



LOMA ALTA
 MTX53 - BSC12
 NCD - MCE
 2949 LINCOLN AVE.
 ALTADENA, CA 91001

OVERALL HEIGHT: 49'-0"

PROJECT TEAM

SITE ACQUISITION

EUKON
 65 POST, SUITE 1000
 IRVINE, CA 92618
 CONTACT: JERRY AMBROSE
 PHONE: (805) 637-7407
 EMAIL: jambrose@wireless01.com

PLANNING

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 PHONE: (805) 637-7407
 EMAIL: jambrose@wireless01.com

ARCHITECT:

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 IRVINE, CA 92618
 CONTACT: RICH BRUNET
 TELEPHONE: (949) 899-5597
 EMAIL: rich.brUNET@eukongroup.com

SURVEYOR:

AMBIT CONSULTING
 428 MAIN STREET, SUITE 206
 HUNTINGTON BEACH, CA 92648
 CONTACT: MATT FORD
 TELEPHONE: (602) 463-0472
 EMAIL: mattford@ambitconsulting.us

UTILITY COORDINATOR:

TRIAD GROUP
 CONTACT: BRIAN BISCHOFF
 TELEPHONE: (714) 319-9559
 EMAIL: brian.bischoff@triadgroup.com

PROFESSIONAL ENGINEER:

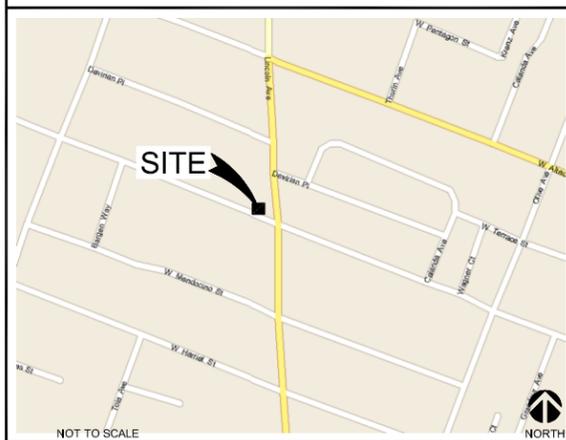
EUKON GROUP
 65 POST, SUITE 1000
 IRVINE, CA 92618
 CONTACT: CHRIS LEE
 TELEPHONE: (949) 553-8566
 EMAIL: chris.lee@eukongroup.com

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATION EQUIPMENT CABINETS WITHIN A PROPOSED 18'-4" x 15'-9" LEASE AREA @ GRADE
- PROPOSED 49' HIGH MONO-EUCALYPTUS (BY OTHERS)
- INSTALLATION OF (12) 8' PANEL ANTENNAS ON PROPOSED MONO-EUCALYPTUS
- INSTALLATION OF (12) RRUS WITH A2 MODULES ON PROPOSED MONO-EUCALYPTUS
- INSTALLATION OF (2) SURGE PROTECTION UNITS, ON PROPOSED MONO-EUCALYPTUS
- INSTALLATION OF (1) POLAR 15KW DIESEL STAND BY GENERATOR WITH 54 GALLON FUEL TANK @ GRADE
- INSTALLATION OF PROPOSED METER PEDESTAL IN ROW
- INSTALLATION OF PROPOSED 200 AMP ELECTRICAL SERVICE
- INSTALLATION OF PROPOSED FIBER SERVICE

VICINITY MAP



DRIVING DIRECTIONS

- FROM: VERIZON OFFICE 2949 LINCOLN AVE. ALTADENA, CA 91001
1. HEAD SOUTHEAST TOWARD SAND CANYON SIDE PATHS/SAND CANYON TRAIL
 2. TURN LEFT ONTO SAND CANYON AVE
 3. TURN LEFT TO MERGE ONTO I-5 N
 4. FOLLOW I-5 N, CA-57 N AND I-210 W/FOOTHILL FWY TO LINCOLN AVE IN PASADENA, TAKE THE LINCOLN AVE EXIT FROM I-210 W
 5. MERGE ONTO I-5 N
 6. TAKE THE CA-57 N EXIT TOWARD POMONA
 7. TAKE THE EXIT ON THE LEFT ONTO I-210 W/FOOTHILL FWY TOWARD PASADENA
 8. TAKE THE I-210 W EXIT TOWARD SAN FERNANDO
 9. TAKE THE LINCOLN AVE EXIT
 10. TURN RIGHT ONTO LINCOLN AVE
 11. DESTINATION WILL BE ON THE LEFT

PROJECT SUMMARY

APPLICANT/LESSEE

verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618
 OFFICE: (949) 286-7000

ASSESSOR'S PARCEL NUMBER

5829-025-045

APPLICANT'S REPRESENTATIVE

15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618
 CONTACT: JAMIE SANDOVAL
 TELEPHONE: (714) 342-7577
 EMAIL: jamie.sandoval@verizonwireless.com

PROPERTY OWNER:

ROMAN CATHOLIC ARCHBISHOP OF LOS ANGELES
 3424 WILSHIRE BLVD, 4TH FLOOR
 LOS ANGELES, CA 90010
 CONTACT: ADRIANA LOPEZ
 PHONE: (213) 637-7270

PROPERTY INFORMATION:

SITE NAME: HILLHAVEN
 SITE ADDRESS: 2949 LINCOLN AVENUE
 ALTADENA, CA 91001
 JURISDICTION: COUNTY OF LOS ANGELES

CONSTRUCTION INFORMATION

AREA OF CONSTRUCTION: 15'-9" X 18'-4" (296 SQ FT) (+140 SQ FT FOR OVERHANG)
 OCCUPANCY: U
 TYPE OF CONSTRUCTION: II-B
 CURRENT ZONING: R-1-7500

ADA COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. MACHINERY SPACES ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER THE CBC SECTION 11B-203.5.

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND 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 THE SAME.

CODE COMPLIANCE

- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA GREEN BUILDING CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- SHELTER IS STATE OF CALIFORNIA APPROVED AND INSPECTED, NOT FOR LOCAL INSPECTION.

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	1
C-1	SITE SURVEY	3
C-2	SITE SURVEY	3
A-1	SITE PLAN	1
A-2	ENLARGED SITE PLAN	1
A-3	PROPOSED EQUIPMENT LAYOUT @ GRADE	1
A-4	PROPOSED ANTENNA LAYOUT	1
A-5	PROPOSED SOUTHWEST AND SOUTHEAST ELEVATIONS	1
A-6	PROPOSED NORTHWEST AND NORTHWEST ELEVATIONS	1
ZONING DRAWINGS		



Know what's below.
 Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT
 TOLL FREE: 1-800-227-2600 OR www.digalert.org
 CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	06/08/15	90% ZONING	RB
0	06/16/15	100% ZONING	MG
B	05/11/16	REVISED 90% ZD	AG/ER
1	05/19/16	REVISED 100% ZD	RAC



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PROPRIETARY INFORMATION

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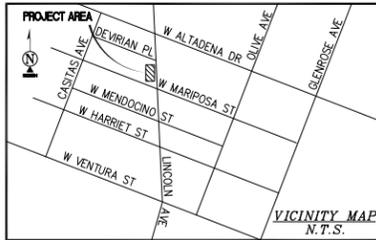
LOMA ALTA
 2949 LINCOLN AVENUE
 ALTADENA, CA 91001

SHEET TITLE:

TITLE SHEET

T-1

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE (NOT TO BE REDUCED OR ENLARGED SHEET SIZE)
 VZW DWG TEMPLATE T-1 1/10 12/28/2015



DIRECTIONS TO SITE
 (FROM VERIZON OFFICES IN IRVINE, CA.)
 HEAD SOUTHEAST TOWARD SAND CANYON SIDE PATH / SAND CANYON TRAIL; TURN RIGHT ONTO SAND CANYON AVE; TAKE THE RAMP ONTO I-405 N; MERGE ONTO I-405 N; KEEP LEFT AT THE FORK TO STAY ON I-405 N; TAKE THE I-605 N EXIT; CONTINUE ONTO I-605 N; TAKE THE INTERSTATE 210 W/FOOTHILL FREEWAY EXIT ON THE LEFT TOWARD PASADENA; MERGE ONTO I-210 W; TAKE THE I-210 W EXIT TOWARD SAN FERNANDO; KEEP LEFT AND MERGE ONTO I-210 W; TAKE THE LINCOLN AVE EXIT; TURN RIGHT ONTO LINCOLN AVE; TURN LEFT ONTO W MARIPOSA ST; DESTINATION WILL BE ON THE LEFT

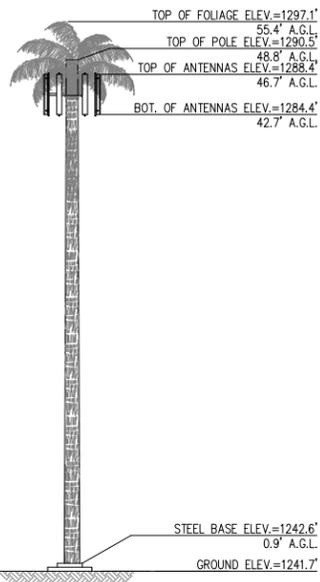
SURVEY DATE
 05/03/2015

BASIS OF BEARING
 BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE FIVE, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
 PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12A" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

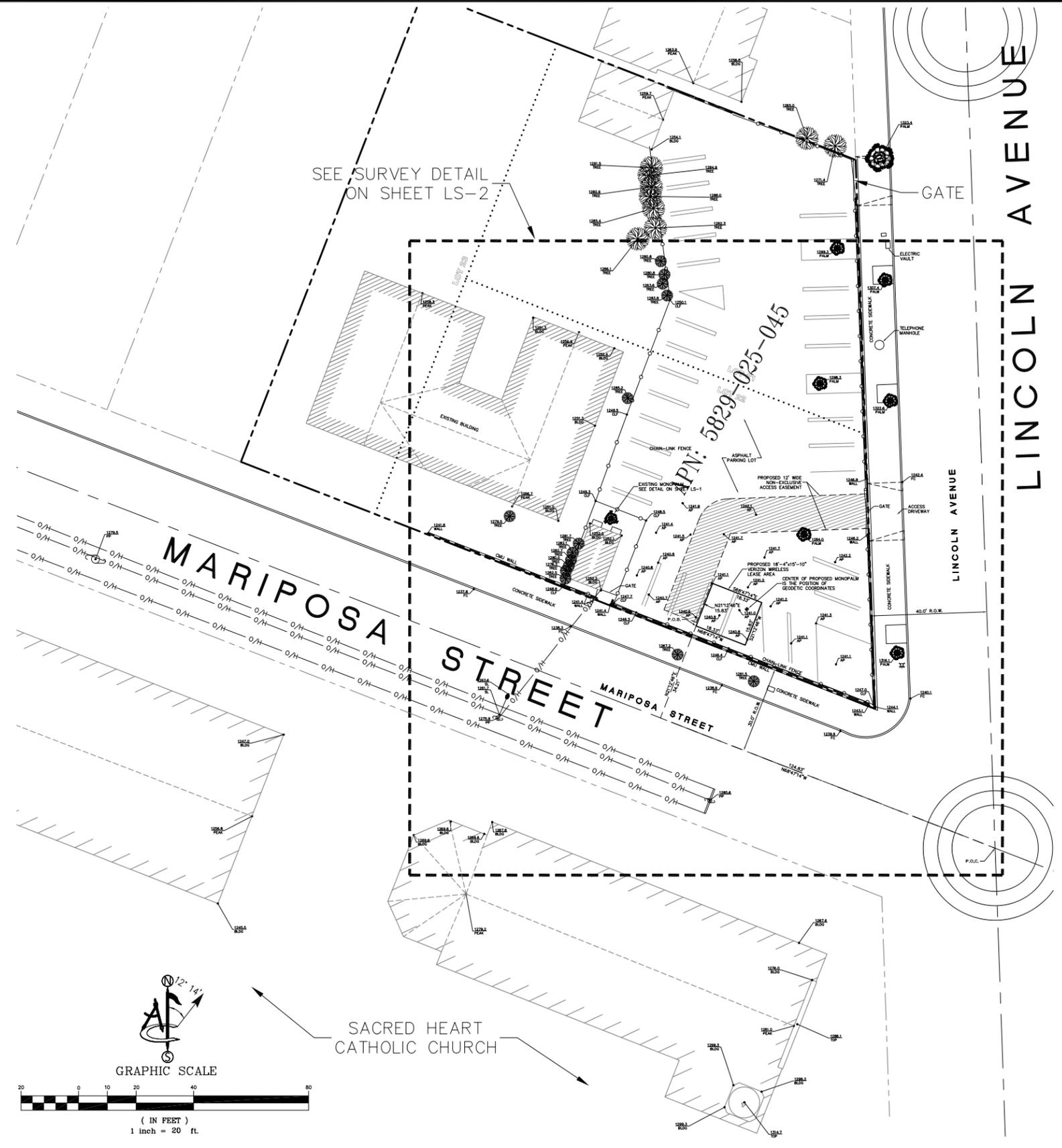
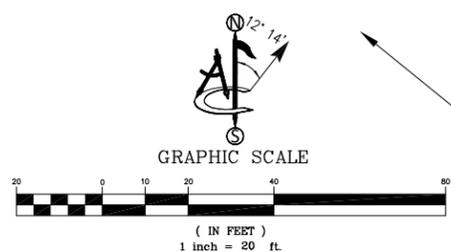
FLOOD ZONE
 THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #00000000000, DATED 00/00/0000

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



EXISTING MONOPALM DETAIL

LEGEND		
AP	ASPHALT	TREES
BLDG	TOP OF BUILDING	PALM TREES
CLF	CHAIN LINK FENCE	STREET LIGHT
CMU	CONCRETE MASONRY UNIT	TELECOMMUNICATIONS MONOPALM
D/W	ACCESS DRIVEWAY	TELEPHONE MANHOLE
FC	FACE OF CURB	FIRE HYDRANT
SL	STREET LIGHT	
WALL	TOP OF WALL	
CMU WALLS	CHAIN LINK FENCE	OVERHEAD LINES
CURBLINES	CONCRETE LIMITS	STREET CENTERLINES
EXISTING BUILDINGS	PARKING STRIPES	SUBJECT PROPERTY LINE
		ADJACENT PROPERTY LINE
		LEASE AREA LIMITS



ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
A	05/06/15	INITIAL SUBMITTAL	JG
1	06/05/15	TITLE REPORT-FINAL	RC
2	06/08/15	REV. LEASE AREA	RC
3	06/25/15	ADDRESS	MF

Eukon
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PROPRIETARY INFORMATION
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Ambit
 428 MAIN STREET SUITE 206
 HUNTINGTON BEACH, CA 92648

LOMA ALTA
 2949 LINCOLN AVENUE
 ALTADENA, CA 91001

SHEET TITLE:
OVERALL SITE

C-1

NOTE: THE ORIGINAL SIZE OF THE PLAN IS 24" X 36". SCALE RATIOS ARE NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

SURVEYOR'S NOTES

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

LESSOR'S LEGAL DESCRIPTION

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

LOT 21, 22 AND 23 IN BLOCK 2 OF TRACT NO. 6489, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 72, PAGE 12, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEASE AREA LEGAL DESCRIPTION

A PORTION OF LOTS 21, 22 AND 23 IN BLOCK 2 OF TRACT NO. 6489, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 72, PAGE 12, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE CENTER LINE INTERSECTION OF LINCOLN AVENUE (80' WIDE) AND MARIPOSA ROAD (60' WIDE); THENCE NORTH 68°47'14" WEST ALONG THE CENTERLINE OF SAID MARIPOSA ROAD, A DISTANCE OF 124.83 FEET; THENCE DEPARTING SAID CENTER LINE NORTH 21°12'46" EAST, 34.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 21°12'46" EAST, 15.83 FEET; THENCE SOUTH 68°47'14" EAST, 18.33 FEET; THENCE SOUTH 21°12'46" WEST, 15.83 FEET; THENCE NORTH 68°47'14" WEST, 18.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 289 SQUARE FEET, MORE OR LESS

RESERVING NONEXCLUSIVE RIGHT OF USE ACROSS LESSOR'S PROPERTY FOR NECESSARY APPURTENANCES TO CONSTRUCT, OPERATE, AND MAINTAIN A COMMUNICATION FACILITY FOR ITEMS SUCH AS, BUT NOT LIMITED TO INGRESS, EGRESS, PARKING, VEHICULAR MANEUVERING, EQUIPMENT, AND UTILITIES.

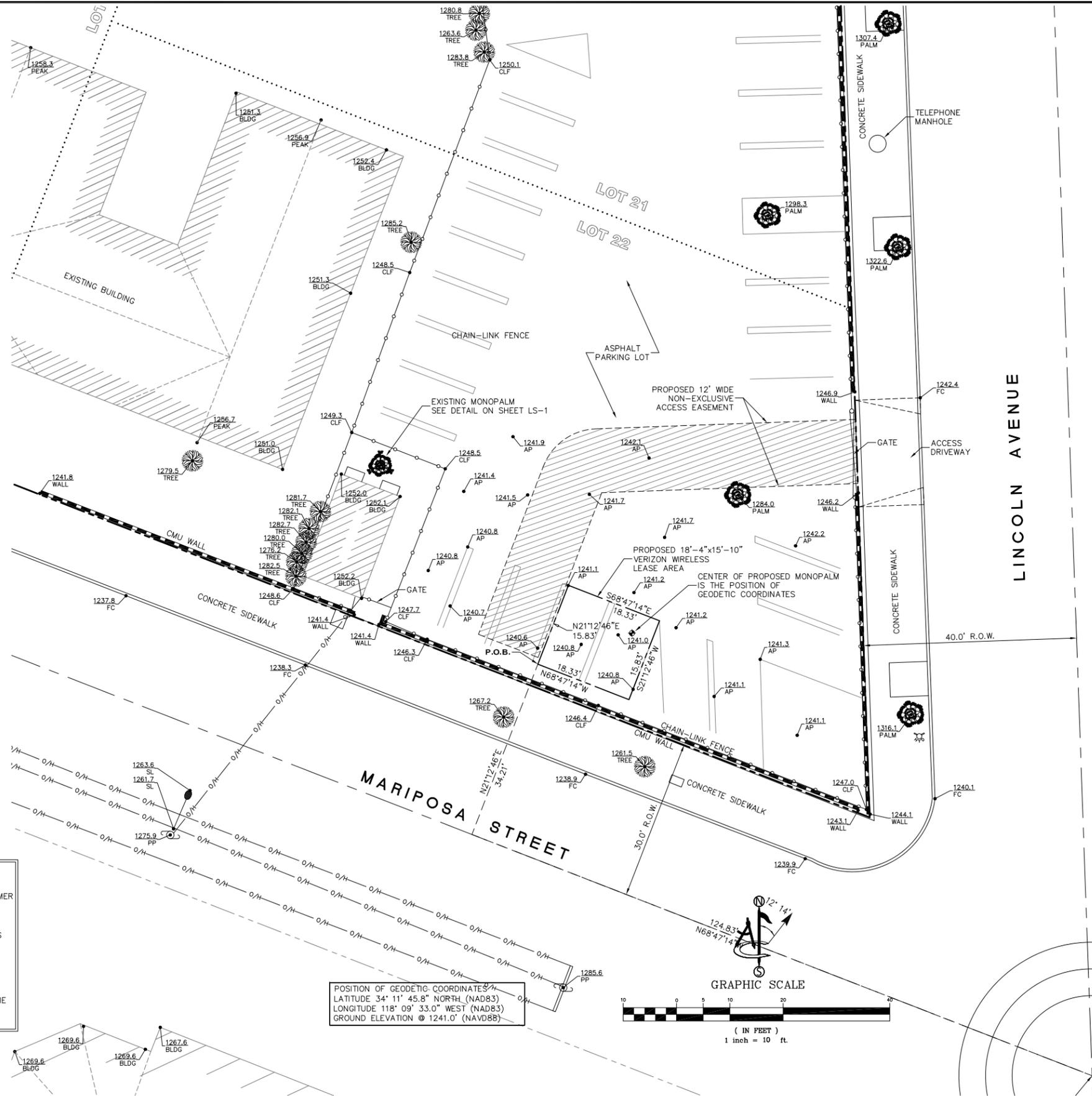
SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #08025377, ISSUED BY COMMONWEALTH LAND TITLE COMPANY, DATED 04/15/2015. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED SCHEDULE "B" NOTES:

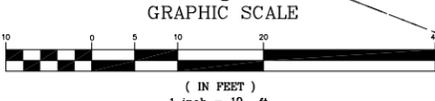
- #1 NOT A SURVEY MATTER
- #2 WATER LINE EASEMENT - NO SPECIFIC LOCATION GIVEN ".... TO BE BURIED AT LEAST FIFTEEN INCHES BELOW THE SURFACE WHEREVER PRACTICABLE & TO BE LAID AT ANY POINT ON SAID TRACT WHICH SHALL BEST SUIT SECOND PARTY'S CONVENIENCE."
- #3 COVENANTS, CONDITIONS AND RESTRICTIONS - NO CONFLICT WITH LEASE AREA
- #4 NOT A SURVEY MATTER
- #5 NOT A SURVEY MATTER
- #6 NOT A SURVEY MATTER

THE SURVEYORS OPINION IS THAT NO SCHEDULE "B" ITEMS PROVIDED BY SAID REPORT AFFECT THE PROPOSED LEASE AREA PREMISES SHOWN HEREON.



LEGEND			
AP	ASPHALT	TREES	POWER POLE
BLDG	TOP OF BUILDING	PALM TREES	ELECTRICAL TRANSFORMER
CLF	CHAIN LINK FENCE	STREET LIGHT	UTILITY PEDESTAL
CMU	CONCRETE MASONRY UNIT	TELECOMMUNICATIONS MONOPALM	UTILITY VAULT
D/W	ACCESS DRIVEWAY	TELEPHONE MANHOLE	POSITION OF GEODETIC COORDINATES
FC	FACE OF CURB	FIRE HYDRANT	SPOT ELEVATION
SL	STREET LIGHT		
WALL	TOP OF WALL		
CMU WALLS	CMU WALLS	OVERHEAD LINES	OVERHEAD LINES
CHAIN LINK FENCE	CHAIN LINK FENCE	STREET CENTERLINES	STREET CENTERLINES
CURBLINES	CURBLINES	SUBJECT PROPERTY LINE	SUBJECT PROPERTY LINE
CONCRETE LIMITS	CONCRETE LIMITS	ADJACENT PROPERTY LINE	ADJACENT PROPERTY LINE
EXISTING BUILDINGS	EXISTING BUILDINGS	LEASE AREA LIMITS	LEASE AREA LIMITS
PARKING STRIPES	PARKING STRIPES		

POSITION OF GEODETIC COORDINATES
 LATITUDE 34° 11' 45.8" NORTH (NAD83)
 LONGITUDE 118° 09' 33.0" WEST (NAD83)
 GROUND ELEVATION @ 1241.0' (NAVD88)



ISSUE STATUS			
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Eukon
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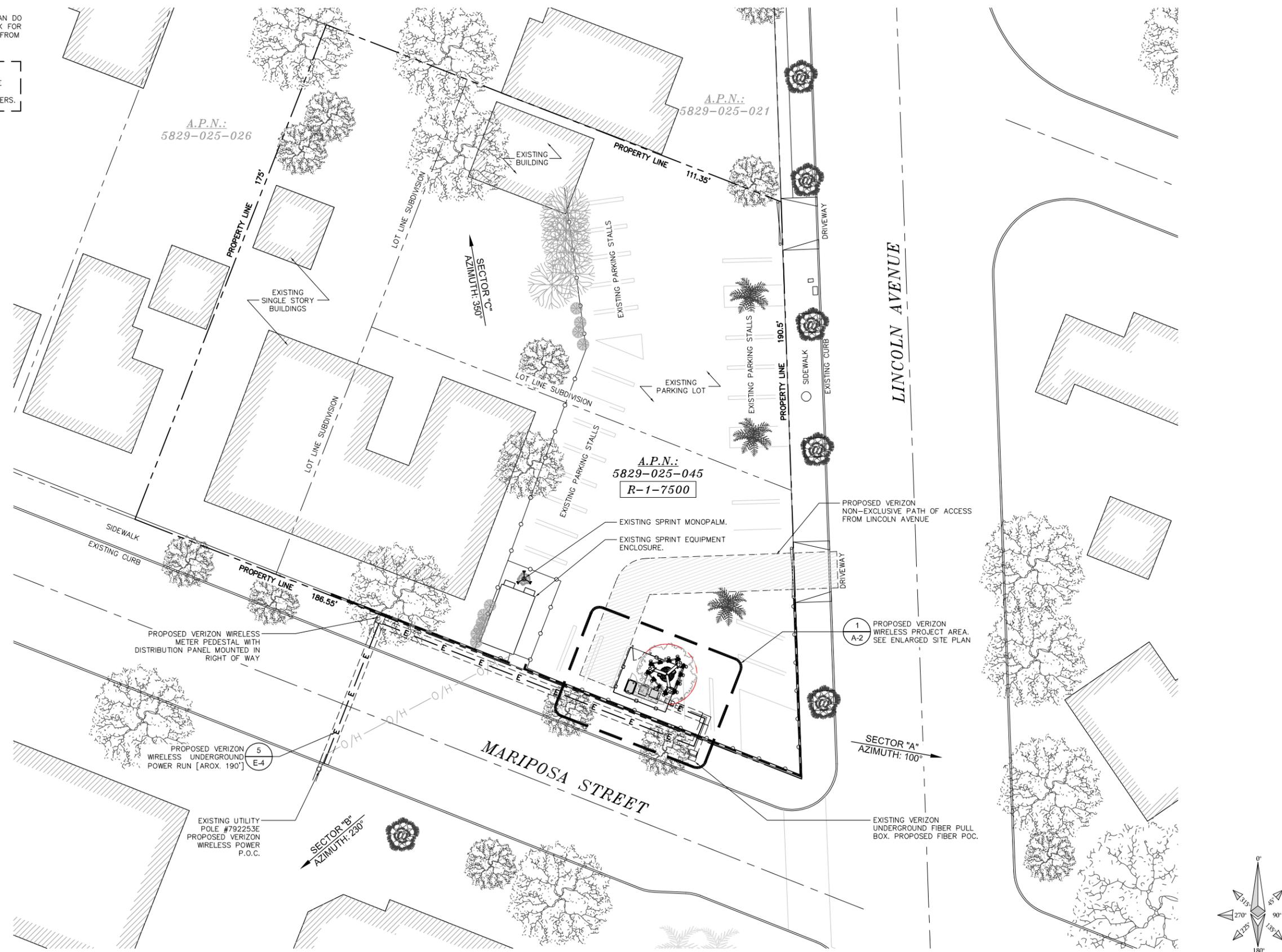
SHEET TITLE:
SURVEY DETAIL

C-2

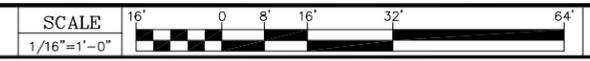
NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIOS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

UTILITY NOTE:
UTILITY DESIGN AND RUNS ARE PRELIMINARY. PENDING FINAL DESIGNS FROM UTILITY PROVIDERS.



SITE PLAN



ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
A	06/08/15	90% ZONING	RB
0	06/16/15	100% ZONING	MG
B	05/11/16	REVISED 90% ZD	AG/ER
1	05/19/16	REVISED 100% ZD	RAC

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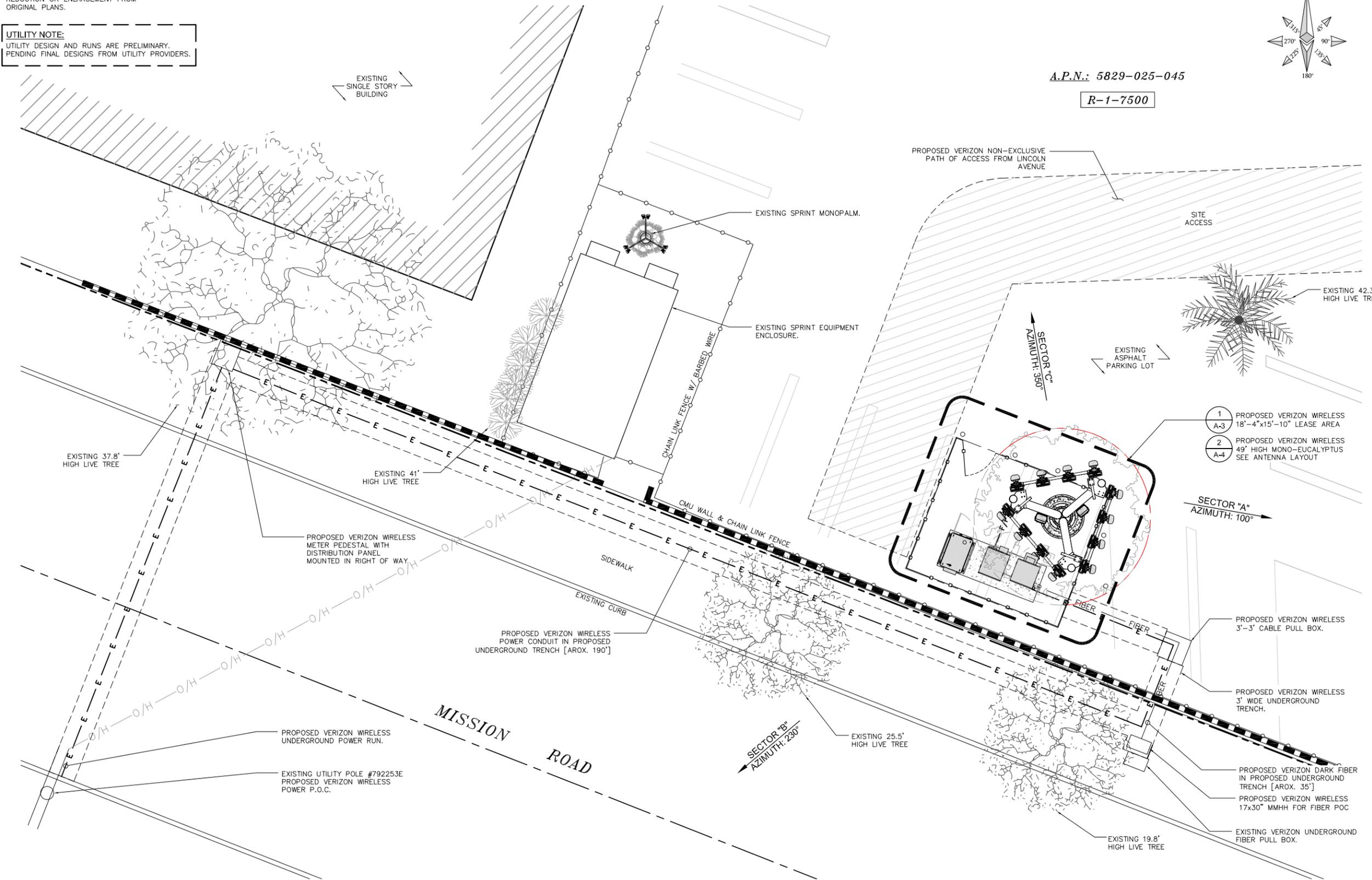
LOMA ALTA
2949 LINCOLN AVENUE
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SHEET TITLE:
SITE PLAN

A-1

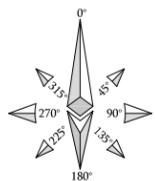
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A.P.N.: 5829-025-045

R-1-7500



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SHEET TITLE:
ENLARGED SITE PLAN

A-2

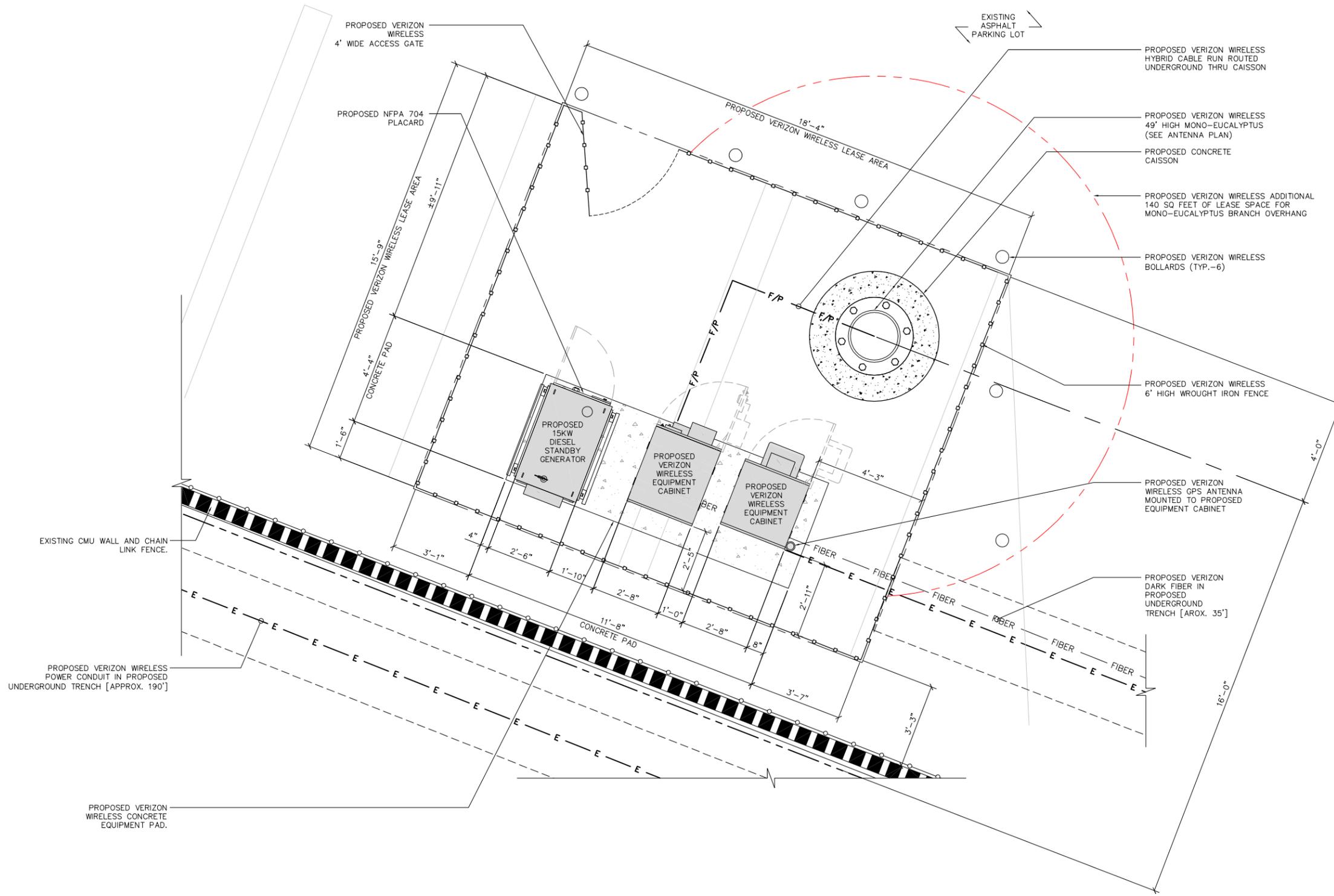
NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 36" X 36". SCALE (NOTED) IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

ENLARGED SITE PLAN



SCALE NOTE:
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NOTE:
PROPOSED VERIZON WIRELESS PANEL ANTENNAS NOT SHOWN FOR CLARITY.



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SHEET TITLE:
PROPOSED EQUIPMENT LAYOUT

A-3

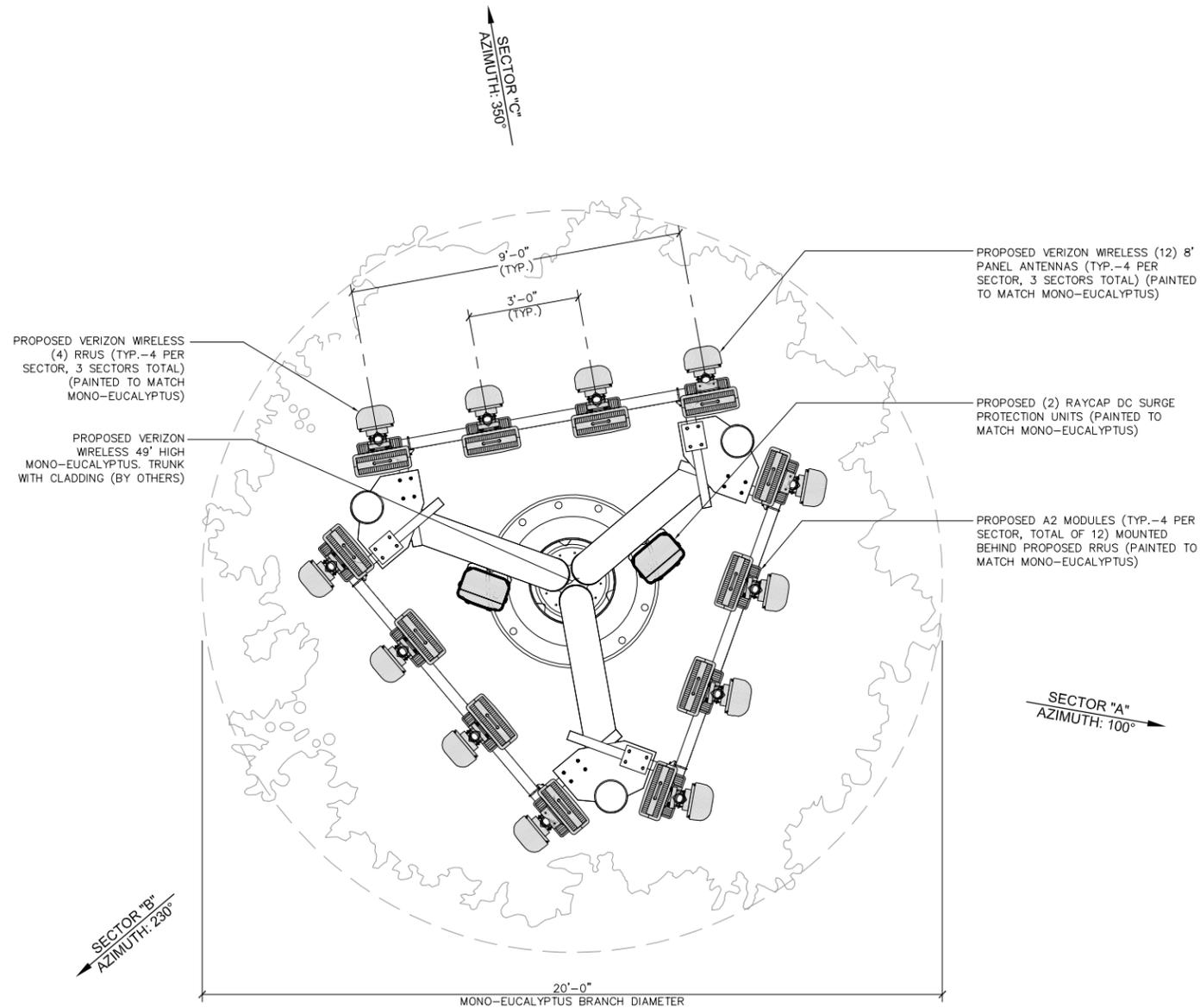
NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

PROPOSED EQUIPMENT LAYOUT @ GRADE



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE (NOTED) IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

NOTES:
 PROPOSED MONO-EUCALYPTUS FOLIAGE NOT SHOWN FOR CLARITY.
 PROPOSED PANEL ANTENNAS AND ASSOCIATIVE EQUIPMENT TO BE PAINTED TO MATCH MONO-EUCALYPTUS.



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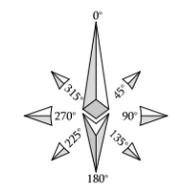
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SHEET TITLE:
PROPOSED ANTENNA LAYOUT

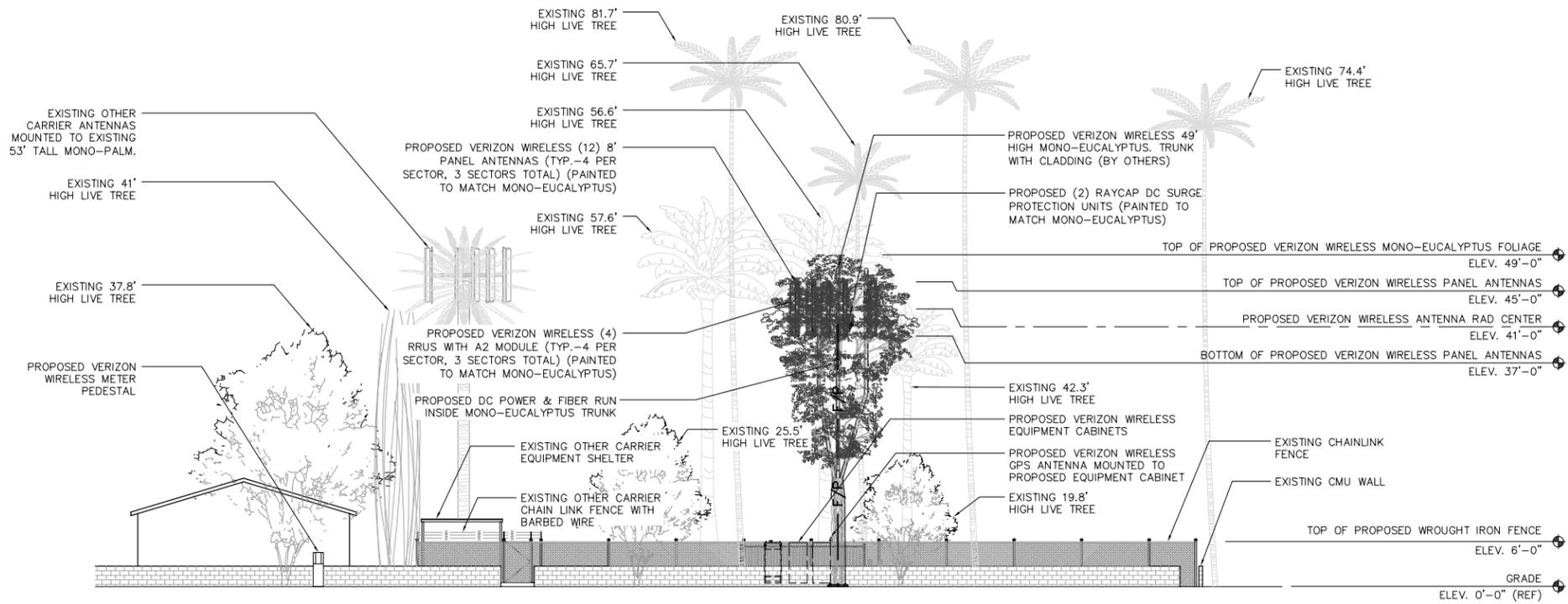
A-4

NOT USED

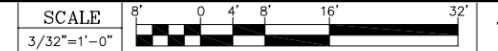
1 PROPOSED ANTENNA LAYOUT



SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

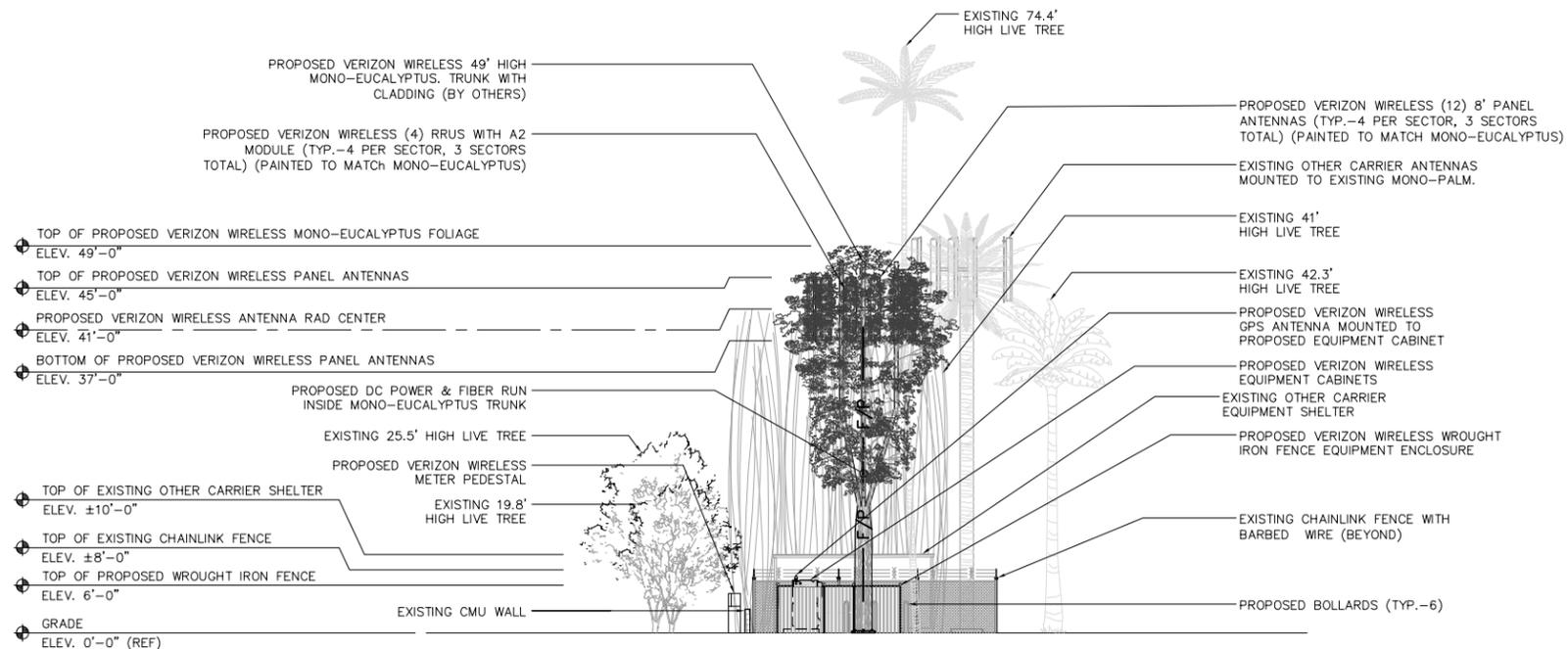


PROPOSED SOUTHWEST ELEVATION

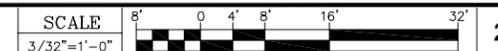


NOTES:

PROPOSED PANEL ANTENNAS AND ASSOCIATIVE EQUIPMENT TO BE PAINTED TO MATCH MONO-EUCALYPTUS.



PROPOSED SOUTHEAST ELEVATION



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	06/08/15	90% ZONING	RB
0	06/16/15	100% ZONING	MG
B	05/11/16	REVISED 90% ZD	AG/ER
1	05/19/16	REVISED 100% ZD	RAC



65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566

PROPRIETARY INFORMATION

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IRVINE, CA 92618

LOMA ALTA
2949 LINCOLN AVENUE
ALTADENA, CA 91001

SHEET TITLE:
PROPOSED SOUTH AND EAST ELEVATION

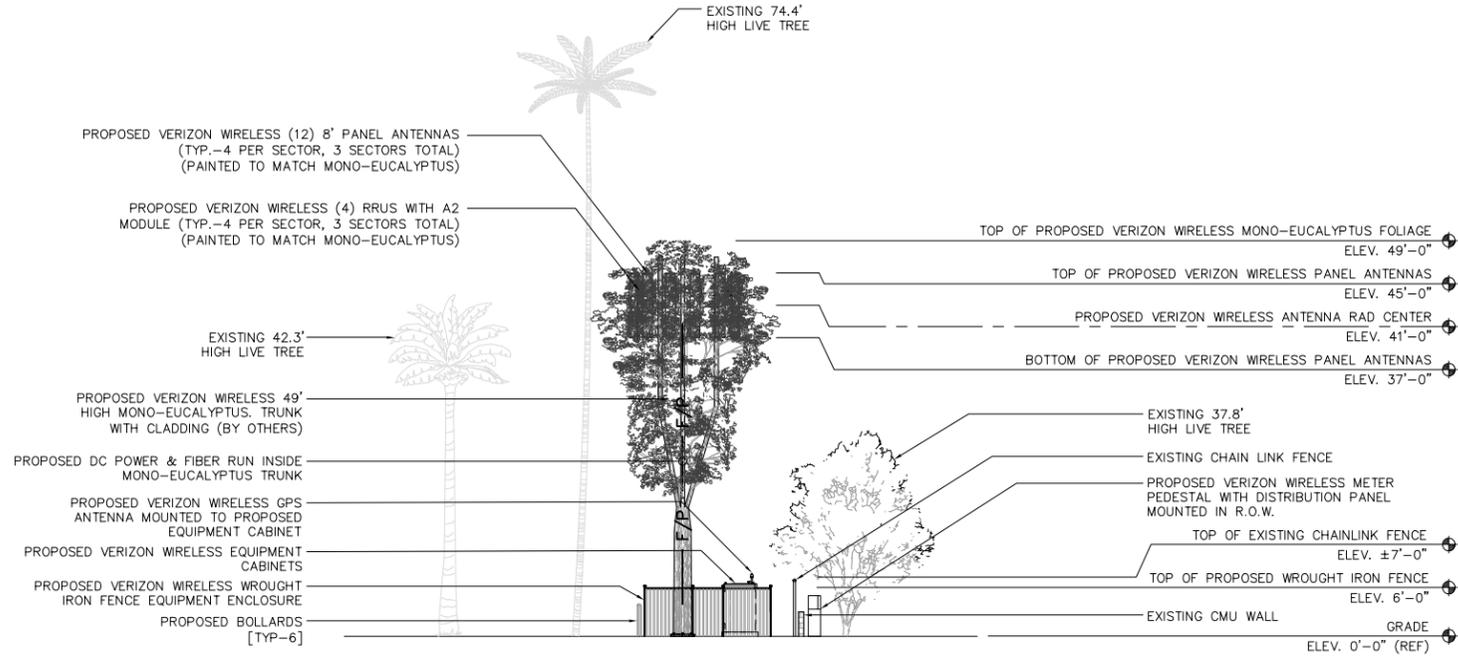
A-5

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 36" X 36". SCALE (NOTED) IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

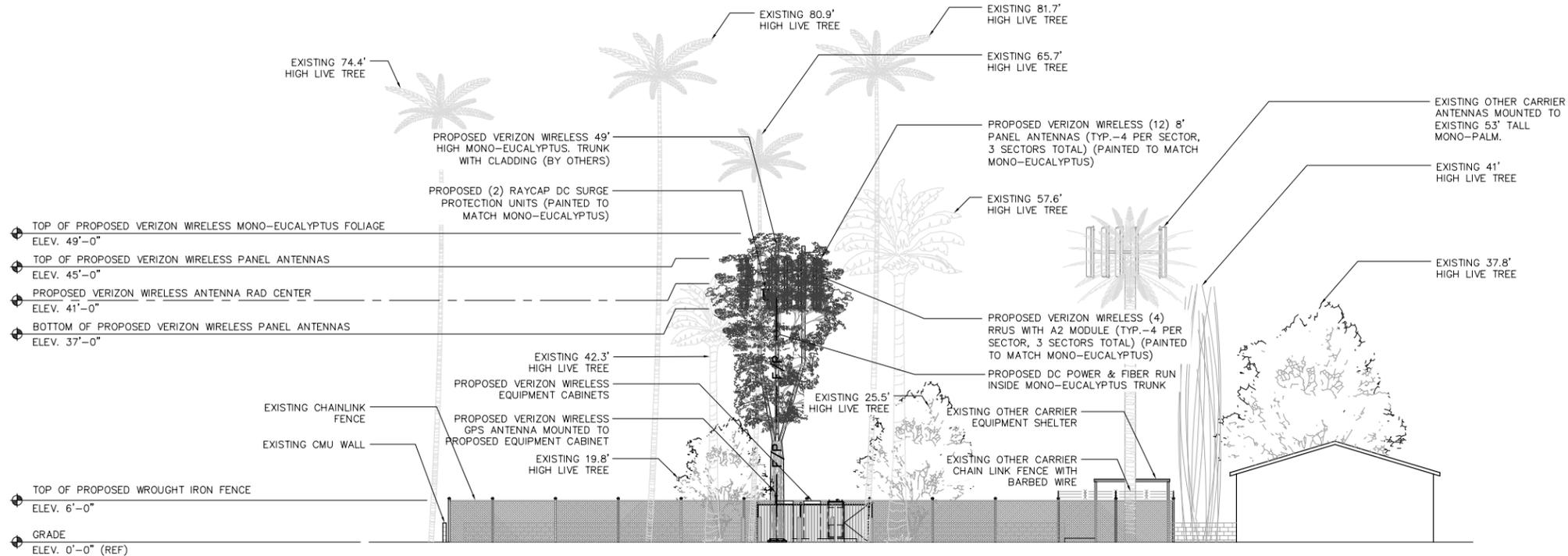
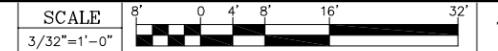
SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

NOTES:

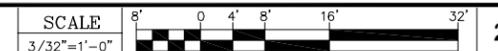
PROPOSED PANEL ANTENNAS AND ASSOCIATIVE EQUIPMENT TO BE PAINTED TO MATCH MONO-EUCALYPTUS.



PROPOSED NORTHWEST ELEVATION



PROPOSED NORTHEAST ELEVATION



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	06/08/15	90% ZONING	RB
0	06/16/15	100% ZONING	MG
B	05/11/16	REVISED 90% ZD	AG/ER
1	05/19/16	REVISED 100% ZD	RAC



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ALTADENA, CA 91001

SHEET TITLE:
PROPOSED NORTH AND WEST ELEVATION

A-6

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE (AS NOTED) IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.