

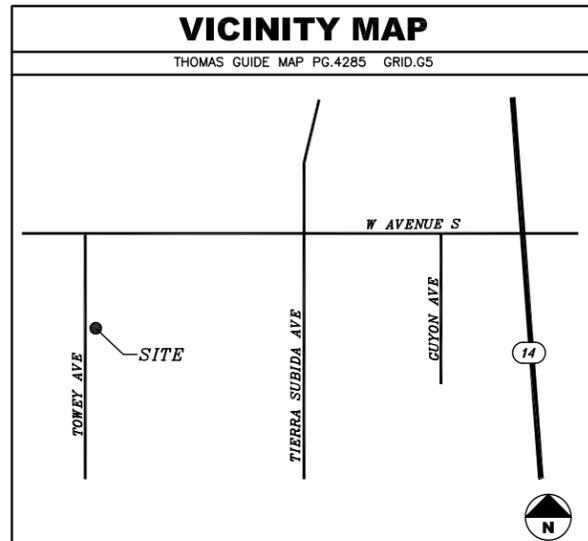


**TOVEY**  
**37071 TOVEY AVENUE**  
**PALMDALE, CA 93551**

**verizon**wireless  
 15505 SAND CANYON AVE.  
 BUILDING 'D' 1st FLOOR  
 IRVINE, CA 92618

**FULSANG**  
**ARCHITECTURE**  
 3400 VIA OPORTO, SUITE 204  
 NEWPORT BEACH, CA 92663  
 PHONE: (949) 838-4139

SEAL



**CODE COMPLIANCE**

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

**PROJECT DESCRIPTION**

CONSTRUCTION OF AN UNMANNED WIRELESS CELL SITE FOR VERIZON WIRELESS.

PROJECT CONSISTS OF (1) MONOPINE, (12) PANEL ANTENNAS, (1) MICROWAVE DISH, (1) EQUIPMENT SHELTER, (2) GPS ANTENNAS, (1) GENERATOR WITHIN CMU WALL ENCLOSURE, AND CONNECTIONS AS REQUIRED FOR POWER AND TELCO SERVICES.

**SHEET INDEX**

SHEET	DESCRIPTION
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN, EQUIPMENT LAYOUT & ANTENNA LAYOUT
A-3	ELEVATIONS

**DRIVING DIRECTIONS**

STARTING FROM VERIZON WIRELESS IRVINE OFFICE:

1. MAKE LEFT ONTO SAND CANYON AVE.
2. MERGE ONTO I-5 N VIA THE RAMP ON THE LEFT.
3. MERGE ONTO CA-14 N VIA EXIT 162 TOWARD PALMDALE/LANCASTER.
4. TAKE THE AVENUE S EXIT, EXIT 33.
5. TURN LEFT ONTO W AVENUE S.
6. TURN LEFT ONTO TOVEY AVE.
7. 37071 TOVEY AVE.

**PROJECT TEAM**

**ARCHITECT**  
 FULSANG ARCHITECTURE INC.  
 3400 VIA OPORTO SUITE 204  
 NEWPORT BEACH, CA 92663  
 CONTACT: ERIC FULSANG  
 PHONE: (949) 838-4139

**SURVEYOR**  
 BERT HAZE & ASSOCIATES  
 3188 AIRWAY AVE #K1  
 COSTA MESA, CA 92626  
 CONTACT: BERT HAZE  
 PHONE: (714) 557-1567

**PROJECT REPRESENTATIVE**  
 CORE COMMUNICATIONS  
 2903-H SATURN STREET  
 BREA, CA 92821  
 CONTACT: RAMON SALAZAR (LEASING)  
 PHONE: (714) 493-0545  
 CONTACT: ARGINEH MAILIAN (ZONING)  
 PHONE: (714) 904-9331

**PROJECT INFORMATION**

**APPLICANT/LESSEE**  
 VERIZON WIRELESS  
 15505 SAND CANYON AVE.  
 BUILDING 'D' 1st FLOOR  
 IRVINE, CA 92618  
 24 HR EMERGENCY CONTACT  
 PHONE: (949) 286-7000

**PROPERTY OWNER**  
 PROPERTY OWNER: CHARLES AND WINONAH SAWYER TRUST  
 CONTACT PERSON: CHARLES SAWYER  
 CONTACT NUMBER: (661) 272-1458  
 PROPERTY OWNER ADDRESS: 37071 TOVEY AVENUE PALMDALE, CA 93551

**PROPERTY INFORMATION**  
 A.P.N.: 3054-007-006  
 LATITUDE: 34° 33' 18.08" N  
 LONGITUDE: 118° 09' 03.72" W  
 ELEVATION: 3021 FEET A.M.S.L.  
 JURISDICTION: COUNTY OF LOS ANGELES  
 CURRENT ZONING: A-2-1 HEAVY AGRICULTURAL  
 OCCUPANCY TYPE: S-2  
 TYPE OF CONSTRUCTION: V-B  
 ADA REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. DISABLED ACCESS NOT REQUIRED. 2010 CBC SECTION 1103B EXCEPTION 1

**COAX/ANTENNA SCHEDULE**

ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAX LENGTH	CABLE SIZE
ALPHA	60°	TBD	70'	7/8"
BETA	150°	TBD	70'	7/8"
GAMMA	300°	TBD	70'	7/8"
MW	TBD	TBD	110'	
GPS	N/A	TBD	20'	1/2"

NOTE: CONSTRUCTION MANAGER TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES. CHECK RF DATA SHEET.

**GENERAL CONTRACTOR NOTES**

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

**APPROVAL**

LANDLORD: \_\_\_\_\_  
 PROJECT MANAGER: \_\_\_\_\_  
 CONSTRUCTION MANAGER: \_\_\_\_\_  
 RF ENGINEER: \_\_\_\_\_  
 SITE ACQUISITION: \_\_\_\_\_  
 ZONING MANAGER: \_\_\_\_\_  
 UTILITY COORDINATOR: \_\_\_\_\_  
 NETWORK OPERATIONS: \_\_\_\_\_

ISSUED FOR: ZONING REVIEW  
 ISSUE DATE: 06/29/2011  
 PROJECT No. FA110501  
 DRAWN BY: TJ CHECKED BY: EF

**SUBMITTALS**

REV.	DATE	DESCRIPTION	BY
0	06/13/11	ZONING REVIEW	TJ
1	06/29/11	SURVEY UPDATE	EG

TOVEY  
 37071 TOVEY AVENUE  
 PALMDALE, CA 93551

SHEET TITLE  
**TITLE SHEET**

SHEET NUMBER  
**T-1**

**COORDINATES:**

LATITUDE 34°33'18.08" N  
LONGITUDE 118°09'03.72" W

NAD 1983 GEODETIC COORDINATES AND ELEVATIONS WERE ESTABLISHED USING SURVEY GRADE "ASHTech" G.P.S. RECEIVERS AND ASHTech SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.

**BASIS OF BEARINGS:**

THE CENTERLINE OF TOVEY AVENUE BEING NORTH 00°28'50" EAST PER TRACT NO. 239811, M.B. 626/88-90, RECORDS OF LOS ANGELES COUNTY.

**ASSESSOR'S IDENTIFICATION:**

LOS ANGELES COUNTY A.P.N. 3054-007-006

**AREA:**

1.15± ACRES PER LOS ANGELES COUNTY ASSESSOR

**BENCH MARK REFERENCE:**

U.S.G.S. BENCH MARK "BM 3008"

UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 3008" AS SHOWN ON THE "RITTER RIDGE" 7.5 MINUTE QUADRANGLE MAP.

ELEVATION: 3,010.5 FEET A.M.S.L. (NAVD88) (DATUM VERIFIED IN FIELD TO BE WITHIN 1-A ACCURACY STANDARDS)

**TITLE REPORT IDENTIFICATION:**

LAWYERS TITLE COMPANY, PRELIMINARY TITLE REPORT NO. 12731159-10, DATED AS OF MAY 9, 2011.

**LEGAL DESCRIPTION:**

THE SOUTH 150.75 FEET OF THE NORTHERLY 1147.25 FEET OF THAT PORTION OF LOT 1, SECTION 5, TOWNSHIP 5 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1308.05 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH 40 ACRES OF SAID LOT 1; THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF 351.01 FEET; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1308.05 FEET MORE OR LESS, TO THE NORTHERLY LINE OF SAID LOT; THENCE EASTERLY ALONG SAID NORTH LINE A DISTANCE OF 351.01 FEET TO THE POINT OF BEGINNING.

**DATE OF SURVEY:**

MAY 25, 2011

**LIVING PLANTS STATEMENT:**

THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY VALID FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.

**EASEMENT NOTES:**

EASEMENT(S) SHOWN HEREON ARE PER LAWYERS TITLE COMPANY, PRELIMINARY TITLE REPORT NO. 12731159-10, DATED AS OF MAY 9, 2011.

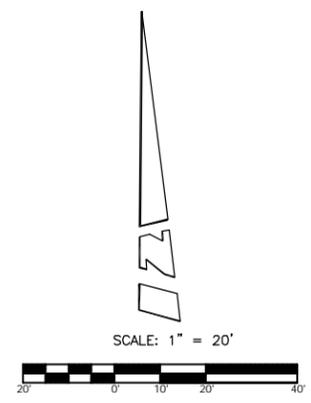
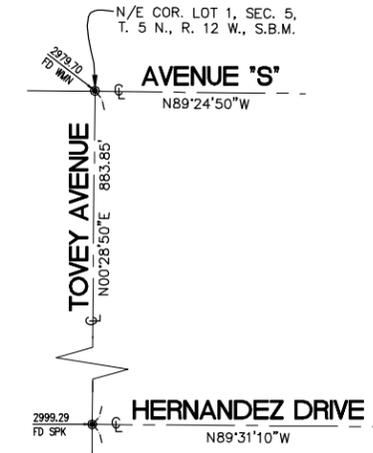
② AN EASEMENT FOR INGRESS AND EGRESS, ROADS AND PUBLIC UTILITIES, RECORDED DECEMBER 11, 1958, AS INSTRUMENT NO. 1834, OF OFFICIAL RECORDS.

③ AN EASEMENT FOR INGRESS AND EGRESS, ROADS AND PUBLIC UTILITIES, RECORDED MARCH 23, 1962, AS INSTRUMENT NO. 3240, OF OFFICIAL RECORDS.

④ AN EASEMENT FOR UTILITIES, PUBLIC AND/OR PRIVATE, RECORDED JUNE 28, 1976, AS INSTRUMENT NO. 1410, OF OFFICIAL RECORDS.

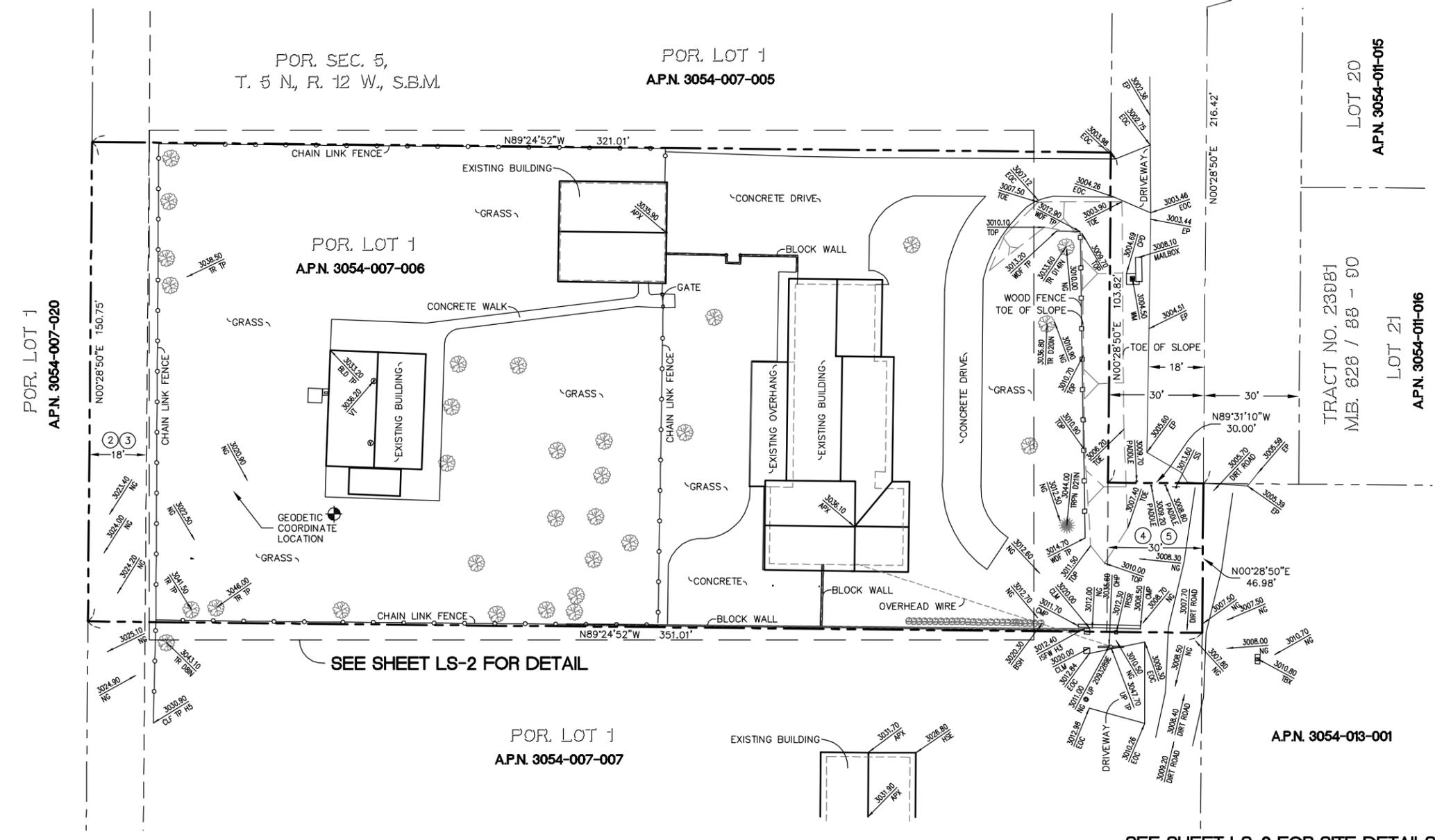
⑤ AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITY, RECORDED SEPTEMBER 22, 1978, AS INSTRUMENT NO. 78-1054958, OF OFFICIAL RECORDS.

○ DENOTES ITEM PLOTTED HEREON



**LEGEND:**

- APX APEX
  - BLD BUILDING
  - BSH BUSH
  - CLF CHAIN LINK FENCE
  - CLM COLUMN
  - CMP CORRUGATED METAL PIPE
  - CPD CONCRETE PAD
  - D DIAMETER
  - EOC EDGE OF CONCRETE
  - EP EDGE OF PAVEMENT
  - FD FOUND
  - FS FINISHED SURFACE
  - GTP GATE POST
  - H HEIGHT
  - HSE HOUSE
  - IN INCHES
  - ISFW INSIDE FACE OF WALL
  - NG NATURAL GROUND
  - OH OVERHANG
  - OHP OVERHEAD POWER LINE
  - OSFW OUTSIDE FACE OF WALL
  - SPK SPIKE
  - SS STREET SIGN
  - TBX TELCO BOX
  - TNK TANK
  - TOE TOE OF SLOPE
  - TOP TOP OF SLOPE
  - TP TOP
  - TR TREE
  - TRPN PINE TREE
  - TRSR TELCO RISER
  - TW TOP OF WALL
  - UP UTILITY POLE
  - VT VENT
  - WDF WOOD FENCE
  - WM WATER METER
  - WMN WELL MONUMENT
- ▨ BLOCK WALL
  - CHAIN LINK FENCE
  - ⊙ CENTERLINE
  - FOUND MONUMENT
  - ⊥ STREET SIGN
  - ▣ TELCO BOX
  - ⊕ UTILITY POLE
  - ⊙ VENT
  - ⊕ WATER METER
  - ▭ WOOD FENCE



veri **zon** wireless

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**FULSANG**  
ARCHITECTURE

3400 VIA OPORITO, SUITE 204  
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SEAL



PREPARED BY:

**BERT HAZE**  
AND ASSOCIATES, INC.  
LAND SURVEYING & MAPPING  
3188 AIRWAY AVENUE, SUITE K1  
COSTA MESA, CALIFORNIA 92626  
714 557-1567 OFFICE  
714 557-1568 FAX JUN. 801.188

**SUBMITTALS**

REV.	DATE	DESCRIPTION	BY
1	06/01/11	ISSUED FOR REVIEW	RF
2	06/28/11	ADDED TITLE INFO.	JA
2	06/28/11	REVISED COORD. LOC.	JA

TOVEY  
37071 TOVEY AVENUE  
PALMDALE, CA 93551

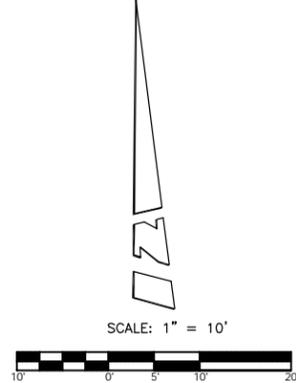
SHEET TITLE

TOPOGRAPHIC SURVEY

SHEET NUMBER

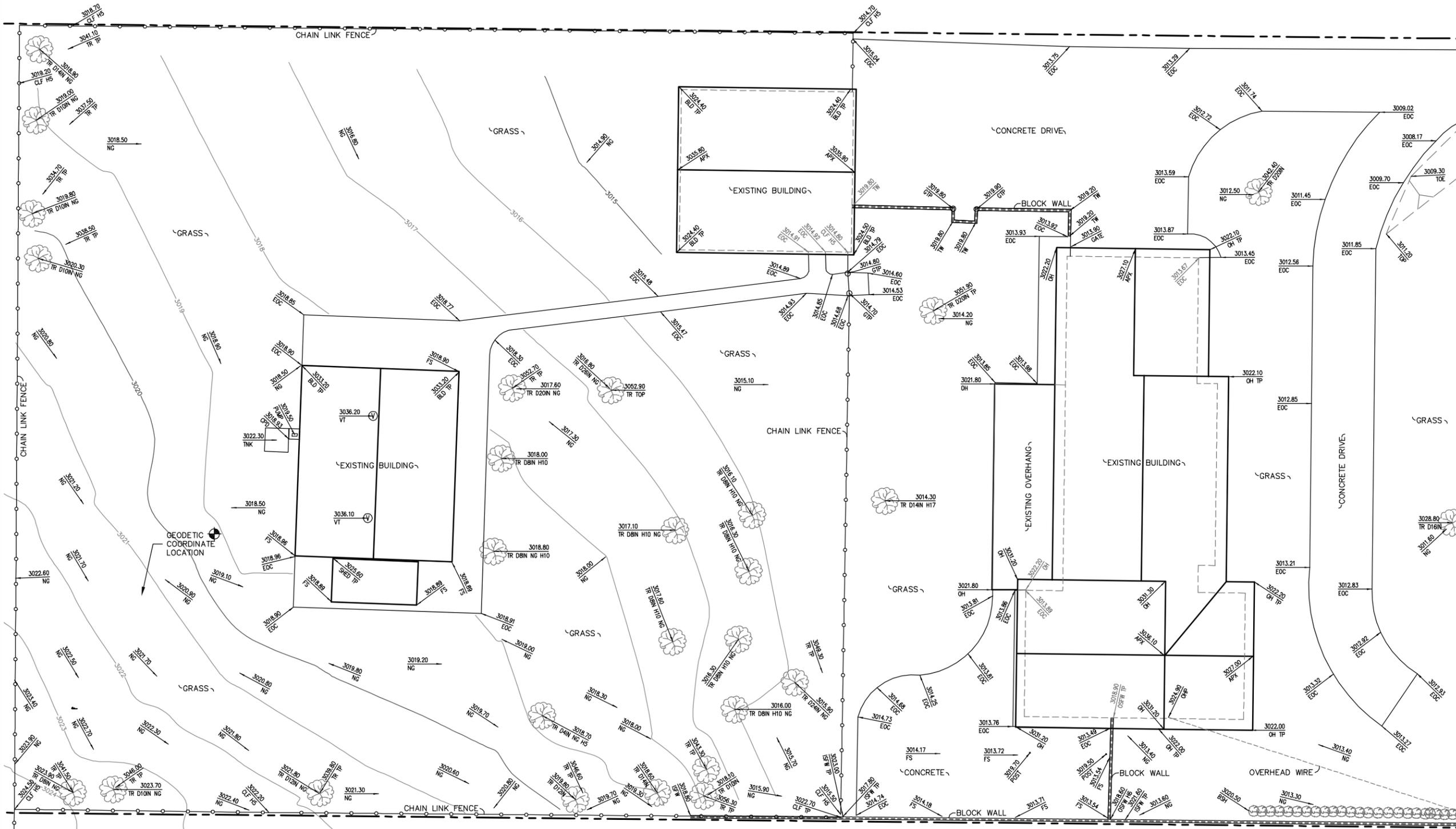
**LS-1**

SEE SHEET LS-2 FOR SITE DETAILS



**LEGEND:**

APX	APEX	OH	OVERHANG	WMN	WELL MONUMENT
BLD	BUILDING	OHP	OVERHEAD POWER LINE	[Hatched Box]	BLOCK WALL
BSH	BUSH	OSFW	OUTSIDE FACE OF WALL	○	CHAIN LINK FENCE
CLF	CHAIN LINK FENCE	SPK	SPIKE	⊕	CENTERLINE
CLM	COLUMN	SS	STREET SIGN	●	FOUND MONUMENT
CMP	CORRUGATED METAL PIPE	TBX	TELCO BOX	⊖	STREET SIGN
CPD	CONCRETE PAD	TNK	TANK	⊕	TELCO BOX
D	DIAMETER	TOE	TOE OF SLOPE	⊖	UTILITY POLE
EOC	EDGE OF CONCRETE	TOP	TOP OF SLOPE	⊕	VENT
EP	EDGE OF PAVEMENT	TP	TOP	⊕	WATER METER
FD	FOUND	TR	TREE	□	WOOD FENCE
FS	FINISHED SURFACE	TRPN	PINE TREE		
GTP	GATE POST	TRSR	TELCO RISER		
H	HEIGHT	TW	TOP OF WALL		
HSE	HOUSE	UP	UTILITY POLE		
IN	INCHES	VT	VENT		
ISFW	INSIDE FACE OF WALL	WDF	WOOD FENCE		
NG	NATURAL GROUND	WM	WATER METER		



SEE SHEET LS-1 FOR BOUNDARY AND TITLE INFO.

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TOVEY  
 37071 TOVEY AVENUE  
 PALMDALE, CA 93551

SHEET TITLE  
**TOPOGRAPHIC SURVEY**

SHEET NUMBER  
**LS-2**



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BUILDING 'D' 1st FLOOR  
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DRAWN BY: TJ CHECKED BY: EF

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1	06/29/11	SURVEY UPDATE	EG

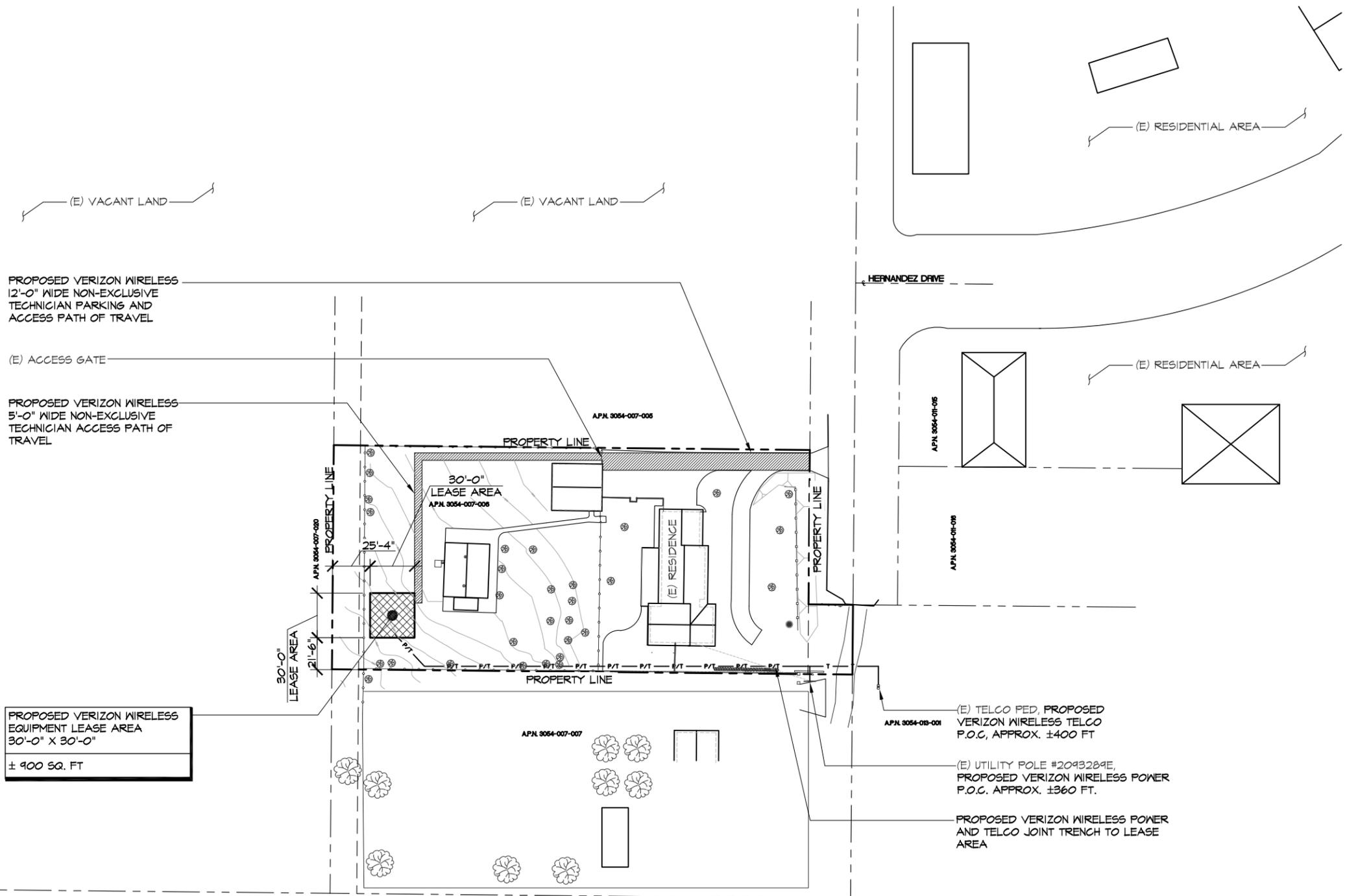
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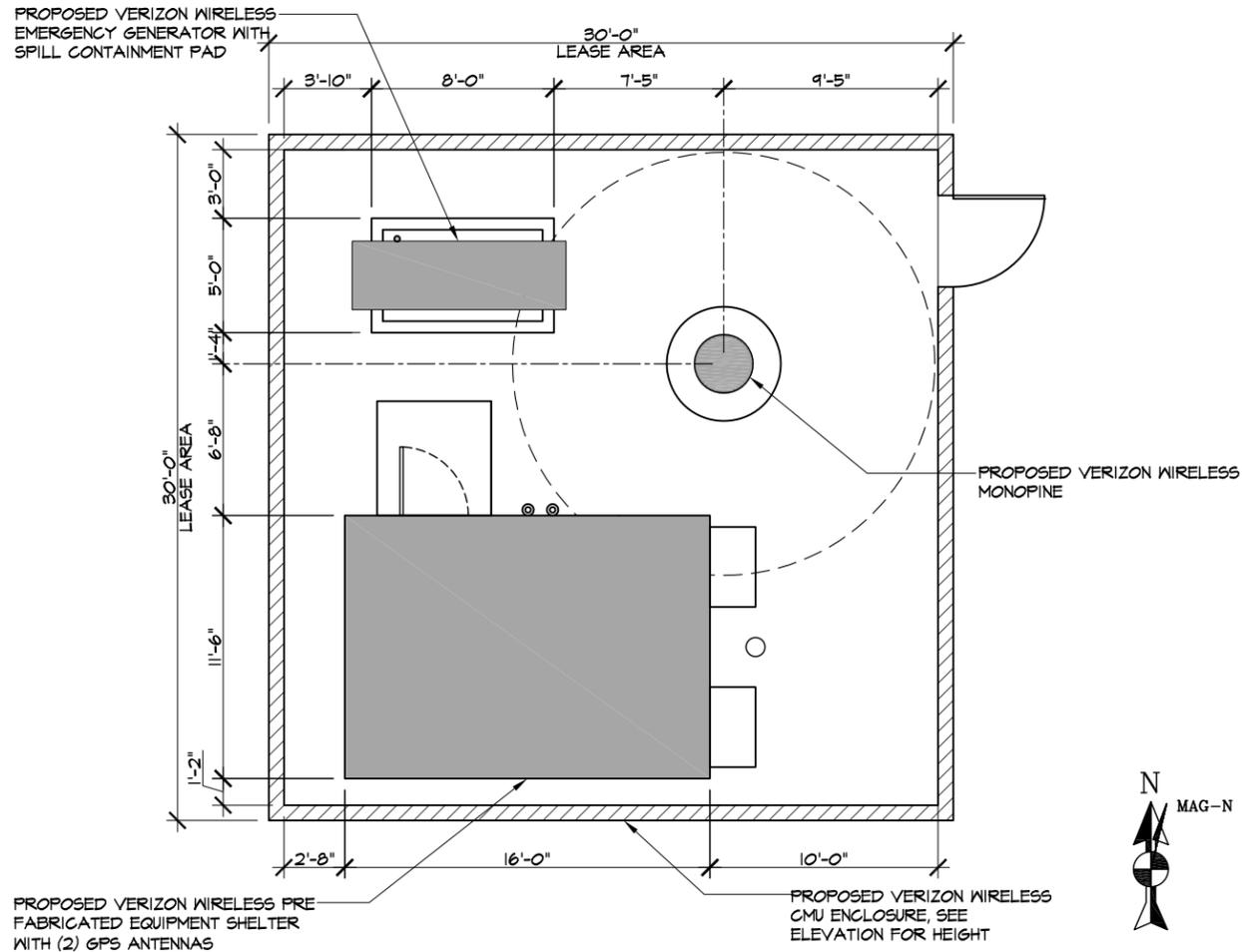
SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

**A-1**



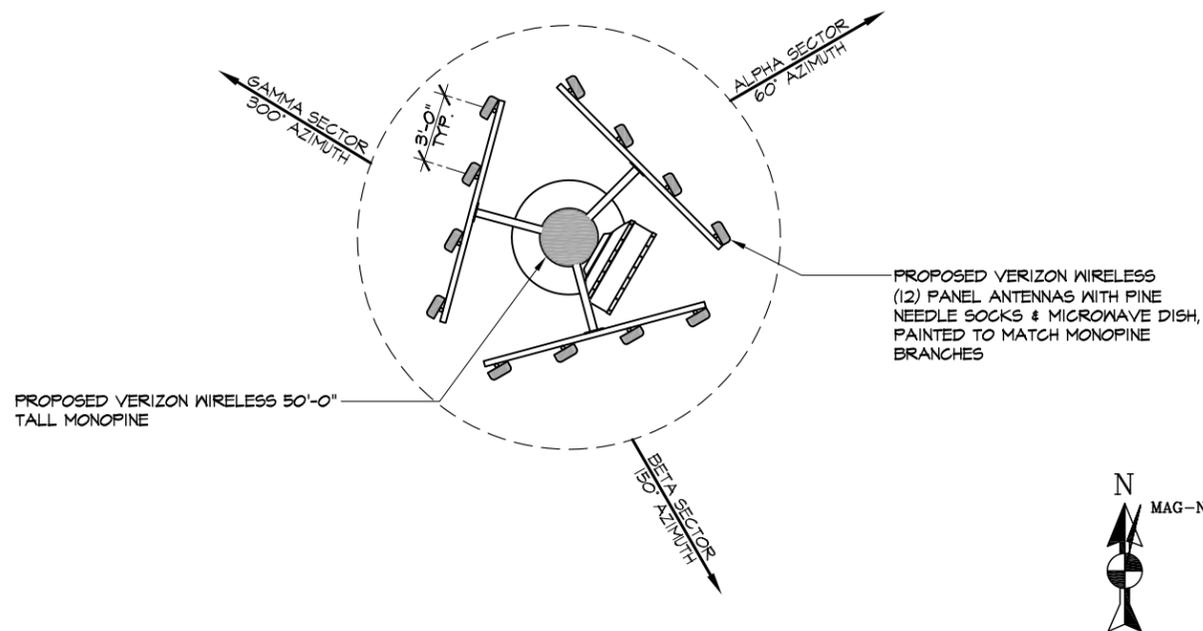


**EQUIPMENT LAYOUT**

SCALE @ 11x17: 1/8" = 1'-0"  
SCALE @ 24x36: 1/4" = 1'-0"

0' 2' 4' 8'

**2**

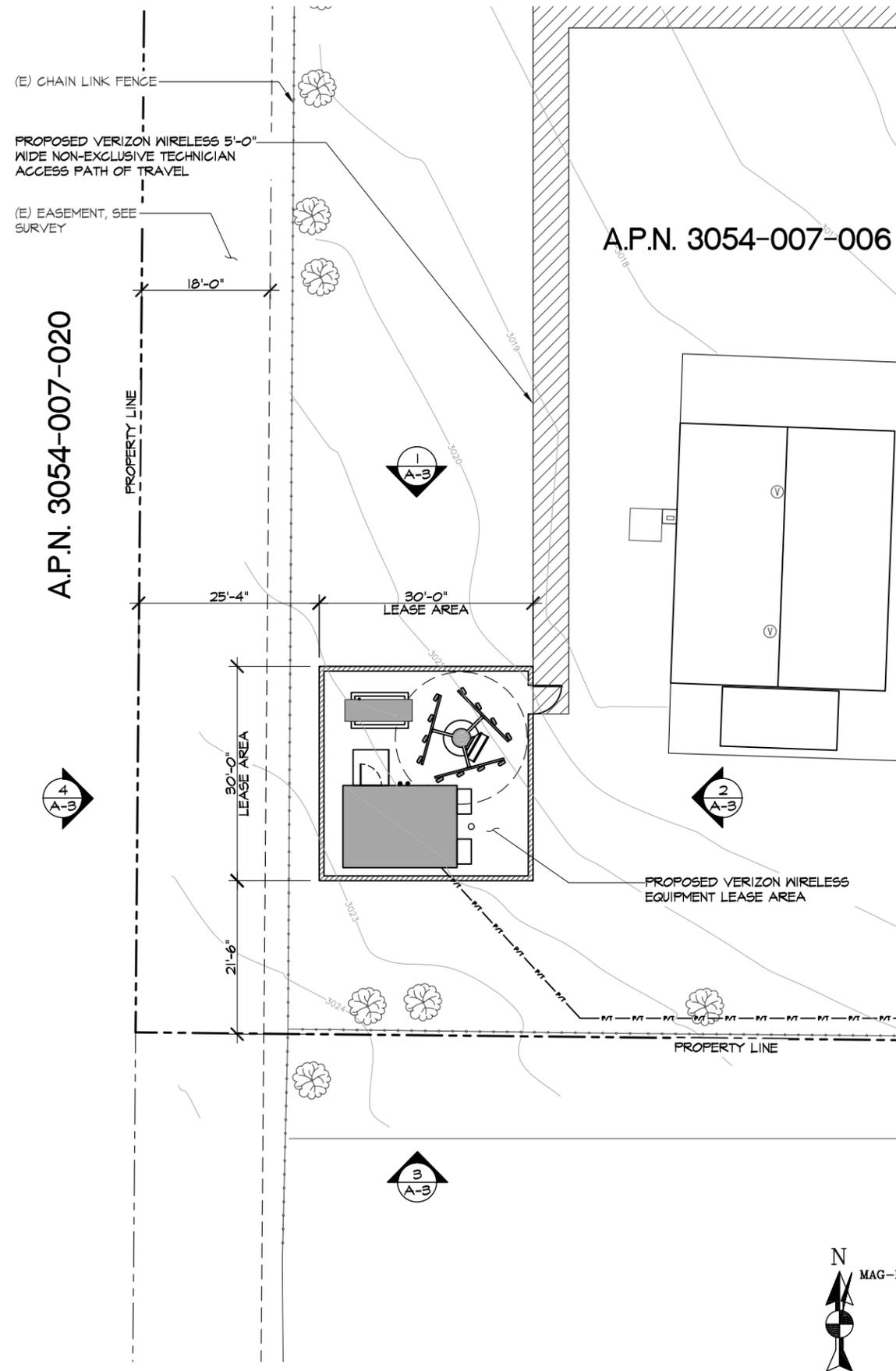


**ANTENNA LAYOUT**

SCALE @ 11x17: 1/8" = 1'-0"  
SCALE @ 24x36: 1/4" = 1'-0"

0' 2' 4' 8'

**3**



**ENLARGED SITE PLAN**

SCALE @ 11x17: 1" = 20'-0"  
SCALE @ 24x36: 1" = 10'-0"

0' 5' 10' 20'

**1**



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SHEET TITLE  
**ENLARGED SITE PLAN,  
EQUIPMENT LAYOUT, &  
ANTENNA LAYOUT**

SHEET NUMBER

**A-2**

ISSUED FOR: ZONING REVIEW  
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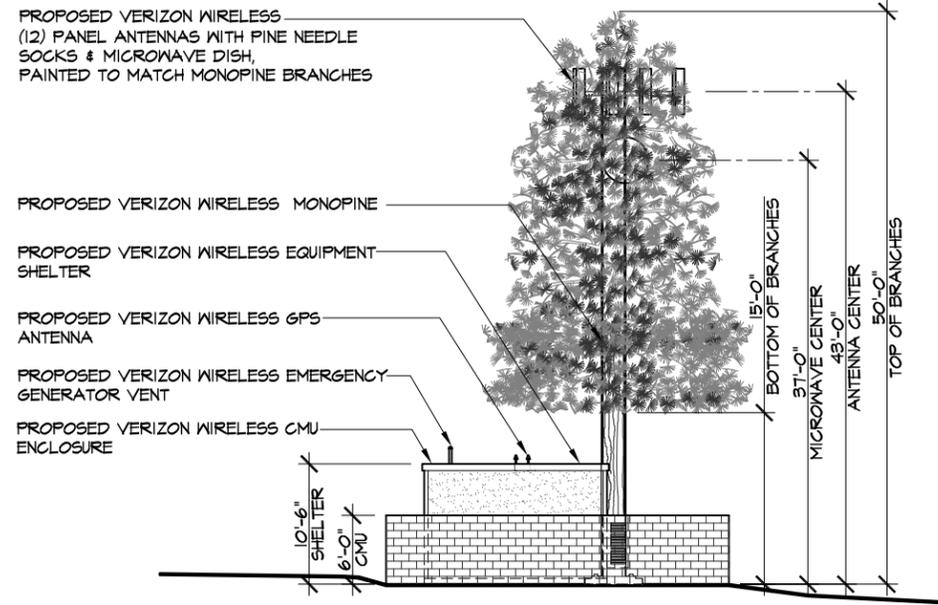
TOVEY  
37071 TOVEY AVENUE  
PALMDALE, CA 93551

SHEET TITLE

ELEVATIONS

SHEET NUMBER

**A-3**

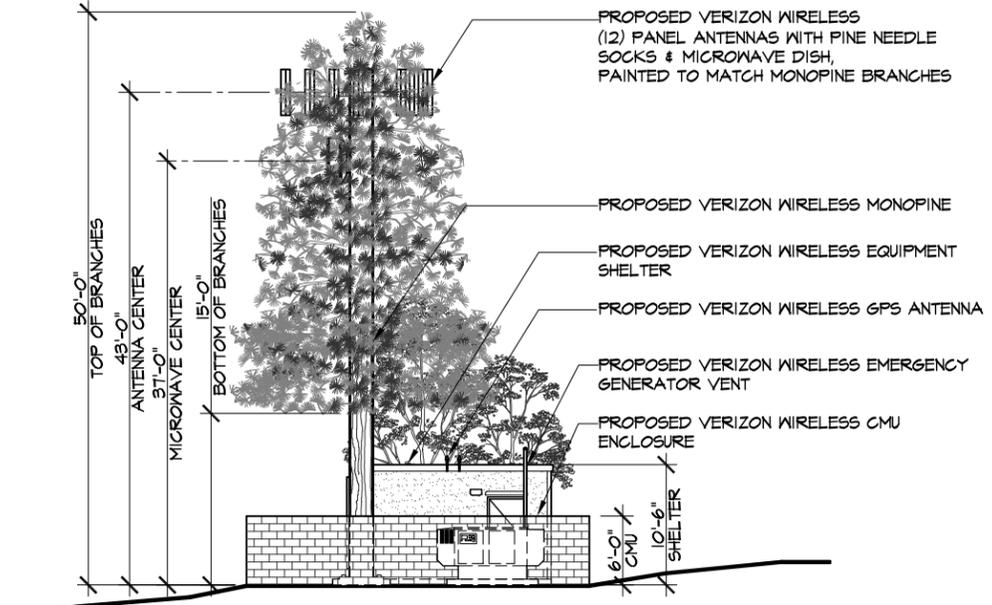


**SOUTH ELEVATION**

SCALE @ 11x17: 1/16" = 1'-0"  
SCALE @ 24x36: 1/8" = 1'-0"



3

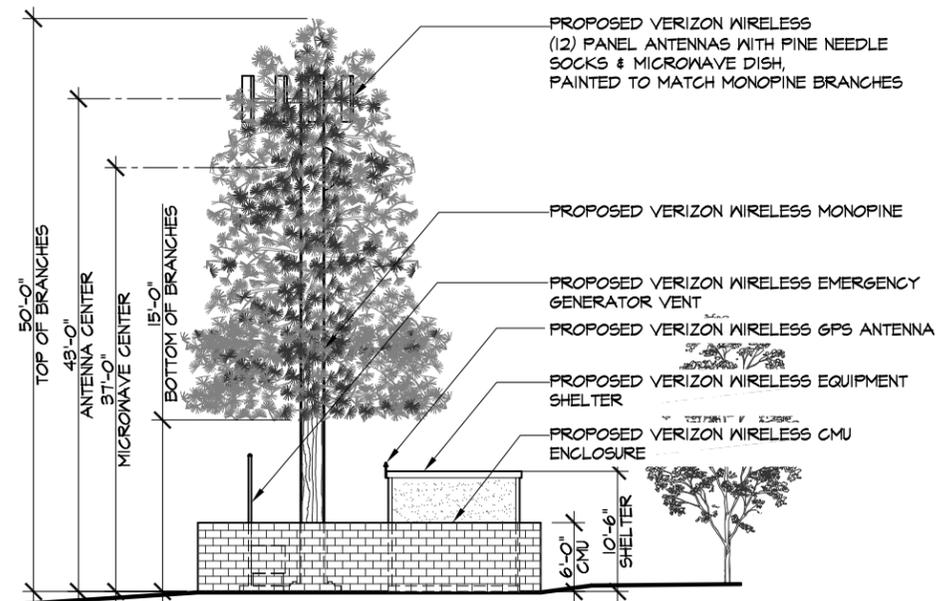


**NORTH ELEVATION**

SCALE @ 11x17: 1/16" = 1'-0"  
SCALE @ 24x36: 1/8" = 1'-0"

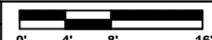


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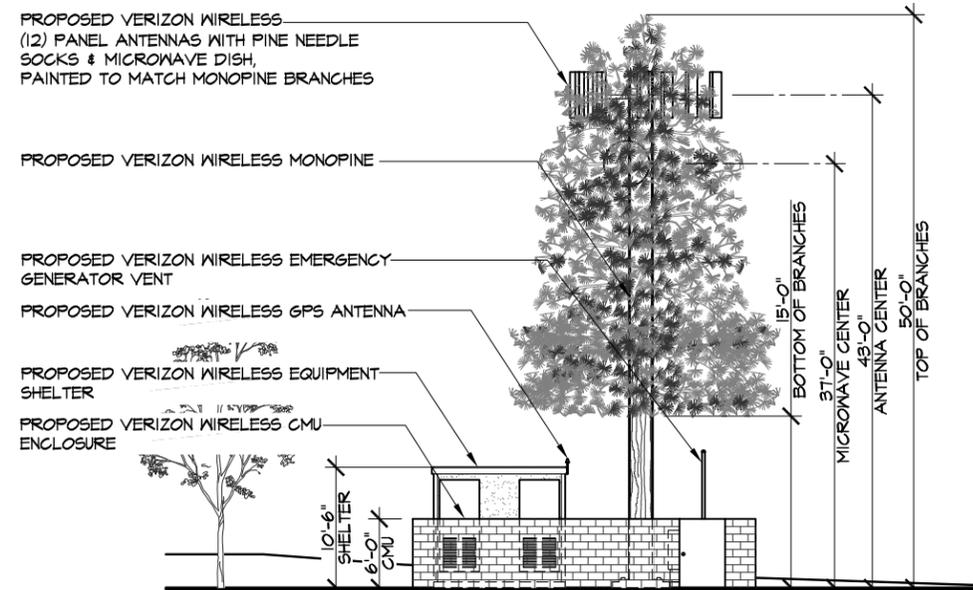


**WEST ELEVATION**

SCALE @ 11x17: 1/16" = 1'-0"  
SCALE @ 24x36: 1/8" = 1'-0"



4



**EAST ELEVATION**

SCALE @ 11x17: 1/16" = 1'-0"  
SCALE @ 24x36: 1/8" = 1'-0"



2