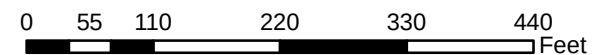




Exhibit 3 - P15-0945, Aerial Photo/Location



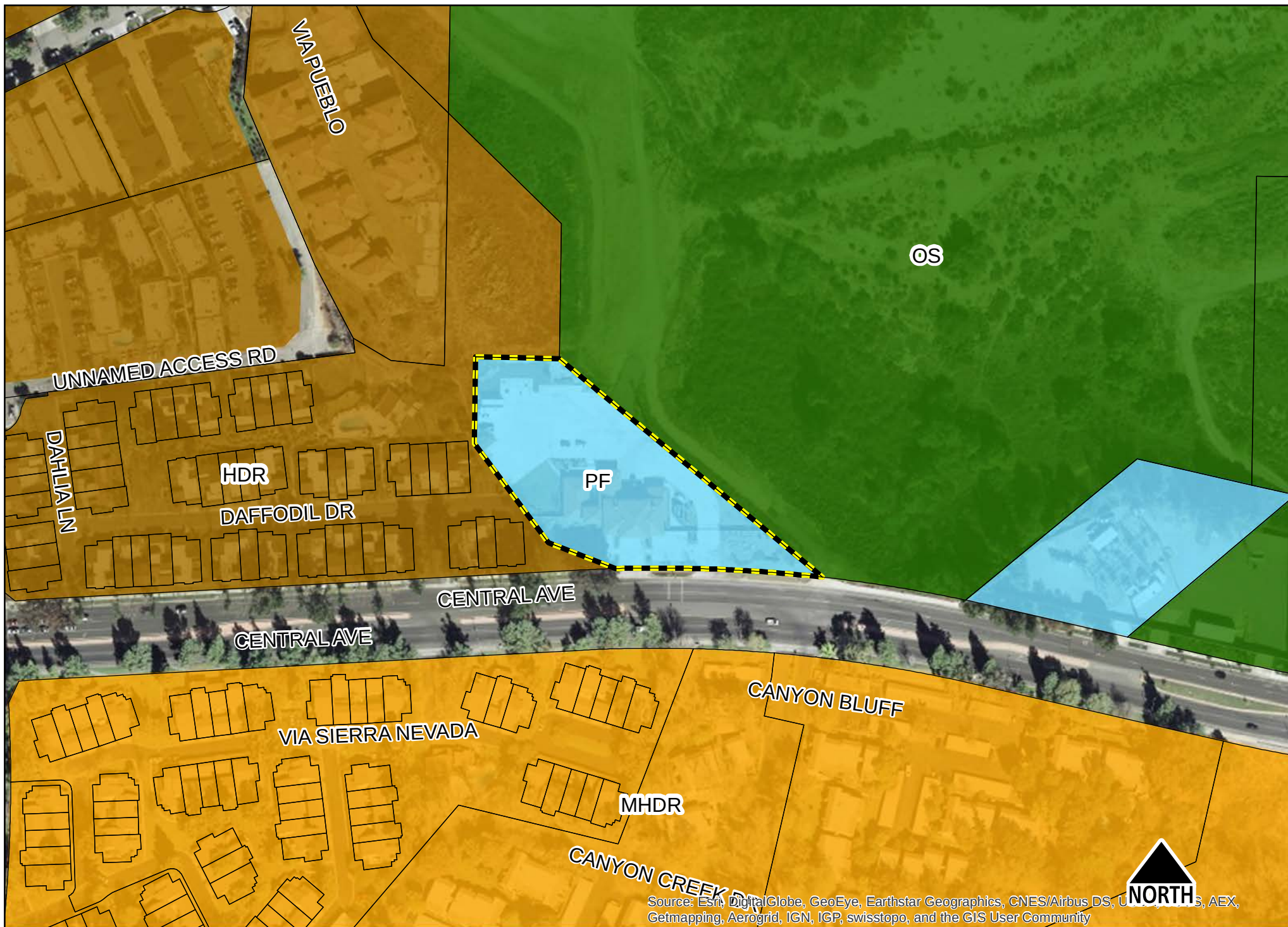
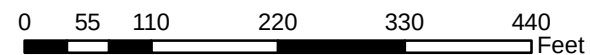


Exhibit 4 - P15-0945, General Plan Map



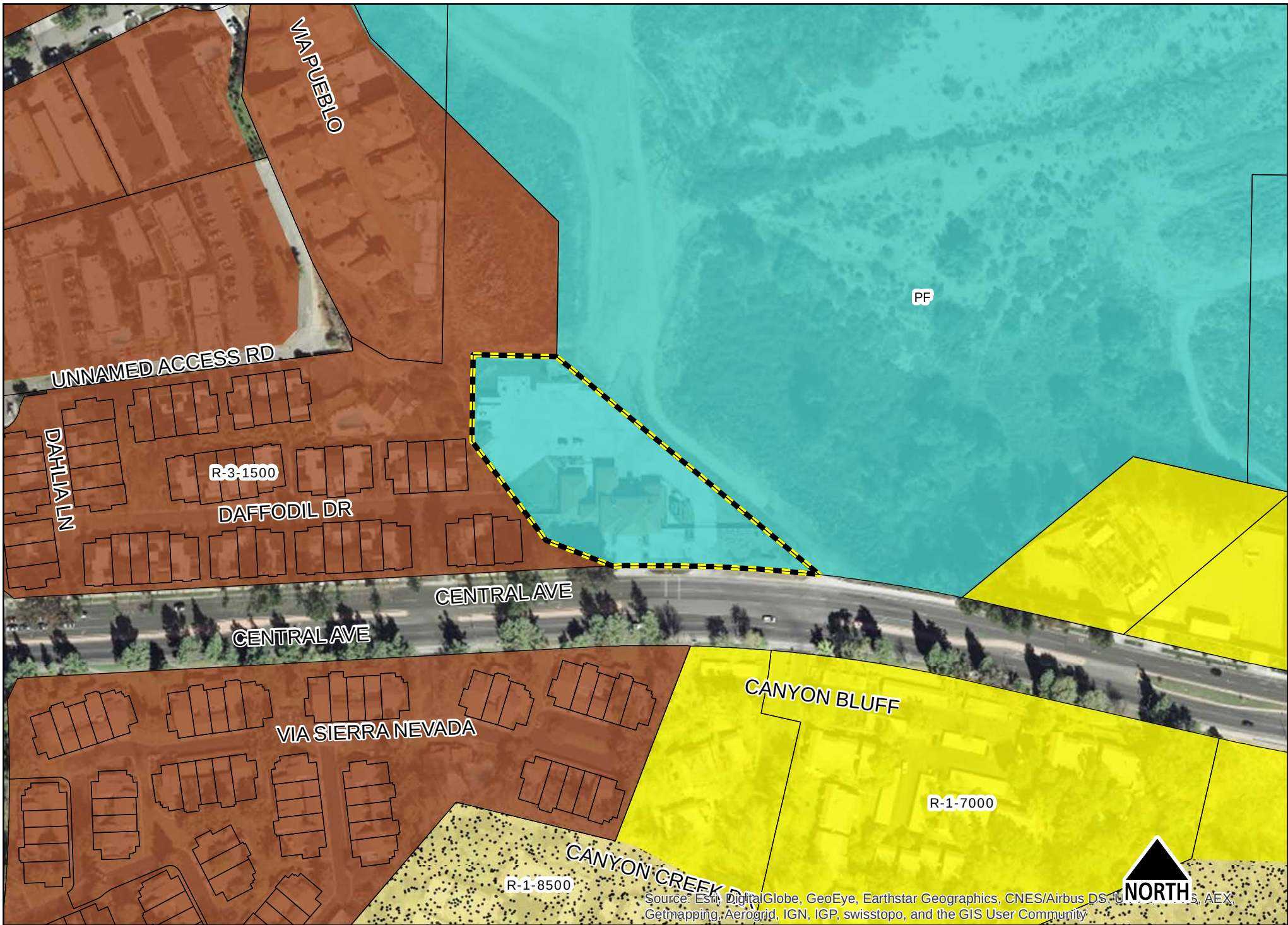
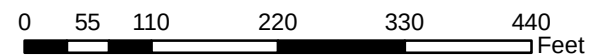


Exhibit 5 - P15-0945, Zoning Map



ABBREVIATIONS:

AC	AIR CONDITIONING	LBS	POUNDS
AGL	ABOVE GRADE LEVEL	MAX	MAXIMUM
APPROX	APPROXIMATELY	MECH	MECHANICAL
BLDG	BUILDING	MTL	METAL
BLK	BLOCKING	MFR	MANUFACTURER
CLG	CEILING	MGR	MANAGER
CLR	CLEAR	MIN	MINIMUM
CONC	CONCRETE	MISC	MISCELLANEOUS
CONST	CONSTRUCTION	NA	NOT APPLICABLE
CONT	CONTINUOUS	NIC	NOT IN CONTRACT
		NTS	NOT TO SCALE
DBL	DOUBLE	OC	ON CENTER
DIA	DIAMETER	OD	OUTSIDE DIAMETER
DIAG	DIAGONAL	DN	DOWN
DET	DETAIL	PLVWD	PLYWOOD
DWG	DRAWING	PROJ	PROJECT
		PROP	PROPERTY
EA	EACH	PT	PRESSURE TREATED
ELEV	ELEVATION	REQ	REQUIRED
ELEC	ELECTRICAL	RM	ROOM
EQ	EQUAL	RO	ROUGH OPENING
EQUIP	EQUIPMENT	RSH	RADIO REMOTE HEAD
EXT	EXTERIOR	SUSP	SUSPENDED
		SHIT	SHEET
FIN	FINISH	SIM	SIMILAR
FLUOR	FLUORESCENT	SPEC	SPECIFICATION
FLR	FLOOR	SF	SQUARE FOOT
FT	FOOT	SS	STAINLESS STEEL
		STL	STEEL
GA	GAUGE	STRUCT	STRUCTURAL
GALV	GALVANIZED	STD	STANDARD
GC	GENERAL CONTRACTOR	SUSP	SUSPENDED
GRND	GROUND	TMSU	THROUGH TOWER MOUNT
GYP BD	GYPSUM WALL BOARD	TMA	TOWER MOUNT
HORIZ	HORIZONTAL	AMPLIFR	AMPLIFIER
HR	HOUR	TNRD	TUNED
HT	HEIGHT	TYP	TYPICAL
HVAC	HEATING VENTILATION AIR CONDITIONING	UNO	UNLESS NOTED OTHERWISE
ID	INSIDE DIAMETER	VERT	VERTICAL
IN	INCH	VIF	VERIFY IN FIELD
INFO	INFORMATION		
INSUL	INSULATION	W	WITH
INT	INTERIOR	W/O	WITHOUT
IBC	INTERNATIONAL BUILDING CODE	WP	WATER PROOF

LEGEND

---	SUBJECT BOUNDARY LINE
---	RIGHT-OF-WAY CENTERLINE
---	RIGHT-OF-WAY LINE
---	ADJACENT BOUNDARY LINE
---	OVERHEAD LINE
---	UNDERGROUND ELECTRICAL LINE
---	UNDERGROUND TELCO LINE
---	BURIED GAS LINE
---	OVERHEAD TELEPHONE LINE
---	BURIED TELEPHONE LINE
---	BURIED WATER LINE
---	BURIED SANITARY SEWER
---	BURIED STORM DRAIN
---	CHAIN LINK FENCE
---	WROUGHT IRON FENCE

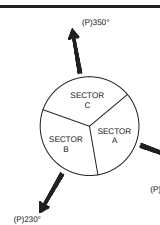
[Symbol]	TRANSFORMER	[Symbol]	FIRE HYDRANT
[Symbol]	LIGHT STANDARD	[Symbol]	GATE VALVE
[Symbol]	POWER VAULT	[Symbol]	WATER METER
[Symbol]	UTILITY BOX	[Symbol]	CATCH BASIN, TYPE I
[Symbol]	UTILITY POLE	[Symbol]	CATCH BASIN, TYPE II

NOTE:
CONTRACTOR TO INSTALL A 17"x30" PULL BOX FOR POWER & TELCO AFTER EVERY 300' OR AFTER EVERY TWO 90° BENDS.

NOTE:
ALL WORK WITHIN PUBLIC ROW WILL BE UNDER SEPARATE PERMIT

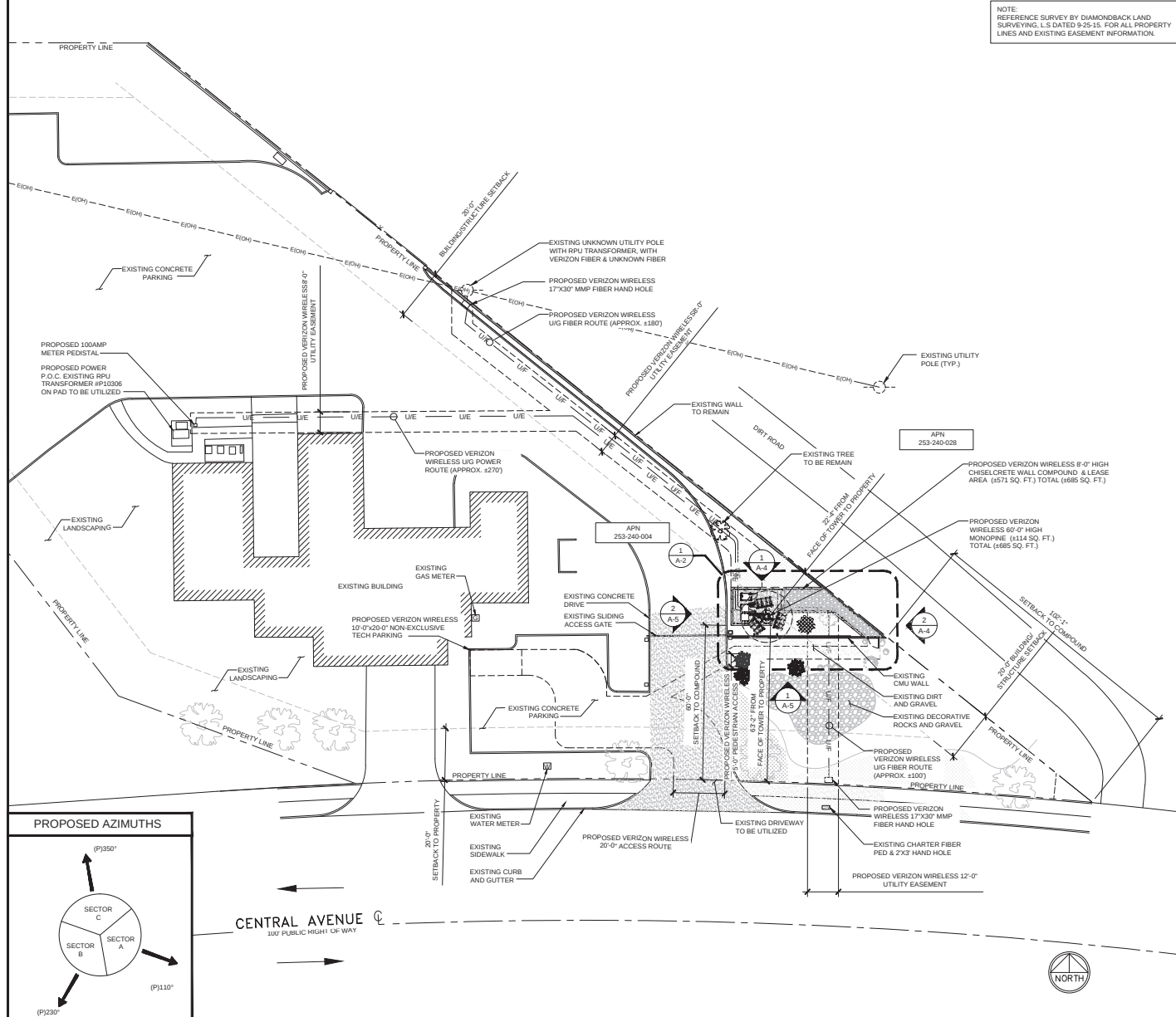
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PROPOSED AZIMUTHS



CENTRAL AVENUE
100' PUBLIC HIGHWAY (P-WAY)

NOTE:
REFERENCE SURVEY BY DIAMONDBACK LAND SURVEYING, L.S. DATED 9-25-15. FOR ALL PROPERTY LINES AND EXISTING EASEMENT INFORMATION.



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	02/01/16	90% ZONING	JNC
2	03/08/16	REVISED 90% ZD	MR
3	03/23/16	100% ZONING	DYP
4	04/14/16	REVISED 100% ZD	CLG

W-T

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IRVINE, CA 92618

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QUAIL RUN
725 CENTRAL AVENUE
RIVERSIDE, CA 92507

SHEET TITLE:

OVERALL SITE PLAN

A-1

ABBREVIATIONS & SYMBOLS

OVERALL SITE PLAN

SCALE: 1"=20'-0"

1

Exhibit 6 - P15-0945, Project Plans

LANDSCAPING GENERAL NOTES:

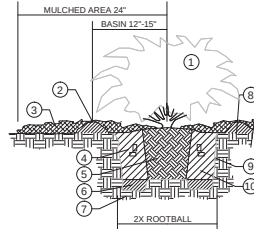
ALL PLACEMENT OF LANDSCAPING SHALL MEET THE FOLLOWING CONDITIONS:

ALL PLANT MATERIAL SHALL BE PLANTED IN A MANNER WHICH IS NOT TO INTERFERE WITH OVERHEAD WIRES OR BE INTRUSIVE TO UTILITIES OR PAVEMENT.
NO TREES OR OTHER LANDSCAPING SHALL BE LOCATED CLOSER THAN 10 FEET TO A FIRE HYDRANT OR OTHER ABOVE GROUND UTILITIES.
NO LANDSCAPING SHALL INTERFERE WITH SITE REQUIREMENTS FOR SAFE INGRESS AND EGRESS.

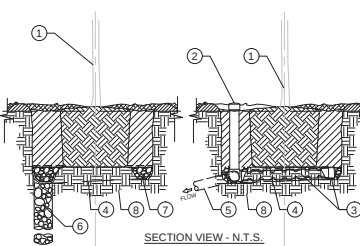
- NOTE
- ANY AREA ALTERED FROM CONSTRUCTION TO BE RETURNED TO ITS ORIGINAL STATE. GRASS AREA SHALL BE SEEDED AND MAINTAINED UNTIL SEEDS HAVE GERMINATED.
 - REFERENCE SURVEY BY DIAMONDBACK LAND SURVEYING DATED FEBRUARY 10, 2015 FOR ALL EASEMENT & LEASE DESCRIPTIONS

INSTALLATION STANDARDS:

- PLANT MATERIAL SHALL CONFORM WITH THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN FOR THAT TYPE OF TREE OR SHRUB AT THE TIME OF INSTALLATION.
- ALL TREES SHALL BE GROWN IN A NURSERY LOCATED IN THE STATE OF CALIFORNIA.
- ALL PLANT MATERIAL SHALL BE INSTALLED FREE OF DISEASE AND IN A MANNER THAT ENSURES THE AVAILABILITY OF SUFFICIENT SOIL AND WATER TO SUBSTAIN HEALTHY GROWTH.
- ALL TAGS, WIRES, PLASTIC TIES AND ROPE SHALL BE CUT FROM EACH TREE TO PREVENT GIRDING OF THE TREE. THE BURLAP SHALL BE PULLED BACK FROM THE UPPER THIRD OF THE ROOTBALL. IF A PLASTIC BURLAP IS USED, IT SHALL BE REMOVED IN ITS ENTIRETY FROM THE ROOTBALL.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF DEPTH OF THREE (3) INCHES OF MULCHED MATERIAL, AND A DIAMETER OF THREE (3) AROUND THE BASE OF THE TREE.
- TREES SHALL BE STAKED WITH POSTS AND NOT STAKES IN AREAS OF HIGH WIND FOR ONE TO THREE YEARS TO ALLOW THE GROWTH OF PROPOSED ROOTS TO STABILIZE. ALL ROPES SHALL BE COVERED TO PREVENT CUTTING INTO THE BARK.
- ANY EXCESS SOIL, CLAY OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PLANTING SITE, PRIOR TO PLANTING OF INDIVIDUAL TREES AT FINAL GRADE.
- THE JURISDICTION, AT ITS DISCRETION, HAS THE RIGHT TO RETAIN A PROFESSIONAL LANDSCAPE ARCHITECT OR ARBORIST TO REVIEW SUBMITTED LANDSCAPE PLAN AND THE PROFESSIONAL LANDSCAPE ARCHITECT OR ARBORIST WILL SUBMIT A WRITTEN REPORT TO THE PLANNING AND ZONING COMMISSION. ALL EXPENSES INCURRED BY THE JURISDICTION FOR THE USE OF THE LANDSCAPE ARCHITECT OR ARBORIST SHALL BE REIMBURSED BY THE DEVELOPER.



SECTION VIEW - N.T.S.



SECTION VIEW - N.T.S.

PERCOLATION TEST

DIG A HOLE 12 INCHES WIDE AND DEEP. SCARIFY SIDES AND BOTTOM. FILL THE HOLE WITH WATER TO PRE-MOISTEN THE SOIL (IMPORTANT FOR ACCURATE TEST). THE NEXT DAY RE-FILL THE HOLE. MEASURE HOURLY IF THE WATER TAKES FROM THREE TO 12 HOURS TO DRAIN. THEN THE DRAINAGE IS ADEQUATE FOR MOST LANDSCAPE PLANTS (ABOUT 1 INCH PER HOUR). IF IT TAKES MORE THAN 12 HOURS, THEN THE DRAINAGE IS POOR, BUT BEFORE CORRECTIVE ACTION IS TAKEN, DIG DEEPER TO SEE IF THERE IS AN IMPERMEABLE LAYER OF SOIL RESTRICTING WATER MOVEMENT. BREAK UP ANY IMPERMEABLE LAYER AND REPEAT THE TEST.

PLANTING DETAILS

SCALE: N.T.S.

1

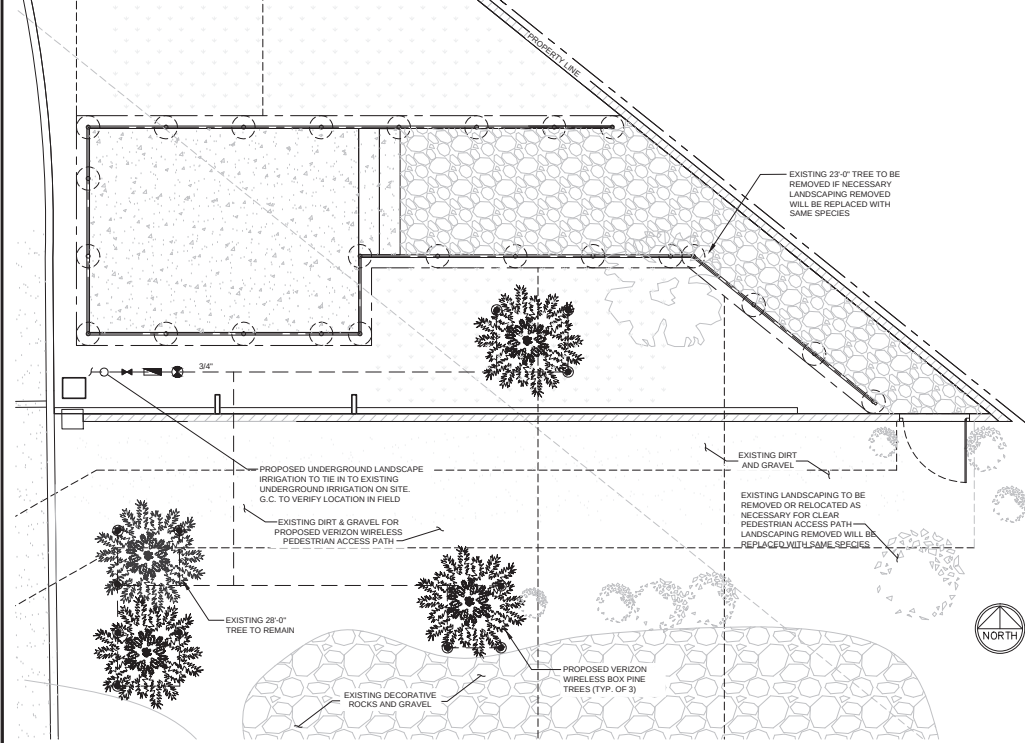
SPRINKLER HEADS

SYMBOL	DESCRIPTION	DISCHARGE - GPM			PSI	RADIUS	PRECIP RATE
		Q	T	H TT			
5	SERIES STREAM BUBBLER SPRINKLER						
R	RAIN BIRD #1806-SH-B 6" POP-UP	1.0			30	5 FT.	1.83 INHR G
S	SPRAY ROOT WATERING SYSTEM						
B	RAIN BIRD RWS-1404			1.0	30	---	

AN 8" DRAIN CHECK VALVES (ADV) SHALL BE INSTALLED AT ANY WATER OUTLET SUFFERING LOW HEAD DRAINAGE-USE RAIN BIRD SAM'S FOR POP-UPS - USE HUNGER HCV 50M-50F OR VALCON V5000 SERIES AT RISERS.

EQUIPMENT LEGEND

- M NEW WATER METER AND SERVICE LINE (VERIFY SIZES AND FUNCTION IN THE FIELD)
- FEBCO MODEL 715 BRASS PRESSURE TYPE BACKFLOW PREVENTER, 12" ABOVE HIGHEST OUTLET. USE NEW BACKFLOW ONLY IF EXISTING SYSTEM HAS NONE OR IS INOPERABLE
- NIBCO T-11371580A GATE/BALL VALVE (LINE SIZE)
- WILKENS YSBR WYE STRAINER (LINE SIZE) (30 MESH OR GREATER)
- WILKENS #500 PRESSURE REGULATOR (LINE SIZE). INSTALL ONLY IF EXISTING STATIC PRESSURE IS GREATER THAN 80 P.S.I.
- RAIN BIRD EFB-CP SERIES REMOTE CONTROL VALVE-INSTALL IN SHRUB BEDS WHEREVER POSSIBLE IN RECTANGULAR VALVE BOX AT RIGHT ANGLES TO HARDSCAPE
- RAINBIRD ESP-SMT CONTROLLER (4 STATION) IN OUTDOOR LOCKING WALL MOUNT BOX INSTALL INCLUDED "WEATHER STATION" ON FASCIA BOARD OR CONTROLLER BOX/PEDESTAL. SENSOR TO HAVE CLEAR VIEW OF SKY
- PVC WATER PIPE CL. 200 3/4" - 1 1/2" (LATERALS)
- PVC PIPES/LEEVE SCH. 40 - 2" MIN. OR 2X DIA. OF PIPE OR WIRE BUNDLE. INSTALL UNDER ALL STREET OR DRIVE CROSSINGS



LANDSCAPE AND IRRIGATION PLAN

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

2

ISSUE STATUS

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1	02/01/16	90% ZONING	JNC
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3	03/23/16	100% ZONING	DYP
4	04/14/16	REVISED 100% ZD	CLG



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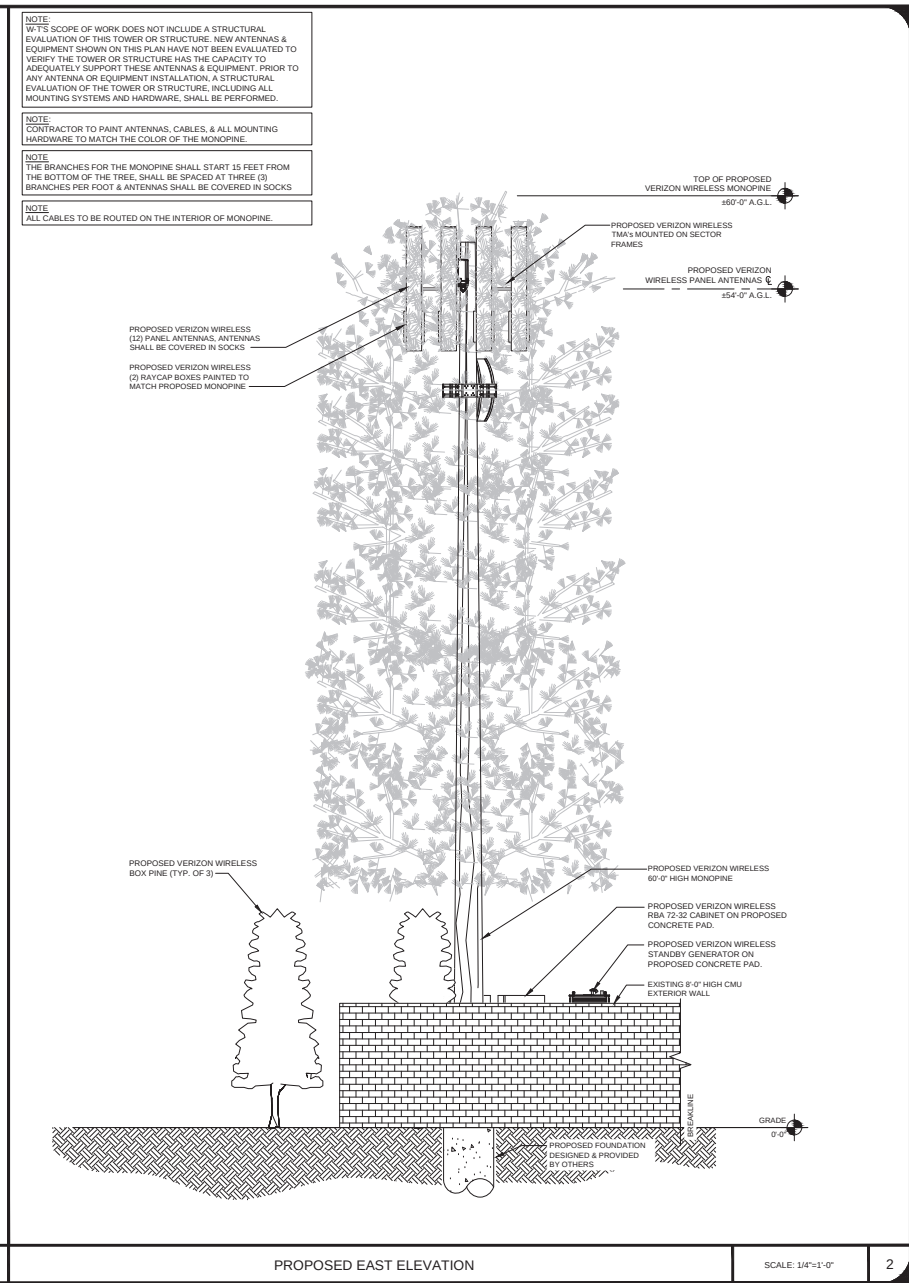
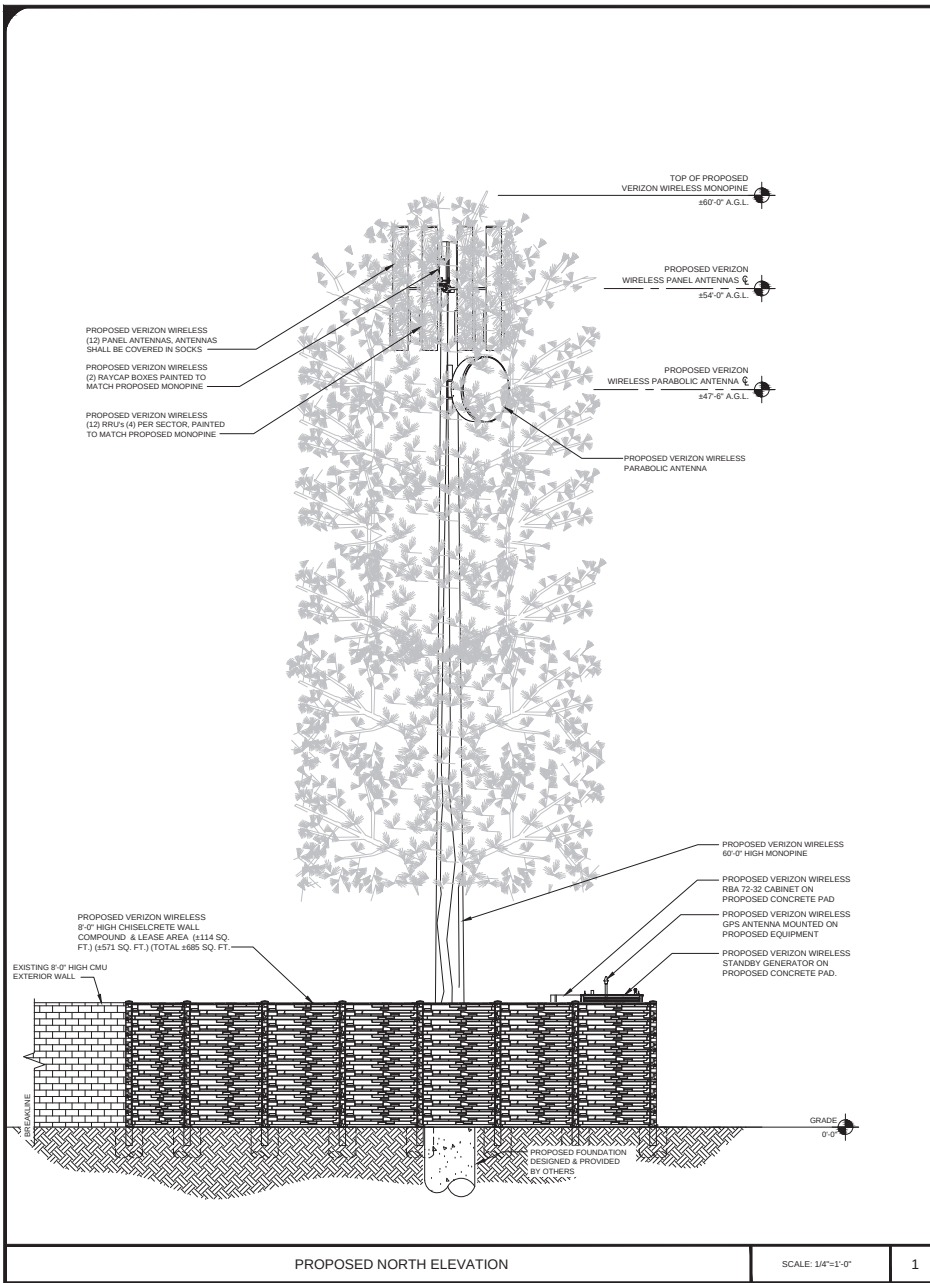
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RIVERSIDE, CA 92507

SHEET TITLE:
LANDSCAPING PLAN

A-3



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NOTE:
CONTRACTOR TO PAINT ANTENNAS, CABLES, & ALL MOUNTING HARDWARE TO MATCH THE COLOR OF THE MONOPINE.

NOTE:
THE BRANCHES FOR THE MONOPINE SHALL START 15 FEET FROM THE BOTTOM OF THE TREE, SHALL BE SPACED AT THREE (3) BRANCHES PER FOOT & ANTENNAS SHALL BE COVERED IN SOCKS

NOTE:
ALL CABLES TO BE ROUTED ON THE INTERIOR OF MONOPINE.

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
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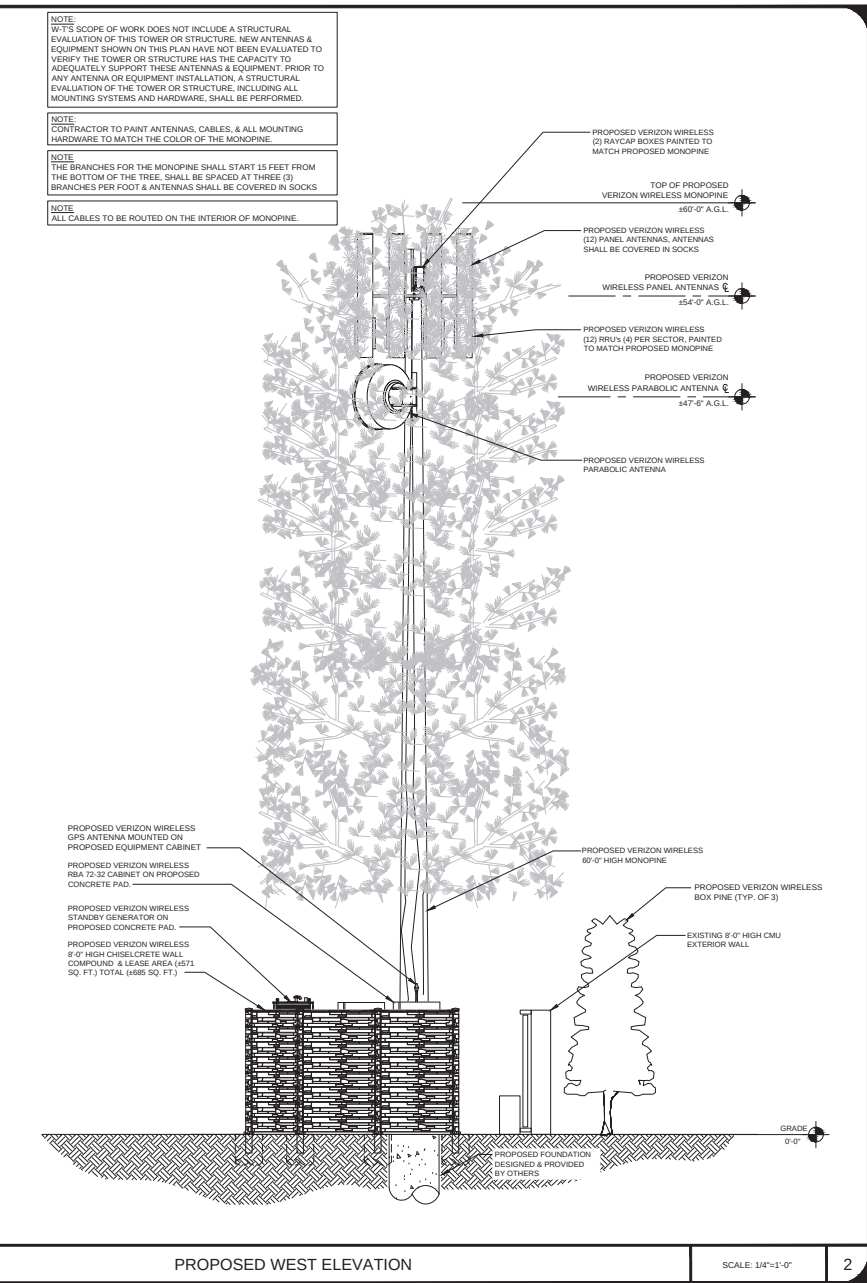
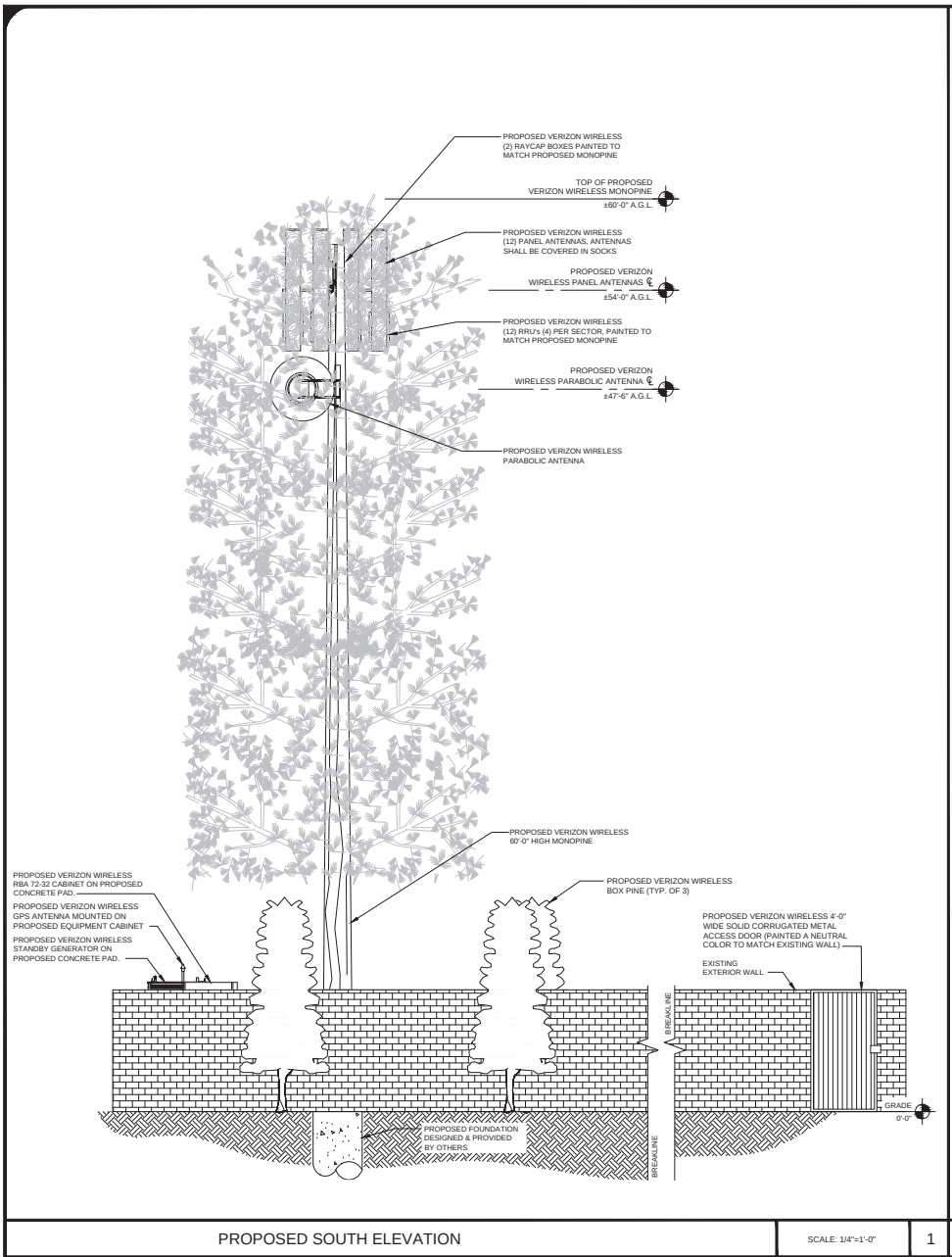
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QUAIL RUN
725 CENTRAL AVENUE
RIVERSIDE, CA 92507

SHEET TITLE:
**PROPOSED
ELEVATIONS**

A-4

Exhibit 6 - P15-0945, Project Plans



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NOTE:
THE BRANCHES FOR THE MONOPINE SHALL START 15 FEET FROM THE BOTTOM OF THE TREE. SHALL BE SPACED AT THREE (3) BRANCHES PER FOOT & ANTENNAS SHALL BE COVERED IN SOCKS

NOTE:
ALL CABLES TO BE ROUTED ON THE INTERIOR OF MONOPINE.

ISSUE STATUS				
REV.	DATE	DESCRIPTION	BY	CHK
1	02/01/16	90% ZONING	JNC	
2	03/08/16	REVISED 90% ZD	MR	
3	03/23/16	100% ZONING	DYP	
4	04/14/16	REVISED 100% ZD	CLG	

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725 CENTRAL AVENUE
RIVERSIDE, CA 92507

SHEET TITLE:
PROPOSED ELEVATIONS

A-5

Exhibit 6 - P15-0945, Project Plans

QUAIL RUN

725 CENTRAL AVENUE - RIVERSIDE, CA 92507

LOCATION



PROPOSED



EXISTING



Verizon Wireless
2785 Mitchell Drive Bldg #9
Walnut Creek, CA 94598



Cortel, Inc

Cortel, Inc.
14621 Arroyo Hondo
San Diego, CA 92127

SOUTHEAST LOOKING NORTHWEST

SHEET CONTENT:

PHOTOSIMULATION
VIEW SOUTHEAST ELEVATION
LOOKING NORTHWEST

Sheet No.

1

QUAIL RUN

725 CENTRAL AVENUE - RIVERSIDE, CA 92507

LOCATION



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Walnut Creek, CA 94598



Cortel, Inc

Cortel, Inc.
14621 Arroyo Hondo
San Diego, CA 92127

SOUTHWEST LOOKING NORTHEAST

SHEET CONTENT:

PHOTOSIMULATION
VIEW SOUTHWEST ELEVATION
LOOKING NORTHEAST

Sheet No.

2

QUAIL RUN

725 CENTRAL AVENUE - RIVERSIDE, CA 92507

LOCATION



PROPOSED



EXISTING



Verizon Wireless
2785 Mitchell Drive Bldg #9
Walnut Creek, CA 94598



Cortel, Inc

Cortel, Inc.
14621 Arroyo Hondo
San Diego, CA 92127

NORTHWEST LOOKING SOUTHEAST

SHEET CONTENT:

PHOTOSIMULATION
VIEW NORTHWEST ELEVATION
LOOKING SOUTHEAST

Sheet No.

3



Exhibit 8 - P15-0945, Existing Site Photos

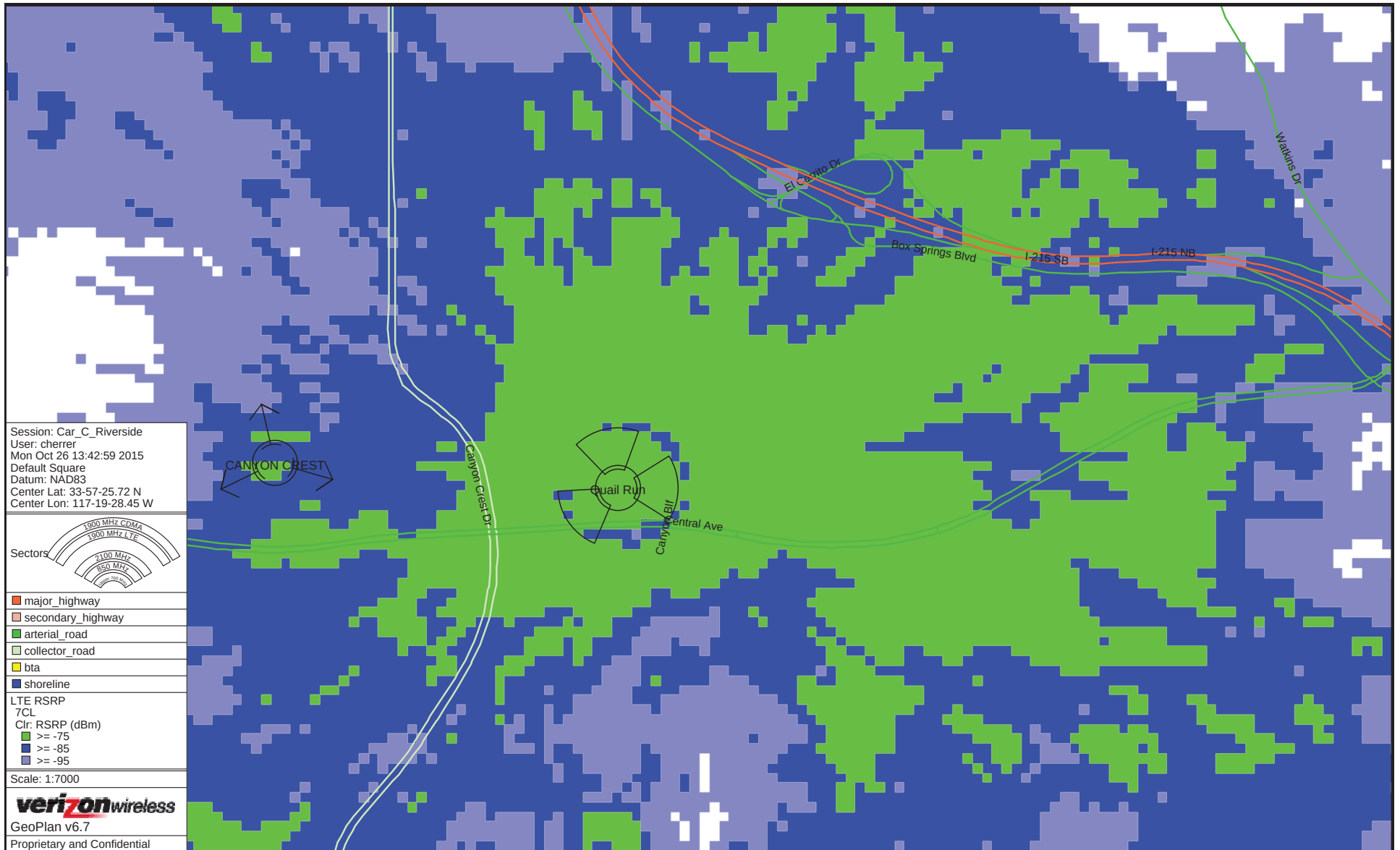


Exhibit 9 - P15-0945, Coverage Maps



Exhibit 9 - P15-0945, Coverage Maps



Exhibit 9 - P15-0945, Coverage Maps