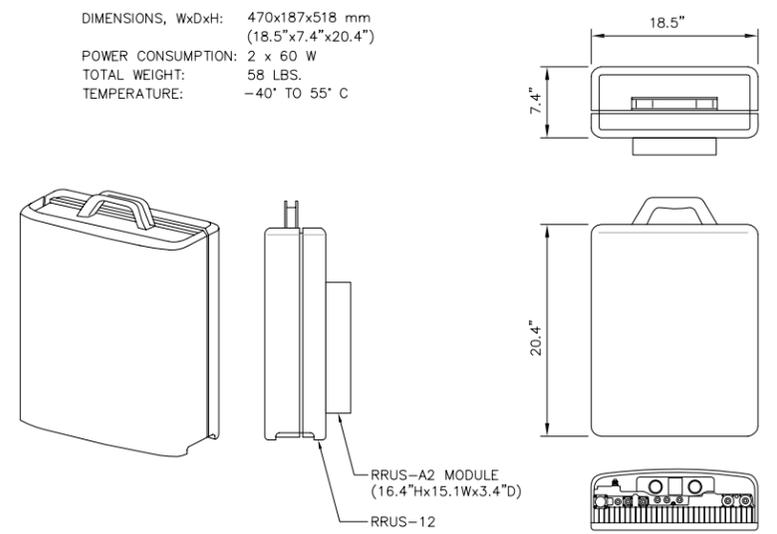
**ANTENNA DETAIL**

**1 DC SURGE PROTECTION UNIT**



MANUFACTURER: COMMSCOPE  
 MODEL #: RCMDC-4750-PF-48  
 RCMDC-3315-PF-48

**2 RRUS WITH A2 MODULE**



DIMENSIONS, WxDxH: 470x187x518 mm  
 (18.5"x7.4"x20.4")  
 POWER CONSUMPTION: 2 x 60 W  
 TOTAL WEIGHT: 58 LBS.  
 TEMPERATURE: -40° TO 55° C

**3**

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CONSULTANT:



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 302 STATE PLACE  
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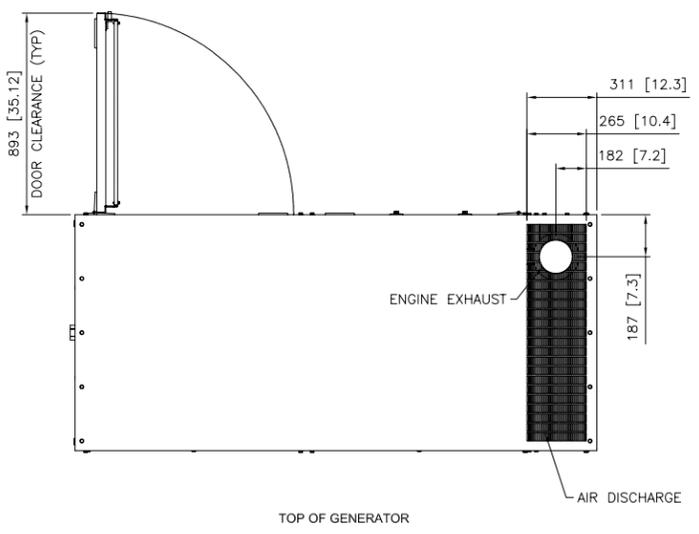
ENGINEER:

PDC CORPORATION

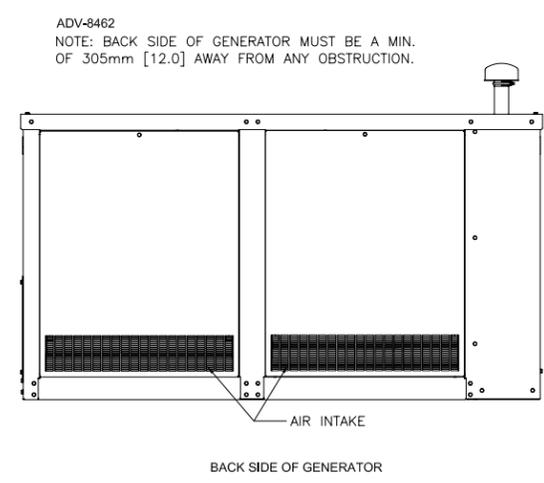


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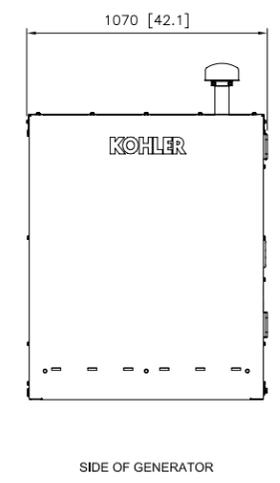
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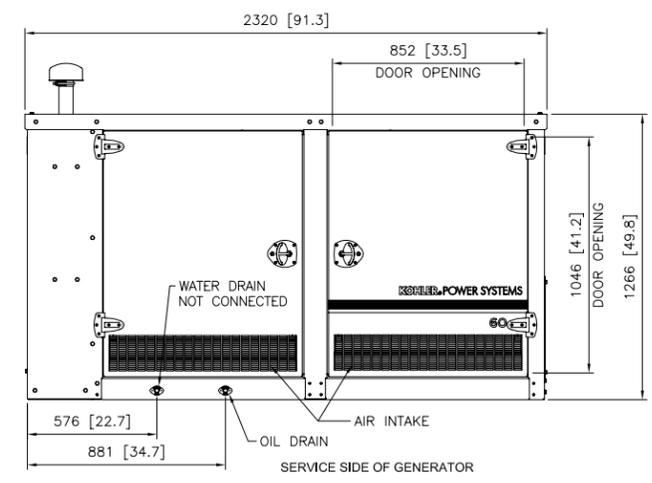
TOP OF GENERATOR



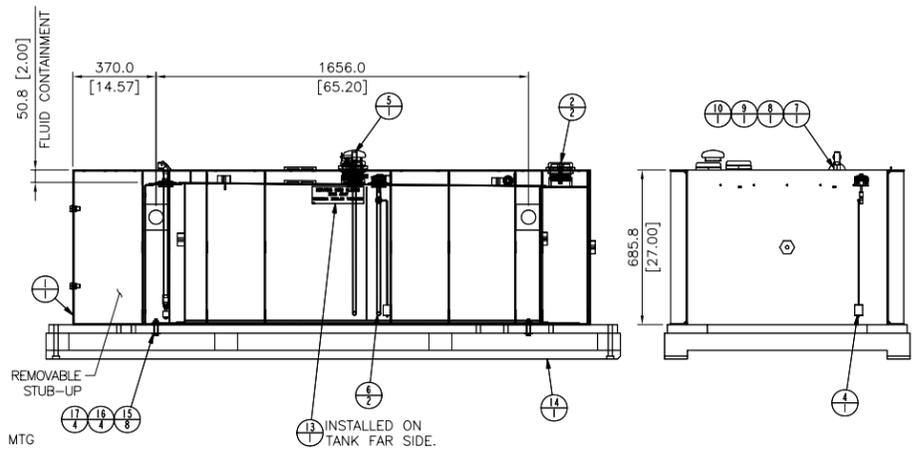
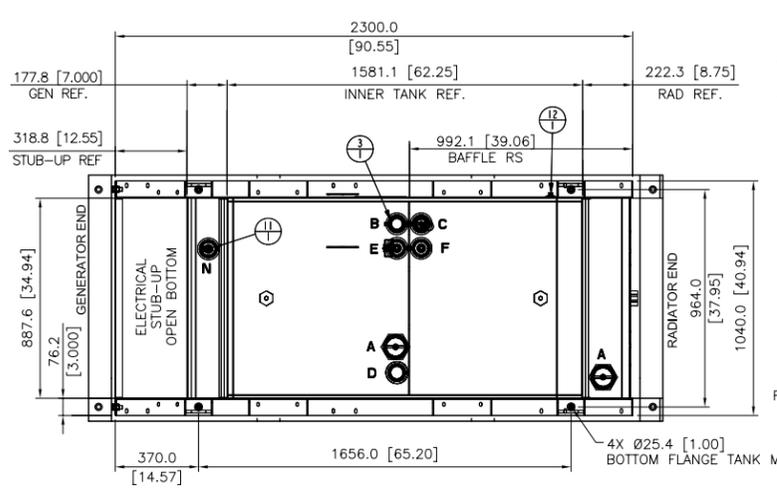
BACK SIDE OF GENERATOR



SIDE OF GENERATOR



SERVICE SIDE OF GENERATOR



ITEM	PART NO	QTY	DESCRIPTION
17	M934-12-60	4	NUT, HEX 12MM
16	M931-12065-60	4	SCREW, HEX CAP
15	X-25-113	8	WASHER, PLAIN, .562 ID X 1.375 IN. OD
14	PFS-2010	1	BASE, WOOD
13	SA37644	1	LABEL, SINGLE SIDE SERVICE
12	X-75-10	1	PLUG, PIPE (3/8" NPTF)
11	SA21982	1	SWITCH, FUEL IN BASIN TOP MTD 2" 25H
10	SA33509	1	COVER, LOCKOUT
9	SA27957	1	VALVE, SELF-CLOSING, FIRE-SAFETY 3/8"NPT
8	SA10925	1	PIPE, NIPPLE (3/8" NPT X CLOSE)
7	SA10172	1	VALVE, CHECK ASSY (3/8" NPT)
6	SA22069	2	3/8" DIP TUBE ASM.
5	SA12698	1	VENT, NORMAL 2" W/ 5" RISER
4	SA24291-18	1	GAUGE, ADJ. FUEL LEVEL
3	SA33838	1	FILL CAP, 2" LOCKABLE W/PIPE RISER
2	SA35525	2	CAP, EMERGENCY VENT (3 IN. NPT)
1	SA38670	1	TANK, FINAL WELDMENT

**TANK FITTINGS:**  
 A. 3" NPT EMERGENCY VENT FITTING PER NFPA 30 WITH VENT CAPS (QTY 2)  
 B. 2" NPT FUEL FILL FITTING WITH LOCKABLE CAP.  
 C. 2" NPT FITTING FOR FUEL LEVEL SENDING UNIT WITH MECHANICAL INDICATOR NEEDLE  
 D. 2" NPT NORMAL VENT FITTING WITH MUSHROOM VENT CAP AND RISER.  
 E. 2" NPT FITTING FOR REMOVABLE ENGINE SUPPLY DIP TUBE (3/8" NPT) WITH CHECK VALVE, FIRE SAFETY VALVE, AND LOCKOUT COVER).  
 F. 2" NPT FITTING FOR REMOVABLE FUEL RETURN DIP TUBE (3/8" NPT).  
 N. 2" NPT FOR FUEL IN BASIN SWITCH.

**ALL FITTINGS INSTALLED BY SUPPLIER.**

**NOTES:**  
 1. BAFFLE TO SEPARATE HOT AND COLD SIDE OF TANK.  
 2. MATERIAL:  
 COVER: 7 GA INNER TANK (ENDS, SIDES/BOTTOM, BAFFLE), 10GA OUTER TANK BOTTOM, 10GA RAILS, END CHANNELS & GUSSETS, 7 GA GENERATOR SET.  
 3. EXTERIOR: PRIME AND PAINT BLACK PER G-57.  
 INTERIOR: COAT WITH CORROSION PROTECTION COMPOUND  
 4. TANK WEIGHT: . . . . .531 KG (1171 LBS)  
 5. THIS FUEL TANK IS DESIGNED TO SUPPORT A GENERATOR SET.  
 6. FITTINGS "E" & "F" TO BE PLUGGED WITH PLASTIC SHIPPING PLUGS.  
 7. TANK TO BE PACKAGED AS A SEPARATE UNIT.  
 8. REQUIRED LABELS:  
 - UL LABEL  
 - GENERAL SERIAL NO. LABEL (WITH SERIAL NO. AND KOHLER PART NO.)  
 - ATMOSPHERIC TANK WARNING LABEL  
 - EMERGENCY VENT LABEL  
 - PORT IDENTIFICATION LABELS  
 - SINGLE SIDE SERVICE LABEL  
 9. TANK CAPACITY: . . . . .798 L (210 GAL)  
 10. CONTAINMENT: 1331  
 11. TANK EMERGENCY VENTING CAPACITY: . . . . .48,062 CFH.

**WELD SPEC:**  
 WELD PER WELD SPECIFICATION  
 WEL 7.5.1-36 WELDING OF PRODUCTS

NOT USED

4

SHEET TITLE:

**EQUIPMENT DETAILS**

SHEET NUMBER:

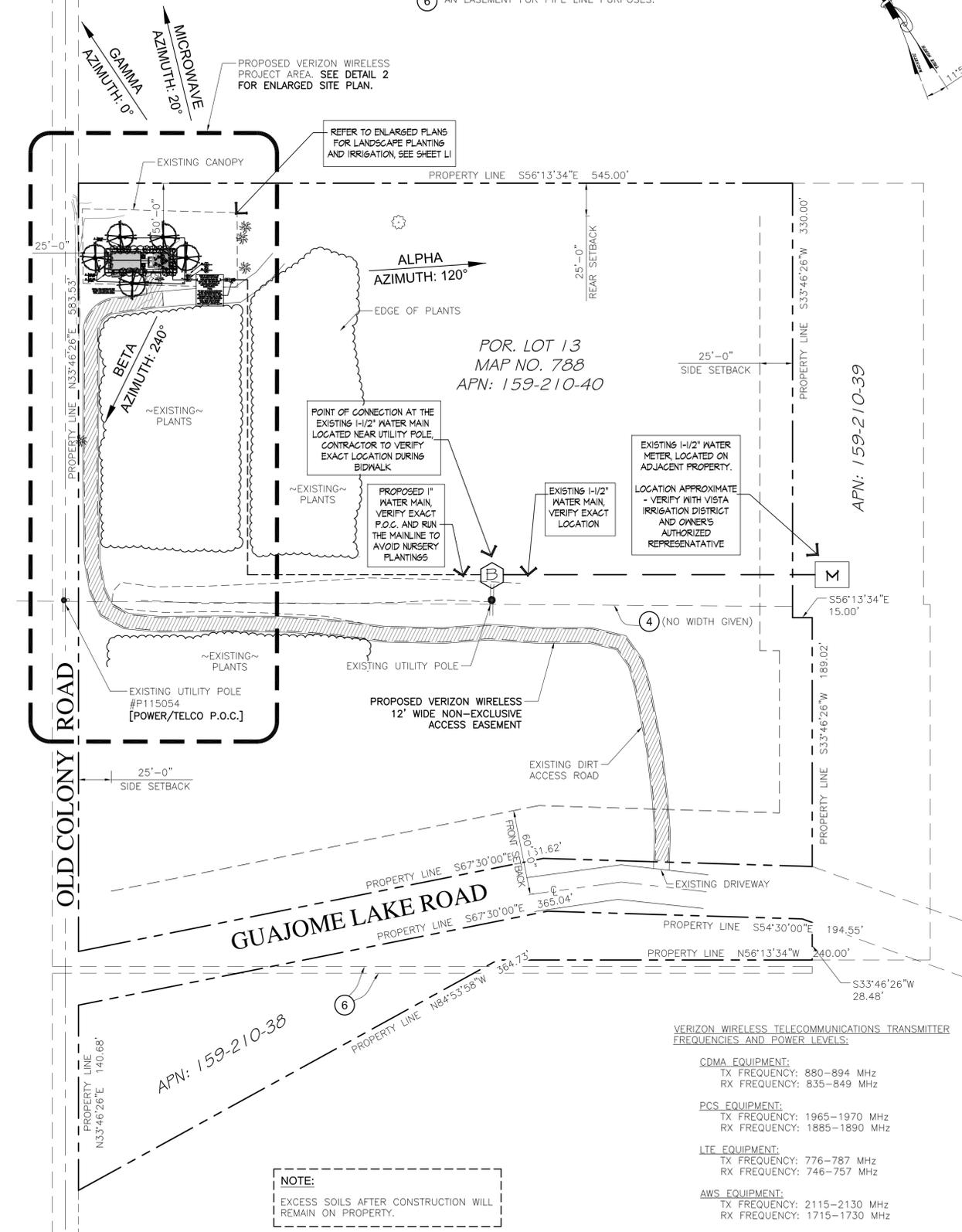
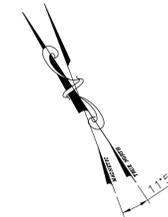
**A-5**

**SCALE NOTE:**

IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

**Easements**

- ④ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES.
- ⑥ AN EASEMENT FOR PIPE LINE PURPOSES.



**NOTE:**  
EXCESS SOILS AFTER CONSTRUCTION WILL REMAIN ON PROPERTY.

**VERIZON WIRELESS TELECOMMUNICATIONS TRANSMITTER FREQUENCIES AND POWER LEVELS:**

**CDMA EQUIPMENT:**  
TX FREQUENCY: 880-894 MHz  
RX FREQUENCY: 835-849 MHz

**PCS EQUIPMENT:**  
TX FREQUENCY: 1965-1970 MHz  
RX FREQUENCY: 1885-1890 MHz

**LTE EQUIPMENT:**  
TX FREQUENCY: 776-787 MHz  
RX FREQUENCY: 746-757 MHz

**AWS EQUIPMENT:**  
TX FREQUENCY: 2115-2130 MHz  
RX FREQUENCY: 1715-1730 MHz

**APPLICANT:**



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**CONSULTANT:**

P:\Blocks\Logos\Plancom Inc.jpg

**TELECOMMUNICATIONS PROJECT MANAGEMENT**

302 STATE PLACE  
ESCONDIDO, CA 92029

**ENGINEER:**

**PDC CORPORATION**



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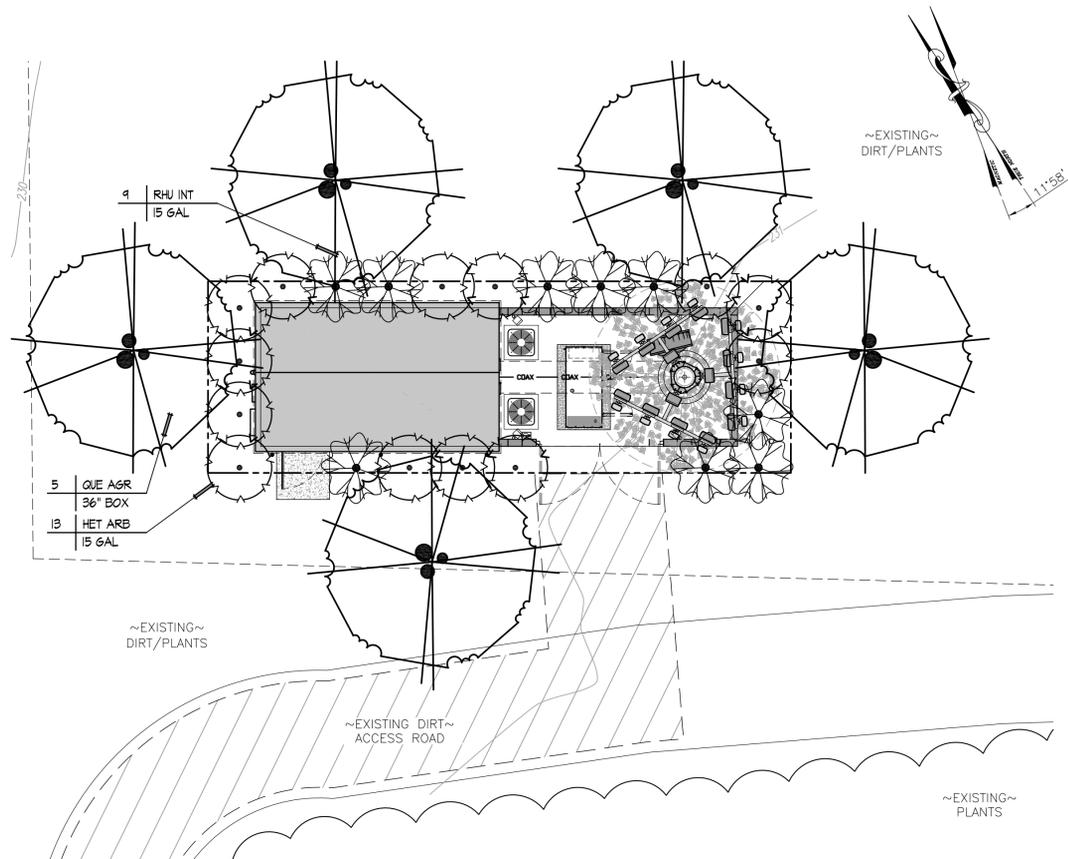
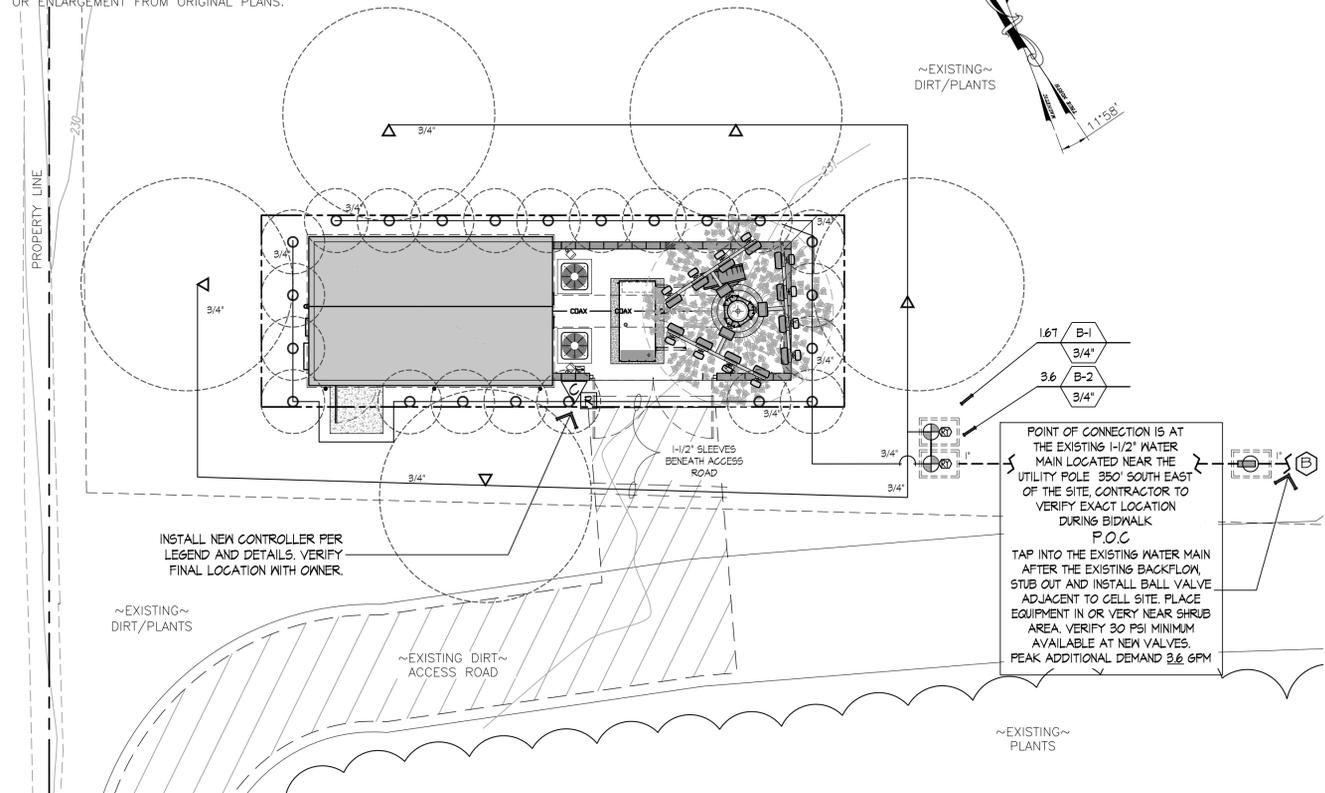
**SHEET TITLE:**

**LANDSCAPE SITE PLAN**

**SHEET NUMBER:**

**LS-1**

**SCALE NOTE:**  
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**IRRIGATION PLAN**

**PLANTING PLAN**

**EQUIPMENT LEGEND**

SYMBOL	DESCRIPTION	REMARKS	DETAIL
M	EXISTING WATER METER AND SERVICE LINE (VERIFY SIZES AND FUNCTION IN THE FIELD)		
⊖	EXISTING BACKFLOW PREVENTER (VERIFY SIZES AND FUNCTION IN THE FIELD)		
⊕	NIBCO T580A BALL VALVE (LINE SIZE)		
⊕	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.		
⊕	RAINBIRD ESP-SMT6 CONTROLLER (6 STATION) IN WALL MOUNT BOX PROVIDE AND INSTALL RAIN SWITCH AND ANEMOMETER PER MANUFACTURER SENSOR TO HAVE CLEAR VIEW OF SKY. USE NEW CONTROLLER ONLY IF THE EXISTING CONTROLLER CANNOT BE USED.		
—	PVC WATER PIPE CL. 315 (MAINLINE 2" AND LARGER)		
—	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		

**SPRINKLER HEADS**

SYMBOL	DESCRIPTION	Q	T	H	TT	TQ	F	DISCHARGE - GPM	PSI	RADIUS	PRECIP RATE	DETAIL
○	RAINBIRD PFR-FRA SERIES POLY-FLEX RISER AND ADAPTER WITH ONE OF THE FOLLOWING PRESSURE COMPENSATING MODULES:							5.0	6PH	---	---	C
△	RAINBIRD PC-05-1032 OUTLETS FOR SHRUBS (2) PER SHRUB							10.0	6PH	---	---	C
△	RAINBIRD PC-10-1032 OUTLETS FOR TREES (2) PER TREE							10.0	6PH	---	---	C

**NOTES FOR MODIFYING EXISTING SYSTEMS**

THIS PROJECT IS A MODIFICATION OF AN EXISTING SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING SITE CONDITIONS AND EQUIPMENT RELATED TO THIS SYSTEM. THIS VERIFICATION SHALL INCLUDE, BUT IS NOT LIMITED TO, THE EXISTING PRESSURE AND FLOW AVAILABLE, THE MAINLINE SIZE AND LOCATION, THE EXISTENCE, LOCATION AND FUNCTION OF VALVES, MASTER VALVES, BACKFLOW AND CONTROLLER. CONTRACTOR SHALL NOTIFY THE O.A.R. (OWNER'S AUTHORIZED REPRESENTATIVE) IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS BETWEEN THE FIELD VERIFICATION AND THE DRAWINGS.

WATER MUST BE PROVIDED TO ALL PLANT MATERIAL DURING AND AFTER CONSTRUCTION. THE TIMING AND AMOUNT OF WATER APPLIED SHALL MAINTAIN THE VEGETATION IN A HEALTHY, DISEASE RESISTANT CONDITION.

THE CONTRACTOR SHALL CUT, CAP AND OR DIVERT IRRIGATION LINES PRIOR TO ANY SITE DEMOLITION OR EXCAVATION IN ORDER TO PRESERVE WATERING TO THE REMAINING SITE AREAS DURING AND AFTER CONSTRUCTION.

THE CONTRACTOR SHALL ADD NEW HEADS TO MATCH THE EXISTING SYSTEM AND ADJUST/RELOCATE EXISTING SPRINKLER HEADS TO ACCOMMODATE THE PROPOSED INSTALLATION AND INSURE 100% COVERAGE OF THE EXISTING AND NEW PLANTINGS. NEW HEADS MAY BE ADDED IN ONE OF THE FOLLOWING WAYS:

(A) CONNECT TO AN EXISTING LATERAL LINE PROVIDING SIMILAR WATERING REQUIREMENTS AS THE PLANT MATERIAL PROPOSED AND ADD NEW HEADS TO MATCH THE EXISTING HEADS, OR THE HEADS THAT HAVE BEEN REMOVED.

(B) CONNECT TO THE PRESSURE MAINLINE OF THE EXISTING IRRIGATION SYSTEM AFTER THE EXISTING BACKFLOW DEVICE AND RUN A CONTROL WIRE FROM THE EXISTING CONTROLLER TO THE NEW VALVE(S). ONLY POSSIBLE IF THERE ARE AVAILABLE STATION(S) ON THE EXISTING CONTROLLER OR THE CONTROLLER'S AVAILABLE STATIONS CAN BE INCREASED (UPGRADED).

(C) CONNECT TO THE EXISTING IRRIGATION WATER SOURCE OR MAINLINE AND PROVIDE A NEW BACKFLOW DEVICE AND AUTOMATIC CONTROLLER TO CONTROL THE VALVES.

\*DO NOT EXCEED THE MAXIMUM GALLONS PER MINUTE AN EXISTING PIPE CAN PROVIDE (FLOW VELOCITY SHALL NOT BE GREATER THAN 5 FEET PER SECOND).

THE CONTRACTOR SHALL VERIFY IF THE EXISTING SYSTEM USES A MASTER VALVE - ANY NEW VALVES MUST BE CONNECTED BY WIRE TO THE MASTER VALVE AND CONTROLLER.

**PLANTING LEGEND**

SYMBOL	QTY	DEPTH / COMMON NAME	REMARKS	BOX	QTY	DEPTH	HEIGHT
QUE AGR	5	QUERCUS AGRIFOLIA COAST LIVE OAK	MULTI OR LOW BRANCH	36" BOX	5	HJ	35'x35'+
HET ARB	13	HETEROMELES ARBUTIFOLIA TOYON		15 GAL	13	HJ	12'x12"
RHU INT	9	RHUS INTEGRIFOLIA LEMONADE BERRY		15 GAL	9	HJ	6'x8"

MULCH BARE GROUND BETWEEN ALL SHRUBS AND TREES 3" DEEP, BETWEEN GROUND COVERS 1/2" DEEP. USE PARTIALLY COMPOSTED, NITROGEN STABILIZED TREE TRIMMINGS.  
\*FOREST FLOOR\* 0-2 INCH SCREENED COMPOST AVAILABLE FROM "AGUNAGA GREEN" OR PRE-APPROVED EQUAL. www.agunagreen.com

ARCHITECT OR DEVELOPER SHALL PERFORM AN AGRONOMIC SOIL TEST AND INCLUDE RESULTS AND PLANTING RECOMMENDATIONS FOR AMENDMENTS. LAB SHALL BE INDEPENDENT FROM THE AMENDMENT SUPPLIER. GENERIC AMENDMENTS SHALL BE USED. PROOF OF SOILS TEST AND AMENDMENTS USED SHALL BE PROVIDED TO THE OWNER DEVELOPER AND/OR ARCHITECT

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

CAP, DIVERT AND/OR ADJUST ANY EXISTING IRRIGATION SYSTEM TO ACCOMMODATE THE NEW PLANTINGS. ENOUGH WATER MUST BE APPLIED TO THE EXISTING PLANTINGS DURING AND AFTER CONSTRUCTION OPERATIONS TO INSURE PLANT SURVIVAL.

MAINTENANCE: LANDSCAPE & IRRIGATION SHALL BE MAINTAINED BY: PERMITTEE OR OWNER/PERMITTEE

LANDSCAPED AREAS SHALL BE KEPT FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE TREATED OR REPLACED.

ROOT BARRIER: PROVIDE ROOT BARRIERS FOR ALL TREES WITHIN 5' OF HARDSCAPE OR BURIED UTILITY LINES - REFER TO DETAILS FOR ADDITIONAL INFORMATION

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.

**LANDSCAPE PLANS**

0 4' 8' 16' SCALE 11x17: 1/16" = 1'-0" 24x36: 1/8" = 1'-0" **2**

APPLICANT:  
**verizon wireless**  
15505 SAND CANYON AVE.  
BUILDING "D", FIRST FLOOR  
IRVINE, CA 92618

PROJECT INFORMATION:  
**JEFFRIES RANCH**  
2535 GUAJOME LAKE ROAD  
VISTA, CA 92084

REVISIONS:

REV.	DATE	DESCRIPTION	BY
A	07/08/14	90% ZONING DRAWING	JP
0	07/21/14	PLAN COMMENTS	JP
1	10/14/14	CITY COMMENTS	JP
2	11/10/14	LANDLORD COMMENTS	SVF
3	12/04/14	CPG COMMENTS	RED

CONSULTANT:  
P:\Blocks\Logos\Plancom Inc.jpg  
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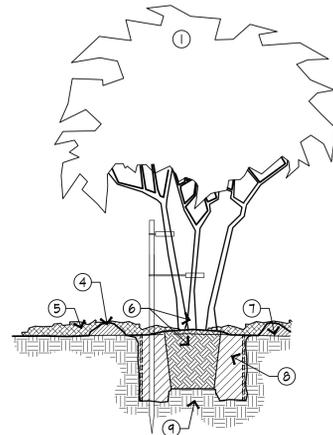
LICENSER:  
**DMLA**  
Landscape Architecture  
10000 Market Blvd., Suite 100, Poway, CA 92064  
JULY 3, 2015  
4-14-15  
STATE OF CALIFORNIA

SHEET TITLE:  
**LANDSCAPE PLANS**

SHEET NUMBER:  
**L-1**

PLANTING SPECS.

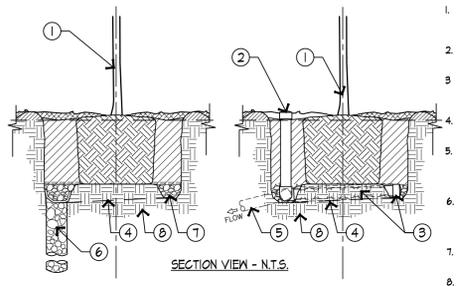
GENERAL NOTES



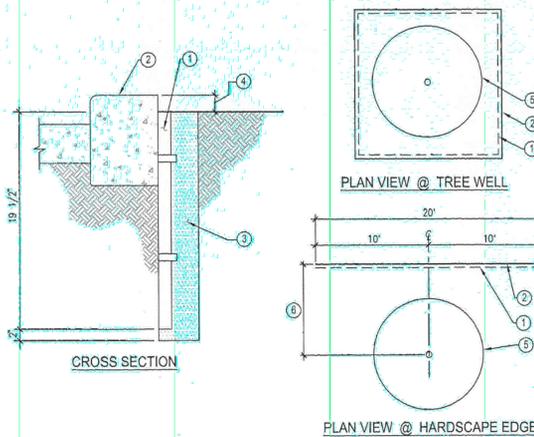
1. TREE TIE- MIN. (2) PER TREE
2. 2" DIAMETER LODGEPOLE STAKE PLACED ON THE WINDWARD SIDE OF THE TREE. STAKE SHALL NOT PENETRATE ROOTBALL
3. TREE TIE- MIN. (2) PER TREE
4. BASIN FORMED AROUND ROOTBALL, BELOW FINISH GRADE
5. MULCH LAYER- EXTENDS PAST PLANT PIT
6. TRUNK AND ROOTBALL
7. FINISH GRADE
8. AMENDED BACKFILL MIX PRIOR TO PLACING IN PLANT PIT
9. NATIVE GRADE OR COMPACTED FILL
10. ROOT CONTROL BARRIER REQUIRED FOR TREES AT OR WITHIN 5' FROM ANY HARDSCAPE OR BURIED UTILITY LINES. USE SHANTOWN INDUSTRIES OR DEEP ROOT CORP. PER CITY STANDARDS

I. ONLY STAKE IF ABSOLUTELY NECESSARY, REMOVE STAKES AFTER FIRST SEASON IF POSSIBLE

I SINGLE STAKED TREE W/ ROOT BARRIER



J POOR DRAINAGE CONDITION



LEGEND:

1. ROOT CONTROL BARRIER. PLACE NODULES (BUMPS) TOWARD ROOTS OR PLANTING.
2. HARDSCAPE EDGE, SIDEWALK, CURB, SWALE, OR PAVEMENT.
3. ROOT CONTROL BARRIER TRENCH BACKFILLED WITH CLEAN SOIL.
4. INSTALL 2" BELOW PAVEMENT.
5. TREE.

K ROOT BARRIER

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 HILTED 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. NEED ABATEMENT

NEED ABATEMENT SHALL BEGIN AFTER ROUGH GRADING. CONTRACTOR TO IRRIGATE PLANTING AREA FOR THREE (3) WEEKS OR UNTIL SUFFICIENT NEED SEEDS HAVE GERMINATED. AFTER WHICH A CONTACT HERBICIDE IS SPREAD 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, NEED 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 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 GIRDLING 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 OF 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.

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 DRAWINGS 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 LEIN.

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 AND SUFFICIENT ADDITIONAL FUNDS PRIOR TO PURCHASING MATERIALS OR DOING THE WORK/CHANGES.

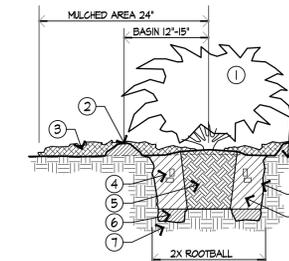
PLANTING SPECS. CONT'D.

IX. 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.

X. 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 WED FREE, WATERED, PEST AND DISEASE FREE AND ANY OTHER WORK NECESSARY FOR HEALTHY, VIGOROUS PLANT GROWTH AND APPEARANCE.



SECTION VIEW - N.T.S.

H PLANTING PITS

1. SHRUB SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE, TYP.
2. 2'-3" DEEP SHALLOW BASIN 24" DIAMETER FORMED AROUND ROOTBALL
3. MULCH LAYER- 40' DIAMETER AREA AROUND PLANTING
4. FERTILIZER TABLETS
5. ROOTBALL UNTANGLE MATTED ROOTS AT EDGE WITH WATER FROM HOSE, DO NOT CRACK ROOTBALL
6. NATIVE SOIL, SCARIFY 6'-10"
7. NATIVE GRADE
8. FINISH GRADE
9. SCARIFY SIDES OF PLANT PIT
10. AMENDED BACKFILL, USE SAME SOIL REMOVED FROM PLANT PIT. REMOVE ROCKS BREAK-UP CLODS, ADD AMENDMENTS PER CURRENT SOILS REPORT SPECIFICATIONS

APPLICANT:

15505 SAND CANYON AVE.  
 BUILDING "D", FIRST FLOOR  
 IRVINE, CA 92618

PROJECT INFORMATION:

**JEFFRIES RANCH**

2535 GUAJOME LAKE ROAD  
 VISTA, CA 92084

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CONSULTANT:

P:\Backs\Logos\Plancom Inc.jpg

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 TEL: (858) 668-2828  
 FAX: (858) 668-2827

LICENSER:

SHEET TITLE:

**PLANTING DETAILS AND NOTES**

SHEET NUMBER:

**L-2**

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 IRRIGATION 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.

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 DIAGNOSTIC. 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.

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 THREE (3) TIMES 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. SNARE 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 THIRTY (30) 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", "GC" 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 HALLS 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 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.

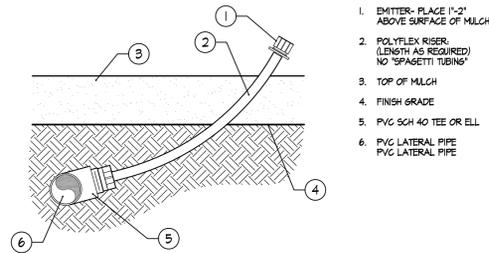
IV. ADJUSTING AND TESTING THE SYSTEM

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.

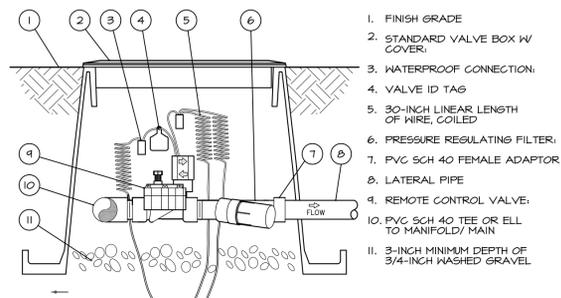
AFTER COVERAGE AND PRESSURE TESTING THE CONTRACTOR SHALL INSTALL ALL TERMINAL FIXTURES AND PERFORM A COVERAGE TEST.

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.

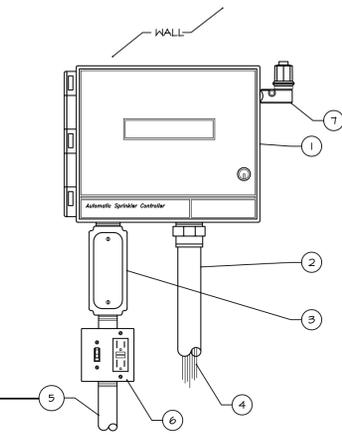
THE ENTIRE SYSTEM SHALL BE IN FULL AUTOMATIC OPERATION FOR ONE SEVEN (7) DAYS PRIOR TO ANY PLANTING.



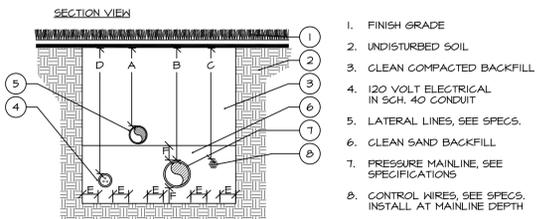
C DRIP ON POLY FLEX RISER



D DRIP VALVE ASSEMBLY



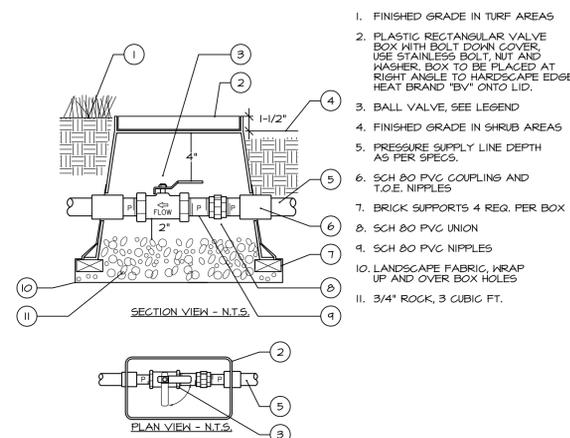
A WALL MOUNT CONTROLLER



DIMENSION	A	B	C	D	E	F
1/2" TO 1 1/2" SIZE	12"	18"	18"	30"	4"	6"
2" TO 2 1/2" IN SIZE	12"	24"	24"	30"	4"	6"
3" AND LARGER	18"	24"	24"	X	6"	6"

NOTE:  
ALL PLASTIC PIPING SHALL BE SNAKED IN TRENCH.  
BUNDLE WIRING AND WRAP WITH TAPE AT TEN FOOT INTERVALS.  
ALL MAINLINE PIPING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION SPECIFICATIONS.

E PIPE AND WIRE TRENCHING



B ISOLATION VALVE

NOTE:  
BOX TO BE INSTALLED AS TO ALLOW FOR PROPER OPERATION OF BALL VALVE  
INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE. INSTALL VALVE OFF-CENTER IN BOX.  
INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION AT MAIN LINE DEPTH.

APPLICANT:



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IRVINE, CA 92618

PROJECT INFORMATION:

JEFFRIES RANCH

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REVISIONS:

REV.	DATE	DESCRIPTION	BY
A	07/08/14	90% ZONING DRAWING	JP
0	07/21/14	PLAN COMMENTS	JP
1	10/14/14	CITY COMMENTS	JP
2	11/10/14	LANDLORD COMMENTS	SVF
3	12/04/14	CPG COMMENTS	RED

CONSULTANT:

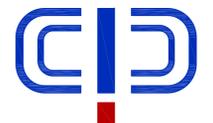
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LICENSER:



SHEET TITLE:

IRRIGATION DETAILS AND NOTES

SHEET NUMBER:

L-3