



MUTH VALLEY ROAD (MCE)  
11470 WILDCAT CANYON ROAD  
LAKESIDE, CALIFORNIA 92040

**PROPRIETARY INFORMATION**  
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PREPARED FOR



15505 SAND CANYON AVENUE, D1  
IRVINE, CALIFORNIA 92618



APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

SITE NAME

**MUTH VALLEY ROAD (MCE)**

11470 WILDCAT CANYON ROAD  
LAKESIDE, CALIFORNIA 92040

DRAWING DATES

06/17/15 PRELIM ZD'S (P1)  
07/13/15 100% ZD'S (P2)  
07/15/15 100% ZD'S (P3)  
10/27/15 100% ZD'S (P4)  
11/02/15 100% ZD'S (P5)  
03/24/16 CITY COMMENTS (P6)

SHEET TITLE

TITLE SHEET

T-1

OVERALL HEIGHT

TOP OF ANTENNA STEALTH STRUCTURE: 35'-0"

CONSULTANT TEAM

SITE ACQUISITION:

**PLANCOM**  
302 STATE PLACE  
ESCONDIDO, CALIFORNIA 92029  
PHONE: (858) 603-2336  
CONTACT: BRENT HELMING

ZONING:

**PLANCOM, INC.**  
302 STATE PLACE, 2ND FLOOR  
ESCONDIDO, CALIFORNIA 92029  
PHONE: (760) 807-8050  
CONTACT: TED MARIONCELLI

ARCHITECT:

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

SURVEYOR:

**AJ KOLTAVARY CIVIL ENGINEERS**  
3 NINOS  
IRVINE, CALIFORNIA 92620  
PHONE: (714) 624-9027  
CONTACT: ANDREW KOLTAVARY

PROJECT SUMMARY

APPLICANT: **VERIZON WIRELESS**  
15505 SAND CANYON AVENUE, D1  
IRVINE, CALIFORNIA 92618

OWNER: **COUNTY OF SAN DIEGO**  
5560 OVERLAND AVENUE, SUITE 410  
SAN DIEGO, CALIFORNIA 92123  
PHONE: (858) 694-2314  
CONTACT: SARA ISGUR / GREG LOCKE

PROJECT DESCRIPTION/SCOPE:

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

- (8) PROPOSED ANTENNAS MOUNTED ON (1) PROPOSED 35'-0" HIGH ANTENNA STEALTH STRUCTURE.
- (1) PROPOSED CEDARCRETE FENCE EQUIPMENT ENCLOSURE.
- (1) PROPOSED STAND-BY GENERATOR.
- (2) PROPOSED RAYCAPS NEAR ANTENNAS.
- (8) PROPOSED RRU'S.
- (1) PROPOSED VZW MICROWAVE ANTENNA.
- (2) PROPOSED VZW MCE EQUIPMENT CABINETS.
- PROPOSED UTILITY RUNS FOR TELEPHONE AND ELECTRICAL SERVICE.

OTHER ON-SITE TELECOM FACILITIES: NONE

PROJECT ADDRESS: 11470 WILDCAT CANYON ROAD  
LAKESIDE, CALIFORNIA 92040

ASSESSORS PARCEL NUMBER: 391-050-05

EXISTING ZONING: S-80, OPEN SPACE

PROPOSED VZW EQUIPMENT & ANTENNAS AREA: 400 SQ. FT.

TOTAL PROPOSED VZW LEASE AREA: 400 SQ. FT.

PROPOSED TYPE OF CONSTRUCTION: TYPE V-B

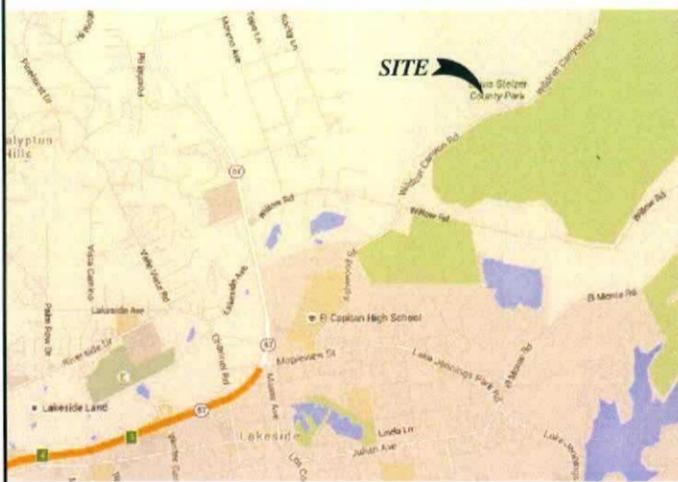
PROPOSED OCCUPANCY: U

EXISTING TYPE OF CONSTRUCTION: N/A

EXISTING OCCUPANCY: LOUIS STELZER COUNTY PARK

JURISDICTION: COUNTY OF SAN DIEGO

VICINITY MAP



THOMAS GUIDE  
REGION: SAN DIEGO COUNTY  
EDITION: 58TH  
MAP/GRID #: 1212/D7

LAKESIDE

SDC PDS RCVD 04-21-16  
MUP15-028

**KEYNOTES**

- 1 PROPOSED VZW EQUIPMENT AND ANTENNAS AREA; SEE SHEET A-1.
- 2 EXISTING UTILITY POLE #P370051 240-56 WITH TRANSFORMER AND VZW POWER & TELCO SOURCE.
- 3 PROPOSED VZW JOINT POWER AND TELCO TRENCH; APPROXIMATELY 530 LINEAR FEET.
- 4 EXISTING PROPERTY LINE, TYPICAL.
- 5 EXISTING TREE, TYP.

**LINE DATA**

L1	141.68'	N32°21'00"E
L2	246.07'	S72°47'30"W
L3	85.00'	S16°20'00"E
L4	199.72'	N73°24'40"E
L5	320.60'	S78°28'55"E

**CURVE DATA:**

C1	70.67'	R=270
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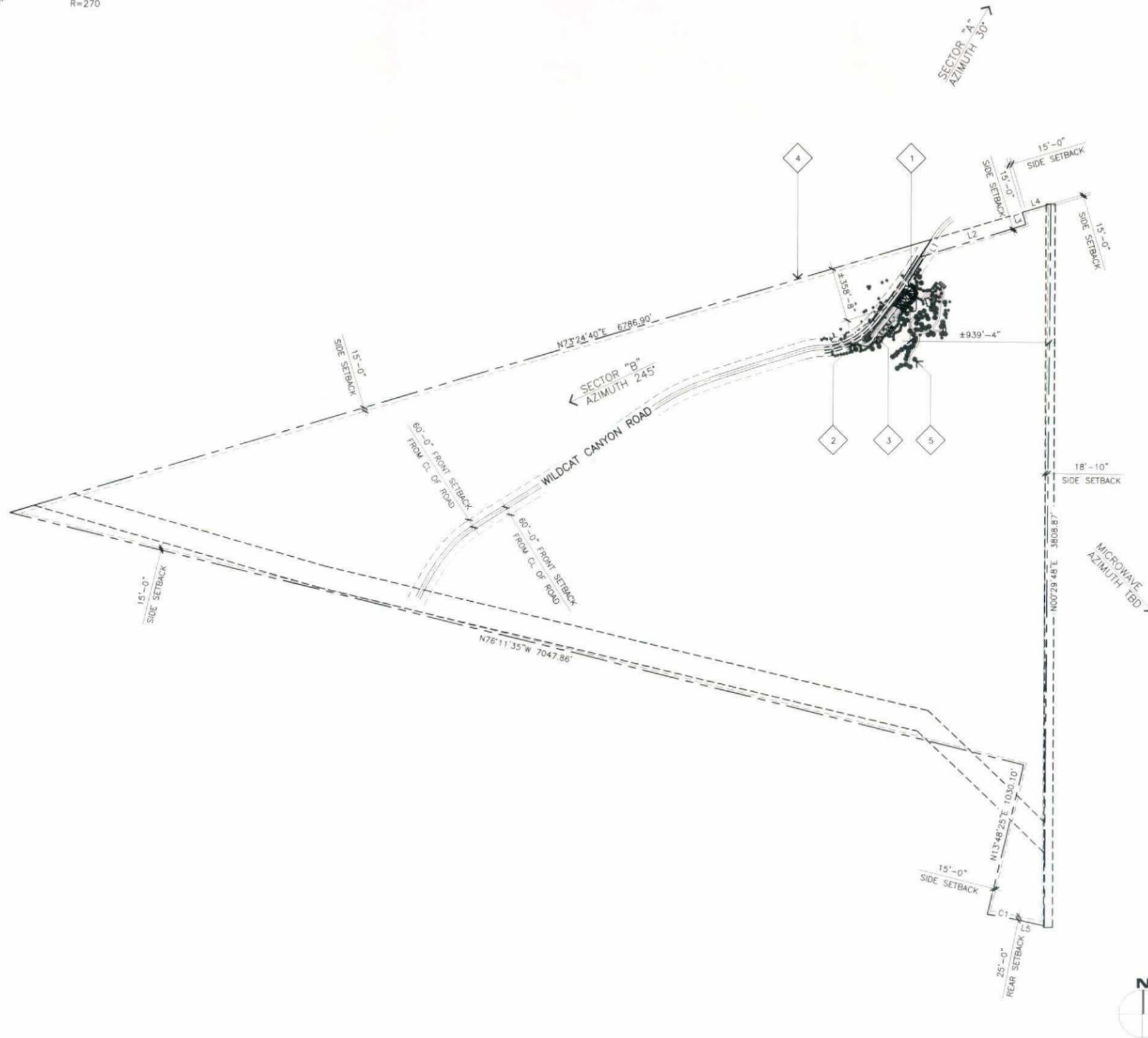
**GENERAL NOTES**

- A. SETBACKS:  
FRONT=60' FROM CENTERLINE OF ROAD  
REAR=25'  
SIDE=15'  
EXTERIOR SIDE=35'
- B. EASEMENTS:  
SEE SHEETS LS-1 & LS-2.
- C. FREQUENCY:  
OPERATING FREQUENCIES: TBD.
- D. TOTAL IMPERVIOUS AREA BEFORE CONSTRUCTION: 201215 SQ. FT.  
TOTAL IMPERVIOUS AREA AFTER CONSTRUCTION: 202590 SQ. FT.
- E. TOTAL AREA DISTURBED: MAT FOOTING: 400.00 SQ. FT.  
UTILITY TRENCHING: 795.00 SQ. FT.  
= 1195.00 SQ. FT.
- F. TOTAL EQUIPMENT AND ANTENNAS AREA: 400 SQ. FT.  
TOTAL PROPOSED VZW LEASE AREA: 400 SQ. FT.
- G. A/C UNIT MANUFACTURER: N/A.
- H. GENERATOR MANUFACTURER POLAR POWER MODEL NUMBER B220K-972-001-004.
- 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: TREES AND SHRUBS.

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

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPAL PERMIT ISSUED BY SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB) AND MUNICIPAL STORM WATER NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT ON JANUARY 24, 2007 ([HTTP://WWW.SWRCB.CA.GOV/WATERISSUES/PROGRAMS/STORMWATER/CONSTRUCTION.SHTML](http://www.swrcb.ca.gov/waterissues/programs/stormwater/construction.shtml)) AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE [HTTP://DDOCS.SANDIEGO.GOV/MUNICODE/MUNICODECHAPTER14/CH14ART02DIVISION02.PDF](http://ddocs.sandiego.gov/municode/municodechapter14/ch14art02division02.pdf) AND STORM WATER MANUAL [HTTP://WWW.SANDIEGO.GOV/DEVELOPMENT-SERVICES/PDF/NEWS/STORMWATERMANUAL.PDF](http://www.sandiego.gov/development-services/pdf/news/stormwatermanual.pdf)

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREE(S), DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET(S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO STREET.
2. ALL STOCKPILES OF SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN FIVE DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.
4. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
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.



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APPROVALS

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ZONING	
CONSTRUCTION	
SITE ACQUISITION	
OWNER APPROVAL	

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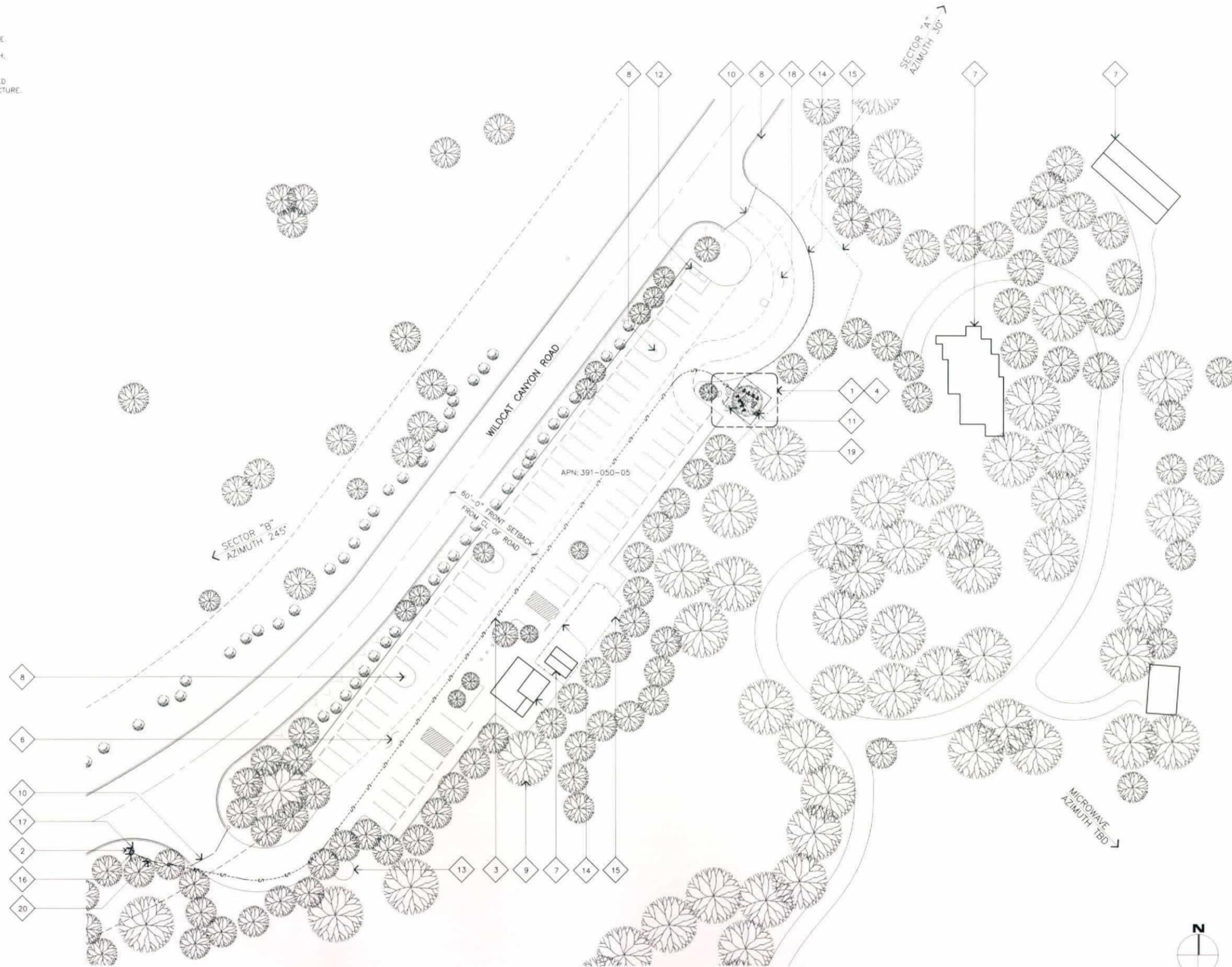
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10/27/15	100% 20'S (P4)
11/02/15	100% 20'S (P5)
03/24/16	CITY COMMENTS (P6)

SHEET TITLE

**OVERALL SITE PLAN**

KEYNOTES

- 1 PROPOSED VZW LEASE AREA; SEE SHEET A-1.
- 2 EXISTING UTILITY POLE #P370051 240-56 WITH TRANSFORMER AND VZW POWER & TELCO SOURCE.
- 3 PROPOSED VZW JOINT POWER AND TELCO TRENCH, APPROXIMATELY 530 LINEAR FEET.
- 4 PROPOSED VZW ANTENNAS MOUNTED IN PROPOSED VZW 35'-0" HIGH FAUX STEALTH ANTENNA STRUCTURE.
- 5 NOT USED.
- 6 EXISTING PARKING LOT.
- 7 EXISTING BUILDING.
- 8 EXISTING LIGHT POLE, TYP.
- 9 EXISTING TREE, TYP.
- 10 EXISTING ACCESS CONTROL GATES AND PROPOSED VZW ACCESS POINT.
- 11 PROPOSED VZW STEP-DOWN TRANSFORMER.
- 12 EXISTING TRASH ENCLOSURE, TYP.
- 13 EXISTING STEALTH ANTENNA STRUCTURE.
- 14 EXISTING WOODEN FENCE.
- 15 EXISTING CHAIN LINK FENCE.
- 16 PROPOSED VZW STEP-UP TRANSFORMER.
- 17 PROPOSED VZW ELECTRICAL METER.
- 18 PROPOSED VZW ACCESS ROUTE.
- 19 EXISTING TREE TO BE RELOCATED.
- 20 PROPOSED VZW 17"x30" HAND HOLE AND PROPOSED FIBER HAND-OFF POINT.



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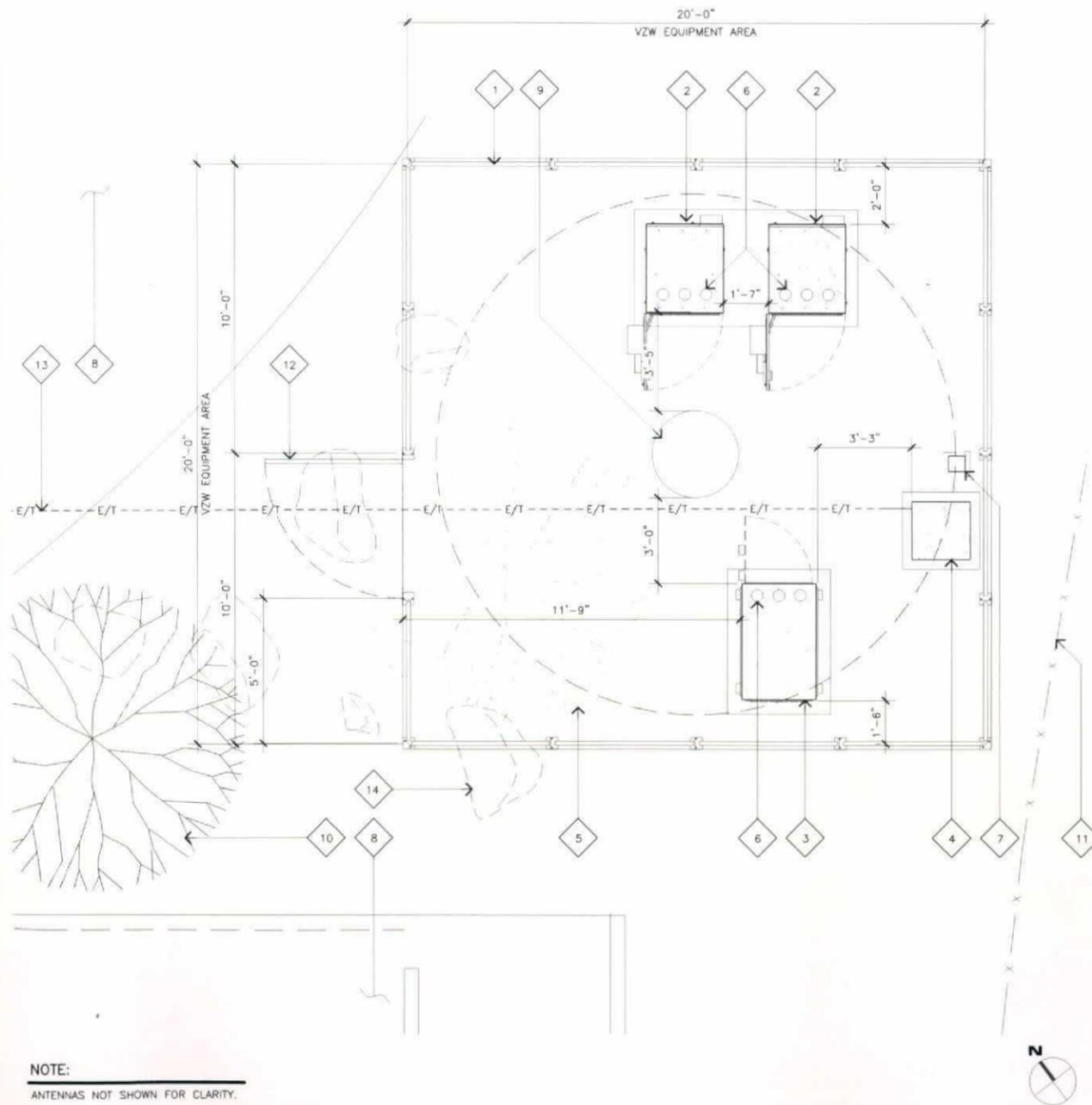
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SHEET TITLE

**SITE PLAN**

**KEYNOTES**

- 1 PROPOSED VZW 20'-0" X 20'-0" X 8'-0" HIGH CEDARCRETE FENCE EQUIPMENT ENCLOSURE BELOW PROPOSED VZW 35'-0" HIGH ANTENNA STEALTH STRUCTURE, COLOR TO MATCH EXISTING WOOD FENCE
- 2 PROPOSED VZW MCE CABINET
- 3 PROPOSED VZW STAND-BY GENERATOR
- 4 PROPOSED VZW STEP-DOWN TRANSFORMER
- 5 EXISTING TREE TO BE RELOCATED
- 6 PROPOSED VZW STUB-UPS, TYP.
- 7 PROPOSED VZW TRANSFORMER DISCONNECT
- 8 EXISTING PARKING LOT
- 9 PROPOSED VZW VZW 35'-0" HIGH ANTENNA STEALTH STRUCTURE INSIDE PROPOSED VZW EQUIPMENT ENCLOSURE
- 10 EXISTING TREE, TYPICAL
- 11 EXISTING CHAIN LINK FENCE
- 12 PROPOSED 8'-0" HIGH VZW SOLID METAL ACCESS GATE, PAINT TO MATCH PROPOSED CEDARCRETE FENCE EQUIPMENT ENCLOSURE
- 13 PROPOSED VZW JOINT POWER AND TELCO TRENCH, APPROXIMATELY 650 LINEAR FEET
- 14 EXISTING ROCKS TO BE REMOVED, TYP.



NOTE:  
ANTENNAS NOT SHOWN FOR CLARITY.

**ENLARGED EQUIPMENT PLAN**

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

**3 ANTENNA PLAN**

FREQUENCY (MHZ)	698 - 2360
GAIN	18.3 dBd
HORIZONTAL BW(°)	58-69
VERTICAL BW(°)	4.5-12.1
POLARIZATION	SLANT ±45°
VSWR	≤1.5   14.0
SIZE:LXWXD(INCH/MM)	72.9X11.9X7.1/1851X301X181
CONNECTOR TYPE	6X7-16 DIN FEMALE
CONNECTOR LOCATION	BOTTOM

**ANTENNA SCHEDULE**

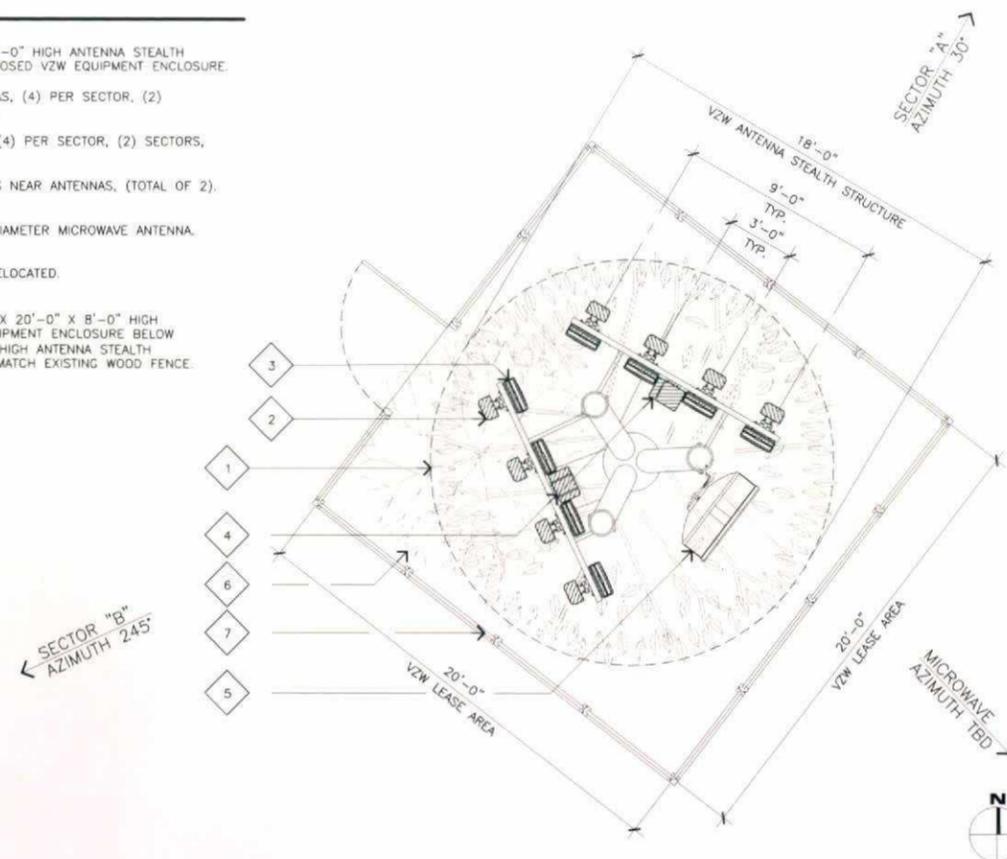
SECTOR	QUANTITY	AZIMUTH	PROPOSED ANTENNA SIZE	COAX	TOP OF ANTENNA	EST. LENGTH	TX/RX	DNTLT.
GAMMA	4	30° DEGREES	6'-1"	1-5/8"/HYBRID	32.0	55.0	TBD	0° DEGREES
BETA	4	245° DEGREES	6'-1"	1-5/8"/HYBRID	32.0	55.0	TBD	2° DEGREES

**ANTENNA SCHEDULE SPECIFICATIONS**

SCALE:  
NONE **2**

**KEYNOTES**

- 1 PROPOSED VZW VZW 35'-0" HIGH ANTENNA STEALTH STRUCTURE INSIDE PROPOSED VZW EQUIPMENT ENCLOSURE
- 2 PROPOSED VZW ANTENNAS, (4) PER SECTOR, (2) SECTORS, (TOTAL OF 8).
- 3 PROPOSED VZW RRU'S, (4) PER SECTOR, (2) SECTORS, (TOTAL OF 8).
- 4 PROPOSED VZW RAYCAPS NEAR ANTENNAS, (TOTAL OF 2).
- 5 PROPOSED VZW 4'-0" DIAMETER MICROWAVE ANTENNA.
- 6 EXISTING TREE TO BE RELOCATED.
- 7 PROPOSED VZW 20'-0" X 20'-0" X 8'-0" HIGH CEDARCRETE FENCE EQUIPMENT ENCLOSURE BELOW PROPOSED VZW 35'-0" HIGH ANTENNA STEALTH STRUCTURE, COLOR TO MATCH EXISTING WOOD FENCE.



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

**1**

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PREPARED FOR  
**verizon**  
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APPROVALS

R.F. \_\_\_\_\_

ZONING \_\_\_\_\_

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11/02/15 100% 20'S (P5)  
03/24/16 CITY COMMENTS (P6)

SHEET TITLE  
**ENLARGED EQUIPMENT PLAN, ANTENNA PLAN, ANTENNA SCHEDULE AND SPECS**

**A-1.1**

**KEYNOTES**

- 1 PROPOSED VZW VZW 35'-0" HIGH ANTENNA STEALTH STRUCTURE.
- 2 PROPOSED VZW ANTENNAS MOUNTED TO ANTENNA STEALTH STRUCTURE, (4) PER SECTOR, (2) SECTORS, (TOTAL OF 8).
- 3 PROPOSED VZW RRU'S, MOUNTED TO ANTENNA STEALTH STRUCTURE, (4) PER SECTOR, (2) SECTORS, (TOTAL OF 8).
- 4 PROPOSED VZW 4'-0" DIAMETER MICROWAVE ANTENNA.
- 5 EXISTING CHAIN LINK FENCE, BEYOND.
- 6 EXISTING TREE TO BE RELOCATED.
- 7 PROPOSED VZW 20'-0" X 20'-0" X 8'-0" HIGH CEDARCRETE FENCE EQUIPMENT ENCLOSURE AROUND PROPOSED VZW 35'-0" HIGH ANTENNA STEALTH STRUCTURE, COLOR TO MATCH EXISTING WOOD FENCE.
- 8 EXISTING TREE TO REMAIN, TYPICAL.
- 9 EXISTING ROCKS TO BE REMOVED, TYP.

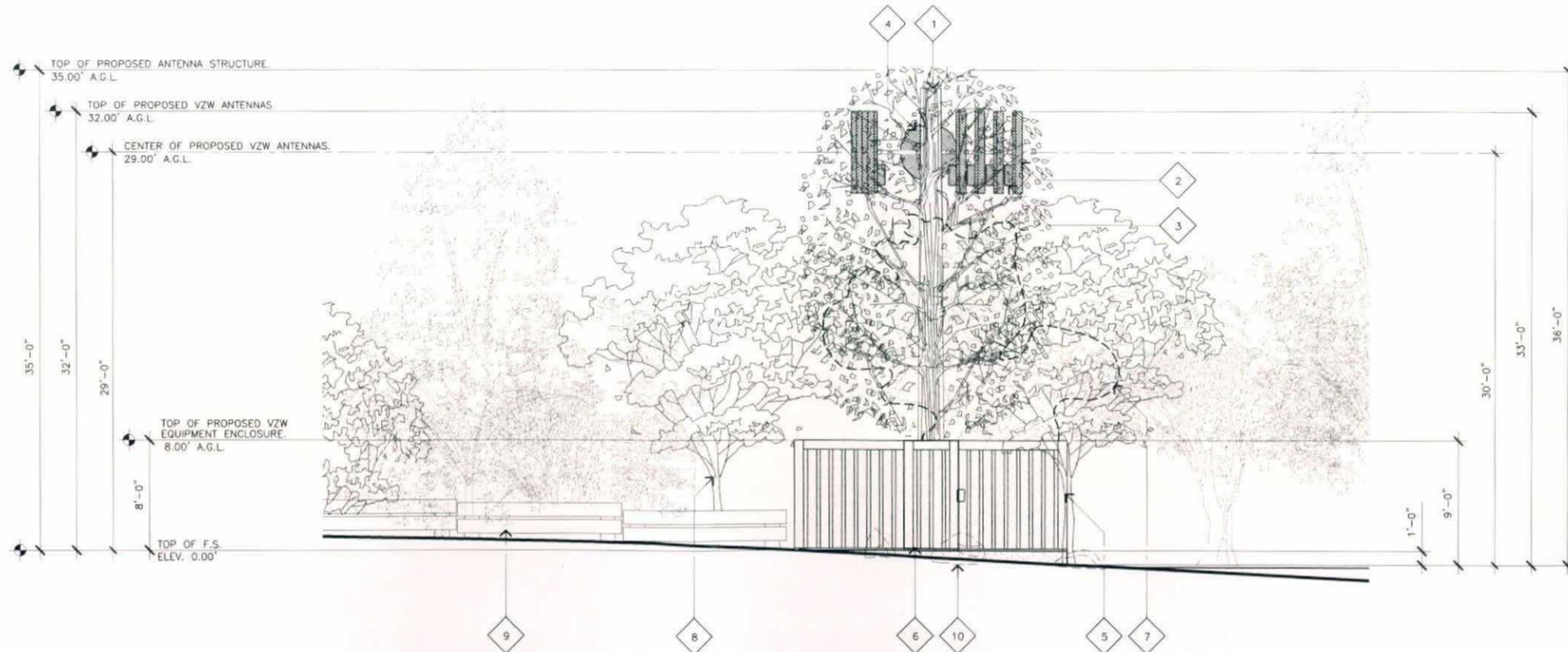


**NORTHEAST ELEVATION**

SCALE: 3/16"=1'-0" 0 3' 6" **2**

**KEYNOTES**

- 1 PROPOSED VZW VZW 35'-0" HIGH ANTENNA STEALTH STRUCTURE.
- 2 PROPOSED VZW ANTENNAS MOUNTED TO ANTENNA STEALTH STRUCTURE, (4) PER SECTOR, (2) SECTORS, (TOTAL OF 8).
- 3 PROPOSED VZW RRU'S, MOUNTED TO ANTENNA STEALTH STRUCTURE, (4) PER SECTOR, (2) SECTORS, (TOTAL OF 8).
- 4 PROPOSED VZW 4'-0" DIAMETER MICROWAVE ANTENNA.
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- 6 PROPOSED 8'-0" HIGH VZW SOLID METAL ACCESS GATE, PAINT TO MATCH PROPOSED CEDARCRETE FENCE EQUIPMENT ENCLOSURE.
- 7 EXISTING TREE TO BE RELOCATED.
- 8 EXISTING TREE TO REMAIN, TYPICAL.
- 9 EXISTING WOODEN FENCE.
- 10 EXISTING ROCKS TO BE REMOVED, TYP.



**NORTHWEST ELEVATION**

SCALE: 3/16"=1'-0" 0 3' 6" **1**

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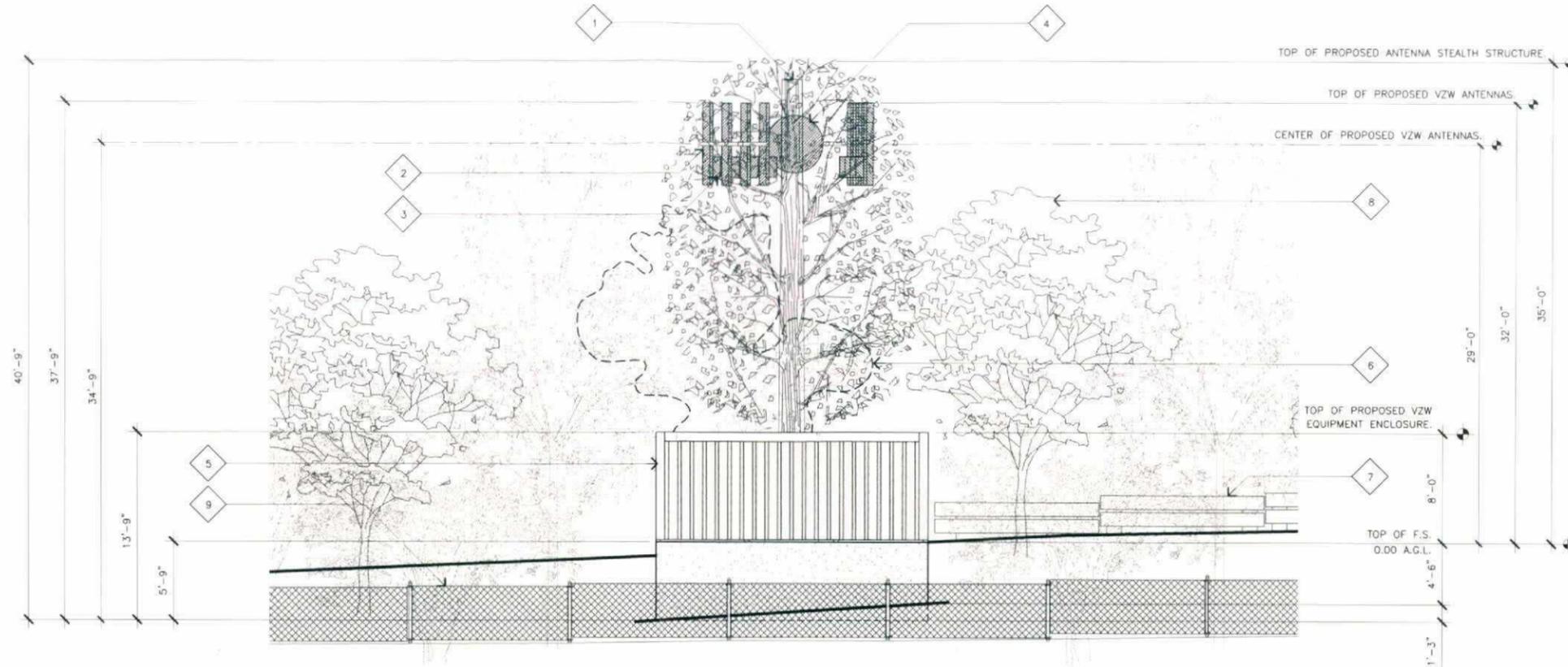
SHEET TITLE

ELEVATIONS

**A-2**

KEYNOTES

- 1 PROPOSED VZW VZW 35'-0" HIGH ANTENNA STEALTH STRUCTURE.
- 2 PROPOSED VZW ANTENNAS MOUNTED INSIDE ANTENNA STEALTH STRUCTURE, (4) PER SECTOR, (2) SECTORS, (TOTAL OF 8).
- 3 PROPOSED VZW RRU'S, MOUNTED INSIDE ANTENNA STEALTH STRUCTURE, (4) PER SECTOR, (2) SECTORS, (TOTAL OF 8).
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- 6 EXISTING TREE TO BE RELOCATED.
- 7 EXISTING WOODEN FENCE.
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- 9 EXISTING CHAIN LINK FENCE.

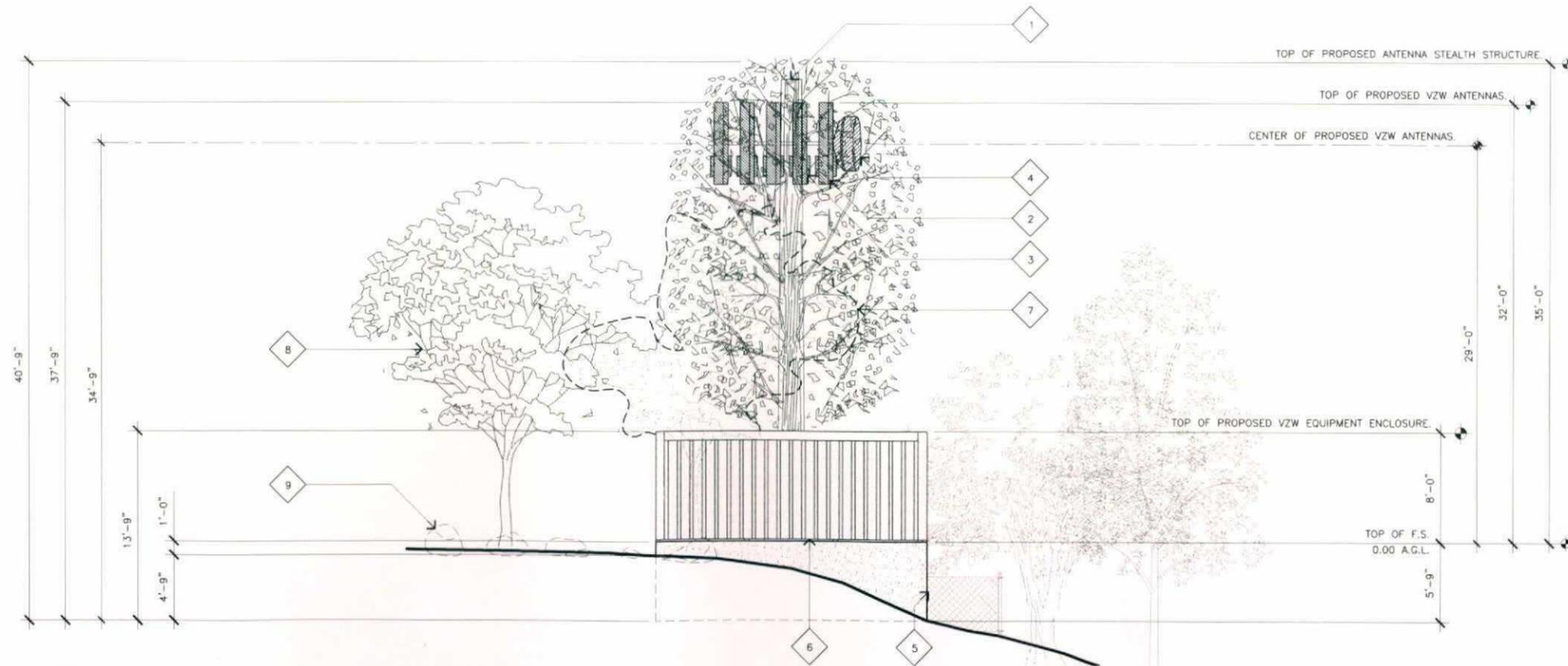


SOUTHEAST ELEVATION

SCALE: 3/16"=1'-0" 0 3' 6' 2

KEYNOTES

- 1 PROPOSED VZW VZW 35'-0" HIGH ANTENNA STEALTH STRUCTURE.
- 2 PROPOSED VZW ANTENNAS MOUNTED TO ANTENNA STEALTH STRUCTURE, (4) PER SECTOR, (2) SECTORS, (TOTAL OF 8).
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- 5 EXISTING CHAIN LINK FENCE, BEYOND.
- 6 PROPOSED VZW 20'-0" X 20'-0" X 8'-0" HIGH CEDARCRETE FENCE EQUIPMENT ENCLOSURE AROUND PROPOSED VZW 35'-0" HIGH ANTENNA STEALTH STRUCTURE, COLOR TO MATCH EXISTING WOOD FENCE.
- 7 EXISTING TREE TO BE RELOCATED.
- 8 EXISTING TREE TO REMAIN, TYPICAL.
- 9 EXISTING ROCKS TO BE REMOVED, TYP.



SOUTHWEST ELEVATION

SCALE: 3/16"=1'-0" 0 3' 6' 1

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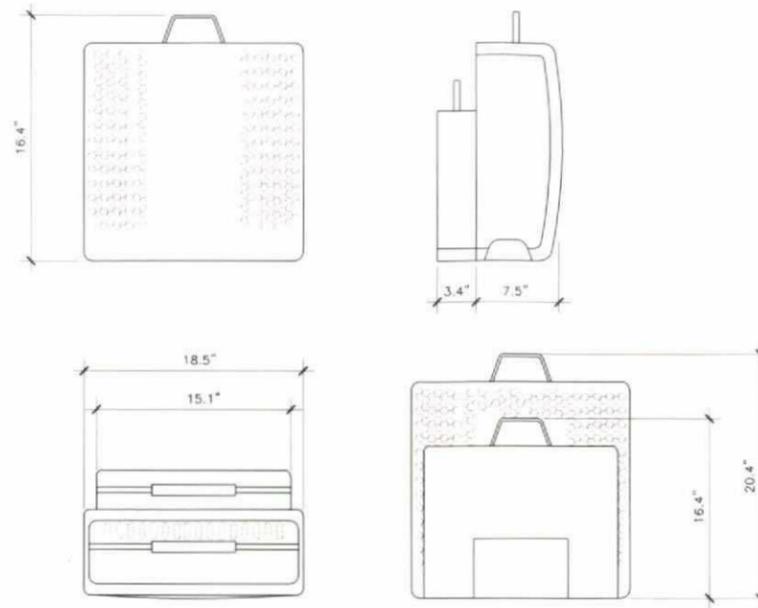
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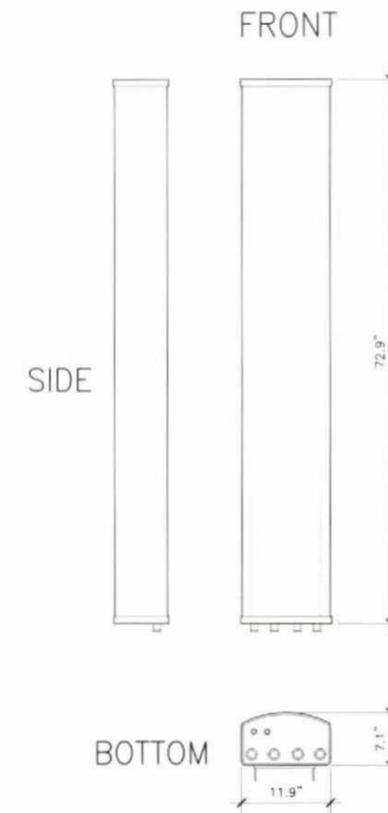
ELEVATIONS

**A-2.1**

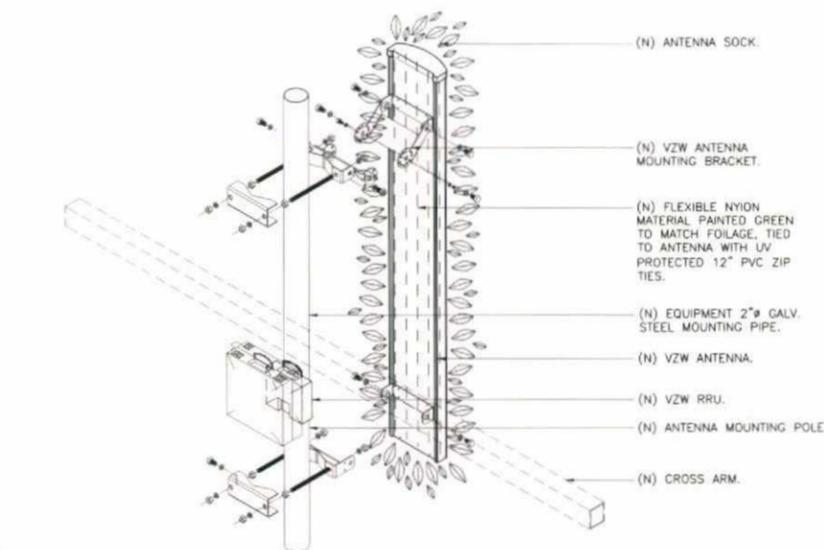
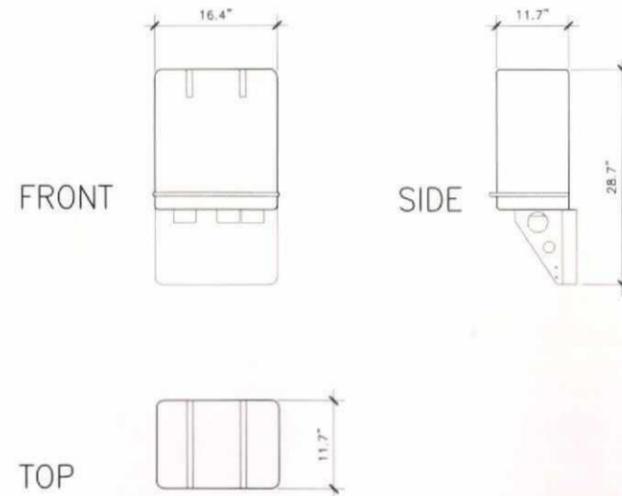
COLOR: LIGHT GRAY  
 DIMENSIONS, HxWxD: RRUS: 20.4"x18.5"x7.5"  
 RRUS A2: 16.4"x15.1"x3.4"  
 WEIGHT: RRUS: 58.0 LBS.  
 RRUS A2: 22.0 LBS.



ANTENNA MATERIAL: GRP  
 ANTENNA COLOR: LIGHT GREY  
 DIMENSIONS, HxWxD: (72.9"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



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

**PROPRIETARY INFORMATION**  
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

PREPARED FOR



APPROVALS

R.F. \_\_\_\_\_  
 ZONING \_\_\_\_\_  
 CONSTRUCTION \_\_\_\_\_  
 SITE ACQUISITION \_\_\_\_\_  
 OWNER APPROVAL \_\_\_\_\_

SITE NAME

**MUTH VALLEY ROAD (MCE)**

11470 WILDCAT CANYON ROAD  
 LAKESIDE, CALIFORNIA 92040

DRAWING DATES

06/17/15 PRELIM ZD'S (P1)  
 07/13/15 100% ZD'S (P2)  
 07/15/15 100% ZD'S (P3)  
 10/27/15 100% ZD'S (P4)  
 11/02/15 100% ZD'S (P5)  
 03/24/16 CITY COMMENTS (P6)

SHEET TITLE

DETAILS

**A-3**

NOT USED

SCALE:  
 NONE

**6**

**RRU SPECIFICATIONS**

SCALE:  
 NONE

**4**

**ANTENNA SPECIFICATIONS**

SCALE:  
 NONE

**2**

NOT USED

SCALE:  
 NONE

**5**

**RAYCAP SPECIFICATIONS**

SCALE:  
 NONE

**3**

**ANTENNA/RRU/RAYCAP MOUNT. DETAIL**

SCALE:  
 NONE

**1**