ATTACHMENT I – Planning Documentation

CAL02872
USID: 322191 FA# 15558384
SITE ID: CAL02872

8555 PARADISE VALLEY ROAD
SPRING VALLEY, CA 91977

5G NSB

MRSDL042318/ MRSDL044649/ MRSDL044554/ MRSDL044529/ MRSDL044606/ MRSDL044648/ MRSDL044592

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES TO CONSTRUCT NEW WIRELESS FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:

AT ANTENNA LEVEL:
- INSTALL (1) 35'-0" HIGH MONO EUCALYPTUS TOWER
- INSTALL (3) SITE PRO VFA-10HD MOUNTS
- INSTALL (1) SITE PRO MSFAA SECTOR FRAME MOUNT
- INSTALL (12) 2SCH40, 8'-0" LONG PIPE MOUNTS
- INSTALL (6) 2SCH40, 6'-0" LONG PIPE MOUNTS
- INSTALL (6) PANEL ANTENNAS
- INSTALL (3) AIR6419 B77D ANTENNAS
- INSTALL (3) AIR6449 B77G ANTENNAS
- INSTALL (3) DC9 SURGE SUPPRESSORS
- INSTALL (9) RRUS
- INSTALL (3) FIBER CABLE TRUNKS
- INSTALL (9) DC CABLES

AT EQUIPMENT LEVEL:
- INSTALL (1) 15'-0"x20'-0x8'-0" HIGH CMU WALL
- INSTALL (1) VERTIV 512 DCPP CABINET
- INSTALL (2) PURCELL FLX21 CABINETS
- INSTALL (1) NEW GENERAC SDC020 2.2L 20KW GENERATOR DIESEL GENERATOR
- INSTALL (1) 3'-6" WIDE ACCESS GATE
- INSTALL (1) 7'-0" WIDE UTILITY H-FRAME
- INSTALL (1) CIENA BOX
- INSTALL (2) DC12 SURGE SUPPRESSORS
- INSTALL (1) TELCO BOX
- INSTALL (1) PTLC W/ CAM LOK
- INSTALL (1) 200AMP METER PEDESTAL
- INSTALL (1) DISCONNECT SWITCH
- INSTALL (1) GPS ANTENNA
- INSTALL (1) FIRE EXTINGUISHER
- INSTALL (1) FIRE EXTINGUISHER CABINET
- INSTALL (1) EMERGENCY SHUTOFF SWITCH

SITE INFORMATION

PROPERTY OWNER:	SAN DIEGO COUNTY WATER AUTHORITY
LATITUDE:	32° 42' 4.41" N
LONGITUDE:	-117° 0' 47.43" W
GROUND ELEVATION:	332.22'± AMSL
JURISDICTION:	SAN DIEGO COUNTY
ZONING:	C30
PARCEL #:	5861701500
COUNTY:	SAN DIEGO
OCCUPANCY GROUP:	U-UNMANNED
CONSTRUCTION TYPE:	II-B
POWER COMPANY:	-
TELEPHONE COMPANY:	-

PROJECT TEAM

APPLICANT:
AT&T WIRELESS
7337 TRADE STREET
SAN DIEGO, CA 92121

PROJECT MANAGER:
MD7
10590 W. OCEAN AIR DR., STE 250
SAN DIEGO, CA 92130
PHONE: (858) 799-7850

A&E CONTACT:
MORRISON HERSHFIELD CORP
JOSH REYNOLDS
1455 LINCOLN PKWY, SUITE 500
ATLANTA, GA 30346
770-379-8500
JReynolds@morrisonhershfield.com

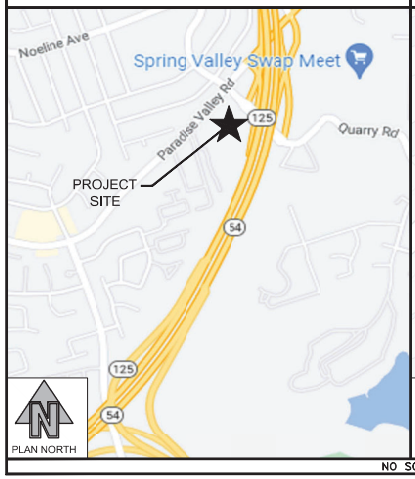
ZONING / SITE ACQUISTION:
MD7
10590 W. OCEAN AIR DE., STE 250
SAN DIEGO, CA 92130
PHONE: (858) 799-7850

CONSTRUCTION:
AT&T WIRELESS
7337 TRADE STREET
SAN DIEGO, CA 92121

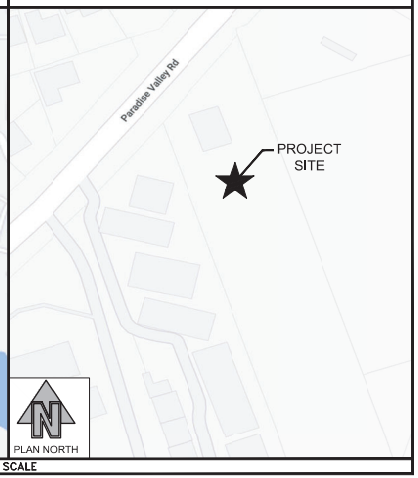
RF ENGINEER:
AT&T WIRELESS
CRISTIAN SOTO
cs450g@att.com

LOCATION MAPS

VICINITY MAP



AREA MAP



NO SCALE

DRIVING DIRECTIONS

FROM SAN DIEGO INTERNATIONAL AIRPORT:

HEAD EAST ON N HARBOR DR TOWARD MCCAIN RD. USE THE LEFT 3 LANES TO TURN LEFT ONTO W GRAPE ST. USE THE RIGHT 2 LANES TO TAKE THE RAMP ONTO I-5 S. MERGE WITH I-5 S. USE THE RIGHT 2 LANES TO TAKE EXIT 15B FOR CA-94 E/M L KING JR FWY. CONTINUE ONTO CA-94 E. TAKE EXIT 9A TO MERGE WITH CA-125 S. TAKE EXIT 12 TOWARD PARADISE VALLEY RD/JAMACHA BLVD. TURN RIGHT ONTO ELKELTON PL. USE THE LEFT LANE TO TURN LEFT ONTO PARADISE VALLEY RD. TURN LEFT. DESTINATION WILL BE ON THE LEFT.

ENGINEERING

1. 2022 EDITION OF THE CALIFORNIA BUILDING CODE VOLUME 1
2. 2022 EDITION OF THE CALIFORNIA BUILDING CODE VOLUME 2
3. 2022 EDITION OF THE CALIFORNIA MECHANICAL CODE
4. 2022 EDITION OF THE CALIFORNIA PLUMBING CODE
5. 2022 EDITION OF THE CALIFORNIA ELECTRICAL CODE
6. 2022 EDITION OF THE EXISTING BUILDING CODE
7. 2022 EDITION OF THE CALIFORNIA FIRE CODE
8. 2022 EDITION OF THE CALIFORNIA ENERGY CODE
9. 2022 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE
10. 2021 INTERNATIONAL PROPERTY MANAGEMENT CODE

APPROVALS

AT&T RF ENGINEER:	DATE:	
AT&T OPERATIONS:	DATE:	
SITE ACQUISITION:	DATE:	
CONSTRUCTION MANAGER:	DATE:	
PROPERTY OWNER:	DATE:	
ZONING:	DATE:	
PROJECT MANAGER:	DATE:	

DRAWING INDEX

SHT NO.	DESCRIPTION
ATS01	AT&T TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
B01.0	BMP PLAN
B01.1	BMP DETAILS
B01.2	BMP DETAILS
A01.0	SITE PLAN
A01.1	ENLARGED SITE PLAN
A02.0	EQUIPMENT PLAN
A03.0	ELEVATIONS
A03.1	ELEVATIONS
A04,0	ANTENNA PLAN & SCHEDULE
L0,0	COVER SHEET
L1.0	PLANTING PLAN
L1.1	PLANTING DETAILS
L1.2	PLANTING SPECIFICATIONS
L2.0	IRRIGATION PLAN
L2.1	WATER CONSERVATION PLAN
L2.2	IRRIGATION DETAILS
L2.3	IRRIGATION SPECIFICATIONS

11"X17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

811 Know what's below. Call before you dig.

NOTE:
48 HOURS PRIOR TO DIGGING, CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

No.	Date	Action
6	10/08/24	SURVEY UPDATE
5	08/22/24	CLIENT COMMENTS
4	07/30/24	RELOCATED ENCLOSURE WEST & TOWER 80' FROM WEST PL
3	09/29/23	JX 3RD COMMENTS
2	07/24/23	JX 2ND COMMENTS

Plans Prepared For:
MD7
10590 WEST OCEAN AIR DRIVE
SUITE 250
SAN DIEGO, CA 92130

Applicant:
at&t
Your world. Delivered.

Plans Prepared By:
MORRISON HERSHFIELD
Stantec
5100 S MACADAM AVE., UNIT 500
PORTLAND, OR 97239
Tel: 503-595-9128 Fax: 503-595-9136
www.morrisonhershfield.com

Project:
CAL02872
SITE ID: CAL02872
8555 PARADISE VALLEY ROAD
SPRING VALLEY, CA 91977
FA: 15558384

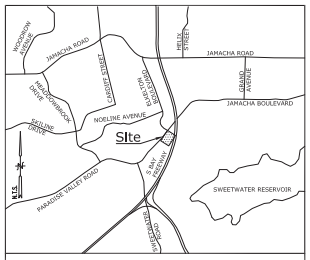
Drawing Title:
AT&T TITLE SHEET

Project No.: 220348700	
Designer: RB	Date: 10/17/22
Drawn By: SV	Checked By: —
PM Review: JR	Client Approval
Issue No.: 6	Drawing No. ATS01

SCALE IS BASE ON 22" X 34" "D" SIZE

C:\Users\MBROWN-1\AppData\Local\Temp\AcPublish_17484\MD7-727 - 15558384-CAL02872_NSB_FZD_Rev 6_10.08.24.dwg 10/22/2024 9:46pm mbrown

ATTACHMENT I



Vicinity Map

Title Report

PREPARED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
ORDER NO: 37777089
DATED: SEPTEMBER 29, 2022

Legal Description

PROPERTY LOCATED IN SAN DIEGO COUNTY, CALIFORNIA
ALL THAT PORTION OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF QUARTER SECTION 2 OF RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 168 MADE BY MORRILL AND ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID QUARTER SECTION 2 WITH THE EASTERLY RIGHT-OF-WAY OF ROAD SURVEY NO. 609-3 (PARADISE VALLEY ROAD); THENCE ALONG SAID EASTERLY, LINE SOUTH 17°45'56" EAST 999.27 FEET TO THE WESTERLY RIGHT-OF-WAY OF COUNTY HIGHWAY 54 (SOUTH BAY FREEWAY); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 21°09'42" WEST (RECORD SOUTH 21°11'31" WEST) 64.02 FEET, AND SOUTH 48°49'10" WEST (RECORD SOUTH 48°48'54" WEST) 128.69 FEET TO THE SOUTHEASTERLY CORNER OF COUNTY OF SAN DIEGO TRACT NO. 3922, MAP THEREOF NO. 9999 AS FILED IN SAID COUNTY RECORDER'S OFFICE; THENCE ALONG THE EASTERLY BOUNDARY OF SAID MAP NO. 9999 NORTH 17°45'28" WEST 999.28 FEET (RECORD NORTH 17°45'44" WEST 999.28 FEET) TO SAID EASTERLY RIGHT-OF-WAY OF ROAD SURVEY NO. 609-3; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 39°43'11" EAST (RECORD NORTH 39°43'55" EAST 187.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.67 ACRES MORE OR LESS.

LESS AND EXCEPT THAT PORTION OF PROPERTY CONVEYED TO STATE OF CALIFORNIA FROM THE SAN DIEGO COUNTY WATER AUTHORITY BY GRANT DEED RECORDED ON OCTOBER 27, 1998 IN INSTRUMENT NO. 1998-0690549.

AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO SAN DIEGO COUNTY WATER AUTHORITY FROM HAROLD E. NEDERMEYER, TRUSTEE OF THE HAROLD E. NEDERMEYER TRUST AND ARLINE G. NEDERMEYER, TRUSTEE OF THE ARLINE G. NEDERMEYER TRUST, AND DOES 1 THROUGH 20, INCLUSIVE BY FINAL ORDER OF CONDEMNATION DATED JULY 31, 1992 AND RECORDED AUGUST 25, 1992 IN INSTRUMENT NO. 1992-0539108.

Assessor's Parcel No.

586-170-15

Easements

(E) EASEMENT IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION SET FORTH IN INSTRUMENT RECORDED ON OCTOBER 4, 1996 IN INSTRUMENT NO. 1996-0505298 (OFFICIAL RECORDS (PLOTTED HEREON).

Access & Utility Route/Lease Area

AS SHOWN

Geographic Coordinates at Mono-Eucalyptus Tower

1983 DATUM: LATITUDE 32° 42' 04.43" N LONGITUDE 117° 00' 47.51" W
ELEVATION = 324.7 FEET ABOVE MEAN SEA LEVEL

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

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 6, (2022.25) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING LEICA SMARTNET NORTH AMERICA (SANLA) CONTINUOUSLY OPERATING REFERENCE STATIONS (C.O.R.S.):

SNLA CACJ
NORTHING = 1858857.32' EASTING = 6348332.57'

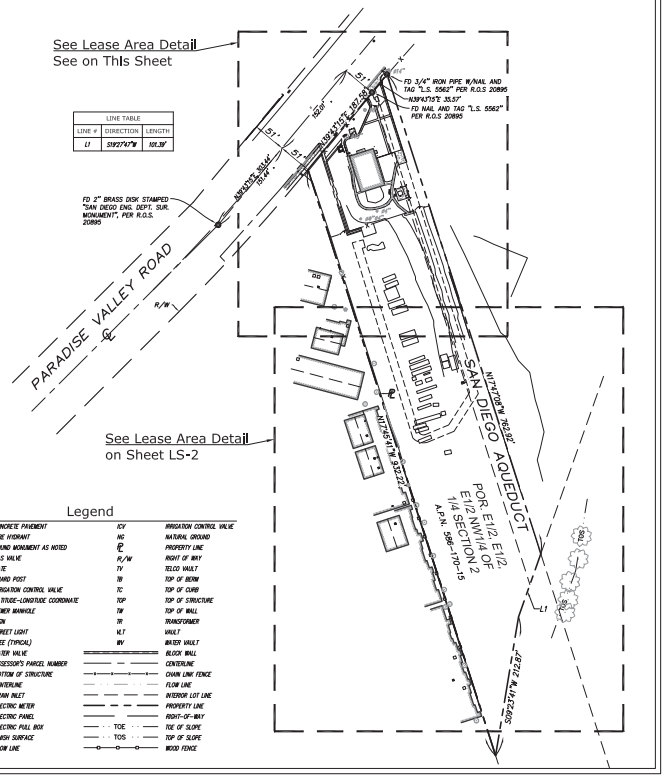
SNLA CASD
NORTHING = 1877783.42' EASTING = 6293621.68'

Date of Survey

SEPTEMBER 23, 2022

Boundary Detail

SCALE: 1"=80'

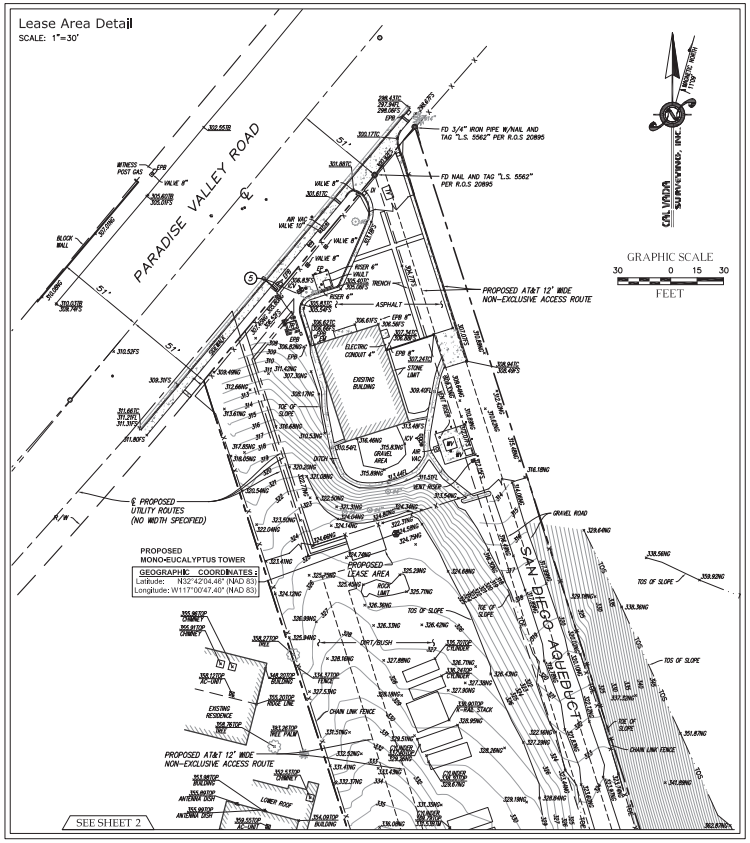


Legend

	CONCRETE PAVEMENT	ICV	IRRIGATION CONTROL VALVE
	FIRE HYDRANT	NG	NATURAL GROUND
	FOUND MONUMENT AS NOTED	℄	PROPERTY LINE
	GAS VALVE	R/W	RIGHT OF WAY
	GATE	TV	TELCO VAULT
	GUARD POST	TB	TOP OF BERM
	IRRIGATION CONTROL VALVE	TC	TOP OF CURB
	LATITUDE-LONGITUDE COORDINATE	TOP	TOP OF STRUCTURE
	SEWER MANHOLE	TW	TOP OF WALL
	SIGN	TR	TRANSFORMER
	STREET LIGHT	VLT	VAULT
	TREE (TYPICAL)	WV	WATER VAULT
	WATER VALVE		BLOCK WALL
	ASSESSOR'S PARCEL NUMBER		CONTOUR
	BOTTOM OF STRUCTURE		CHAIN LINK FENCE
	CENTERLINE		FLOW LINE
	DRAIN INLET		INTERIOR LOT LINE
	ELECTRIC METER		PROPERTY LINE
	ELECTRIC PANEL		RIGHT-OF-WAY
	ELECTRIC PULL BOX	TOE	TOE OF SLOPE
	FINISH SURFACE	TOS	TOP OF SLOPE
	FLOW LINE		WOOD FENCE

Lease Area Detail

SCALE: 1"=30'



at&t

A&E DEVELOPMENT:

MORRISON HERSHFIELD

CONSULTANT:

CAL VADA SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92878
Phone: 951-280-9960 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com

JOB NO. 22720

LICENSURE:

LICENSED LAND SURVEYOR
Timothy R. Hall
L.S. 7790
Date Signed 10/04/2024
STATE OF CALIFORNIA

REVISION:

REVISION:	DATE: / BY:	DESCRIPTION:
	10/07/22	SUBMITTAL
	JT	
1	11/14/22	FINAL
	HP	
2	09/26/24	ADDITIONAL TOPOGRAPHY
	GV	
3	10/04/24	UPDATED DESIGN/FINAL
	GBM	

SITE INFORMATION:

CAL02872

PARADISE VALLEY ROAD
LA PRESA, CA 91977
SAN DIEGO COUNTY

SHEET TITLE:

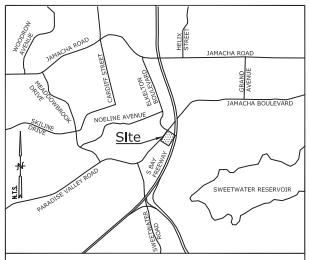
TOPOGRAPHIC SURVEY

SHEET NUMBER:

LS-1

SHEET 1 OF 2

ATTACHMENT I



Vicinity Map

Title Report

PREPARED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
ORDER NO: 37770088
DATED: SEPTEMBER 29, 2022

Legal Description

PROPERTY LOCATED IN SAN DIEGO COUNTY, CALIFORNIA
ALL THAT PORTION OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF QUARTER SECTION 2 OF RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166 MADE BY MORRILL AND ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID QUARTER SECTION 2 WITH THE EASTERLY RIGHT-OF-WAY OF ROAD SURVEY NO. 659-1 (PARADISE VALLEY ROAD); THENCE ALONG SAID EASTERLY LINE SOUTH 17°45'50 EAST 999.27 FEET TO THE WESTERLY RIGHT-OF-WAY OF COUNTY HIGHWAY 54 (SOUTH BAY FREEWAY); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 21°01'42 WEST (RECORD SOUTH 21°11'30 WEST) 64.02 FEET, AND SOUTH 48°49'10 WEST (RECORD SOUTH 48°48'54 WEST) 138.69 FEET TO THE SOUTHEASTERLY CORNER OF COUNTY OF SAN DIEGO TRACT NO. 3802, MAP THEREOF NO. 9995 AS FILED IN SAID COUNTY RECORDER'S OFFICE; THENCE ALONG THE EASTERLY BOUNDARY OF SAID MAP NO. 9995 NORTH 17°45'28 WEST 999.38 FEET (RECORD NORTH 17°45'44 WEST 999.28 FEET) TO SAID EASTERLY RIGHT-OF-WAY OF ROAD SURVEY NO. 659-1; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 39°43'11 EAST (RECORD NORTH 39°43'55 EAST 187.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.67 ACRES MORE OR LESS.

LESS AND EXCEPT THAT PORTION OF PROPERTY CONVEYED TO STATE OF CALIFORNIA FROM THE SAN DIEGO COUNTY WATER AUTHORITY BY GRANT DEED RECORDED ON OCTOBER 27, 1998 IN INSTRUMENT NO. 1998-0696548.

AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO SAN DIEGO COUNTY WATER AUTHORITY FROM HAROLD E. NIEDERMEYER, TRUSTEE OF THE HAROLD E. NIEDERMEYER TRUST AND ARLINE G. NIEDERMEYER, TRUSTEE OF THE ARLINE G. NIEDERMEYER TRUST; AND DOES 1 THROUGH 20, INCLUSIVE BY FINAL ORDER OF CONDEMNATION DATED JULY 31, 1992 AND RECORDED AUGUST 25, 1992 IN INSTRUMENT NO. 1992-0539108.

Assessor's Parcel No.

586-170-15

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(S) EASEMENT IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION SET FORTH IN INSTRUMENT RECORDED ON OCTOBER 4, 1996 IN INSTRUMENT NO. 1996-0505298 OFFICIAL RECORDS (PLOTTED HEREON).

Access & Utility Route/Lease Area

AS SHOWN

Geographic Coordinates at Mono-Eucalyptus Tower

1983 DATUM: LATITUDE 32° 42' 04.43" N LONGITUDE 117° 00' 47.51" W
ELEVATION = 324.7 FEET ABOVE MEAN SEA LEVEL

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

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 6, (3022.25) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING LEICA SMARTNET NORTH AMERICA (S.N.A.) CONTINUOUSLY OPERATING REFERENCE STATIONS (C.O.R.S.):

S.N.A. CAC2
NORTHING = 1851857.32' EASTING = 6348332.57'

S.N.A. CAS0
NORTHING = 1877183.42' EASTING = 6293621.08'

Benchmark

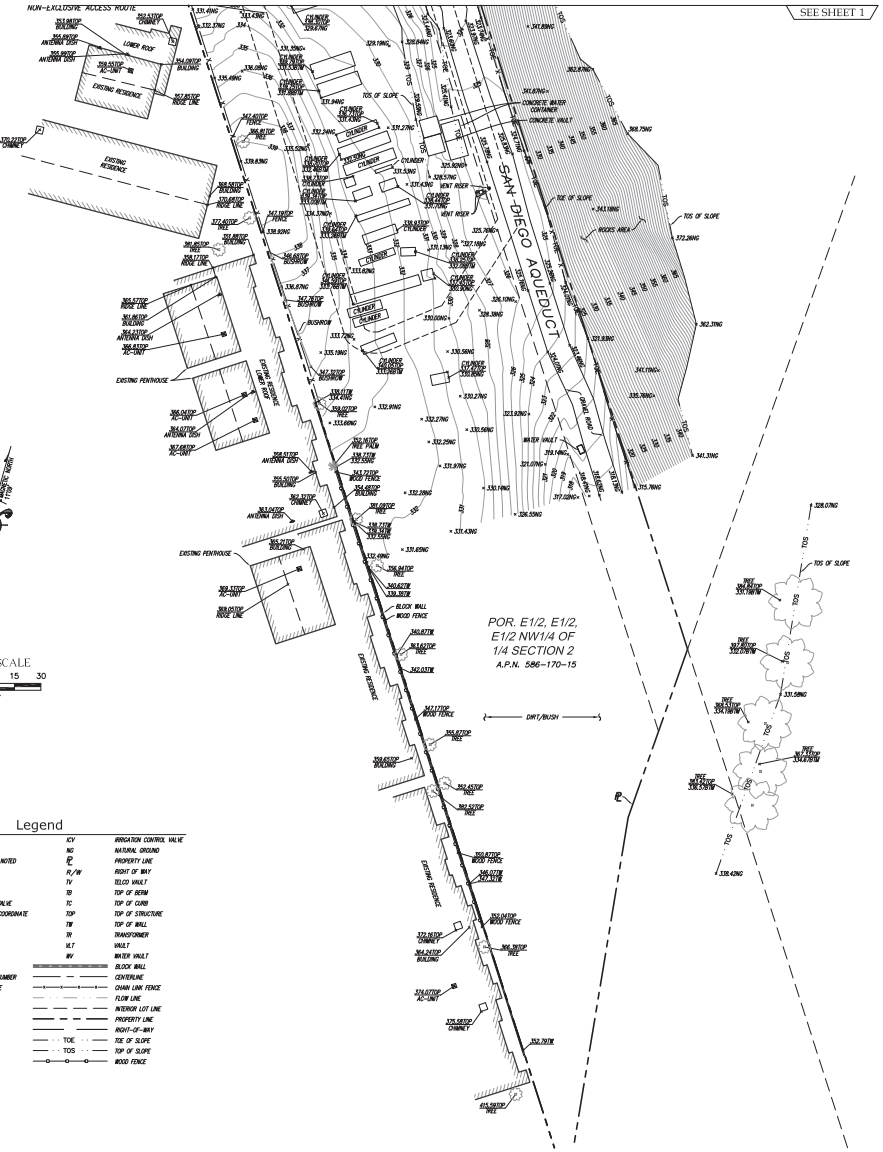
THE SMARTNET NORTH AMERICA C.O.R.S. CAS2, ELEVATION 453.07 FEET (NAVD 88).

Date of Survey

SEPTEMBER 23, 2022

Lease Area Detail

SCALE: 1"=30'



GRAPHIC SCALE
30 0 15 30
FEET

Legend

	CONCRETE PAVEMENT	ICV	IRRIGATION CONTROL VALVE
	FIRE HYDRANT	NG	NATURAL GROUND
	FOUND MONUMENT AS NOTED	PL	PROPERTY LINE
	GAS VALVE	R/W	RIGHT OF WAY
	GATE	TV	TELCO VAULT
	GUARD POST	TB	TOP OF BERM
	IRRIGATION CONTROL VALVE	TC	TOP OF CURB
	LATITUDE-LONGITUDE COORDINATE	TOP	TOP OF STRUCTURE
	SEWER MANHOLE	TW	TOP OF WALL
	SIGN	TR	TRANSFORMER
	STREET LIGHT	VLT	VAULT
	TREE (TYPICAL)	WV	WATER VAULT
	WATER VALVE		BLOCK WALL
APN	ASSESSOR'S PARCEL NUMBER		CENTERLINE
BSM	BOTTOM OF STRUCTURE		CHAIN LINK FENCE
	CENTERLINE		FLOW LINE
DI	DRAIN INLET		INTERIOR LOT LINE
EM	ELECTRIC METER		PROPERTY LINE
EP	ELECTRIC PANEL		RIGHT-OF-WAY
EPB	ELECTRIC PULL BOX	TOE	TOE OF SLOPE
FS	FINISH SURFACE	TOS	TOP OF SLOPE
FL	FLOW LINE		WOOD FENCE

at&t

A&E DEVELOPMENT:

MORRISON HERSHFIELD

CONSULTANT:

CAL VADA SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92878
Phone: 951-280-9960 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com

JOB NO. 22720

LICENSURE:

LICENSED LAND SURVEYOR
Timothy S. Hyde
S. 7790
Date Signed 10/04/2024
STATE OF CALIFORNIA

REVISION:

REVISION:	DATE: / BY:	DESCRIPTION:
	10/07/22	SUBMITTAL
	JT	
1	11/14/22	FINAL
	HP	
2	09/26/24	ADDITIONAL TOPOGRAPHY
	GV	
3	10/04/24	UPDATED DESIGN/FINAL
	GBM	

SITE INFORMATION:

CAL02872

PARADISE VALLEY ROAD
LA PRESA, CA 91977
SAN DIEGO COUNTY

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NUMBER:

LS-2

SHEET 2 OF 2

ATTACHMENT I

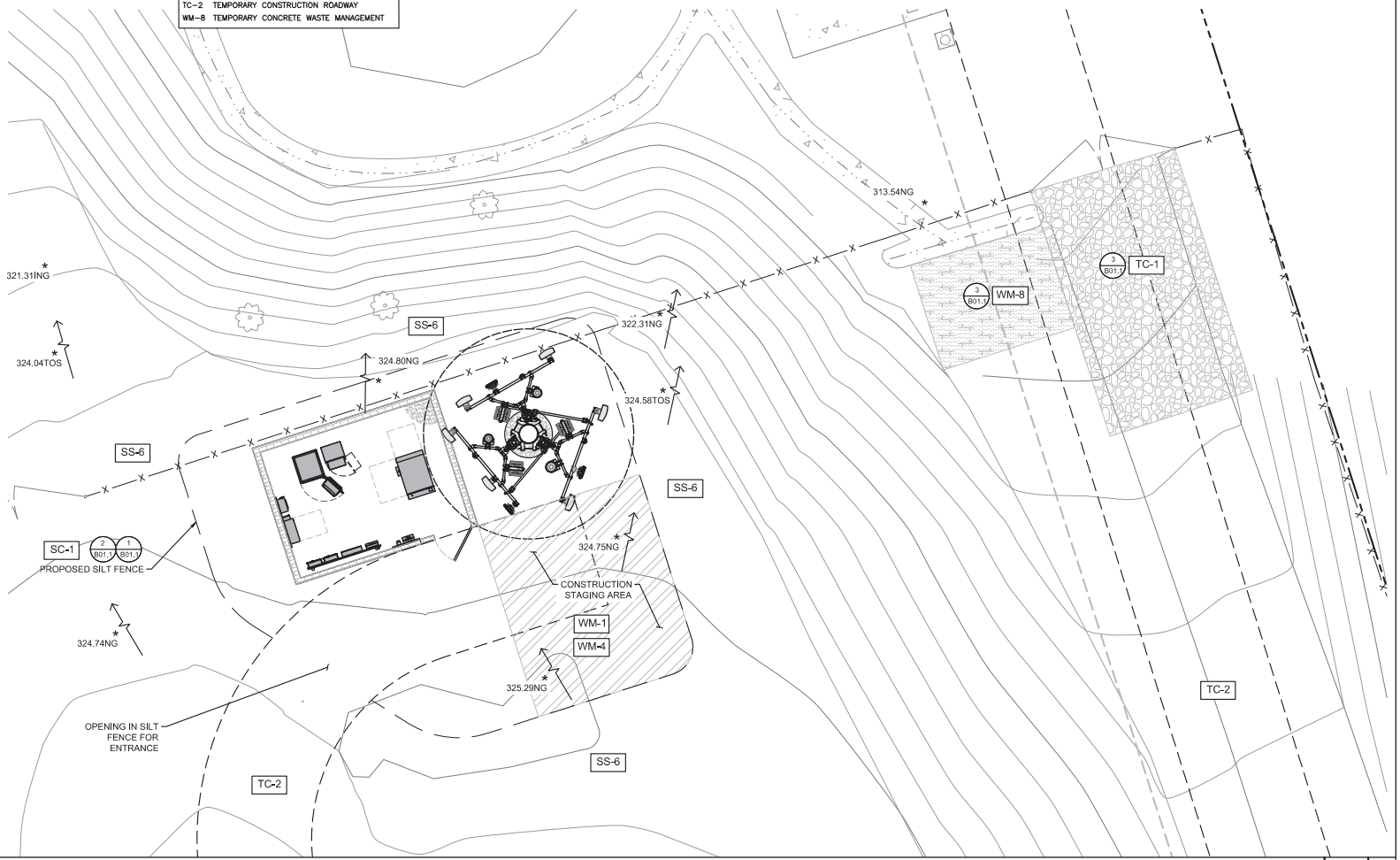
BMP LEGEND

SOURCE CONTROL BMP'S:

SS-6 STRAW MULCH
WM-1 MATERIAL DELIVERY AND STORAGE
WM-4 SPILL PREVENTION AND CONTROL

SITE DESIGN BMP'S:

SC-1 TEMPORARY SILT FENCE
TC-1 TEMPORARY CONSTRUCTION ENTRANCE/EXIT
TC-2 TEMPORARY CONSTRUCTION ROADWAY
WM-8 TEMPORARY CONCRETE WASTE MANAGEMENT



TEMPORARY ENTRANCE / EXIT DETAIL

SCALE N.T.S.

1

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2	07/24/23	JX 2ND COMMENTS

Plans Prepared For:

MD7

10590 WEST OCEAN AIR DRIVE
SUITE 250
SAN DIEGO, CA 92130

Applicant:

at&t
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Plans Prepared By:

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Stantec

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PORTLAND, OR 97239
Tel: 503-595-9128 Fax: 503-595-9136
www.morrisonhershfield.com

Project:

CAL02872
SITE ID: CAL02872
8555 PARADISE VALLEY ROAD
SPRING VALLEY, CA 91977
FA: 15558384

Drawing Title:

BMP PLAN

Project No.: 220348700	
Designer: RB	Date: 10/17/22
Drawn By: SV	Checked By: –
PM Review: JR	Client Approval
Issue No.: 6	Drawing No. B01.0

SCALE IS BASE ON 22" X 34" "D" SIZE

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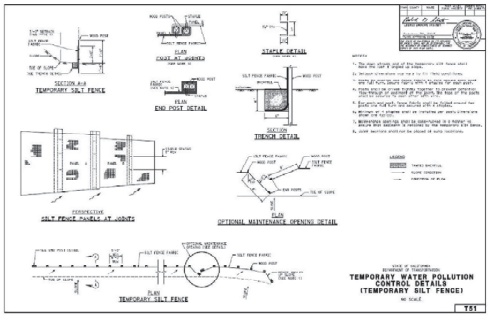
ATTACHMENT I

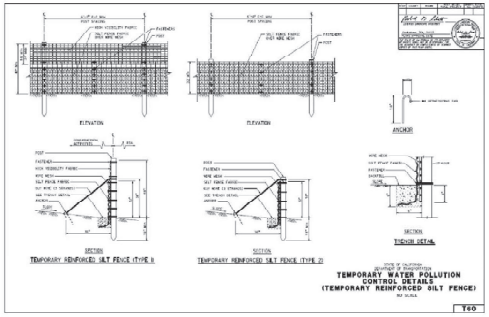
Temporary Silt Fence SC-1



Caltrans Storm Water Quality Handbooks — Section 4
Construction Site BMP Manual — Temporary Silt Fence SC-1
May 2017 — 5 of 6

SILT FENCE DETAIL — SCALE N.T.S. — 1

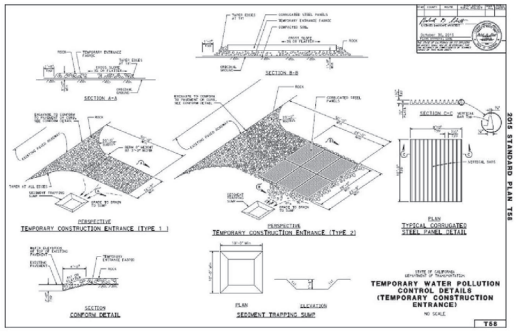
Temporary Silt Fence SC-1



Caltrans Storm Water Quality Handbooks — Section 4
Construction Site BMP Manual — Temporary Silt Fence SC-1
May 2017 — 6 of 6

SILT FENCE DETAIL — SCALE N.T.S. — 2

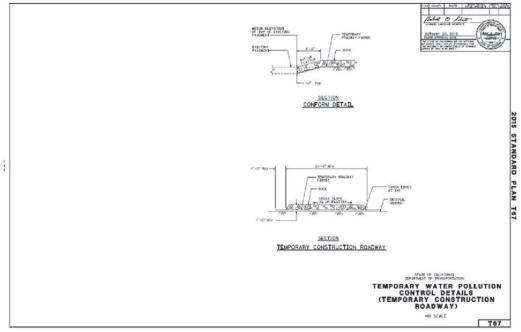
Temporary Construction Entrance/Exit TC-1



Caltrans Storm Water Quality Handbooks — Section 6
Construction Site BMP Manual — Temporary Construction Entrance/Exit TC-1
May 2017 — 4 of 4

TEMPORARY ENTRANCE / EXIT DETAIL — SCALE N.T.S. — 3

Temporary Construction Roadway TC-2



Caltrans Storm Water Quality Handbooks — Section 6
Construction Site BMP Manual — Temporary Construction Roadway TC-2
May 2017 — 4 of 4

CONSTRUCTION ROADWAY DETAIL — SCALE N.T.S. — 4

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FA: 15558384

Drawing Title:
BPM DETAILS

Project No.: 220348700	
Designer: RB	Date: 10/17/22
Drawn By: SV	Checked By: —
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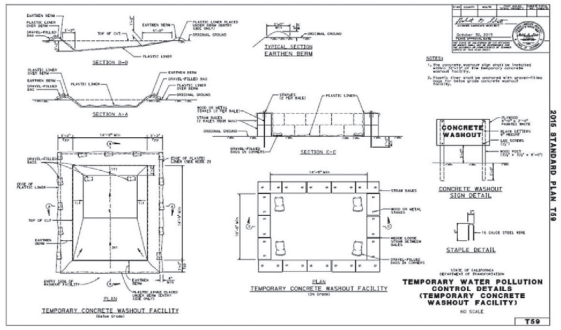
Issue No.: 6	Drawing No. B01.1

SCALE IS BASE ON 22" X 34" "D" SIZE

ATTACHMENT I

Concrete Waste Management

WM-8



Caltrans Storm Water Quality Handbooks
Construction Site BMP Manual
May 2017

Section 8
Concrete Waste Management WM-8
5 of 5

CONCRETE WASHOUT DETAIL — SCALE N.T.S. — 1

NOT USED — SCALE N.T.S. — 2

NOT USED — SCALE N.T.S. — 3

NOT USED — SCALE N.T.S. — 4

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ATTACHMENT I

THIS IS NOT A SURVEY

ALL INFORMATION AND TRUE NORTH HAVE BEEN OBTAINED FROM EXISTING DRAWINGS AND ARE APPROXIMATE.

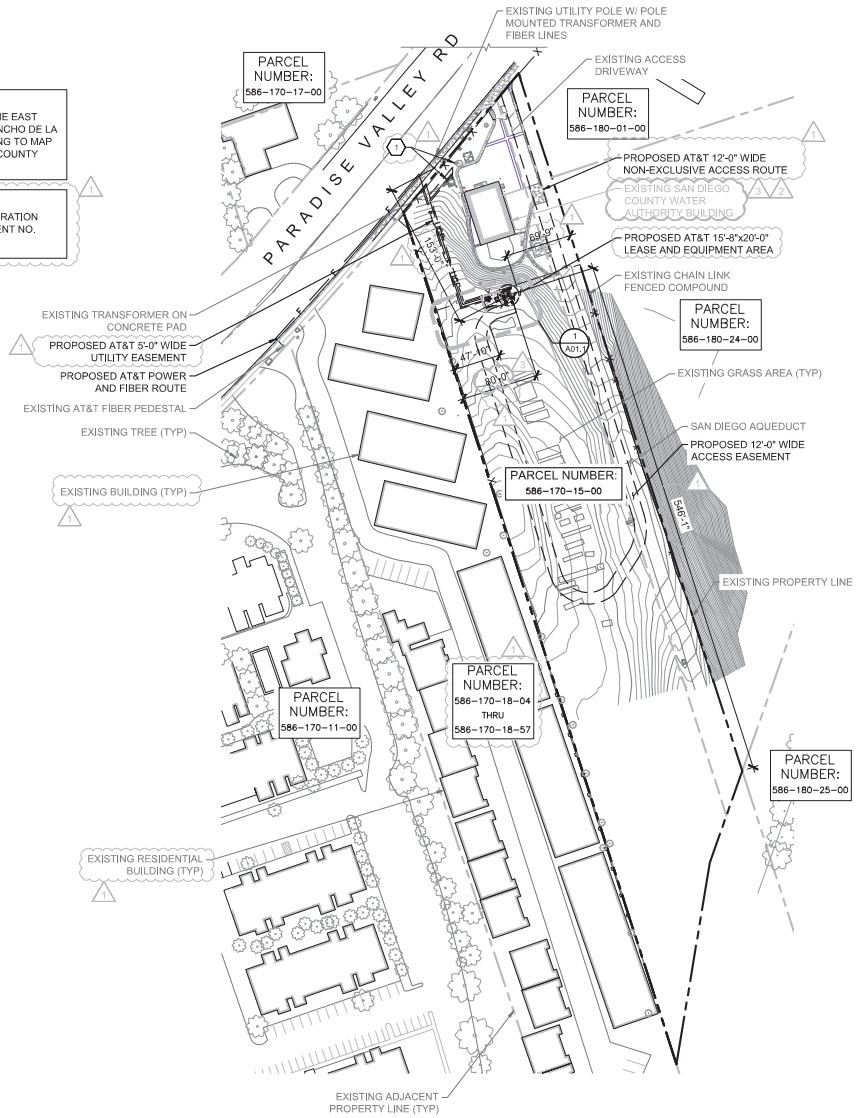
LEGAL DESCRIPTION:
ALL THAT PORTION OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF QUARTER SECTION 2 OF RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166 MADE BY MORRILL AND ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

1 EASEMENTS:
EASEMENT IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION SET FORTH IN INSTRUMENT RECORDED ON OCTOBER 4, 1996 IN INSTRUMENT NO. 1996-0505298 OFFICIAL RECORDS (PLOTTED HEREON).

REQUIREMENTS

SETBACKS :

HEIGHT:	35'-0"
FRONT YARD:	50'-0"
INTERIOR YARD :	10'-0"
EXTERIOR YARD :	35'-0"
REAR YARD :	25'-0"



811 Know what's below. Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN UTAH
TOLL FREE: (800) 662-4111 OR
CALL 3 WORKING DAYS BEFORE YOU DIG

SITE PLAN

60' 0 30' 60' SCALE:1"=60'-0" (22x34) (OR) 1/2"=60'-0" (11x17) 1

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FA: 15558384

Drawing Title:
SITE PLAN

Project No.: 220348700

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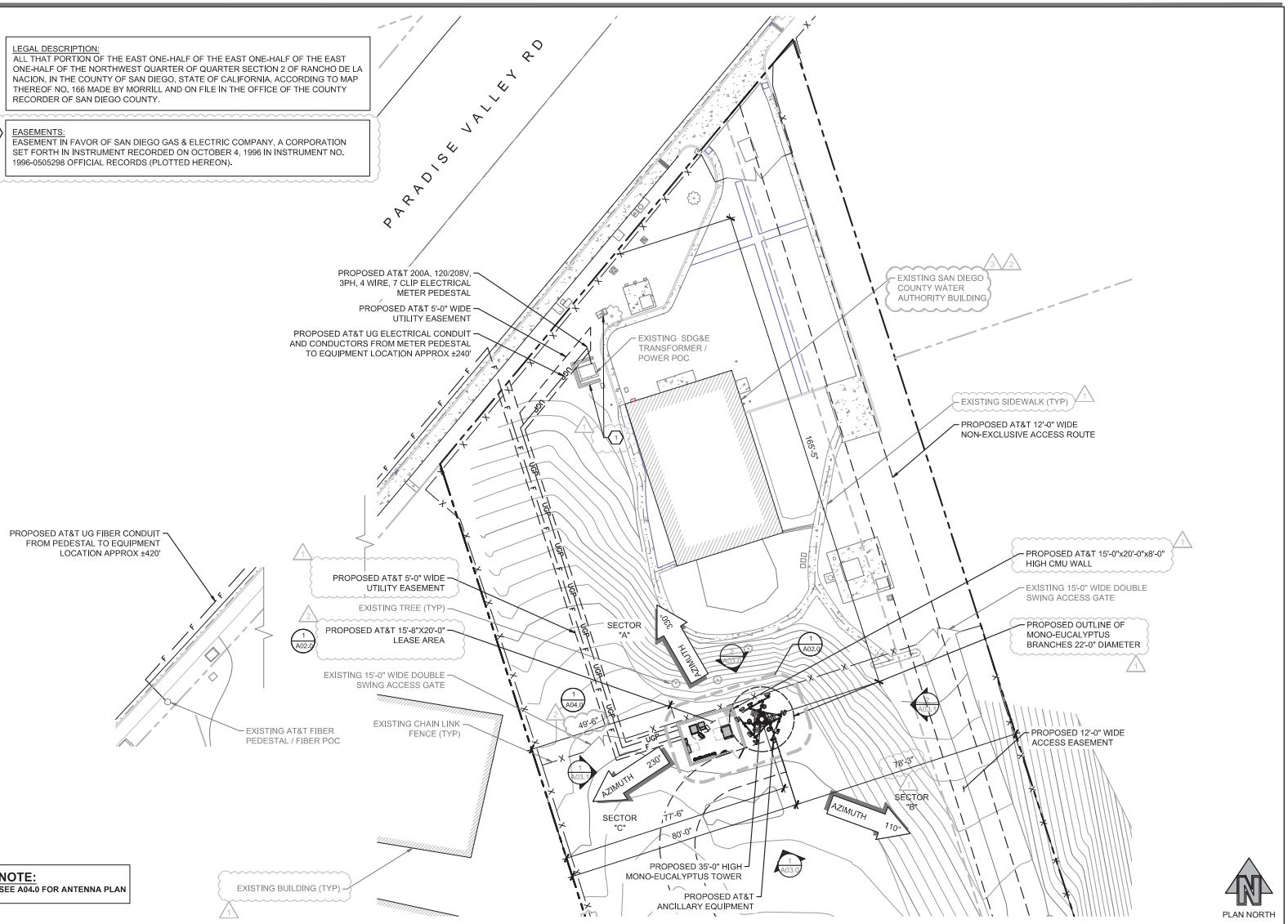

NOTE:
SEE A04.0 FOR ANTENNA PLAN

ENLARGED SITE PLAN

0 4' 8' 16'
SCALE: 1/16"=1'-0" (22x34)
(OR) 1/32"=1'-0" (11x17)

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FA: 15558384

Drawing Title:
ENLARGED SITE PLAN

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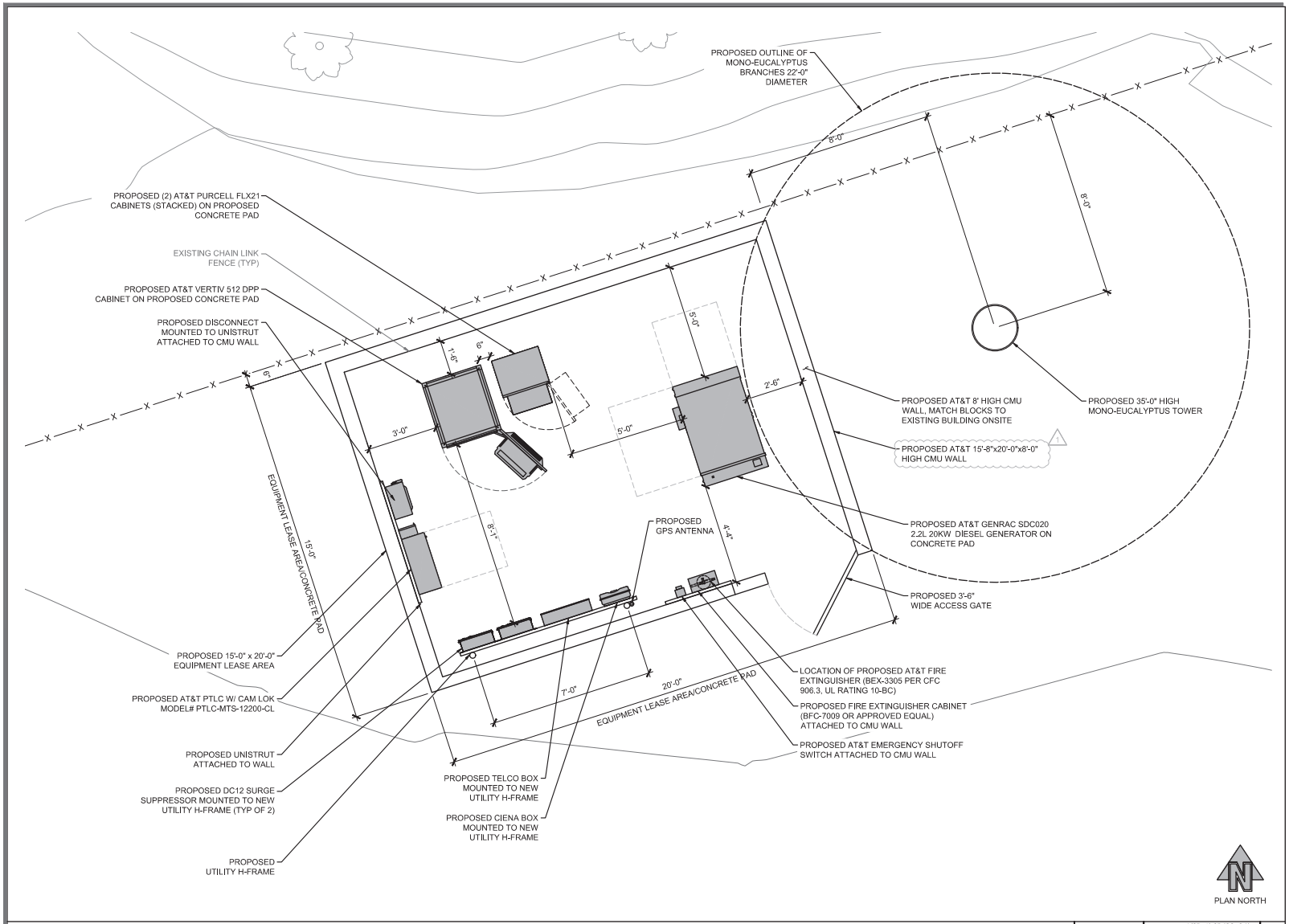

EQUIPMENT PLAN

0 6" 1' 2'

SCALE: 1/2"=1'-0" (22x34)
(OR) 1/4"=1'-0" (11x17)

1

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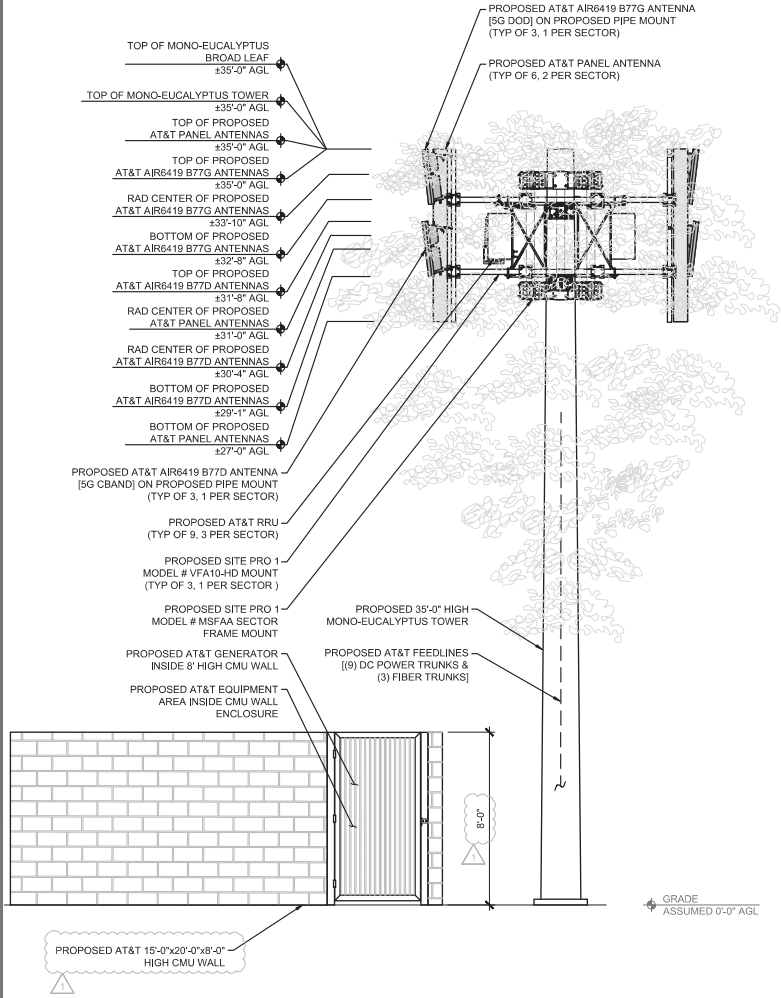
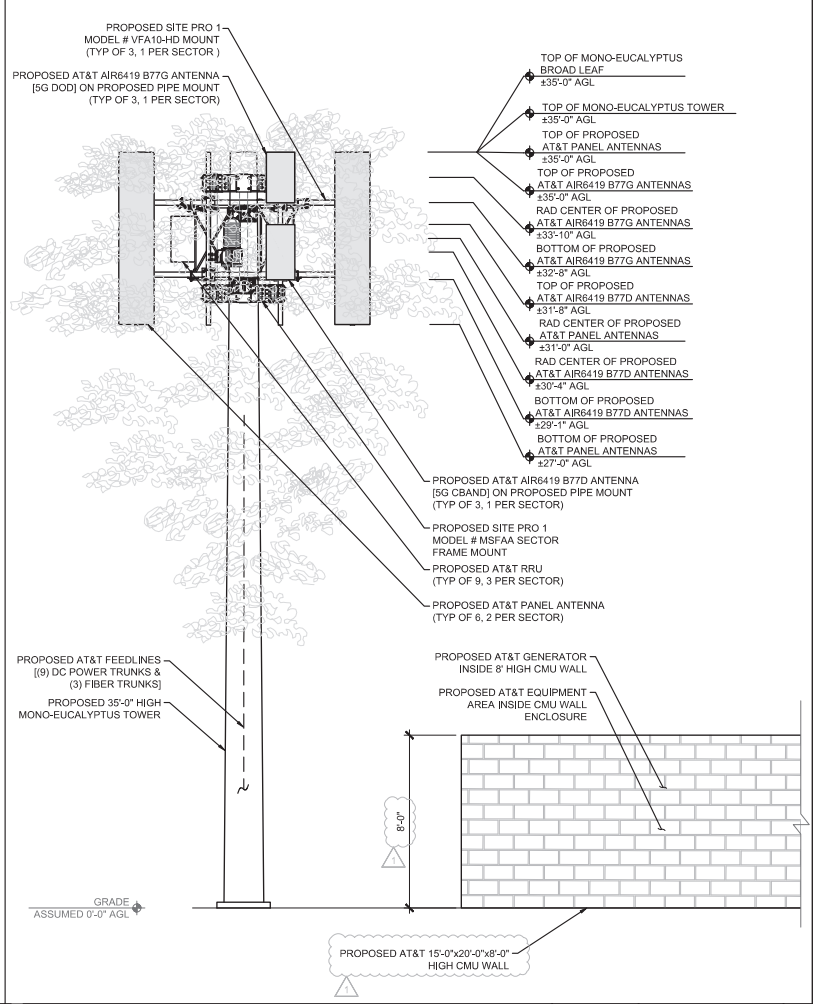


PROPOSED SOUTH ELEVATION | 0 6" 1' 2' | SCALE: 1/2"=1'-0" (22x34) (OR) 1/4"=1'-0" (11x17) | 1



PROPOSED NORTH ELEVATION | 0 6" 1' 2' | SCALE: 1/2"=1'-0" (22x34) (OR) 1/4"=1'-0" (11x17) | 2

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Drawing Title:
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Project No.:	
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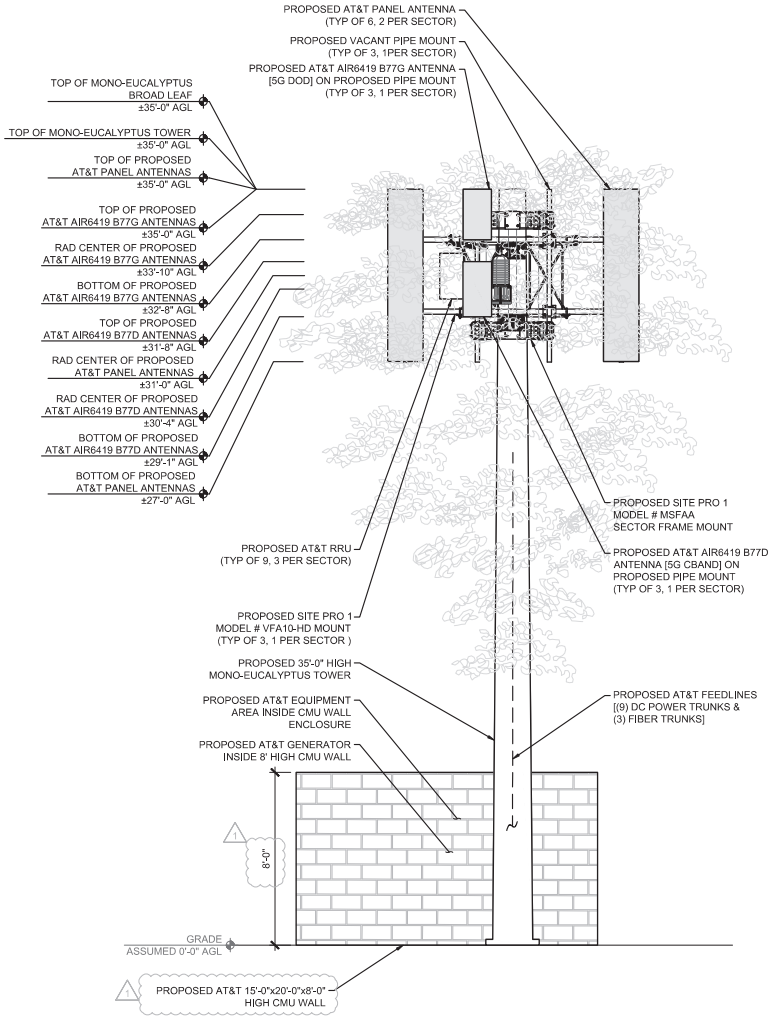
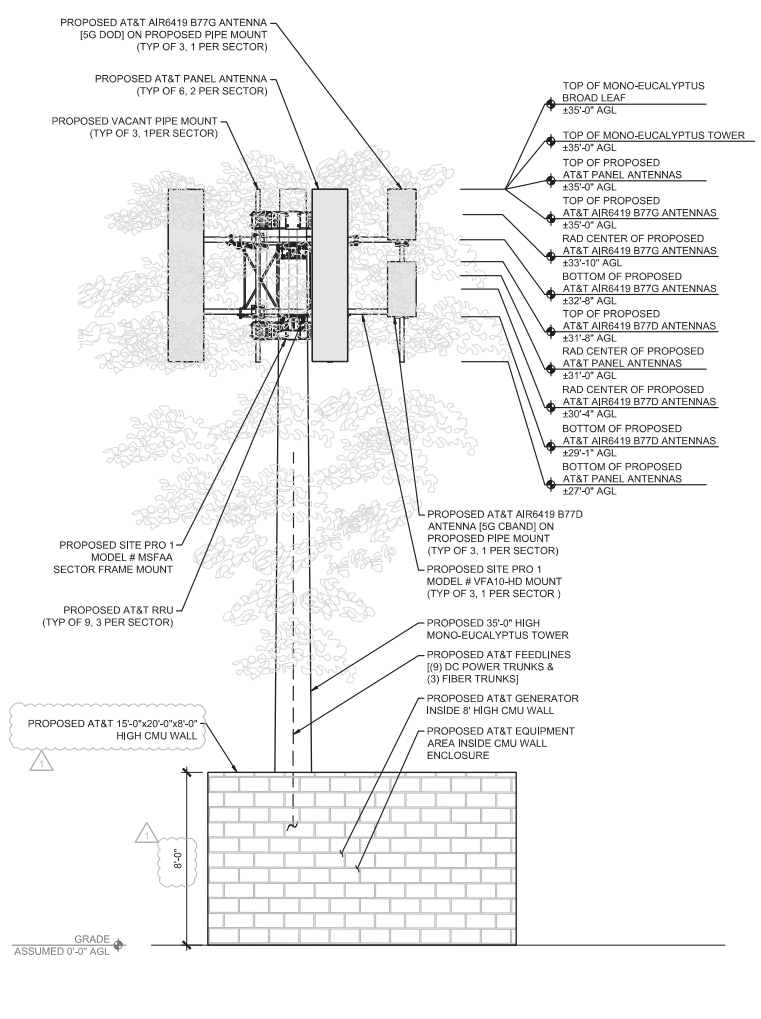


PROPOSED EAST ELEVATION

0 6" 1' 2'

SCALE: 1/2"=1'-0" (22x34)
(OR) 1/4"=1'-0" (11x17)

1



PROPOSED WEST ELEVATION

0 6" 1' 2'

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2

1 2 3 4 5 6

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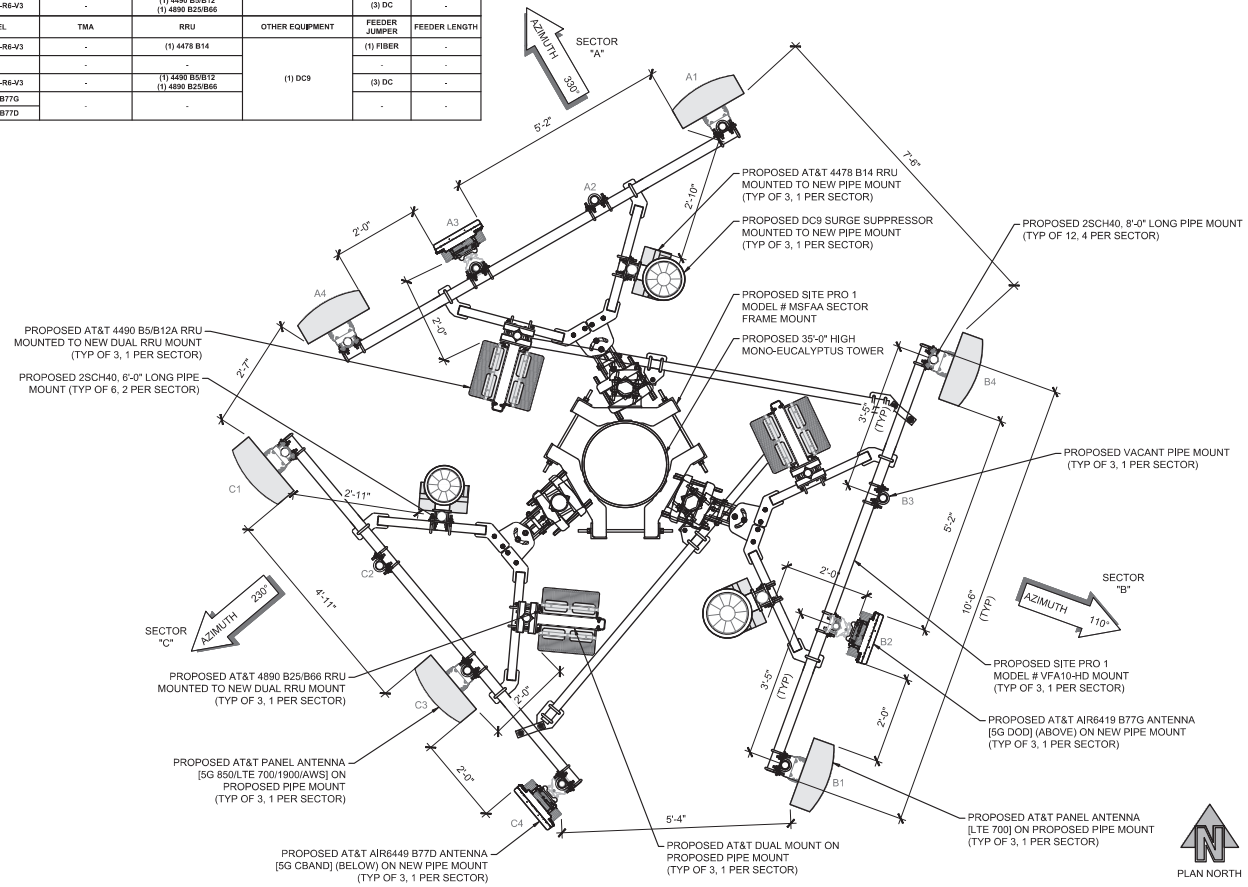
ATTACHMENT I

PROPOSED ANTENNA CONFIGURATION AND SCHEDULE - PER RFDS VERSION 1.0 - DATED 07-28-2022										
SECTOR A	CARRIER / SPECTRUM	ANTENNA POSITION	AZIMUTH	RAD CENTER	MODEL	TMA	RRU	OTHER EQUIPMENT	FEEDER JUMPER	FEEDER LENGTH
	5G 850/ LTE 700/1900/AWS	A1	330°	31'-0"	NNH4-65C-R6-V3	-	(1) 4490 B5/B12 (1) 4890 B25/B66	(1) DC9	(3) DC	-
	-	A2	-	-	-	-	-		-	-
	5G DOD	A3	330°	33'-10"	AIR6419 B77G	-	-		-	-
	5G CBAND			30'-4"	AIR6419 B77D					
	LTE 700 FNET	A4	330°	31'-0"	NNH4-65C-R6-V3	-	(1) 4478 B14		(1) FIBER	-
SECTOR B	CARRIER / SPECTRUM	ANTENNA POSITION	AZIMUTH	RAD CENTER	MODEL	TMA	RRU	OTHER EQUIPMENT	FEEDER JUMPER	FEEDER LENGTH
	LTE 700 FNET	B1	110°	31'-0"	NNH4-65C-R6-V3	-	(1) 4478 B14	(1) DC9	(1) FIBER	-
	5G DOD	B2	110°	33'-10"	AIR6419 B77G	-	-		-	-
	5G CBAND			30'-4"	AIR6419 B77D					
	-	B3	-	-	-	-	-		-	-
	5G 850/ LTE 700/1900/AWS	B4	110°	31'-0"	NNH4-65C-R6-V3	-	(1) 4490 B5/B12 (1) 4890 B25/B66		(3) DC	-
SECTOR C	CARRIER / SPECTRUM	ANTENNA POSITION	AZIMUTH	RAD CENTER	MODEL	TMA	RRU	OTHER EQUIPMENT	FEEDER JUMPER	FEEDER LENGTH
	LTE 700 FNET	C1	230°	31'-0"	NNH4-65C-R6-V3	-	(1) 4478 B14	(1) DC9	(1) FIBER	-
	-	C2	-	-	-	-	-		-	-
	5G 850/ LTE 700/1900/AWS	C3	230°	31'-0"	NNH4-65C-R6-V3	-	(1) 4490 B5/B12 (1) 4890 B25/B66		(3) DC	-
	5G DOD	C4	230°	33'-10"	AIR6419 B77G	-	-		-	-
	5G CBAND			30'-4"	AIR6419 B77D					



DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

No.	Date	Action
6	10/08/24	SURVEY UPDATE
5	08/22/24	CLIENT COMMENTS
4	07/30/24	RELOCATED ENCLOSURE WEST & TOWER 80' FROM WEST PL
3	09/29/23	JX 3RD COMMENTS
2	07/24/23	JX 2ND COMMENTS

Plans Prepared For:

MD7

10590 WEST OCEAN AIR DRIVE
SUITE 250
SAN DIEGO, CA 92130

Applicant:

at&t
Your world. Delivered.

Plans Prepared By:

MORRISON HERSHFIELD
Stantec

5100 S MACADAM AVE., UNIT 500
PORTLAND, OR 97239
Tel: 503-595-9128 Fax: 503-595-9136
www.morrisonhershfield.com

Project:

CAL02872
SITE ID: CAL02872
8555 PARADISE VALLEY ROAD
SPRING VALLEY, CA 91977
FA: 15558384

Drawing Title:

ANTENNA PLAN & SCHEDULE

Project No.: 220348700	
Designer: RB	Date: 10/17/22
Drawn By: SV	Checked By: —
PM Review: JR	Client Approval
Issue No.: 6	Drawing No. A04.0

SCALE IS BASE ON 22" X 34" "D" SIZE

ANTENNA PLAN & SCHEDULE

0 3"6" 1'

SCALE: 3/4"=1'-0" (22x34)
(OR) 3/8"=1'-0" (11x17)

1

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ATTACHMENT I

CAL02872
USID: 322191 FA# 15558384
SITE ID: CAL02872

8555 PARADISE VALLEY ROAD
SPRING VALLEY, CA 91977

5G NSB

MRSDL042318/ MRSDL044649/ MRSDL044554/ MRSDL044529/ MRSDL044606/ MRSDL044648/ MRSDL044592

PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES TO CONSTRUCT NEW WIRELESS FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:

AT ANTENNA LEVEL:
- INSTALL (1) 35'-0" HIGH MONO EUCALYPTUS TOWER
- INSTALL (3) SITE PRO VFA-10HD MOUNTS
- INSTALL (1) SITE PRO MSFAA SECTOR FRAME MOUNT
- INSTALL (12) 2SCH40, 8'-0" LONG PIPE MOUNTS
- INSTALL (6) 2SCH40, 6'-0" LONG PIPE MOUNTS
- INSTALL (6) PANEL ANTENNAS
- INSTALL (3) AIR6419 B77D ANTENNAS
- INSTALL (3) AIR6449 B77G ANTENNAS
- INSTALL (3) DC9 SURGE SUPPRESSORS
- INSTALL (9) RRUS
- INSTALL (3) FIBER CABLE TRUNKS
- INSTALL (9) DC CABLES

AT EQUIPMENT LEVEL:
- INSTALL (1) 15'-0"x20'-0x8'-0" HIGH CMU WALL
- INSTALL (1) VERTIV 512 DCPP CABINET
- INSTALL (2) PURCELL FLX21 CABINETS
- INSTALL (1) NEW GENERAC SDC020 2.2L 20KW GENERATOR DIESEL GENERATOR
- INSTALL (1) 3'-6" WIDE ACCESS GATE
- INSTALL (1) 7'-0" WIDE UTILITY H-FRAME
- INSTALL (1) CIENA BOX
- INSTALL (2) DC12 SURGE SUPPRESSORS
- INSTALL (1) TELCO BOX
- INSTALL (1) PTLC W/ CAM LOK
- INSTALL (1) 200AMP METER PEDESTAL
- INSTALL (1) DISCONNECT SWITCH
- INSTALL (1) GPS ANTENNA
- INSTALL (1) FIRE EXTINGUISHER
- INSTALL (1) FIRE EXTINGUISHER CABINET
- INSTALL (1) EMERGENCY SHUTOFF SWITCH

SITE INFORMATION

PROPERTY OWNER:	SAN DIEGO COUNTY WATER AUTHORITY
LATITUDE:	32° 42' 4.41" N
LONGITUDE:	-117° 0' 47.43" W
GROUND ELEVATION:	332.22'± AMSL
JURISDICTION:	SAN DIEGO COUNTY
ZONING:	C30
PARCEL #:	5861701500
COUNTY:	SAN DIEGO
OCCUPANCY GROUP:	U-UNMANNED
CONSTRUCTION TYPE:	II-B
POWER COMPANY:	-
TELEPHONE COMPANY:	-

PROJECT TEAM

APPLICANT:
AT&T WIRELESS
7337 TRADE STREET
SAN DIEGO, CA 92121

PROJECT MANAGER:
MD7
10590 W. OCEAN AIR DR., STE 250
SAN DIEGO, CA 92130
PHONE: (858) 799-7850

A&E CONTACT:
MORRISON HERSHFIELD CORP
JOSH REYNOLDS
1455 LINCOLN PKWY, SUITE 500
ATLANTA, GA 30346
770-379-8500
JReynolds@morrisonhershfield.com

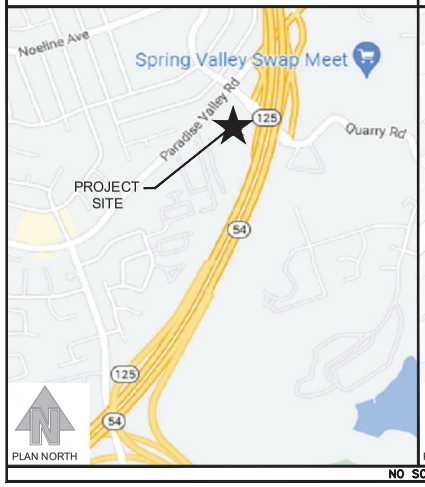
ZONING / SITE ACQUISTION:
MD7
10590 W. OCEAN AIR DE., STE 250
SAN DIEGO, CA 92130
PHONE: (858) 799-7850

CONSTRUCTION:
AT&T WIRELESS
7337 TRADE STREET
SAN DIEGO, CA 92121

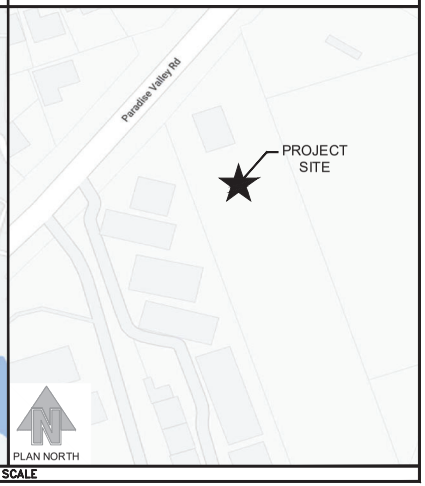
RF ENGINEER:
AT&T WIRELESS
CRISTIAN SOTO
cs450g@att.com

LOCATION MAPS

VICINITY MAP



AREA MAP



NO SCALE

DRIVING DIRECTIONS

FROM SAN DIEGO INTERNATIONAL AIRPORT:

HEAD EAST ON N HARBOR DR TOWARD MCCAIN RD. USE THE LEFT 3 LANES TO TURN LEFT ONTO W GRAPE ST. USE THE RIGHT 2 LANES TO TAKE THE RAMP ONTO I-5 S. MERGE WITH I-5 S. USE THE RIGHT 2 LANES TO TAKE EXIT 15B FOR CA-94 E/M L KING JR FWY. CONTINUE ONTO CA-94 E. TAKE EXIT 9A TO MERGE WITH CA-125 S. TAKE EXIT 12 TOWARD PARADISE VALLEY RD/JAMACHA BLVD. TURN RIGHT ONTO ELKELTON PL. USE THE LEFT LANE TO TURN LEFT ONTO PARADISE VALLEY RD. TURN LEFT. DESTINATION WILL BE ON THE LEFT.

ENGINEERING

THE FOLLOWING CODES W/ CALIFORNIA STATE AMENDMENTS
1. 2022 INTERNATIONAL BUILDING CODE
2. 2022 NATIONAL ELECTRICAL CODE
3. TIA-222-H OR LATEST EDITION
4. 2022 INTERNATIONAL MECHANICAL CODE
5. 2022 INTERNATIONAL FIRE CODE

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

811 Know what's below. Call before you dig.

NOTE:
48 HOURS PRIOR TO DIGGING, CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES

Drawing Index

L0.0	COVER SHEET
L1.0	PLANTING PLAN
L1.1	PLANTING DETAILS
L1.2	PLANTING SPECIFICATIONS
L2.0	IRRIGATION PLAN
L2.1	WATER CONSERVATION PLAN
L2.2	IRRIGATION DETAILS
L2.3	IRRIGATION SPECIFICATIONS

hourian associates, inc.
landscape architecture + design
san clemente • santa barbara, ca
p: 949 489-5623 efax: 858.810.0335
e: team@hourianassociates.com

revisions:

△
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△
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LICENSED LANDSCAPE ARCHITECT ROBERT A. GREEN 6139 Signature Expiration Date 12/31/24 STATE OF CALIFORNIA

project:
AT&T CELL SITE TOWER
CAL02872
8555 PARADISE VALLEY ROAD
SPRING VALLEY, CA 91977

on tcp
ejor
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01 :et
a

sheet name:
COVER SHEET

sheet no:
L-0.0

ATTACHMENT I

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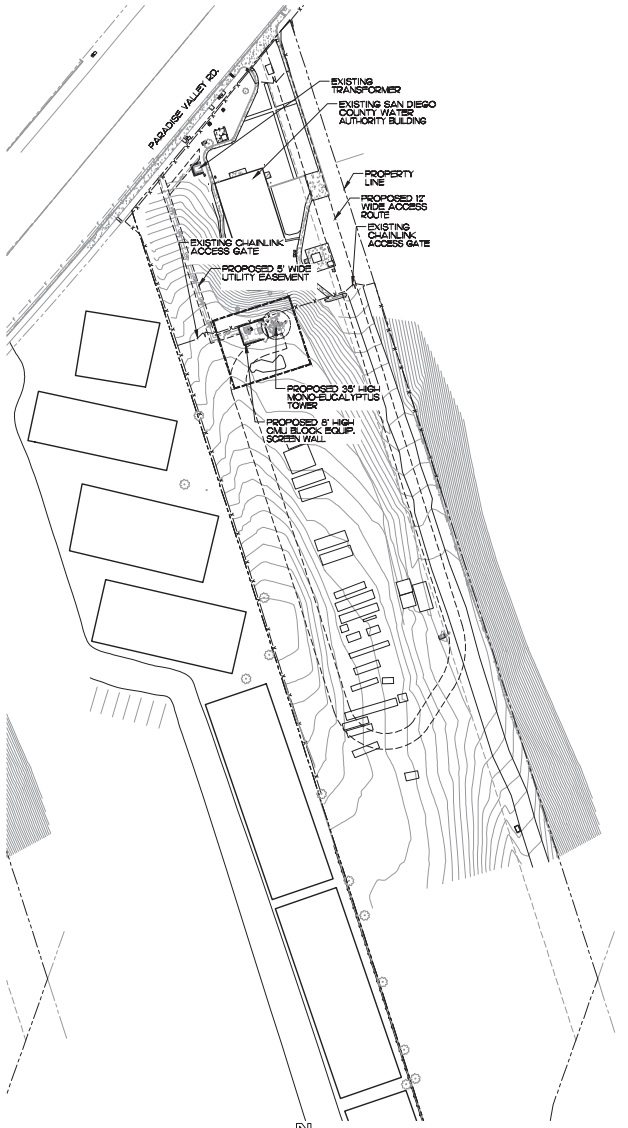


1 OVERALL SITE PLAN

1" = 40'

N

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

ADDITIONAL LANDSCAPE NOTES

1. TREE MAINTENANCE NOTE: PROVIDE THE FOLLOWING NOTE ON THE PLANS: 'ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING. TOPPING OF TREES IS NOT PERMITTED.'

2. EXISTING TREES TO REMAIN ONSITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
   - A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
   - STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
   - ROOT SYSTEMS OF EXISTING TREES WILL BE PROTECTED FROM FLOODING, EROSION, CHEMICAL SPILLS, AND EXCESSIVE WETTING AND DRYING DURING DE-WATERING.
   - THE EXISTING GRADE WILL BE MAINTAINED WITHIN THE DRIP LINE OF EXISTING TREES.
   - ROOTS OF EXISTING TREES WILL BE CUT APPROXIMATELY 6 INCHES BACK FROM NEW CONSTRUCTION.
   - A CERTIFIED CONSULTING ARBORIST SHALL OVERSEE PRUNING OF ANY ROOTS 4-IN OR GREATER IN DIAMETER.
   - MAINTAIN AND DOCUMENT A TREE WATERING SCHEDULE DURING CONSTRUCTION.
   - ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

3. MAINTENANCE NOTE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY PROPERTY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE CITY. 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.

4. IRRIGATION NOTE: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PRO PER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALSO, INDICATE THE TYPE(S) OF IRRIGATION SYSTEM(S) PROPOSED, I.E. SPRAY, DRIP, ETC.

5. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

6. MULCH ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC §142.0411.

7. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

COMPLIANCE STATEMENT:

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE COUNTY'S WATER-EFFICIENT LANDSCAPE ORDINANCE (ORDINANCE NO. 859), THE COUNTY GUIDE TO CALIFORNIA FRIENDLY LANDSCAPING & COUNTY'S CALIFORNIA FRIENDLY PLANT LIST.

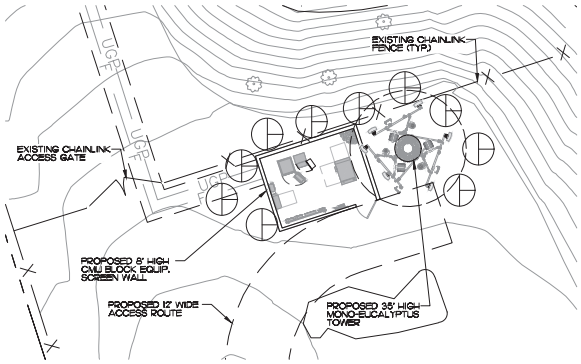
INSTALL ALL IRRIGATION EQUIPMENT & IRRIGATION DESIGN IN COMPLIANCE WITH THE CITY STANDARD UNIFORM BUILDING CODE.

DATE

10-22-2024 ROBERT A. GARCIA

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
SH-LBS						53
	ARCOSTAPHYLOS MANZANITA	COMMON MANZANITA	15 GAL.	10	AS SHOWN	L



2 PLANTING PLAN ENLARGEMENT

1" = 10'

N

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PLANTING NOTES

1. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION(S) FROM THE PLANS OR SPECIFICATIONS IS TO HAVE WRITTEN APPROVAL.

2. ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "AMERICAN NURSERY AND LANDSCAPE ASSOCIATION STANDARDS. WWW.ANLA.ORG

3. LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.

4. CONTRACTOR TO INCLUDE IN HIS BID THE REPAIR OF ANY AND ALL DAMAGE RESULTING FROM INSTALLATION OF PLANTING ITEMS. CONNECT TO EXISTING CONDITIONS.

5. ALL TREES WITHIN 5' OF ANY HARDSCAPE SURFACE TO HAVE A ROOT BARRIER TO REDIRECT ROOT GROWTH PER MANUFACTURER'S SPECIFICATIONS.

6. FINISH GRADE TO BE 2" BELOW TOP OF CURB OR SIDEWALK FOR PLANTING AREAS.

7. FERTILIZER FOR ALL PLANTING AREAS SHALL BE AS SPECIFIED WITHIN THE SOILS REPORT.

8. ALL PLANTING AND IRRIGATION ON THIS PROJECT TO MEET OR EXCEED CITY LANDSCAPE GUIDELINES, STANDARDS AND AGENCY REQUIREMENTS.

9. ALL PLANTER AREAS SHALL BE TOP DRESSED WITH 3" MINIMUM MULCH COVER TO BE "FOREST FLOOR SHREDDED BARK MULCH. AVAIL. THRU AGUINAGA FERTILIZERS (949) 786-9558. KEEP MULCH 3" AWAY FROM TREE TRUNKS AND SHRUB STEMS

10. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE BALLS WHICH SETTLE BELOW GRADE, FERTILIZING, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTINGS FREE OF INSECTS AND DISEASES, WEEDING, AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AS SPECIFIED ABOVE FOR A PERIOD OF NINETY (90) DAYS. ALL PLANTER BEDS TO BE AMENDED WITH SOIL PREPARATION PER SPECIFICATIONS. NO DEVIATIONS ARE ALLOWED.

11. ALL PLANTING SHALL BE IRRIGATED WITH LOW VOLUME SPRAY HEADS, BUBBLERS AND/OR DRIP EMITTERS CONNECTED TO AUTOMATIC REMOTE CONTROL VALVES AND AND TIED INTO AN AUTOMATIC IRRIGATION CONTROLLER.

LANDSCAPE AREAS

SH-LBS - LOW WATER USE = 570 S.F.
IRRIGATION - HIGH EFFICIENCY POP-UP BUBBLERS
PERCENTAGE OF LANDSCAPED AREA - 100.0%

TOTAL LANDSCAPED AREA = 570 S.F.

hourian associates, inc.
landscape architecture + design
san clemente • santa barbara, ca
p: 949.489-5623 efax: 858.810.0335
e: team@hourianassociates.com

revisions:

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project

AT&T CELL SITE TOWER
CAL02872
8555 PARADISE VALLEY ROAD
SPRING VALLEY, CA 91977

project no :

date: 10/22/24

sheet name:

PLANTING PLAN

sheet no :

L-1.0

Source: Hourian Associates, Inc. Date: 10/22/24 Time: 12:00 PM Filename: L-1.0 PLANTING PLAN.dwg
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ATTACHMENT I

NEW SITE SOIL PREPARATION

** NOTE: Sample specifications are general recommendations, not specific to any project site. It is usually suggested a soil analysis be completed so specific recommendations can be made for each individual project site (soil and/or plant material).

PART I - PRODUCTS

1.1 SOIL AMENDMENTS / FERTILIZER / MYCORRHIZAE

.1 Bulk organic material, e.g. wood residual or rice hulls, pH of 5.5 to 6.5; salinity of 3.0; organic matter more than 90% (dry weight basis); nitrolized with nitrogen content of 0.5 to 0.8

.2 Gypsum shall be commercially processed and packaged with a minimum 89% grade containing 14% combined sulfur.

.3 Soil Conditioner: **Tri-C Humate or Premium Humate**, shall contain 40% organic matter, 40% carbon and 40% humic acids.

.4 **Soil conditioner / fertilizer shall be granular Tri-C 6-2-4, 5% Sulfur w/20% Humi Acids.** It shall be free flowing, suitable for application with approved equipment, and shall contain the minimum available percentages:

Nitrogen	6.00%	Potassium	4.00%
Sulfur	5.00%	Phosphorus	2.00%
Humic Acids	20.00%		

.5 **Soil Conditioner, granular, Tri-C Humate Plus**, shall contain 1.5% Humic Acids. It shall be free flowing, suitable for application with approved equipment, and shall contain the minimum available percentages:

Calcium	7.00%	Sulfur	5.00%

.6 **Fertilizer (commercial)** shall be a granular, free flowing, suitable for application with approved equipment, and shall contain the following minimum available percentages by weight of plant food:

Nitrogen	6.00%	Minimum
Phosphorus	20.00%	Minimum
Potassium	20.00%	Minimum

.7 **Mycorrhizal inoculum** granular, **Tri-C Endo 120**, shall contain one or more species of vesicular-arbuscular Mycorrhizal fungi to ensure rapid root colonization when used as recommended. It will contain the minimum species as follows:
1 Lb. (454 grams) contains approximately 60,000 living propagules

.8 **Mycorrhizal inoculum paks, Tri-C Myco Paks**, shall contain a suite of endo and ecto mycorrhizae with the minimum species/ingredients as follows:
Endomycorrhizal inoculum: vesicular-arbuscular Mycorrhizal fungus Glomus intraradicies; G. mosseae; G. aggregatum; G. etunicatum in clay carrier: 33 propagules/gm. Each.
Ectomycorrhizal Inoculum: Pisolithus tinctorius 200,000 propagules/gm. 4 species of Rhizopogon 5500 propagules/gm each; 2 species Scleroderma 11,000 propagules/gm. Each on a clay based carrier.

9. **Mycorrhizal inoculum blend, Tri-C Myco Drench**, shall contain a suite of 13 species of endo and ecto mycorrhizae that has been micronized, therefore allowing topical application to existing plants/trees/grasses with the minimum species as follows:

Beneficial Fungus	Propagules per CC
Endomycorhizal:	
Glomus intraradices	4 per cc
Glomus aggregatum	4 per cc
Glomus mosseae	4 per cc
Glomus brasilianum	4 per cc
Glomus monospororum	4 per cc
Glomus deserticola	4 per cc
Glomus clarum	4 per cc
Gigaspora margarita	4 per cc
Ectomycorrhiza:	
Pisolithus tinctorius	1,100,000 per cc
Rhizopogon villosuli	220,000 per cc
Rhizopogon luteolus	220,000 per cc
Rhizopogon amylopogon	220,000 per cc
Rhizopogon fallvescens	220,000 per cc

USE TRI-C ENDO 120 ON SOD APPLICATIONS:
SOD application: 60 lbs. per acre (88 kg/Ha)
Apply on soil surface AFTER soil preparation is complete and PRIOR to placement of sod. (Rate equals 1.5 lbs. per 1,000 sq. ft.)

HYDROSEEDING: Per Acre Choose one

Tri-C Humate:	500 lbs.
Tri-C Humate Plus:	600 lbs.
Tri-C 6-2-4 w/Humate:	600 lbs.

**** Additional amendments per soil analysis.
Hydroseeding / Seed Drilling: 60 lbs. per acre (68 kg/Ha) Tri-C Endo 120

2.2 MAINTENANCE POST CONSTRUCTION
Apply Tri-C 6-2-4 w/Humate at 10 lbs. per 1,000 sq. ft. 50-60 days after initial application.

2.3 QUANTITY ESTIMATES: SOIL BIRD

Tri-C Humate & Premium Humate	2200 lbs./ACRE	==	44 Bags (50 lb. bag)
Tri-C Humate Plus	3300 lbs./ACRE	==	66 Bags (50 lb. bag)
Tri-C 6-2-4	3080 lbs./ACRE	==	62 Bags (50 lb. bag)

2.4 QUANTITY ESTIMATES OF MYCORRHIZAE FOR HYDROSEEDING PURPOSES:

Tri-C Endo 120	==	60 lbs. per acre
Tri-C Myco Drench	==	21 lbs. per acre

TRI-C ENTERPRISES, L.L.C.
Natural SOLutions®
P.O. BOX 1367, CHINO, CA USA 91708-1367
(909) 590-1790 1-800-927-3311 FAX (909) 590-3301
www.naturalsoilutions.com
TRI-C Organics is a dba of TRI-C Enterprises

MANUFACTURER OF TRI-C ORGANIC AND MYCORRHIZAL SOIL AMENDMENTS

1.2 PLANTING BACKFILL Choose one

Planting backfill shall be a thoroughly blended mixture of existing site soil and soil amendments at the following rates:

OPTION A: **Humate** (Soil Conditioner)		
Site Soil	80%	per cubic yard mix
Bulk Organic	20%	per cubic yard mix
Tri-C Humate	5 lbs. (2.27 kg)	per cubic yard mix
Fertilizer 6-20.20	2 lbs. (.91 kg)	per cubic yard mix

OPTION B: **Humate Plus** (GRANULAR Soil Conditioner)		
Site Soil	80%	per cubic yard mix
Bulk Organic	20%	per cubic yard mix
Tri-C Humate Plus	8 lbs. (3.60 kg)	per cubic yard mix
Fertilizer 6-20.20	2 lbs. (.91 kg)	per cubic yard mix

OPTION C: **6-2-4 w/5%** (FERTILIZER & Soil Conditioner)		
Site Soil	80%	per cubic yard mix
Bulk Organic	20%	per cubic yard mix
Tri-C 6-2-4 w/5% Sulfur	8 lbs. (3.60 kg)	per cubic yard mix

*** Additional elements may be needed depending on the results of soil analysis.

All options use either Tri-C Endo 120 in backfill or Tri-C Myco Paks for individual planting:

Backfill Incorporation: 5 lbs per cubic yard (3 kg per m³)
For use in Bulk Mixed Media.

Individual Planting:
PAK APPLICATIONS RATES:

1 Gallon	5 Gallon	15 Gallon	24" Box	36" box
1 pak	2-3 paks	6-8 paks	10-12 paks	16-18 paks
48" Box	60" Box	72" Box	84" Box	96" Box
20-22 paks	26-28 paks	32-34 paks	40-42 paks	46-48 paks

PART II - SITE PREPARATION / SPECIFICATION EXECUTION

2.1 SOIL CONDITIONING, FERTILIZING AND ROTOTILLING:
MYCORRHIZAL INOCULUM APPLICATION: Choose one

OPTION A: **Humate** (Soil Conditioner)		
Tri-C Humate	50 lbs. (22.68 kg)	per 1,000 sq. ft.
Bulk Organic Material	2-3 cubic yards	per 1,000 sq. ft.
6-20-20 Fertilizer	20 lbs. (18.2 kg)	per 1,000 sq. ft.

OPTION B: **Humate Plus** (GRANULAR Soil Conditioner & GYPSUM)		
Tri-C Humate Plus	75 lbs. (33.75 kg)	per 1,000 sq. ft.
Bulk Organic Material	2-3 cubic yards	per 1,000 sq. ft.
6-20-20 Fertilizer	20 lbs. (18.2 kg)	per 1,000 sq. ft.

OPTION C: **6-2-4 w/5%** Sulfur (FERTILIZER & Soil Conditioner)		
Tri-C 6-2-4 w/5% Sulfur	70 lbs. (31.5 kg)	per 1,000 sq. ft.
Bulk Organic Material	2-3 cubic yards	per 1,000 sq. ft.

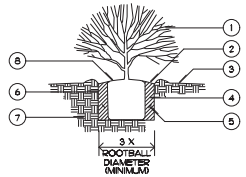
*** Additional elements may be needed depending on the results of soil analysis.

DIRECTIONS:

.1 **Thoroughly incorporate amendments into the top 4-6 inches of soil by rototilling is two (2) directions. After application of amendments, irrigate thoroughly.**

.2 **The thoroughness of the rototilling and incorporation of the soil conditioners/amendments shall be acceptable to the Architect.**

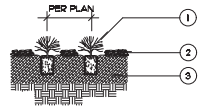
.3 **Note: Rate of application is for bidding purposes only - soil test may reduce or increase total soil amendment yardage. Adjustments (plus or minus) may be necessary. Contractor shall obtain at least two soil tests of final grade at site and submit results to Architect for interpretation and recommendation. TRI-C SOIL TESTING KITS MAY BE OBTAINED BY CALLING 1-800-927-3311.**

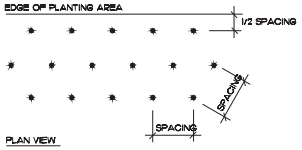


LEGEND:

1. SHRUB - CENTER IN PIT.
2. 2" DEEP WATERING BASIN
3. FINISH GRADE
4. AMENDED NATIVE BACKFILL - REFER TO SPECIFICATIONS
5. PLANTING TABLETS - REFER TO SPECIFICATIONS FOR QUANTITY AND PLACEMENT
6. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
7. NATIVE UNDISTURBED SOIL.
8. SET TOP OF ROOTBALL 2" ABOVE SURROUNDING GRADE AND SLOPE FOR DRAINAGE.

A SHRUB PLANTING





LEGEND:

1. GROUNDCOVER FROM FLAT, CUTTING, LINER, OR ONE GALLON CONTAINER
2. LAYER OF MULCH, INSTALLED BEFORE PLANTING (DEPTH PER SPECIFICATIONS)
3. PLANTING BED PER SPECIFICATIONS

B GROUNDCOVER

hourian associates, inc.
landscape architecture + design
san clemente • santa barbara, ca
p: 949.489-5623 efax: 858.810.0335
e: team@hourianassociates.com

revisions:

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REGISTERED LANDSCAPE ARCHITECT
ROBERT A. HOURIAN
6/1/24
Signature
No. 2116
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF CALIFORNIA

project
AT&T CELL SITE TOWER
CAL02872
8555 PARADISE VALLEY ROAD
SPRING VALLEY, CA 91977

project no:
date: 10/22/24

sheet name:
PLANTING DETAILS

sheet no:
L-11

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ATTACHMENT I

IRRIGATION SPECIFICATIONS (continued)

3.09 FINAL SITE OBSERVATION PRIOR TO ACCEPTANCE

A. The Contractor shall operate each system in its entirety for the CITY at time of final observation. Any items deemed not acceptable by the CITY shall be reworked to the complete satisfaction of the CITY.

B. The Contractor shall show evidence to the Owner that the CITY has received all accessories, charts, record drawings, and equipment as required before final site observation can occur.

3.10 SITE OBSERVATION SCHEDULE

A. The Contractor shall be responsible for notifying the CITY in advance for the following observation meetings, (verify with CITY) according to the time indicated:

1. Pre-Job Conference - 7 days
2. Pressure supply line installation - 24 hours
3. Lateral line and sprinkler installation - 24 hours
4. Automatic controller installation - 24 hours
5. Control wire installation - 24 hours
6. Pressure supply line and lateral line testing - 48 hours
7. Coverage test - 48 hours
8. Final observation - 7 days

B. When observations have been conducted other than the Owner's Representative show evidence in writing of when and by whom these observations were made.

C. No site observations will commence without "As-Built" record drawings. The contractor shall not call for a site visit without "As-Built" record drawings, without completing previously noted corrections, or without preparing the system for said visit.

PLANTING SPECIFICATIONS

PART 1 - GENERAL

1.01 Scope of Work:

Contractor shall provide all materials, labor and equipment incidental to and necessary for completing all work, as indicated on the drawings, as reasonably implied, or as delineated in the Specifications as follows.

1.02 Standards:

All work and materials shall comply with governing codes, safety orders, standards, and regulations, and meet the minimum requirements of the governing agencies.

1.03 Quality Assurance:

A. All Contractors performing Site Development work, must be licensed in accordance with the laws of the State

B. Contractor shall provide the Landscape Architect and the Owner's Representative with a list of Subcontractors and Material Suppliers expected to be employed during the course of construction.

C. Contractor shall obtain and keep in force Public Liability and Property Damage Insurance, during entire course of the Construction Contract. The amount of insurance shall be determined by CITY or Owner.

D. Prior to start of site development work, the Contractor shall notify the Landscape Architect and Owner to give starting and completion dates. Contractor shall also supply the Landscape Architect and Owner with the name and telephone number of the person in charge of the work.

1.04 Responsibilities and Coordination

A. Permits: The Contractor shall obtain and pay for all permits and inspections required by governing authorities for the work to be performed.

B. Existing Conditions: The Contractor shall verify all conditions and dimensions shown on the plans at the site prior to commencement of any work under this contract. The Contractor shall verify the location and depth of all underground utilities prior to start of work.

C. Temporary Utilities: The Contractor shall apply for and pay all costs incurred for all temporary utilities such as water, electrical power and gas as required by him for the construction of the project. Temporary services shall be coordinated with the Owner and other contractors on the job site.

D. Survey Reference Points, and Elevations: The Contractor is responsible for establishing all surveys, reference points and elevations required by him, and shown on plans for proper execution of site construction.

E. Traffic: The Contractor is responsible for all temporary traffic barriers and closure required by him for the construction of the project. All temporary traffic barriers and closure shall conform to all conditions required by the CITY or governing authorities.

1.05 Defective and Unauthorized Work:

All work which is determined by inspection to be defective in its construction or deficient in any of the requirements of the plans and specifications, shall be remedied or removed, and replaced by the Contractor at his own expense in a manner acceptable to the Landscape Architect and Owner's representative.

1.06 Inspections:

The Contractor shall arrange for inspections by notifying the Landscape Architect, CITY and governing authorities, 24 hours prior to time of inspection, unless otherwise noted. Inspections shall be as listed below, but not necessarily in this order. Only the inspection pertaining to the project scope of work will apply:

Rough Grading.
Drain Lines and Catch Basins.
Irrigations (main line pressure, coverage & system operations test).

Soil Preparation and Finish Grading.
Plant Material (delivery & placement).
Substantial Completion inspection (at completion of landscape improvements) - 7 Days.
Final inspection (after maintenance period) - 7 days.

The contractor shall arrange a Preconstruction job conference with the Landscape Architect, Owner & CITY a minimum of seven (7) days prior to the beginning work.

1.07 Guarantees:

A. Plant Materials: All trees, shrubs, ground covers bedding plants and lawn shall be guaranteed from date of final acceptance of landscape construction for periods as follows:

Trees 24" box & larger = 1 year
Trees 15 gal. & smaller = 1 year
Shrubs: All sizes = 120 days
Ground Cover = 120 days
Bedding Plants = 120 days
Lawn (sod) = 120 days
Lawn (seed) = 120 days from first mowing

Guarantee begins after the project acceptance by Owner and at the end of the 120-day maintenance period. Landscape Contractor shall replace and plant all materials which have died within the time span stated above, at no cost and within 5 days from receiving written notice from the Landscape Architect, Owner's Representative or CITY. If dead material is not replaced and planted within the 5 day period, Owner may replace dead material with new material and charge the Landscape Contractor for all expenses incurred.

B. Construction Materials: The contractor shall guarantee all workmanship and materials for all site development, for a period of one year from date of final acceptance of project.

1.08 Material and Labor Releases:

Upon completion of the work, the Contractor shall present to the Owner's Representative, signed copies of all labor and materials releases for all work performed under Site Development.

1.09 Disposal and Clean-up:

Remove all waste materials (including excavated material classified as unacceptable soil material), trash and debris generated or encountered during the course of landscape construction, and legally dispose of it. During the course of the work, remove surplus materials from the site and leave premises in a neat and clean condition. Clean up and remove all remaining debris and surplus materials upon completion of work, leaving the premises neat and clean. The site shall be cleaned upon the request of the Inspector.

PART 2 - EXECUTION

2.01 Protection:

Keep all plant material delivered to site in a healthy condition for planting. Plants shall not be allowed to dry out. Bare root stock shall be separated and heeled-in, in root earth or other suitable material until planting. Balled and burlapped plants shall have root ball covered with moist sawdust, wood chips or other suitable material until planting.

2.02 Installation

Detailed layout of plants within the planting areas shall be performed by Contractor and approved by the Landscape Architect and Owner prior to planting.

Soil excavated from planting holes shall be amended to backfill around trees and shrubs using the following mixture:

Native, On-Site Soil with rock no greater than 3" in diameter
Gro Power Plus, 3-3-1 @ 5 lbs/cy
Iron Sulfate @ 2 lbs/cy

(To be used for bidding purposes only, verify with Agronomic Soils Test.)

After backfilling, construct a 3" earthen berm to form watering basin around each plant, to allow thorough water-in and establishment.

Prior to installation of turf and ground cover, remove water basins from around trees and shrubs. Berms in turf areas to be removed prior to Owner acceptance.

PART 3 - SOIL PREPARATION AND FINISH GRADING

3.01 Scope of Work:

A. Provide all materials and equipment, and perform all work necessary for and incidental to the soil preparation and finish grading of all planting and lawn areas as shown on plans, as reasonably implied, or as delineated in the specifications.

B. Furnishing, placement and grading, of topsoil for backfilling of planters if required.

C. Cleaning and finish grading of planters areas and planting areas.

3.02 Topsoil:

A. Existing on-site soils listed as 'acceptable' under 'Site Grading' specification.

B. Topsoil imported to site for use as fill, backfill in planters and mounding, shall be sandy textured. Silt plus clay content of this soil shall be no greater than 15% by weight. The boron content of this soil shall be no greater than 1 part per million as measured on the saturation extract. The sodium absorption ratio (SAR) shall not exceed 3.0 millimhos per centimeter at 25 C. In order to ensure conformance, samples of the imported soil shall be submitted to an agronomic soils testing laboratory, approved by the project Landscape Architect for analysis prior to use. Result of testing to be delivered to Owner's Representative for approval. Soil test to include analysis and recommendations.

3.03 Soil Amendments:

All soil amendments shall be as specified in the Agronomic Suitability/Fertility soils report furnished by the Contractor

3.04 Soil Preparation

All work on irrigation system shall be complete and inspected for recommended approval and, fine grading completed, prior to rototilling and prior to soil amendment work.

After rough grades have been established, prepare all lawn and planting areas by tilling or cross ripping to a depth of 12". All rock and debris more than 2" in diameter shall be removed from the site, except for areas that are to be scarified, in which all rock and debris more than 1" in diameter shall be removed.

Apply, spread, and rototill in all soil amendments as recommended to a depth of 6". Water area thoroughly after rototilling is complete. Incorporate evenly into the top 4" to 6" the following for each 1,000 square feet of planting area:

4 cubic yards of Microlized Redwood or Fir shaving or mulch.
200 lbs. of Gro-Power or approved equal.

The above soil conditioning are minimal qualities only and should be used only for bidding purposes, because soil conditions may change drastically from the time these specifications were developed to the time the actual soil conditioning take place. Therefore, the Contractor shall obtain his own soils analysis at a rate of one per every 25,000 square feet of planted area. These soil tests shall be conducted by an approved Agronomic soils testing laboratory approved by the project Landscape Architect and Owner. Copies of the soil test to be provided during the Pre-construction job conference.

3.05 Finish Grading:

After rototilling operations are complete, grade areas to establish finish grades for planting. All finish lines shall be maintained and proper tolerances shall be met after settlement at the end of the project maintenance period.

Finish grading shall leave surface of the ground uniformly smooth and free of abrupt grade change.

3.06 Coordination:

Weed abatement work shall be coordinated with the installation of the irrigation system rototilling and soil amendment work, and planting. (See Weed Abatement section).

PART 4 - TREES AND SHRUBS

4.01 Scope of Work:

Provide all material, equipment, and labor necessary to install all trees and shrubs as shown on plans, as reasonably implied and as delineated in the specifications.

4.02 Products

A. Nomenclature - Plant names indicated on the drawings conform the "Standard Plant Names" established by the American Joint Committee on Horticulture. Except for names covered therein, the established custom of the nursery is followed.

B. Condition - Plants shall be symmetrical, typical for variety and species, sound, healthy, vigorous, free from plant disease, insect pests, or their eggs, and shall have healthy, normal root systems, well-filling their container, but not to the point of being root bound. Plants shall not be pruned at anytime, and in no case shall trees be topped.

C. Trees and shrubs shall be growing at a recognized nursery in accordance with good horticulture practices and shall be of the size and caliper normally associated with the container size specified on plans. Removal of all tags, labels, nursery stakes and ties from all plant material prohibited until the approval of the Landscape Architect or CITY.

D. All plant material delivered to the site showing signs of damage or disease or is insufficient in size to carry out the intent of the planting plan will not accepted and will be replaced at Contractor's expense.

E. Sizes of Plants - Shall be as stated on the Plan. Container stock (1-gallon, 5-gallon, and 15-gallon) shall have been grown in containers for at least one (1) year, but not over two (2) years.

F. Substitutions - Substitutions for indicated plant material will be permitted provided the substitute materials are approved in advance by the CITY, and are made at no additional cost to the Owner. Except for authorized variations, all substitute plant materials shall conform to the requirements of these specifications.

G. Plants Not Approved - Plants not approved are to be removed from site immediately and replaced with suitable plants. The Owner's representative reserves the right to reject entire lots of plants represented by defective samples.

H. Stake all trees, as per details immediately after planting to prevent wind damage.

I. Plant trees that are to be located in lawn or ground cover areas after finish grades are first established and allow at least 7 calendar days prior to installation of solid lawn or ground cover to provide for thorough saturing of trees. All planting holes shall be excavated as defined on appropriate details.

4.03 Soil Amendments:

Soil amendments shall be as recommended in the Agronomic soils report.

4.04 Trees Stakes:

Tree stakes shall be lodge pole pine tree stakes. See tree staking detail on plans for further information.

PART 5 - GROUND COVER AND BEDDING PLANTS

5.01 Scope of Work:

Provide all materials and equipment and perform all work necessary for and incidental to installing all ground cover and bedding plans, as shown on plans, as reasonably implied, or delineated in the specifications.

5.02 Bedding Plants:

Perennials and Annuals: Provide healthy container grown plants from a recognized nursery, and of the species and variety shown on plans.

5.03 Ground Cover:

Ground Cover: Provide ground cover of the species shown on plans. Ground cover shall be established and well rooted in flats or similar containers.

5.04 Mulch:

Mulch: Shall be of composted wood chip fiber.

5.05 Coordination:

A. Do not have plants delivered to the job site until site conditions are ready for planting. If planting is delayed, keep plant roots moist and place in a sheltered location protected from the sun, wind and other damaging elements.

B. Soil preparation and fine grading shall be completed and trees and shrubs installed prior to bedding plants and ground cover planting.

5.06 Installation:

Plant ground cover and bedding plants in moist soil and space as indicated on plans.

Each plant shall be planted with its proportionate amount of soil so as to minimize root disturbance. Soil moisture shall be such that soil does not crumble when removing plants from container.

Regrade planter areas after planting, to restore smooth finish grade and to insure proper surface drainage. A 4" layer of mulch material shall be spread over the entire planter area after grade is established. Watering shall begin immediately after mulching. (Grading shall accommodate the mulch)

5.07 Protection:

Erect temporary fencing or barriers to protect planted areas from damage prior to final acceptance.

PART 6 - WEED ABATEMENT

6.01 Scope of Work:

Provide all material, equipment, and labor necessary to perform all work as indicated on plans, as reasonably implied, and as delineated in the specifications.

6.02 Quality Assurance:

A. The Applicator of all weed control materials shall be licensed by the State of Utah as a Pest Control Operator and a Pest Control Advisor in addition to any subcontractor licenses that are required.

B. All materials and methods must conform to Federal, State, and Local Regulations.

6.03 Submittal:

Prior to the installation of any weed control materials, the Landscape Contractor shall submit to the Owner a list of the weed control materials and quantities per acre intended for use in controlling the weed types prevalent and expected on the site, as supplied by the Pest Control Advisor. Pest Control Advisor shall furnish the Landscape Contractor, Landscape Architect and Owner data to demonstrate the compatibility of the weed control materials and methods with the intended planting and seed varieties present.

6.04 Responsibility and Coordination:

A. Landscape Contractor is responsible for the erection of all signs and barriers required to prevent intrusion into the treated areas and to notify the public.

B. No material or methods shall affect the landscape planting or hydroseed germination. No material or method shall render the job site unusable for more than 10 days from date of application.

6.05 Non-Selective Herbicides:

Non-selective contact herbicides and/or non-selective systemic herbicides (as recommended by the Pest Control Advisor)

6.06 Selective Herbicides:

Selective pre-emergent herbicides compatible with seed mixtures (as recommended by the Pest Control Advisor)

6.07 Weed Eradication:

If in the opinion of the Pest Control Advisor, perennial grasses and weeds existing in the planting areas will require control prior to removal, spray these areas per Pest Control Advisor's recommendations.

A. Prior to the installation of the irrigation system remove and clear all weeds and deleterious materials from planting areas.

Allow herbicide to kill all weeds. Rake or hoe off all dead weeds to a depth of 1" - 2" below the surface of the soil. Physically remove all weeds from the site.

PART 7 - LANDSCAPE MAINTENANCE

7.01 Scope of Work:

Provide all materials, labor and equipment necessary for, or incidental to, performing all maintenance requirements as reasonably implied or as delineated in the specifications including, but not limited to the following:

Maintain all plants and planted areas.
Keep planted areas free of weeds and debris.
Prune trees and shrubs.
Fertilize all plants and planted areas.
Irrigation.
Insecticide spraying.

7.02 Fertilizers:

A. Commercial fertilizers with an analysis of 3-3-1-Gro-Power Plus, and 12-5-8 Gro-Power Controlled Release Nitrogen, as designated herein, or approved substitute as required by the Agronomic soils report. Available from Gro Power (909) 393-3144.

B. Ammonium Sulfate. Granular form containing not less than 21% nitrogen and 24% sulfur and shall be registered as an agricultural miner, with the State Department of Agriculture in compliance with Article 2 - "Fertilizer Materials," Section 10530 of the Agricultural Code.

7.03 General:

Maintenance shall start immediately after landscape irrigation and planting.

Maintain all plants and planted areas on a continuous basis as they are installed during the progress of the work, and continue to maintain them until final acceptance of total project. Replace any dead or dying plants as directed by the Landscape Architect and Owner's representative.

A. Irrigation: Operate irrigation system on an established program to maintain all plants and planted areas in a healthy condition. Irrigation system run-off shall be kept to a minimum. Damage to irrigation system resulting from maintenance and equipment, and/or maintenance personnel, shall be restored to its original condition at no cost to the Owner. Failure of any part of the irrigation system shall be brought to the attention of the Owner. No repairs other than emergency repairs shall be accomplished without written permission from the Owner.

B. Weed Control: Keep all planted areas free of weeds and debris by cultivating areas at intervals not to exceed 10 calendar days.

The Contractor may elect to remove such concentrations of weeds manually or by an approved herbicide program.

C. Pest Control: Spray all plants and planted areas at beginning of maintenance program and as may become necessary thereafter by an approved method of pest control, to keep all plants and planted areas free of insects and disease. Method shall be reviewed by the Owner's Representative prior to any applications. Pest Control shall include Gopher control.

D. Pruning: Prune all plants as designated and directed by Landscape Architect, at start of maintenance program and continue to prune plants as directed or as may become necessary until the end of the maintenance program.

Remove trash weekly. Edge ground cover to keep in bounds and trim top growth as necessary to achieve and overall even appearance. Eliminate gophers and noisest repair damage.

PART 8 - ACCEPTANCE OF PROJECT

8.01 General:

Upon completion of installation, a maintenance period of a minimum of 120 days for all landscaped areas is required prior to final acceptance of the work by the Owner. The Commencement date for the maintenance period shall commence upon written approval for all phases of planting installation by the Owner's Representative. Maintenance period shall be adequate to verify plant characteristics and establishment.

A. Two inspections shall be made that affect the establishment period. The first after all plantings have been completely installed in order to approve the beginning of the establishment period, and the second at the end of the establishment period. If plantings are not acceptable at the end of the 120 day period, due to defective maintenance, then continue establishment until all work meets with the Specifications and can be approved.

B. At termination of establishment period all plant material shall be live, healthy, undamaged, and free of infestation. Inferior plantings shall be replaced and brought to a satisfactory condition before final acceptance of work will be made. All areas shall be neatly raked and free of weeds.

hourian associates, inc.
landscape architecture + design
san clemente • santa barbara, ca
p: 949.489-5623 efax: 858.810.0335
e: team@hourianassociates.com

revisions:

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REGISTERED LANDSCAPE ARCHITECT
JOHN A. HOURIAN
6139
Signature
Date
EXPIRATION DATE
12-31-25
STATE OF CALIFORNIA

project

AT&T CELL SITE TOWER
CAL02872
8555 PARADISE VALLEY ROAD
SPRING VALLEY, CA 91977

project no:
date: 10/22/24

sheet name:
PLANTING SPECIFICATIONS

sheet no:
L-12

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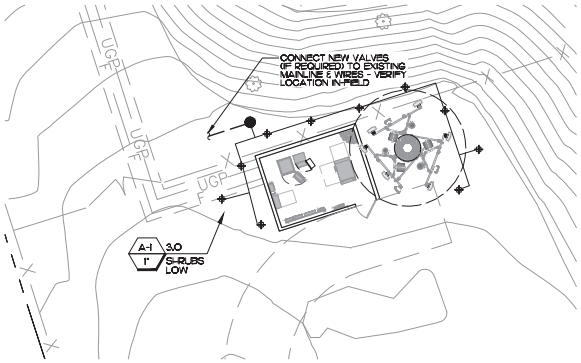
ATTACHMENT I



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

I IRRIGATION PLAN

1" = 10'

N

IRRIGATION LEGEND

SYMBOL	MFG.	DESCRIPTION	PSI	GPM	RAD	PATTERN
✦	RAIN BIRD	1800-SAM-06-1401 - POP-UP BUBBLER HEAD	30	0.25	--	FLOOD
●	RAIN BIRD	100-PEB 1" IRRIGATION REMOTE CONTROL VALVE				
NO SYMBOL	RAIN BIRD	FLUSH VALVE. INSTALL 1/2" BALL VALVE AT THE END OF EACH SCH. PVC RUN				
NO SYMBOL	RAIN BIRD	AIR/VACUUM RELIEF VALVE. INSTALL AT HIGH POINT OF SYSTEM				
— — —	RAIN BIRD	XFS-06-12 SUB-SURFACE DRIPLINE 0.60 GPH EMITTERS SPACED AT 12" O.C.). LATERALS SPACED AT 18". BURY 3" DEEP (PRIOR TO MULCH).				
— — —	AS APPROVED	PRESSURE MAINLINE PVC SCH 40 H/T, SOLVENT WELD, BURY MIN. 24" BELOW GRADE.				
———	AS APPROVED	NON-PRESSURE LATERAL SCHEDULE 40, BURY MIN. 18". SIZE AS INDICATED ON PLANS.				
———	AS APPROVED	PIPE SLEEVING PVC SCH 40, EXTEND MIN. 12" BEYOND EDGE OF PAVING (2 X DIAMETER OF PIPE -TYPICAL).				
— · · —	AS APPROVED	WIRE SLEEVING PVC SCH 40, EXTEND MIN. 12" BEYOND EDGE OF PAVING. BURY MINIMUM 12" BELOW GRADE.				

EQUIPMENT NOTES:
CONTRACTOR TO VERIFY EXISTING IRRIGATION SYSTEM IN-FIELD. IF EXISTING IRRIGATION UTILIZES RESIDENTIAL ANTI-SIPHON TYPE VALVES AND EQUIPMENT, USE THE FOLLOWING IRRIGATION CONTROL VALVES INSTEAD OF WHAT IS SHOWN IN LEGEND: RAIN BIRD 100-ASVF & INSTALL 12" ABOVE HIGH-EST HEAD ON SYSTEM. INSTALL PER MANUF. SPECS. & DETAILS.

VALVE SEQUENCE NUMBER
FLOW IN GPM
HYDROZONE
VALVE SIZE

PIPE SIZING CHART

PIPE SIZE	FLOW (GPM)
3/4"	0-9
1"	9-14
1-1/4"	14-24
1-1/2"	24-35
2"	35 +

IRRIGATION NOTES

1. ALL MAIN LINE PIPING, NON-PRESSURE PIPING AND CONTROL WIRE SLEEVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES.
2. ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCH. 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.
3. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED, ALL DAMAGES AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
4. FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
5. 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY GENERAL CONTRACTOR. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
6. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
7. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE/WER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS.
8. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
9. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
10. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
11. REFER TO SPECIFICATIONS FOR STANDARDS OF MATERIALS AND WORKMANSHIP.

NOTE: IRRIGATION PLAN IS DIAGRAMMATIC. CONTRACTOR SHALL ROUTE PIPING IN ORDER TO AVOID OBJECTS LIKE LIGHT STANDARDS, TRANSFORMER PADS, EQUIPMENT VAULTS, SUB-SURFACE ROCK TOO LARGE TO REMOVE, ETC. AS LONG AS ALL PLANTS RECEIVE THE THE PROPER NUMBER OF EMITTERS PER SCHEDULE. CONNECT ANY EXISTING IRRIGATION VALVES TO NEW AUTOMATIC CONTROLLER. PROTECT IN PLACE ANY EXISTING IRRIGATION AND REPAIR ANY EXISTING IRRIGATION THAT IS DAMAGED OR REMOVED DURING CONSTRUCTION.

IRRIGATION WATERING SCHEDULE

SHRUB DRIP
Moderate Water Use | Loam | Drip .60 Gal/Hour

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Maximum Minutes per start time	15	18	15	15	15	15	15	15	18	15	15	15
Start times per week*	2	2	4	5	5	6	6	6	5	4	2	2
Total minutes per week	30	30	60	75	75	90	90	90	75	60	30	30

*Start times per week may not equal days per week. Multiple start times per day may be needed to avoid runoff.

TREE BUBBLER
Moderate Water Use | Loam | Drip .60 Gal/Hour

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Maximum Minutes per start time	5	5	5	5	5	5	5	5	5	5	5	5
Start times per week*	2	2	3	4	4	5	5	5	4	3	2	2
Total minutes per week	10	10	15	20	20	25	25	25	20	15	10	10

*Start times per week may not equal days per week. Multiple start times per day may be needed to avoid runoff.

POINT OF CONNECTION:

CONNECT INTO EXISTING IRRIGATION SYSTEM AS SHOWN ON PLANS. VERIFY LOCATION OF EXISTING MAINLINE & CONTROL WIRES IN-FIELD.

STATIC WATER PRESSURE....65 PSI
HIGHEST FLOW (GPM)....3.0 GPM
DESIGN PRESSURE....54.2 PSI

IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY EXISTING STATIC WATER PRESSURE AND TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY. FAILURE TO DO SO MAY RESULT IN CHANGES TO THE IRRIGATION SYSTEM AT NO ADDITIONAL COST TO THE OWNER.

CONSTRUCTION NOTE:

LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR THE PLACEMENT OF SLEEVING AND LATERAL LINES UNDER PAVING PRIOR TO POURING OF CONCRETE OR ASPHALT.

PRESSURE LOSS CALCULATIONS

VALVE #A-1	3.0 GPM
3/4" WATER METER	1.0
3/4" BACKFLOW PREVENTER	11.00
MISCELLANEOUS	4.00
MAINLINE	1.50
LATERALS	3.00
FITTINGS	0.50
REMOTE CONTROL VALVE	3.90
PRESSURE REQUIRED AT HEAD	30.00
ELEVATION LOSS	0.00
TOTAL PRESSURE LOSS	54.9
EXISTING STATIC WATER PRESSURE	65.00
RESIDUAL WATER PRESSURE	10.1

COMPLIANCE STATEMENT:

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE COUNTY'S WATER-EFFICIENT LANDSCAPE ORDINANCE (ORDINANCE NO. 859), THE COUNTY GUIDE TO CALIFORNIA FRIENDLY LANDSCAPING & COUNTY'S CALIFORNIA FRIENDLY PLANT LIST.

INSTALL ALL IRRIGATION EQUIPMENT & IRRIGATION DESIGN IN COMPLIANCE WITH THE CITY STANDARD UNIFORM BUILDING CODE.

DATE

10-22-2024 ROBERT A. GARCIA

ADDITIONAL LANDSCAPE NOTES

1. MAINTENANCE NOTE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY PROPERTY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT OF-WAY SHALL BE MAINTAINED BY THE CITY. 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.
2. IRRIGATION NOTE: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PRO PER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALSO, INDICATE THE TYPE(S) OF IRRIGATION SYSTEM(S) PROPOSED, I.E. SPRAY, DRIP, ETC.
3. 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.
4. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

hourian associates, inc.
landscape architecture + design
san clemente • santa barbara, ca
p: 949.489-5623 efax: 858.810.0335
e: team@hourianassociates.com

revisions:

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△
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△

REGISTERED LANDSCAPE ARCHITECT ROBERT A. GARCIA 6139 Signature 10-22-24 EXPIRATION DATE STATE OF CALIFORNIA

project
AT&T CELL SITE TOWER
CAL02872
8555 PARADISE VALLEY ROAD
SPRING VALLEY, CA 91977

project no :
date : 10/22/24

sheet name:
IRRIGATION PLAN

sheet no :
L-2.0

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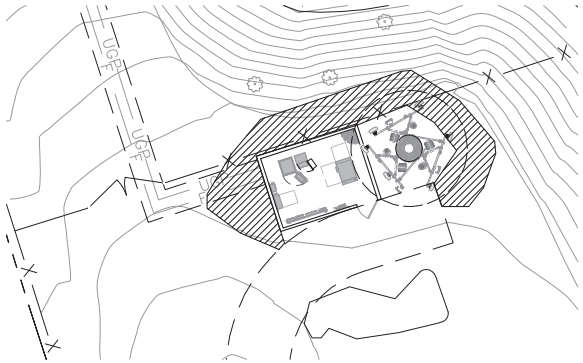
ATTACHMENT I



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

1 HYDROZONE MAP
1" = 10'

N

Maximum Applied Water Allowance (M.A.W.A.)

Calculate the project's Maximum Applied Water Allowance using the following formula:

MAWA (Annual Gallons Allowed) = (ETo) (0.62) [(ETAF x LA) + ((1 – ETAF) x SLA)]

Where:

MAWA = Maximum Applied Water Allowance (gallons per year)
0.62 = Conversion Factor
0.7 = ET Adjustment Factor
ETAF = 0.55 for Residential Areas & 0.45 for Non-residential Areas
LA = Landscape Area includes Special Landscape Area (sq. ft.)
SLA = Special Landscape Area (sq. ft.)
ETo = Reference Evapotranspiration (inches per year).

Total Landscape Area (including SLA) (LA) = 570 square feet
Special Landscape Area (SLA) = 0 square feet

Please Show Calculation:

60.7 X 0.62 (0.45 X 570)

37.63 (256.5)

MAWA = 9,652 GALLONS

Estimated Total Water Use (E.T.W.U.)

Calculate the project's Estimated Total Water Use using the formula below. (A worksheet for calculating the ETWU is included on page 5.) The sum of Estimated Total Water Use calculated for all hydrozones should not exceed the project's MAWA (MAWA > ETWU).

ETWU (Annual Gallons Required) = ETo x 0.62 x ETAF x Area

Where:

ETo = Reference Evapotranspiration (inches per year).

0.62 = Conversion Factor
ETAF = 0.55 for Residential Areas & 0.45 for Non-residential Areas
Area = Landscape Area includes Special Landscape Area (sq. ft.)

Project ETWU Calculation (Attach Additional Sheets for Additional Zones, If Needed)

Total Landscape Area (Including SLA) (LA) = 570 Sq. Feet
Special Landscape Area (SLA) = _____ Sq. Feet

Hydrozone[1]	Plant Factor (PF)	Irrigation Method[2]	Irrigation Efficiency (IE)[3]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	ETWU
Regular Landscape Areas							
SHRUB	0.3	BUBBLER	0.81	0.37	570	210.9	7,936
Special Landscape Areas							
				1			
				1			
				1			
				1			
						ETWU Tota	7,936

[1] Hydrozone
E.g.
low water use planting
medium water use planting

[2] Irrigation Method
overhead spray
or drip

[3] Irrigation Efficiency
0.75 for spray head
0.81 for drip

HYDROZONE MAP		
SYMBOL	DESCRIPTION	AREA
	LOW WATER USE PLANTING – LOW WATER USE TREES (SEPARATE HYDROZONES)	570 S.F.

LANDSCAPE AREAS
SHRUBS - LOW WATER USE = 570 S.F. IRRIGATION - HIGH EFFICIENCY POP-UP BUBBLERS PERCENTAGE OF LANDSCAPED AREA - 100.0%
TOTAL LANDSCAPED AREA = 570 S.F.

NOTE:
PROPERTY OWNER SHALL BE RESPONSIBLE FOR ON-SITE MAINTENANCE OF PLANTING AND IRRIGATION

COMPLIANCE STATEMENT:

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE COUNTY'S WATER-EFFICIENT LANDSCAPE ORDINANCE (ORDINANCE NO. 859), THE COUNTY GUIDE TO CALIFORNIA FRIENDLY LANDSCAPING & COUNTY'S CALIFORNIA FRIENDLY PLANT LIST.

INSTALL ALL IRRIGATION EQUIPMENT & IRRIGATION DESIGN IN COMPLIANCE WITH THE CITY STANDARD UNIFORM BUILDING CODE.

DATE

10-22-2024 ROBERT A. GARCIA

MAINTENANCE MANUAL

THIS MANUAL TO BE KEPT AT THE CONTROLLER LOCATION AT ALL TIMES.

IRRIGATION SYSTEMS:

1. AUTOMATIC CONTROLLER TO BE CHECKED MONTHLY BY LANDSCAPE MAINTENANCE FOREMAN AND CHECKED WEEKLY BY MAINTENANCE CREW LEADER, TO PROVIDE OPTIMUM PLANT GROWTH AND WATER CONSERVATION. (IF SMART CONTROLLER IS IN USE, CHECK ELECTRICAL POWER ONLY).
2. LANDSCAPE MAINTENANCE CONTRACTOR TO CHECK ALL SYSTEMS ONCE PER MONTH BY TURNING ON EACH SYSTEM MANUALLY.
3. LANDSCAPE MAINTENANCE CONTRACTOR TO VISUALLY CHECK ALL SYSTEMS EVERY WEEK DURING MAINTENANCE OF LANDSCAPE.
4. ALL IRRIGATION FILTERS AT THE WYE STRAINER (AT THE BACKFLOW DEVICE) AND ALL FILTERS AT THE DRIP IRRIGATION VALVES TO BE CLEANED MONTHLY OR AS NEEDED.
5. CHECK RAIN SHUT OFF DEVICE AT THE BEGINNING OF THE RAINY SEASON AND RE-CALIBRATE AS NEEDED. MAKE SURE DEVICE IS CLEAN, FREE OF ANY DEBRIS, AND IN GOOD WORKING ORDER.
6. BACKFLOW DEVICE TO BE VISUALLY CHECKED ON A MONTHLY BASIS. TEST AND RE-CERTIFY ANNUALLY AS PER ALL CODES AND ORDINANCES.
7. SCHEDULE ALL SPRAY SYSTEMS TO RUN ONLY BETWEEN THE HOURS OF 2:00 AM AND 9:00 AM.
8. ON A MONTHLY BASIS, FLUSH ALL DRIP SYSTEM LINES AND CHECK VALVE BOXES TO SEE THAT THEY DRAIN PROPERLY. CLEAN OUT ANY DEBRIS, MUD OR PLANT GROWTH ANNUALLY.
9. TWICE A YEAR CHECK ALL QUICK COUPLERS AND MAKE ALL REPAIRS AS NECESSARY. REPLACE PEA GRAVEL IN VALVE BOXES AS NEEDED.
10. COVER OR PROTECT ALL BACKFLOW DEVICES DURING FREEZING WEATHER.
11. OWNER TO PROVIDE FOR A WATER AUDIT EVERY FIVE YEARS FROM OPENING OF STORE.

WATER CONSERVATION STATEMENT

WATER CONSERVATION IS ACHIEVED IN THIS LANDSCAPE CONSTRUCTION DOCUMENT AS DESCRIBED BELOW,

1. ALL PLANT MATERIALS SELECTED FOR THIS SITE ARE APPROPRIATE FOR THE GEOGRAPHICAL LOCATION AND LOCAL CLIMATE, AND THEIR ADAPTABILITY TO DROUGHT. DATA FROM WUCOLS 5 HAS BEEN USED FOR DETERMINING THE SPECIES' PLANT FACTOR FOR THE WATER USE CALCULATIONS.
2. PLANTS WITH SIMILAR WATER USE REQUIREMENTS ARE GROUPED TOGETHER.
3. THE MAJORITY OF LANDSCAPE AREAS ARE PLANTED WITH LOW WATER USE PLANTS, WITH THE BALANCE IN MODERATE WATER USE PLANTS. NO HIGH WATER USE PLANTS ARE USED.
4. IRRIGATION SECTIONS/ HYDROZONES ARE SEPARATED BY CONSIDERING PLANT SPECIES FACTOR, PLANT DENSITY AND MICROCLIMATE. IF LOW WATER USE PLANTS ARE MIXED WITH MODERATE WATER USE PLANTS IN THE SAME HYDROZONE, THE MODERATE WATER USE FACTOR IS USED FOR WATER USE CALCULATIONS. SEE HYDROZONE EXHIBIT.
5. THE IRRIGATION SYSTEM UTILIZES A LOW-VOLUME DISTRIBUTION SYSTEM WITH A MASTER VALVE, FLOW SENSOR, CHECK VALVES, ET BASED AUTOMATIC CONTROLLERS WITH CYCLE PLUS SOAK AND WATER BUDGETING CAPABILITY, WEATHER STATION, AND RAIN SHUT-OFF.
6. THE USE OF TURF IS ELIMINATED. ALL TREE, SHRUB AND GROUNDCOVER AREAS WILL BE DRESSED WITH A 3" LAYER OF MULCH FOR MOISTURE RETENTION AND TO DISCOURAGE WEEDS.
7. THERE ARE NO SPECIAL LANDSCAPE AREAS IN THIS PROJECT.

hourian associates, inc.
landscape architecture + design
san clemente • santa barbara, ca
p: 949.489-5623 efax: 858.810.0335
e: team@hourianassociates.com

revisions:

ROBERT A. GARCIA
LICENSED LANDSCAPE ARCHITECT
NO. 2504
10/22/24
Signature
STATE OF CALIFORNIA

project

AT&T CELL SITE TOWER
CAL02872
8555 PARADISE VALLEY ROAD
SPRING VALLEY, CA 91977

project no :
date : 10/22/24

sheet name:
WATER CONSERVATION PLAN

sheet no :
L-2.1

ATTACHMENT I

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SECTION / ELEVATION

1. FINISH GRADE
2. NATIVE SOIL / BACKFILL PER SPECIFICATIONS
3. 6" POP-UP SPRAY HEAD & NOZZLE PER LEGEND
4. 1/2" MARLEX STREET ELL
5. 1/2" SCH 40 PVC STREET ELL TxT
6. 1/2" x 12" MIN. SCH 80 PVC THREADED NIPPLE
7. 1/2" MARLEX STREET ELL
8. SCH 40 PVC LATERAL LINE FITTING WITH 1/2" FEMALE THREADED OUTLET
9. LATERAL LINE PIPING PER LEGEND

NOTES:
USE TEFLON TAPE ON ALL PVC TO PVC CONNECTIONS. NO PIPE DOPE ALLOWED. SET PERIMETER HEADS 4'-6" FROM CURBS AND WALKS AND 6"-12" FROM VERTICAL OBJECTS SUCH AS FENCES AND WALLS, ETC. ONLY USE BOTTOM INLET OF HEAD.

D POP-UP BUBBLER

LEGEND KEY

1 GREEN PLASTIC VALVE BOX WITH LOCKING COVER MARKED "RCV"
2 1/2" IN TURF AREAS, 1" IN SHRUB AREAS.
3 CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR APPROVAL PRIOR TO PURCHASE, TYPE OF WATERPROOF CONNECTION THAT WILL BE USED.
4 PROVIDE TWO FOOT COIL EXPANSION AT EACH WIRE CONNECTOR IN VALVE BOX AND COIL WIRES.
5 REMOTE CONTROL VALVE.
6 SOLENOID.
7 PVC SCH 80 UNION.
8 PVC SCH 40 FEMALE ADAPTER.
9 PVC NON-PRESSURE PIPE.
10 PVC SCH 80 NIPPLE(LENGTH AS REQUIRED.).
11 PVC SCH 40 TEE (6x6x6) OR ELL (6x6) ON MAINLINE.
12 CRUSHED ROCK SHALL COVER VALVE BOX PIPE OPENINGS TO PREVENT SOIL ENTRY
13 PVC PRESSURE PIPE.
14 FINISHED GRADE

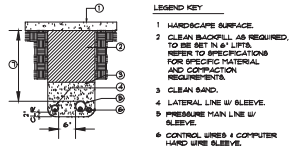
NOTE:
USE CLASS 315 PVC PIPE AND SCH 80 PVC FITTINGS FOR SIZE 2" AND GREATER. USE SCH 40 PVC PIPE AND FITTINGS FOR SIZE 1½" OR LESS.

PROVIDE ONE CONTROLLER/VALVE ID TAG PER VALVE. ID TAGS SHALL BE POLYURETHANE 2⅛" X 2¾" MIN. WITH ⅛" BLACK LETTER ON CONTRASTING BACKGROUND (BY CHRISTY OR EQUAL).

CLOSE NIPPLES SHALL NOT BE USED

A REMOTE CONTROL VALVE

E



LEGEND KEY

1 HARDSCAPE SURFACE.
2 CLEAN BACKFILL AS REQUIRED, TO BE SET IN 6" LIFTS. REFER TO SPECIFICATIONS FOR SPECIFIC MATERIAL AND COMPACTION REQUIREMENTS.
3 CLEAN SAND.
4 LATERAL LINE W/ SLEEVE.
5 PRESSURE MAIN LINE W/ SLEEVE.
6 CONTROL WIRES & COMPUTER HARD WIRE SLEEVE.
7 MIN. DEPTH:
36" UNDER PAVING FOR ALL LINES AND LINES LESS THAN 2½" DIAMETER.

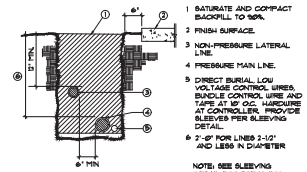
ALL SLEEVES TO BE PVC, SCH. 80 AND TWICE THE DIA. OF THE WORKING PIPE.

ALL SLEEVES TO RUN A MIN. OF 12" BEYOND HARDSCAPE EDGES.

CLEAN BACKFILL MAY BE SUBSTITUTED FOR SAND UNDER WALKS AND DRIVES.

B SLEEVING

F



LEGEND KEY

1 SATURATE AND COMPACT BACKFILL TO 90%.
2 FINISH SURFACE.
3 NON-PRESSURE LATERAL LINE.
4 PRESSURE MAIN LINE.
5 DIRECT BURIAL, LOW VOLTAGE CONTROL WIRES, BUNDLE CONTROL WIRE AND TAPE AT 10' O.C. HARDWIRE AT CONTROLLER. PROVIDE SLEEVES PER SLEEVING DETAIL.
6 2'-0" FOR LINES 2-1/2" AND LESS IN DIAMETER

NOTE: SEE SLEEVING DETAIL FOR TRENCHING IN PAVED AREAS.

MINIMUM BACKFILL RELATIVE COMPACTION SHALL BE 90%.

TRENCHING AND BACKFILLING SHALL BE PER STANDARD SPECIFICATIONS.

C TRENCHING

hourian associates, inc.
landscape architecture + design
san clemente • santa barbara, ca
p: 949.489-5623 efax: 858.810.0335
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project

AT&T CELL SITE TOWER
CAL02872
8555 PARADISE VALLEY ROAD
SPRING VALLEY, CA 91977

project no :

date : 10/22/24

sheet name:

IRRIGATION DETAILS

sheet no :

L-2.2

ATTACHMENT I

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.01 DESCRIPTION

A. Scope of Work: Provide all labor, materials, transportation, and services necessary to furnish and install the Irrigation System as shown on the Drawings and described herein.

B. Standards: All work and materials shall comply with governing codes, safety orders, standards, and regulations, and meet the minimum requirements of the governing agencies.

1.02 QUALITY ASSURANCE & REQUIREMENTS

A. Permits and Fees: The Contractor shall obtain and pay for any and all permits and all observations as required.

B. Manufacturer's Directions: Manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturers of articles used in this Contract furnish directions covering points not shown in the Drawings and Specifications.

C. Ordinances and Regulations: All local, municipal and state laws, and rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these Specifications, and their provisions shall be carried out by the Contractor. Anything contained in these Specifications shall not be construed to conflict with any of the above rules, regulations, or requirements of the same. However where these Specifications and Drawings call for describe materials, workmanship, or construction of a better quality, higher standard, or larger size than is required by the above rules and regulations, the provisions of these Specifications and Drawings shall take precedence.

D. Explanation of Drawings:

1. Due to the scale of the Drawings, it is not possible to indicate all offsets, fittings, sleeves, etc. which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of his work and plan his work accordingly, furnished such fittings, etc. as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between the irrigation system, planting and architectural features.

2. All work called for on the Drawings by notes or details such are furnished and installed whether or not specifically mentioned in the specifications.

3. The Contractor shall not willfully install the irrigation system as shown on the Drawings when it is obvious in the field that obstructions, grade differences, or discrepancies in area dimensions exist that might not have been considered in engineering. Such obstructions or differences should be brought to the attention of the Owner's Representative. In the given, this notification is not performed, the Contractor shall assume full responsibility for any revision necessary.

1.03 SUBMITTALS

A. Material list:

1. The Contractor shall furnish the articles, equipment, materials, or processes specified by name in the Drawings and Specifications. No substitution will be allowed without prior written approval by the CITY.

2. Complete material list shall be submitted prior to performing any work. Material list shall include the manufacturer, model number, and description of all materials and equipment to be used. Although manufacturer and other information may be different, the following is a guide to proper submittal format:

Item No.	Description	Manufacturer	Model No.
1	Backflow Preventer	Febco	825Y
2	Automatic Controller	Calsense	ETI-DTR2
3	Master Valve	Clayval	38-AC8CG-24V
4	Etc.	Etc.	Etc.

Irrigation submittal must be specific and complete. All items must be listed and should include solvents, primer, wire connectors, valve boxes, etc. No copies of manufacturer literature (catalog cuts) are required as submittal information.

3. The Contractor may submit substitutions for equipment and materials listed on the Drawings by following procedures as outlined in Section 1.05 of the Irrigation Specifications.

4. Equipment or materials installed or furnished without prior approval of the CITY may be rejected and the Contractor may be required to remove such materials from the site at his expense.

5. Approval of any item, alternative or substitute indicates only that the product or products apparently meet the requirements of the Drawings and Specifications on the basis of the information or samples submitted.

6. Manufacturer's warranties shall not relieve the Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.

B. RECORD DRAWINGS

1. The Contractor shall provide and keep up-to-date a complete record set of baseline (solid) prints upon shall be corrected daily, showing every change from the original Drawings and Specifications and the exact installed locations, sizes, and kinds of equipment. Prints for this purpose may be obtained from the CITY at cost. This set of drawings shall be kept on the site and shall be used only as a record set.

2. The Contractor shall make neat and legible notations on the record drawing progress sheets daily as the work proceeds, showing the work as actually installed. For example, should a piece of equipment be installed in a location that does not match the plan, the Contractor must indicate that equipment has been relocated in a graphic manner so as to match the original symbols as indicated in the irrigation legend. The relocated equipment and dimensions will then be transferred to the original record drawing plan in the proper time.

3. Before the date of the final observation, the Contractor shall transfer all information from the "record drawing" prints to a sepia mylar or similar mylar material. Arrangements shall be made through the CITY for obtaining solid sepia mylar or similar mylar material. All work shall be in waterproof India ink and applied to the mylar by a technical pen made expressly for use on mylar material. Such pen shall be similar to those manufactured by Rapidograph, Koettel & Esser, or Faber Castell. The dimensions shall be made so to be easily readable even on the final controller chart (see Section C). The original mylar "record drawing" plan shall be submitted to the CITY for approval prior to the completion of the controller chart.

4. The Contractor shall dimension from two (2) permanent points of reference, such as building corners, sidewalk edges, road intersections, etc., the location of the following items:
   a. Connection to existing water lines.
   b. Connection to existing electrical power.
   c. Gate valves.
   d. Routing of sprinkler pressure lines (dimension max. 100' along routing).
   e. Sprinkler control valves.
   f. Routing of control wiring and locations of all splice boxes.
   g. Quick coupling valves.
   h. Stub-outs for future connections.
   i. Other related equipment as directed by the CITY.

5. On or before the date of the final field observation, the Contractor shall deliver the corrected and completed sepia to the CITY. Delivery of the sepias will not relieve the Contractor of the responsibility of furnishing required information that may be omitted from the prints.

C. Controller Charts:

1. As-built drawings shall be approved by the CITY before controller charts are prepared.

2. Provide one controller chart for each controller enclosure.

3. The chart shall show the area controlled by the automatic controller and shall be the maximum size which the controller door will allow.

4. The chart is to be a reduced drawing of the actual installed system. However, in the event the controller equipment is so large that when the drawing is reduced, it will be enlarged to a size that will be readable when complete.

5. The chart shall be a black line or blueline (solid) print, and a different color shall be used to indicate the area of coverage for each station.

6. When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 30 mils.

7. These charts shall be completed and approved prior to the final field observation of the irrigation system.

D. Operation and Maintenance Manuals:

1. Prepare and deliver to the Owner's representative within ten calendar days prior to completion of construction, two hard-cover, three ring binders containing the following information:
   a. Index sheet which states Contractor's name, address, and telephone number, and which lists each installed equipment and material item including names and addresses of manufacturers local representative.
   b. Catalog and parts sheets on every material and equipment item installed under the Contract.
   c. Guarantee statement.
   d. Complete operating and maintenance instructions on all major equipment.

2. In addition to the above mentioned maintenance manuals, provide the Owner's maintenance personnel with instructions for major equipment and show evidence in writing to the CITY at the conclusion of the project that this service has been rendered.

E. Equipment to be Furnished:

1. Supply as a part of this contract the following tools:
   a. Two (2) sets of special tools required for removing, disassembling and adjusting each type of sprinkler and valve supplied on this project.
   b. Two (2) four-foot valve keys for operation of gate valves.
   c. Two (2) keys for each automatic controller.
   d. One (1) quick coupler key and matching hose swivel for every five (5) or fraction thereof of each type of quick coupling valve installed.

2. The above mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final observation and acceptance, evidence that the Owner has received material must be shown to the CITY.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Handling of PVC pipe and fittings: The Contractor is cautioned to exercise care in handling, loading, unloading, and storing PVC pipe and fittings. All PVC pipe shall be transported in a vehicle which allows the length of pipe to lie flat so as not to subject it to undue bending or concentrated external load at any point. Any section of pipe that has been damaged or dented shall be discarded, and if installed, shall be replaced with new piping.

1.05 SUBSTITUTIONS

A. If the Contractor wishes to substitute any equipment or materials for the equipment or materials listed on the Drawings and Specifications, he may do so by providing the following information to the CITY for approval:

1. Provide a statement indicating the reason for making the substitution. Use a separate sheet of paper for each item to be submitted.

2. Provide descriptive catalog literature, performance charts and flow charts for each item to be substituted.

3. Provide the amount of cost savings if the substituted item is approved.

B. The CITY shall have the sole responsibility in accepting or rejecting any submittal item as an approved equal to the equipment and materials listed on the Drawings and Specifications.

1.06 GUARANTEE

A. The guarantee for the irrigation system shall be made in accordance with the attached form. The General Conditions and Supplementary Conditions of these Specifications shall be filled with the CITY prior to acceptance of the irrigation system.

B. A copy of the Guarantee form shall be included in the operations and maintenance manual.

C. The guarantee form shall be re-typed onto the Contractor's letterhead and shall contain the following information.

GUARANTEE FOR IRRIGATION SYSTEM

We hereby guarantee that the irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the Drawings and Specifications, ordinary wear and tear, unusual abuse, or neglect excepted. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional costs to the Owner. We will also make such repairs or replacements within a reasonable time as determined by the CITY, after receipt of written notice. In the event of our failure to make such repairs or replacements within a reasonable time after receipt of written notice from the CITY, we authorize the CITY to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefore upon demand.

PROJECT:_____

LOCATION:_____

SIGNED:_____

ADDRESSED: _____

PHONE:_____ DATE OF ACCEPTANCE:_____

PART 2 - PRODUCTS

2.01 MATERIALS

A. General: Use only new materials of brands and types noted on drawings, specified herein, or approved equals.

B. PVC Pressure Main Line Pipe and Fittings:

1. Pressure main line piping for sizes 2" and larger shall be PVC Class 315.

2. Class 315 pipe shall be made from an NSF approved Type I, Grade1 PVC compound conforming to ASTM resin specification D1784. All pipes must meet requirements as set forth in Federal Specification PS-22-70, with an appropriate standard dimension (SDR) (Schuler-weld Pipe).

3. Pressure main line piping for sizes 1-1/2" and smaller shall be PVC Schedule 40 with solvent welded joints.

4. Schedule 40 pipe shall be made from NSF approved Type I, Grade 1 PVC compound conforming to ASTM resin specification D1785. All pipe must meet requirements as set forth in Federal Specification PS-21-70b.

5. PVC solvent-weld fittings shall be Schedule 40, 1-1 NSF approved conforming to ASTM test procedure D2466.

6. Solvent cement and primer for PVC solvent-weld pipe and fittings shall be of type and installation methods prescribed by the manufacturer.

7. All PVC pipe must bear the following markings:
   a. Manufacturer's name
   b. Nominal pipe size
   c. Schedule or class
   d. Pressure rating in PSI.
   e. NSF National Sanitation Foundation) approval
   f. Date of extrusion

8. All fittings shall bear the manufacturer's name or trademark, material designation, size, applicable I.P.S. schedule and NSF seal of approval.

C. PVC Non-Pressure Lateral Line Piping:

1. Non-pressure buried lateral line piping shall be PVC Schedule 40 with solvent-weld joints when installed in planting areas.

2. Non-pressure lateral line piping installed under paved areas shall be PVC Schedule 40 with solvent welded joints.

3. Pipe shall be made from NSF approved, Type I, Grade II PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements set forth in Federal Specification PS-22-70 with an appropriate standard dimension ratio.

4. Except as noted in paragraphs 1, 2, and 3 of this section (2.01B), all requirements for non-pressure lateral line pipe and fittings shall be the same as for solvent-weld pressure main line pipe and fittings as set forth in section 2.01B of the Specifications.

D. Brass Pipe and Fittings:

1. Where indicated on the Drawings, use red brass screwed pipe conforming to Federal Specification WW-P-351.

2. Fittings shall be red brass conforming to Federal Specification WW-P-460.

E. Copper Pipe and Fittings:

1. Pipe: Type K, hard tempered.

2. Fittings: wrought copper, solder joint type.

3. Joints shall be soldered with silver solder, 45% silver, 15% copper, 16% zinc, 24% cadmium, solidus at 1291 F, and liquidus at 1450 F.

F. Valves:

1. Ball valves (1-1/2" and smaller)
   a. Ball valves shall be a 375 lb SWP bronze valve with screw-in bonnet, nonrising stem, and solid wedge disc, with a stainless steel handle.
   b. Ball valves shall be similar to those manufactured by Nibco or approved equal.
   c. All Ball valves shall be installed per detail.

2. Resilient Wedge Gate Valve (2" and larger)
   a. Resilient Wedge Gate valves shall be epoxy coated cast iron and equipped with a 2" operating nut.
   b. Resilient Wedge Gate valves shall be Nibc No. 429 RW-MJ as supplied by Metro or approved equal.
   c. All Resilient Wedge Gate valves shall be installed per detail.

G. Quick Coupling Valves:

1. Quick coupling valves shall have a brass, two-piece body designed for working pressure of 150 PSI.

2. Quick coupling valve shall be operable with a quick coupler key. Key size and type shall be as shown on the Drawings.

H. Backflow Prevention Units:

1. Backflow prevention unit shall be of size and type indicated on the Irrigation drawings. Install backflow prevention units in accordance with the Drawings.

2. Wye strainers at backflow prevention units shall have a bronzed screened body with 040 mesh monel screen and shall be similar to Bailey 76000 or approved equal.

3. All pressure main line piping between the point of connection and the backflow preventer shall be installed as required by local codes. The Contractor shall verify with the local governing body as to material type and installation procedures prior to start of construction. Submit shop drawing for approval.

I. Check Valves:

1. Swing check valves 2" and smaller shall be 200 pound WOG, bronze construction with replaceable composition, neoprene, or rubber disc and shall meet or exceed Federal Specification WW-V-51D, Class A, Type IV.

2. Anti-drain valves shall be of heavy duty virgin PVC construction with FIPT, thread inlet and outlet. Internal parts shall be stainless steel and neoprene. Anti-drain valve shall be fitted adjustable against drainage from 9 to 48 feet of head. Anti-drain valve shall be similar to the Valcon "ADV" or approved equal.

J. Control Wiring:

1. Unless as noted otherwise, connections between the automatic controllers and the electric control valves shall be made with direct burial copper wire AWG-UF 600 volt. Control wiring installed in control wire conduit within structures shall be made with AWG-TW solid copper wire. Pilot wires shall be a different color wire for each automatic controller. Common wires shall be white with a different color stripe for each automatic controller. Install in accordance with valve manufacturer's specifications and wire chart. In no case shall wire size be less than #14.

2. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible.

3. Where more than one (1) wire is placed in a trench, the wiring shall be taped together at intervals of fifteen (15) feet.

4. An expansion curl shall be provided within three (3) feet of each valve connection. Expansion curl shall be of sufficient length at each valve connection at each electric control valve, so that in case of repair, the valve bonnet may be brought to the surface without disconnecting the control lines. Control lines shall be laid loosely in trench without stress or stretching the conductors.

5. All splices shall be made with Scotch-Lok 95-76 Connector Sealing Packs, Retaped Snap-Tite pre connectors, or approved equal. Make any splice with each connector sealing pack.

6. Place splices between the automatic controller and electric control valves all not be allowed without prior approval of the CITY.

K. Automatic Controller:

1. Automatic controller(s) shall be of size and type shown on the Drawings.

2. Final location of automatic controller(s) shall be approved by the CITY.

3. Unless otherwise noted on the Drawings, the 120 volt electrical power to each automatic controller location is to be furnished by others. The final electrical hook-up shall be the responsibility of the Contractor.

L. Electric Control Valves:

1. All electric control valves shall be the same size and type shown on the Drawings.

2. All electric control valves shall have a manual flow adjustment.

3. Provide and install one control valve box for each electric control valve.

M. Control Valve Boxes:

1. Except as 48-3/47 wood boxes for all gate valves. Carson Industries 1419-12B with green bolt-down cover or approved equal. Extension sleeve shall be PVC with minimum size of six (6) inches.

2. Use 9-1/2" x 16" x 11" rectangular box for all electric control valves. Carson Industries 1419-12B with green bolt-down cover or approved equal.

3. Use 6" diameter x 8-3/47 deep round plastic valve box for all quick coupling valves. Carson Industries # 1408-12 with green flat-lock cover or approved equal.

4. Use 9-1/2" x 16" x 11" rectangular box for all electric control valves installed within on-grade landscaped areas. Carson Industries # 1419-12B with green bolt-down cover or approved equal.

5. Use 10" x 10-1/4" round box for all quick coupling valves installed within on-structure landscaped areas. Carson Industries No. 910-12B with green bolt-down cover or approved equal.

N. Sprinkler Heads:

1. All sprinkler heads shall be of the same size, type, and deliver the same rate of precipitation with the diameter (or radius) of throw, pressure, and discharge as shown on the Drawings and/or specified in these special provisions.

2. Spray heads shall have a screw adjustment.

3. Riser units shall be fabricated in accordance with the details shown on the drawings.

4. Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler body.

5. All sprinkler heads of the same type shall be the same manufacturer.

O. Sleeving:

1. Sleeving under hardscape or paved areas for mainline, lateral lines or control wiring shall be Schedule 40 PVC, or approved equal.

P. Vandal Resistant Controller Enclosure:

1. Controller enclosure shall be of size and type shown on the Irrigation Drawings and Irrigation Detail sheet.

2. A backboard shall be secured to the controller enclosure housing to provide a base for mounting the automatic sprinkler controller and terminal strip.

3. A 17 volt duplex box shall be provided with an On/Off switch and a 17 volt receptacle. Metal conduit shall run from the 17 volt supply to the controller housing. All power within the housing shall be properly phased.

4. A terminal strip shall be provided, clearly indicating the proper points of connection of all appropriate wiring (station valves, master valves, common, central control).

Q. Miscellaneous Irrigation Equipment:

1. Refer to the Irrigation Plans for sizes and types of miscellaneous irrigation equipment.

2. All miscellaneous irrigation equipment shall be as specified or approved equal.

PART 3 - EXECUTION

3.01 OBSERVATION OF SITE CONDITIONS

A. All scaled dimensions are approximate. The Contractor shall check and verify all size dimensions and receive approval from the CITY prior to proceeding with work under this Section.

B. Exercise extreme care in excavating and working near existing utilities. The Contractor shall be responsible for damages to utilities which are caused by his operations or neglect. Check existing utilities drawings for existing utility locations.

C. Coordinate installation of sprinkler materials including pipe, so there shall be no interference with utilities or other construction or difficulty in planting trees, shrubs, and ground covers.

D. The Contractor shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the irrigation system.

3.02 PREPARATION

A. Physical layout:

1. Prior to installation, the Contractor shall size stake out all pressure supply lines, routing and location of sprinkler heads.

2. All layout shall be approved by the CITY prior to installation.

B. Water Supply:

1. The irrigation system shall be connected to water supply point(s) of connection as indicated on the Drawings.

2. Connections shall be made at the approximate location(s) shown on the Drawings. The Contractor is responsible for minor changes caused by actual site conditions.

C. Electrical Supply:

1. Electrical connections for any and all automatic controllers shall be made to electrical point(s) of connection as indicated on the Drawings.

2. Connections shall be made at the approximate location(s) shown on the Drawings. The Contractor is responsible for minor changes caused by actual site conditions.

3.03 INSTALLATION

A. Trenching:

1. Dig trenches straight and support pipe continuously on bottom of trench, all pipe to be on grade. Trenching excavation shall follow layout indicated on the Drawings condition. The exercise of this right by the CITY shall not relieve the Contractor of his responsibilities under the terms of the guarantee as herein specified.

3.09 EXISTING TREES

Where it is necessary to excavate adjacent to existing trees, the Contractor shall use all possible care to avoid injury to trees and tree roots. Excavation in areas where over (2) inch and larger roots occur shall be done by hand. All roots over (2) inches and larger in diameter, except directly in the path of pipe or conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a trenching machine is run close to trees having roots smaller than one (2) inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts through. Roots over (1) inch and larger in diameter shall be painted with two coats of Tree Seal, or equal. Trenches adjacent to trees should be closed within twenty-four (24) hours and where this is not possible, the side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

3.06 FIELD QUALITY CONTROL

A. Adjustment of the System

1. The Contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible.

2. If it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage, the Contractor shall make such adjustments prior to planting. Adjustments may also include changes in nozzle sizes, and degrees of arc as required.

3. Lowering raised sprinkler heads by the Contractor shall be accomplished within ten (10) days after notification by the Owner's representative.

4. All sprinkler heads shall be set perpendicular to finished grades unless otherwise designated on the Drawings.

5. Rain Bird DV valves will be set per manufacturers specification so that each lateral operates at design pressure.

B. Testing of Irrigation System

1. The Contractor shall request the presence of the CITY in writing at least 48 hours in advance of testing.

2. Test all pressure lines under hydrostatic pressure of 150 pounds per square inch and prove watertight.

   Note: Testing of pressure main lines shall occur prior to installation of the electric control valves.

3. All piping under paved areas shall be tested under hydrostatic pressure of 150 pounds per square inch and prove watertight prior to paving.

4. Sustain pressure in lines for not less than six (6) hours. If leaks develop, replace joints and repeat test until entire system is proven watertight.

5. All hydrostatic tests shall be made only in the presence of the General Contractor and the CITY. No pipe shall be backfilled until it has been observed, tested, and approved in writing.

6. Furnish necessary force pump and all other test equipment.

7. When the irrigation system is completed, perform a coverage test in the presence of the Owner's Representative to determine if the exact coverage for planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from the Drawings, or where the system has been willfully installed as indicated on the Drawings when it is obviously inadequate, without bringing this to the attention of the Owner's Representative. This test shall be accomplished before any ground cover is planted.

8. Upon completion of each phase of work, the entire system shall be tested and adjusted to meet site requirements.

3.07 MAINTENANCE

A. The entire irrigation system shall be under full automatic operation for a period of seven (7) days prior to any planting.

B. The Owner reserves the right to waive or shorten the operation period.

3.08 CLEAN-UP

Clean-up shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site, all paths and paving shall be swept or washed down, and any damage sustained on the work of others shall be repaired to its original condition.

R. Automatic Controller Assembly:

Install as per manufacturer's instructions. Remote control valves shall be connected to controller in numerical sequence as shown on the Drawings.

G. High Voltage Wiring for Automatic Controller:

1. 120 volt power connection to the automatic controller shall be provided by the Contractor.

2. All electrical work shall conform to local codes, ordinances, and union authorities having jurisdiction.

H. Remote Control Valves:

1. Install where shown on the Drawings. Where grouped together, allow at least twelve (12) inches between adjacent valve bodies. Install each remote control valve in a separate valve box.

I. Flushing of System:

1. After all new sprinkler pipe lines and risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and full head of water used to flush out the system.

2. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the CITY.

J. Sprinkler Heads:

1. Install the sprinkler heads as designated on the Drawings. Sprinkler heads to be installed in this work shall be equivalent in all respects to those itemized.

2. Spacing of heads shall not exceed the nozzle indicated on the Drawings. In no case shall the spacing exceed the nozzle recommended by the manufacturer.

3.04 TEMPORARY REPAIRS

The CITY reserves the right to make temporary repairs as necessary to keep the sprinkler system equipment in operating condition. The exercise of this right by the CITY shall not relieve the Contractor of his responsibilities under the terms of the guarantee as herein specified.

hourian associates, inc.
landscape architecture + design
san clemente • santa barbara, ca
p: 949.489.5623 efax: 858.810.0335
e: team@hourianassociates.com

revisions:

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REGISTERED LANDSCAPE ARCHITECT
No. 2404
Expires 12-31-25
STATE OF CALIFORNIA

project

AT&T CELL SITE TOWER
CAL02872
8555 PARADISE VALLEY ROAD
SPRING VALLEY, CA 91977

project no :

date : 10/22/24

sheet name:

IRRIGATION SPECIFICATIONS

sheet no :

L-2.3

SEE SPECS. SHEET L-1.2 FOR CONTINUATION

ATTACHMENT I

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