T-Mobile
Stick Together®

SITE NUMBER: SD07122B
SITE NAME: OAKS NORTH GOLF COURSE
SITE TYPE: RAWLAND

CITY: SAN DIEGO
COUNTY: SAN DIEGO
JURISDICTION: SAN DIEGO CITY

ZONING DRAWING

IF USING 11"X17" PLOT, DRAWINGS WILL BE HALF SCALE

PROJECT SUMMARY:

SITE ADDRESS:

12602 OAK NORTH DRIVE
SAN DIEGO, CA. 92128

PROPERTY OWNER:

OAK NORTH ASSOCIATES, L.P.
C/O BCR MANAGEMENT, INC.
533 COAST BOULEVARD SOUTH
LA JOLLA, CA 92037-4641
ATTN: PAUL L. REED, PRESIDENT
TELEPHONE: (858) 605-2700
FACSIMILE: (858) 459-6758

PROJECT DESCRIPTION:

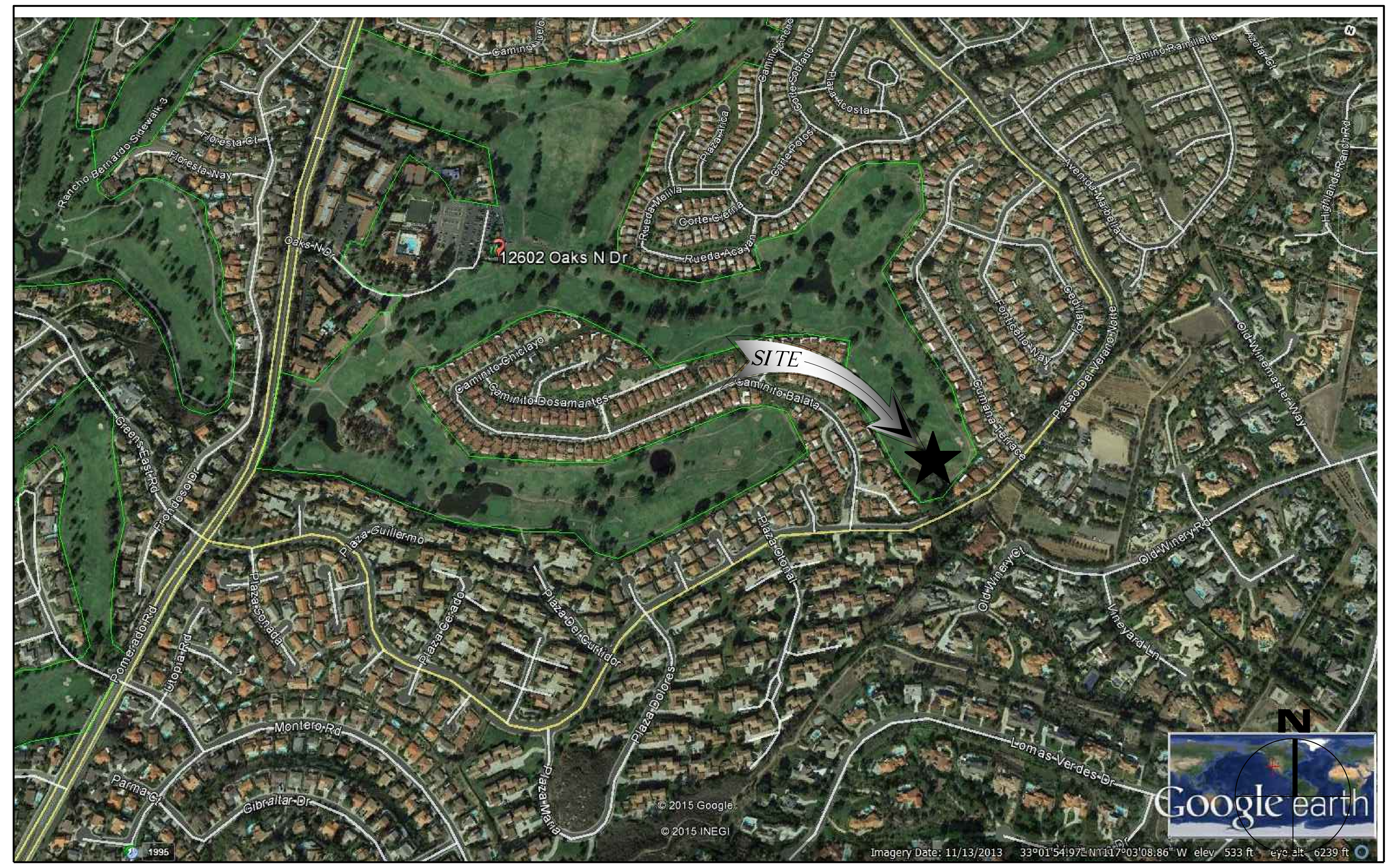
PROJECT ENTAILS THE FOLLOWING:
SITE #SD07122
- INSTALL (12) 8' AIR 21 PANEL ANTENNAS
- INSTALL (24) RRUS-11
- INSTALL 60'-0" MONOEUCALYPTUS
- INSTALL (4) RBS 6102 CABINET
- INSTALL 8'-0" HIGH CMU ENCLOSURE WITH TRELLIS COVER

ZONING: RS-1-14
LATITUDE: 33° 01' 56.83" N.
LONGITUDE: 117° 02' 55.60" W.

SHEET INDEX:

SHEET:	DESCRIPTION:
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
LS-3	TOPOGRAPHIC SURVEY
A-1	BOUNDARY PLAN / LETTER OF AUTHORIZATION
A-2	ENLARGED SITE PLAN
A-3	EQUIPMENT & ANTENNA LAYOUT PLANS
A-4	ARCHITECTURAL ELEVATIONS
A-5	ARCHITECTURAL ELEVATIONS
A-6	ARCHITECTURAL DETAILS
L-1	LANDSCAPE DEVELOPMENT PLAN – PLANTING
L-2	LANDSCAPE DEVELOPMENT PLAN – IRRIGATION
L-3	LANDSCAPE DEVELOPMENT PLAN – PLANTING DETAILS
L-2	LANDSCAPE DEVELOPMENT PLAN – IRRIGATION DETAILS
T1	TOWER TITLE SHEET
S1	TOWER ELEVATION VIEWS AND NOTES
S2	TOWER DETAILS
S3	TOWER DETAILS
S4	TOWER DETAILS
S5	TOWER FOUNDATION

4



CONSULTING TEAM:

PROJECT MANAGER:
T-MOBILE
10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121
CONTACT: JOSEPH ROSE
PHONE: (858) 334-6112
EMAIL: joseph.rose41@t-mobile.com

ARCHITECTURAL ENGINEERING:
NATIONAL ENGINEERING & CONSULTING, INC.
27 ORCHARD
LAKE FOREST, CA. 92630
PHONE: (949) 716-9990
FAX: (949) 716-9997

SITE ACQUISITION:
SMARTLINK
18301 VON KARMAN AVE., STE 910
IRVINE, CA 92612
CONTACT: ADAM STONE
MOBILE: (734) 904-3390
EMAIL: ADAM.STONE@SMARTLINKLLC.COM

ZONING:
SMARTLINK
18301 VON KARMAN AVE., STE 910
IRVINE, CA 92612
CONTACT: ADAM STONE
MOBILE: (734) 904-3390
EMAIL: ADAM.STONE@SMARTLINKLLC.COM

RF ENGINEER:
T-MOBILE USA
10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121
CONTACT: RICARDO DEL ROSARIO
PHONE: (858) 334-6134
EMAIL: Ricardo.DelRosario@t-mobile.com

CONSTRUCTION MANAGER:
T-MOBILE
10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121
CONTACT: KIRT BABCOCK
PHONE: (858) 334-6139
EMAIL: kirt.babcock@t-mobile.com

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD			
ZONING REP.			
DEVELOP. MGR			
CONST. MGR			
PROJECT MGR			
ZONING MGR.			
RF ENGINEER			
OPERATIONS			
SAC REP.			

DIRECTIONS FROM SAN DIEGO T-MOBILE OFFICE:

1. HEAD SOUTHWEST ON VON KARMAN AVE
2. TURN LEFT ONTO MICHELSON DR
3. TURN LEFT ONTO JAMBOREE RD
4. TAKE THE RAMP ONTO I-405 S
5. MERGE ONTO I-405 S
6. MERGE ONTO I-5 S
7. TAKE THE VISTA WAY/CA-78 EXIT TOWARD ESCONDIDO
8. TURN RIGHT ONTO CA-78 E
9. TAKE THE EXIT ONTO I-15 S TOWARD SAN DIEGO
10. TAKE THE W BERNARDO DR/PRMERADO RD EXIT
11. TURN RIGHT ONTO W BERNARDO DR/PRMERADO RD
12. TURN LEFT ONTO OAKS N DR
13. ARRIVE AT 12602 OAKS N DR.

DIGALERT
DIAL TOLL FREE
811
AT LEAST TWO WORKING DAYS BEFORE YOU DIG
USA NORTH UNDERGROUND SERVICE ALERT SERVING CALIFORNIA AND NEVADA

APPLICABLE CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

1. 2013 CALIFORNIA ADMINISTRATIVE CODE.
2. 2013 CALIFORNIA BUILDING CODE (CBC).
3. 2013 CALIFORNIA ELECTRICAL CODE (CEC).
4. 2013 CALIFORNIA ENERGY CODE.
5. 2013 CALIFORNIA MECHANICAL CODE (CMC).
6. 2013 CALIFORNIA PLUMBING CODE (CPC).
7. ANSI/TIA-222-G LIFE SAFETY CODE NFPA-101
8. LOCAL BUILDING CODE.
9. 2013 CALIFORNIA FIRE CODE. (CFC)
10. 2013 CALIFORNIA GREEN CODE

POWER & TELCO UTILITY CONTACTS

POWER:
POWER COMPANY: SDG&E
CONTACT:
PHONE:

TELCO:
PHONE COMPANY:
CONTACT:
PHONE:

T-Mobile
Stick Together®
10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121

PLANS PREPARED BY:

NATIONAL
ENGINEERING & CONSULTING, INC
27 ORCHARD, LAKE FOREST, CA 92630
PHONE: (949) 716-9990 | FAX: (949) 716-9997

CONSULTANT:

smartlink
18301 VON KARMAN AVENUE
SUITE. 910
IRVINE, CA 92612
PHONE: (949) 387-1265
FAX: (949) 387-1275

NO.	DATE:	DESCRIPTION:	BY:
1	01/29/15	90% ZONING	FS
2	05/27/15	100% ZONING	AE
3	08/04/15	PC COMMENTS	DP
4	01/08/16	PC COMMENTS	AE
5	06/14/16	INCORPORATE TOWER DRAWINGS	JY

SITE INFORMATION:

SD07122B
NORTH OAKS GOLF COURSE
12602 OAKS NORTH DRIVE
SAN DIEGO CA, 92128

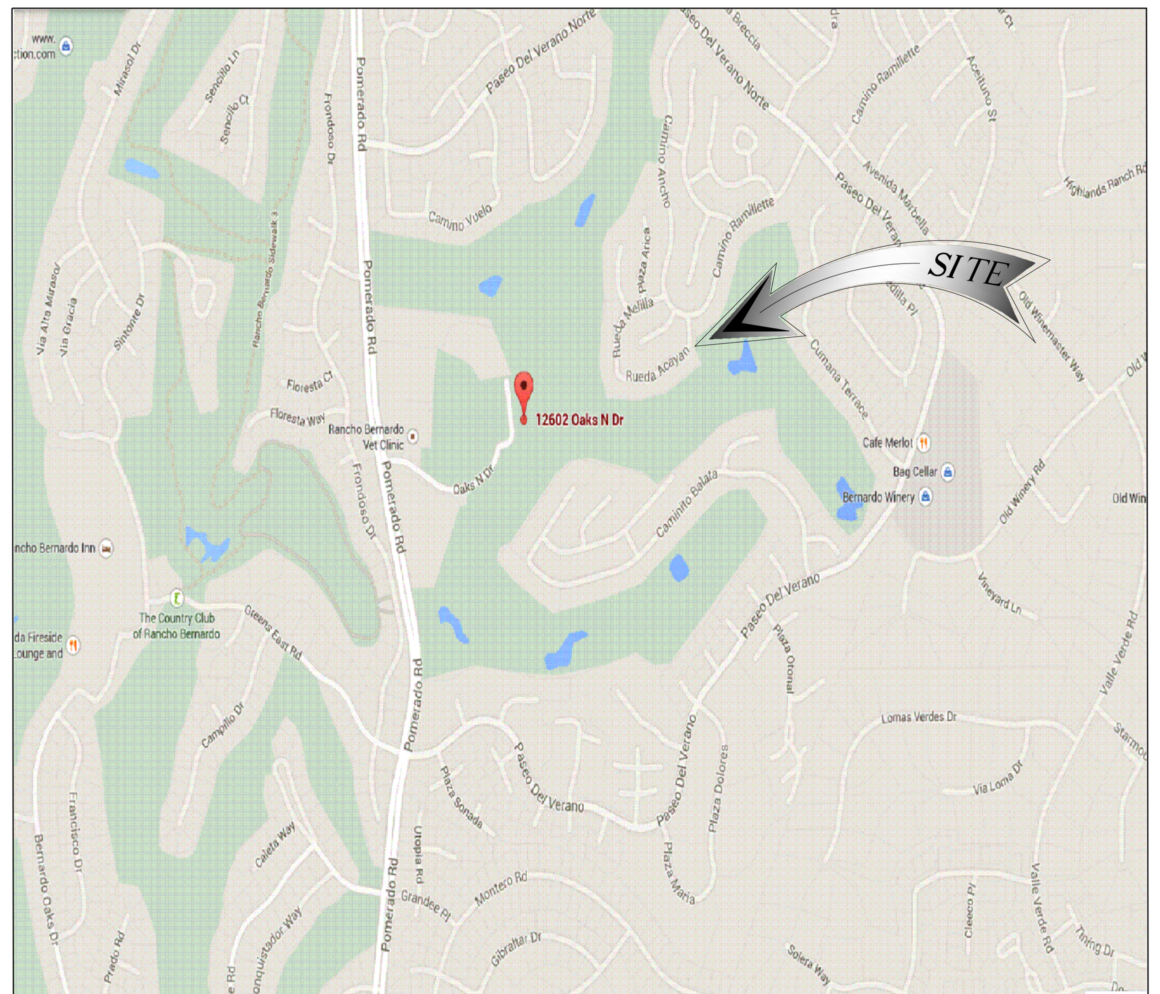
SEAL:

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1



VICINITY MAP

LEGAL DESCRIPTION

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

PARCEL A:
PARCELS 1 AND 3 OF PARCEL MAP NO. 11044, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON FEBRUARY 27, 1981.

PARCEL B:
AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS OVER AND ALONG THAT PORTION OF LOT 5 OF OAKS NORTH UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7186, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 7 FEET IN WIDTH, THE EASTERLY LINE THEREOF BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 5; THENCE SOUTH 7°53' 00" EAST ALONG THE EASTERLY LINE THEREOF 292.00 FEET TO POINT "A". ALSO A STRIP OF LAND 20 FEET IN WIDTH, THE EASTERLY AND SOUTHEASTERLY LINE THEREOF BEING DESCRIBED AS FOLLOWS:

BEGINNING AT SAID POINT "A"; THENCE SOUTH 7° 53' 00" EAST 84.00 FEET TO THE BEGINNING OF A TANGENT 100 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 76.17 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE HAVING A RADIUS OF 350 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 231.65 FEET TO THE EASTERLY LINE OF OAKS DRIVE NORTH, AS SHOWN ON SAID MAP NO. 7186.

SITE ADDRESS

12602 OAKS NORTH DRIVE, SAN DIEGO, CA 92128

APN

273-090-68-00, 273-090-70-00, 272-470-01-00

RECORD OWNER

OAKS NORTH ASSOCIATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP

TITLE REPORT

A PRELIMINARY TITLE REPORT WAS PREPARED BY COMMONWEALTH LAND TITLE COMAPNY FILE NO. 08024996 DATED MARCH 5, 2015.

BASIS OF BEARING

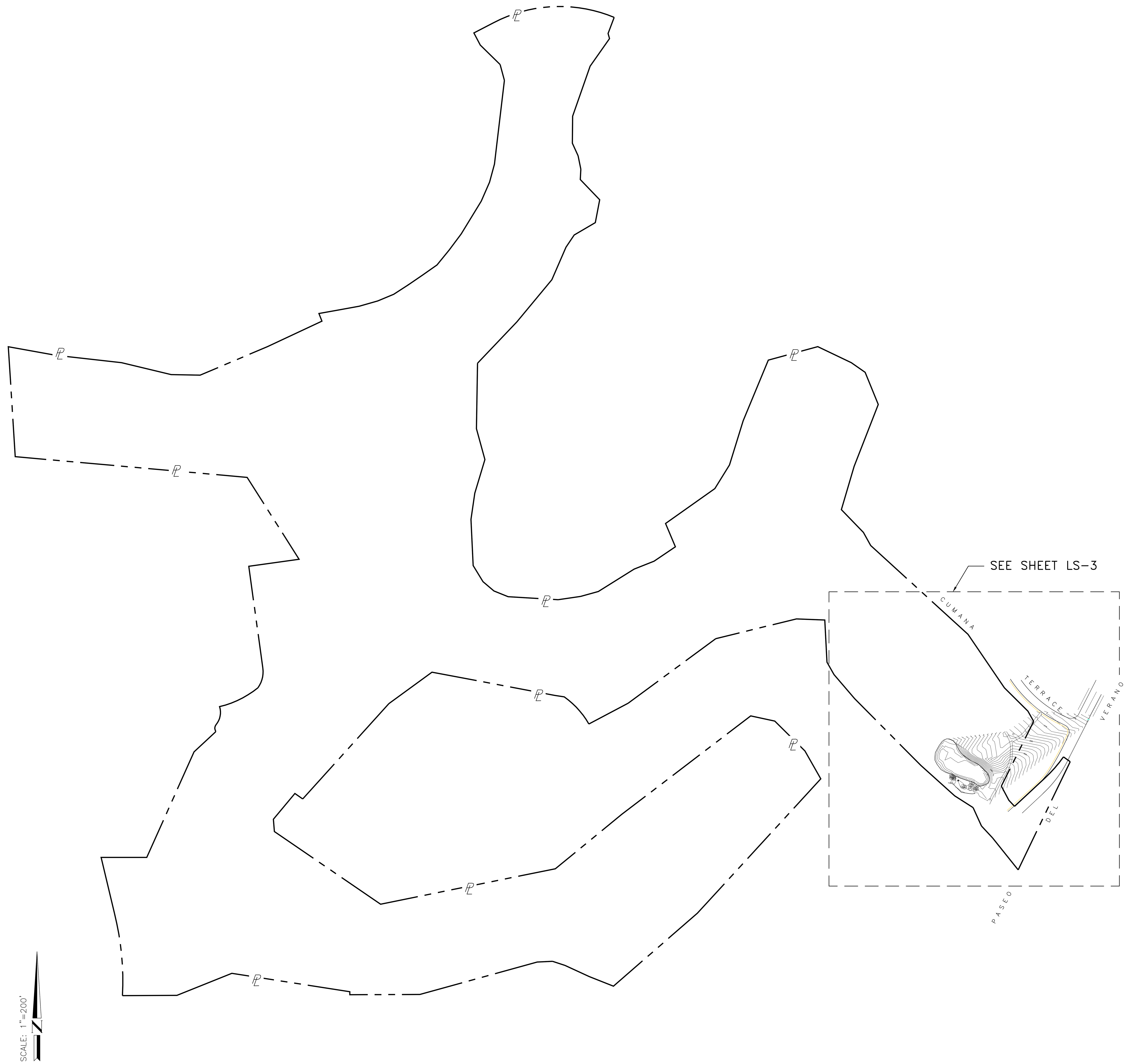
THE STATE PLANE COORDINATE SYSTEM 1983 (NAD 83), CALIFORNIA ZONE 6.

BENCH MARK

THE CALIFORNIA SPATIAL REFERENCE CENTER CRTN "P472"

FLOOD ZONE

SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06073C1091G EFFECTIVE DATE MAY 16, 2012.



T-Mobile

10509 VISTA SORRENTO PARKWAY
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SAN DIEGO, CA 92121

PLANS PREPARED BY:

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IRVINE, CA 92612
PHONE: (949) 387-1265
FAX: (949) 387-1275

NO.	DATE:	DESCRIPTION:	BY:
1	12/26/14	PRELIM	TN
2	06/24/15	FINAL	TN

SITE INFORMATION:

SD07122

GOLF

12602 OAKS NORTH DRIVE,
SAN DIEGO, CA 92128

SEAL:

REGISTERED PROFESSIONAL ENGINEER
ANDREW J KOLTAVARY
No. 26571
Exp. 03/31/16
CIVIL
STATE OF CALIFORNIA

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NUMBER:

LS-1

SHEET 1 OF 3

SCHEDULE B EXCEPTION

ITEM A IS TAXES RELATED
ITEMS B, C ARE LIEN RELATED
ITEM 1 IS RIGHTS RELATED
ITEMS 18, 23 ARE MATTERS RELATED
ITEM 29 COVENANT RELATED
ITEM 35 IS DEED OF TRUST RELATED

2. EASEMENT(S) OR RIGHT(S) OF WAY FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED AND/OR RESERVED IN VARIOUS DEEDS OF RECORD:
PURPOSE: INGRESS AND EGRESS, PIPELINES, DRAINAGE AND/OR PUBLIC UTILITIES AND INCIDENTAL PURPOSES THERETO OVER, UNDER, ALONG AND ACROSS THE EASEMENT PARCEL(S) HEREIN DESCRIBED
AFFECTS: PARCEL B.
DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
RECORDING DATE: MAY 7, 1971
RECORDING NO: AS INSTRUMENT NO. 95024 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF SAN DIEGO
PURPOSE: STORM DRAIN OR DRAINS
RECORDING DATE: JULY 13, 1971
RECORDING NO: AS INSTRUMENT NO. 151101 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SAN DIEGO
PURPOSE: PUBLIC SEWER OR SEWERS
RECORDING DATE: OCTOBER 8, 1971
RECORDING NO: AS INSTRUMENT NO. 233046 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF SAN DIEGO
PURPOSE: STORM DRAIN OR DRAINS
RECORDING DATE: OCTOBER 8, 1971
RECORDING NO: AS INSTRUMENT NO. 233050 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF SAN DIEGO
PURPOSE: A WATER MAIN OR MAINS
RECORDING DATE: DECEMBER 30, 1971
RECORDING NO: AS INSTRUMENT NO. 305325 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF SAN DIEGO
PURPOSE: A PUBLIC SEWER OR SEWERS
RECORDING DATE: FEBRUARY 15, 1972
RECORDING NO: AS INSTRUMENT NO. 36903 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF SAN DIEGO
PURPOSE: WATER MAINS
RECORDING DATE: JUNE 19, 1972
RECORDING NO: AS INSTRUMENT NO. 156017 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF SAN DIEGO
PURPOSE: PUBLIC SEWER OR SEWERS
RECORDING DATE: DECEMBER 20, 1972
RECORDING NO: AS INSTRUMENT NO. 338697 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF SAN DIEGO
PURPOSE: A PUBLIC SEWER OR SEWERS AND A STORM DRAIN OR DRAINS
RECORDING DATE: MAY 14, 1973
RECORDING NO: AS INSTRUMENT NO. 73-129277 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
RECORDING DATE: APRIL 9, 1974
RECORDING NO: AS INSTRUMENT NO. 74-089480 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF SAN DIEGO
PURPOSE: DRAINAGE FACILITIES AND SEWER MAIN OR MAINS
RECORDING DATE: JUNE 13, 1975
RECORDING NO: AS INSTRUMENT NO. 75-148817 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: AVCO COMMUNITY DEVELOPERS, INC., A CALIFORNIA CORPORATION
PURPOSE: ROAD PURPOSES
RECORDING DATE: JANUARY 28, 1977
RECORDING NO: AS INSTRUMENT NO. 77-035393 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF SAN DIEGO
PURPOSE: STORM DRAIN OR DRAINS
RECORDING DATE: MARCH 16, 1978
RECORDING NO: AS INSTRUMENT NO. 78-103932 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF SAN DIEGO
PURPOSE: PUBLIC STORM DRAIN OR DRAINS
RECORDING DATE: FEBRUARY 26, 1979
RECORDING NO: AS INSTRUMENT NO. 79-082033 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: POMERADO COUNTY WATER DISTRICT
PURPOSE: SEWER LINES
RECORDING DATE: DECEMBER 2, 1980
RECORDING NO: AS INSTRUMENT NO. 80-404146 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SAN DIEGO
PURPOSE: SEWER AND DRAIN
RECORDING DATE: MAY 8, 1981
RECORDING NO: AS INSTRUMENT NO. 81-143530 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SAN DIEGO
PURPOSE: DRAIN
RECORDING DATE: MAY 8, 1981
RECORDING NO: AS INSTRUMENT NO. 81-143531 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

21. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF SAN DIEGO
PURPOSE: DRAIN
RECORDING DATE: MAY 8, 1981
RECORDING NO: AS INSTRUMENT NO. 81-143532 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

22. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
RECORDING DATE: NOVEMBER 25, 1981
RECORDING NO: AS INSTRUMENT NO. 81-373263 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

24. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: ISL FINANCIAL CORPORATION
PURPOSE: DRAINAGE PURPOSES
RECORDING DATE: FEBRUARY 17, 1983
RECORDING NO: AS INSTRUMENT NO. 83-051282 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

25. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: ISL FINANCIAL CORPORATION
PURPOSE: ACCESS AND UTILITY PURPOSES
RECORDING DATE: FEBRUARY 17, 1983
RECORDING NO: AS INSTRUMENT NO. 83-051283 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

26. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: ISL FINANCIAL CORPORATION
PURPOSE: DRAINAGE PURPOSES
RECORDING DATE: FEBRUARY 17, 1983
RECORDING NO: AS INSTRUMENT NO. 83-051284 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

27. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: ISL FINANCIAL CORPORATION
PURPOSE: UTILITY PURPOSES
RECORDING DATE: FEBRUARY 17, 1983
RECORDING NO: AS INSTRUMENT NO. 83-051285 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

28. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SAN DIEGO
PURPOSE: STORM DRAIN OR DRAINS
RECORDING DATE: FEBRUARY 25, 1983
RECORDING NO: AS INSTRUMENT NO. 83-060512 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

30. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SAN DIEGO
PURPOSE: GENERAL UTILITY SO LONG AS ALL FACILITIES AND INSTALLATIONS OTHER THAN ROADWAY SHALL BE LOCATED UNDERGROUND
RECORDING DATE: NOVEMBER 18, 1983
RECORDING NO: AS INSTRUMENT NO. 83-420562 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

31. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SAN DIEGO
PURPOSE: STORM DRAIN
RECORDING DATE: NOVEMBER 18, 1983
RECORDING NO: AS INSTRUMENT NO. 83-420566 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

32. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
RECORDING DATE: DECEMBER 1, 1983
RECORDING NO: AS INSTRUMENT NO. 83-435644 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

33. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SAN DIEGO
PURPOSE: STORM DRAIN
RECORDING DATE: SEPTEMBER 6, 1984
RECORDING NO: AS INSTRUMENT NO. 84-339595 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

34. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: DECEMBER 27, 2007
RECORDING NO: AS INSTRUMENT NO. 2007-0794723 OF OFFICIAL RECORDS F
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
LIMITATIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS SET FORTH IN THE EASEMENT DOCUMENT SHOWN HEREINABOVE.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

T··Mobile·

10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121

PLANS PREPARED BY:

NATIONAL
ENGINEERING & CONSULTING, INC
27 ORCHARD, SUITE 200 LAKE FOREST, CA. 92630
PHONE: (949) 716-9990 | FAX: (949) 716-9997

CONSULTANT:

smartlink
18301 VON KARMAN AVENUE
SUITE. 910
IRVINE, CA 92612
PHONE: (949) 387-1265
FAX: (949) 387-1275

NO.	DATE:	DESCRIPTION:	BY:
1	12/26/14	PRELIM	TN
2	06/24/15	FINAL	TN

SITE INFORMATION:

SD07122

GOLF

**12602 OAKS NORTH DRIVE,
SAN DIEGO, CA 92128**

SEAL:

REGISTERED PROFESSIONAL ENGINEER
ANDREW J KOLTAVARY
No. 26571
Exp. 03/31/16
CIVIL
STATE OF CALIFORNIA

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NUMBER:

LS-2

SHEET 2 OF 3

LEGEND

	CENTER LINE
	PROPERTY LINE
—x—x—x—x—	CHAIN-LINK FENCE
	WOOD FENCE
	EASEMENT LINE
—G— G	GAS LINE
—S— S	SEWER LINE
—W— W	WATER LINE
—T— T —T— T	TELEPHONE CABLE
	WOOD WALL
	CMU WALL
	EDGE OF PVM'T
EG	EXISTING GROUND
FD	FOUND
GUY	GUY WIRE ANCHOR
EP	EDGE OF PAVEMENT
FL	FLOW LINE
FS	FINISH SURFACE
HT	HEIGHT
NG	NATURAL GRADE
RF	ROOF GRADE
RP	RAISED PLATFORM
MB	MAIL BOX
PL	PROPERTY LINE
PP	POWER POLE
PB	PULL BOX
SSCO	SANITARY SEWAGE CLEANOUT
SS	STREET SIGN/STOP SIGN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MAN HOLE
SGN	SIGN
TC	TOP OF CURB
TB	TOP OF AC BERM
TA	TOP OF ANTENNA
UA	UNDERGROUND ACCESS
BFP	BACK FLOW PREVENTER
WM	WATER METER
WV	WATER VALVE
	EXISTING LIGHT
ELEC	EXISTING ELECTRICAL MANHOLE
POLE	EXISTING POLE
	EXISTING STREET LIGHT
	EXISTING SATELLITE DISH
	EXISTING CONDENSER
	ROOF DRAIN
	EXISTING TELE. MANHOLE
WM	EXISTING WATER METER
BP	EXISTING BACKFLOW PREVENTER
	EXISTING SIGN
	EXISTING TRAFFIC SIGNAL
	EXISTING ANTENNA
	EXISTING MICROWAVE DISH
SMH	EXISTING SEWER MANHOLE
	POWER POLE
	GUY WIRE ANCHOR
	CATCH BASIN
	FIRE HYDRANT
	VALVE (UTILITY)
	TREE
	PINE TREE
	BUSH
	PALM TREE
	EXISTING CONCRETE WALK/PATH
	EXISTING GRASS/TURF

MONUMENTS

MONUMENT FD.
(AS NOTED)

GEOGRAPHIC COORDINATES AT CENTER OF PROPOSED MONO-EUCALYPTUS

LATITUDE: 33°01'56.83"N
LONGITUDE: 117°02'55.60"W

SITE SURVEY DETAIL

NO.	DATE:	DESCRIPTION:	BY:
1	12/26/14	PRELIM	TN
2	06/24/15	FINAL	TN

T-Mobile
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FAX: (949) 387-1275

SITE INFORMATION:

SD07122

GOLF

12602 OAKS NORTH DRIVE, SAN DIEGO, CA 92128

SEAL:

REGISTERED PROFESSIONAL ENGINEER — ANDREW J KOLTAVARY — No. 26571 — Exp. 03/31/16 — CIVIL — STATE OF CALIFORNIA

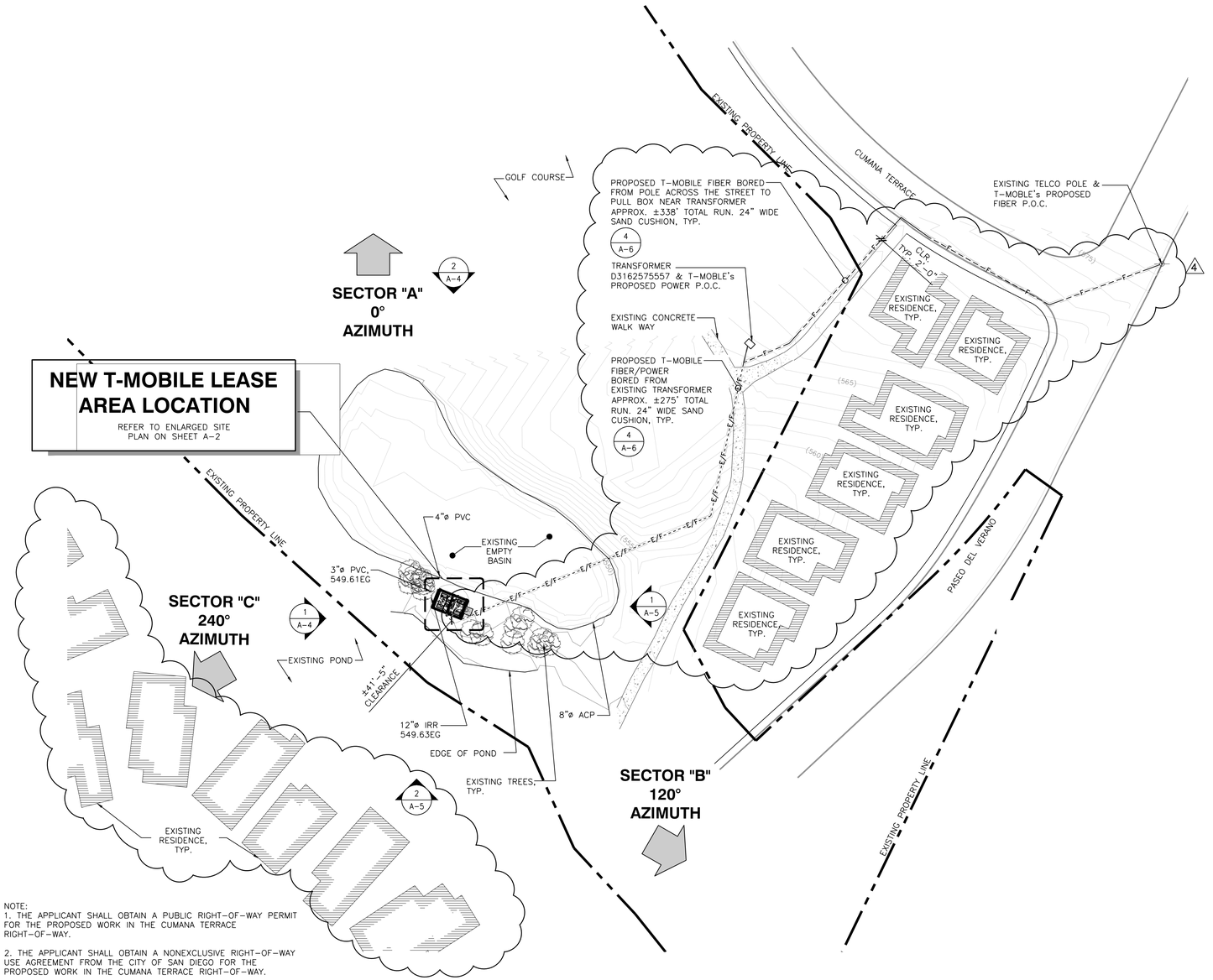
SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NUMBER:

LS-3

SHEET 3 OF 3



NOTE:
1. THE APPLICANT SHALL OBTAIN A PUBLIC RIGHT-OF-WAY PERMIT FOR THE PROPOSED WORK IN THE CUMANA TERRACE RIGHT-OF-WAY.

2. THE APPLICANT SHALL OBTAIN A NONEXCLUSIVE RIGHT-OF-WAY USE AGREEMENT FROM THE CITY OF SAN DIEGO FOR THE PROPOSED WORK IN THE CUMANA TERRACE RIGHT-OF-WAY.

3. SAN DIEGO MUNICIPAL CODE SECTION 142.0607 REPAIR AND REPLACEMENT OF PUBLIC FACILITIES. WHERE IN THE COURSE OF DEVELOPMENT OF PRIVATE PROPERTY, PUBLIC FACILITIES ARE DAMAGED OR REMOVED THE PROPERTY OWNER SHALL, AT NO COST TO THE CITY, REPAIR OR REPLACE THE PUBLIC FACILITY TO THE SATISFACTION OF THE CITY ENGINEER.

LETTER OF AUTHORIZATION

June 6, 2014

To: City of San Diego
Development Services Department
1222 First Ave, MS 501
San Diego, CA 92101

RE: Letter of Authorization for Obtaining Land Use Entitlements
T-Mobile Site SD07122B Oaks North Golf Course
APN: 273-090-68-00

Oaks North Associates, L.P., owner of the property located at 12602 Oaks North Dr., San Diego, CA 92128 (the "Subject Property"), hereby authorizes Smartlink, LLC, its employees, agents and contractors, to obtain all documents and approvals necessary to obtain required land use entitlements on T-Mobile's behalf for the T-Mobile cell site located at the Subject Property.

Regards,

Oaks North Associates, L.P.
a Delaware limited partnership
By: BCR Management, Inc.
a California corporation
Its Managing General Partner

By: _____
Paul L. Reed, President

Date: 6.4.15

N

SITE PLAN

0 20' 40' | SCALE: 1"=40' | 1

T-Mobile
Stick Together®
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NO.	DATE:	DESCRIPTION:	BY:
1	01/29/15	90% ZONING	FS
2	05/27/15	100% ZONING	AE
3	08/04/15	PC COMMENTS	DP
4	01/08/16	PC COMMENTS	AE
5	06/14/16	INCORPORATE TOWER DRAWINGS	JY

SITE INFORMATION:

SD07122B

NORTH OAKS GOLF COURSE

12602 OAKS NORTH DRIVE
SAN DIEGO CA, 92128

SEAL:

SHEET TITLE:

BOUNDARY PLAN / LETTER OF AUTHORIZATION

SHEET NUMBER:

A-1

NOTE:
THE PROPOSED EQUIPMENT ENCLOSURE WILL NOT BLOCK OR ALTER THE EXISTING DRAINAGE PATTERN.
CUT & FILL TOTAL FOR PROPOSED CONSTRUCTION
FILL = 0 CU. YD. / CUT = 13 CU. YD.
IMPORT = 0 CU. YD. / EXPORT = 13 CU. YD.
3

NOTE:
1. THE PROPOSED MONOEUCALYPTUS LOCATION WILL NOT BLOCK OR ALTER THE EXISTING DRAINAGE PATTERN.

2. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.

3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX G OF THE CITY'S STORM WATER STANDARDS.

4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRICTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

BENCH MARK:
OAKS NORTH DRIVE /POMERADO RD.
NORTHIN: 3162, EASTING: 17520,
ELEVATION: 496.923, COMMENTS: NEBP

EXISTING EMPTY BASIN

SECTOR "A"
0°
AZIMUTH
(UMTS, LTE)

EXISTING TREE TO BE TRIMMED, AS REQUIRED. REFER TO LANDSCAPE SHEET L-1 FOR HEIGHTS AND CALIPER SIZES, TYP.
4

PROPOSED T-MOBILE EQUIPMENT AREA
REFER TO SHEET A-3 FOR MORE INFORMATION

SECTOR "C"
240°
AZIMUTH
(UMTS, LTE)

±7'-5"
21'-0"
20'-0"
6'-11"
2'-0"
5'-0"
13'-0"
18'-6"
5'-4"
±12'-2"

PROPOSED T-MOBILE FIBER/POWER BORED FROM EXISTING TRANSFORMER APPROX. ±275' TOTAL RUN.

DRIPLINE OF PROPOSED MONOEUCALYPTUS.

NEW T-MOBILE 8'-0" HIGH STUCCO FINISH CMU WALL EQUIPMENT ENCLOSURE WITH WOOD TRELLIS TOPPER. WOOD TRELLIS FRAME NOT SHOWN FOR CLARITY.

NEW T-MOBILE 60'-0" MONOEUCALYPTUS. REFER TO TOWER DRAWINGS.

EDGE OF POND

EXISTING POND

SECTOR "B"
120°
AZIMUTH
(UMTS, LTE)

EXISTING TREE TO BE TRIMMED, AS REQUIRED. REFER TO LANDSCAPE SHEET L-1 FOR HEIGHTS AND CALIPER SIZES, TYP.

EXISTING TREES TO REMAIN. REFER TO LANDSCAPE SHEET L-1 FOR HEIGHTS AND CALIPER SIZES, TYP.
4

N

Lessee's Certificate
Standard Wireless Facility Project
for Post Construction BMPs

I / we the undersigned as Lessee(s) of the property described as
12602 Oaks North Dr., San Diego, CA 92128 ;
(Address or legal description)

understand that in accordance with the San Diego Municipal Code, Land Development Manual - Storm Water Standards, this project is required to "Identify Pollutants from the Project Area" and incorporate "Site Design" and "Source Control" BMPs.

I/We certify to the best of my knowledge, pollutants anticipated by the proposed land use are as follows:

- Sediments
- Nutrients
- Trash & debris
- Oxygen Demanding Substance
- Oil & Grease
- Bacteria & Viruses
- Pesticides

I/We will incorporate the following into the site design -

- Maintain pre-development runoff characteristics
- Minimize impervious foot print by constructing walkways, patios and driveways with permeable surfaces.
- Conserve natural areas
- Use natural drainage systems as opposed to lined swales or underground drainage systems
- Drain roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system.
- Preserve existing native trees and shrubs
- Protect all slopes from erosion

Additionally I/we will;

- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design - incorporating rain shutoff devices and flow reducers

I/we will maintain the above Standard Permanent BMPs, for the duration of the lease.

Lessee Adam Stone (print name) — Company Name Vendor for T-Mobile West LLC

Lessee _____ — Date 7/21/2015

ENLARGED SITE PLAN

0 2' 4' — SCALE: 1/4"=1'-0" — 1

T-Mobile
Stick Together®
10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121

PLANS PREPARED BY:
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CONSULTANT:
smartlink
18301 VON KARMAN AVENUE
SUITE. 910
IRVINE, CA 92612
PHONE: (949) 387-1265
FAX: (949) 387-1275

NO.	DATE:	DESCRIPTION:	BY:
1	01/29/15	90% ZONING	FS
2	05/27/15	100% ZONING	AE
3	08/04/15	PC COMMENTS	DP
4	01/08/16	PC COMMENTS	AE
5	06/14/16	INCORPORATE TOWER DRAWINGS	JY

SITE INFORMATION:

SD07122B

NORTH OAKS GOLF COURSE

12602 OAKS NORTH DRIVE
SAN DIEGO CA, 92128

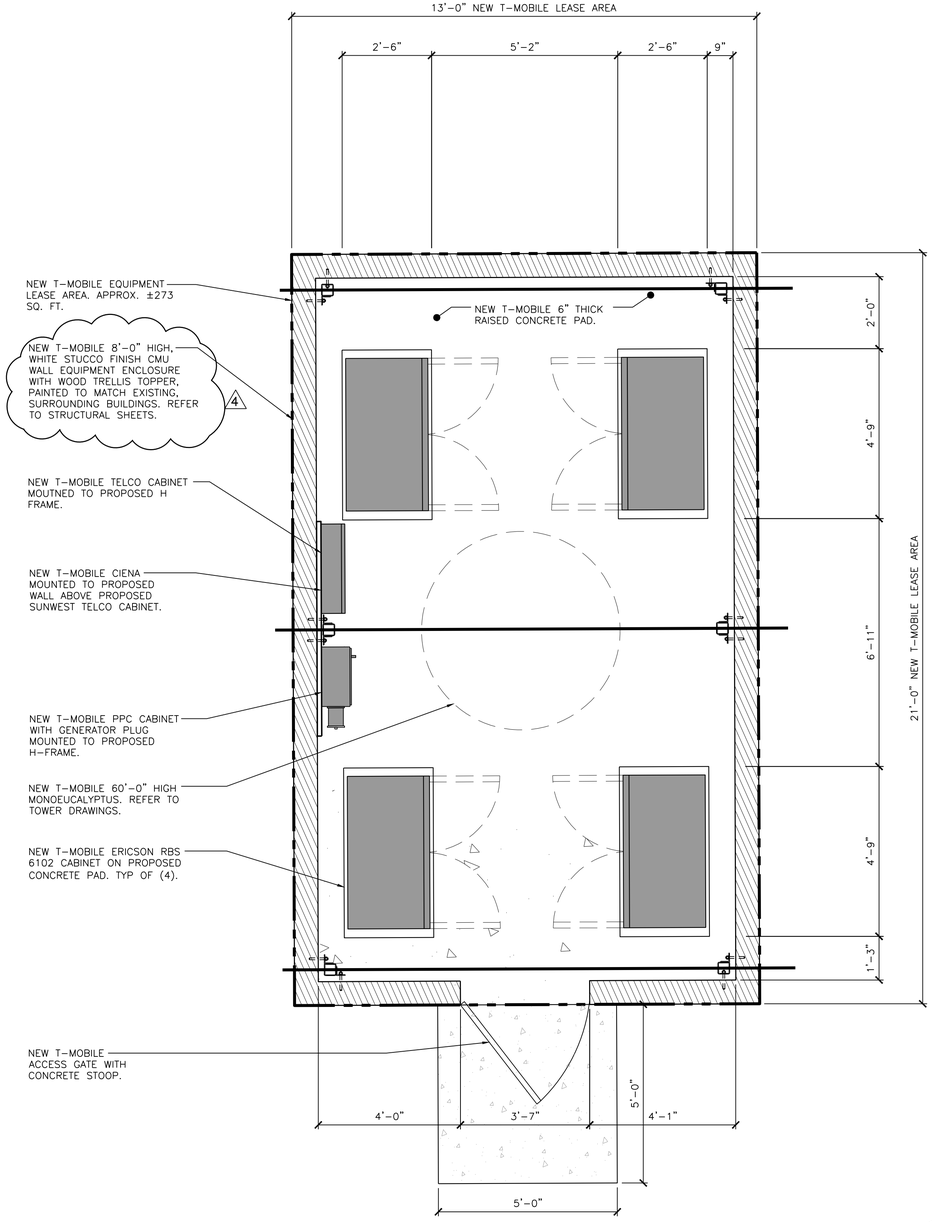
SEAL:

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

A-2



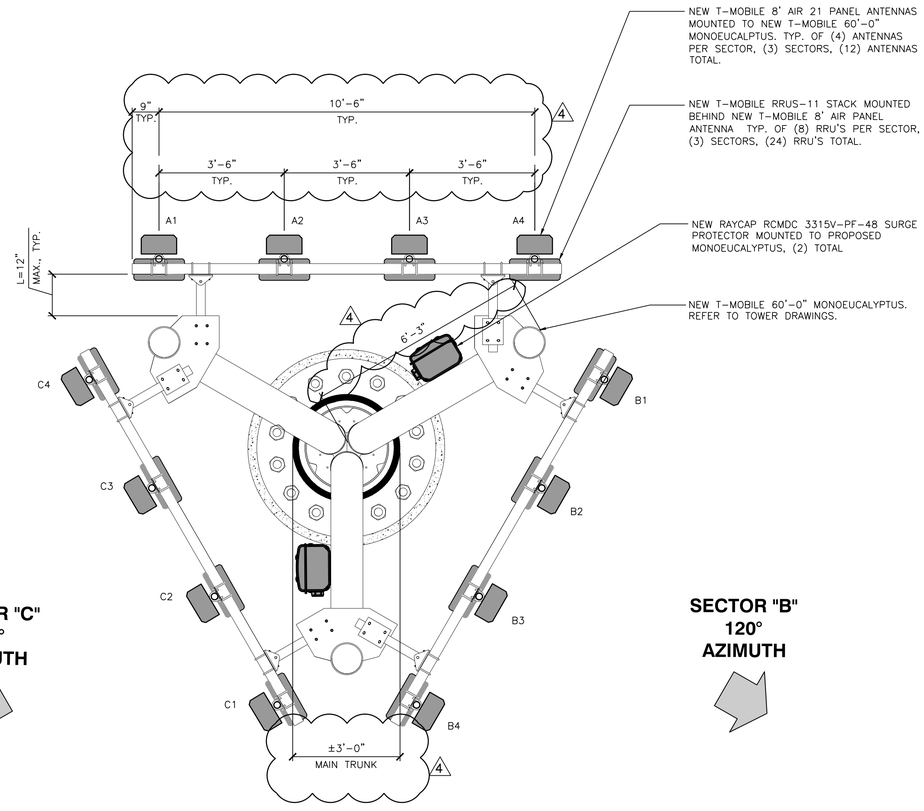
NOTE:
MONOEUCALYPTUS NOT SHOWN FOR CLARITY

N

EQUIPMENT LAYOUT PLAN

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

SECTOR "A"
0°
AZIMUTH



SECTOR "C"
240°
AZIMUTH

SECTOR "B"
120°
AZIMUTH

NOTE:
1. BRANCHES NOT SHOWN FOR CLARITY.
2. MONOEUCALYPTUS TO INCLUDE A MINIMUM OF 3 BRANCHES PER FOOT.
3. ALL ANTENNAS AND APPURTENANCES TO BE COVERED WITH ANTENNA SOCKS.
4

N

ANTENNA LAYOUT PLAN

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

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NO.	DATE:	DESCRIPTION:	BY:
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2	05/27/15	100% ZONING	AE
3	08/04/15	PC COMMENTS	DP
4	01/08/16	PC COMMENTS	AE
5	06/14/16	INCORPORATE TOWER DRAWINGS	JY

SITE INFORMATION:

SD07122B

NORTH OAKS GOLF COURSE

12602 OAKS NORTH DRIVE
SAN DIEGO CA, 92128

SEAL:

SHEET TITLE:

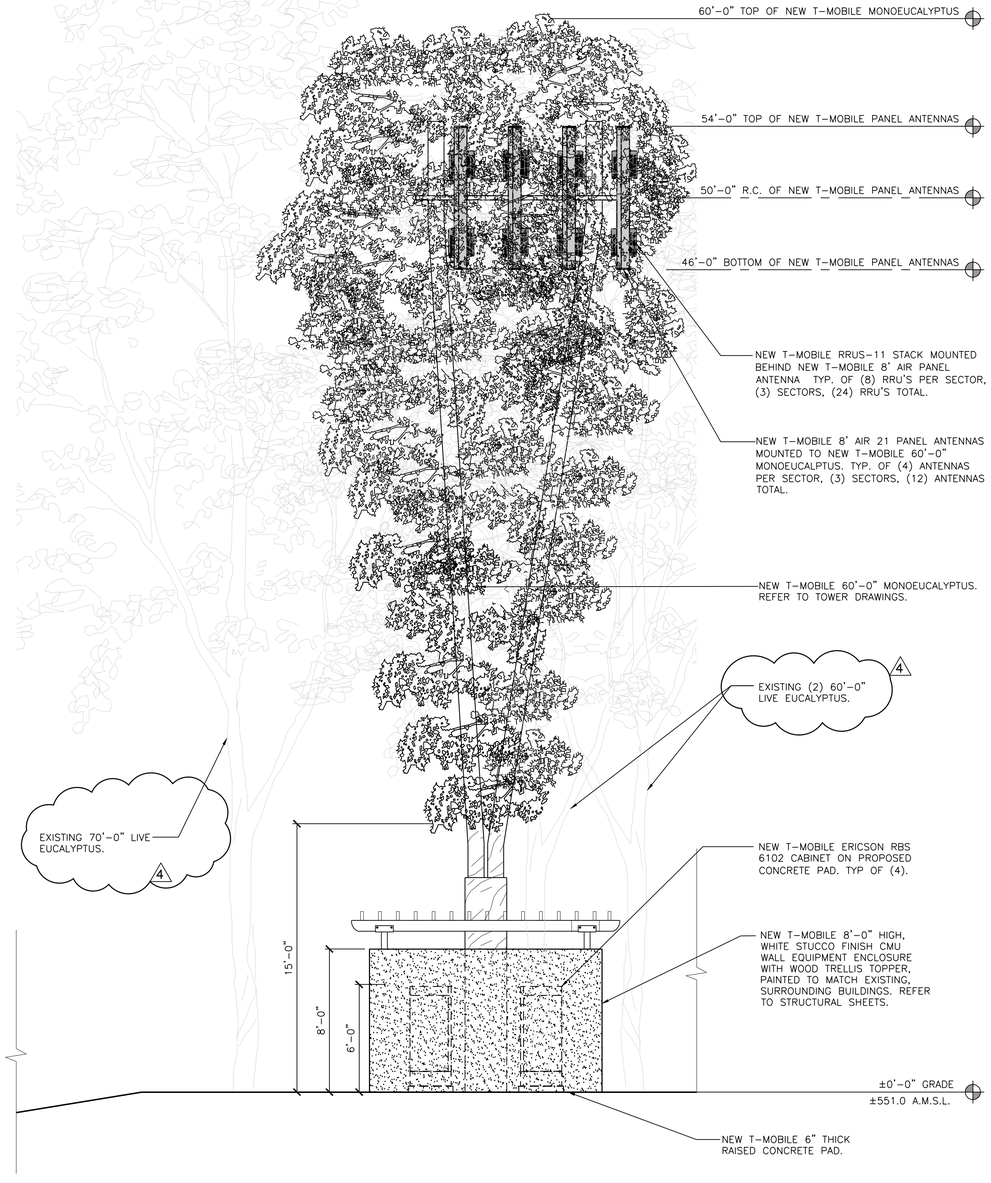
EQUIPMENT AND ANTENNA LAYOUT PLANS

SHEET NUMBER:

A-3

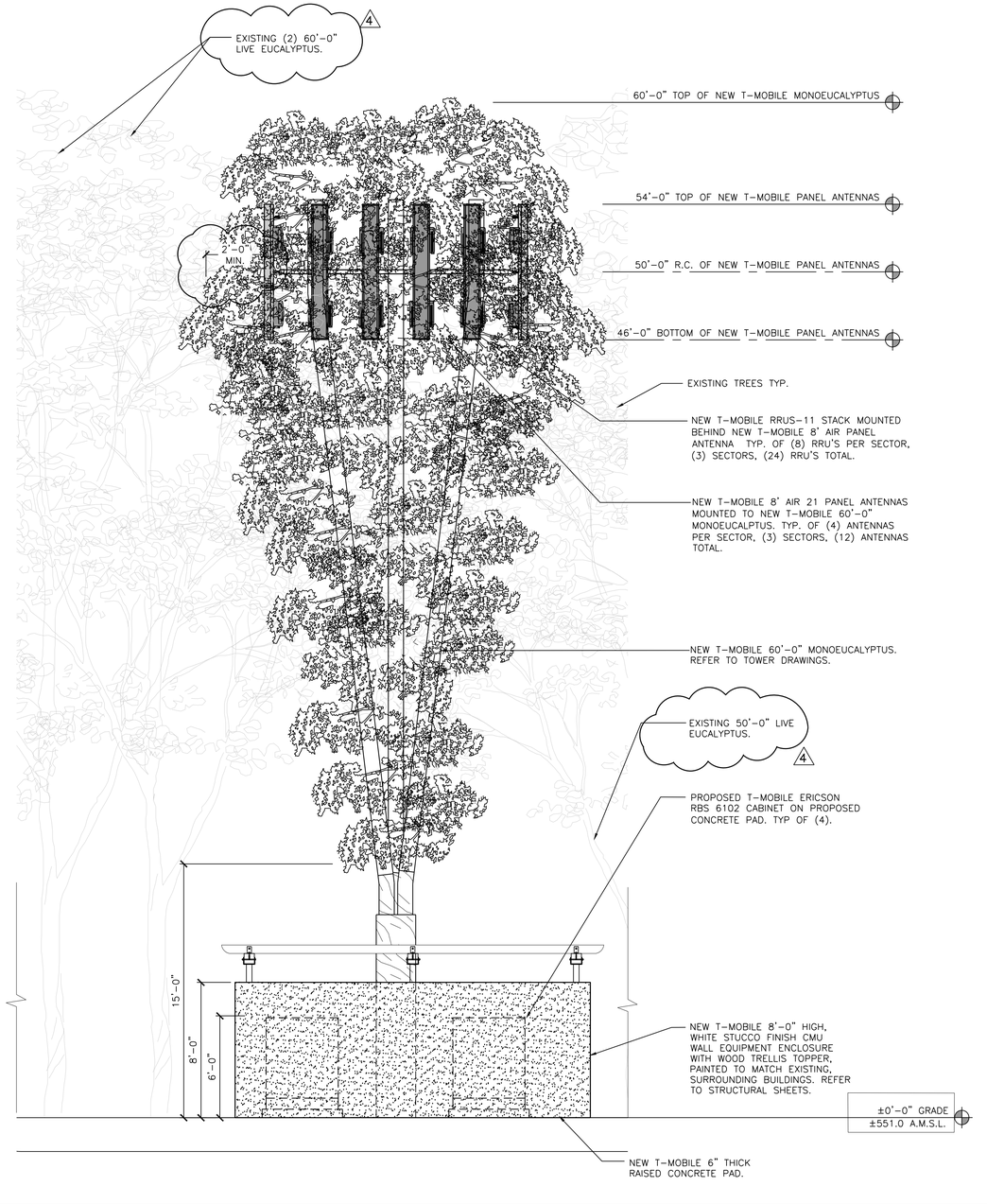
NOTE:
1. MONOEUCALYPTUS TO INCLUDE A MINIMUM OF 3 BRANCHES PER FOOT.
2. ALL ANTENNAS AND APPURTENANCES TO BE COVERED WITH ANTENNA SOCKS.
3. ALL BRANCHES AT ANTENNA LEVEL WILL EXTEND A MINIMUM OF 24" BEYOND THE VERTICAL FACE OF EACH ANTENNA. 4

SECTOR "C"
240°
AZIMUTH



WEST ELEVATION | 0 2' 4' | SCALE: 1/4"=1'-0" | 1

SECTOR "A"
0°
AZIMUTH



NORTH ELEVATION | 0 2' 4' | SCALE: 1/4"=1'-0" | 2

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NO.	DATE:	DESCRIPTION:	BY:
1	01/29/15	90% ZONING	FS
2	05/27/15	100% ZONING	AE
3	08/04/15	PC COMMENTS	DP
4	01/08/16	PC COMMENTS	AE
5	06/14/16	INCORPORATE TOWER DRAWINGS	JY

SITE INFORMATION:

SD07122B

NORTH OAKS GOLF COURSE

12602 OAKS NORTH DRIVE
SAN DIEGO CA, 92128

SEAL:

SHEET TITLE:

ARCHITECTURAL ELEVATIONS

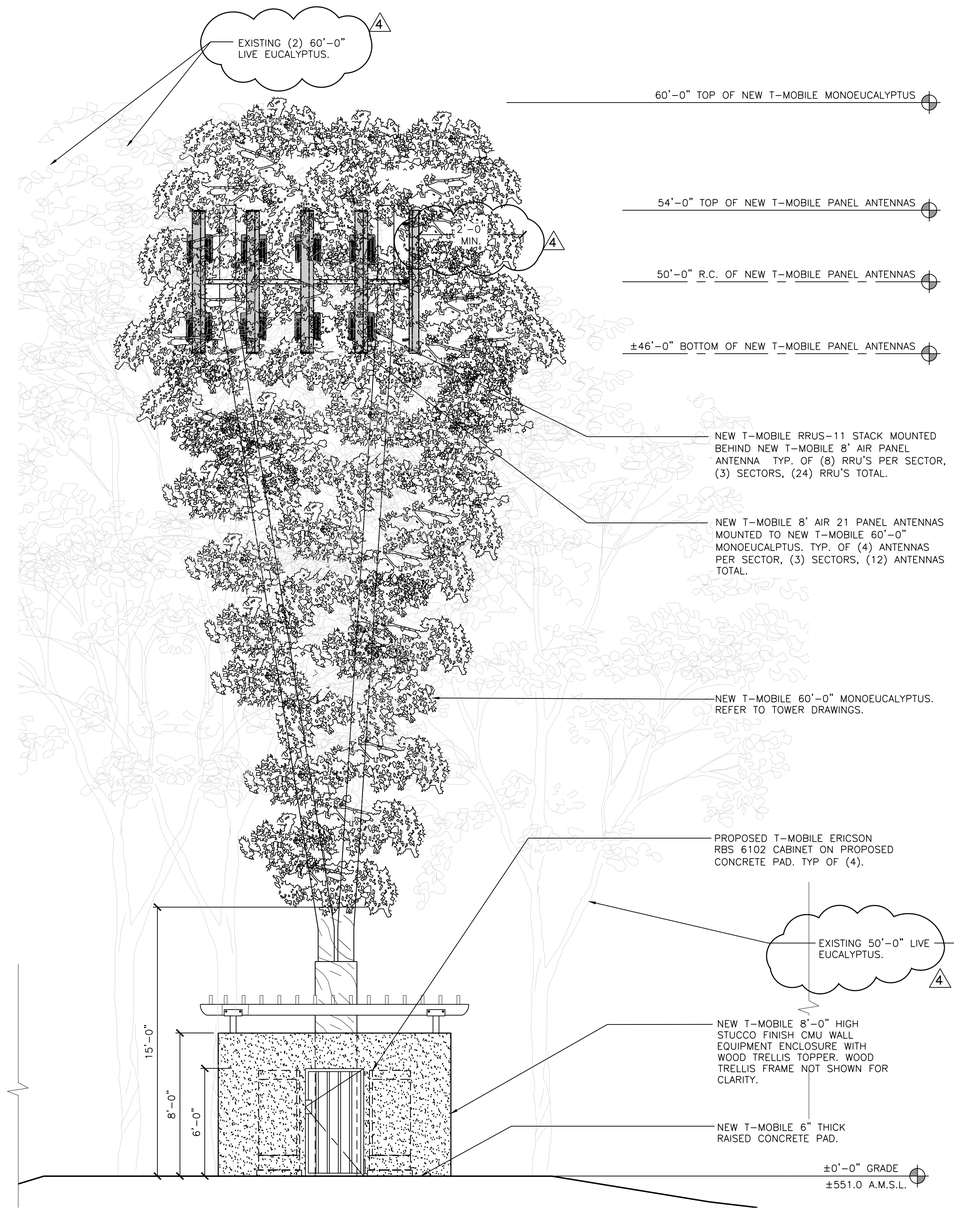
SHEET NUMBER:

A-4

NOTE:
1. MONOEUCALYPTUS TO INCLUDE A MINIMUM OF 3 BRANCHES PER FOOT.
2. ALL ANTENNAS AND APPURTENANCES TO BE COVERED WITH ANTENNA SOCKS.
3. ALL BRANCHES AT ANTENNA LEVEL WILL EXTEND A MINIMUM OF 24" BEYOND THE VERTICAL FACE OF EACH ANTENNA.

4

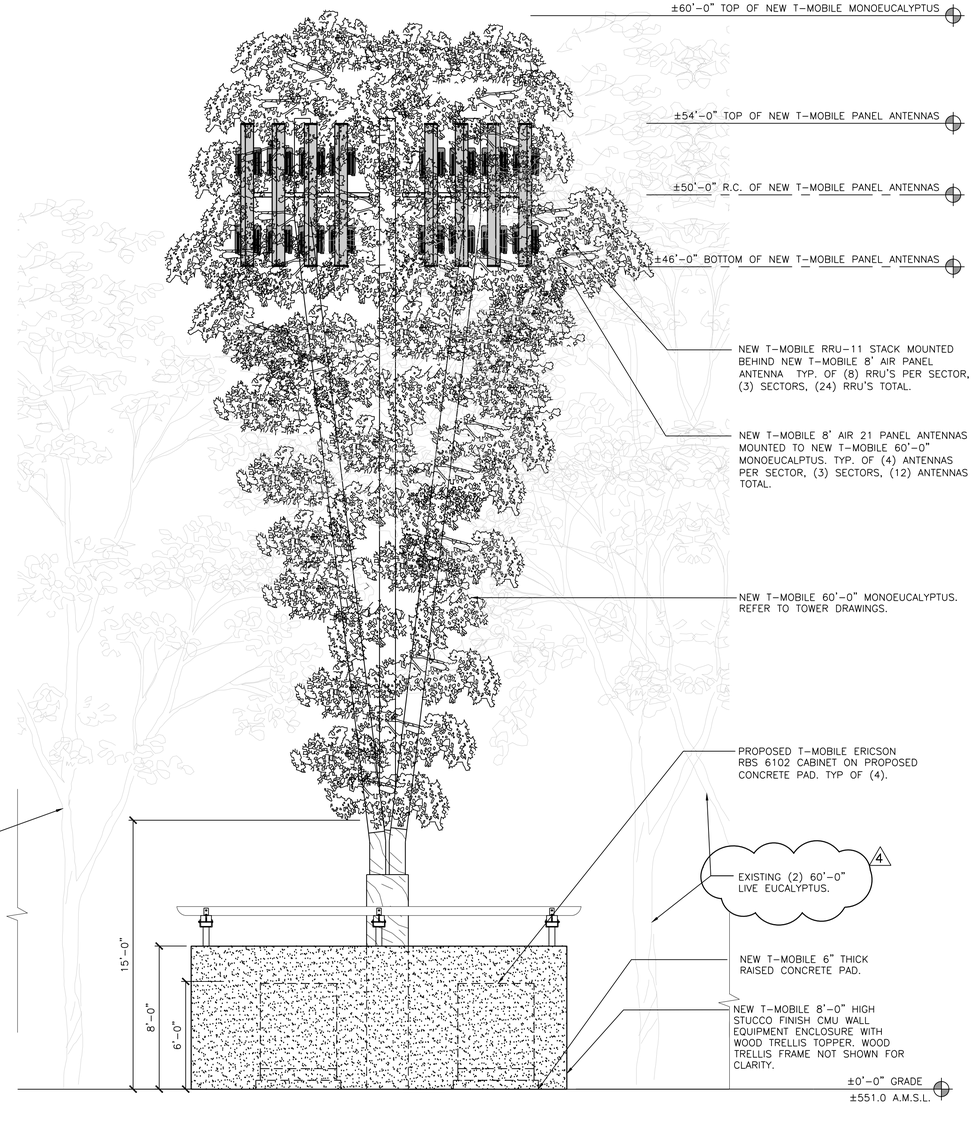
SECTOR "B"
120°
AZIMUTH



EAST ELEVATION — SCALE: 1/4"=1'-0" — 1

SECTOR "C"
240°
AZIMUTH

SECTOR "B"
120°
AZIMUTH



SOUTH ELEVATION — SCALE: 1/4"=1'-0" — 2

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NO.	DATE:	DESCRIPTION:	BY:
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3	08/04/15	PC COMMENTS	DP
4	01/08/16	PC COMMENTS	AE
5	06/14/16	INCORPORATE TOWER DRAWINGS	JY

SITE INFORMATION:

SD07122B

NORTH OAKS GOLF COURSE

12602 OAKS NORTH DRIVE
SAN DIEGO CA, 92128

SEAL:

SHEET TITLE:

ARCHITECTURAL ELEVATIONS

SHEET NUMBER:

A-5

T-Mobile
Stick Together
10509 VISTA SORRENTO PARKWAY
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4	01/08/16	PC COMMENTS	AE
5	06/14/16	INCORPORATE TOWER DRAWINGS	JY

SITE INFORMATION:

SD07122B

NORTH OAKS GOLF COURSE

12602 OAKS NORTH DRIVE
SAN DIEGO CA, 92128

SEAL:

SHEET TITLE:

ARCHITECTURAL DETAILS

SHEET NUMBER:

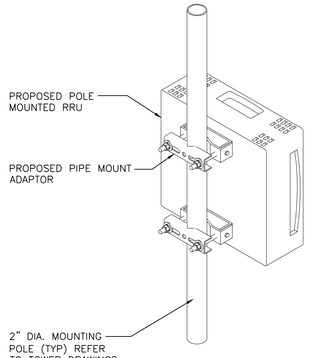
A-6

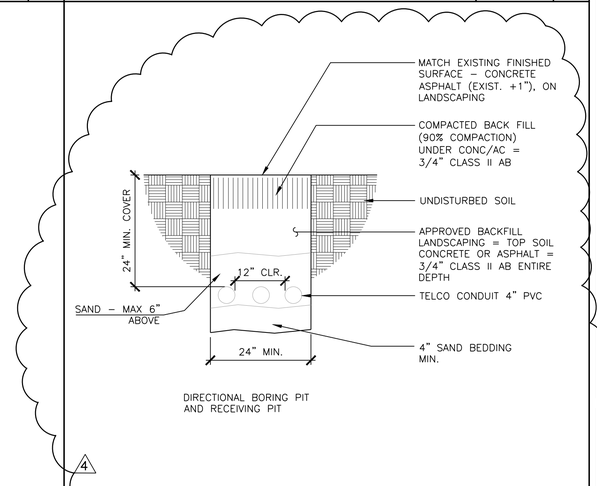
SCALE: N.T.S. **11**

SCALE: N.T.S. **10**

SCALE: N.T.S. **9**

SCALE: N.T.S. **8**





SCALE: N.T.S. **7**

SCALE: N.T.S. **6**

RRUS PIPE MOUNTING

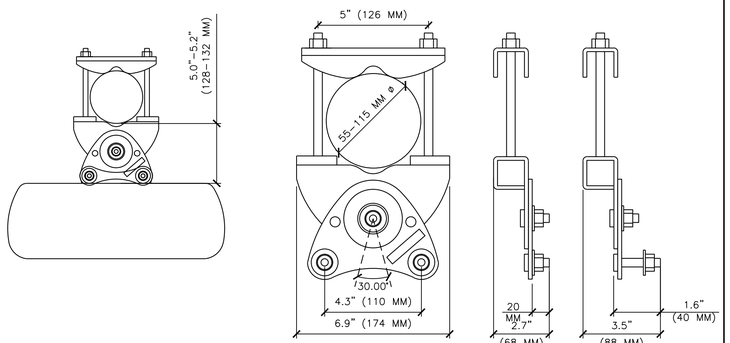
SCALE: N.T.S. **5**

UTILITY BORING PIT

SCALE: N.T.S. **4**

NOTE: REFER TO TOWER DRAWINGS FOR MOUNTING SPECIFIC TO MONOEUCALYPTUS.

TYPE NO.	85010070
NAME	AIR CLAMP KIT 55–115 MM
STATUS	BESTELLT
VIEW	
SUITABLE FOR MAST DIAMETER	55–115 MM
ANTENNA – MAST DISTANCE F	128–132 MM
NUMBER OF PIECES	2 PIECES
MATERIAL – CLAMP	HOT-DIP GALVANIZED STEEL
–SCREWS	HOT-DIP GALVANIZED STEEL /STAINLESS STEEL
–NUTS	STAINLESS STEEL
TYPE NO.	4,3 KG

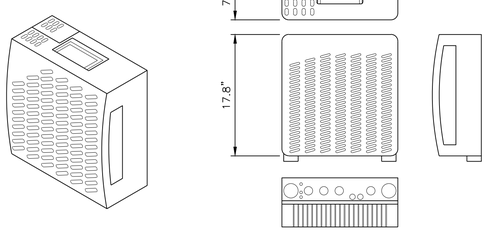


ANTENNA MOUNTING (8'-0" AIR21)

SCALE: N.T.S. **3**

ERICSSON RRUS-11

DIMENSIONS, WxDxH:	431x184x452mm (17"x7.2"x17.8")
POWER CONSUMTION:	200 WATTS
TOTAL WEIGHT:	55 lbs
TEMPERATURE:	–40° TO 55° C



RRUS-11 DETAIL

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

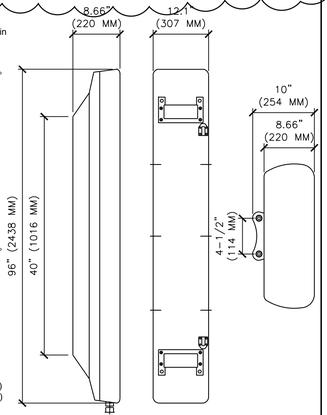
Radio: Active frequency band: Band 4 (1710-1755 / 2110-2155 MHz) Downlink EIRP in bore sight direction for the active band: 2x62 dBm
Nominal half power beam-width azimuth: 65°
Nominal half power beam-width, elevation: 7.5°
Remote electrical tilt: -2° to -12°
MIMO: 2x2 MIMO for DL, 4 RX branches to be used for diversity/beam-steering / MIMO
Instantaneous bandwidth: 20MHz
Capacity (single standard per sector):
Up to 4 carriers WCDMA with 2 x 2 DL MIMO
Up to 20 MHz LTE with 2 x 2 DL MIMO
Multi-RAT capacity: Single standard or two simultaneous standards (Capacity above is reduced for multi-RAT)

Passive Antenna: Frequency band: 698 - 894 MHz
Bore-sight antenna gain: 16.5 dBi
Nominal half power beam-width azimuth: 67°
Nominal half power beam-width, elevation: 9.2°
Remote electrical tilt: -2° to -10°, according to AISC 2.0 superimposed on RF signal

Mechanical: Weight: 55kg (121lb)
Size (H x W x D): 2438mm x 307mm x220 mm (96" x 12.1" x 8.66")
Wind load (frontal/lateral/rear-side): 1100 N / 370 N / 1300 N

Interfaces: AIR - DU: ATA 1, Data 2 CPRI links (SFP modules with LC socket + flanges that match protective cover TYCO C20611458)
Power: -48 V DC (TYCO/Ericsson RPT 447 04)
Passive antenna: TX/RX 1, TX/RX 2. RF connectors (7-1/6 female)

Supporting Base-band:
RBS 6601 or 6301: One or two units depending on configuration.



8' AIR21-ANTENNA DETAIL

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

PLANTING LEGEND

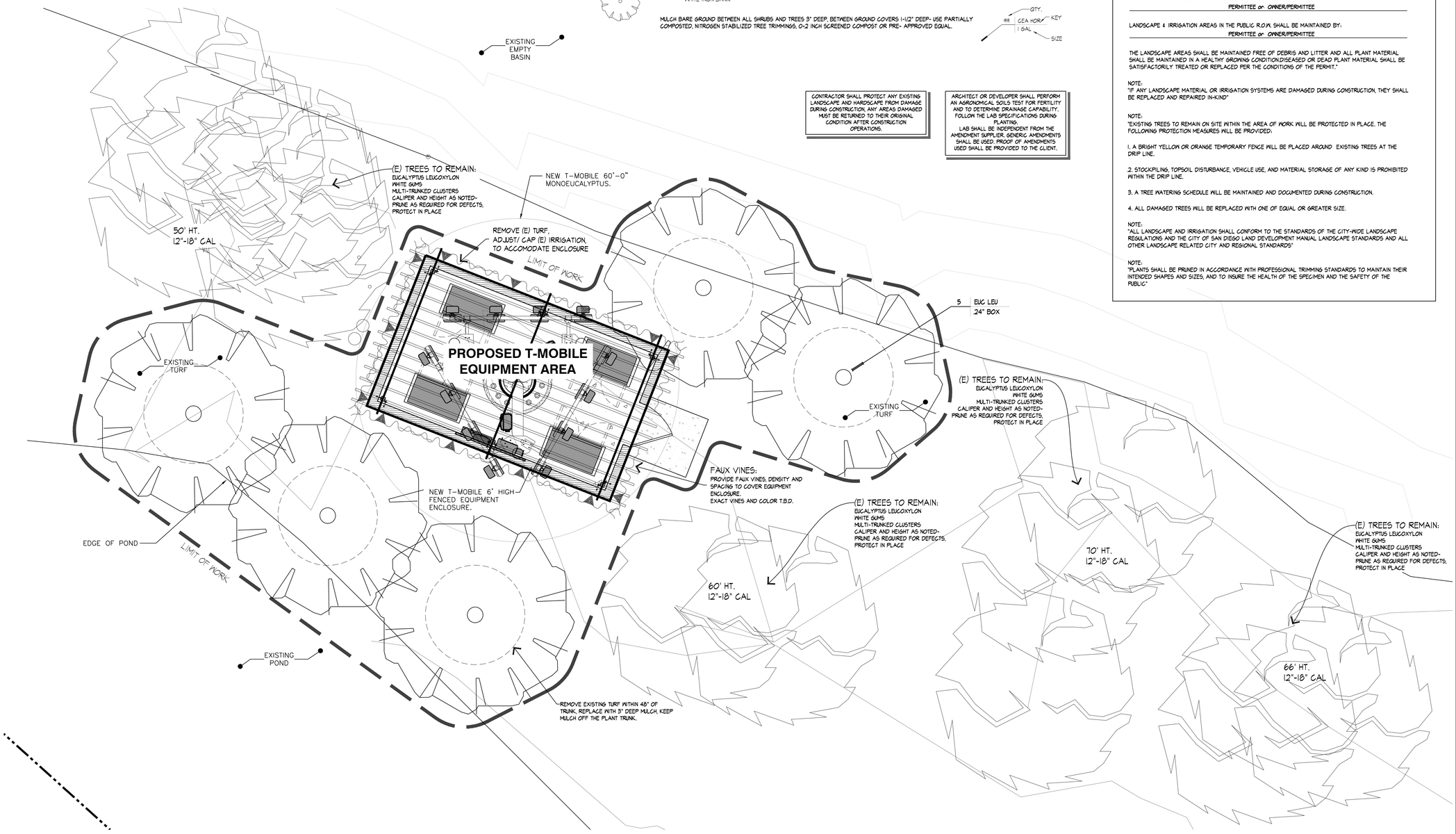
SYMBOL	KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE	QTY.	DETAIL	MATURE (20YR.) H x W	MAINTAIN TO: H x W	WUCOLS REGION
	EXI EUC	EUCALYPTUS LEUCADENDRA WHITE IRON-BARK	EXISTING TREES, HEIGHT AND CALIPER NOTED ON PLAN.	VARIES	4		60'x30' +/-	SAME	3-L
	EUC LEU	EUCALYPTUS LEUCOXYLON WHITE IRON BARK		24" BOX	5	J	60'x30'	45-50'x30'	3-L

MULCH BARE GROUND BETWEEN ALL SHRUBS AND TREES 3" DEEP, BETWEEN GROUND COVERS 1-1/2" DEEP- USE PARTIALLY COMPOSTED, NITROGEN STABILIZED TREE TRIMMINGS, 0-2 INCH SCREENED COMPOST OR PRE- APPROVED EQUAL.

QTY. / KEY / SIZE

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

ARCHITECT OR DEVELOPER SHALL PERFORM AN AGRONOMICAL SOILS TEST FOR FERTILITY AND TO DETERMINE DRAINAGE CAPABILITY. FOLLOW THE LAB SPECIFICATIONS DURING PLANTING.
LAB SHALL BE INDEPENDENT FROM THE AMENDMENT SUPPLIER. GENERIC AMENDMENTS SHALL BE USED. PROOF OF AMENDMENTS USED SHALL BE PROVIDED TO THE CLIENT.



CITY NOTES

NOTE:
SINCE IT IS THE CASE THAT NO LIVE PLANTING IS PROPOSED, NO ADDITIONAL IRRIGATION WILL BE PROVIDED.

IRRIGATION-THE EXISTING IRRIGATION WILL BE CAPPED AND/OR RE-ROUTED TO ACCOMODATE THE PROPOSED ENCLOSURE.

MAINTENANCE:
"ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY:
PERMITTEE or OWNER/PERMITTEE

LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC R.O.W. SHALL BE MAINTAINED BY:
PERMITTEE or OWNER/PERMITTEE

THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION.DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT."

NOTE:
"IF ANY LANDSCAPE MATERIAL OR IRRIGATION SYSTEMS ARE DAMAGED DURING CONSTRUCTION, THEY SHALL BE REPLACED AND REPAIRED IN-KIND"

NOTE:
"EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:

1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.

2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.

3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.

4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

NOTE:
"ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS"

NOTE:
"PLANTS SHALL BE PRUNED IN ACCORDANCE WITH PROFESSIONAL TRIMMING STANDARDS TO MAINTAIN THEIR INTENDED SHAPES AND SIZES, AND TO INSURE THE HEALTH OF THE SPECIMEN AND THE SAFETY OF THE PUBLIC"

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N

LANDSCAPE DEVELOPMENT PLAN- PLANTING

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

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10509 VISTA SORRENTO PARKWAY
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18301 VON KARMAN AVENUE
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NO.	DATE:	DESCRIPTION:	BY:
1	01/29/15	90% ZONING	FS
2	05/27/15	100% ZONING	AE
3	08/04/15	PC COMMENTS	DP

SITE INFORMATION:

SD07122

NORTH OAKS GOLF COURSE

12602 OAKS NORTH DRIVE
SAN DIEGO CA, 92128

SEAL:

LICENSED LANDSCAPE ARCHITECT
DAVID M. MIERTSCHIN 3652
RENEWAL DATE
JULY 31, 2017
DATE
4-27-16
STATE OF CALIFORNIA

SHEET TITLE:

LANDSCAPE DEVELOPMENT PLAN- PLANTING

SHEET NUMBER:

L-1

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

CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND REGULATING SOIL MOISTURE CONTENT AND DRAINAGE UNTIL THE END OF CONTRACTED MAINTENANCE RESPONSIBILITY.

GENERAL WATERING GUIDELINE AS FOLLOWS:
WARM WEATHER- FILL BASIN 2X/ WEEK
COOL WEATHER- FILL BASIN 1X/ WEEK

CONTRACTOR SHALL CHECK SOIL MOISTURE AT LEAST WEEKLY WITH MOISTURE PROBE. SAMPLE THE ROOTBALL AND SURROUNDING SOIL. SOIL SHOULD BE MOIST THROUGHOUT THE SOIL PROFILE.
THE ROOTBALL MUST NOT BE ALLOWED TO DRY OUT OR BE ALLOWED TO SIT IN STANDING WATER- EVER. ADJUST WATERING SCHEDULE BASED UPON RESULTS

NOTES FOR MODIFYING EXISTING SYSTEMS

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

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

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

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

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

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

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

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

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

IRRIGATION LEGEND

EQUIPMENT

SYMBOL	DESCRIPTION	REMARKS	DETAIL
M	EXISTING WATER METER AND SERVICE LINE (VERIFY SIZES AND FUNCTION IN THE FIELD)		---
	FEBCO MODEL 710/715 BRASS ATMOSPHERIC BACKFLOW PREVENTER. INSTALL PER CODE ABOVE HIGHEST OUTLET -USE NEW BACKFLOW ONLY IF EXISTING SYSTEM HAS NONE.		C
	NIBCO T580A BALL VALVE (LINE SIZE)		B
R	RAIN BIRD XCZF-PRF SERIES CONTROL ZONE ASSEMBLY WITH REMOTE CONTROL LOW FLOW DVF VALVES AND PRF PRESSURE REGULATING FILTER. INSTALL IN SHRUB BEDS WHEREVER POSSIBLE IN RECTANGULAR VALVE BOX.		D
R	DIG-LEIT 400 AMBIENT LIGHT CONTROLLER (4 STATION) POLE MOUNTED INSTALL HUNTER MINI-CLIK RAIN SHUT OFF AND MOISTURE SENSORS. RAIN SHUT-OFF TO HAVE CLEAR VIEW OF SKY		A, G
AV	AIR RELIEF VALVE--INSTALL ONE AT EACH SYSTEM/ VALVE AT HIGH POINT(S) IN ROUND LOCKING VALVE BOX WITH GRAVEL		I
V	FLUSH VALVE-INSTALL AT LEAST ONCE AT EACH SYSTEM/ VALVE AT ENDS OF LINES AND FARTHEST FROM SOURCE, PLACE IN ROUND LOCKING VALVE BOX WITH GRAVEL AND EXTRA LENGTH OF BLANK TUBING		J
*	IRROMETER MOISTURE SENSORS-INSTALL A PAIR AT EACH HYDROZONE AT DRIEST REPRESENTATIVE AREA. SPLICE WIRING INSIDE 6" ROUND LOCKING VALVE BOX LOCATED NO MORE THAN 2'-3" FROM SENSORS. PLACE SENSORS WITHIN "ACTIVE" ROOT ZONE. PLACE AND INSTALL PER MANUFACTURER'S RECOMMENDATION.		H
	PVC WATER PIPE CL. 315 (MAINLINE 2" AND LARGER) PVC WATER PIPE SCH. 40 (MAINLINE 1-1/2" AND SMALLER)		---
	PVC WATER PIPE CL. 200 3/4"-1-1/2" (LATERALS)		
	PVC PIPE/SLEEVE SCH. 40 - 2" MIN. OR 2X DIA. OF PIPE OR WIRE BUNDLE. INSTALL WHERE SHOWN AND ALL STREET OR DRIVE CROSSINGS		---

ALL IRRIGATION PIPING SHALL BE 3/4" SIZE UNLESS NOTED OTHERWISE

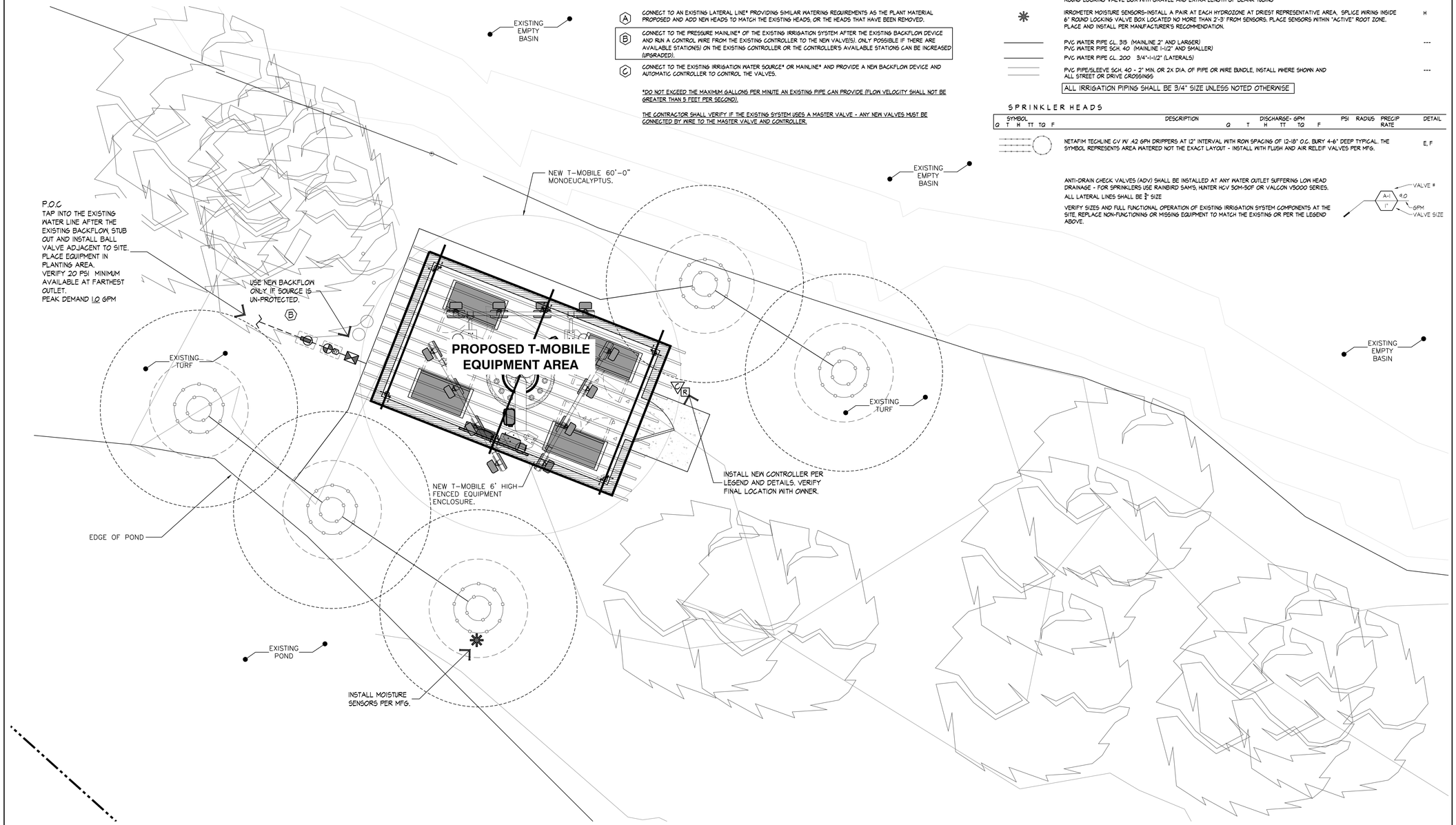
SPRINKLER HEADS

SYMBOL Q	T	H	TT	TQ	F	DESCRIPTION	Q	T	H	TT	TQ	F	PSI	RADIUS	PRECIP RATE	DETAIL
						NETAFIM TECHLINE CV W/ 42 GPH DRIPPERS AT 12" INTERVAL WITH ROW SPACING OF 12-18" O.C. BURY 4-6" DEEP TYPICAL. THE SYMBOL REPRESENTS AREA WATERED NOT THE EXACT LAYOUT - INSTALL WITH FLUSH AND AIR RELEIF VALVES PER MFG.									E, F

ANTI-DRAIN CHECK VALVES (ADV) SHALL BE INSTALLED AT ANY WATER OUTLET SUFFERING LOW HEAD DRAINAGE - FOR SPRINKLERS USE RAINBIRD 5AM'S, HUNTER HCV 50M-50F OR VALCON V5000 SERIES.

ALL LATERAL LINES SHALL BE ¾" SIZE

VERIFY SIZES AND FULL FUNCTIONAL OPERATION OF EXISTING IRRIGATION SYSTEM COMPONENTS AT THE SITE. REPLACE NON-FUNCTIONING OR MISSING EQUIPMENT TO MATCH THE EXISTING OR PER THE LEGEND ABOVE.



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LANDSCAPE DEVELOPMENT PLAN- IRRIGATION

0 2' 4'

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

1

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SD07122

NORTH OAKS GOLF COURSE

12602 OAKS NORTH DRIVE
SAN DIEGO CA, 92128

SEAL:

LICENSED LANDSCAPE ARCHITECT
DAVID M MIERTSCHIN
No. 5654
11-30-2017
4-27-16
STATE OF CALIFORNIA

SHEET TITLE:

LANDSCAPE DEVELOPMENT PLAN- IRRIGATION

SHEET NUMBER:

L-2

MAINTENANCE

I. GENERAL

THE OWNER OR LESSEE WILL ENGAGE A MAINTENACE CONTRACTOR FOR THE MAINTENANCE OF THE SITE LANDSCAPE FOR THE LIFE OF THE LEASE.

MAINTENANCE CONTRACTOR SHALL FURNISH ALL SUPERVISION, LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETE MAINTENANCE OF ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS SHALL BE WATERED AS NECESSARY FOR THE PROPER DEVELOPMENT AND MAINTENANCE OF THE VEGETATION.

PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS CONDITION. IRRIGATION AND DRAINAGE SYSTEMS KEPT IN GOOD WORKING ORDER, AND THE GENERAL SITE KEPT CLEAN AND WEED FREE.

MAINTENANCE CONTRACTOR SHALL ROUTINELY CHECK FOR BLOCKED DRAIN INLETS, AND KEEP SWALES FREE OF LEAVES AND OTHER DEBRIS.

ALL LITTER AND TRASH INCLUDING WEEDS, LEAVES, BOTTLES AND OTHER DEBRIS SHALL BE REMOVED FROM ALL AREAS OF THE SITE AND DISPOSED OF OFF-SITE.

MAINTENANCE CONTRACTOR SHALL REPAIR OR REPLACE ALL DEAD, DAMAGED OR DISEASED PLANT MATERIAL.

II. IRRIGATION

A QUALIFIED PERSON SHALL BE COMPLETERESPONSIBLE FOR OPERATING THE IRRIGATION S STEMS, WITH THE DUTIES OF ADJUSTING CONTROLLERS, OBSERVING THE EFFECTIVENESS OF THE IRRIGATION S STEM, AND MAKING MINOR ADJUSTMENTS TO THE SYSTEM.

THE IRRIGATION SYSTEM SHALL BE MAINTAINED FOR OPTIMUM PERFORMANCE. THIS INCLUDES CLEANING AND ADJUSTING ALL SPRINKLER HEADS AND VALVES FOR PROPER COVERAGE.

A CHART SHALL BE MAINTAINED TO RECORD CURRENT IRRIGATION PROGRAMS, INCLUDING DAY, TIME, AND LENGTH OF WATERING FOR EACH STATION AND PROGRAM FOR EACH CONTROLLER.

INSPECTIONS OF THE IRRIGATION S STEM, IN OPERATION, SHALL BE MADE WEEKLY DURING SUMMER MONTHS, APRIL THROUGH OCTOBER, AND BI-WEEKLY NOVEMBER THROUGH MARCH, TO DETECT A MALFUNCTIONING OF THE SYSTEM.

CHECK FOR LEAKS OR WET SPOTS.

TURN ON EACH SYSTEM WITH THE CONTROLLER AND CHECK IT TO ENSURE THAT IT OPERATES CORRECTLY --OPENING AND CLOSING.

VISUALLY OBSERVE EACH SPRINKLER HEAD I NOZZLE FOR PROPER OPERATION, SPRAY PATTERN, PRESSURE AND WATER DISTRIBUTION.

A SOIL SAMPLING PROBE AND/OR A TENSIOMETER SHALL BE USED REGULARLY TO EVALUATE ACTUAL SOIL MOISTURE LEVELS AND IRRIGATION SCHEDULE.

CHECK AT LEAST WEEKLY TO MAKE SURE AREAS ARE NOT BEING OVER OR UNDER WATERED. ADJUST THE SCHEDULE AS NEEDED TO CORRECT FOR EITHER OF THESE SITUATIONS. RESET THE SCHEDULE ON OUR CONTROLLER AT LEAST MONTHLY, AT THIS TIME, CHECK THE TIME ON THE CONTROLLER TO MAKE SURE THAT IT IS CORRECT.

CHECK THE WATER BILL FOR EXCESSIVE CONSUMPTION. COMPARE MONTH TO MONTH AND YEAR TO YEAR, PAY SPECIAL ATTENTION TO LARGE FEE SWINGS.

LOOK AT THE GENERAL HEALTH AND "LOOK" OF THE PLANT MATERIAL.

MAKE DESIGN ADJUSTMENTS (ADDING/ DELETING OR MOVING OF HEADS, CHANGING NOZZLE TYPES, TRIMMING OR MOVING OF PLANT MATERIAL) SO THAT PROBLEMS CAN BE ELIMINATED INSTEAD OF TEMPORARILY FIXED.

ALL MALFUNCTIONING EQUIPMENT MUST BE REPAIRED PRIOR TO THE NEXT SCHEDULED IRRIGATION.

ALL REPLACEMENT HEADS SHALL BE OF THE SAME MANUFACTURER, TYPE, AND APPLICATION RATES.

III. PLANTINGS

ALL AREAS MUST BE KEPT WEED FREE, BY THE USE OF ORGANIC MULCHES, HAND REMOVAL CHEMICAL CONTROLS- IN THAT ORDER.

MULCHED AREAS MUST BE REPLENISHED AS MULCH DECOMPOSES.

FERTILIZER SHALL BE APPLIED AS NEEDED USING SLOW RELEASE, ORGANIC BASED MATERIALS IN APRIL AND OCTOBER. USE AS INDICATED BY SOILS TEST ANALYSIS.

GROUND COVERS BORDERING WALKS AND CURBS SHALL BE EDGED AS NECESSARY TO PROVIDE A CLEAN CRISP LINE.

VINES SHALL BE KEPT "PINNED" TO ADJACENT WALLS AS NECESSARY AND TRIMMED TO CONTROL EXCESSIVE GROWTH, NOT ALLOWING VINE TO GROW OVER WINDOWS, DOORS, GATES OR OTHER ARCHITECTURAL ELEMENTS AND EQUIPMENT.

TREE PRUNING SHALL BE PERFORMED AS NEEDED TO MAINTAIN A NATURAL APPEARANCE.

SHRUB PRUNING SHALL BE PERFORMED AS NEEDED TO MAINTAIN A NATURAL APPEARANCE. SHRUBS ARE INTENDED TO FILL THE PLANTING SPACE AS MUCH AS POSSIBLE. DO NOT POWER PRUNE SHRUBS INTO ODD TOPIARY SHAPES.

TREES AND SHRUBS SHALL BE PRUNED TO CORRECT ANY STRUCTURAL DEFECTS, REMOVE SUCKERS, CRISS-CROSSING BRANCHES, DEAD AND DISEASED LIMBS AND FOLIAGE AND THINNING OF THE CROWN TO REDUCE WIND DAMAGE.

SPARSE GROUND COVER AREAS SHALL BE CHECKED FOR, AS THEY MAY INDICATE A FAILURE OF IRRIGATION S STEM OR THE NEED FOR FERTILIZER AND SOIL AMENDMENT. BARE AREAS SHALL BE RE-PLANTED TO MATCH ORIGINAL DESIGN.

PLANTING SPECS.

I. GENERAL

THESE DRAWINGS ARE DIAGRAMMATIC, SHOWING INTENDED LOCATIONS AND RELATIONSHIPS OF PLANTING ELEMENTS. FINAL SITE CONDITIONS, ALTERED DURING CONSTRUCTION MAY REQUIRE ADJUSTMENTS TO THE LAYOUT.

THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL, TESTED AND INSPECTED PRIOR TO PLANTING.

ANY SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR O.A.R. PRIOR TO PURCHASE AND INSTALLATION.

II. PLANT MATERIAL/QUALITY ASSURANCE

THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.

ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.). THE CONTRACTOR SHALL SUBMIT A LIST OF AVAILABILITY FOR ALL BOXED TREES THIRTY (30) DAYS BEFORE SCHEDULED PLANTING FOR APPROVAL AT THE NURSERY BY THE O.A.R.

CONTRACTOR IS RESPONSIBLE FOR FURNISHING PLANT MATERIAL FREE OF PESTS OR DISEASES AND NORMAL IN FORM FOR THE SPECIES AND DESIGN CALLED FOR IN THE PLANS.

ONLY AS MANY PLANTS AS CAN BE PLANTED AND WATERED THAT SAME DAY SHALL BE DISTRIBUTED IN A PLANTING AREA.

THE CONTRACTOR SHALL NOT INSTALL PLANT MATERIAL THAT IS WILTED OR HAS A DAMAGED ROOT BALL.

CONTRACTOR SHALL NOT INSTALL TREES WITHIN TEN (10) FEET OF ROTORS/ IMPACT HEADS OR WITHIN THREE (3) FEET OF STREAM/ SPRAY HEADS.

ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM, SIZE AND TEXTURAL DENSITY.

SOIL AMENDMENT AND BACKFILL MIX AS DESCRIBED HEREIN ARE FOR BIDDING PURPOSES ONLY. SPECIFIC AMENDMENTS AND FERTILIZER WILL BE SELECTED AND SPECIFIED AFTER ROUGH GRADING IS COMPLETE AND SOILS SAMPLES CAN BE TESTED. AMENDMENT AND FERTILIZER AMOUNT AND TYPE SHALL BE AS RECOMMENDED IN THE AGRONOMIC SOILS REPORT.

III. WEED ABATEMENT

WEED ABATEMENT SHALL BEGIN AFTER ROUGH GRADING. CONTRACTOR TO IRRIGATE PLANTING AREA FOR THREE (3) WEEKS OR UNTIL SUFFICIENT WEED SEEDS HAVE GERMINATED. AFTER WHICH A CONTACT HERBICIDE IS SPRAYED BY A LICENSED PEST CONTROL APPLICATOR. IRRIGATION IS STOPPED FOR FORTY-EIGHT (48) HOURS. THE DEAD WEEDS ARE THEN REMOVED AND AFTER SUCH TIME AS NECESSARY FOR THE HERBICIDE TO DISSIPATE, PLANTING MAY BEGIN.

IV. SOIL PREPARATION

NO SOIL PREPARATION SHALL BE DONE UNTIL ROUGH GRADING HAS BEEN APPROVED BY THE O.A.R.

CROSS RIP ALL PLANTING AREAS TO DEPTH OF TWELVE (12) INCHES AND UNIFORMLY BLEND THE FOLLOWING AMENDMENTS INTO THE TOP SIX (6) INCHES AS PART OF THE FINISH GRADING WORK.

PER THOUSAND (1,000) SQUARE FEET:
TWO HUNDRED (200) POUNDS "GRO-POWER PLUS"
SIX (6) CUBIC YARDS NITROGEN STABILIZED ORGANIC AMENDMENT
TWO HUNDRED (200) POUNDS AGRICULTURAL GYPSUM

V. FINISHED GRADING

AFTER ROUGH GRADING, WEED ABATEMENT AND SOIL PREPARATION ALL PLANTING AREAS SHALL BE SMOOTHLY GRADED. THE GRADE SHALL BE UNIFORM AND SMOOTH WITH NO ABRUPT CHANGE OF SURFACE.

GRADING SHALL PROVIDE FOR NATURAL RUNOFF WITHOUT LOW SPOTS. FLOW LINES SHALL BE ACCURATLEY SET BY INSTRUMENT AT TWO (2) PERCENT MINIMUM SLOPE.
CONTRACTOR SHALL REMOVE FROM PLANTING AREAS ALL DEBRIS, WEEDS AND ROCK LARGER THAN ONE (1) INCH IN DIAMETER FROM THE TOP SIX (6) INCHES OF SOIL AND DISPOSED OF OFF-SITE.

VI. INSTALLATION

THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL, TREES INSTALLED AND A COVERAGE TEST COMPLETED PRIOR TO ANY CONTAINER OR GROUND COVER MATERIAL INSTALLATION.

EXCAVATION FOR PLANTING SHALL INCLUDE THE STOCKPILING OF TOPSOIL FROM WITHIN AREAS TO BE EXCAVATED FOR TRENCHES TREE HOLES, PLANT PITS AND BEDS. ALL EXCAVATED PLANTING HOLES SHALL HAVE VERTICAL, SCARIFIED SIDES, TWICE (2X) THE SIZE OF THE DIAMETER AND SIX (6) INCHES MINIMUM DEEPER THAN THE ROOTBALL.

EXCESS SOIL GENERATED FROM THE EXCAVATIONS AND NOT USED AS BACKFILL OR IN ESTABLISHING FINAL GRADES SHALL BE REMOVED FROM THE SITE.
INSPECT ROOTBALL AND GENTLY LOOSEN OR UNTANGLE MATTED ROOTS, DO NOT CRACK ROOTBALL. REPLACE ANY PLANTS WITH ROOTS GIRDLING THE ROOTBALL.

THE CROWN AREA OF TREES AND SHRUBS SHALL BE 2" HIGHER AFTER SETTLING, THAN ADJACENT FINISH GRADE.

THE APPROVED BACKFILL FOR PLANT PITS SHALL CONSIST OF THE FOLLOWING MIX. PLANT PITS SHALL BE FILLED TO THE REQUIRED GRADE AND THOROUGHLY SETTLED BY WATER APPLICATION AND TAMPING.

PER CUBIC YARD OF MIX, UNIFORMLY BLENDED
SIX (6) PARTS BY VOLUME ON-SITE SOIL OF NON SALINE, NON SODIC, LOW BORON CONTENT SANDY TEXTURED TOP SOIL
FOUR (4) PARTS BY VOLUME NITROGEN STABILIZED ORGANIC AMENDMENT
TWENTY (20) POUNDS "GRO-POWER PLUS"
TWENTY (20) POUNDS AGRICULTURAL GYPSUM

BACKFILL PIT HALFWAY THEN PLACE "GRO-POWER" SEVEN (7) GRAM OR "AGRIFORM" TWENTY ONE (21) GRAM SLOW RELEASE PLANTING TABLETS SPREAD EVENLY AROUND ROOTBALL. THE NUMBER OF TABLETS PER PLANT SHALL BE PER THE MANUFACTURER.

PROVIDE A DEPRESSED WATER BASIN AS WIDE AS THE ROOT BALL FOR EACH PLANT. WATER AGAIN THOROUGHLY.

UNTIE VINES AND REMOVE ALL STAKES AND TRELLISES THEN SECURELY FASTEN AND TRAIN AGAINST WHATEVER STRUCTURE NEXT TO WHICH THEY ARE PLANTED. TREES MUST BE STAKED AND/OR GUYED AT THE TIME OF PLANTING.

LAY SOD WITHIN TWO (2) DAYS OF DELIVERY AND DO NOT STORE IN HOT SUN. SET IN A STAGGERED PATTERN ON PRE-IRRIGATED MOIST GROUND AND SET FIRMLY AGAINST OTHER SOD PIECES. WATER THOROUGHLY AFTER PLANTING.

UNLESS NOTED OTHERWISE, CONTRACTOR SHALL PLANT GROUND COVERS IN STRAIGHT ROWS, EVENLY SPACED IN A TRIANGULAR PATTERN AT THE INTERVALS LISTED IN THE DRAWINGS.

AFTER ALL PLANTING IS COMPLETED, TOP DRESS ALL LANDSCAPED AREAS, EXCLUDING TURF, WITH A 2" LAYER OF SINGLE GRIND SHREDDED BARK MULCH. THIS LAYER IS IN ADDITION TO SOIL AMENDMENT MATERIALS.

UNLESS DIRECTED OTHERWISE BY THE O.A.R., PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES AND SUCKER GROWTH.

VII. GUARANTEE

CONTRACTOR SHALL PROVIDE A NINETY (90) DAY GUARANTEE FOR ALL PLANTS EXCLUDING TREES WHICH SHALL BE GUARANTEED FOR ONE (1) FULL YEAR. DURING THE GUARANTEE PERIOD THE CONTRACTOR SHALL REPLACE, IN A TIMELY MANNER, ANY PLANTS THAT ARE UNHEALTHY, MISSING OR DEAD. THIS GUARANTEE SHALL NOT INCLUDE DAMAGE TO GROUND COVER FROM EXCESSIVE RAIN RUN-OFF AND EXTREME WINDS. SUCH "NATURAL" DAMAGE SHALL BE REPAIRED FOR TIME AND MATERIALS.

VIII. MAINTENANCE

CONTRACTOR SHALL INCLUDE IN THEIR BID FOR A 90 DAY MAINTENANCE PERIOD AFTER FINAL LANDSCAPE ACCEPTANCE BY THE OWNER. THIS MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO, KEEPING ALL AREAS WEED FREE, WATERED, PEST AND DISEASE FREE AND ANY OTHER WORK NECESSARY FOR HEALTHY, VIGOROUS PLANT GROWTH AND APPEARANCE.

GENERAL NOTES

A. THE LANDSCAPE ARCHITECT WILL INTERPRET THE MEANING OF ANY PART OF THE PLANS AND SPECIFICATIONS ABOUT WHICH ANY MISUNDERSTANDING MAY ARISE, AND HIS DECISION WILL BE FINAL.

B. THE CONTRACTOR SHALL OBTAIN CLARIFICATION TO QUESTIONS RELATIVE TO THE DRAWING BEFORE SUBMITTING A BID.

C. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS.

D. THE CONTRACTOR SHALL CARRY NECESSARY CALIFORNIA STATE CONTRACTORS LICENSE OR CERTIFICATE FOR TYPE OF WORK LISTED, SUCH AS C-27.

E. THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER HIS WORKMEN AND WORK TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE SUIT OR LIEN.

F. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.

G. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND LICENSES AND ASSURE THAT ALL WORK TO BE PERFORMED MEETS OR EXCEEDS ALL APPLICABLE CODES AND ORDINANCES OF PRIVATE OR GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.

H. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK AT NO EXPENSE TO THE OWNER. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, UNDER ROADWAYS, DRIVES AND PAVING, ETC.

I. THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, OF BRANDS AND TYPES SHOWN AND DESCRIBED IN THESE DRAWINGS.

J. THE CONTRACTOR SHALL EXERCISE CARE IN HANDLING, LOADING, UNLOADING AND STORING ALL EQUIPMENT AND MATERIALS. ALL MATERIALS AND EQUIPMENT THAT IS DAMAGED WILL BE DISCARDED, EVEN IF INSTALLED, AND SHALL BE REPAIRED OR REPLACED AT THE DISCRETION OF THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.) AT NO EXPENSE TO THE OWNER.

K. THE CONTRACTOR SHALL PROTECT ALL PLANTING AREAS FROM EXCESSIVE COMPACTION WHEN TRUCKING MATERIALS AND EQUIPMENT TO AND WITHIN THE SITE.

L. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFTS OR DAMAGE TO MATERIALS ONCE DELIVERED TO JOB SITE.

M. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC. SHALL BE IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.

N. ALL PROGRESS INSPECTIONS SHALL BE COMPLETED BEFORE SUCCEEDING WORK IS STARTED. ANY WORK COVERED UP BEFORE REQUIRED INSPECTIONS ARE COMPLETED WILL BE EXPOSED FOR REVIEW AT THE CONTRACTOR'S EXPENSE.

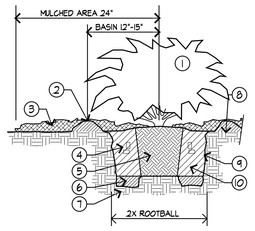
O. CLEAN-UP SHALL BE DONE AS EACH PORTION OF THE WORK PROGRESSES. REFUSE AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE, ALL WALKS AND PAVING SHALL BE BROOMED AND ANY DAMAGE OCCURRING TO THE WORK OF OTHERS SHALL BE REPAIRED TO ORIGINAL CONDITION.

P. REFER TO THE SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.

Q. THE CONTRACTOR'S WORK SHALL BE FULLY GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED AT NO COST TO THE OWNER.

R. UNLESS NOTED OTHERWISE ALL STRUCTURAL IMPROVEMENTS SHALL BE INSTALLED PRIOR TO IRRIGATION AND PLANTING OPERATIONS.

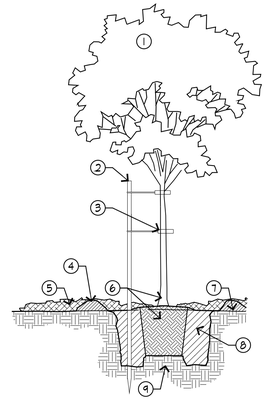
S. IN THE CASE WHERE EXTRA WORK OR CHANGES WILL RESULT IN ANY INCREASED COSTS OVER THE CONTRACT FEE, THE CONTRACTOR SHALL FIRST RECEIVE THE OWNER'S EXPRESSED WRITTEN APPROVAL FOR SUCH ADDITIONAL FUNDS PRIOR TO PURCHASING MATERIALS OR DOING THE WORK/CHANGES.



1. SHRUB, SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE, TYP.
2. 2"-3" DEEP SHALLOW BASIN 24" DIAMETER FORMED AROUND ROOTBALL
3. MULCH LAYER- 48" DIAMETER AREA AROUND PLANTINGS
4. FERTILIZER TABLETS
5. ROOTBALL, UNTANGLE MATTED ROOTS AT EDGE WITH WATER FROM HOSE, DO NOT CRACK ROOTBALL
6. NATIVE SOIL, SCARIFY 6"-10"
7. NATIVE GRADE
8. FINISH GRADE
9. SCARIFY SIDES OF PLANT PIT
10. AMENDED BACKFILL, USE SAME SOIL REMOVED FROM PLANT PIT. REMOVE ROCKS, BREAK-UP CLODS, ADD AMENDMENTS PER CURRENT SOILS REPORT SPECIFICATIONS

SECTION VIEW - N.T.S.

L PLANTING PITS



1. TREE, SET TOP OF ROOTBALL 2"-3" ABOVE FINISH GRADE, TYP.
2. 2" DIAMETER LODGEPOLE STAKE, PLACED ON THE WINDWARD SIDE OF THE TREE. STAKE SHALL NOT PENETRATE ROOTBALL
3. TREE TIE- MIN. (2) PER TREE
4. BASIN FORMED AROUND ROOTBALL, BELOW FINISH GRADE
5. MULCH LAYER- EXTENDS PAST PLANT PIT
6. TRUNK AND ROOTBALL
7. FINISH GRADE
8. AMENDED BACKFILL (MIX PRIOR TO PLAGING IN PLANT PIT)
9. NATIVE GRADE OR COMPACTED FILL

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

K SINGLE STAKED TREE PLANTING

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NO.	DATE:	DESCRIPTION:	BY:
1	01/29/15	90% ZONING	FS
2	05/27/15	100% ZONING	AE
3	08/04/15	PC COMMENTS	DP

SITE INFORMATION:

SD07122

NORTH OAKS GOLF COURSE

12602 OAKS NORTH DRIVE
SAN DIEGO CA, 92128

SEAL:

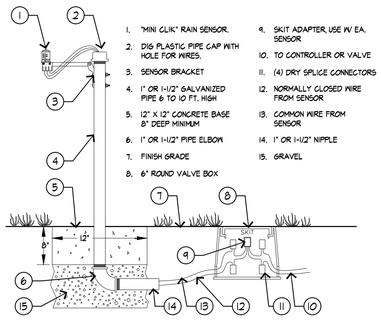
LICENSED LANDSCAPE ARCHITECT
DAVID M. MIERTSCHIN 3369
RENEWAL 07/31/2017
4-27-16
STATE OF CALIFORNIA

SHEET TITLE:

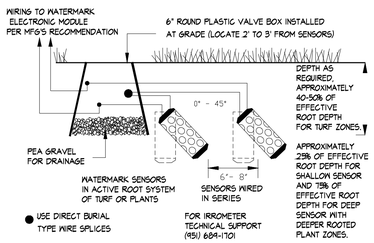
LANDSCAPE DEVELOPMENT PLAN- PLANTING DETAILS

SHEET NUMBER:

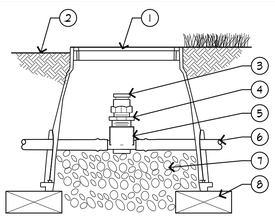
L-3



G RAIN SWITCH, POLE MOUNT

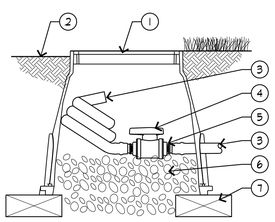


H MOISTURE SENSOR



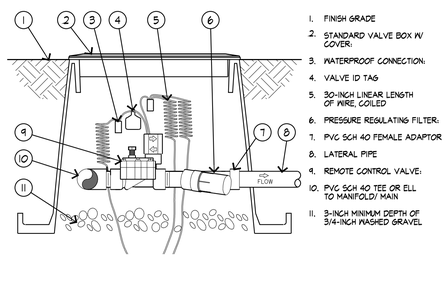
NOTE:
INSTALL AS SHOWN, LOCATE AT HIGH POINTS OF SYSTEM-

I AIR RELIEF VALVE

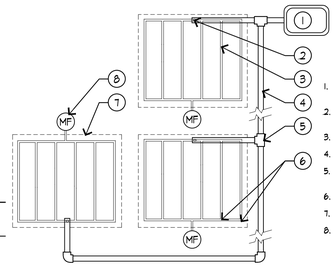


NOTE:
INSTALL AS SHOWN, LOCATE AT "END(S)" OF SYSTEM- FARTHEST FROM SOURCE

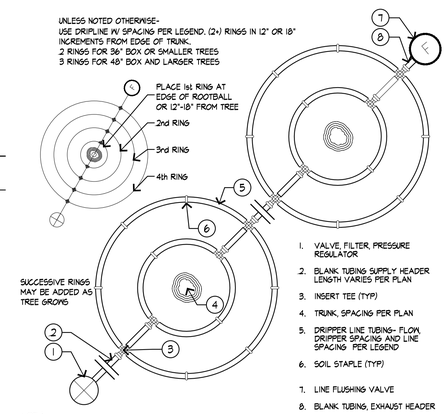
J MANUAL FLUSH VALVE



D DRIP VALVE ASSEMBLY

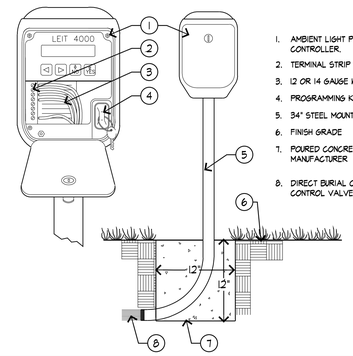


E DRIPPER LINE- ISLANDS

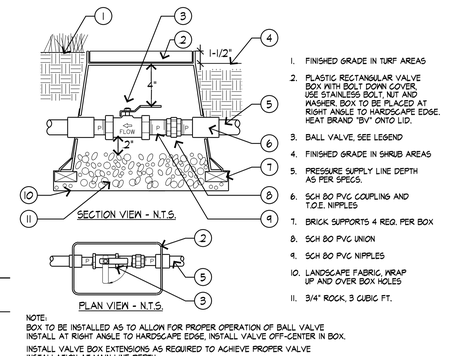


NOTE:
INSTALL AS SHOWN, BURY 6" DEEP MAX., STAPLE IN PLACE. REPEAT RING ASSEMBLY AS NECESSARY FOR EACH PLANT. DO NOT EXCEED EQUIPMENT FLOW LIMITATIONS.

F DRIPPER LINE-TREE ASS'Y.



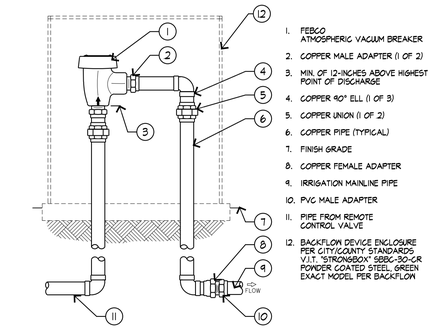
A AMBIENT LIGHT, POLE MOUNT CONTROLLER



NOTE:
BOX TO BE INSTALLED AS TO ALLOW FOR PROPER OPERATION OF BALL VALVE
INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE. INSTALL VALVE OFF-CENTER IN BOX.

INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION AT MAIN LINE DEPTH.

B BALL VALVE



1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

C ATMOSPHERIC VACUUM BREAKER

IRRIGATION SPECS.

I. GENERAL CONDITIONS

THE CONTRACTOR SHALL FIELD VERIFY THE EXISTING WATER PRESSURE (P.S.I.) AND AVAILABLE FLOW (G.P.M.) PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.) IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE ACTUAL PRESSURE AND FLOW AVAILABLE WITH THOSE SHOWN IN THESE DRAWINGS.

THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.

DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT THERE ARE UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREAS SIZE AND LAYOUT THAT WERE NOT CONSIDERED IN THE ORIGINAL DESIGN. NOTIFY THE O.A.R. OF SUCH OBSTRUCTIONS AND DIFFERENCES IMMEDIATELY.
IN THE EVENT THAT THE NOTIFICATIONS REQUIRED BY THESE NOTES ARE NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY REVISION NECESSARY.

II. QUALITY ASSURANCE AND REQUIREMENTS

THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.

ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

III. MATERIALS/ INSTALLATION

THE MAINLINE PIPE SHALL BE INSTALLED AND ROUTED TO AVOID UNFORSEEN OBSTACLES BELOW GRADE. TREE LOCATIONS TAKE PRIORITY OVER IRRIGATION PIPING. STAKE TREE LOCATIONS PRIOR TO TRENCHING.

THE AUTOMATIC CONTROLLER AND THE BACKFLOW DEVICE SHALL BE FACTORY ASSEMBLED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

FINAL LOCATION OF THE AUTOMATIC CONTROLLER AND THE BACKFLOW DEVICE SHALL BE APPROVED BY THE O.A.R. PRIOR TO INSTALLATION.

THE 120 VOLT ELECTRICAL CONNECTION FOR THE CONTROLLER SHALL BE FURNISHED BY OTHERS. THE CONTRACTOR SHALL COORDINATE THE ROUTE OF THE ELECTRICAL SERVICE TO THE APPROVED CONTROLLER LOCATION WITH THE GENERAL CONTRACTOR. THE SERVICE TO THE CONTROLLER JUNCTION BOX SHALL BE INSTALLED BY A LICENSED ELECTRICIAN. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTIONS TO THE AUTOMATIC CONTROLLERS FROM THE PROVIDED JUNCTION BOX.

ALL WIRES FROM THE CONTROLLER TO THE AUTOMATIC VALVES SHALL BE COPPER, DIRECT BURIAL MINIMUM #14 GUAGE. INSTALL IN THE SAME TRENCH AS THE MAINLINE WHERE POSSIBLE. COMMON WIRE TO BE WHITE IN COLOR. CONTROL WIRES TO BE A DIFFERENT COLOR FOR EACH CONTROLLER USED. BUNDLE AND TAPE WIRES A MINIMUM OF TEN (10) FEET ON CENTER.

THE CONTRACTOR SHALL RUN THREE (3) SPARE WIRES AND ONE (1) COMMON WIRE FROM THE CONTROLLER TO EACH END OF THE MAIN LINE FOR FUTURE USE. EXTEND THE WIRES AN EXTRA TEN (10) FEET, MAKE A COIL AND PLACE IN A RECTANGULAR PULL BOX. LABEL THE LID "SW".

ALL MAINLINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2x) THE DIAMETER OF THE PIPE TO BE SLEEVED. SIZE WIRE SLEEVES SO THAT WIRES ARE NOT BOUND IN PIPE. MINIMUM COVERAGE FOR SLEEVES SHALL BE TWENTY FOUR (24) INCHES FOR SLEEVED LATERAL LINES. THIRTY (30) INCHES FOR 120 VOLT WIRING IN CONDUIT AND THIRTY SIX (36) INCHES FOR SLEEVED MAINLINE AND/OR CONTROL WIRING.

ALL LATERAL LINE PIPING UNDER PAVEMENT NOT SLEEVED, SHALL BE PVC SCHEDULE 40 AND SHALL BE INSTALLED PRIOR TO PAVING.

DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOSLY ON BOTTOM. TRENCH MUST BE FREE OF ROCKS, DEBRIS OR ANY SHARP OBJECTS. SNAKE PLASTIC PIPE IN TRENCH. MINIMUM COVERAGE FOR MAINLINE SIZES 1½" AND SMALLER IS EIGHTEEN (18) INCHES, FOR SIZES 2" AND LARGER COVERAGE IS TWENTY FOUR (24) INCHES. FOR LATERAL LINES TWELVE (12) INCHES. 120 VOLT WIRING IN CONDUIT THIRTY (30) INCHES AND LOW VOLTAGE CONTROL WIRE TWELVE (12) INCHES MINIMUM OR THE SAME DEPTH AS THE MAINLINE. DO NOT INSTALL ANY PIPE OR WIRING DIRECTLY OVER ANOTHER.

BALL VALVES, GATE VALVES, REMOTE CONTROL VALVES (EXCEPT FOR ANTI-SIPHON TYPE) AND QUICK COUPLERS SHALL BE INSTALLED IN BELOW GRADE LOCKABLE BOXES" MANUFACTURED BY AMETEK OR CARSON. USE ROUND BOXES FOR GATE VALVE, BALL VALVES AND QUICK COUPLERS AND RECTANGULAR BOXES FOR REMOTE CONTROL VALVES. VALVE BOX LIDS SHALL BE GREEN COLOR, LABELED "BV","GV", "QC" OR "RCV" WITH CONTROLLER STATION NUMBER.

SET VALVE BOXES ONE (1) INCH ABOVE FINISH GRADE. SET VALVES AT SUFFICIENT DEPTH TO PROVIDE APPROPRIATE CLEARANCE BETWEEN THE COVER AND THE VALVE. INSTALL IRRIGATION EQUIPMENT SO THE VALVE BOXES FIT WITHOUT CUTTING THE WALLS OF THE VALVE BOXES. CUT VALVE BOXES SHALL BE REPLACED AT NO COST TO THE OWNER.

THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS, UNLESS DIRECTED OTHERWISE BY THE O.A.R.

ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE.

INSTALL ALL SPRINKLERS ON RISERS TWELVE (12) INCHES AWAY FROM WALLS AND STRUCTURES.
ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB AND GROUNDCOVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS ONE (1) INCH ABOVE FINISH GRADE.

ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURF AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH ADJACENT PAVING.

AFTER RECEIVING NOTIFICATION BY THE O.A.R., THE CONTRACTOR, WITHIN TEN (10) DAYS SHALL ADJUST ALL LAWN HEADS SO THAT THE TOP OF THE SPRINKLER HEAD IS ONE QUARTER (¼) INCH ABOVE FINISH GRADE.

INSTALL ANTI DRAIN VALVES TO ELIMINATE LOW HEAD DRAINAGE. ANTI DRAIN VALVE (ADV) UNITS MAY NOT BE REQUIRED ON ALL HEADS. , PRIOR TO INSTALLATION, CONTRACTOR SHALL VERIFY WITH ON SITE GRADES IF THERE IS AN ELEVATION DIFFERENCE OF TWO (2) FEET OR MORE BETWEEN THE HIGHEST AND LOWEST SPRINKLER HEAD ON A SYSTEM. INSTALL THE ADV WHERE NECESSARY.

ALL SOLVENT WELD PVC PRESSURE LINES AND FITTINGS MUST RECEIVE PRIMER BEFORE SOLVENT WELDING.

IV. ADJUSTING AND TESTING THE SYSTEM

AFTER PIPELINE ASSEMBLY THE CONTRACTOR SHALL THOROUGHLY FLUSH THE SYSTEM. WITH OPEN ENDS ALL CAPPED PRESSURE TEST FOR FOUR (4) HOURS AT 150 P.S.I.

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

THE CONTRACTOR SHALL ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE AND TO PREVENT OVERSPRAY. THIS SHALL INCLUDE THE USE OF VARIABLE ARC NOZZLES (VAN) AND PRESSURE COMPENSATING SCREENS (PCS), THE SELECTION OF THE BEST DEGREE OF ARC TO FIT THE SITE AND THROTTLING OF THE FLOW CONTROL AT EACH VALVE TO FIND THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

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

V. SUBMITTALS

UPON COMPLETION THE CONTRACTOR SHALL SUPPLY THE OWNER WITH A COMPLETE SET OF REPRODUCIBLE "AS-BUILT" DRAWINGS. THESE AS-BUILTS SHALL SHOW THE LOCATIONS OF ALL POINTS OF CONNECTION, VALVES, CROSSINGS, QUICK COUPLERS AND OTHER MAINLINE COMPONENTS DIMENSIONED ACCURATELY FROM TWO (2) PERMANENT SITE OBJECTS. IN ADDITION THE CONTRACTOR SHALL SUPPLY TWO (2) CONTROLLER CHARTS SHOWING EACH VALVE'S COVERAGE AREA COLOR CODED TO THE CORRESPONDING CONTROLLER STATION.

THE CONTRACTOR MUST ALSO FURNISH TWO (2) SETS EACH OF THE FOLLOWING; ANY SPECIAL VALVE OR SPRINKLER ADJUSTMENT TOOLS, KEYS FOR THE CONTROLLER ENCLOSURES, QUICK COUPLER KEYS AND ANY OPERATION MANUALS FOR THE EQUIPMENT INSTALLED.

VI. GUARANTEE

THE CONTRACTOR'S WORK SHALL BE FULLY GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED AT NO COST TO THE OWNER.

VII. MAINTENANCE

A QUALIFIED SUPRVISOR SHALL BE RESPONSIBLE FOR OPERATING THE IRRIGATIONS SYSTEMS, ADJUSTING THE CONTROLLERS AND OBSERVING THE EFFECTIVENESS OF THE IRRIGATION SYSTEM.

CHART ALL CONTROLLER PROGRAMS, RECORDING DATE, TIME , LENGHT OF WATERING FOR EACH STATION. RESET CONTROLLER AT LEAST MONTHLY TO ACCOUNT FOR SEASONAL VARIATIONS.

INSPECT AND ADJUST THE ENTIRE IRRIGATION SYSTEM WEEKLY DURING APRIL THRU OCTOBER AND BI-WEEKLY FOR THE REST OF THE YEAR. CHECK FOR LEAKS, WET AND DRY SPOTS, USE A MOISTURE SENSING DEVICE TO EVALUATE ACTUAL SOIL MOISTURE. OBSERVE NOZZLES FOR PROPER PATTERN AND PRESSURE.

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SEAL:

SHEET TITLE:

LANDSCAPE DEVELOPMENT PLAN- IRRIGATION DETAILS

SHEET NUMBER:

L-4

T · · Mobile ·

OAKS NORTH GOLF COURSE

60'-0" MONOEUC

US PATENT # 7616170 & 8035574

LOCATION:

12602 OAK NORTH DRIVE
SAN DIEGO, CA 92128
SAN DIEGO COUNTY

DRAWING INDEX

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S1	ELEVATION VIEW & NOTES
S2	DETAILS
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S5	FOUNDATION

SPECIAL INSPECTIONS:

1. STEEL FABRICATION SHALL BE DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION.
2. NO FIELD WELDING SHALL BE PERMITTED
3. THE FOLLOWING SPECIAL INSPECTIONS SHALL BE REQUIRED PER CHAPTER 17 OF THE 2013 CBC:

- PERIODIC SPECIAL INSPECTION OF HIGH-STRENGTH BOLTING
- CONTINUOUS SPECIAL INSPECTION OF DRILLING OPERATIONS FOR PIER FOUNDATIONS
- CONTINUOUS SPECIAL INSPECTION TO VERIFY LOCATION, PLUMBNESS, DIAMETER, AND LENGTH OF PIER FOUNDATIONS
- PERIODIC SPECIAL INSPECTION OF PLACEMENT OF REINFORCING STEEL
- CONTINUOUS SPECIAL INSPECTION OF ANCHOR BOLTS PRIOR TO AND DURING CONCRETE PLACEMENT
- CONTINUOUS SPECIAL INSPECTON OF CONCRETE PLACEMENT

STRUCTURAL OBSERVATION:

NO STRUCTURAL OBSERVATION IS REQUIRED.

DISCLAIMER:
ALL STRUCTURAL COMPONENTS TO BE CONNECTED TOGETHER SHALL BE COMPLETELY FIT UP ON THE GROUND OR OTHERWISE VERIFIED FOR COMPATIBILITY PRIOR TO LIFTING ANY COMPONENT INTO PLACE. REPAIRS REQUIRED DUE TO FIT-UP OR CONNECTION COMPATIBILITY PROBLEMS AFTER PARTIAL ERECTION ARE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.

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US PATENT # 7616170 & 8035574
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12602 OAK NORTH DRIVE
SAN DIEGO, CA 92128

REGISTERED PROFESSIONAL ENGINEER
JACOB S. PROCTOR
C 70567
CIVIL
STATE OF CALIFORNIA

8 JUN 2016

DATE: 5/5/16	DESIGNED: KLR	DRAFTER: DKF

REVISIONS

DATE	DESCRIPTION
6/7/16	AS SHOWN

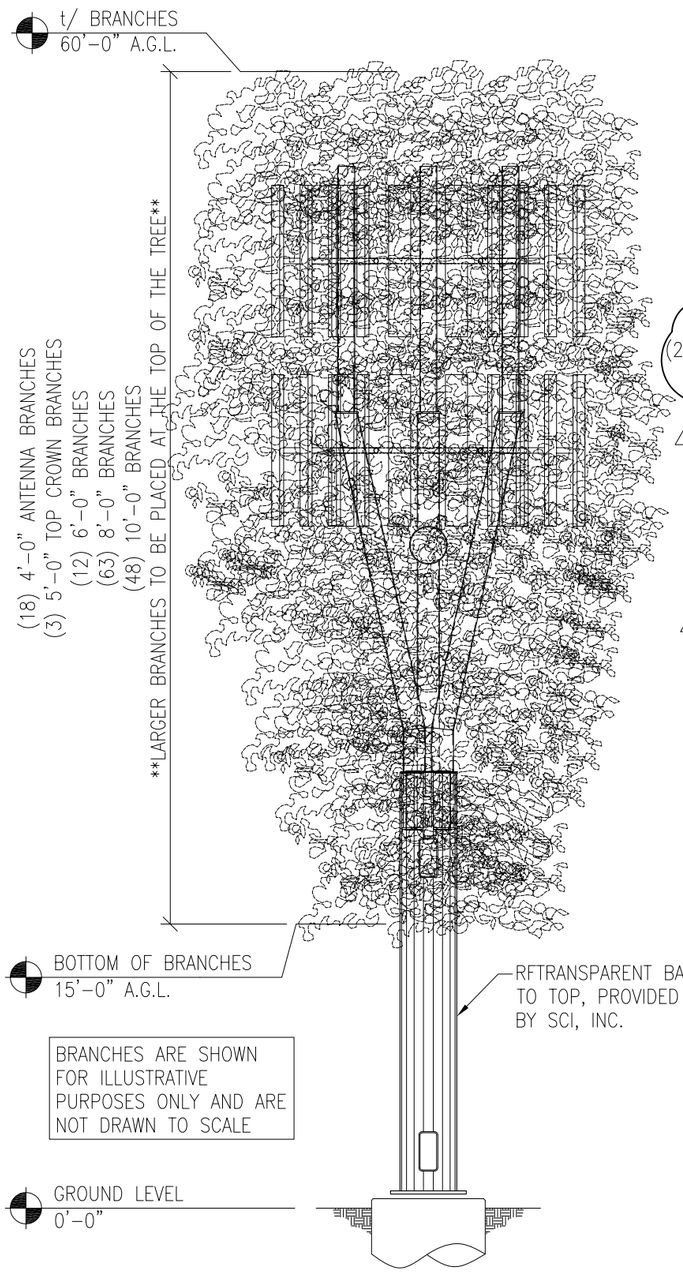
U1133-190-161

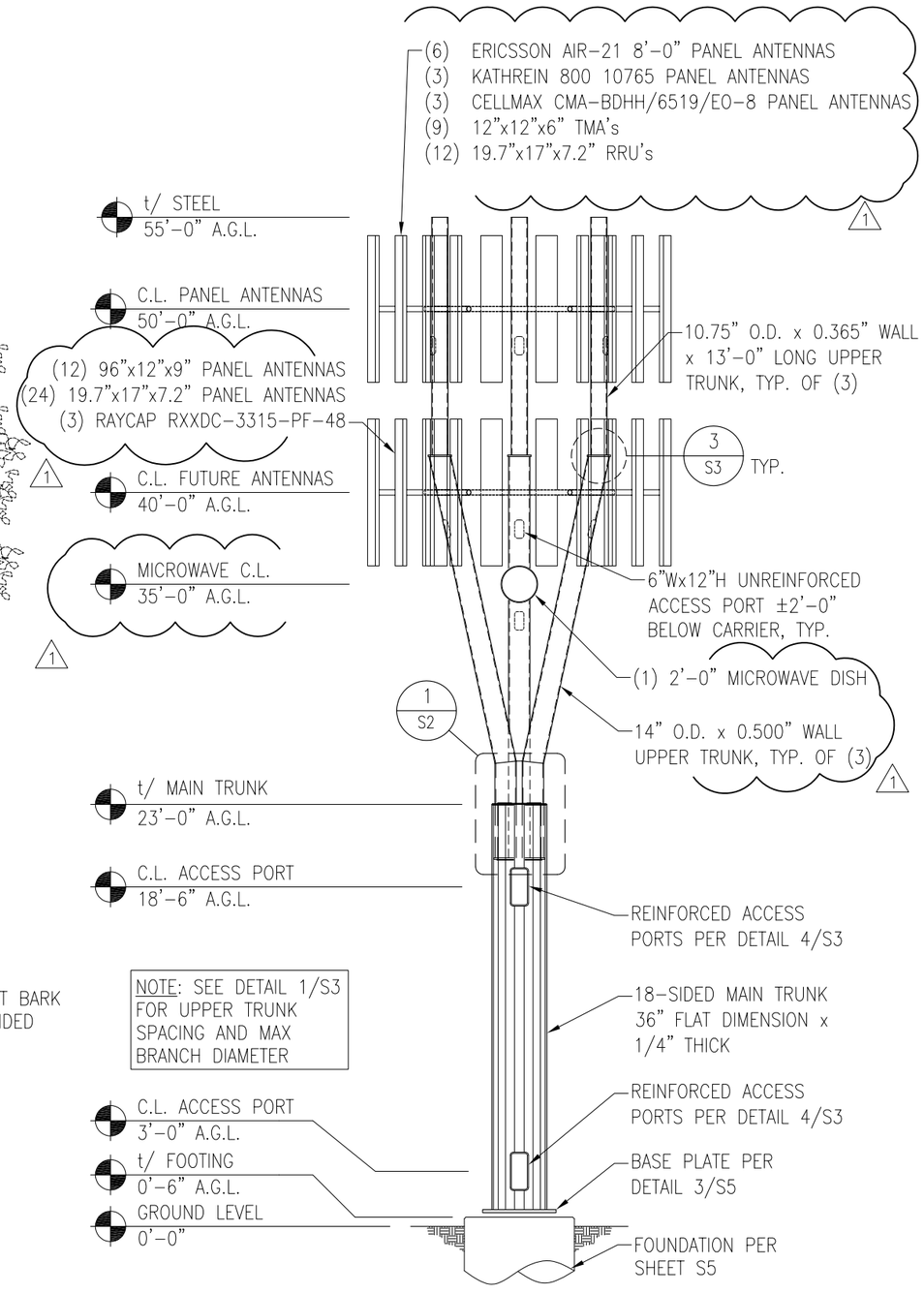
T1

REV 1

NOTE: ADDITIONAL 4'-0" BRANCHES TO BE ORDERED AND INSTALLED AT MOUNT ARMS OF FUTURE CARRIER TO REPLACE EQUAL AREA OF BRANCHES AROUND LOWER ANTENNA ELEVATION

NOTE: ANTENNAS TO BE COVERED w/ FOLIAGE COVERED ANTENNA SLEEVES





ELEVATIONS 1
N.T.S.

GENERAL DESIGN NOTES

DESIGN NOTES AND MATERIAL REQUIREMENTS:

1. THE DESIGN CRITERIA FOR THIS STRUCTURE IS AS FOLLOWS:
   - A. STANDARDS AND DESIGN CODES:
     - INDUSTRY STANDARD: TIA-222-G & CALIFORNIA BUILDING CODE, 2013 EDITION (2012 IBC)
     - STEEL MANUAL: AISC-LRFD, 3rd EDITION
     - CONCRETE CODE: ACI 318-11
     - WELDING CODE: AWS D1.1, LATEST EDITION
   - B. DESIGN:
     - WIND: 110 MPH BASIC WIND SPEED (3-SEC GUST)
       EXPOSURE: C
       RISK CATEGORY: II
       TOPOGRAPHIC CATEGORY: 1
     - ICE: NONE
     - SEISMIC: SEISMIC IMPORTANCE FACTOR, I: 1.00
       STRUCTURE CLASS: II
       SPECTRAL RESPONSE ACCELERATIONS: S_S = 0.960 g, S_1 = 0.371 g
       SITE CLASS: D
       SPECTRAL RESPONSE COEFFICIENTS: S_{DS} = 0.714 g, S_{D1} = 0.410 g
       SEISMIC DESIGN CATEGORY: D
       SEISMIC RESPONSE COEFFICIENT: 0.477
       RESPONSE MODIFICATION FACTOR, R = 1.5
       SEISMIC BASE SHEAR: 9.3 k
       ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
2. GENERAL STRUCTURAL NOTES:
   - A. ALL MATERIALS SHALL CONFORM TO THE FOLLOWING STANDARDS:
     - SHAPES/PLATES: ASTM A36
     - PORTS: ASTM A572 GR. 50
     - BASEPLATE: ASTM A572 GR. 50
     - UPPER TRUNK: MIN. Fy = 35 ksi, U.N.O.
     - MAIN TRUNK: MIN. Fy = 65 ksi, U.N.O.
     - ANCHOR BOLTS: ASTM F1554 GR. 105
     - CONCRETE: f'c = 4000 PSI (MIN)
   - B. ALL WELDING TO BE PERFORMED BY WELDERS CERTIFIED IN ACCORDANCE WITH AWS D1.1. FIELD WELDING IS PROHIBITED. ALL WELDS SHALL USE E70XX LOW HYDROGEN ELECTRODES U.N.O.
   - C. ALL STRUCTURAL STEEL SHALL BE A PRE-QUALIFIED STEEL LISTED IN TIA-222-G AND BE GALVANIZED IN ACCORDANCE WITH ASTM A123.
   - D. ALL STRUCTURAL BOLTS SHALL BE TIGHTENED PER THE "TURN OF THE NUT" METHOD AS DEFINED BY AISC.

MAXIMUM FACTORED MONOPOLE BASE REACTIONS:

OVERTURNING MOMENT = 1230 k-ft (1.0 WIND)
BASE SHEAR = 31.3 k (1.0 WIND)
BASE WEIGHT = 23.3 k (1.2 DEAD)

1

GENERAL NOTES

1) CONTRACTOR SHALL FIELD VERIFY SITE OR LAYOUT RESTRICTIONS, SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF SCI, INC. PRIOR TO BEGINNING PROJECT. ALL WORK SHALL BE PERFORMED USING ACCEPTED CONSTRUCTION PRACTICES. CONTRACTOR TO VERIFY MATERIALS PROVIDED BY SCI PRIOR TO INSTALLATION.
2) ALL ENGINEERING PLANS, DRAWINGS, DESIGNS, CALCULATIONS AND SPECIFICATIONS (COLLECTIVELY, "PLANS") ARE DESIGNED TO THE PROPRIETARY MANUFACTURING SPECIFICATIONS OF SOLAR COMMUNICATIONS INTERNATIONAL, INC. ("SCI") INTENDED AND AUTHORIZED SOLELY FOR USE WITH PRODUCT PRODUCED BY SCI. UNAUTHORIZED USE IS STRICTLY PROHIBITED. CUSTOMER AGREES TO DEFEND, INDEMNIFY AND HOLD SCI HARMLESS FROM AND AGAINST ANY AND ALL DEMANDS, CLAIMS, SUITS, PROCEEDINGS, LOSSES, LIABILITIES, DAMAGES, FEES, COSTS AND EXPENSES (INCLUDING, WITHOUT LIMITATION, REASONABLE ATTORNEYS' FEES AND COSTS) ARISING FROM OR RELATING TO ANY UNAUTHORIZED USE OF SCI'S PLANS BY CUSTOMER.
3) NO FIELD MODIFICATIONS MAY BE MADE TO STRUCTURE WITHOUT THE EXPRESS WRITTEN CONSENT FROM THE ENGINEER OF RECORD. SCI, INC. AND ENGINEER OF RECORD ASSUME NO RESPONSIBILITY FOR THE STRUCTURE IF ALTERATIONS AND/OR ADDITIONS ARE MADE TO THE DESIGN AS SHOWN IN THESE DRAWINGS.
4) THE CONTRACTORS AND ALL SUBCONTRACTORS SHALL COMPLY WITH ALL LOCAL CODES, REGULATIONS, AND ORDINANCES AS WELL AS STATE DEPARTMENT OF INDUSTRIAL REGULATIONS AND DIVISION OF INDUSTRIAL SAFETY (OSHA) REQUIREMENTS.
5) THE CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK TO THE BEST OF HIS/HER ABILITY AND SKILL. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, AND SEQUENCES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
6) THE CONTRACTOR SHALL VERIFY, COORDINATE, AND PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORTS FOR ALL ITEMS REQUIRING SAME. WHETHER SHOWN OR NOT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, FORM WORK, ETC., AND SHALL CONFORM TO ALL NATIONAL , STATE, AND LOCAL ORDINANCES AND CODES IN ORDER TO SAFELY EXECUTE ALL STAGES OF WORK TO COMPLETE THIS PROJECT.
7) IT IS THE INTENT OF THESE DRAWINGS TO SHOW THE COMPLETED INSTALLATION OF THE STRUCTURE SHOWN.
8) CONTRACTOR ASSUMES RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. THIS REQUIREMENT APPLIES CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS.
9) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN. THE CONTRACTOR IS FINANCIALLY RESPONSIBLE FOR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED IN CONJUNCTION WITH THE EXECUTION OF WORK ON THIS PROJECT.
10) BRANCHES OR OTHER DESIGN TECHNIQUE SHALL BE USED TO DISGUISE THE TRANSITION FROM THE MAIN TRUNK TO THE TRI-ARMS.
11) ANTENNA COVERS SHALL CONSIST OF A DURABLE MATERIAL MATCHED TO THE COLOR OF THE TREE EMBEDDED WITH LEAVES MATCHING THE LEAF DENSITY OF THE TREE.
12) THE MAIN TRUNK, TRI-ARMS AND BRANCHES SHALL HAVE FULL BARK CLADDING, COMPLETE WITH CURLED PIECES OF BARK EXTENDING FROM THE STRUCTURE.
13) ALL MOUNTING HARDWARE, CABLING, NUTS AND BOLTS, AND OTHER EQUIPMENT, INCLUDING TOWER MOUNTED AMPLIFIERS, USED ON THE MONOEUCALYPTUS TREE SHALL BE PAINTED TO MATCH THE TREE DESIGN.
14) ALL CABLING SHALL BE WIRED INTERNAL TO THE TREE STRUCTURE TO THE EXTENT POSSIBLE.

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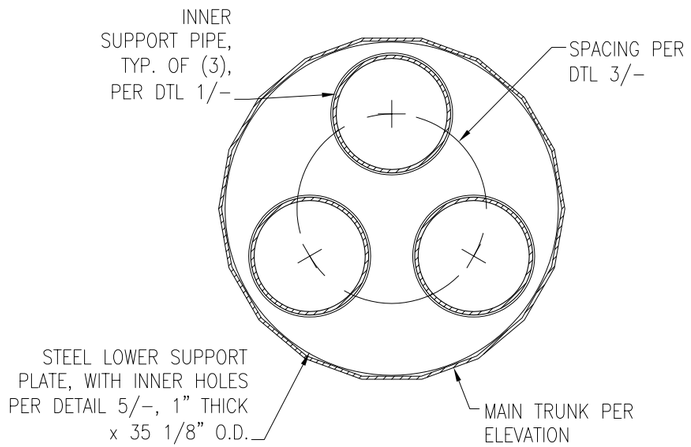
S1 REV 1



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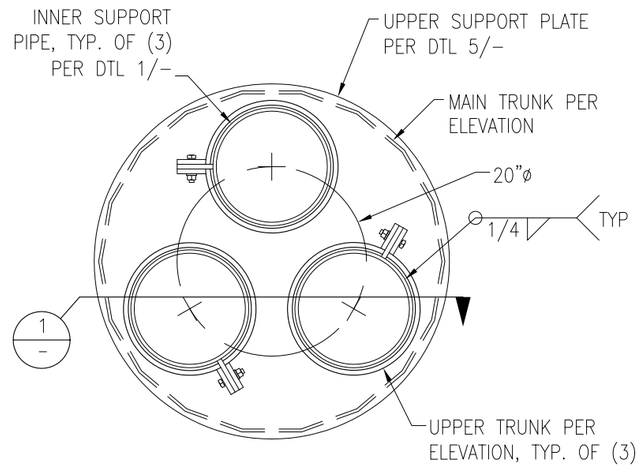

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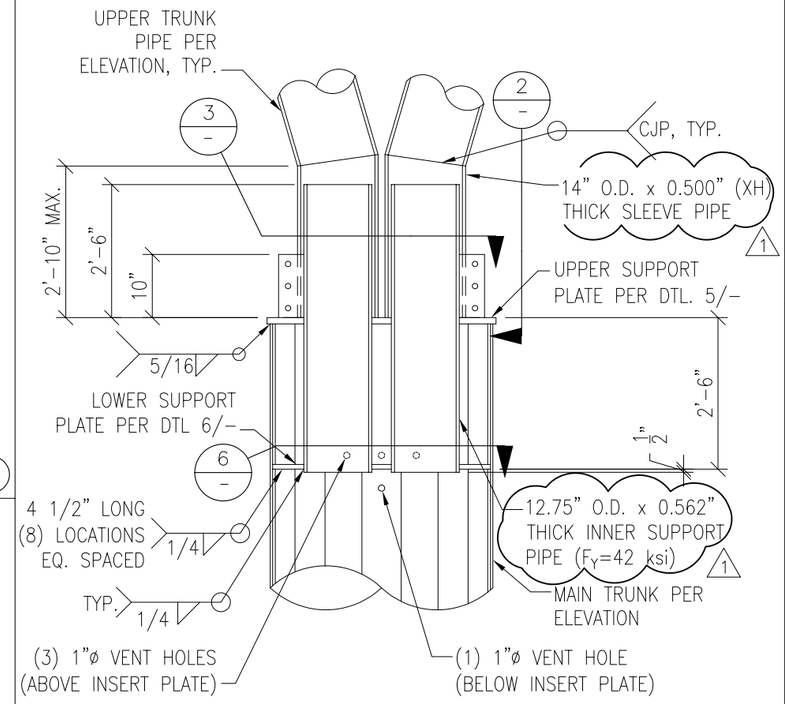

INTERFACE ELEVATION

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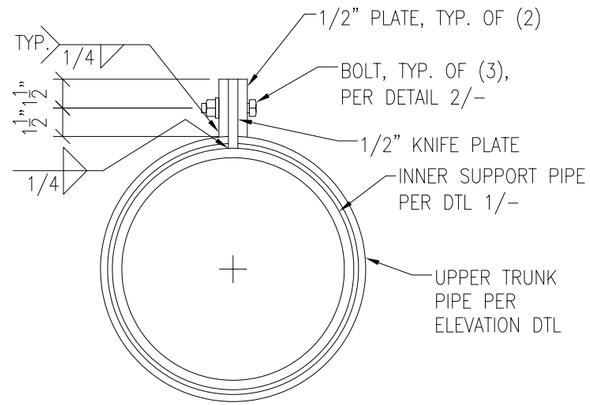

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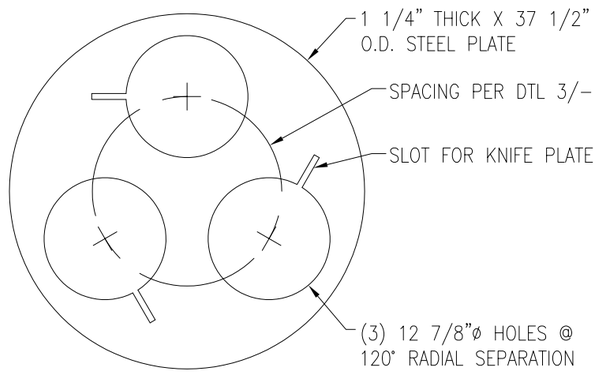

UPPER SUPPORT PLATE

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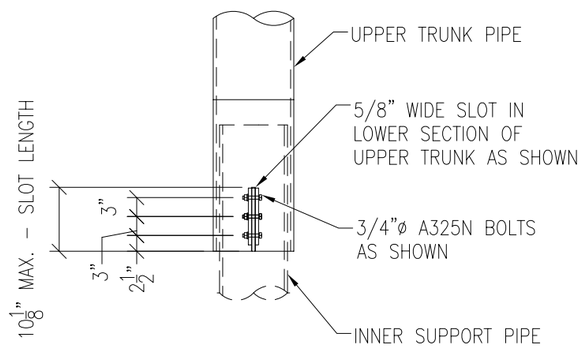

N.T.S. 2

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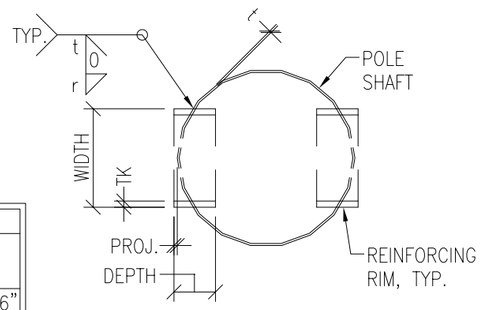
S2

REV 1

PORT AZIMUTHS ARE ESTIMATED FROM CONSTRUCTION DOCUMENTS, VERIFY PRIOR TO FABRICATION

REINFORCED ACCESS PORT SCHEDULE								
ELEV.	SIZE WIDTH	SIZE HEIGHT	QTY.	PORT AZIMUTH	TK	DEPTH	PROJ.	r
3'–0"	12"	25"	2	90°,270°	3/4"	3"	1/2"	5/16"
18'–6"	12"	25"	1	0°	3/4"	3"	1/2"	5/16"



REINFORCED ACCESS PORTS (4)
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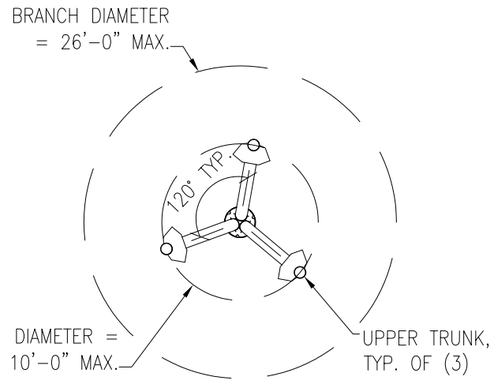

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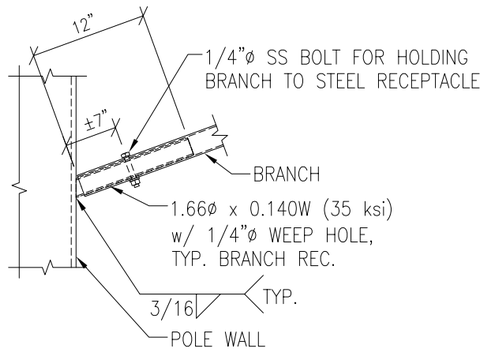

BRANCH RECEPTACLE, TYP.
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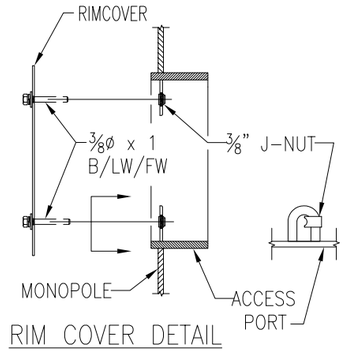
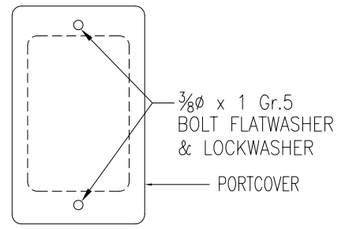


RIM COVER DETAIL



PORT COVER DETAIL

PORT COVER INSTALLATION (2)
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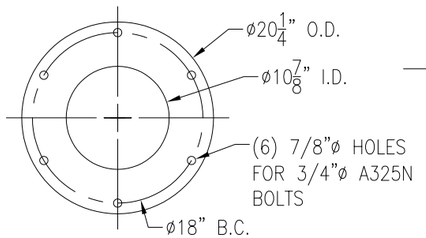
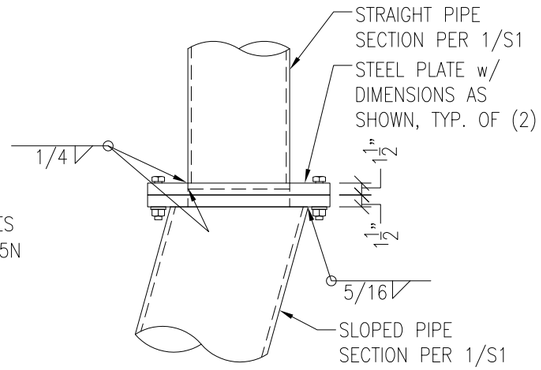


STEEL PLATE PLAN VIEW



ELEVATION VIEW

N.T.S. (3)

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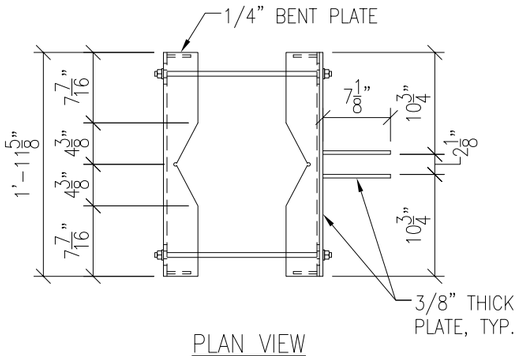
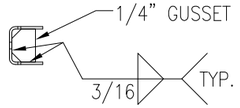
S3 REV 1

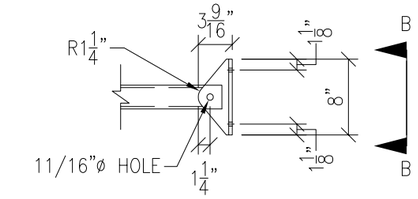


PLAN VIEW

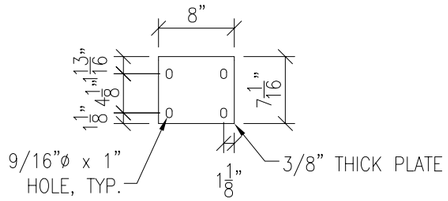


SECTION VIEW

N.T.S. 8



PLAN VIEW



SECTION B–B

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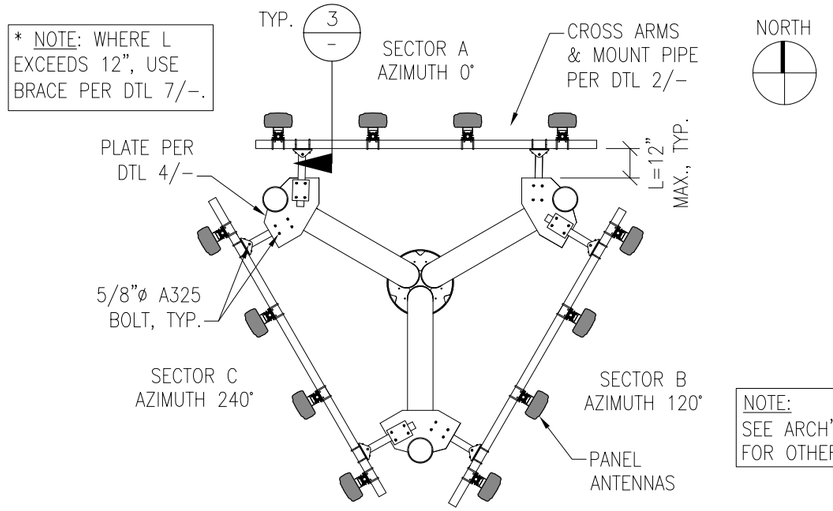

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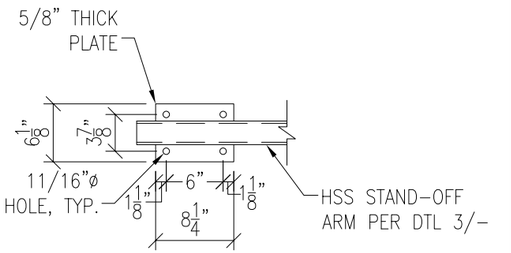

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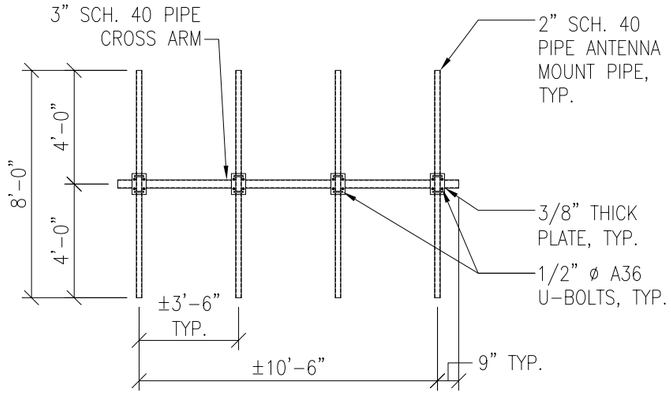
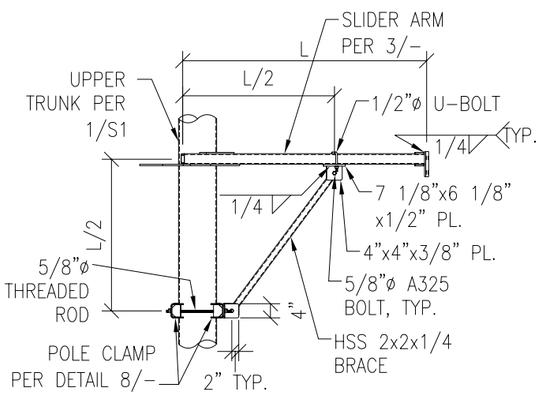


ELEVATION VIEW

CROSS ARM AND MOUNT PIPES

N.T.S. 2



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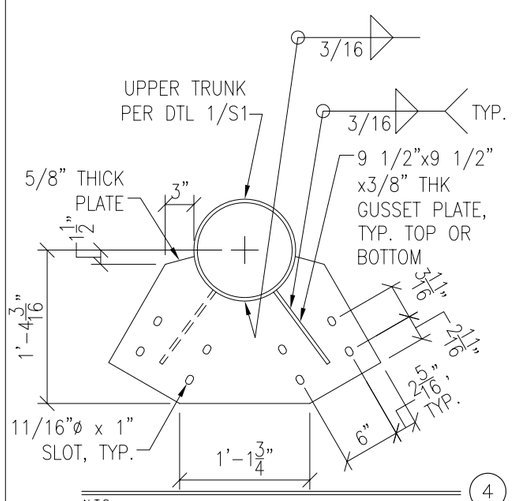

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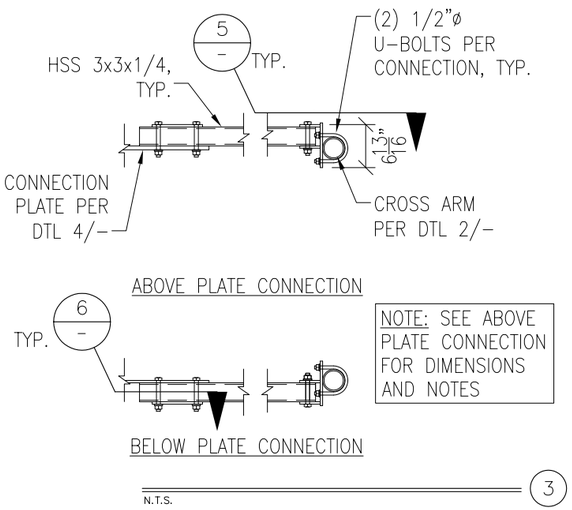

N.T.S. 3

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DETAILS

OAKS NORTH GOLF COURSE
US PATENT # 7616170 & 8035574
60'-0" MONOEUC
12602 OAK NORTH DRIVE
SAN DIEGO, CA 92128

REGISTERED PROFESSIONAL ENGINEER
JACOB S. PROCTOR
C 70567
CIVIL
STATE OF CALIFORNIA

8 JUN 2016

DATE: 5/5/16	DESIGNED: KLR	DRAFTER: DKF

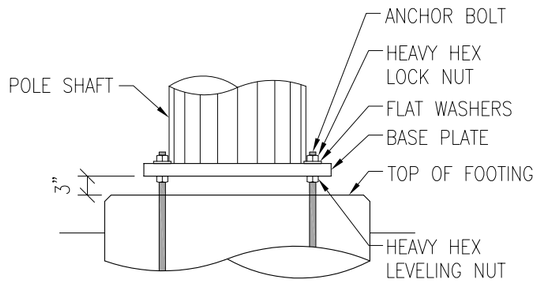
REVISIONS

DATE	DESCRIPTION
6/7/16	AS SHOWN

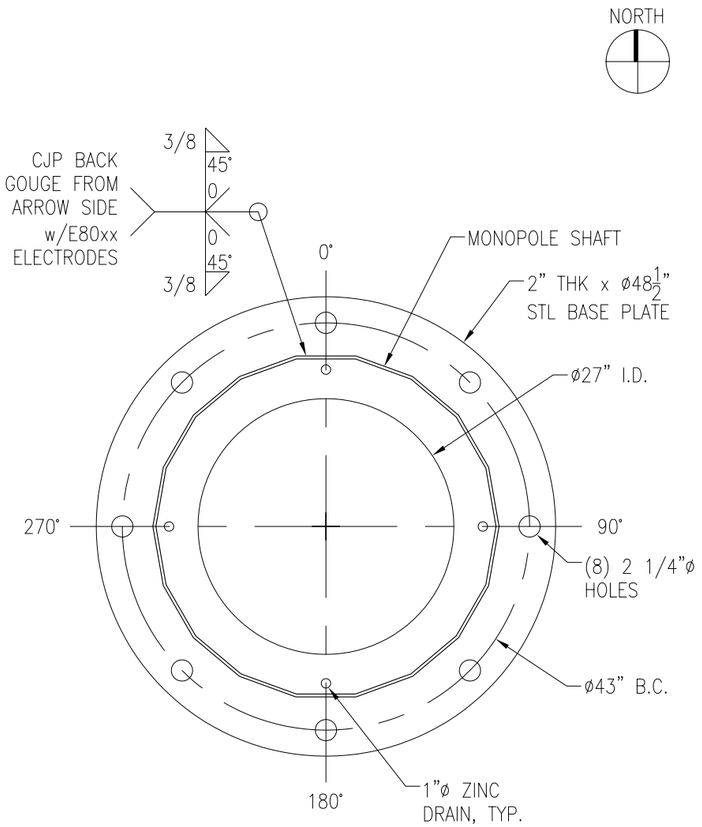
U1133-190-161

S4

REV 1



BASE DETAIL (2)
N.T.S.



BASEPLATE (3)
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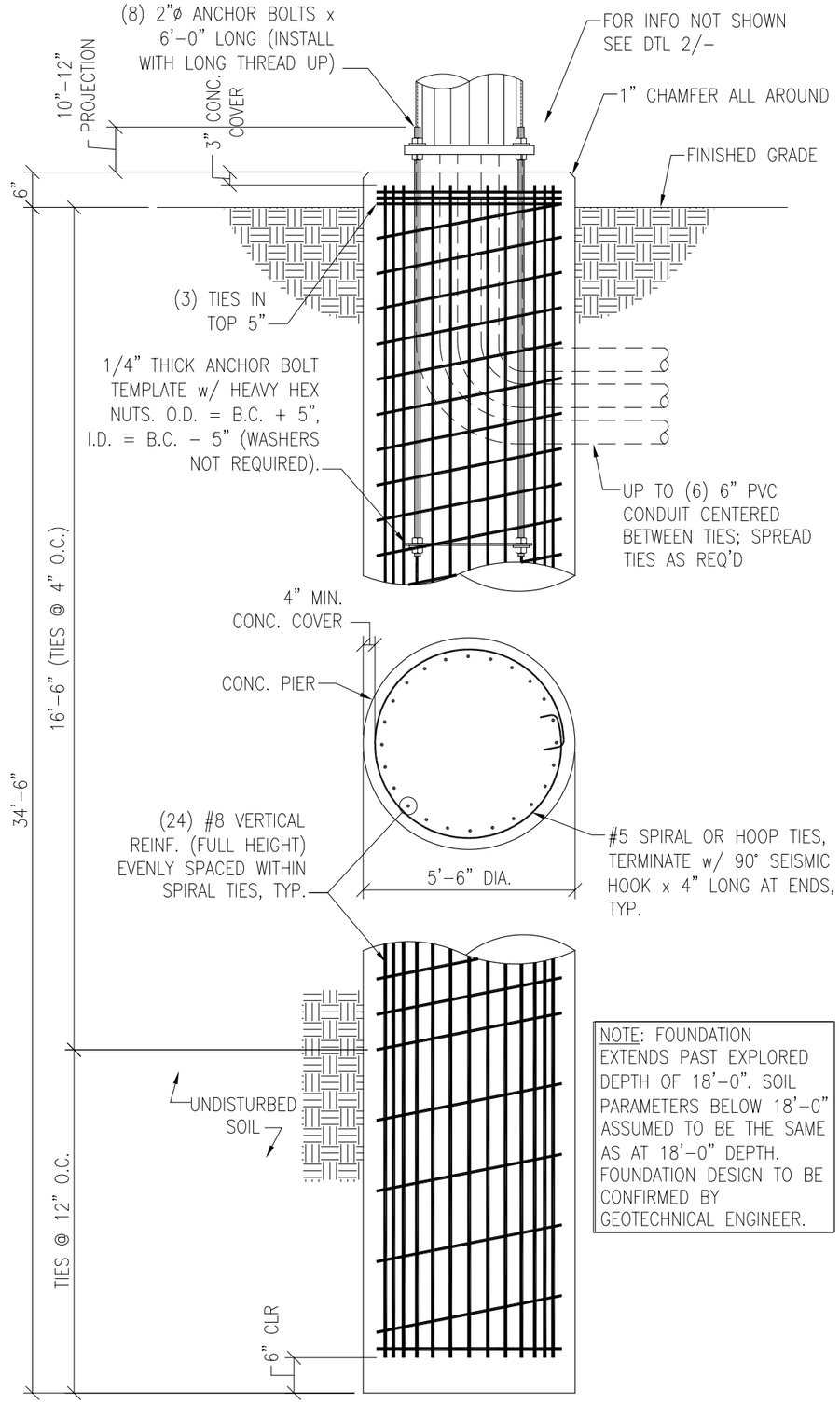

DRILLED PIER (1)
N.T.S.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR CHECKING AREA FOR UNDERGROUND FACILITIES PRIOR TO EXCAVATING ANY MATERIALS.
2. CONTRACTOR SHALL REFER TO SOILS REPORT FOR SITE CONDITIONS AND FURTHER CONSTRUCTION INFORMATION.
3. CONTRACTOR SHALL INSPECT AND REMOVE ALL DEBRIS FROM BOTTOM OF EXCAVATION.
4. CONTRACTOR SHALL VERIFY ANCHOR BOLT LAYOUT PRIOR TO AND IMMEDIATELY AFTER PLACING CONCRETE. ANCHOR BOLT LAYOUT IS CRITICAL FOR MONOPOLE INSTALLATION.
5. CONTRACTOR SHALL USE AND PROVIDE DEFORMED REINFORCING BARS CONFORMING TO ASTM A615 GR. 60 (60,000 PSI MIN YIELD). CONTRACTOR SHALL USE STEEL WIRE TO HOLD REINFORCING BARS TOGETHER. IF WELDING REBAR IS PREFERRED, SUBSTITUTE A706 GR. 60 DEFORMED BARS.
6. CONTRACTOR SHALL USE AND PROVIDE CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH AS SPECIFIED ON SHEET S-1. CONCRETE SHALL USE ¾" MAXIMUM STONE AGGREGATE. CONCRETE SHALL HAVE A 5" MAXIMUM SLUMP. MAXIMUM WATER / CEMENT RATIO = 0.45. TYPE V CEMENT.
7. CONCRETE SHALL BE CONSOLIDATED USING VIBRATORY METHODS THROUGHOUT DEPTH OF FOUNDATION. VIBRATING LOWER DEPTHS MAY NOT BE ACCOMPLISHED BY TOUCHING REBAR CAGE WITH VIBRATOR.
8. CONTRACTOR SHOULD ANTICIPATE THE USE OF A FULL-LENGTH TEMPORARY CASING TO STABILIZE THE EXCAVATION. THE CASING SHALL BE WITHDRAWN DURING THE PLACEMENT OF CONCRETE IN THE EXCAVATED HOLE. CONCRETE SHALL NOT FREE FALL. CONCRETE MAY BE PLACED BELOW WATER USING TREMIE METHODS.
9. CONCRETE SHALL BE PLACED TO THE DEPTH INDICATED AND THE ABOVE GRADE PORTION SHALL BE FORMED. THE REBAR CAGE, ANCHOR BOLTS, AND CONCRETE SHALL BE PLACED WITHIN 24 HOURS OF COMPLETING THE EXCAVATION. COLD JOINTS ARE NOT ALLOWED, U.N.O.
10. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ADEQUATE CONCRETE COVERAGE OVER REINFORCING BARS. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL USE 3" CONCRETE COVER OVER REBAR. TOP OF FOOTING SHALL BE TROWEL LEVEL AND SMOOTH.
11. FOUNDATION IS DESIGNED BASED ON SOILS REPORT PREPARED BY:
    TORO INTERNATIONAL
    PROJECT NUMBER: 14-101.9
    DATE: APRIL 8, 2016

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S5 REV 1