

No.	Revision / Issue	Date
J	Planning Resubmittal	08-18-11
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MITCHELL J. ARCHITECTURE, INC.
4883 Renshaw Court, Suite N
San Diego, CA 92111
658.650.3130 (ph) / 658.650.3140 (fax)



mobilitie
telecommunications infrastructure

10950 BOULDER CREEK ROAD
DESCANSO, CA 91916

BOULDER CREEK

architecture

Mitchell J
architecture



Project	2CA60009
Date	04-30-2012
Drawn By	jdn
Checked By	mjc
Scale	NO SCALE

Mitchell J. Architecture

G-001

Title Sheet, Project Information & Vicinity Map

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telecommunications infrastructure

BOULDER CREEK

10950 BOULDER CREEK RD DESCANSO, CA 91916

DIRECTIONS TO SITE

- FROM VZV'S MTSO IN KEARNY MESA - 4777 MERCURY STREET, KEARNY MESA, 92111
1. START OUT GOING NORTHEAST ON SAND CANYON AVE. TOWARD I-5 S (0.8 MI)
 2. TURN RIGHT TO MERGE ONTO I-5 S (65.4 MI)
 3. CONTINUE ON I-805 S (SIGN FOR I-805) (10.7 MI)
 4. TAKE THE EXIT ONTO I-8 E TOARD EL CENTRO (33.7 MI)
 5. TAKE THE JAPATUL RD/CA-79 EXIT TOWARD JULIAN (0.3 MI)
 6. TURN LEFT AT CA-79/JAPATUL VALLEY RD (SIGNS FOR DESCANSO/JULIAN) CONTINUE TO FOLLOW CA-79 (1.3 MI)
 7. TURN LEFT AT RIVERSIDE DR (0.9 MI)
 8. SHARP LEFT AT VIEJAS BLVD (200 FT)
 9. TURN RIGHT AT OLAK GROVE DR (0.2 MI)
 10. SLIGHT LEFT TO STAY ON OAK GROVE DR (0.7 MI)
 11. TAKE THE 1ST RIGHT ONTO BOULDER CREEK RD DESTINATION WILL BE ON THE RIGHT (1.7 MI)
 12. ARRIVE AT BOULDER CREEK DESTINATION ON THE RIGHT HAND SIDE (32.88322, -116.64648)

ESTIMATED TIME: 2 HOURS 1 MINUTE; ESTIMATED DISTANCE: 116 MILES

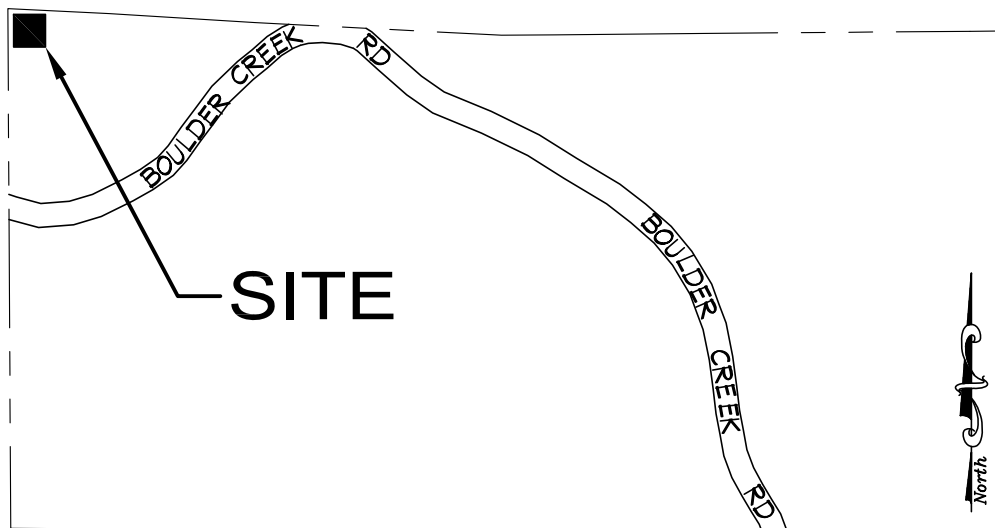
DIRECTIONS TO SITE

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES: INCLUDING BUT NOT LIMITED TO:

1. 2010 CALIFORNIA BUILDING CODE (CBC) / 2009 INTERNATIONAL BUILDING CODE (IBC)
2. 2010 CALIFORNIA RESIDENTIAL CODE (CRC) / 2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
3. 2010 CALIFORNIA ELECTRICAL CODE (CEC) / 2008 NATIONAL ELECTRICAL CODE (NEC)
4. 2010 CALIFORNIA MECHANICAL CODE (CMC) / 2009 UNIFORM MECHANICAL CODE (UMC)
5. 2010 CALIFORNIA PLUMBING CODE (CPC) / 2009 UNIFORM PLUMBING CODE (UPC)
6. 2010 CALIFORNIA FIRE CODE (CFC) / 2009 (IFC)
7. 2010 CALIFORNIA GREEN BUILDINGS STANDARDS CODE
8. 2008 BUILDING ENERGY EFFICIENCY STANDARDS

APPLICABLE CODES



THOMAS BROS. MAPS REF.: PAGE 1175-C1

VICINITY MAP

SITE NAME
BOULDER CREEK

MOBILITE SITE ID.
2CA60009

SITE ADDRESS
10950 BOULDER CREEK RD.
DESCANSO, CA 91916

PROPERTY OWNER
THE UNITY CENTER
CHURCH OF TODAY
8999 ACTIVITY RD.
SAN DIEGO, CA 92126

APPLICANT
MOBILITE, LLC
660 NEWPORT CENTER DRIVE
STE. 200
NEWPORT BEACH, CA 92660
949-999-5779

ASSESSOR'S PARCEL NUMBER:
405-101-04-00

CURRENT ZONING:
S92 (GENERAL RURAL)

(E) OCCUPANCY:
N/A

(E) TYPE OF CONSTRUCTION: N/A

PROJECT DESCRIPTION: CONDITIONAL USE PERMIT

MOBILITE PROPOSES TO CONSTRUCT, OPERATE AND MAINTAIN AN UNMANNED COMMUNICATIONS FACILITY CONSISTING OF ANTENNAS AND ASSORTED EQUIPMENT RACKS INSIDE SHELTERS FOR WIRELESS COMMUNICATIONS NETWORKS.
A TOTAL OF TWENTY-FOUR (24) PANEL ANTENNAS FOR (2) CARRIERS AND ONE (1) DIRECTIONAL ANTENNA AND FOUR (4) GPS ANTENNAS LOCATED ON A PROPOSED 45' HIGH WATER TANK ANTENNA SUPPORT STRUCTURE WITH FAUX FINISH TO REPRESENT RUSTIC ANTIQUE FADED WOOD APPEARANCE. TWO (2) PROPOSED CONCRETE PRE-FAB EQUIPMENT SHELTERS; ONE (1) DIESEL GENERATOR WITH BACKUP TANKS WITHIN PRE-FAB CONCRETE SHELTER (NOISE CONTROL FEATURE).

LATITUDE: 32° 53' 01.4" N
LONGITUDE: 116° 38' 45.8" W

PROJECT SUMMARY

RF INITIALS:

DATE

MOBILITE INITIALS:

DATE

SITE ACQUISITION INITIALS:

DATE

ZONING/PLANNING INITIALS:

DATE

CONSTRUCTION INITIALS:

DATE

LANDLORD INITIALS:

DATE

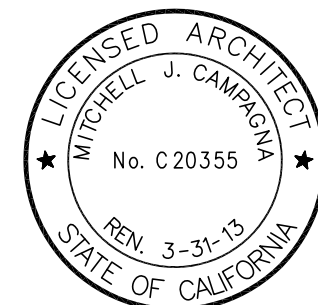
ACCESSIBILITY DISCLAIMER

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



CLIENT APPROVALS

TITLE 24 COMPLIANCE

ARCHITECTS & ENGINEERS

MITCHELL J. ARCHITECTURE
4883 RENSLOW COURT, SUITE N
SAN DIEGO, CA 92111
TEL: (658) 650-3130
FAX: (658) 650-3140

CONTACT : JD NEWMAN (PROJECT MANAGER)

PLANNING

PDC CORPORATION
765 THE CITY DRIVE, STE. 470
ORANGE, CA 92668

CONTACT: MARGARET CHANG
TEL: (949) 689-9627

SITE ACQUISITION

PDC CORPORATION
765 THE CITY DRIVE, STE. 470
ORANGE, CA 92668

CONTACT: NORMAN J. MACLEOD
TEL: (949) 235-8812

LANDSCAPE ARCHITECT

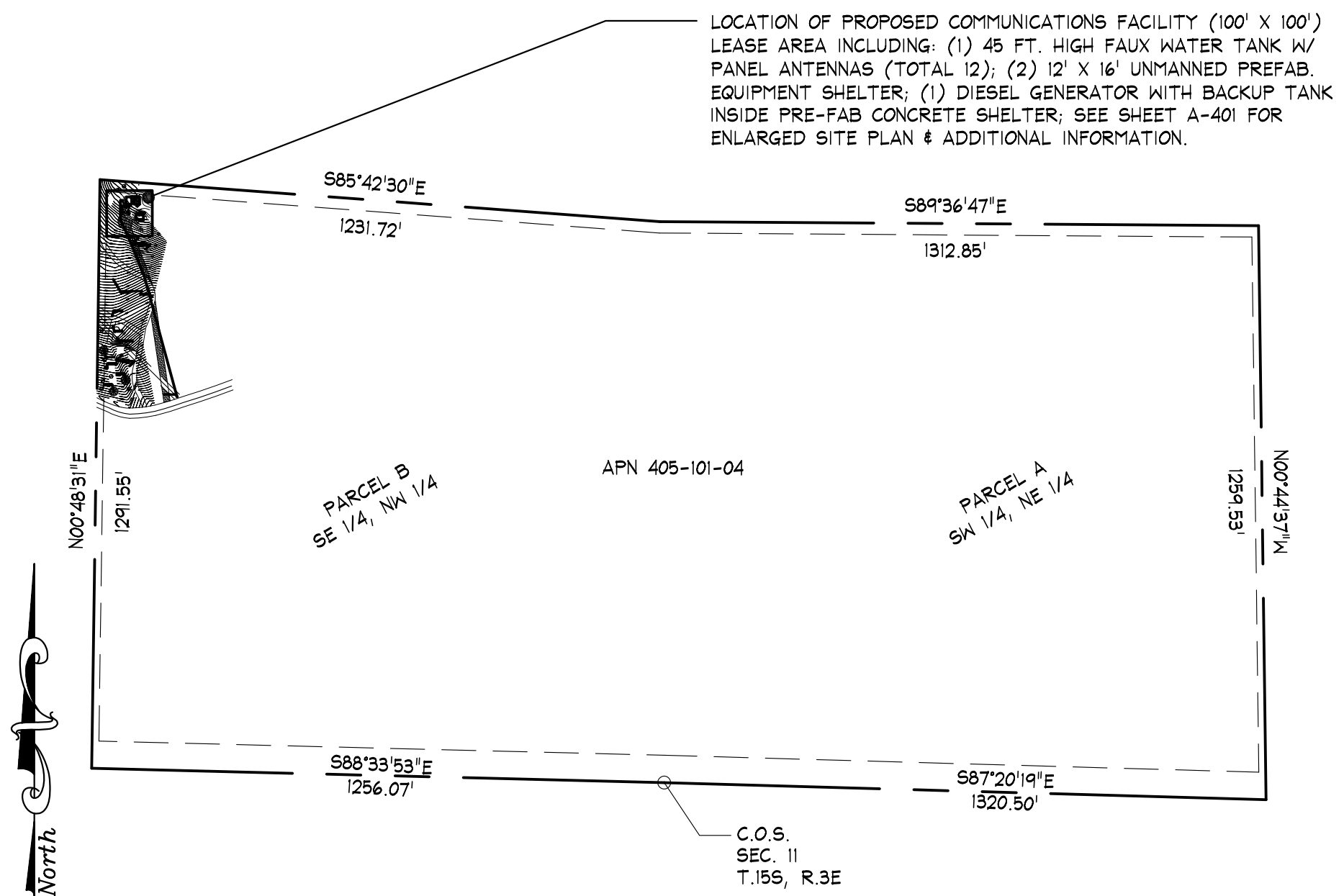
DARSONO DESIGN ASSOCIATES, INC.
5014 MOUNT LA PLATTA DRIVE
SAN DIEGO, CA 92117

CONTACT: DARSONO CUNNINGHAM
TEL: (858) 541-2007

CONSULTANT TEAM

SHEET INDEX

Sheet Number	Sheet Title
G-001	TITLE SHEET - PROJECT INFORMATION & VICINITY MAP
A-101	BOUNDARY & SITE PLANS
A-102	MINOR SWMP SITE PLAN
A-201	EXTERIOR ELEVATIONS
A-401	ENLARGED SITE PLAN
D-501	ANTENNA LAYOUT AND DETAILS
LCP-100	LANDSCAPE CONCEPT PLAN
C-1	TOPOGRAPHIC SURVEY

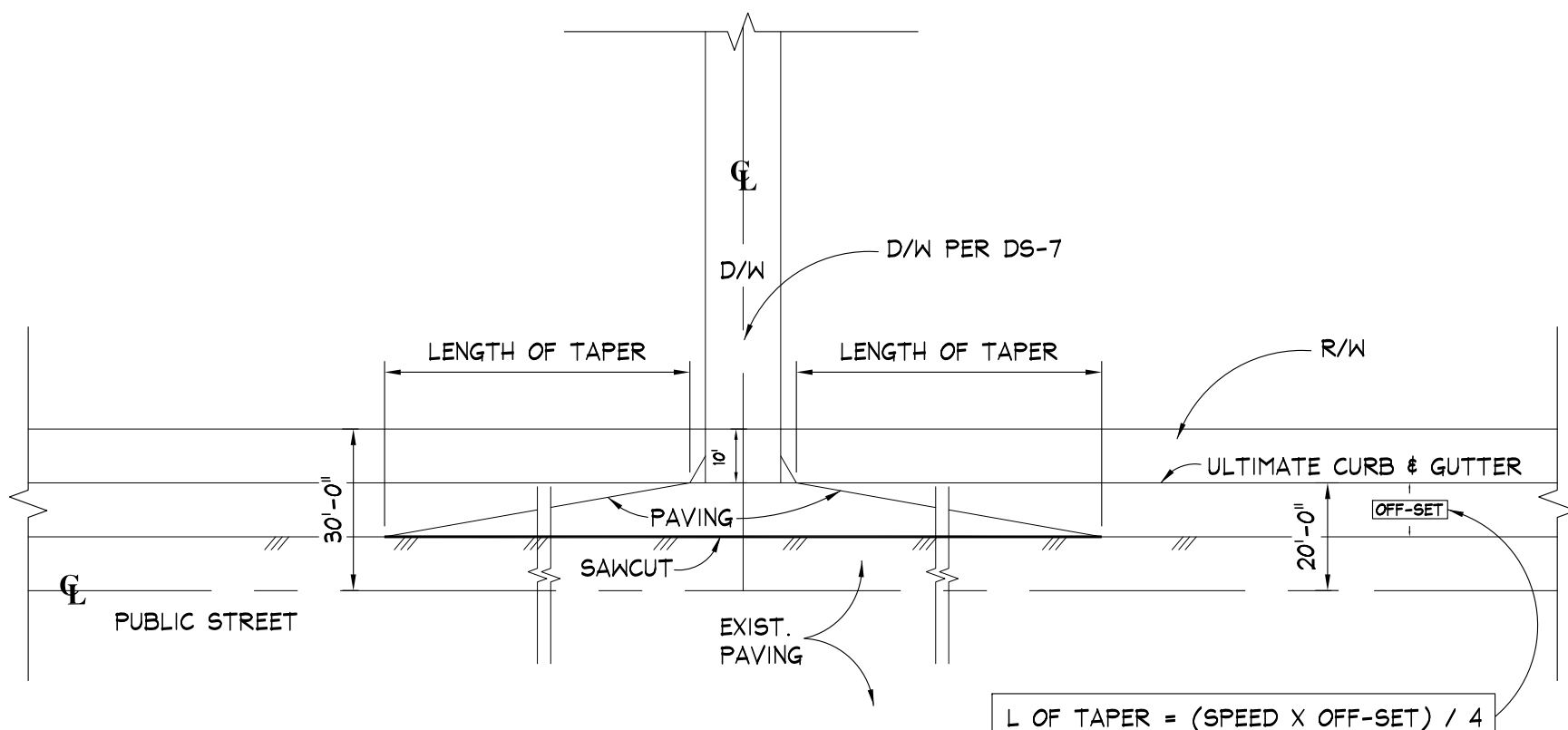


1 BOUNDARY PLAN
SCALE: 1" = 300'-0"

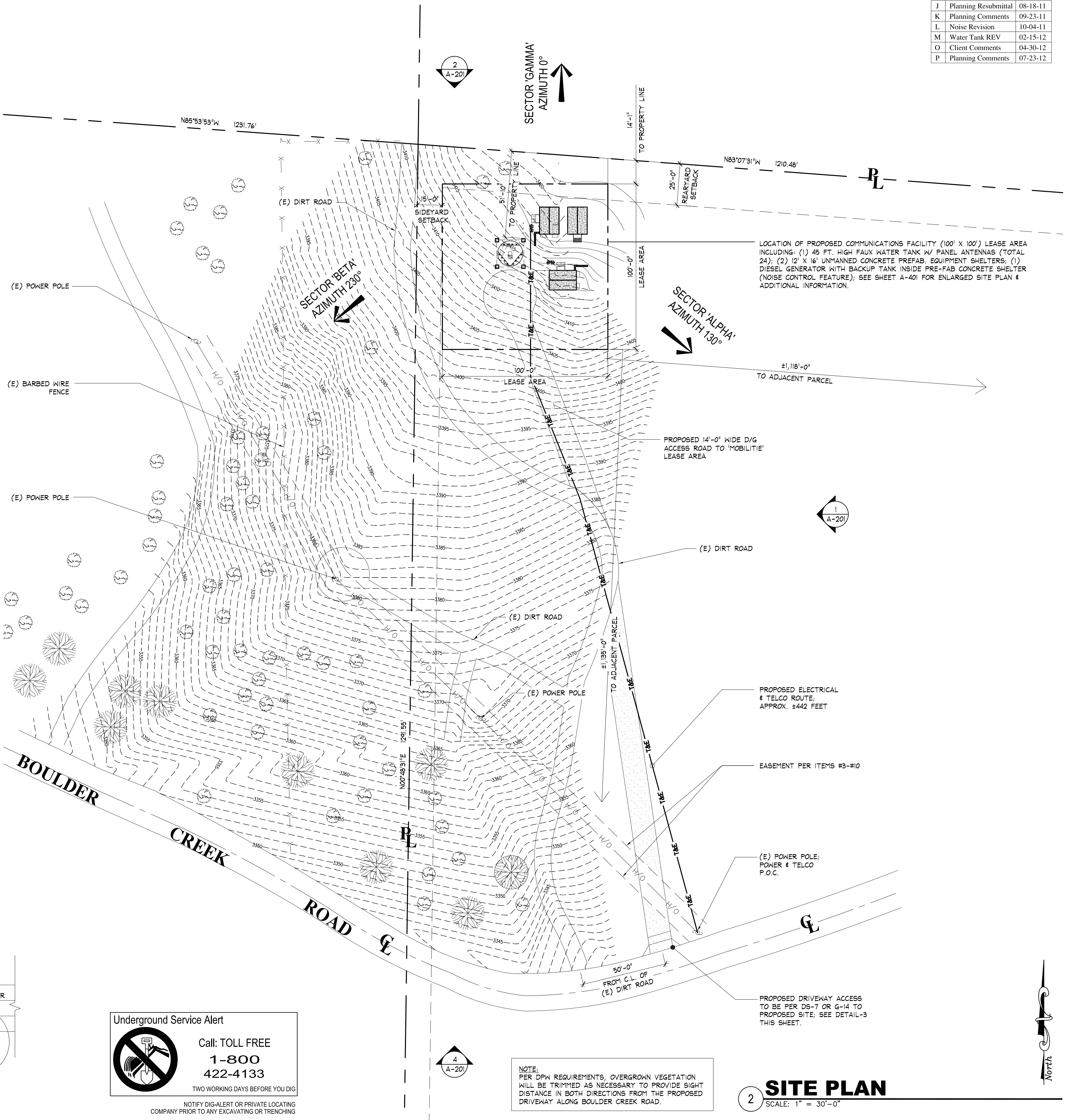
DESIGNATOR	SETBACK SCHEDULE (ZONING)						
	FRONT YARD				SIDE YARD		REAR YARD
	Abutting public street or private thoroughfare except those subject to Note (d). (Measured from Centerline)				Interior Setback measured from lot line	Exterior(s) Setback measured from centerline	Setback measured from lot line
	Standard Setback	Setbacks for certain Major Subdivisions recorded after January 1, 1966					

Street Width in Feet:							
	50	52	56				
C	60 (f)	60 (f)	60 (f)	60 (f)	15	35	25

TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE (OFFICIAL RECORDS)	DESCRIPTION	STATUS ON PLAT
EXCEPTION #A-C, 1-2, 11-16, 18-22, 24-31	VARIOUS DOCS	ASSESSMENTS, LIENS, WATER RIGHTS, MATTERS, LEASES, DEFECTS, COVENANTS, CONDITIONS AND RESTRICTIONS	NOT PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #3	OCT. 18, 1949 BK 3554 PG 447, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #4	FEB. 28, 1951 BK 3993 PG 139, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #5	OCT. 4, 1951 BK 4254 PG 266, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #6	NOV. 21, 1955 BK 5877 PG 410, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #7	SEPT. 6, 1961 FILE NO. 154881 & 154900, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #8	JULY 12, 1967 FILE NO. 101400, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #9	MAY 2, 1972 FILE NO. 109919, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #10	MAY 2, 1972 FILE NO. 109920, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #17	FEB. 15, 1978 FILE NO. 78-061699 O.R.	EASEMENT FOR PUBLIC UTILITIES	NOT PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #23	DEC. 6, 1995 FILE NO. 1995-0554537 O.R.	EASEMENT FOR INGRESS & EGRESS	NOT PLOTTED/DOESN'T AFFECT LEASE AREA



3 DETAIL
SCALE: N.T.S.



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

NOTE:
PER DPW REQUIREMENTS, OVERGROWN VEGETATION WILL BE TRIMMED AS NECESSARY TO PROVIDE SIGHT DISTANCE IN BOTH DIRECTIONS FROM THE PROPOSED DRIVEWAY ALONG BOULDER CREEK ROAD.

2 SITE PLAN
SCALE: 1" = 30'-0"

No.	Revision / Issue	Date
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BOULDER CREEK
10950 BOULDER CREEK ROAD
DESCANSO, CA 91916

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architect

Mitchell J. Architecture
INC.
4883 Rensen Court, Suite N
San Diego, CA 92111 / 619.650.3140 (fax)
619.650.3130 (ph) / 619.650.3140 (cell)

LICENSED ARCHITECT
MITCHELL J. CAMARGA
No. C20355
REN. 3-31-10
STATE OF CALIFORNIA

Project	2CA60009
Date	04-30-2012
Drawn By	jdn
Checked By	mjc
Scale	AS SHOWN

Mitchell J. Architecture

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ANTICIPATED POLLUTANTS:

TRASH AND DEBRIS
OIL AND GREASE

BMP LEGEND

MATERIALS & WASTE MANAGEMENT CONTROL BMPs:

- WM-1 MATERIAL DELIVERY & STORAGE
- WM-4 SPILL PREVENTION AND CONTROL
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-5 SOLID WASTE MANAGEMENT
- WM-9 SANITARY WASTE MANAGEMENT
- WM-6 HAZARDOUS WASTE MANAGEMENT

TEMPORARY RUNOFF CONTROL BMPs:

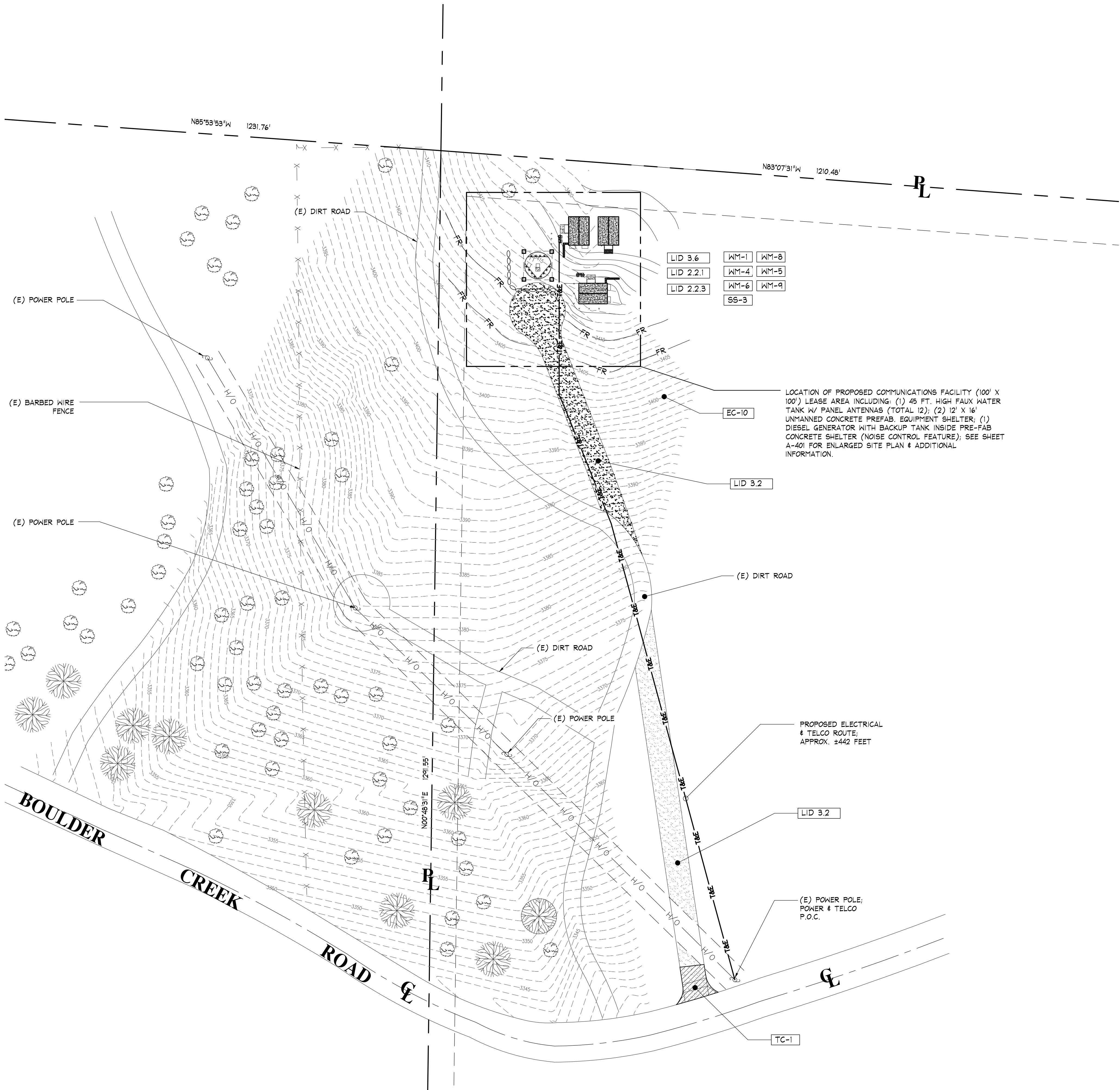
- SS-3 BOUNDED FIBER MATRIX
- SC-5 FIBER ROLLS
- SC-6 / SC-8 GRAVEL OR SAND BAGS
- TC-1 STABILIZED CONSTRUCTION ENTRANCE

PERMANENT BMPs:

- SD-10 FLAT PAD AREA COVERAGE (PERMANENT LANDSCAPING/ GROUND COVER)
- EC-10 OUTLET PROTECTION (VELOCITY DISSIPATION DEVICES)

LOW IMPACT DEVELOPMENT BMPs:

- LID 2.2.1 CONSERVATION OF NATURAL DRAINAGES, WELL DRAINED SOILS & SIGNIFICANT VEGETATION
- LID 2.2.3 MINIMIZE DISTURBANCES TO NATURAL DRAINAGES
- LID 3.6 BUILDING DESIGN
- LID 3.2 PERMEABLE PAVEMENT DESIGN



MINOR SWMP SITE PLAN

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BOULDER CREEK
10950 BOULDER CREEK ROAD
DESCANSO, CA 91916

MITCHELL J. ARCHITECTURE
No. C20355
REV. 3-31-13
STATE OF CALIFORNIA

Project: 2CA60009
Date: 02-15-2012
Drawn By: jdn
Checked By: mjc
Scale: AS SHOWN

Mitchell J. Architecture

A-102

ELEVATION KEY NOTES

- 1

PROPOSED 45 FT. HIGH WATER TANK WITH FAUX FINISH TO REPRESENT RUSTIC ANTIQUE FADED WOOD APPEARANCE. ANTENNAS MOUNTED INSIDE. SEE SHEET D-501 FOR ANTENNA LAYOUT.
- 2

PROPOSED 4'-0" HIGH VERIZON WIRELESS ANTENNAS (TOTAL 12).
- 3

PROPOSED 4'-0" HIGH WIRELESS CARRIER ANTENNAS (TOTAL 12).
- 4

PROPOSED VERIZON WIRELESS 6'Ø MW DISH ANTENNA.
- 5

PROPOSED VERIZON WIRELESS UNMANNED CONCRETE PRE-FAB EQUIPMENT SHELTER (12'-0"x16'-0").
- 6

PROPOSED VERIZON WIRELESS DIESEL GENERATOR WITH BACKUP TANK (GENERAC MODEL NO. SD030 30 KW GENERATOR UNIT OR EQUIVALENT SIZED UNIT WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 67.3 dBA AT A REFERENCE DISTANCE OF 23 FEET", INSIDE PRE-FAB CONCRETE SHELTER (NOISE CONTROL FEATURE).
- 7

PROPOSED VERIZON WIRELESS GPS ANTENNAS (TOTAL 2).
- 8

PROPOSED VERIZON WIRELESS WALL MOUNTED AC UNIT PROVIDED BY SHELTER MANUFACTURER.
- 9

PROPOSED WIRELESS CARRIER UNMANNED CONCRETE PREFAB. EQUIPMENT SHELTER.
- 10

PROPOSED WIRELESS CARRIER WALL MOUNTED AC UNIT "MARVAIR COMPAC II HVAC UNIT OR EQUIVALENT SIZED UNITS WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 74.8 dBA AT A REFERENCE DISTANCE OF 5 FEET", PROVIDED BY SHELTER MANUFACTURER.
- 11

PROPOSED WIRELESS CARRIER H-FRAME WITH UTILITY PANELS.
- 12

PROPOSED CONCRETE BOLLARDS (TYP).
- 13

PROPOSED POLE FOR COAX ROUTE WITH CLIMBING PEGS.
- 14

PROPOSED WIRELESS CARRIER GPS ANTENNAS (TOTAL 2).
- 15

PROPOSED STEEL DOOR PROVIDED BY SHELTER MANUFACTURER.
- 16

PROPOSED VERIZON WIRELESS GENERATOR RECEPTACLE.
- 17

PROPOSED GENERATOR EXHAUST VENT SUPPLIED BY MANUFACTURER.
- 18

PROPOSED 7'-0" HIGH CMU BLOCK WALL (NOISE CONTROL FEATURE).
- 19

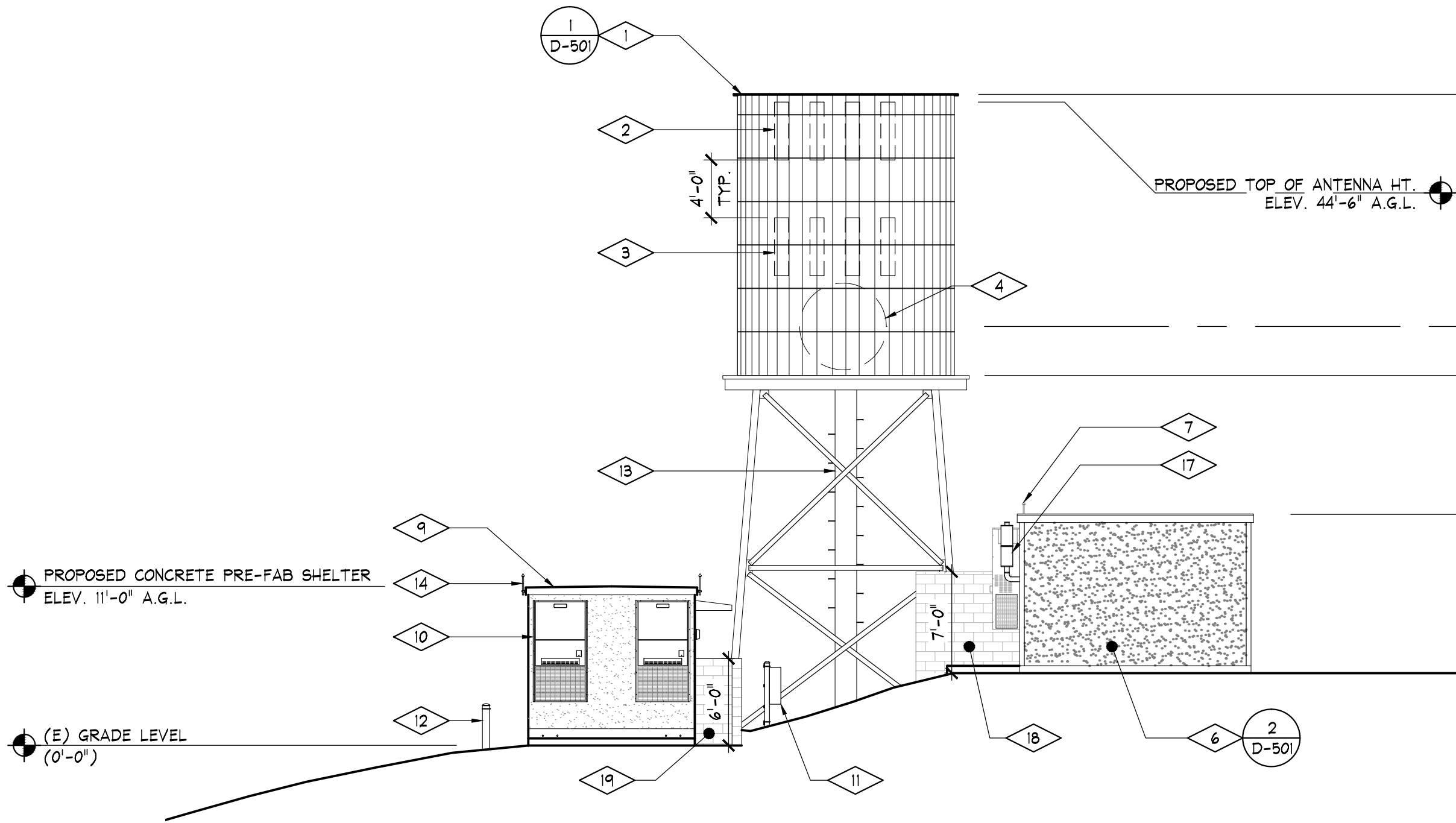
PROPOSED 6'-0" HIGH CMU BLOCK WALL (NOISE CONTROL FEATURE).
- 20

PROPOSED VERIZON WIRELESS H-FRAME WITH UTILITY PANELS.
- 21

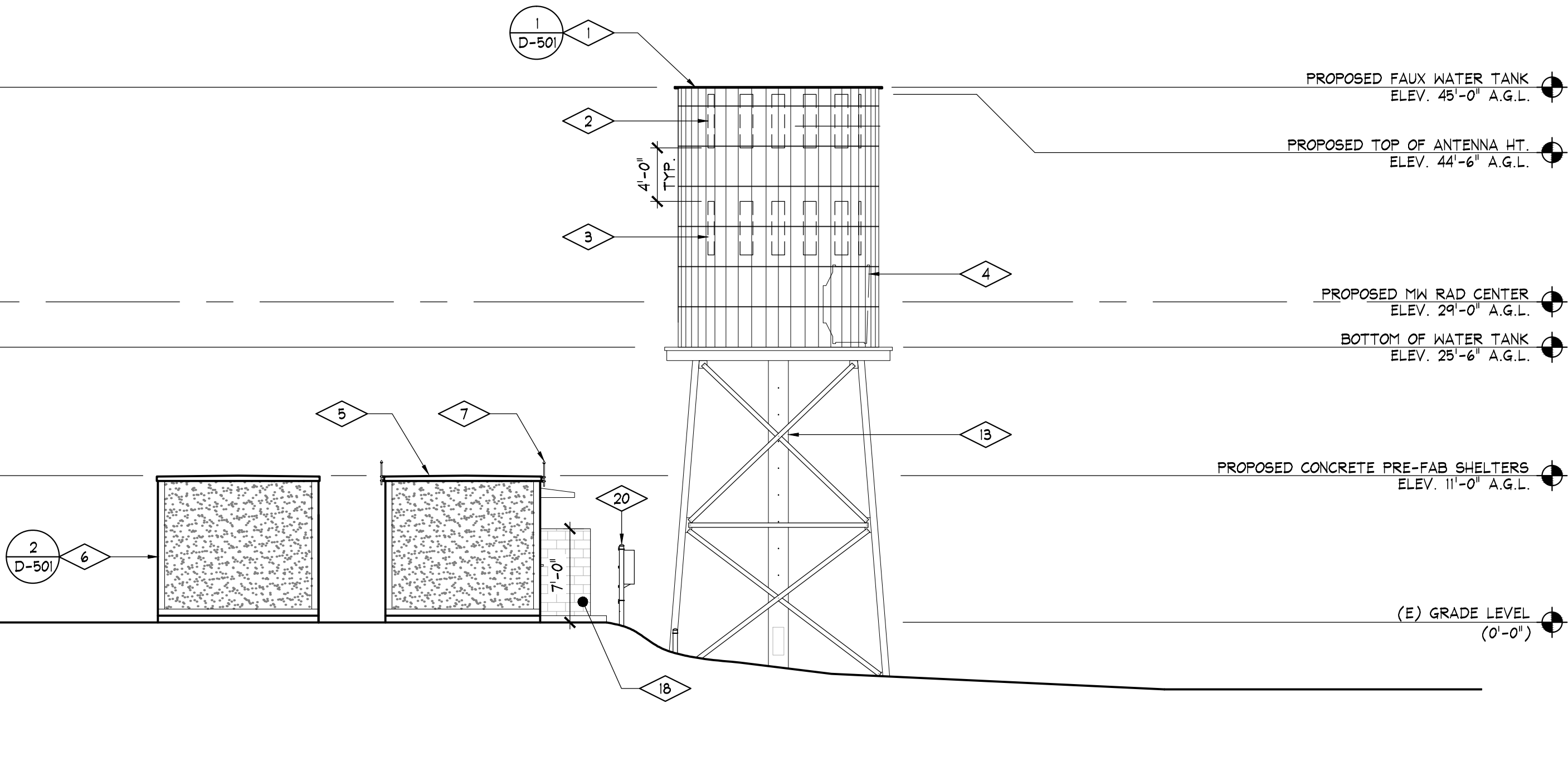
PROPOSED VERIZON WIRELESS WALL MOUNTED AC UNIT "MARVAIR COMPAC II HVAC UNIT OR EQUIVALENT SIZED UNITS WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 74.8 dBA AT A REFERENCE DISTANCE OF 5 FEET", PROVIDED BY SHELTER MANUFACTURER.

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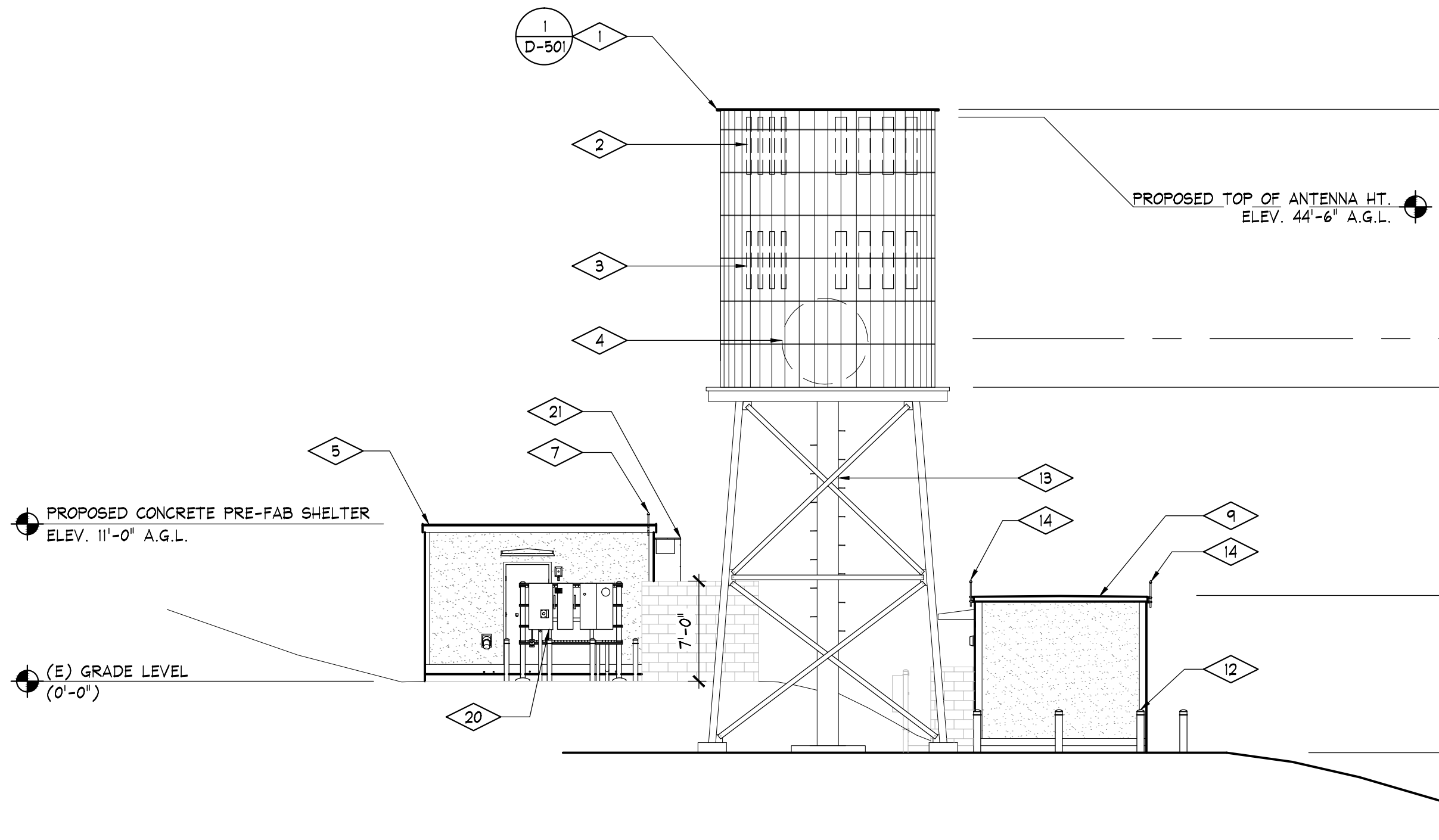
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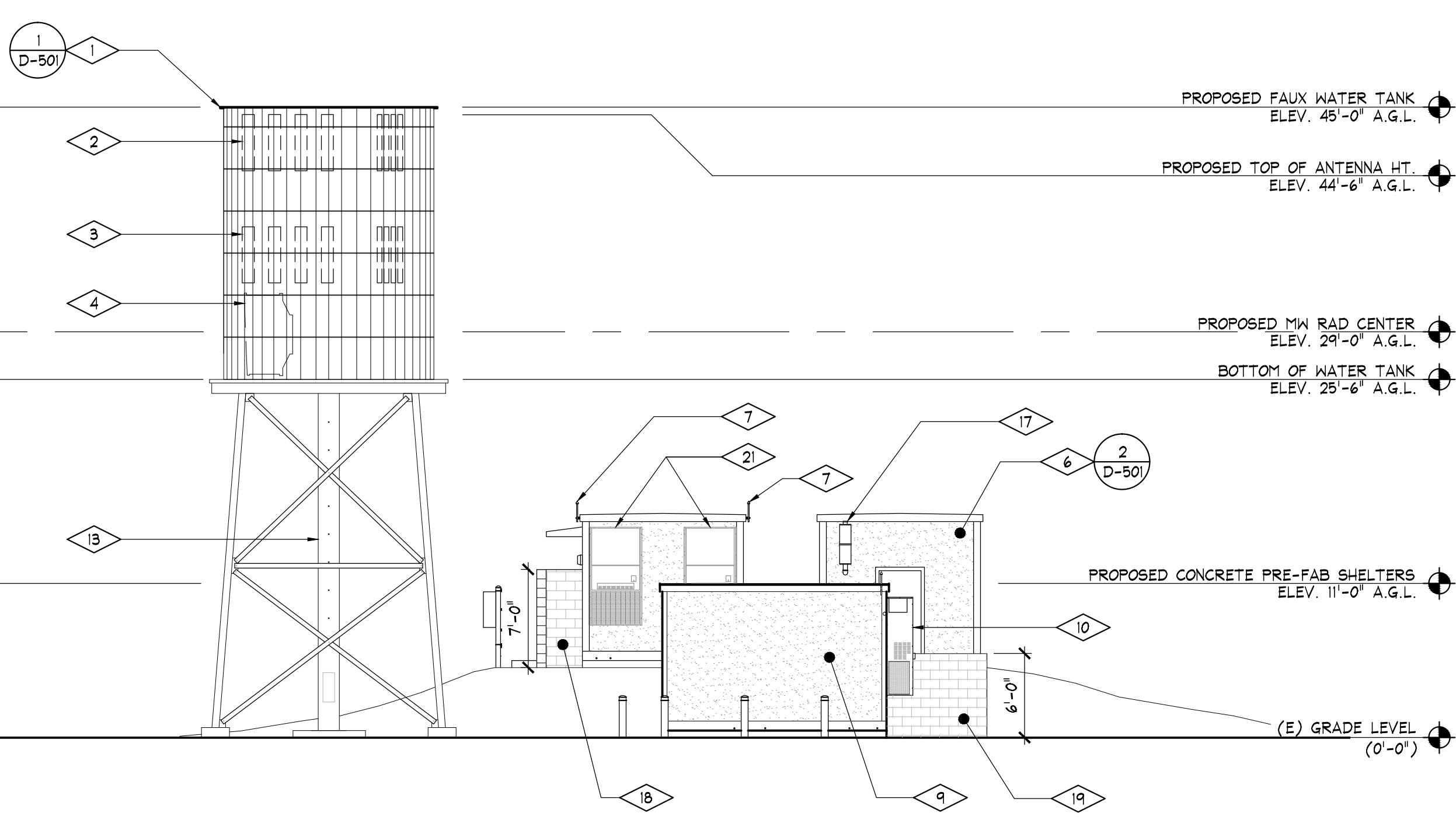
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS

BOULDER CREEK
10950 BOULDER CREEK ROAD
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MITCHELL J. ARCHITECTURE, INC.
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www.mitchell-j.com
We design, create and build the infrastructure that connects people and places. Our designs are innovative, efficient and sustainable. We are committed to providing the highest quality of service to our clients.

architect
Mitchell J. architecture

architect
Mitchell J. architecture



Project	2CA60009
Date	02-15-2012
Drawn By	jdn
Checked By	mjc
Scale	1/8" = 1'-0"

Mitchell J. Architecture

A-201

ENLARGED SITE PLAN KEY NOTES

- 1

PROPOSED VERIZON WIRELESS PANEL ANTENNAS MOUNTED TO 45'-0" HIGH FAUX WATER TANK (TOTAL 12). SEE SHEET D-501 FOR ANTENNA LAYOUT
- 2

PROPOSED VERIZON WIRELESS 6'Ø MICROWAVE DISH ANTENNA.
- 3

PROPOSED VERIZON WIRELESS UNMANNED CONCRETE PRE-FAB EQUIPMENT SHELTER (12'-0"x16'-0") WITH STEEL DOOR.
- 4

PROPOSED WALL MOUNTED AC UNIT "MARVAIR COMPAC II HVAC UNIT OR EQUIVALENT SIZED UNITS WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 74.8 dBA AT A REFERENCE DISTANCE OF 5 FEET", PROVIDED BY SHELTER MANUFACTURER.
- 5

PROPOSED 5'-0" X 5'-0" CONCRETE STOOP.
- 6

PROPOSED VERIZON WIRELESS UTILITY PANELS MOUNTED ON H-FRAME.
- 7

PROPOSED CONCRETE BOLLARDS.
- 8

PROPOSED 7'-0" HIGH CMU BLOCK WALL (NOISE CONTROL FEATURE).
- 9

PROPOSED VERIZON WIRELESS DIESEL GENERATOR WITH BACKUP TANK (GENERAC MODEL NO. SD090 30 kW GENERATOR UNIT OR EQUIVALENT SIZED UNIT WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 67.3 dBA AT A REFERENCE DISTANCE OF 23 FEET", SET IN PRE-FAB CONCRETE SHELTER (NOISE CONTROL FEATURE).
- 10

PROPOSED DOOR CANOPY.
- 11

PROPOSED GENERATOR EXHAUST PIPE.
- 12

PROPOSED WIRELESS CARRIER UNMANNED CONCRETE PRE-FAB EQUIPMENT SHELTER (12'-0"x16'-0") WITH STEEL DOOR.
- 13

PROPOSED WIRELESS CARRIER UTILITY PANELS MOUNTED ON H-FRAME.
- 14

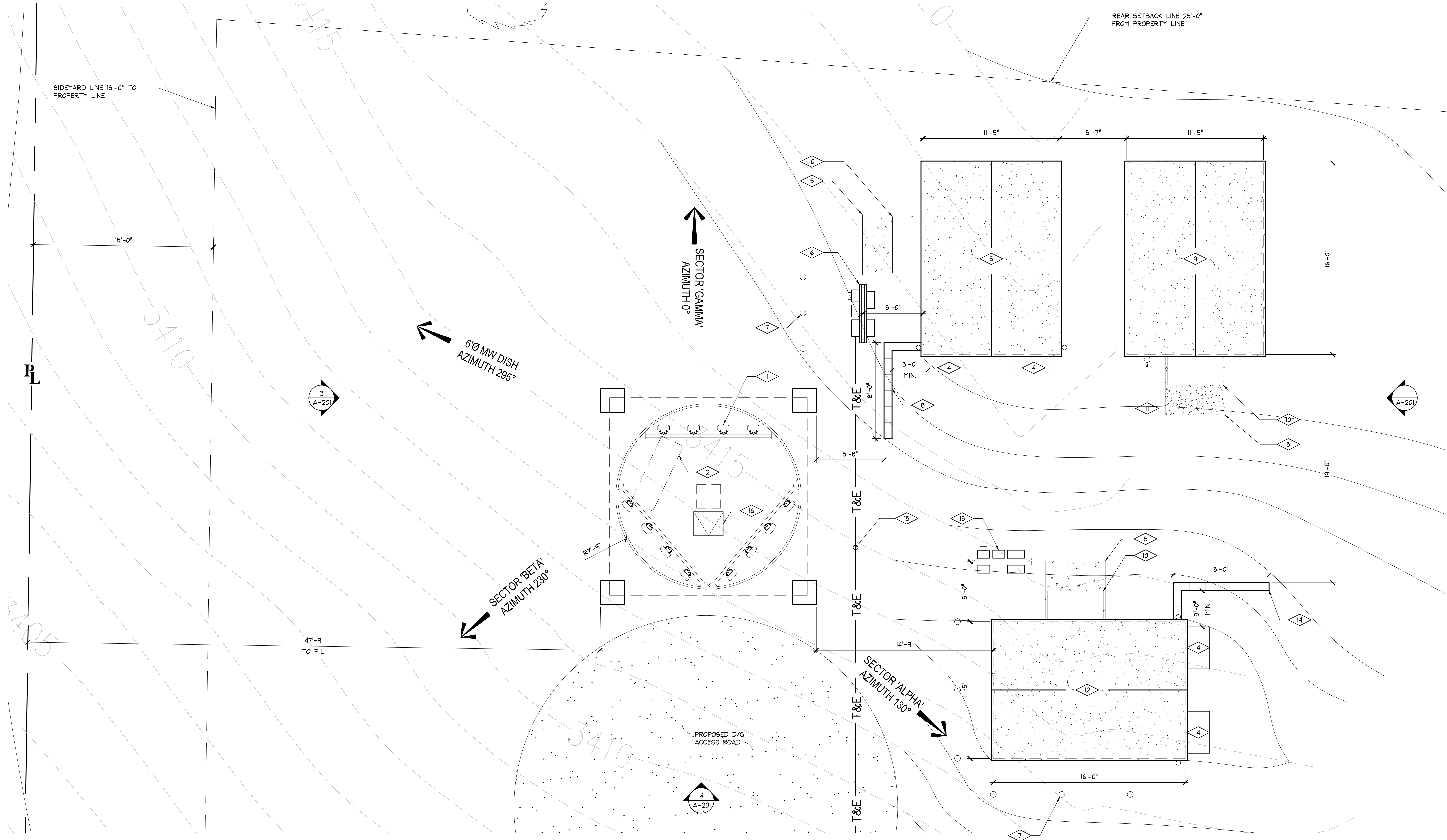
PROPOSED 6'-0" HIGH CMU BLOCK WALL (NOISE CONTROL FEATURE).
- 15

PROPOSED U/G JOINT POWER & TELCO TRENCH (MIN. 36" DEPTH).
- 16

PROPOSED ACCESS HATCH.

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ENLARGED SITE PLAN

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

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architect

architect

Project	2CA60009
Date	02-15-2012
Drawn By	jdn
Checked By	mjc
Scale	1/4" = 1'-0"

Mitchell J. Architecture

A-401

No.	Revision / Issue	Date
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C	Client Comments	01-27-1
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BOULDER CREEK

mobilite

M

MITCHELL, J. ARCHITECTURE, INC.
4863 Torson Court, Suite N
San Diego, CA 92111

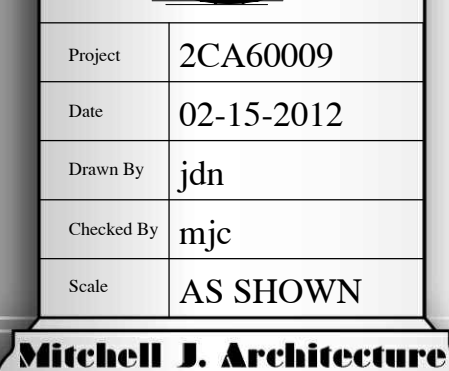
10950 BOULDER CREEK ROAD
DESCANSO, CA 91916

660 NEWPORT CENTER BLVD. T8-2500
NEWPORT BEACH, CA 92660

Mitchell J
ARCHITECTS
P.C.

Mitchell J architecture

With over 20 years of experience, Mitchell J Architects is a full service architectural firm. We are currently seeking experienced architects to join our team. We offer a competitive salary and benefits package. For more information, please contact us at (949) 440-1234 or visit our website at www.mitchelljarchitects.com.



Mitchell J. Architecture

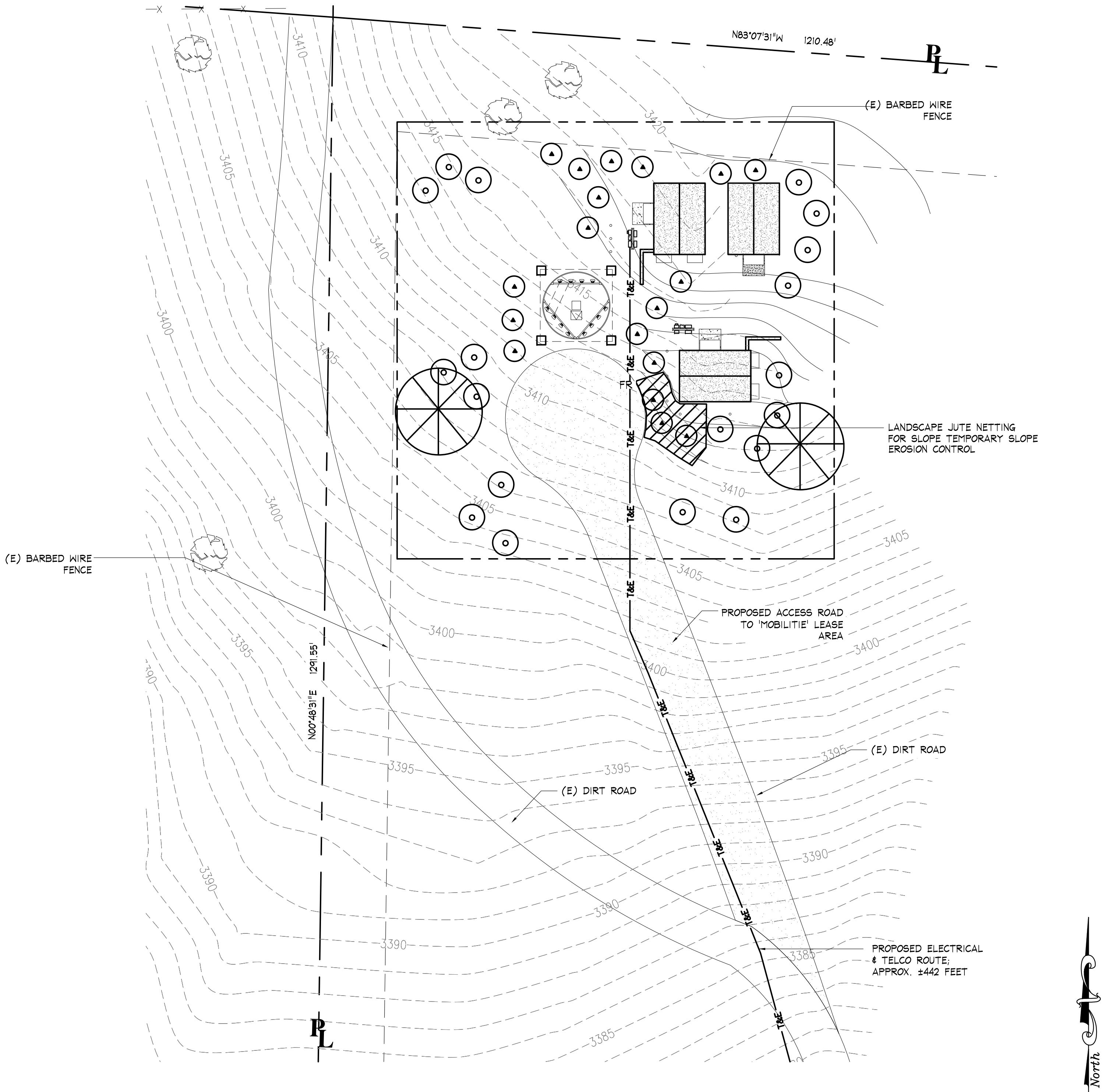
D-501

PLANTING SPECIFICATIONS:

- ALL PLANTING MATERIALS AND PROCEDURES SHALL CONFORM TO THE COUNTY OF SAN DIEGO SPECIFICATIONS AND REQUIREMENTS.
- LANDSCAPE CONTRACTOR SHALL REMOVE ALL EXISTING VEGETATION, INCLUDING ALL SLOPE GROUND COVER, TRASH, CLIPPINGS, ROCK OVER TWO (2) INCES 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 COMENCE 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.

A) SIX (6) LBS. OF 16-7-12+IRON FERTILIZER

B) 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 SOLUABLE SALTS ARE ADEQUATELY LOW SHALL THE ABOVE AMENDMENTS BE INCORPORATED.
- 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 LANDLORD/LANDSCAPE ARCHITECT.
- 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 LANDLORD/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 LANDLORD/LANDSCAPE ARCHITECT. 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 LANDLORD/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.

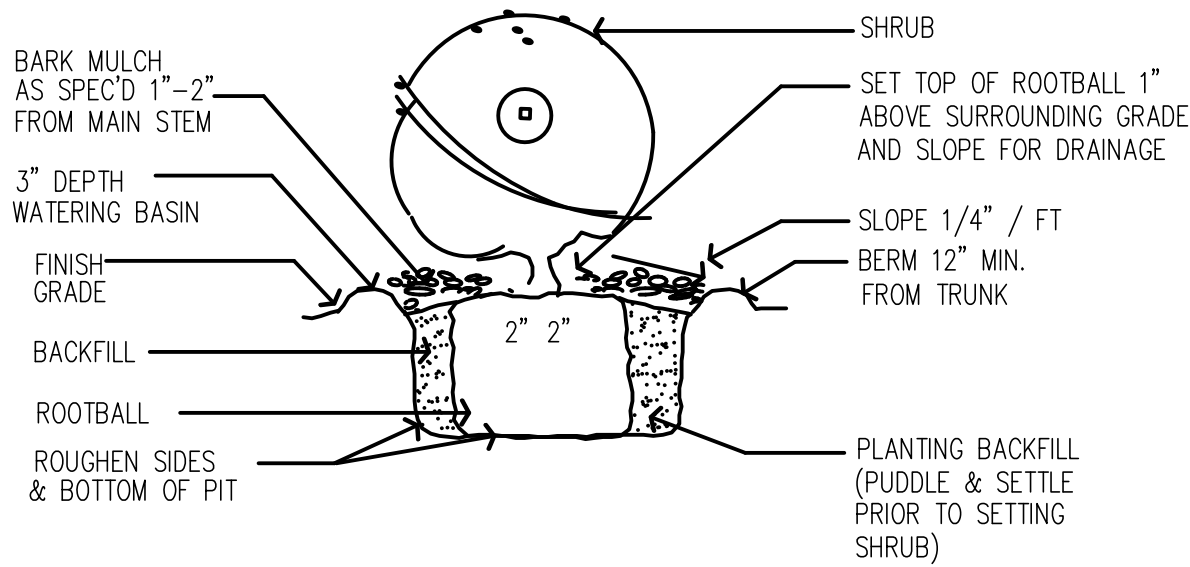


1 LANDSCAPE CONCEPT PLAN
SCALE: 1/16"=1'-0"

IRRIGATION NOTE:

ALL TREES AND SHRUBS ARE TO BE WATERED BY A MEANS OF MANUAL WATER SYSTEM BY WATER TRUNK, DURING GROWING SEASON FOR 3 YEARS ESTABLISHMENT PERIOD. WATERING TO OCCUR DURING THE SPRING AND SUMMER SEASON. WATER ALL TREES AND SHRUBS AT EVERY 21 DAYS PERIOD DURING GROWING SEASON. ALL TREES AND SHRUBS WHICH DOES NOT SURVIVE WILL BE REPLACED DURING ESTABLISHMENT PERIOD.

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



A SHRUB PLANTING
SCALE:

PLANT LIST / LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
TREES					
	QUERCUS AGRIFOLIA	COAST LIVE OAK	60"BOX	2	STANDARD SPECIMEN
SHRUBS:					
	HETEROMELES ARBUTIFOLIA	TOYON	5GAL	18	-----
	RHUS INTEGRIFOLIA	LEMONADE BERRY	5GAL	19	-----
GROUNDCOVERS					
2" DEEP BARK CHIP MULCH AROUND ALL TREES AND SHRUBS			8'-0"DIA(TREES) / 5'-0"(SHRUBS)		

Darsono Design Associates, Inc.
LANDSCAPE ARCHITECTURE PLANNING
5014 MOUNT LA PLATTA DRIVE SAN DIEGO, CA 92117
PHONE (858) 541-2007 FAX (858) 541-2008

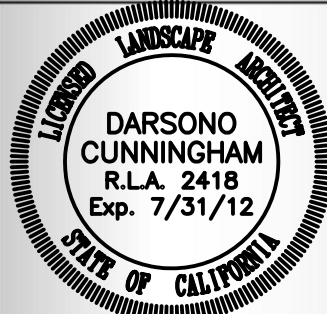
No.	Revision / Issue	Date
A	90% ZD Issue	12-01-09
B	Rev. Site Location	01-13-10
C	Client Comments	01-27-10
D	90% ZD Revisions	03-19-10
E	90% ZD Redesign	08-16-10
F	Client Comments	08-19-10
G	zd submittal	02-23-11
H	Planning Comments	05-05-11
I	Client Comments	05-11-12

MITCHELL J. ARCHITECTURE, INC.
4883 Rensen Court, Suite N
San Diego, CA 92111
658.650.3130 (ph) / 658.650.3140 (fax)



mobilitie
telecommunications infrastructure

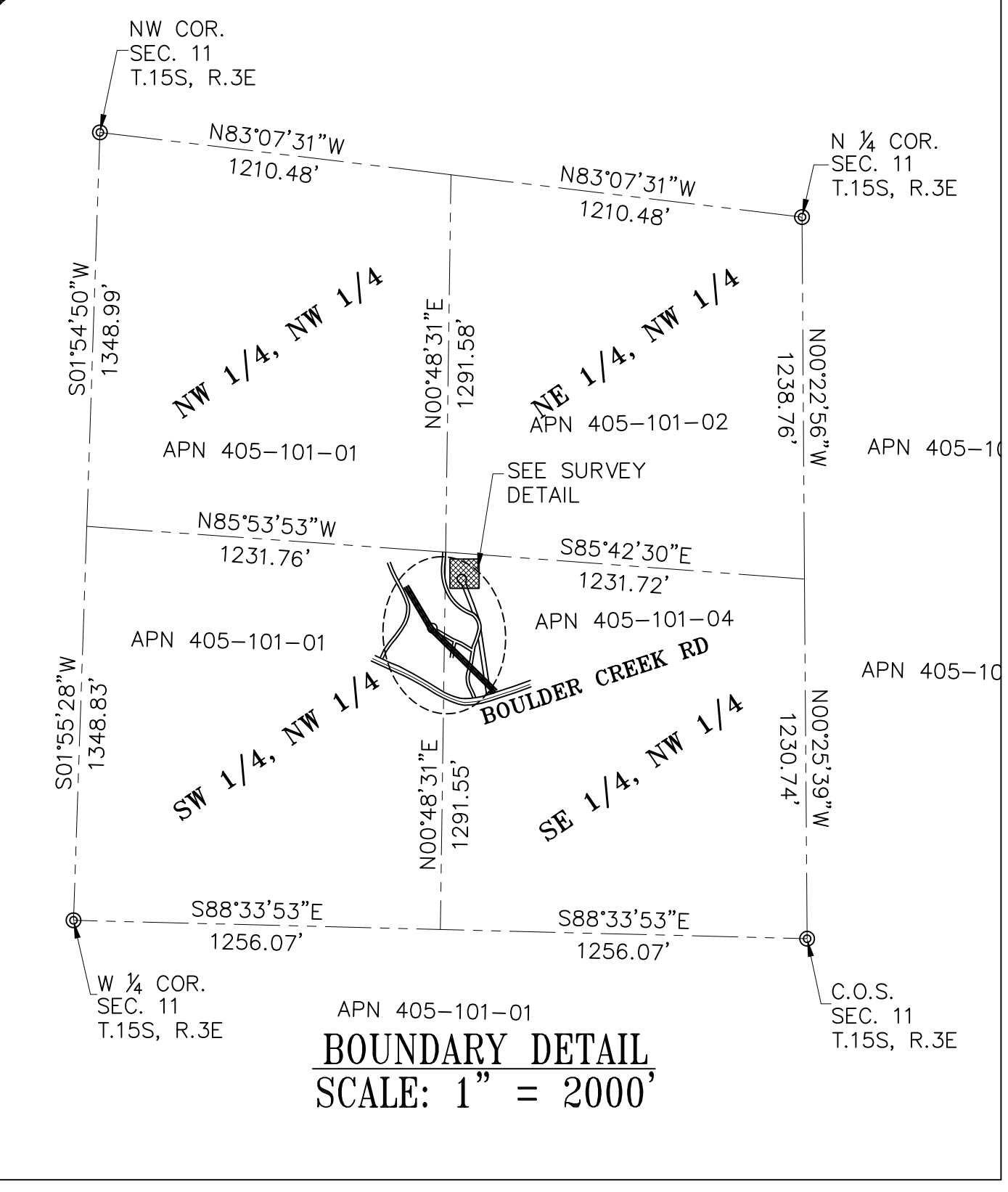
BOULDER CREEK
10950 BOULDER CREEK ROAD
DESCANSO, CA 91916



Project	
Date	05-11-2012
Drawn By	darsono
Checked By	d.d.a.
Scale	AS SHOWN

Mitchell J. Architecture

LCP-100



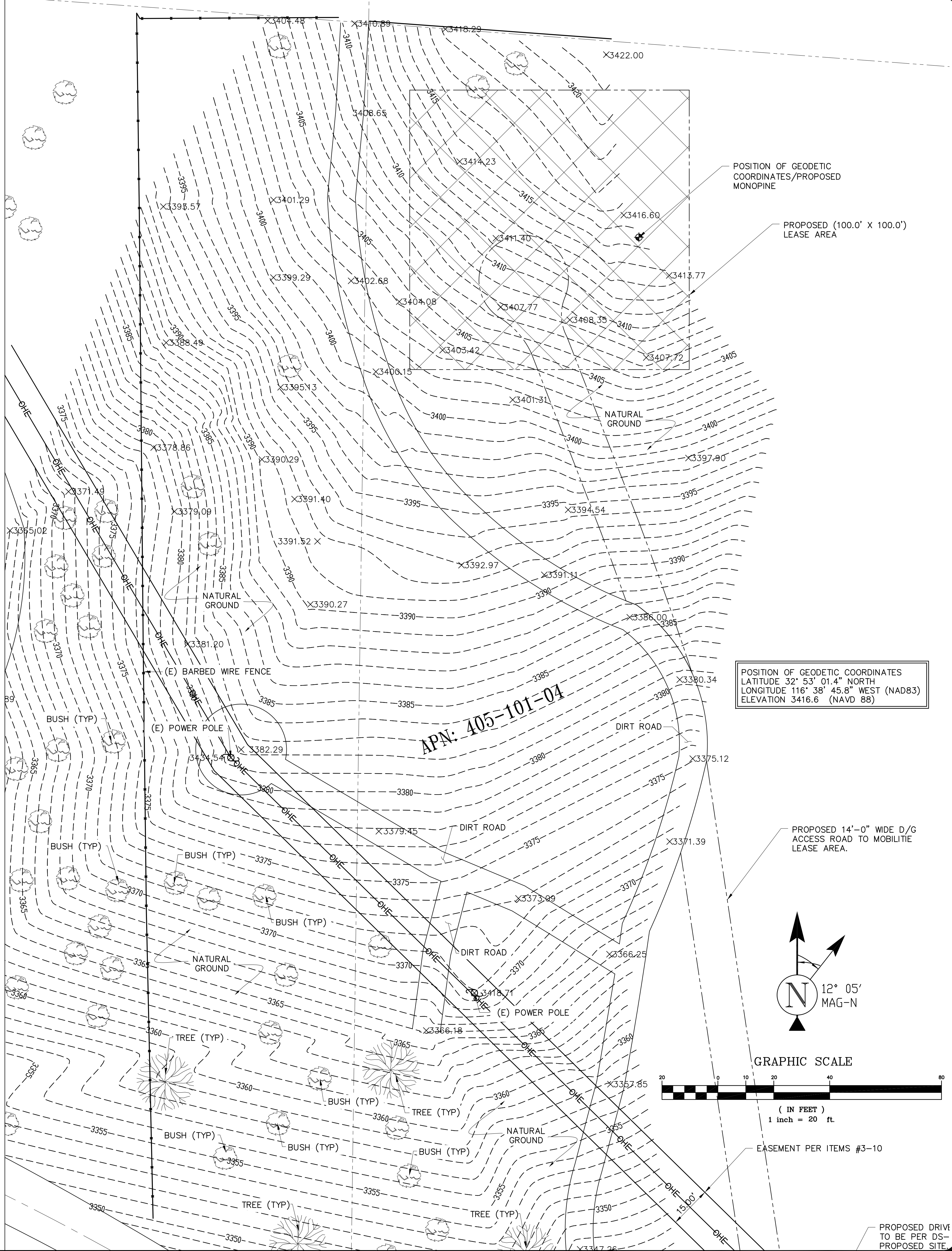
TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE (OFFICIAL RECORDS)	DESCRIPTION	STATUS ON PLAT
EXCEPTION #A-C, 1-2, 11-16, 18-22, 24-31	VARIOUS DOCS	ASSESSMENTS, LIENS, WATER RIGHTS, MATTERS, LEASES, DEFECTS, COVENANTS, CONDITIONS AND RESTRICTIONS	NOT PLOTTABLE/DOESN'T AFFECT LEASE AREA
EXCEPTION #3	OCT. 18, 1949 BK 3554 PG 447, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #4	FEB. 28, 1951 BK 3993 PG 139, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #5	OCT. 4, 1951 BK 4254 PG 266, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #6	NOV. 21, 1955 BK 5877 PG 410, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #7	SEPT. 6, 1961 FILE NO. 154881 & 154900, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #8	JULY 12, 1967 FILE NO. 101400, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #9	MAY 2, 1972 FILE NO. 109919, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #10	MAY 2, 1972 FILE NO. 109920, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #17	FEB. 15, 1978 FILE NO. 78-061699 O.R.	EASEMENT FOR PUBLIC UTILITIES	NOT PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #23	DEC. 6, 1995 FILE NO. 1995-0554537 O.R.	EASEMENT FOR INGRESS & EGRESS	NOT PLOTTED/DOESN'T AFFECT LEASE AREA

LEGEND

P.O.B. POINT OF BEGINNING
P.O.T. POINT OF TERMINUS
VC&G VERTICAL CURB & GUTTER
R/W RIGHT OF WAY
AP ASPHALT
D/W ACCESS DRIVEWAY
TOP TOP OF SLOPE
TOE TOE OF SLOPE
TBM TEMPORARY BENCHMARK
SW SIDEWALK
TP TOP OF PARAPET
TW TOP OF WALL
LOT LOT NUMBER
BENCHMARK OR POSITION OF GEODETIC COORDINATES
SPOT ELEVATION
DISH ANTENNA
MICROWAVE ANTENNA
TELECOMMUNICATIONS MONOPOLE

P.U.E. PUBLIC UTILITY EASEMENT
W WATER CONTROL VALVE
F FIRE HYDRANT
G GUY WIRE
F FOUND AS NOTED
P POWER POLE
L LIGHT POLE
E ELECTRICAL TRANSFORMER
A AIR CONDITIONING UNIT
P TELEPHONE PEDESTAL
V TELEPHONE VAULT
M TELEPHONE MANHOLE
V GAS VALVE
M GAS METER

PROPERTY LINE
CHAIN LINK FENCE
WOOD OR IRON FENCE
WIRE OR BARBED WIRE FENCE
RAILROAD TRACKS



LESSOR'S LEGAL DESCRIPTION
THE LEASE AREA IS A PORTION OF APN 405-101-04, WHICH IS LEGALLY DESCRIBED AS FOLLOWS:
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 1, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN AT PAGE 5725 OF PARCEL MAPS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 24, 1977.
EXCEPTING THEREFROM THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 3 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST SOUTHERLY CORNER OF PARCEL 2 OF PARCEL MAP NO. 5725, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 24, 1977; THENCE SOUTH 01° 26' 14" WEST, 205.00 FEET; THENCE NORTH 66° 12' 25" WEST, 654.60 FEET; THENCE NORTH 01° 26' 14" EAST 320.00 FEET TO THE SOUTHWEST CORNER OF THE SAID PARCEL 2 OF PARCEL MAP NO. 5725; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL 2 OF PARCEL MAP NO. 5725; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL 2 OF PARCEL MAP NO. 5725, NORTH 89° 50' 03" EAST, 185.00 FEET; THENCE SOUTH 47° 16' 51" EAST 559.53 FEET TO THE POINT OF BEGINNING, AS DESCRIBED IN A DEED RECORDED FEBRUARY 2, 1994 AS FILE NO. 1994-0077133 OF OFFICIAL RECORDS.
ALSO EXCEPTING THEREFROM THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 3 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF PARCEL 2 OF PARCEL MAP NO. 5725, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 24, 1977; THENCE SOUTH 88° 22' 46" EAST, 270.00 FEET; THENCE SOUTH 01° 26' 14" WEST 70.00 FEET; THENCE SOUTH 23° 45' 41" EAST 60.00 FEET; THENCE SOUTH 30° 00' 00" WEST, 450.00 FEET; THENCE NORTH 88° 33' 46" WEST 60.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2 OF PARCEL MAP NO. 5725; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL 2 OF PARCEL MAP NO. 5725, NORTH 1° 26' 14" EAST 507.72 FEET TO THE POINT OF BEGINNING, AS DESCRIBED IN A DEED RECORDED FEBRUARY 3, 1994 AS FILE NO. 1994-0077134 OF OFFICIAL RECORDS.
ASSESSOR'S PARCEL NUMBER 405-101-04

LEGAL DESCRIPTIONS

VICINITY MAP - N.T.S.

DIRECTIONS TO SITE
TAKE I-5 SOUTH TOWARDS SAN DIEGO. TAKE I-805 SOUTH. TAKE I-8 EAST TOWARD EL CENTRO. TAKE CA-79 TOWARD JULIAN. TAKE LEFT ON RIVERSIDE DR. TAKE LEFT AT VEJAS BLVD. TAKE RIGHT AT OAK GROVE DR. TAKE RIGHT ON BOULDER CREEK RD.

BENCHMARK

PROJECT
ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 03 SEPARATIONS, CONSTRAINING TO NGS CONTROL STATION P486 JULIANBIN, ELEVATION 525' NAVD88.
BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE 6, DETERMINED BY GPS OBSERVATIONS.
SURVEY DATE
11/17/09
SURVEYOR'S NOTES
REFERENCE IS MADE TO THE TITLE REPORT ORDER #12187890-10, ISSUED BY LAWYERS TITLE INSURANCE COMPANY, DATED SEPT. 8, 2010.
ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.
THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT INFORMATION

SITE NAME:
BOULDERCREEK

A/E DEVELOPMENT
bci
COMMUNICATIONS, INC.
a berliner communications company

SITE BUILDER:
M
Mitchell J
architecture

ENGINEER/CONSULTANT:
ORION MATRIX
130 E. DYER RD., SUTIE C
SANTA ANA, CA 92007
949.280.7026

REVISIONS:

REV:	DATE/BY:	DESCRIPTION:
0	11/17/09 MJG	PRELIMINARY SUBMITTAL
1	9/27/10 LP	CLIENT REVISION
2	10/27/10 LP	FINAL SUBMITTAL
3	05/01/11 ES	CLIENT REVISION

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
LEASING:		
ZONING:		
R.F.:		
E/P:		
C.P.M.:		

SHEET TITLE:
TOPOGRAPHIC SURVEY

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:
XXXXX#	MJG	11-17-09

SHEET NUMBER:
C-1