

No.	Revision / Issue	Date
J	Client Comments	10-16-07
K	Client Comments	10-25-07
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DIRECTIONS TO SITE

- FROM VERIZON SAN DIEGO OFFICE:
 1. TAKE I-805 SOUTH
 2. TAKE RAMP ONTO I-8 EAST
 3. TAKE RAMP TOWARD JAPATUL VALLEY RDCA-791 - GO 0.3 MI
 4. TURN LEFT ON JAPATUL VALLEY RDCA-791 - GO 1.3 MI
 5. CONTINUE TO FOLLOW CA-79 - GO 10.0 MI
 ARRIVE AT 11190 HIGHWAY 79, DESCANSO, ON THE LEFT



RF INITIALS:

DATE

ZONING/PLANNING INITIALS:

DATE

ARCHITECT INITIALS:

DATE

CONSTRUCTION INITIALS:

DATE

SITE ACQUISITION INITIALS:

DATE

LANDLORD INITIALS:

DATE

ACCESSIBILITY DISCLAIMER

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

PROJECT STATEMENT

I HEREBY CERTIFY THAT THIS PROJECT COMPLIES WITH TITLE 24, PART 6 OF THE CALIFORNIA STATE CODE.



SIGNED _____

DIRECTIONS TO SITE

- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO:
- CALIFORNIA BUILDING CODE - 2007 (PART 2 OF TITLE 24)
 - CALIFORNIA PLUMBING CODE - 2007 (PART 3 OF TITLE 24)
 - CALIFORNIA MECHANICAL CODE - 2007 (PART 4 OF TITLE 24)
 - CALIFORNIA ELECTRICAL CODE - 2007 (PART 5 OF TITLE 24)
 - CALIFORNIA FIRE CODE - 2007 (PART 9 OF TITLE 24)
 - LIFE SAFETY CODE - N.F.P.A. 101 - 1995 & 1991
 - NATIONAL COUNCIL ON RADIATION PROTECTION AND MEASUREMENTS #84
 - RULES AND REGULATIONS OF PRIVATE AND PUBLIC UTILITIES AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
 - NATIONAL SOCIETY OF TESTING MATERIALS (ASTM)
 - FEDERAL SPECIFICATIONS (FED. SPEC.)
 - UNDERWRITERS LABORATORIES
 - NATIONAL FIREPROTECTION ASSOCIATION (NFPA) (AS ADOPTED BY THE STATE AGENCIES)

VICINITY MAP

SITE NAME
DESCANSO

COUNTY CASE NO.
P06-098

SITE ADDRESS
11190 HIGHWAY 79,
DESCANSO, CA 91916

OWNER
PEGGY & BERNIE MARTIN

APPLICANT
VERIZON WIRELESS
P.O. BOX 9707
IRVINE, CA 92623-9707
(949) 222-7000

ASSESSOR'S PARCEL NUMBER:
407-051-01

CURRENT ZONING:
S92

(E) OCCUPANCY:
NA

(E) TYPE OF CONSTRUCTION:
NA

PROJECT DESCRIPTION: MINOR USE PERMIT

VERIZON WIRELESS PROPOSES TO CONSTRUCT, OPERATE AND MAINTAIN AN UNMANNED, WIRELESS COMMUNICATIONS FACILITY AT THIS SITE. THE FACILITY WILL CONSIST OF AN CO-LOCATED VERIZON & SPRINT NEXTEL WIRELESS UNMANNED EQUIPMENT BUILDING (22'-0"x33'-6"), VERIZON EQUIPMENT ROOM (12'-0"x22'-0"), EQUIPMENT BUILDING TO BE PAINTED TO MATCH EXISTING SURROUNDINGS. PROPOSED VERIZON PANEL ANTENNAS & PROPOSED 6 FT. DIA. TELCO. MICROWAVE DISH MOUNTED TO PROPOSED 40 FT. HIGH FAUX YONOPINE ANTENNAS TO BE PAINTED TO MATCH FAUX PINE NEEDLES. PROPOSED ELECTRICAL AND TELCO RUNS TO SITE. TWO 'GPS' ANTENNAS TO BE MOUNTED TO EQUIPMENT SHELTER. INSTALL SIX (6) 24" BOX PINE TREES FOR SITE INTEGRATION.

OPERATING FREQUENCIES:
TRANSMIT: 851-869, 895-940, 1900-1995 MHz
RECEIVE: 806-824, 896-901, 1910-1915 MHz
ERP = 100 WATTS MAX.

EXISTING CARRIERS
THERE ARE CURRENTLY NO OTHER CARRIER LOCATED ON SUBJECT SITE.

OWNER CONTACT
PEGGY & BERNIE MARTIN
(619) 445-1289

SPRINKLERED BLDG:
NO

(N) OCCUPANCY:
B

(N) TYPE OF CONSTRUCTION:
V-N

LATITUDE: N 32° 53' 08"
LONGITUDE: W 116° 34' 57"
GROUND ELEV: 4122'

CLIENT APPROVALS

ARCHITECTS & ENGINEERS

MITCHELL J. ARCHITECTURE
4883 RONSON COURT, SUITE N
SAN DIEGO, CA 92111
TEL: (858) 650-3140
FAX: (858) 650-3140

CONTACT : ART BROWN (PROJECT MANAGER)

PLANNING

PLANCOM, INC.
302 STATE PLACE
ESCONDIDO, CA 92029

CONTACT : TED MARIONCELLI (760) 807-1850

SURVEYOR

HIRSCH & COMPANY CONSULTING ENGINEERS
4499 RUFFIN ROAD
SAN DIEGO, CA 92123
TEL: (858) 565-4545
FAX: (858) 565-4547

CONTACT : DEBRAH ROBERTS

TITLE 24 COMPLIANCE

Sheet Number	Sheet Title
G-001	TITLE SHEET - PROJECT INFORMATION & VICINITY MAP
A-101	BOUNDARY PLAN & NOTES
A-102	SITE PLAN & NOTES
A-201	EXTERIOR ELEVATIONS
A-401	ENLARGED SITE PLAN
D-501	EQUIPMENT SHELTER ELEVATIONS & ANTENNA LAYOUT
L-1.0	IRRIGATION PLAN
L-2.0	PLANTING PLAN

APPLICABLE CODES

PROJECT SUMMARY

CONSULTANT TEAM

SHEET INDEX

Title Sheet, Project Information & Vicinity Map

MITCHELL J. ARCHITECTURE INC.
4883 RONSON COURT, SUITE N
SAN DIEGO, CA 92111
858.650.3130 (ph) / 858.650.3140 (fax)



verizon wireless
No. C 20355
REN. 3-31-09
STATE OF CALIFORNIA

DESCANSO
11190 HIGHWAY 79
DESCANSO, CA 91916



Project: 05102.11
Date: 6-26-07
Drawn By: edl,acb
Checked By: mjc
Scale: NO SCALE

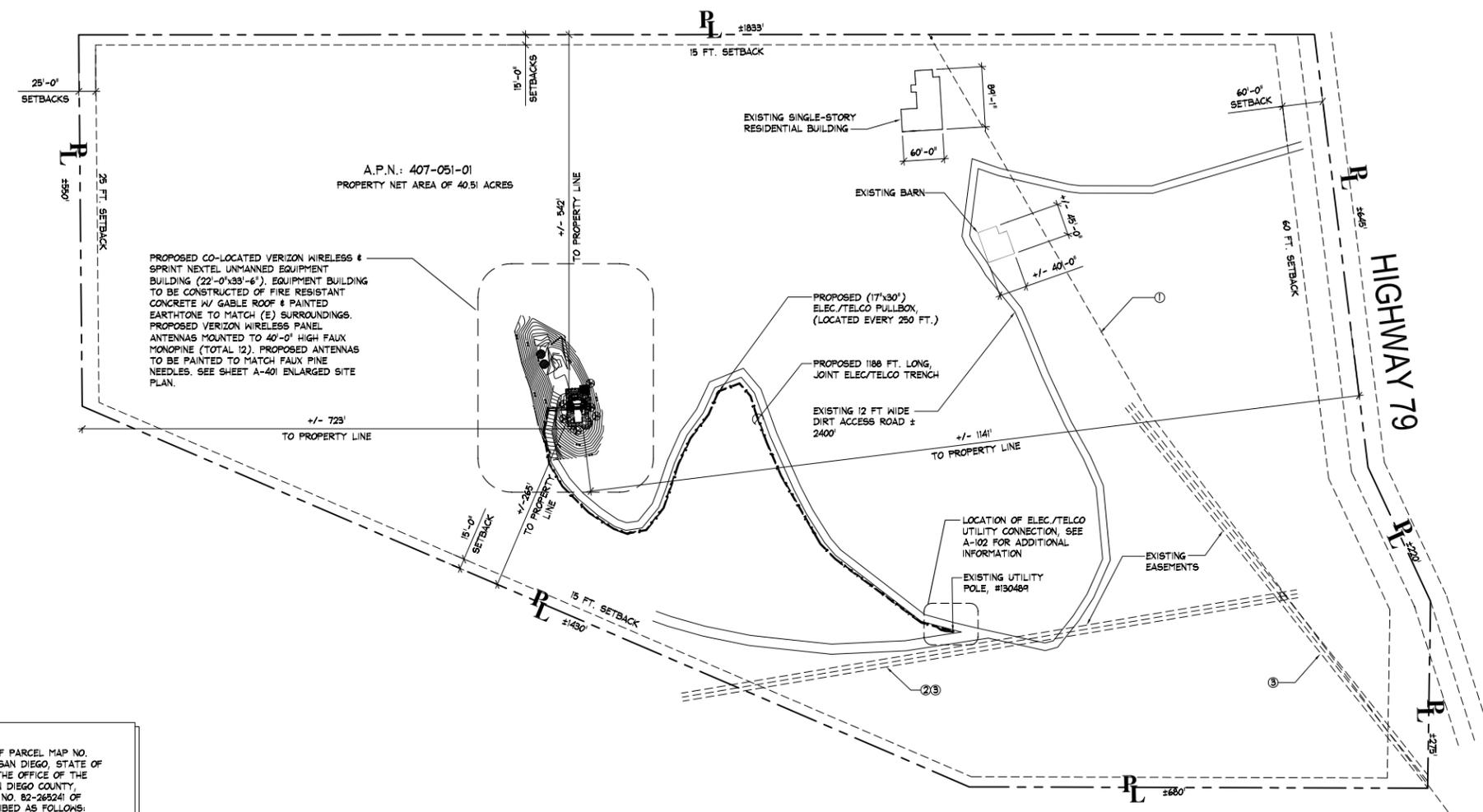
Mitchell J. Architecture

G-001

architecture Mitchell J architecture

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I	Client Comments	9-24-07



PROPOSED CO-LOCATED VERIZON WIRELESS & SPRINT NEXTEL UNMANNED EQUIPMENT BUILDING (22'-0"x33'-6"). EQUIPMENT BUILDING TO BE CONSTRUCTED OF FIRE RESISTANT CONCRETE W/ GABLE ROOF & PAINTED EARTHTONE TO MATCH (E) SURROUNDINGS. PROPOSED VERIZON WIRELESS PANEL ANTENNAS MOUNTED TO 40'-0" HIGH FAUX MONOPINE (TOTAL 12). PROPOSED ANTENNAS TO BE PAINTED TO MATCH FAUX PINE NEEDLES. SEE SHEET A-401 ENLARGED SITE PLAN.

LEGAL DESCRIPTION:
 A PORTION OF PARCEL 1 OF PARCEL MAP NO. 12290, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 26, 1982, AS FILE NO. 82-265241 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE EASTERLY ALONG THE SOUTHERLY LINE THEREOF SOUTH 66°49'31" EAST, 265.99 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 78°0'0" EAST, 485.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 78°0'0" EAST, 28.0 FEET; THENCE SOUTH 12°0'0" EAST, 36.0 FEET; THENCE SOUTH 78°0'0" WEST, 28.0 FEET; THENCE NORTH 12°0'0" WEST, 36.0 FEET TO THE TRUE POINT OF BEGINNING.
 LEASE CONTAINS 1008 SQUARE FEET OR 0.023 ACRES, MORE OR LESS.

NO.	DESCRIPTION	REC. DATE	REC. INFORMATION	LOCATION
1	PUBLIC UTILITY EASEMENT	1/14/1947	B 2324 P 206	SHOWN
2	PUBLIC UTIL. EASEMENT	12/8/1986	FILE 86-568182	SHOWN (to PACBELL by file 92-0592590)
3	PUBLIC UTILITY EASEMENT	10/25/1990	FILE 90-580479	SHOWN

NOTE:
 ALL WORK RELATED WITH SPRINT/NEXTEL IS GOING TO BE COMPLETED UNDER A SEPARATE PERMIT.

Underground Service Alert

Call: TOLL FREE
1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG

NOTIFY DIG-ALERT OR PRIVATE LOCATING COMPANY PRIOR TO ANY EXCAVATING OR TRENCHING

BOUNDARY PLAN & NOTES

DESCANSO
 11190 HIGHWAY 79
 DESCANSO, CA 91916

verizon wireless

MITCHELL J. ARCHITECTURE INC.
 4983 Roman Court, Suite N
 San Diego, CA 92111
 656.650.3130 (ph) / 656.650.3140 (fax)

architect Mitchell J architecture



Project	05102.11
Date	6-26-07
Drawn By	edl,acb
Checked By	mjc
Scale	1" = 100'-0"

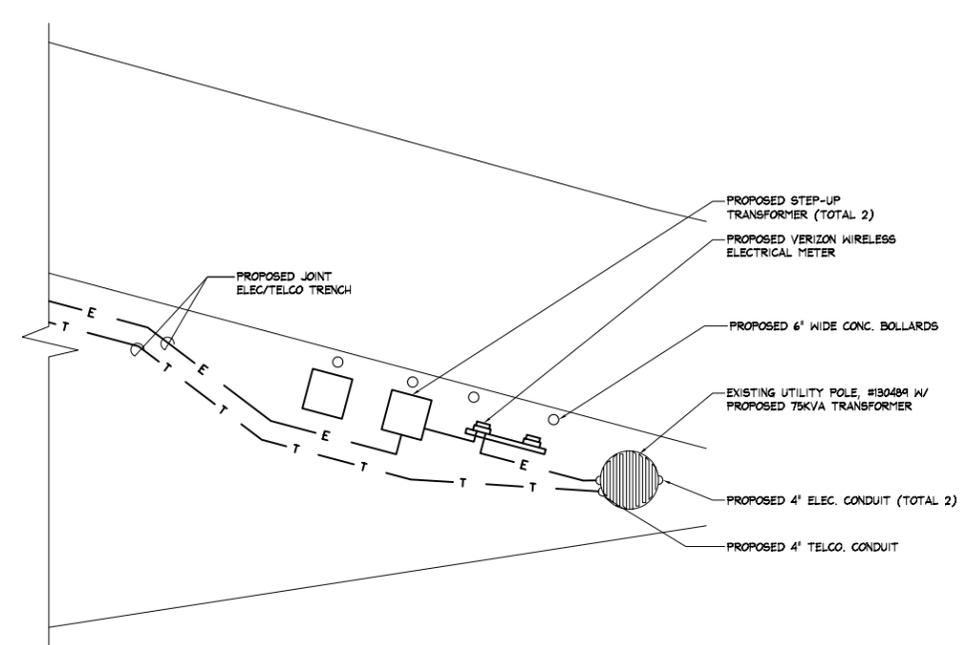
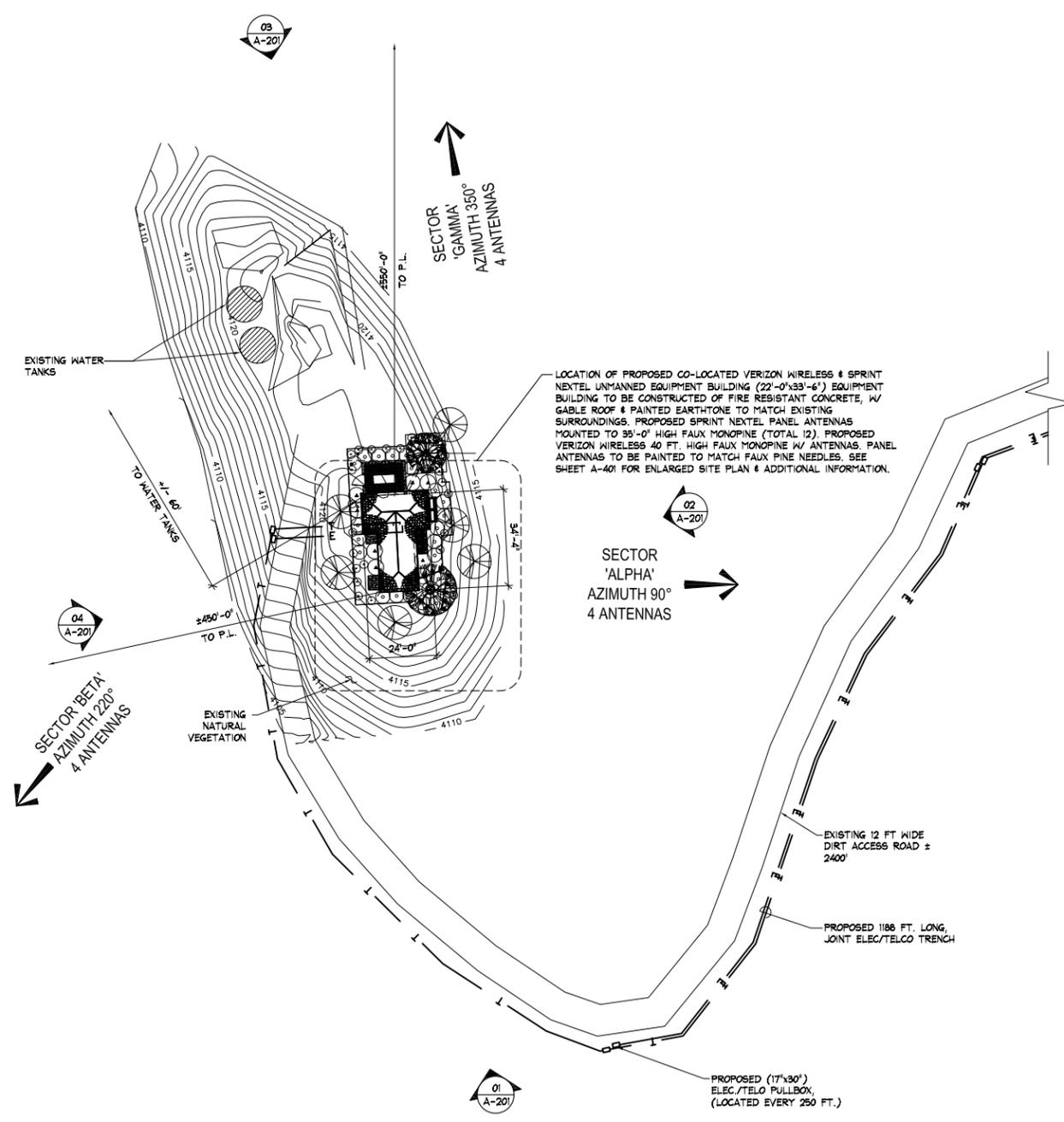
Mitchell J. Architecture

A-101

BOUNDARY PLAN
 01
 1" = 100'-0"

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1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

NOTIFY DIG-ALERT OR PRIVATE LOCATING COMPANY PRIOR TO ANY EXCAVATING OR TRENCHING

SITE PLAN & NOTES

MITCHELL J. ARCHITECTURE INC.
4983 Roman Court, Suite N
San Diego, CA 92111
656.650.3130 (ph) / 656.650.3140 (fax)

verizon wireless

DESCANSO
11190 HIGHWAY 79
DESCANSO, CA 91916

architecture **Mitchell J.** architecture



Project	05102.11
Date	6-26-07
Drawn By	edl,acb
Checked By	mjc
Scale	1" = 25'-0"

Mitchell J. Architecture

A-102

No.	Revision / Issue	Date
J	Client Comments	10-16-07
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I	Client Comments	9-24-07

PROPOSED SPRINT NEXTEL PANEL ANTENNAS MOUNTED TO 35'-0" HIGH FAUX MONOPINE (TOTAL 15). PROPOSED ANTENNAS TO BE PAINTED TO MATCH FAUX PINE NEEDLES. SEE SHEET D-401 FOR ANTENNA LAYOUT PLAN.

PROPOSED CO-LOCATED VERIZON WIRELESS & SPRINT NEXTEL UNMANNED EQUIPMENT BUILDING (22'-0"x33'-6"). EQUIPMENT BUILDING TO BE CONSTRUCTED OF FIRE RESISTANT CONCRETE W/ GABLE ROOF & PAINTED EARTHSTONE TO MATCH (E) SURROUNDINGS. SEE SHEET D-501 FOR EXACT LOCATION OF SPRINT NEXTEL EQUIPMENT ROOM LAYOUT.

PROPOSED 36" BOX DROUGHT RESISTANT PINE TREES, TYPICAL. (HEIGHTS VARIES)

T.O. PROPOSED SHELTER

PROPOSED LANDSCAPE SEE SHEET L-2.0

T.O. PROPOSED SPRINT NEXTEL FAUX MONOPINE

T.O. PROPOSED ANTENNAS

RAD CENTER

PROPOSED HVAC CONDENSER UNITS, 2 TYP., BY OTHERS

PROPOSED CARRIER 38HDC060 5 TON HVAC CONDENSER UNITS, 2 TYP.

30'-0"
27'-0"
35'-0"

PROPOSED SPRINT NEXTEL PANEL ANTENNAS MOUNTED TO 35'-0" HIGH FAUX MONOPINE (TOTAL 15). PROPOSED ANTENNAS TO BE PAINTED TO MATCH FAUX PINE NEEDLES. TO BE COMPLETED UNDER A SEPARATE PERMIT.

PROPOSED VERIZON WIRELESS 40 FT. HIGH MONOPINE W/ ANTENNAS. PROPOSED ANTENNAS TO BE PAINTED TO MATCH FAUX PINE NEEDLES. SEE SHEET D-401 FOR ANTENNA LAYOUT PLAN.

PROPOSED VERIZON WIRELESS 6 FT. DIA. TELCO. MICROWAVE DISH

PROPOSED CO-LOCATED VERIZON WIRELESS & SPRINT NEXTEL UNMANNED EQUIPMENT BUILDING (22'-0"x33'-6"). EQUIPMENT BUILDING TO BE CONSTRUCTED OF FIRE RESISTANT CONCRETE W/ GABLE ROOF & PAINTED EARTHSTONE TO MATCH (E) SURROUNDINGS. SEE SHEET D-501 FOR EXACT LOCATION OF SPRINT NEXTEL EQUIPMENT ROOM LAYOUT.

PROPOSED HVAC CONDENSER UNITS, 2 TYP., BY OTHERS

PROPOSED CARRIER 38HDC060 5 TON HVAC CONDENSER UNITS, 2 TYP.

PROPOSED GPS ANTENNA 2 TYP.

T.O. PROPOSED VERIZON WIRELESS FAUX MONOPINE

RAD CENTER

T.O. PROPOSED SHELTER

PROPOSED LANDSCAPE SEE SHEET L-2.0

T.O. PROPOSED SPRINT NEXTEL FAUX MONOPINE

T.O. PROPOSED ANTENNAS

RAD CENTER

PROPOSED 36" BOX DROUGHT RESISTANT PINE TREES, TYPICAL. (HEIGHTS VARIES)

30'-0"
27'-0"
35'-0"

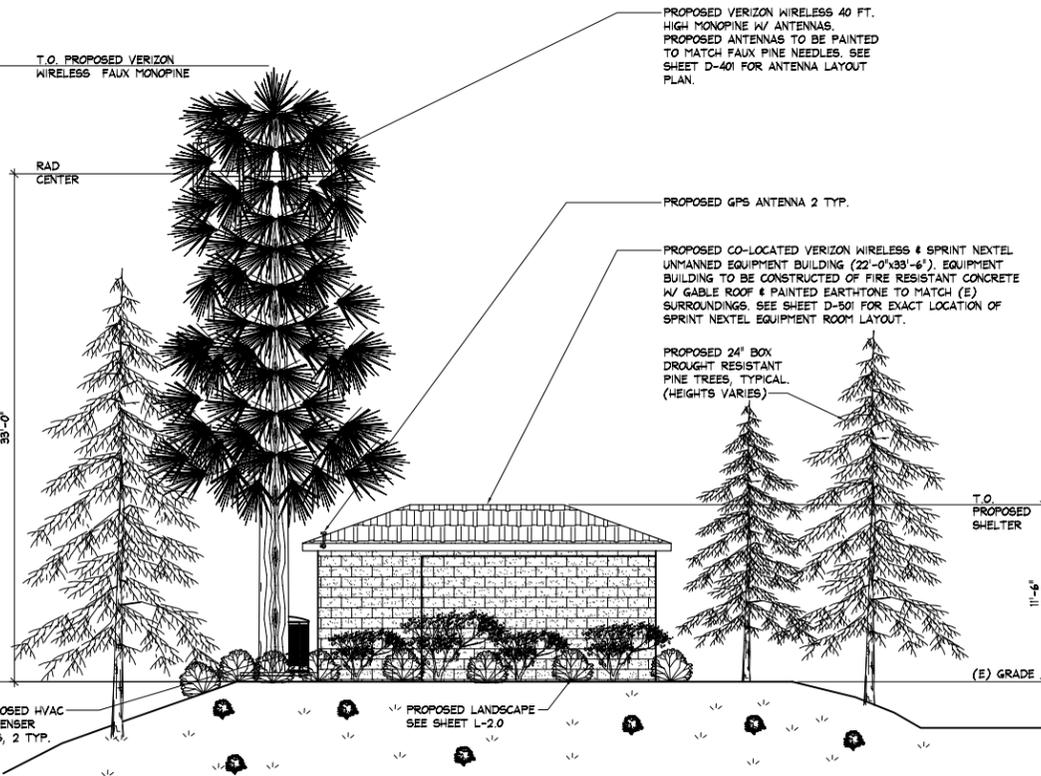
01 SOUTH ELEVATION

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

02 EAST ELEVATION

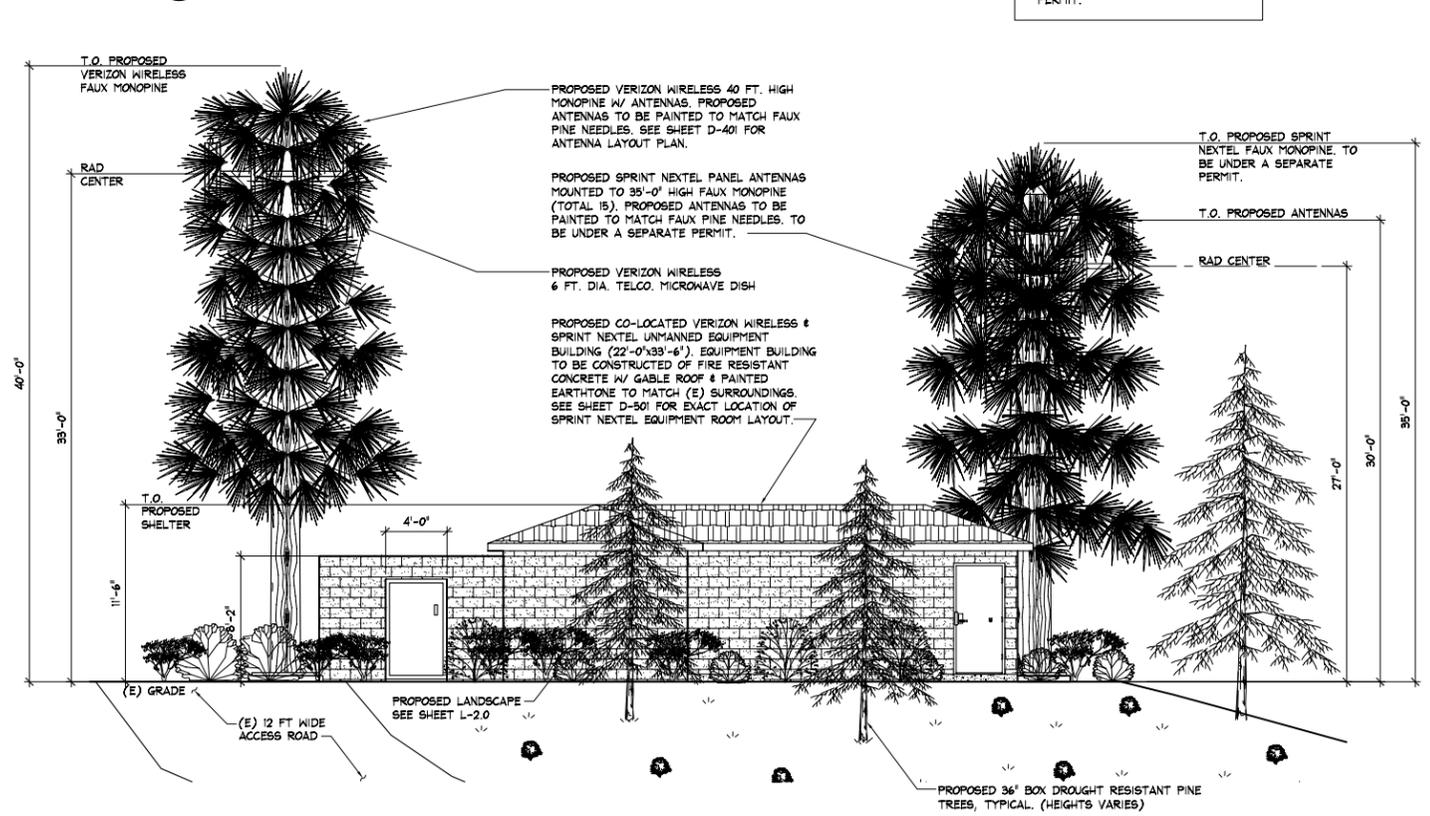
SCALE: 3/16" = 1'-0"

NOTE:
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04 NORTH ELEVATION

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



03 WEST ELEVATION

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

EXTERIOR ELEVATIONS
DESCANSO
 11190 HIGHWAY 79
 DESCANSO, CA 91916
architecture Mitchell J architecture



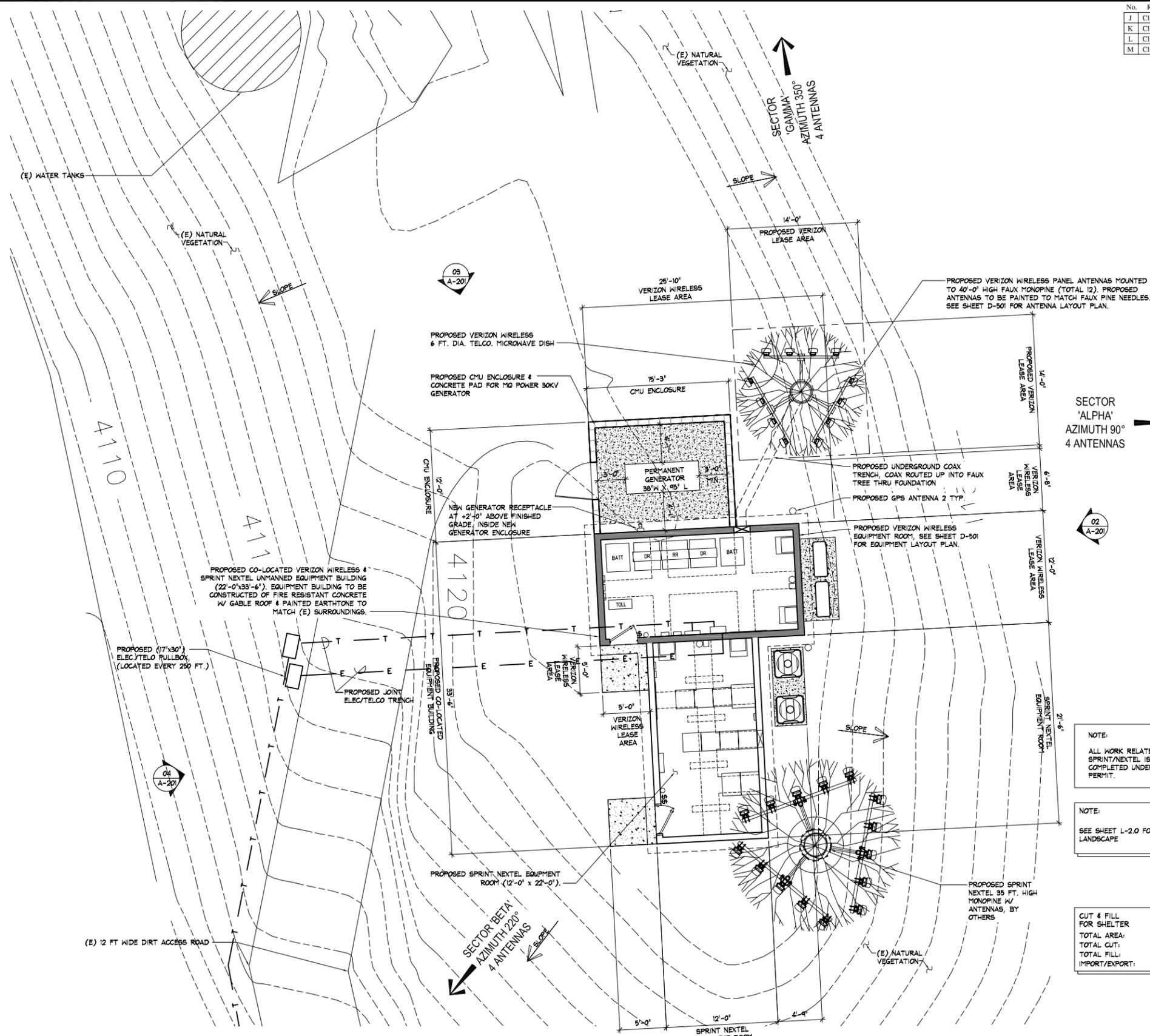
Project	05102.11
Date	6-26-07
Drawn By	edl,acb
Checked By	mjc
Scale	3/16" = 1'-0"

Mitchell J. Architecture

A-201

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I	Client Comments	9-24-07



NOTE:
ALL WORK RELATED WITH SPRINT/NEXTEL IS GOING TO BE COMPLETED UNDER A SEPARATE PERMIT.

NOTE:
SEE SHEET L-2.0 FOR PROPOSED LANDSCAPE

CUT & FILL FOR SHELTER
 TOTAL AREA: 840.00 SQ. FT.
 TOTAL CUT: 109.00 CUBIC YARDS
 TOTAL FILL: 88.00 CUBIC YARDS
 IMPORT/EXPORT: 0.00 CUBIC YARDS

ENLARGED SITE PLAN
 SCALE: 3/16" = 1'-0"



ENLARGED SITE PLAN
DESCANSO
 11190 HIGHWAY 79
 DESCANSO, CA 91916
 architecture **Mitchell J** architecture



Project	05102.11
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Scale	3/16" = 1'-0"

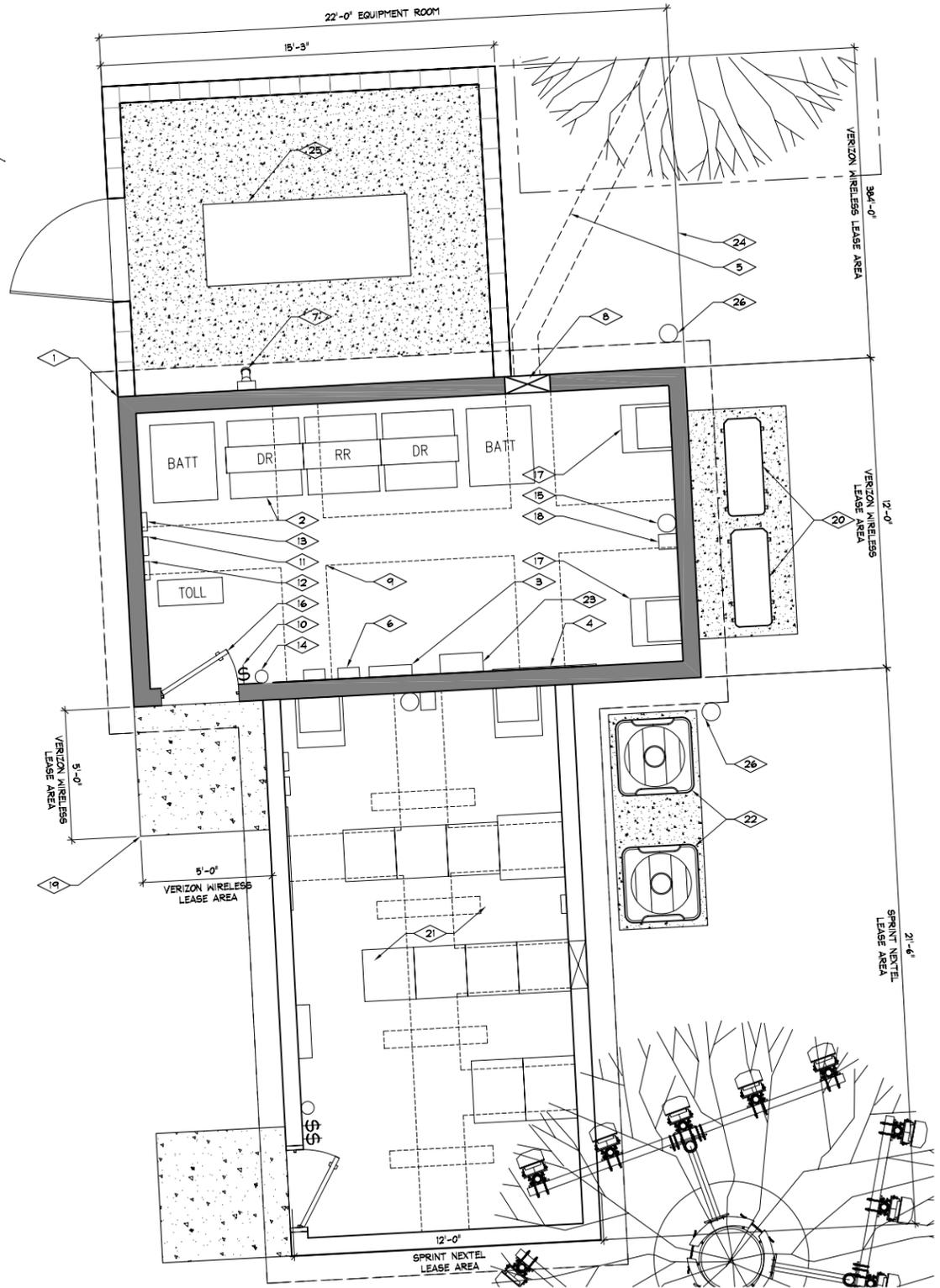
Mitchell J. Architecture

A-401

No.	Revision / Issue	Date
J	Client Comments	10-16-07
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M	Client Comments	06-20-08

NOTE:
ANTENNAS, ANTENNA MOUNTING HARDWARE, & ANY EXPOSED HARDWARE/EQUIPMENT MOUNTED ON THE NEW MONOPINE WILL BE PAINTED TO MATCH FAUX PINE NEEDLES.

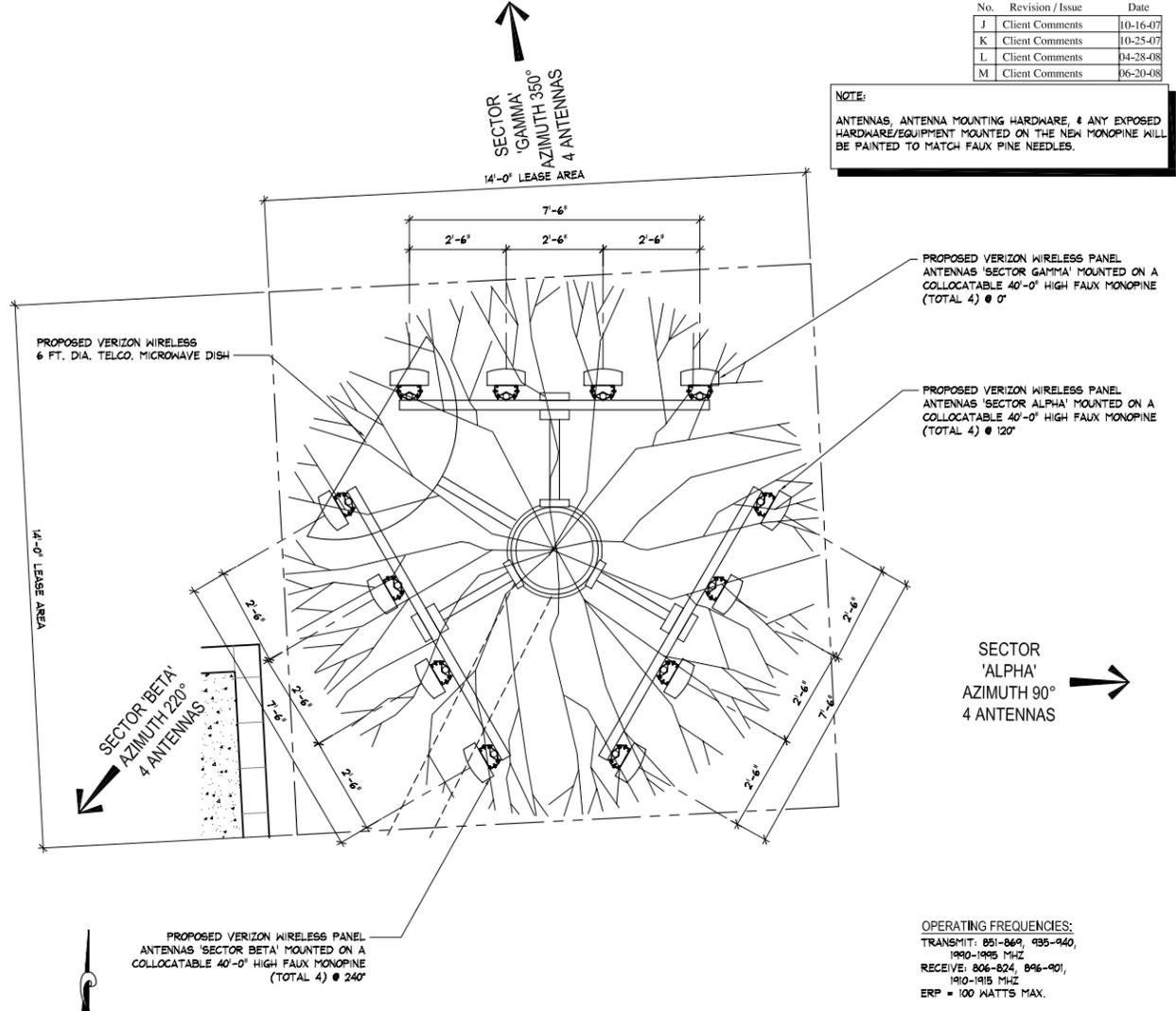
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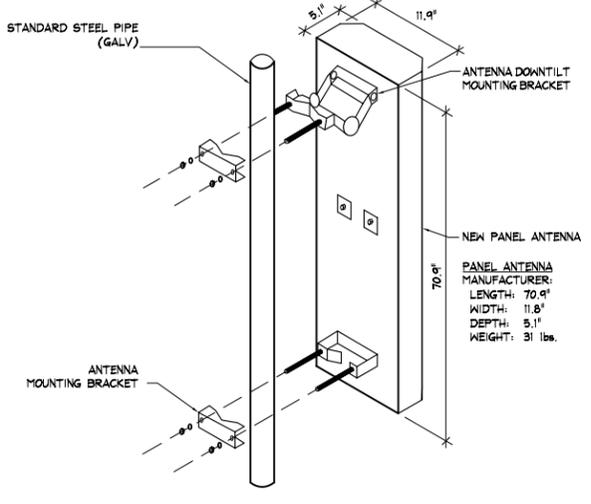
KEY NOTES: EQUIPMENT ROOM LAYOUT

- | | | |
|---|--|---|
| 1 PROPOSED VERIZON WIRELESS UNMANNED EQUIPMENT ROOM (12'-0"x22'-0") | 9 PROPOSED HORIZONTAL CABLE RACK | 18 PROPOSED LEAD LAG CONTROLLER |
| 2 PROPOSED VERIZON WIRELESS EQUIPMENT CABINETS | 10 PROPOSED SWITCH OPERATED FLUORESCENT LIGHTS (4-TOTAL) | 19 PROPOSED 5' SQ. CONCRETE STOOP |
| 3 PROPOSED PANEL BOARD UNIT | 11 PROPOSED PORTABLE EYE WASH STATION | 20 PROPOSED CARRIER 384DC060 5 TON HVAC CONDENSER UNITS, 2 TYP. |
| 4 PROPOSED TELCO BACKBOARD | 12 PROPOSED FIRST AID KIT | 21 PROPOSED SPRINT NEXTEL EQUIPMENT ROOM, BY OTHERS |
| 5 PROPOSED UNDERGROUND COAX TRENCH | 13 PROPOSED BATTERY SAFETY KIT | 22 PROPOSED SPRINT NEXTEL CONDENSER UNITS, BY OTHERS |
| 6 PROPOSED MANUAL TRANSFER SWITCH | 14 PROPOSED CLASS 2 A: 10 B.C. FIRE EXTINGUISHER | 23 PROPOSED STEP-DOWN TRANSFORMER |
| 7 PROPOSED GENERATOR RECEPTACLE | 15 PROPOSED HIGH/ LOW THERMOSTAT CONTROL | 24 PROPOSED CMU ENCLOSURE & CONCRETE PAD FOR MG POWER 30KV/ GENERATOR |
| 8 PROPOSED COAX ENTRY PORT | 16 PROPOSED 1 HR. RATED DOOR | 25 PROPOSED GENERATOR 38"W X 95"L X 72"H |
| | 17 PROPOSED LOCATION FOR FAN COIL UNITS | 26 PROPOSED GPS ANTENNA 2 TYP. |

EQUIPMENT SHELTER PLAN
3/8" = 1'-0"



ANTENNA LAYOUT PLAN
1/4" = 1'-0"



ANTENNA ATTACHMENT
1" = 1'-0"

OPERATING FREQUENCIES:
TRANSMIT: 851-869, 935-940,
1990-1995 MHz
RECEIVE: 806-824, 846-901,
1910-1915 MHz
ERP = 100 WATTS MAX.

EQUIPMENT SHELTER ELEVATIONS & ANTENNA LAYOUT PLAN

M
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4983 RONSON COURT, SUITE N
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www.mitchellj.com
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verizon wireless
architect
Mitchell J. architecture



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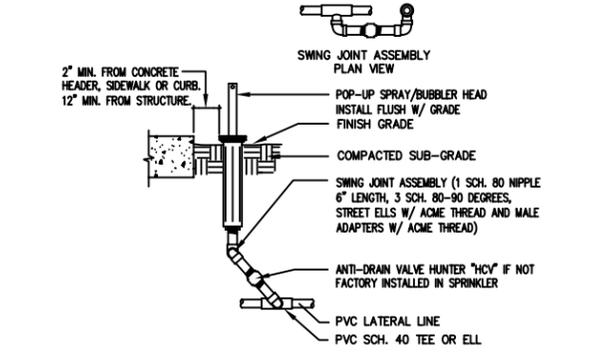
D-501

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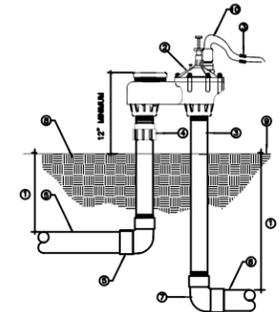
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IRRIGATION SPECIFICATIONS:

- ALL IRRIGATION MATERIALS AND PROCEDURES SHALL CONFORM TO THE COUNTY OF SAN DIEGO SPECIFICATIONS AND REQUIREMENTS.
- IRRIGATION PLAN IS DIAGRAMATIC ONLY.
- CONTRACTOR IS RESPONSIBLE FOR BEING AWARE OF ALL EXISTING SITE CONDITIONS.
- IRRIGATION CONTRACTOR SHALL ADJUST ALL HEADS TO PROVIDE AN EVEN COVERAGE AND TO KEEP SPRAY OFF OF THE WALKWAYS, WALLS, STREETS AND DRIVES.
- AS A MINIMUM, ALL IRRIGATION HEADS LOCATED ADJACENT TO WALKWAYS, STREETS AND DRIVES SHALL BE INSTALLED ON POP-UP BODIES.
- WHEN THE IRRIGATION SYSTEMS ARE COMPLETED, THE CONTRACTOR, IN THE PRESENCE OF THE OWNER/DEVELOPER'S AUTHORIZED REPRESENTATIVE OR THE LANDSCAPE ARCHITECT, SHALL PERFORM A TEST OF COVERAGE OF WATER AFFORDED THE PLANTING AREAS TO ENSURE THAT IT IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE AT HIS OWN COST.
- PRIOR TO BURYING IRRIGATION LINES:
 - ALL MAINLINE IN THE SYSTEM SHALL BE CAPPED AND PRESSURE TESTED AT 150 PSI FOR A PERIOD OF FOUR (4) HOURS. ANY LEAKS FOUND SHALL BE CORRECTED BY REMOVING THE LEAKING PIPE OR FITTINGS AND INSTALLING NEW MATERIAL IN ITS PLACE.
 - ALL LATERAL LINES SHALL BE PRESSURE TESTED AT DESIGN PRESSURE FOR ONE (1) HOUR.
 - THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF HIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED, AND APPROVED BY THE OWNER OR THE LANDSCAPE ARCHITECT.
- ALL PRESSURE MAINLINES SHALL BE BURIED EIGHTEEN (18) INCHES DEEP, AND ALL LATERAL LINES SHALL BE BURIED TWELVE (12) INCHES DEEP. DEPTH FOR BOTH MAINLINE AND LATERAL LINES, WHEN PASSING UNDER FUTURE DRIVES, SHALL BE BURIED THIRTY (30) INCHES DEEP INSIDE SCHEDULE 40 SLEEVES TWICE THE DIAMETER OF THE SLEEVED LINE.
- MAIN LINES: ALL PIPING UNDER CONSTANT PRESSURE BETWEEN WATER METER AND OR SUPPLY SYSTEM AND CONTROL VALVES AS PER LOCAL CODE OR SHALL BE PVC SCHEDULE 40 OR CLASS 315 PVC UNLESS OTHERWISE SHOWN ON THE DRAWINGS, DETAILS, OR LEGEND.
- LATERAL LINES: ALL PIPING UNDER INTERMITTENT PRESSURE, DOWN STREAM OR CONTROL VALVES SHALL BE RIGID PVC 1120, SDR 21 OR CLASS 200 PVC UNLESS OTHERWISE SHOWN ON THE DRAWINGS, DETAILS, OR LEGEND.
- ALL PLASTIC FITTINGS SHALL BE RIGID POLYVINYL CHLORIDE, STANDARD SCHEDULE 40 TYPE I AND II. ALL RISERS AND NIPPLES SHALL BE REAMED SCHEDULE 80 PVC.
- ALL REMOTE CONTROL VALVES SHALL BE INSTALLED 18" FROM THE TOP OR TOE OF SLOPE A MINIMUM OF 12" ABOVE THE HIGHEST SPRINKLER HEAD ON THE SERVICED SYSTEM. BALL VALVES SHALL BE INSTALLED IN TEN (10) INCH ROUND VALVE BOXES WITH PEA GRAVEL BENEATH THE VALVE, SEE DETAIL.
- ALL WIRE SHALL BE ANG-UP DIRECT BURIAL TYPE, AND ALL CONNECTIONS SHALL BE MADE WITH 'PEN-TITE' CONNECTORS OR APPROVED EQUAL. SPLICES ARE NOT ACCEPTABLE. TWO (2) ADDITIONAL WIRES SHALL BE RUN FROM THE CONTROLLER/S TO THE LAST VALVE ON THE MAINLINE. AN ADDITIONAL TWO (2) WIRES SHALL BE RUN FOR EACH SPLIT IN THE MAINLINE.
- ALL WIRE SHALL BE BUNDLED AND PLACED BENEATH THE MAINLINE AND TAPED AT INTERVALS OF TEN (10) FEET. ALL WIRE SHALL BE SLEEVED SEPARATELY WHEN PASSING UNDER PAVED AREAS. SLEEVES SHALL BE TWICE THE DIAMETER OF THE BUNDLED WIRE OR A MINIMUM OF FOUR (4) INCHES IN DIAMETER.
- ALL MAINLINE AND LATERAL LINES SHALL BE SLEEVED WITH PVC SCHEDULE 40, A MINIMUM OF TWICE THE DIAMETER OF THE SLEEVED LINE WHERE IT PASSES UNDER PAVED AREAS.
- AUTOMATIC CONTROLLER/S ARE TO BE WALL MOUNTED OUTSIDE BUILDING AREA. A 120 VOLT RECEPTICAL SHALL BE PROVIDED BY THE OWNER/DEVELOPER. CONTROL WIRES SHALL BE SLEEVED IN ELECTRICAL CONDUIT FROM THE CONTROLLER TO THE MAINLINE. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DIRECTIONS. VERIFY EXACT LOCATION OF THE CONTROLLER INSTALLATION WITH OWNER PRIOR TO FINAL CONNECTION.
- ALL IRRIGATION LINES AND APPURTENANCES, WITH THE EXCEPTION OF IRRIGATION LATERALS AND HEADS PROVIDING IRRIGATION OF AREAS WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE INSTALLED OUTSIDE THE PUBLIC RIGHT-OF-WAY.
- CHECK VALVES SHALL BE INSTALLED AS NECESSARY TO PREVENT DRAINAGE OF THE VARIOUS LATERAL SYSTEMS FROM OCCURRING AT THE HEADS OF LOWEST ELEVATION. NO MORE THAN TWELVE (12) FEET OF ELEVATION CHANGE SHALL SEPARATE CHECK VALVES. CHECK VALVES SHALL BE FIVE (5) PSI RATED.
- AFTER ALL NEW IRRIGATION PIPING AND RISERS ARE IN PLACE AND CONNECTED AND ALL OTHER NECESSARY WORK HAS BEEN COMPLETED, BUT PRIOR TO THE INSTALLATION OF IRRIGATION HEADS, REMOTE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE ENTIRE SYSTEM.
- CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO THE WORK OF THIS SECTION ON A DAILY BASIS.
- THE ENTIRE IRRIGATION SYSTEM SHALL BE GUARANTEED BY THE CONTRACTOR TO GIVE COMPLETE AND SATISFACTORY SERVICES AS TO MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE FINAL ACCEPTANCE OF THE WORK BY THE OWNER/DEVELOPER.
- IRRIGATION CONTRACTOR SHALL MAINTAIN THE SYSTEM FOR A PERIOD OF THIRTY (30) DAYS AND SHALL WATER ON A DAILY BASIS.
- ALL OTHER LOCAL, MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE IRRIGATION CONTRACTOR.

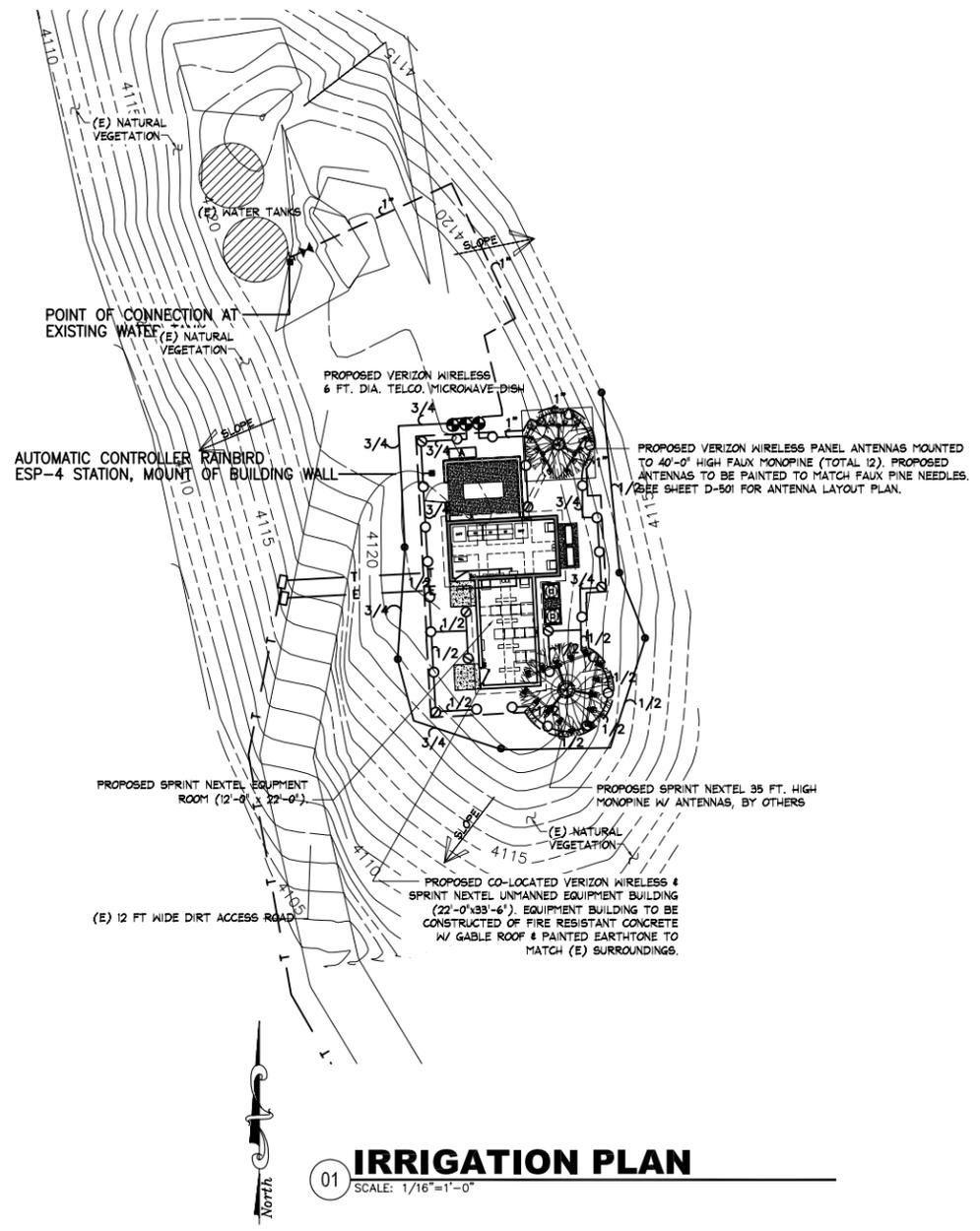


A POP-UP SPRAY/BUBBLER HEAD (6" & 12")
SCALE:



B REMOTE CONTROL VALVE
SCALE:

- | | |
|--|------------------------------|
| 1 BURIAL DEPTH (COVER): MAIN LINE AND CONTROL WIRES-18", LATERAL LINES-12" | 1 MAINLINE |
| 2 REMOTE CONTROL VALVE (ANTI-SIPHON) | 2 THREADED MAINLINE FITTING |
| 3 SCHEDULE 80 PVC NIPPLES, TYP. | 3 COMPACTED BACKFILL |
| 4 SCHEDULE 80 PVC UNION, ADAPT TO SOLVENT-WELD ON DISCHARGE SIDE OF UNION. | 4 FINISH GRADE |
| 5 LATERAL LINE | 5 IRRIGATION CONTROL WIRES |
| | 6 WATERPROOF WIRE CONNECTORS |



01 IRRIGATION PLAN
SCALE: 1/16"=1'-0"

IRRIGATION LEGEND (EQUIPMENT)

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NUMBER	PRESSURE	RADIUS	GPM
⊕	POP-UP SPRAY	RAINBIRD	1806-8F-FLT	30 PSI	8'	1.6(F)
⊙	POP-UP SPRAY	RAINBIRD	1806-8H-FLT	30 PSI	8'	0.8(H)
⊖	POP-UP SPRAY	RAINBIRD	1806-8Q-FLT	30 PSI	8'	0.4(Q)
⊗	POP-UP SPRAY	RAINBIRD	1806-5B-F	30 PSI	5'	1.5(F)
⊕	BALL VALVE	SPEARS BALL VALVE	1" SIZE			
⊕	REMOTE CONTROL VALVE	RAINBIRD	ASVF SERIES	1"		
—	SCHEDULE 40 PVC MAINLINE	BURY 18" DEEP		SEE PLAN FOR SIZE		
—	CLASS 200 PVC LATERAL LINE	BURY 12" DEEP		SEE PLAN FOR SIZE		
⊕	AUTOMATIC CONTROLLER	RAINBIRD	ESP-4 STATION OUTDOOR WALL MOUNT			

NOTE:
THE PROPERTY OWNER SHARES RESPONSIBILITY WITH THE ADJACENT LAND OWNER TO BE SURE THAT THE EXISTING WATER TANKS WILL BE KEPT FILLED TO KEEP LANDSCAPE.

IRRIGATION PLAN
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Project	05102.11
Date	6-26-07
Drawn By	darsono
Checked By	darsono
Scale	1/16" = 1'-0"

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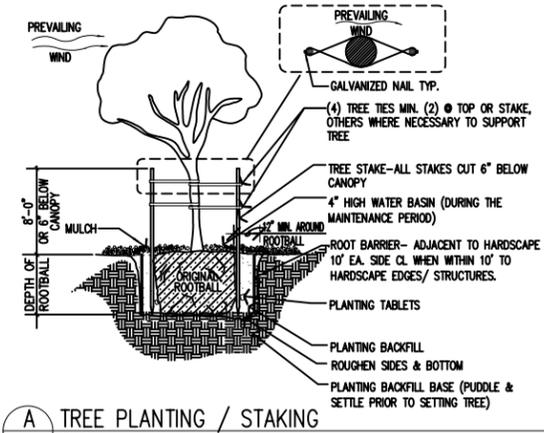
PLANTING SPECIFICATIONS:

- ALL PLANTING MATERIALS AND PROCEDURES SHALL CONFORM TO THE COUNTY OF SAN DIEGO SPECIFICATIONS AND REQUIREMENTS.
- PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL.
- LANDSCAPE CONTRACTOR SHALL REMOVE ALL EXISTING VEGETATION, INCLUDING ALL SLOPE GROUND COVER, TRASH, CLIPPINGS, ROCK OVER TWO (2) INCHES IN DIAMETER AND OTHER DEBRIS FROM ALL PLANTING AREAS ON THE SITE AND DISPOSE OF IT AT AN APPROVED DISPOSAL AREA.
- LANDSCAPE CONTRACTOR SHALL RAKE AND FINE GRADE ALL AREAS TO BE PLANTED PRIOR TO THE COMMENCEMENT OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE FINISH GRADING OF THE SITE. SITE SHALL BE RECEIVED AT PLUS OR MINUS ONE (1) INCH.
- ALL NEW PLANTING AREAS AND SLOPES ARE TO BE WATERED FOR FIFTEEN (15) DAYS PRIOR TO HERBICIDE APPLICATION. "ROUND-UP" HERBICIDE TO BE SPRAYED ON WEEDS PER MANUFACTURER'S DIRECTIONS. REPEAT APPLICATIONS MAY BE NECESSARY AFTER REQUIRED MINIMUM OF TWO (2), DEPENDING UPON WEED GROWTH. PLANTING TO COMMENCE TWELVE (12) DAYS AFTER LAST APPLICATION.
- ALL PLANTING AREAS SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1000 SQ. FT. RAKED INTO THE TOP TWO (2) INCHES OF SOIL.
 - SIX (6) LBS. OF 16-7-12 IRON FERTILIZER
 - THREE (3) POUNDS OF AGRICULTURAL GYPSUM
- PRIOR TO THE INCORPORATION OF THE AMENDMENTS, ALL PLANTING AREAS ARE TO BE THOROUGHLY WATERED IN A MANNER THAT WILL PASS A MINIMUM OF TWELVE (12) INCHES OF WATER THROUGH THE SURFACE SOIL ZONE. THIS PROCEDURE IS CALLED LEACHING AND ONLY WHEN COMPLETED AND SOLUBLE SALTS ARE ADEQUATELY LOW SHALL THE ABOVE AMENDMENTS BE INCORPORATED.
- FOR EACH CUBIC YARD OF BACKFILL CONSISTING OF 60 NITROGEN STABILIZED WOOD SHAVINGS, THE FOLLOWING AMENDMENTS SHALL BE INCORPORATED:
 - 1 LB. AGRIFORM SLOW RELEASE FERTILIZER 12-12-12
 - 2 LBS. IRON SULFATE (DO NOT PLACE ON CONCRETE SURFACES)
 - 1 LB. SOIL SULPHUR

NOTE: THE ABOVE SOIL AMENDMENTS IN ITEMS SIX (6) AND EIGHT (8) ARE SPECIFIED FOR BIDDING PURPOSES ONLY. A MINIMUM OF THREE (2) SOIL SAMPLES SHALL BE TAKEN FROM VARIOUS POINTS IN THE SLOPE PLANTING AREAS AND ANALYZED BY SOIL TESTING LABORATORY. RECOMMENDATIONS FOR TREE AND SHRUB BACKFILL, AS WELL AS BROADCAST AMENDMENT RECOMMENDATIONS FOR ALL SLOPE AREAS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.

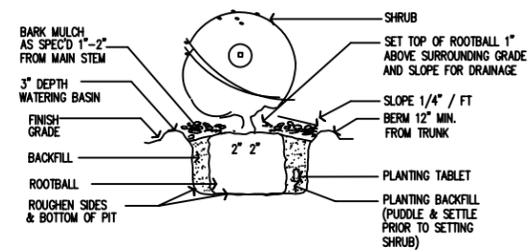
 - PLANTING TABLETS 20-10-5
 - 2-21 GRAM TABLETS PER 1 GALLON CONTAINER
 - 3-21 GRAM TABLETS PER 5 GALLON CONTAINER
 - 4-21 GRAM TABLETS PER 15 GALLON CONTAINER
 - 1-21 GRAM TABLET PER 4" OF BOX SIZE
- ALL TREES SHALL BE PLANTED OUTSIDE THE PUBLIC RIGHT-OF-WAY UNDER THE FOLLOWING CONDITIONS:
 - 10'-0" AWAY FROM TRAFFIC SIGNS (STOP SIGNS)
 - 5'-0" AWAY FROM UNDERGROUND UTILITY LINES
 - 10'-0" AWAY FROM ABOVE GROUND UTILITY STRUCTURES
 - 10'-0" AWAY FROM DRIVEWAYS (ENTRIES)
 - 25'-0" AWAY FROM INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)

SHOULD IT BE NECESSARY TO PLANT WITHIN 10'-0" OF HARDSCAPE, WALLS AND/OR STRUCTURES, A ROOT CONTROL BARRIER SHALL BE UTILIZED. BARRIER SHALL EXTEND ALONG THE EDGE OF THE HARDSCAPE, WALL AND/OR STRUCTURE BEING PROTECTED TO THE EXTENT OF THE MATURE DRIP LINE OF THE TREE (MINIMUM 10'-0").
- PLANT PITS SHALL BE SQUARE AND TWO (2) TIMES GREATER IN DIAMETER THAN THE PLANT CONTAINER AND AT LEAST TWELVE (12) INCHES BELOW THE BOTTOM OF THE CONTAINER.
- ALL WATERING BASINS SHALL RECEIVE A MINIMUM OF TWO (2) INCHES OF SHREDDED BARK MULCH. A ONE (1) CUBIC YARD SAMPLE OF MULCH TO BE USED SHALL BE DELIVERED TO THE SITE FOR INSPECTION BY THE OWNER/LANDSCAPE ARCHITECT.
- ALL STANDARD TREES SHALL BE DOUBLED STAKED AS PER DETAIL.
- PLANT COUNTS ARE FOR THE CONVENIENCE OF LANDSCAPE CONTRACTORS ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL NECESSARY PLANT MATERIAL TO FULFILL THE DESIGN INTENT OF THESE DRAWINGS.
- TWENTY FOUR (24) HOURS PRIOR TO PLANTING, CONTRACTOR SHALL CONTACT OWNER/LANDSCAPE ARCHITECT TO APPROVE ALL PLANT MATERIAL AND ITS INTENDED LOCATION ON SITE. PHOTOGRAPHS ARE REQUIRED FOR ALL 24" BOX OR LARGER TREES.
- THE LANDSCAPE CONTRACTOR SHALL LEAVE THE SITE IN A CLEAN CONDITION REMOVING ALL USED MATERIALS, TRASH, AND TOOLS ON A DAILY BASIS.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS FOR A PERIOD OF THIRTY (30) DAYS, GUARANTEE ALL SHRUBS FOR NINETY (90) DAYS AND ALL TREES FOR ONE (1) YEAR. GUARANTEE PERIOD FOR ALL TREES AND SHRUBS SHALL COMMENCE UPON WRITTEN APPROVAL OF THE OWNER AT THE END OF THE MAINTENANCE PERIOD OR EXTENSION THEREOF.
- LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REPAIRS OR REPLACEMENT OF MATERIALS MADE NECESSARY THROUGH THE ACTION OR NEGLIGENCE OF HIS CREW.
- UPON COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER/LANDSCAPE ARCHITECT AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETED IN A GOOD WORKMANSHIP LIKE MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE COMMENCEMENT OF THE MAINTENANCE PERIOD.

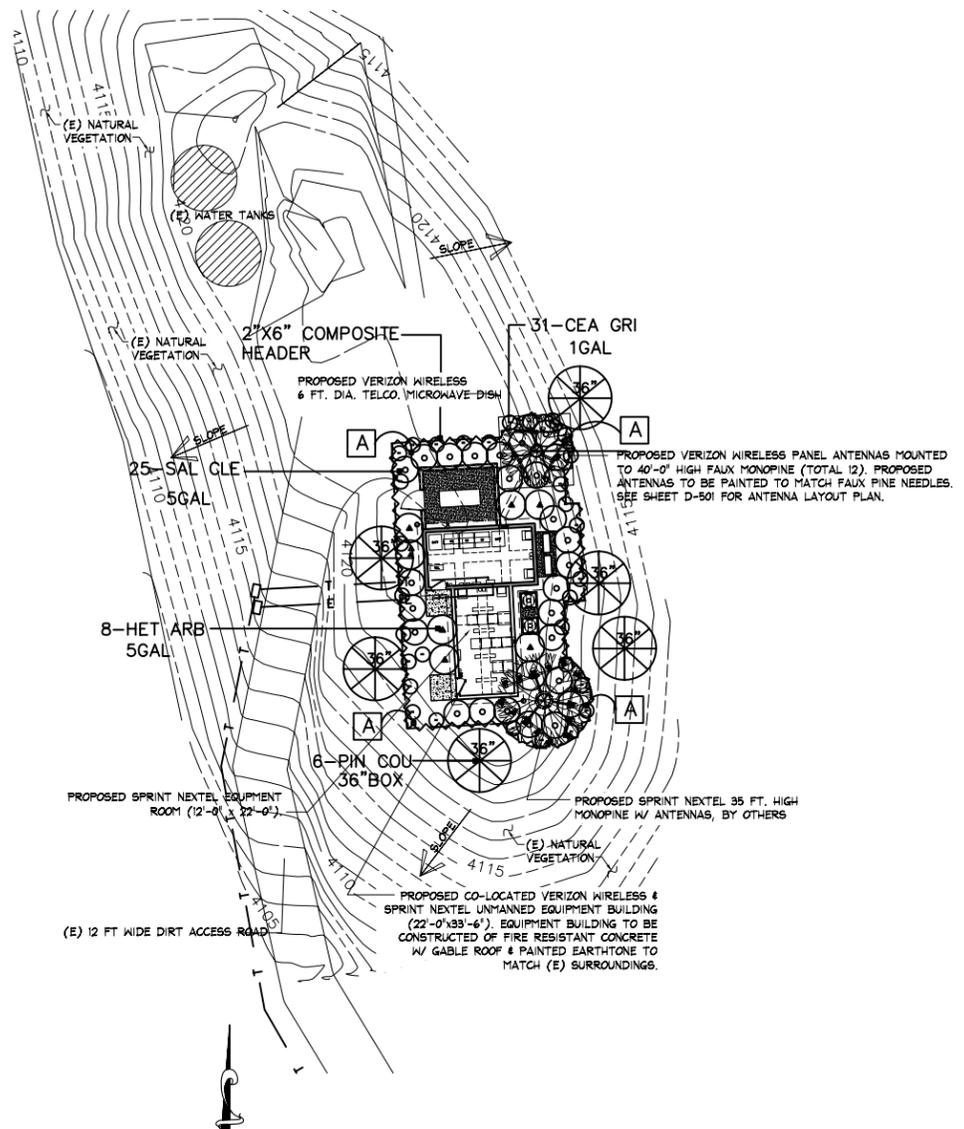


A TREE PLANTING / STAKING SCALE:

MINIMUM PLANTING PIT SIZING		
1 GAL. CONTAINER	12" DEEP x 18" DIAMETER	
5 GAL. CONTAINER	18" DEEP x 30" DIAMETER	



B SHRUB PLANTING SCALE:



01 PLANTING PLAN SCALE: 1/16"=1'-0"

PLANT LIST / LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
TREES					
	PINUS COULTERI	COULTER PINE	36"BOX	6	STANDARD
SHRUBS:					
	CEANOTHUS GRESIUS HORIZONTALIS	WILD LILAC	1GAL	31	PINK FLOWERS
	HETEROMELES ARBUTIFOLIA	TOYON	5GAL	8	-----
	SALVIA CLEVELANDII	CLEVELAND SAGE	5GAL	28	-----
GROUNDCOVERS					
	BACCHARIS SAROTHOIDES	DESERT BROOM			FROM FLATS 12" O.C. SPACING

NOTE: PROVIDE 2" DEEP BARK CHIP MULCH IN ALL PLANTING AREAS

No.	Revision / Issue	Date
J	Client Comments	10-16-07
K	Client Comments	10-25-07
L	Client Comments	04-28-08
M	Client Comments	06-24-08

No.	Revision / Issue	Date
A	Issued For Review	4-30-07
B	Client Comments	5-24-07
C	Client Comments	6-12-07
D	Client Comments	6-21-07
E	Client Comments	6-25-07
F	Client Comments	6-26-07
G	Client Comments	7-5-07
H	Client Comments	9-19-07
I	Client Comments	9-24-07

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