

PROPRIETARY INFORMATION
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PREPARED FOR



15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618



APPROVALS

R.F. _____

ZONING _____

CONSTRUCTION _____

SITE ACQUISITION _____

OWNER APPROVAL _____

SITE NAME

**MUSSEY GRADE-MURRAY
 PROPERTY (NSB)**

15890 SNUZ MOUNTAIN ROAD
 RAMONA, CALIFORNIA 92065

DRAWING DATES

12/31/14	100% ZD'S (P10)
01/05/15	100% ZD'S (P11)
01/06/15	100% ZD'S (P12)
02/24/15	100% ZD'S (P13)
03/04/15	100% ZD'S (P14)
06/18/15	100% ZD'S (P15)

SHEET TITLE

TITLE SHEET

T-1

verizon wireless

MUSSEY GRADE-MURRAY (NSB) 15890 SNUZ MOUNTAIN ROAD RAMONA, CALIFORNIA 92065

LEGAL DESCRIPTION

PARCEL A:
 PARCEL 4 OF PARCEL MAP NO. 9859, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 31, 1980.

PARCEL B:
 AN EASEMENT FOR INGRESS AND EGRESS, UTILITIES AND INCIDENTALS THERETO OVER, UNDER, ALONG AND ACROSS THOSE PORTIONS OF PARCELS 2 & 3 OF PARCEL MAP NO. 9859, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 31, 1980 AND CERTIFICATE OF CORRECTION RECORDED AUGUST 6, 1982 AS FILE NO. 82-202368, OFFICIAL RECORDS, SHOWN AND DELINEATED ON SAID MAP AS "PROPOSED 40' PRIVATE ROAD EASEMENT".

PARCEL C:
 AN EASEMENT AND RIGHT OF WAY FOR ROAD, SEWER, WATER, GAS, POWER AND TELEPHONE LINES AND APPURTENANCES THERETO OVER, UNDER, ALONG AND ACROSS THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 9859, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 31, 1980, AND CERTIFICATE OF CORRECTION RECORDED AUGUST 6, 1982 AS FILE NO. 82-202368, OFFICIAL RECORDS, SHOWN AND DELINEATED ON SAID MAP AS "PROPOSED 40' PRIVATE ROAD AND EASEMENT".

PARCEL D:
 AN EASEMENT AND RIGHT OF WAY FOR UTILITY PURPOSES OVER, UNDER, ALONG AND ACROSS THE NORTHERLY 12 FEET OF PARCEL 2 OF PARCEL MAP NO. 8297, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, JANUARY 18, 1979.

PARCEL E:
 AN EASEMENT AND RIGHT OF WAY FOR UTILITY PURPOSES OVER, UNDER, ALONG AND ACROSS THE WESTERLY 12 FEET OF THAT PORTION OF PARCEL 3 OF PARCEL MAP NO. 9859, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, LYING NORTHERLY OF THE EASTERLY PROLONGATION OF THE SOUTHERLY LINES OF PARCEL D HEREINABOVE DESCRIBED.

DRIVING DIRECTIONS

DIRECTIONS FROM VERIZON WIRELESS OFFICE: DEPART SAND CANYON AVENUE TOWARD BARRANCA PARKWAY (0.9 MI), TAKE RAMP RIGHT FOR I-405 SOUTH TOWARD SAN DIEGO 3.1 MI. KEEP STRAIGHT ONTO I-5 S 42.3 MI. AT EXIT 51B, TAKE RAMP RIGHT FOR CA-78 TOWARD ESCONDIDO / VISTA WAY 16.4 MI. TAKE RAMP RIGHT FOR I-15 SOUTH TOWARD SAN DIEGO 9.6 MI. AT EXIT 22, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR CAMINO DEL NORTE 0.3 MI. TURN LEFT ONTO CAMINO DEL NORTE 1.6 MI. KEEP STRAIGHT ONTO TWIN PEAKS ROAD 2.6 MI. TURN RIGHT ONTO ESPOLA ROAD / CR-55 (0.8 MI). TURN LEFT ONTO POWAY ROAD / CR-54 2.6 MI. TURN LEFT ONTO CA-67 5.7 MI. TURN RIGHT ONTO MUSSEY GRADE ROAD 1.1 MI. BEAR RIGHT ONTO DOS PICOS PARK ROAD 0.4 MI. TURN RIGHT ONTO SNUZ MOUNTAIN ROAD 0.4 MI. ARRIVE AT 15890 SNUZ MOUNTAIN ROAD RAMONA, CALIFORNIA ON THE RIGHT.

VICINITY MAP



CONSULTANT TEAM

CLIENTS REPRESENTATIVE:

M & M TELECOM, INC.
 6886 MIMOSA DRIVE
 CARLSBAD, CALIFORNIA 92011
PHONE: (619) 602-5600
CONTACT: NICOLE MEYERS

ZONING:

M & M TELECOMMUNICATIONS
 6886 MIMOSA DRIVE
 CARLSBAD, CALIFORNIA 92011
PHONE: (858) 248-2461
CONTACT: LISA GOODMAN-MERCURIO

ARCHITECT:

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

SURVEYOR:

CALVADA SURVEYING, INC.
 411 JENKS CIRCLE
 SUITE: 205
 CORONA, CALIFORNIA 92880
PHONE: (951) 280-9960
FAX: (951) 280-9746
CONTACT: ARMANDO DUPONT

GENERATOR INFORMATION

MAKE: GENERAC
MODEL: SD030
DIMENSIONS: 94.37"x37.99"x45.67"
FUEL TYPE: ULTRA LOW SULFUR DIESEL FUEL
FUEL CAPACITY: 210 GALLONS

PROJECT SUMMARY

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

OWNER: MURRAY FAMILY TRUST
 DAVE MURRAY
 15890 SNUZ MOUNTAIN ROAD
 RAMONA, CALIFORNIA 92065
PHONE: (619) 302-1223

PROJECT DESCRIPTION/SCOPE:

VERIZON WIRELESS PROPOSES TO CONSTRUCT, OPERATE AND MAINTAIN AN UNMANNED WIRELESS COMMUNICATIONS FACILITY. THIS FACILITY WILL CONSIST OF THE FOLLOWING:

- (12) PROPOSED ANTENNAS MOUNTED IN (1) PROPOSED WATER TANK.
- (1) PROPOSED EQUIPMENT BUILDING.
- (1) 4'-0" PROPOSED MICROWAVE ANTENNA
- (1) PROPOSED GPS ANTENNA.
- (12) PROPOSED RRU'S.
- (2) PROPOSED RAYCAPS NEAR ANTENNAS.
- (1) PROPOSED STAND BY GENERATOR.
- (2) PROPOSED RAYCAPS INSIDE EQUIPMENT BUILDING.
- PROPOSED 8'-0" HIGH BLOCK WALL ENCLOSURE WITH CHAIN LINK LID.
- PROPOSED UTILITY RUNS FOR TELEPHONE AND ELECTRICAL SERVICE.
- PROPOSED (2) CONDENSER UNITS.

OTHER ON-SITE TELECOM FACILITIES: NONE

PROJECT ADDRESS: 15890 SNUZ MOUNTAIN ROAD
 SAN DIEGO, CALIFORNIA 92065

ASSESSORS PARCEL NUMBER: 278-233-38-00

EXISTING ZONING: A-70 (LIMITED AGRICULTURE)

PROPOSED EQUIPMENT AREA: 521 S.F.

PROPOSED WATER TANK AREA: 202 S.F.

TOTAL PROPOSED VZW LEASE AREA: 723 S.F.

NET AREA OF PARCEL: 246,000 S.F.
 5.64 ACRES

PROPOSED TYPE OF CONSTRUCTION: TYPE V-A

PROPOSED OCCUPANCY: U

EXISTING TYPE OF CONSTRUCTION: N/A

EXISTING OCCUPANCY: N/A

JURISDICTION: COUNTY OF SAN DIEGO

SHEET INDEX

- T-1 TITLE SHEET
- A-0 SITE PLANS
- A-1 ENLARGED SITE PLAN
- A-1.1 ENLARGED EQUIPMENT PLAN, ANTENNA PLAN AND ANTENNA SCHEDULE AND SPECS
- A-1.2 INDOOR EQUIPMENT PLAN
- A-2 ELEVATIONS
- A-2.1 ELEVATIONS
- A-3 EQUIPMENT DETAILS
- C-1 SITE SURVEY (FOR REFERENCE ONLY)

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

- CALIFORNIA FIRE CODE, 2013 EDITION
- CALIFORNIA BUILDING CODE, 2013 EDITION
- CALIFORNIA PLUMBING CODE, 2013 EDITION
- CALIFORNIA MECHANICAL CODE, 2013 EDITION
- CALIFORNIA ELECTRICAL CODE, 2013 EDITION
- CALIFORNIA GREEN BUILDING CODE, 2013 EDITION

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

ACCESSIBILITY DISCLAIMER

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

SCALE

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

GENERAL NOTES

- A. SETBACKS:
SIDE: 15'
REAR: 25'
FRONT FROM CENTER OF STREET: 60'
- B. EASEMENTS:
SEE SHEET C-1.
- C. FREQUENCY:
OPERATING FREQUENCIES: TBD.
- D. TOTAL IMPERVIOUS AREA BEFORE CONSTRUCTION: 7285 SQ. FT.
TOTAL IMPERVIOUS AREA AFTER CONSTRUCTION: 7700 SQ. FT.
- E. TOTAL AREA DISTURBED: WALL FOOTING: 344 SQ. FT.
UTILITY TRENCHING: 983 SQ. FT.
TOTAL: 1327 SQ. FT.
- F. TOTAL PROPOSED VZW LEASE AREA: 723 SQ.FT.
- G. A/C UNIT MANUFACTURER: CARRIER, MODEL# 38HDR-2PD.
- H. GENERATOR MANUFACTURER GENERAC (40KW), MODEL NUMBER (SD030) 4811-4.
- I. SITE CONTRACTOR TO CALL DIG ALERT (1-800-227-2600) TO LOCATE ANY AND ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
- J. (E) LANDSCAPE: SHRUBS AND BOULDERS.
- K. LEACHLINES: SEE KEYNOTE 10 IN DETAIL 1/A-0.
- L. GENERATOR TESTING NOTE: GENERATOR MAY ONLY BE TESTED UP TO ONCE PER WEEK, FOR A PERIOD OF 15 MINUTES DURING NORMAL BUSINESS HOURS FROM 7 AM TO 6 PM, MONDAY THROUGH FRIDAY.

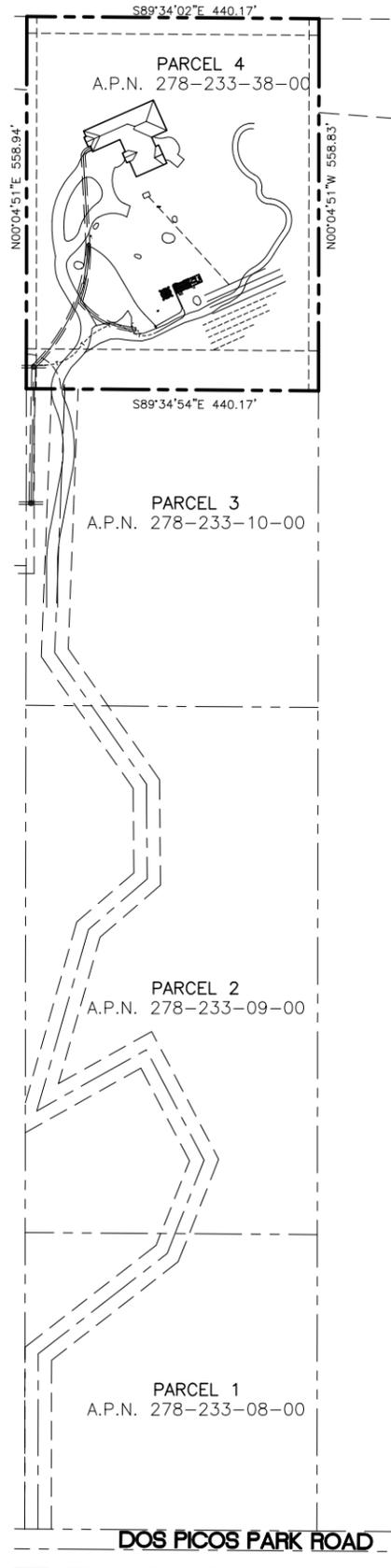
**STORM WATER QUALITY NOTES
CONSTRUCTION BMP'S**

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 ([HTTP://WWW.SWRCB.CA.GOV/RWQCB9/PROGRAMS/SD_STORMWATER.HTML](http://www.swrcb.ca.gov/rwqcb9/PROGRAMS/SD_STORMWATER.HTML)) AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE ([HTTP://CLERKDDC.SANNET.GOV/RIGHTSITE/GETCONTENT/LOCAL.PDF?DMW_OBJECTID=090014518008CC43](http://CLERKDDC.SANNET.GOV/RIGHTSITE/GETCONTENT/LOCAL.PDF?DMW_OBJECTID=090014518008CC43))

NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

1. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) 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.
2. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS %40 OR GREATER.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
4. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

NOTES:
1. EQUIPMENT AREA INCLUDES CONCRETE PAD AT ENTRY.

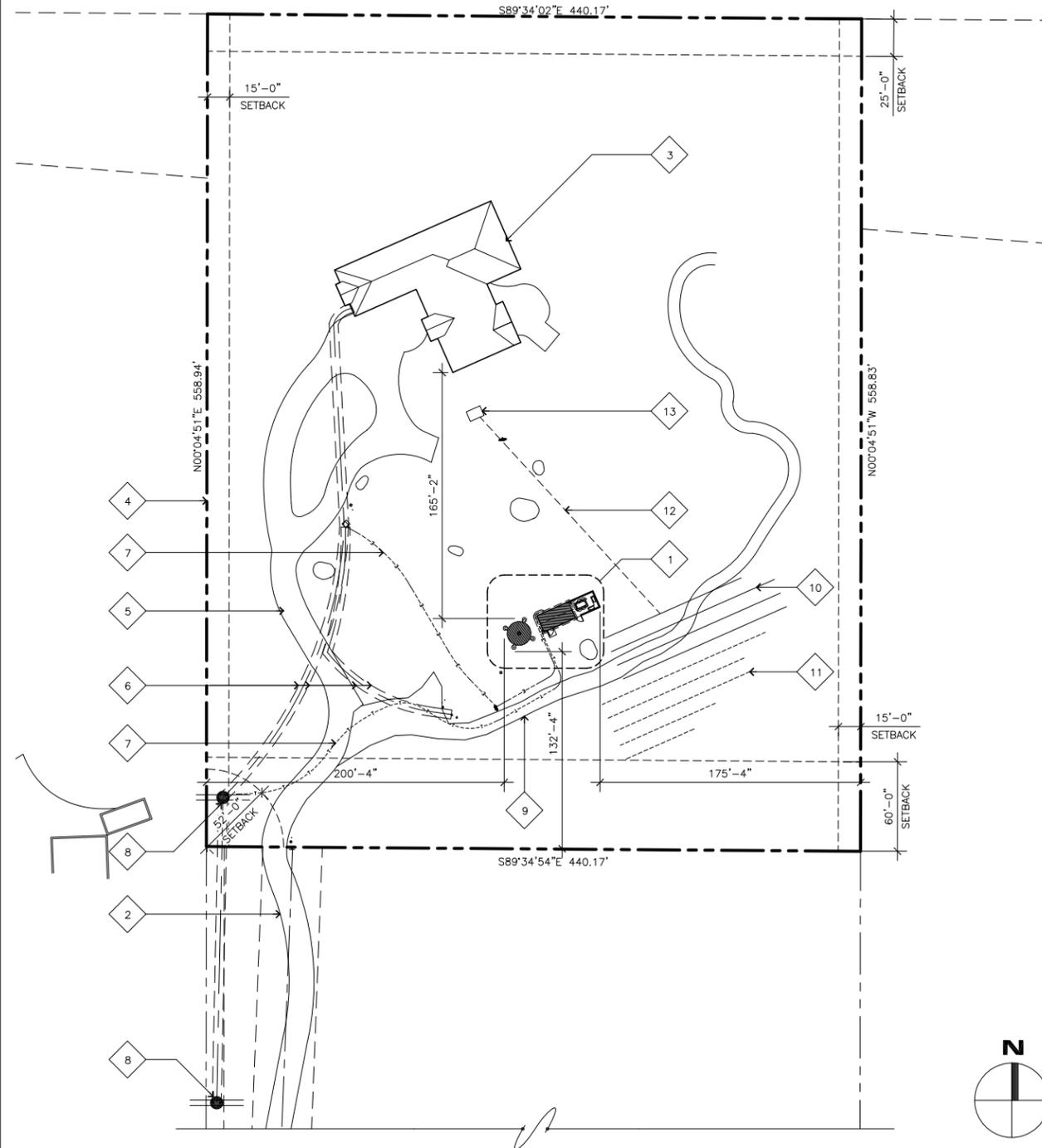


KEYNOTES

- | | |
|---|---|
| 1 PROPOSED VZW EQUIPMENT AREA 12'-0" X 41'-4" WITH 5'-0" X 5'-0" PAD AT ENTRY; SEE SHEET A-1. | 8 EXISTING UTILITY POLES. |
| 2 EXISTING 12'-0" WIDE ACCESS ROAD. | 9 VZW GC TO INSTALL GRAVEL ON EXISTING DIRT ROAD. |
| 3 EXISTING RESIDENCE. | 10 EXISTING LEACHLINES, VZW GC TO VERIFY. |
| 4 EXISTING PROPERTY LINE; SEE SHEETS C-1. | 11 EXISTING LEACHLINE RESERVE AREA. |
| 5 EXISTING PAVED ACCESS ROAD. | 12 EXISTING SEPTIC LINE FROM EXISTING SEPTIC TANK TO LEACH FIELD, VZW GC TO VERIFY. |
| 6 EXISTING UTILITY EASEMENT; SEE SHEET C-1. | 13 EXISTING SEPTIC TANK, VZW GC TO VERIFY. |
| 7 PROPOSED VZW 5'-0" WIDE UTILITY ROUTE. | |

NOTES:

- GRADING WILL BE REQUIRED FOR THIS SITE:
- A. EXCAVATION= 25.26 CU. YD.
- B. FILL= 25.26 CU. YD. TO BE DISPERSED THROUGHOUT PROPERTY.



OVERALL SITE PLAN

SCALE:
N.T.S

2

SITE PLAN

SCALE:
1"=50'



1

JRA Jeffrey Rome | ASSOCIATES
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131 Innovation Drive, Suite 100
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IRVINE, CALIFORNIA 92618



APPROVALS

R.F.	_____
ZONING	_____
CONSTRUCTION	_____
SITE ACQUISITION	_____
OWNER APPROVAL	_____

SITE NAME

**MUSSEY GRADE-MURRAY
PROPERTY (NSB)**

15890 SNUZ MOUNTAIN ROAD
RAMONA, CALIFORNIA 92065

DRAWING DATES

12/31/14	100% ZD'S (P10)
01/05/15	100% ZD'S (P11)
01/06/15	100% ZD'S (P12)
02/24/15	100% ZD'S (P13)
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06/18/15	100% ZD'S (P15)

SHEET TITLE

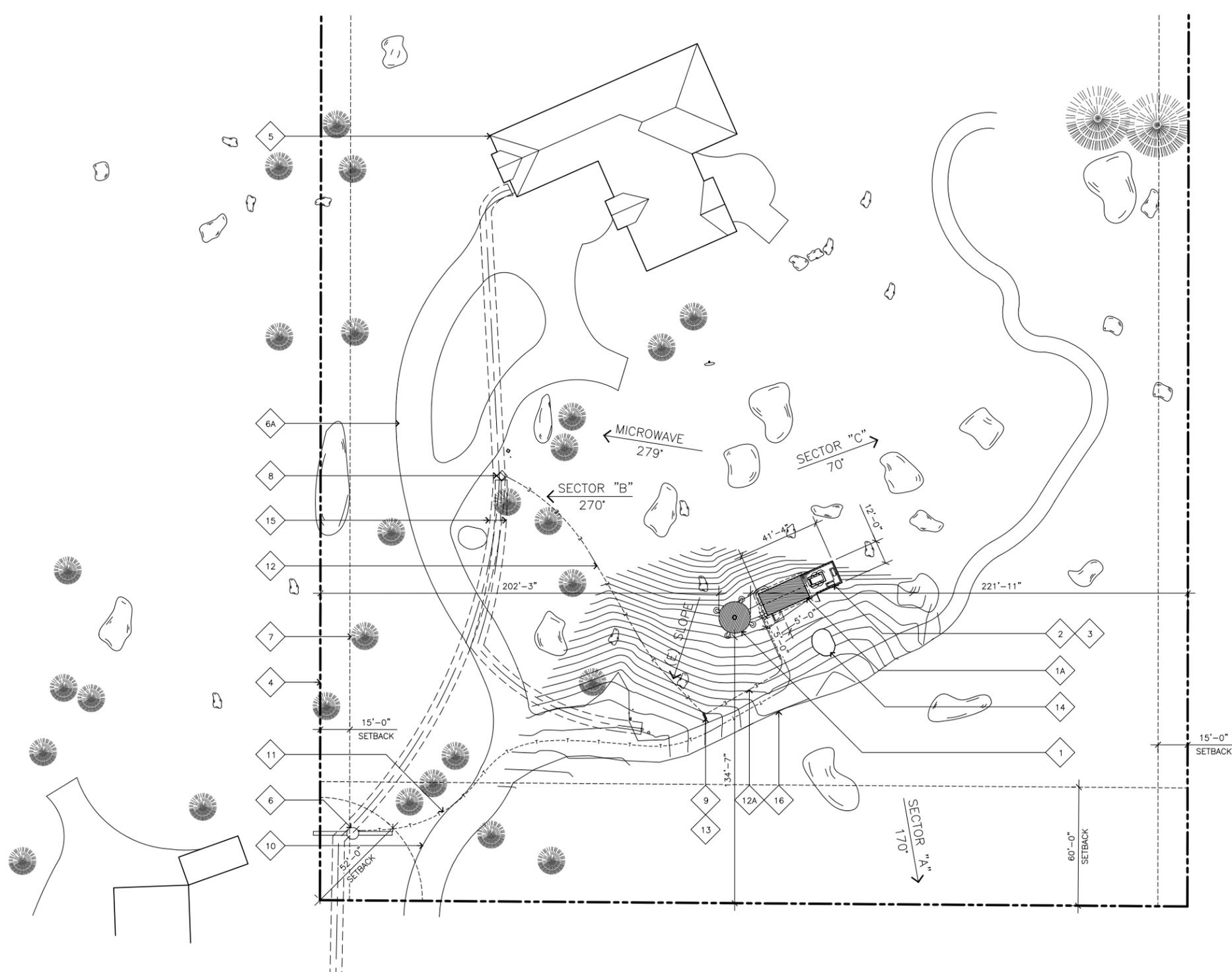
SITE PLANS

A-0

KEYNOTES

- 1 PROPOSED VZW ANTENNAS MOUNTED ON PROPOSED 35'-0" HIGH, 16'-0" DIAMETER WATER TANK. TOTAL PROPOSED WATER TANK LEASE AREA: 202 S.F.
- 1A PROPOSED VZW 12'-0" X 23'-4" BLOCK BUILDING WITH TAN SPLIT FACE BLOCK AND CEMENT TILE ROOF.
- 2 PROPOSED VZW EQUIPMENT AREA 12'-0" X 41'-4" WITH 5'-0" X 5'-0" PAD AT ENTRY.
- 3 PROPOSED VZW 8'-0" EQUIPMENT BLOCK WALL ENCLOSURE WITH CHAIN LINK TOPPER.
- 4 EXISTING PROPERTY LINE, TYP.
- 5 EXISTING RESIDENCE.
- 6 EXISTING SDG&E UTILITY POLE #P203159 AND PROPOSED TELCO SOURCE.
- 6A EXISTING PAVED ACCESS ROAD.
- 7 EXISTING LIVE TREE, TYP.
- 8 EXISTING SDG&E ELECTRICAL TRANSFORMER TX# D169922 AND PROPOSED VZW POWER SOURCE.
- 9 PROPOSED VZW ELECTRICAL METER ADJACENT TO EXISTING ELECTRICAL METER.
- 10 EXISTING 12'-0" WIDE ACCESS ROAD.
- 11 PROPOSED VZW TELCO TRENCH; APPROXIMATELY 310'-0" LINEAR FEET WITHIN 5'-0" WIDE UTILITY EASEMENT.
- 12 PROPOSED VZW POWER TRENCH; APPROXIMATELY 160'-0" LINEAR FEET WITHIN 5'-0" WIDE UTILITY EASEMENT.
- 12A PROPOSED VZW POWER TRENCH; APPROXIMATELY 100'-0" LINEAR FEET WITHIN 5'-0" WIDE UTILITY EASEMENT.
- 13 EXISTING ELECTRICAL METER.
- 14 EXISTING BOULDER TO BE REMOVED IF NECESSARY.
- 15 EXISTING UTILITY EASEMENT.
- 16 VZW GC TO INSTALL GRAVEL ON EXISTING DIRT ROAD.

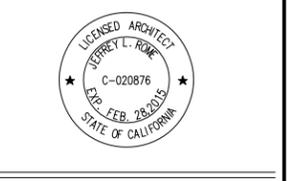
- NOTES:**
1. EXISTING BRUSH TO BE REMOVED IF NECESSARY.
 2. EQUIPMENT AREA INCLUDES CONCRETE PAD AT ENTRY.
 3. GENERATOR TESTING NOTE: GENERATOR MAY ONLY BE TESTED UP TO ONCE PER WEEK, FOR A PERIOD OF 15 MINUTES DURING NORMAL BUSINESS HOURS FROM 7 AM TO 6 PM, MONDAY THROUGH FRIDAY.
 4. GRADING WILL BE REQUIRED FOR THIS SITE, EXCAVATION = 25.26 CU. YD.



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APPROVALS

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CONSTRUCTION	_____
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SITE NAME
MUSSEY GRADE-MURRAY PROPERTY (NSB)
 15890 SNUZ MOUNTAIN ROAD
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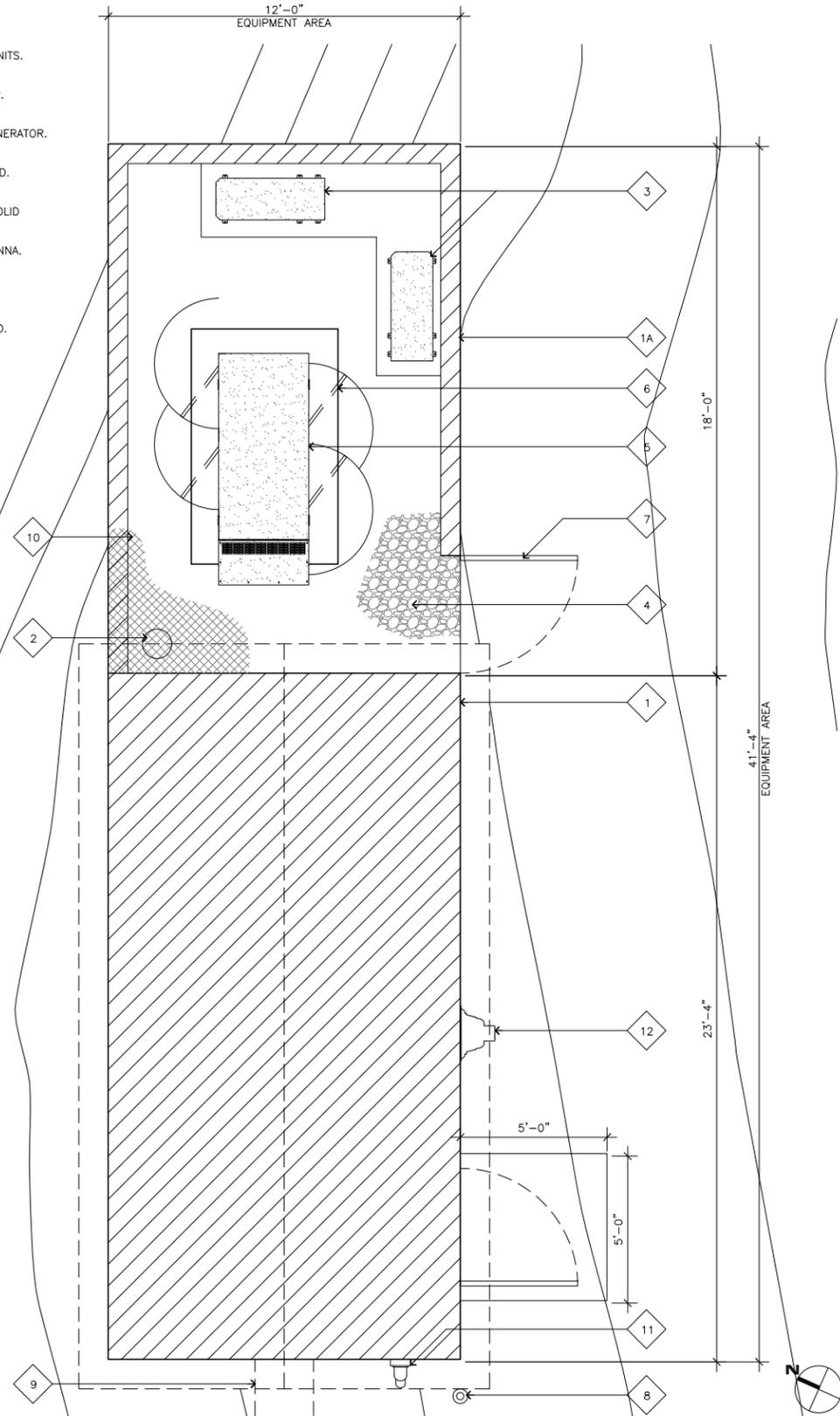
SHEET TITLE
ENLARGED SITE PLAN

A-1

KEYNOTES

- 1 PROPOSED VZW 12'-0" X 23'-4" CUSTOM CMU BUILDING WITH TAN SPLIT-FACE BLOCK AND CEMENT TILE ROOF.
- 1A PROPOSED VZW 8'-0" EQUIPMENT CMU WALL ENCLOSURE.
- 2 PROPOSED VZW DRYWELL.
- 3 PROPOSED (2) CONDENSING UNITS.
- 4 PROPOSED GRAVEL FLOOR, TYP.
- 5 PROPOSED VZW STAND-BY GENERATOR.
- 6 PROPOSED VZW EQUIPMENT PAD.
- 7 PROPOSED VZW 4'-0" WIDE SOLID METAL ACCESS GATE.
- 8 PROPOSED VZW (1) GPS ANTENNA.
- 9 PROPOSED VZW CABLE BRIDGE.
- 10 PROPOSED VZW CHAIN LINK LID.
- 11 PROPOSED VZW EMERGENCY GENERATOR RECEPTACLE.
- 12 PROPOSED VZW EXHAUST FAN.

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



ENLARGED EQUIPMENT PLAN

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

3

ANTENNA PLAN

SBNHH-1D65B COMMSCOPE, INC

FREQUENCY (MHZ)	698 - 2360
GAIN	18.3 dBd
HORIZONTAL BW(°)	58
VERTICAL BW(°)	4.5
POLARIZATION	SLANT ±45°
VSWR	≤1.5:1
SIZE:LXWXD(INCH/MM)	72.0X11.9X7.1/1828X301X181
CONNECTOR TYPE	4X7-16 DIN FEMALE (LONG NECK)
CONNECTOR LOCATION	BOTTOM

ANTENNA SCHEDULE

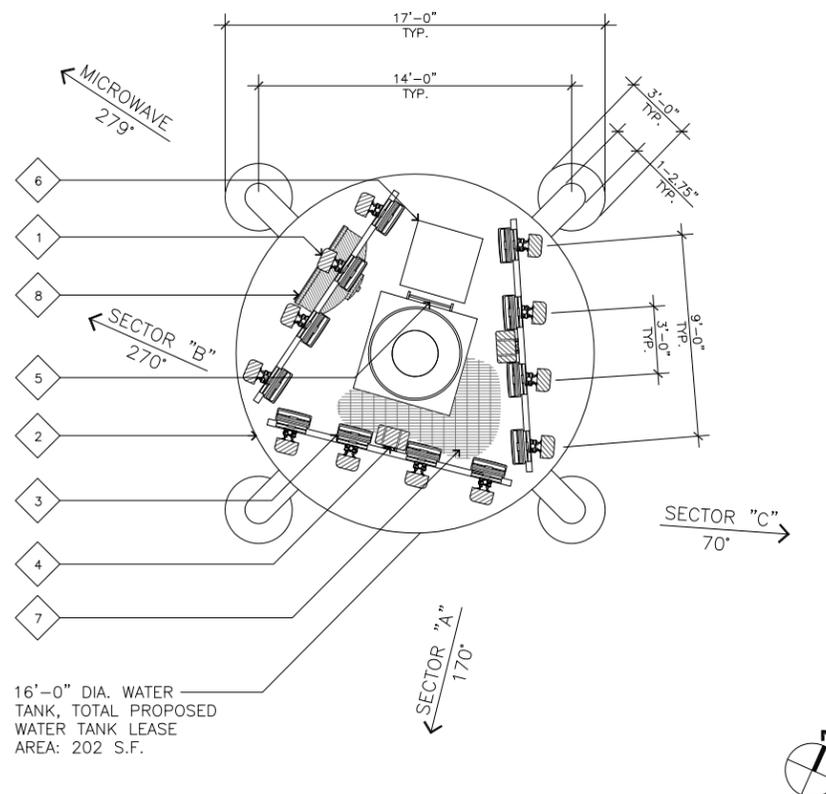
SECTOR	QUANTITY	AZIMUTH DEGREES	PROPOSED ANTENNAS	COAX	TOP OF ANTENNA	EST. LENGTH	TX/RX	DNTLT.
ALPHA	4	170°	SBNHH-1D65B	7/8" / HYBRID	32.00 FT	45.00 FT	TBD	0° DEGREES
BETA	4	270°	SBNHH-1D65B	7/8" / HYBRID	32.00 FT	45.00 FT	TBD	0° DEGREES
GAMMA	4	70°	SBNHH-1D65B	7/8" / HYBRID	32.00 FT	45.00 FT	TBD	0° DEGREES

ANTENNA SCHEDULE SPECIFICATIONS

SCALE: NONE **2**

KEYNOTES

- 1 PROPOSED VZW ANTENNAS, (4 PER SECTOR), TYP.
- 2 PROPOSED VZW 35'-0" HIGH FAUX WATER TANK.
- 3 PROPOSED VZW RRU'S, (12 TOTAL).
- 4 PROPOSED VZW RAYCAPS, (2 TOTAL).
- 5 PROPOSED VZW ACCESS LADDER.
- 6 PROPOSED VZW ACCESS HATCH AT BASE OF FAUX WATER TANK.
- 7 PROPOSED STEEL GRATE AT BASE OF FAUX WATER TANK.
- 8 PROPOSED VZW 4'-0" MICROWAVE ANTENNA.



16'-0" DIA. WATER TANK, TOTAL PROPOSED WATER TANK LEASE AREA: 202 S.F.

SCALE: 1/4"=1'-0"
 0 2' 4'

1

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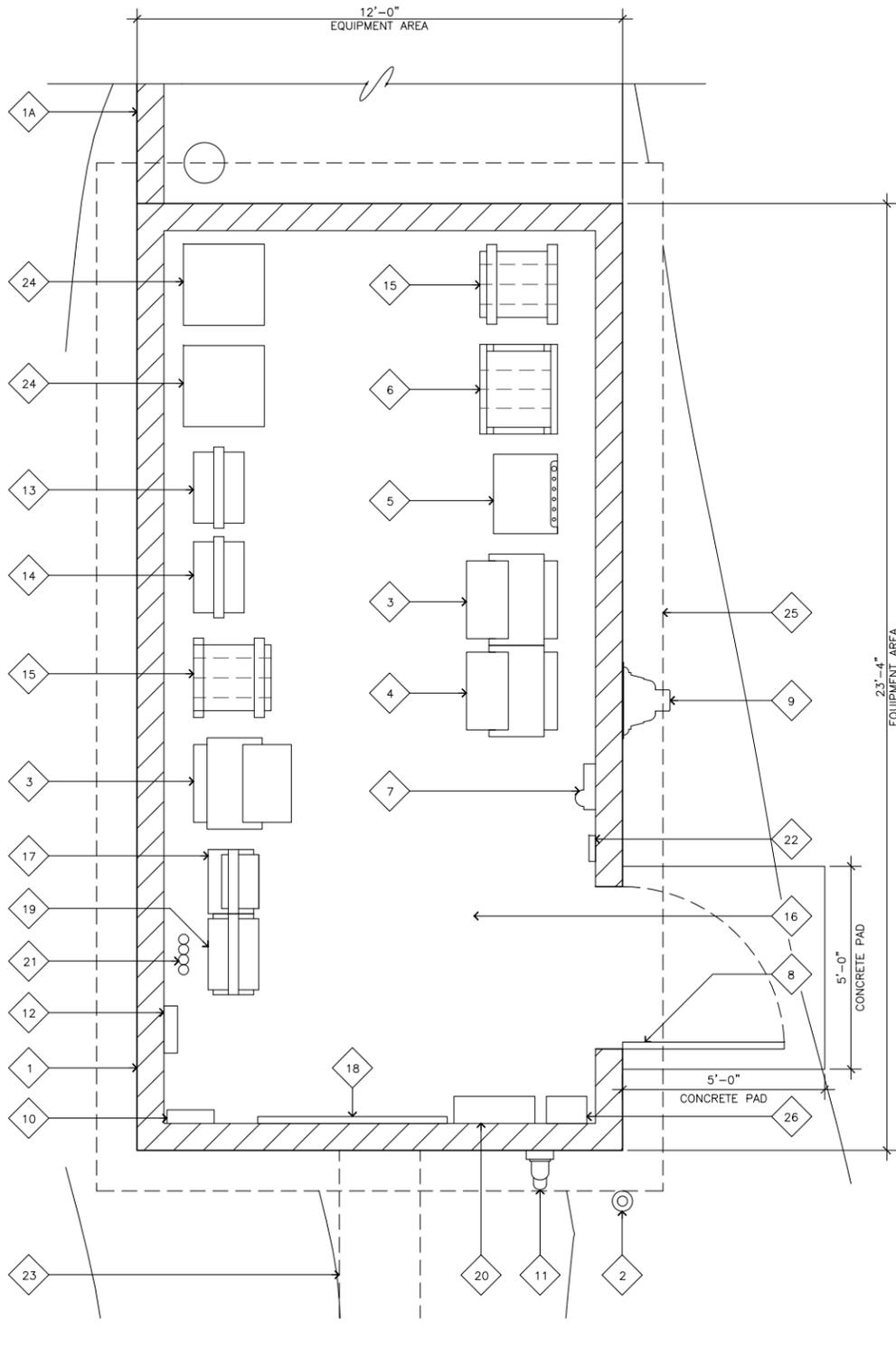
SHEET TITLE

ENLARGED EQUIPMENT PLAN, ANTENNA PLAN, AND ANTENNA SCHEDULE SPECS

A-1.1

KEYNOTES

- 1 PROPOSED VZW 12'-0" X 23'-4" CUSTOM CMU BLOCK BUILDING.
- 1A PROPOSED VZW 521.0 S.F. EQUIPMENT AREA.
- 2 PROPOSED VZW (1) GPS ANTENNA.
- 3 PROPOSED VZW DR RACK.
- 4 PROPOSED VZW RR RACK.
- 5 PROPOSED VZW 6201 LTE CABINET.
- 6 PROPOSED VZW ACCU BATTERY RACK.
- 7 PROPOSED VZW EMERGENCY EYE WASH.
- 8 PROPOSED VZW METAL ACCESS DOOR.
- 9 PROPOSED EXHAUST FAN.
- 10 PROPOSED VZW DISCONNECT.
- 11 PROPOSED VZW GENERATOR RECEPTACLE.
- 12 PROPOSED VZW POWER PANEL.
- 13 PROPOSED VZW RECTIFIER WITH BATTERIES.
- 14 PROPOSED VZW 24" RACK.
- 15 PROPOSED VZW -48 BATTERY RACK.
- 16 PROPOSED CONCRETE FLOOR, TYP.
- 17 PROPOSED VZW 19" DATA RACK WITH RAYCAPS.
- 18 PROPOSED VZW TELCO BOARD.
- 19 PROPOSED VZW 24" DATA RACK WITH PROPOSED (2) RAYCAPS.
- 20 PROPOSED VZW ATS.
- 21 PROPOSED VZW CONDUIT STUB-UPS.
- 22 PROPOSED VZW THERMOSTAT.
- 23 PROPOSED VZW CABLE BRIDGE.
- 24 PROPOSED VZW FANCOILS.
- 25 PROPOSED BUILDING OVERHANG.
- 26 PROPOSED VZW MTS.



ENLARGED EQUIPMENT PLAN

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

2 NOT USED

SCALE:
1/4"=1'-0"
0 2' 4'

1

PROPRIETARY INFORMATION
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PREPARED FOR

 15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618



APPROVALS

R.F. _____

ZONING _____

CONSTRUCTION _____

SITE ACQUISITION _____

OWNER APPROVAL _____

SITE NAME
MUSSEY GRADE-MURRAY PROPERTY (NSB)
 15890 SNUZ MOUNTAIN ROAD
 RAMONA, CALIFORNIA 92065

DRAWING DATES

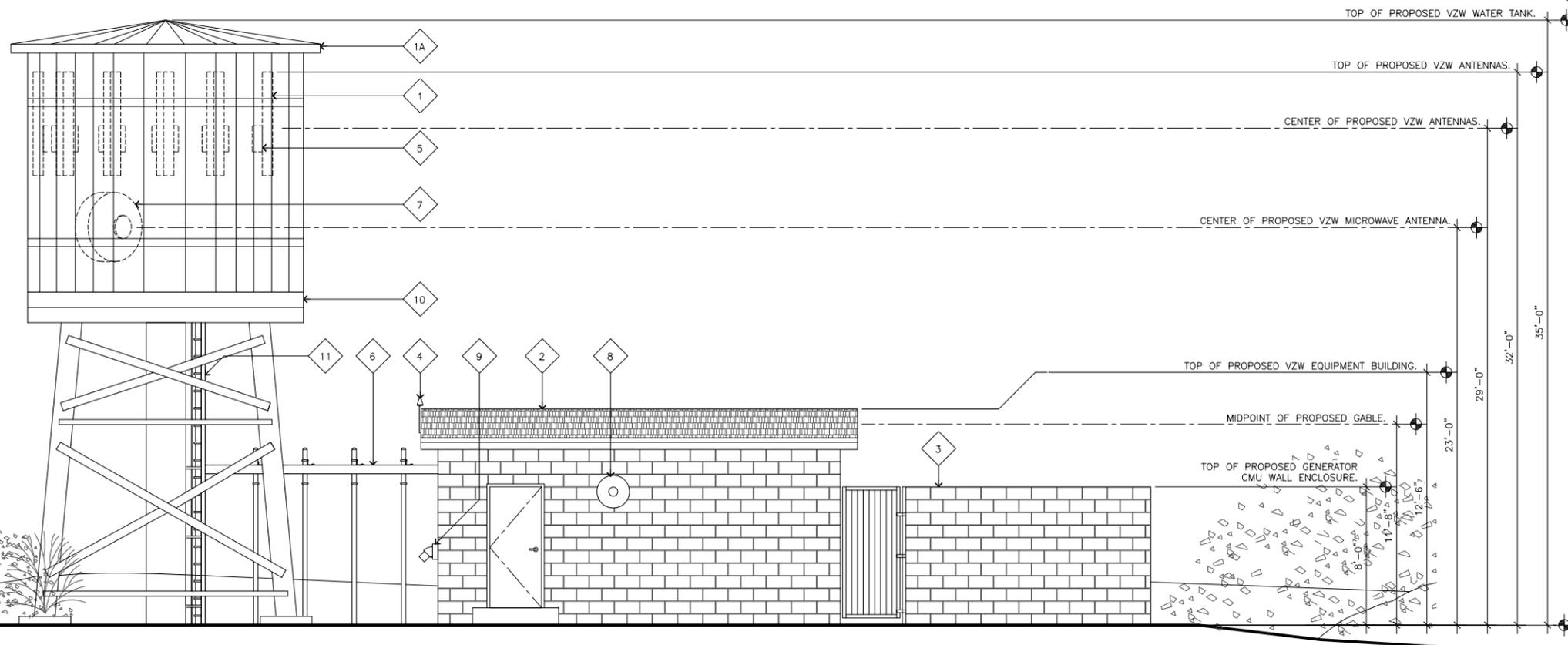
12/31/14	100% ZD'S (P10)
01/05/15	100% ZD'S (P11)
01/06/15	100% ZD'S (P12)
02/24/15	100% ZD'S (P13)
03/04/15	100% ZD'S (P14)
06/18/15	100% ZD'S (P15)

SHEET TITLE
INDOOR EQUIPMENT PLAN

A-1.2

KEYNOTES

- 1 PROPOSED VZW (12) ANTENNAS MOUNTED IN PROPOSED 35'-0" HIGH, 16'-0" DIA. WATER TANK.
- 1A PROPOSED VZW 35'-0" HIGH WATER TANK.
- 2 PROPOSED VZW TAN, SPLIT FACE CMU EQUIPMENT BUILDING.
- 3 PROPOSED VZW 8'-0" GENERATOR CMU WALL ENCLOSURE. TAN, SPLIT FACE CMU WALL ENCLOSURE.
- 4 PROPOSED VZW GPS ANTENNA.
- 5 PROPOSED VZW RRU'S AND RAYCAPS, TYP.
- 6 PROPOSED VZW CABLE BRIDGE.
- 7 PROPOSED VZW 4'-0" MICROWAVE ANTENNA.
- 8 PROPOSED VZW EXHAUST FAN.
- 9 PROPOSED VZW GENERATOR RECEPTACLE.
- 10 PROPOSED ROUND PLATFORM AT BASE OF FAUX WATER TANK.
- 11 PROPOSED VZW ACCESS LADDER WITH COVER.

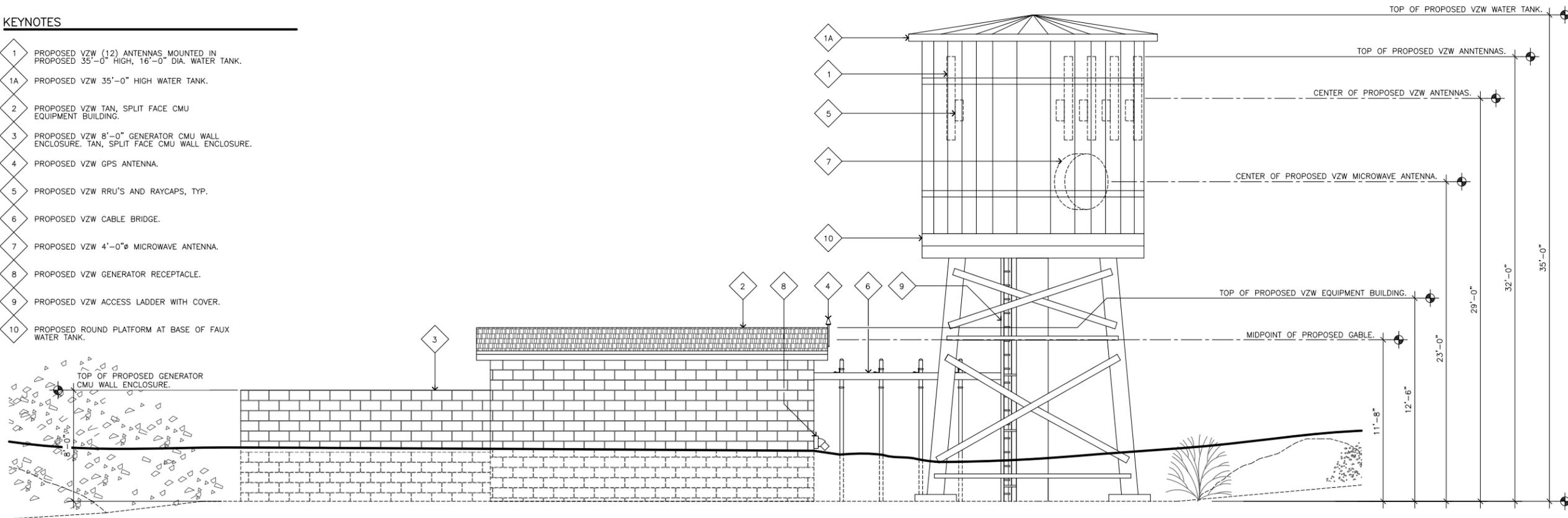


SOUTHEAST ELEVATION

SCALE: 1/4"=1'-0" 0 2' 4' **2**

KEYNOTES

- 1 PROPOSED VZW (12) ANTENNAS MOUNTED IN PROPOSED 35'-0" HIGH, 16'-0" DIA. WATER TANK.
- 1A PROPOSED VZW 35'-0" HIGH WATER TANK.
- 2 PROPOSED VZW TAN, SPLIT FACE CMU EQUIPMENT BUILDING.
- 3 PROPOSED VZW 8'-0" GENERATOR CMU WALL ENCLOSURE. TAN, SPLIT FACE CMU WALL ENCLOSURE.
- 4 PROPOSED VZW GPS ANTENNA.
- 5 PROPOSED VZW RRU'S AND RAYCAPS, TYP.
- 6 PROPOSED VZW CABLE BRIDGE.
- 7 PROPOSED VZW 4'-0" MICROWAVE ANTENNA.
- 8 PROPOSED VZW GENERATOR RECEPTACLE.
- 9 PROPOSED VZW ACCESS LADDER WITH COVER.
- 10 PROPOSED ROUND PLATFORM AT BASE OF FAUX WATER TANK.



NORTHWEST ELEVATION

SCALE: 1/4"=1'-0" 0 2' 4' **1**

Jra Jeffrey Rome | ASSOCIATES
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 Irvine, California 92617
 tel 949.760.3929 | fax 949.760.3931

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PREPARED FOR



15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618



APPROVALS

R.F. _____
 ZONING _____
 CONSTRUCTION _____
 SITE ACQUISITION _____
 OWNER APPROVAL _____

SITE NAME
**MUSSEY GRADE-MURRAY
 PROPERTY (NSB)**

15890 SNUZ MOUNTAIN ROAD
 RAMONA, CALIFORNIA 92065

DRAWING DATES

12/31/14	100% ZD'S (P10)
01/05/15	100% ZD'S (P11)
01/06/15	100% ZD'S (P12)
02/24/15	100% ZD'S (P13)
03/04/15	100% ZD'S (P14)
06/18/15	100% ZD'S (P15)

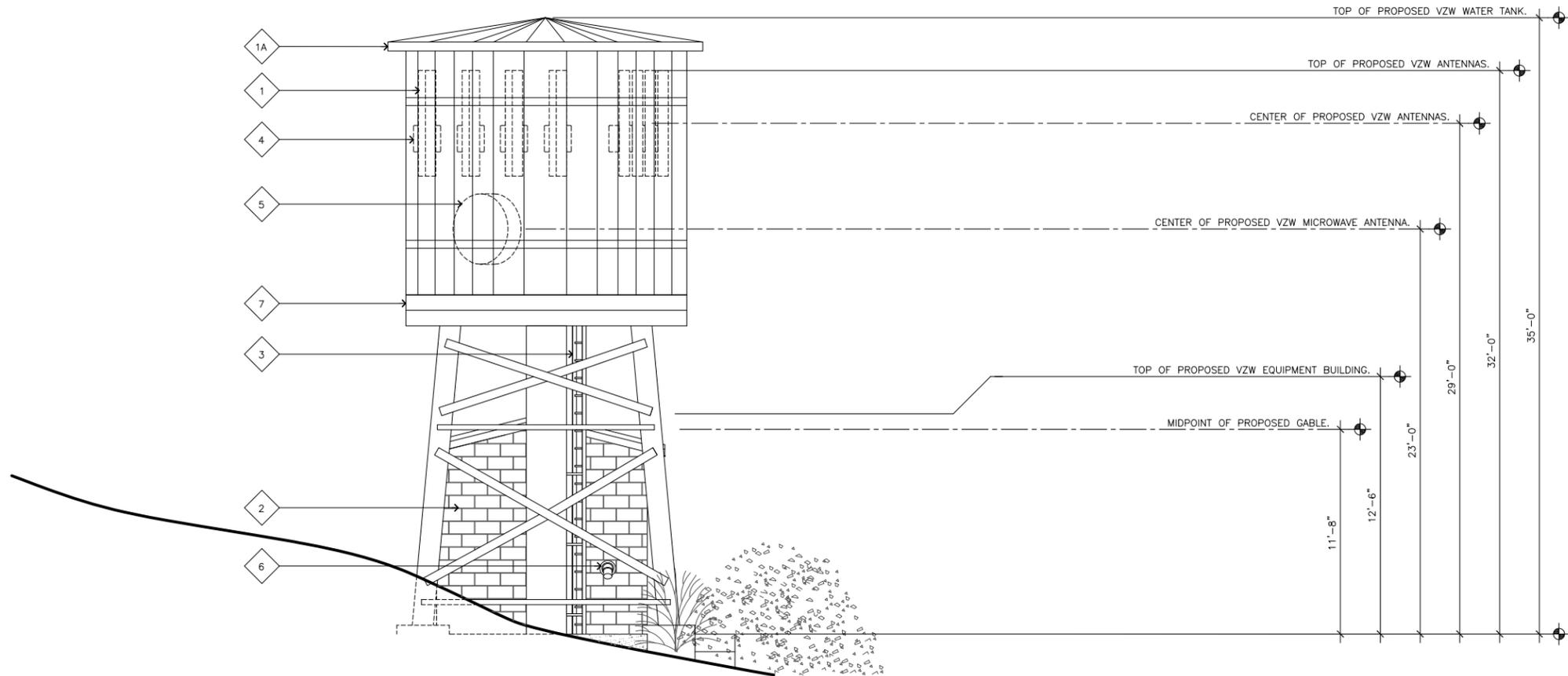
SHEET TITLE

ELEVATIONS

A-2

KEYNOTES

- 1 PROPOSED VZW (12) ANTENNAS MOUNTED IN PROPOSED 35'-0" HIGH, 16'-0" DIA. WATER TANK.
- 1A PROPOSED VZW 35'-0" HIGH WATER TANK.
- 2 PROPOSED VZW TAN, SPLIT FACE CMU EQUIPMENT BUILDING, BEYOND.
- 3 PROPOSED VZW ACCESS LADDER WITH COVER.
- 4 PROPOSED VZW RRU'S AND RAYCAPS, TYP.
- 5 PROPOSED VZW 4'-0" MICROWAVE ANTENNA.
- 6 PROPOSED VZW GENERATOR RECEPTACLE.
- 7 PROPOSED ROUND PLATFORM AT BASE OF FAUX WATER TANK.

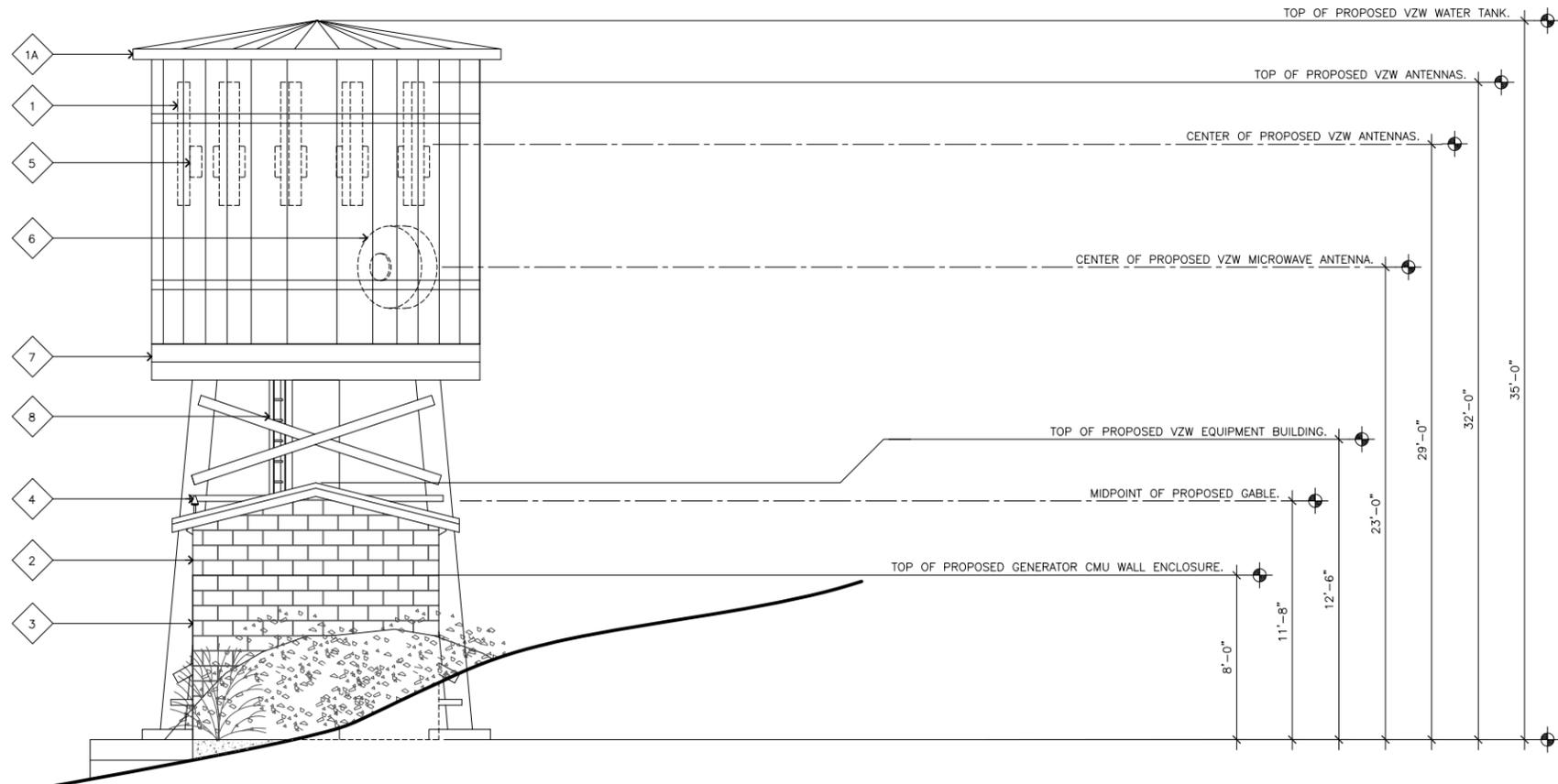


SOUTHWEST ELEVATION

SCALE: 1/4"=1'-0"
0 2' 4' **2**

KEYNOTES

- 1 PROPOSED VZW (12) ANTENNAS MOUNTED IN PROPOSED 35'-0" HIGH, 16'-0" DIA. WATER TANK.
- 1A PROPOSED VZW 35'-0" HIGH WATER TANK.
- 2 PROPOSED VZW TAN, SPLIT FACE CMU EQUIPMENT BUILDING.
- 3 PROPOSED VZW 8'-0" GENERATOR CMU WALL ENCLOSURE, TAN, SPLIT FACE CMU WALL ENCLOSURE.
- 4 PROPOSED VZW (1) GPS ANTENNA.
- 5 PROPOSED VZW RRU'S AND RAYCAPS, TYP.
- 6 PROPOSED VZW 4'-0" MICROWAVE ANTENNA, BEYOND.
- 7 PROPOSED ROUND PLATFORM AT BASE OF FAUX WATER TANK.
- 8 PROPOSED VZW ACCESS LADDER WITH COVER.



NORTHEAST ELEVATION

SCALE: 1/4"=1'-0"
0 2' 4' **1**

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PREPARED FOR



15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618



APPROVALS

R.F. _____

ZONING _____

CONSTRUCTION _____

SITE ACQUISITION _____

OWNER APPROVAL _____

SITE NAME
**MUSSEY GRADE-MURRAY
 PROPERTY (NSB)**

15890 SNUZ MOUNTAIN ROAD
 RAMONA, CALIFORNIA 92065

DRAWING DATES

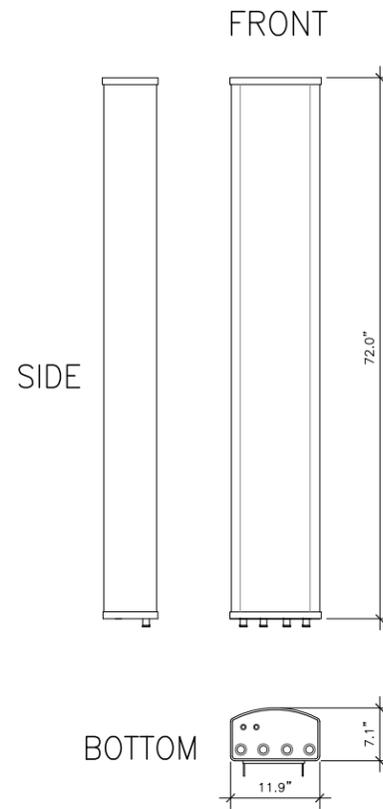
12/31/14	100% ZD'S (P10)
01/05/15	100% ZD'S (P11)
01/06/15	100% ZD'S (P12)
02/24/15	100% ZD'S (P13)
03/04/15	100% ZD'S (P14)
06/18/15	100% ZD'S (P15)

SHEET TITLE

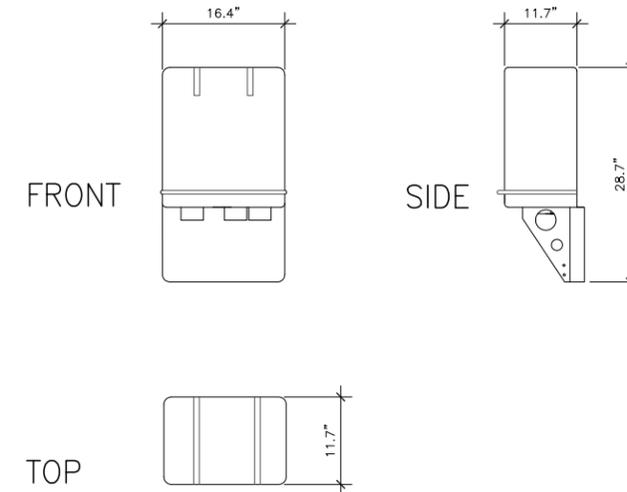
ELEVATIONS

A-2.1

ANTENNA MATERIAL: GRP
 ANTENNA COLOR: LIGHT GREY
 DIMENSIONS, HxWxD: (72.0"x11.9"x7.1")
 WEIGHT: 40.6 lbs
 WIND LOAD: 617.7 N @ 150 km/h
 138.9 lbf @ 150 km/h



COLOR: GRAY
 DIMENSIONS, HxWxD: 28.7"x16.4"x11.7"
 WEIGHT: 32.0 lbs



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PREPARED FOR

 15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618



APPROVALS

R.F. _____
 ZONING _____
 CONSTRUCTION _____
 SITE ACQUISITION _____
 OWNER APPROVAL _____

SITE NAME
MUSSEY GRADE-MURRAY PROPERTY (NSB)

15890 SNUZ MOUNTAIN ROAD
 RAMONA, CALIFORNIA 92065

DRAWING DATES	
12/31/14	100% ZD'S (P10)
01/05/15	100% ZD'S (P11)
01/06/15	100% ZD'S (P12)
02/24/15	100% ZD'S (P13)
03/04/15	100% ZD'S (P14)
06/18/15	100% ZD'S (P15)

SHEET TITLE

EQUIPMENT DETAILS

A-3

NOT USED

SCALE:
 NONE **6**

ANTENNA SPECIFICATIONS

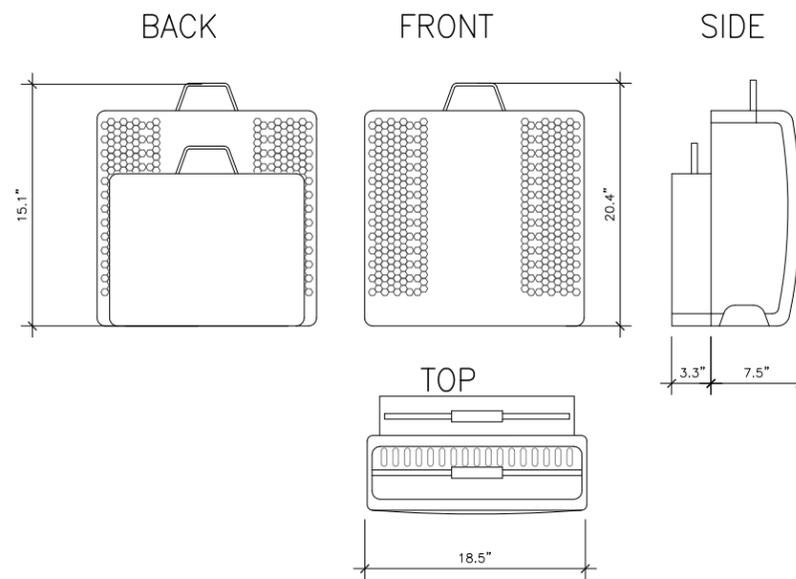
SCALE:
 NONE **4**

RAYCAP SPECIFICATIONS

SCALE:
 N.T.S. **2**

COLOR: LIGHT GRAY
 DIMENSIONS, HxWxD: 18.5"Hx20.4"Wx7.5"D
 WEIGHT: 58.0 LBS.

COLOR: LIGHT GRAY
 DIMENSIONS, HxWxD: 16.4"Hx15.1"Wx3.3"D
 WEIGHT: 22.0 LBS.

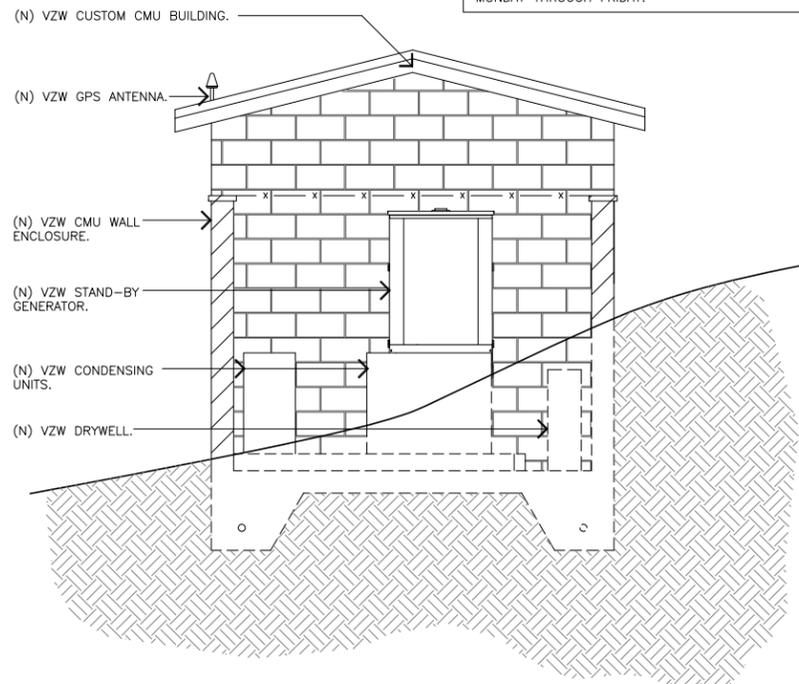


RRUS SPECIFICATIONS

SCALE:
 NONE **5**

SECTION

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



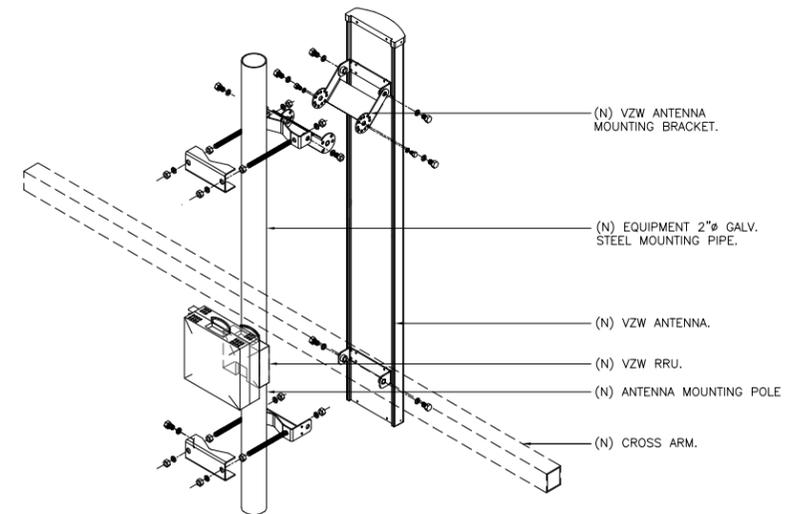
SECTION

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

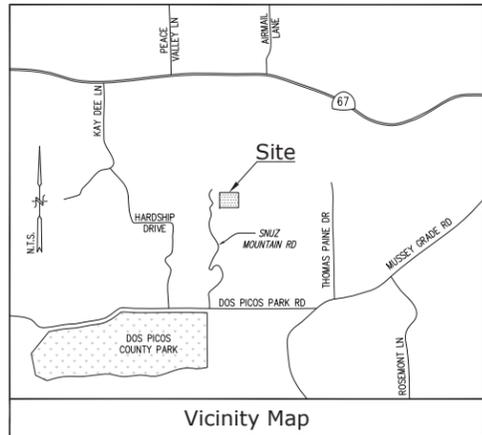
ANTENNA / RRU / MOUNTING

SCALE:
 N.T.S. **1**

NOTES:
 1. SEE POLE DRAWINGS FOR ADDITIONAL MOUNTING INFORMATION.
 2. SEE ANTENNA MANUFACTURER SPECS. FOR COMPLETE ANTENNA AND BRACKET SPECIFICATIONS.



ANTENNA / RRU / MOUNTING



Title Report

PREPARED BY: COMMONWEALTH LAND TITLE COMPANY
 ORDER NO.: 08021399
 DATED: JANUARY 23, 2014

Legal Description

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:
 PARCEL A, OF CERTIFICATE OF COMPLIANCE NO. C04-0021, RECORDED MARCH 5, 2004 AS INSTRUMENT NO. 2004-0180693 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 4 OF PARCEL MAP NO. 9859, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 31, 1980, TOGETHER WITH ALL THAT PORTION OF THE EAST 440.00 FEET OF THE WEST 880.00 FEET OF LOT 2 OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING NORTHERLY OF THE NORTHERLY LINE OF SAID PARCEL MAP NO. 9859.

PARCEL B:
 AN EASEMENT FOR INGRESS, EGRESS, UTILITIES AND INCIDENTALS THERETO OVER, UNDER, ALONG AND ACROSS THOSE PORTIONS OF PARCELS 2 & 3 OF PARCEL MAP NO. 9859, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MARCH 31, 1980, SHOWN AND DELINEATED ON SAID MAP AS "PROPOSED 40' PRIVATE ROAD EASEMENT".

PARCEL C:
 AN EASEMENT AND RIGHT OF WAY FOR ROAD, SEWER, WATER, GAS, POWER AND TELEPHONE LINES AND APPURTENANCES THERETO OVER, UNDER, ALONG AND ACROSS THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 9859, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 31, 1980, SHOWN AND DELINEATED ON SAID MAP AS "PROPOSED 40' PRIVATE ROAD EASEMENT".

PARCEL D:
 AN EASEMENT AND RIGHT OF WAY FOR UTILITY PURPOSES OVER, UNDER, ALONG AND ACROSS THE NORTHERLY 12 FEET OF PARCEL 2 OF PARCEL MAP NO. 8297, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 18, 1979.

PARCEL E:
 AN EASEMENT AND RIGHT OF WAY FOR UTILITY PURPOSES OVER, UNDER, ALONG AND ACROSS THE WESTERLY 12 FEET OF THAT PORTION OF PARCEL 3 OF PARCEL MAP NO. 9859, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, LYING NORTHERLY OF THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF PARCEL D HEREINABOVE DESCRIBED.

Assessor's Parcel No.

278-233-38

Easements

- ② AN EASEMENT FOR INGRESS AND EGRESS, PIPELINES, DRAINAGE AND/OR PUBLIC UTILITIES AND INCIDENTAL PURPOSES. (BLANKET IN NATURE OVER PARCELS B, C, D & E)
- 3.- AN EASEMENT FOR AERIAL AND UNDERGROUND PUBLIC UTILITIES, RECORDED MAY, 16, 1945 IN BOOK 1861, PAGE 177 OF OFFICIAL RECORDS. (DOES NOT AFFECT PROPERTY)
- ⑧ AN EASEMENT FOR AERIAL AND UNDERGROUND PUBLIC UTILITIES, RECORDED JANUARY 7, 2005 AS INSTRUMENT NO. 2005-0018381 OF OFFICIAL RECORDS. (PLOTTED HEREON APPROXIMATE LOCATION)

Utility Easement/Lease Area

AS SHOWN

Geographic Coordinates at Proposed Water Tank

1983 DATUM: LATITUDE: 33° 00' 17.53" N LONGITUDE 116° 56' 02.63" W
 ELEVATION = 1792.6 FEET ABOVE MEAN SEA LEVEL

CERTIFICATION:
 THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("). TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Basis of Bearings

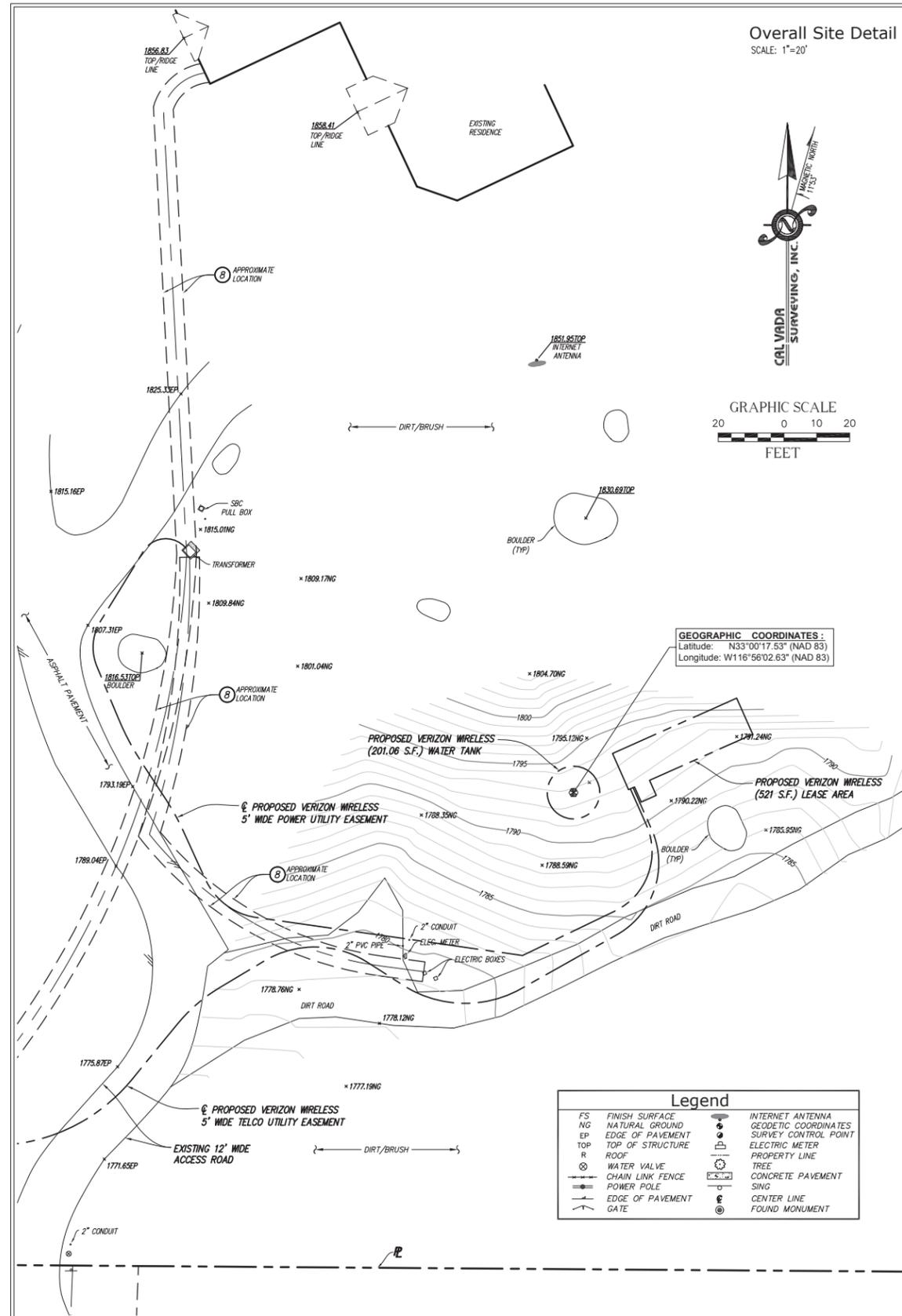
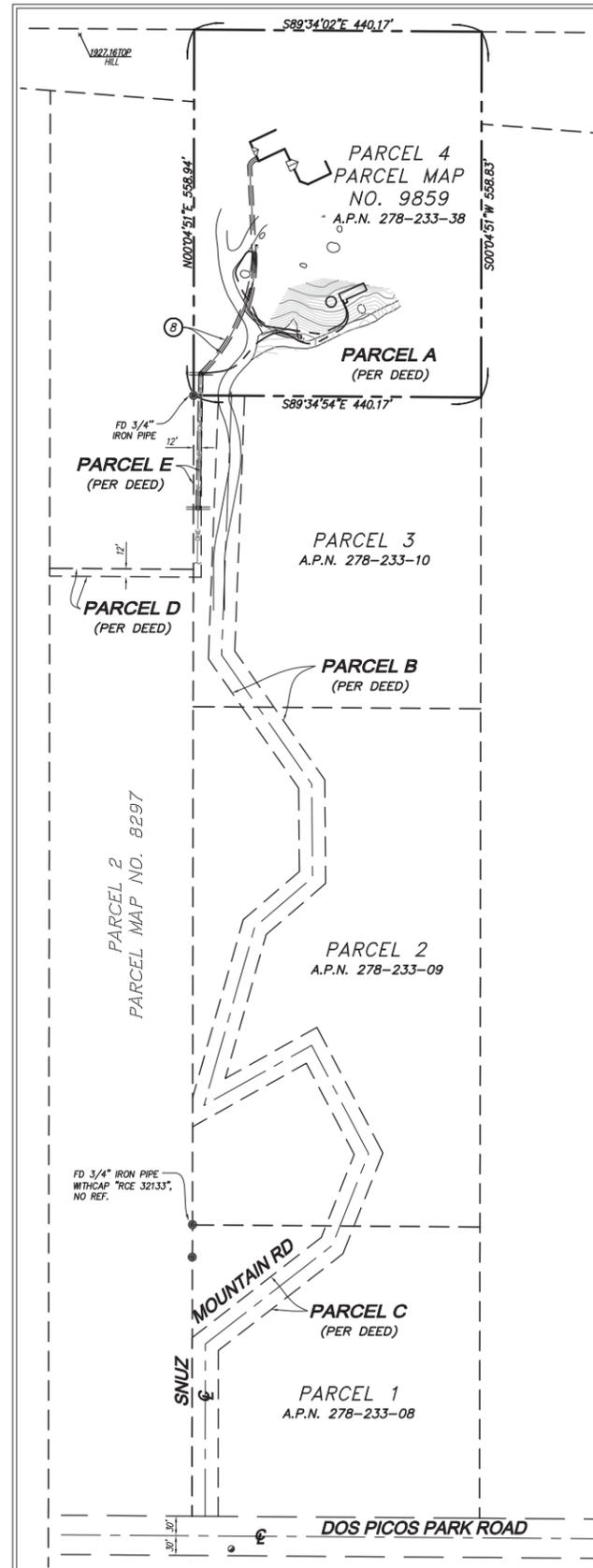
THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 6.

Bench Mark

THE CALIFORNIA SPATIAL REFERENCE C.O.R.S "P472", ELEVATION = 566.69 FEET (NAVD 88).

Date of Survey

JANUARY 6, 2014



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CONSULTANT
CAL VADA SURVEYING, INC.
 411 Janis Cir., Suite 205, Corona, CA 92680
 Phone: 951-580-9880 Fax: 951-285-9746
 Toll Free: 800-CALVADA www.calvada.com
 JOB NO. 14028

PREPARED FOR

 15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618

APPROVALS

R.F.	DATE
SAC AND ZONING	DATE
CM	DATE
VZW CM	DATE
OWNER APPROVAL	DATE

PROJECT NAME
**MUSSEY GRADE-
 MURRAY PROPERTY**
 15890 SNUZ MOUNTAIN ROAD
 RAMONA, CA 92065
 SAN DIEGO COUNTY

DATE	DESCRIPTION	BY
1/13/14	SUBMITTAL	AV
2/13/14	TITLE REPORT/FINAL	GBM
5/29/14	CLIENT COMMENTS	RG
12/03/14	CLIENT COMMENTS	GBM
3/05/15	UPDATED DESIGN	JS

SHEET TITLE
TOPOGRAPHIC SURVEY

C-1
 SHEET 1 OF 1