

REV	DATE	DESCRIPTION	BY
0	08-01-18	90% ZONING	TT
1	08-10-18	100% ZONING	TT
2	10-18-18	100% ZONING (REVISED)	MM
3	11-03-18	100% ZONING	TT

DELTA GROUPS ENGINEERING, INC.
CONSULTING ENGINEERS
2382 MCGAW AVE., IRVINE, CA 92614
TEL: 949-622-0333 FAX: 949-417-2863
DCE JOB # 116W0111A

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO DELTA GROUPS ENGINEERING, INC. ANY USE OR REPRODUCTION OTHER THAN AS INTENDED BY DELTA GROUPS ENGINEERING, INC. IS STRICTLY PROHIBITED.



15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

LAMPSON
7274 LAMPSON AVE.
GARDEN GROVE, CA 92841

SHEET TITLE:
T-1
TITLE SHEET

Verizon

LAMPSON
MTX43 / BSC9
MACRO CELL EVOLUTION 4X5 DESIGN
7274 LAMPSON AVE.
GARDEN GROVE, CA 92841

OVERALL HEIGHT PER 1-A LETTER: 80'-0"

PROJECT TEAM

SITE ACQUISITION
DELTA GROUPS ENGINEERING, INC.
2382 MCGAW AVE.
IRVINE, CA 92614
CONTACT: USIA DESMOND
PHONE: (949) 622-0333
FAX: (949) 622-0331

PLANNING
DELTA GROUPS ENGINEERING, INC.
2382 MCGAW AVE.
IRVINE, CA 92614
CONTACT: USA DESMOND
PHONE: (949) 622-0333
FAX: (949) 622-0331

ARCHITECT:
DELTA GROUPS ENGINEERING, INC.
2382 MCGAW AVE.
IRVINE, CA 92614
CONTACT: WILLIAM DESMOND
PHONE: (949) 622-0333
FAX: (949) 622-0331

SUPREVISOR:
AMBT CONSULTING
428 MAIN STREET, SUITE 208
HUNTINGTON BEACH, CA 92648
PHONE: (480) 659-4072

UTILITY COORDINATOR:
THLO GROUP
FLUVA CENTER
10000 FLUVA CENTER ST. SUITE 1500
BELLEVUE, WA 98004
CONTACT: BRUNN BOSCHOFF
PHONE: (425) 454-0282
FAX: (425) 454-5784

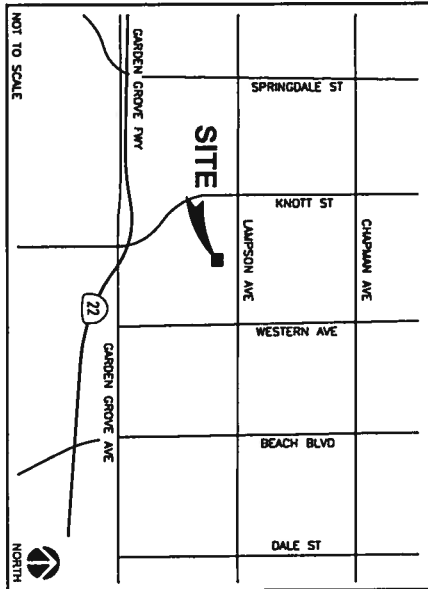
PROFESSIONAL ENGINEER:
DELTA GROUPS ENGINEERING, INC.
2382 MCGAW AVE.
IRVINE, CA 92614
CONTACT: ALBERT TENG
PHONE: (949) 622-0333
FAX: (949) 622-0331

PROJECT DESCRIPTION

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

- NEW VERIZON WIRELESS 15'-0"X15'-0" EDGE AREA
- (2) NEW VERIZON WIRELESS EQUIPMENT CABINETS (12) DIESEL STANDBY GENERATOR
- (1) NEW VERIZON WIRELESS 60'-0" TALL SINGLE POLE MONOPOL/DIAPHRYS
- (12) NEW VERIZON WIRELESS 8' TALL PANEL ANTENNAS
- (15) NEW VERIZON WIRELESS RAN512+42
- (3) NEW VERIZON WIRELESS RAN512+42
- (1) NEW VERIZON WIRELESS GPS ANTENNA
- (1) NEW VERIZON WIRELESS WETTER MOUNTED ON A NEW H-TRIANGLE
- (1) NEW VERIZON WIRELESS 25' TALL
- NEW VERIZON WIRELESS 6'-0" HIGH CHAIN LINK FENCE AND GATE

VICINITY MAP



DRIVING DIRECTIONS

- FROM: VERIZON OFFICE TO: 7274 LAMPSON AVE, GARDEN GROVE, CA 92841
1. HEAD SOUTHEAST TOWARD SAND CANYON SIDE PATH
 2. TURN RIGHT ON SAND CANYON AVE
 3. MERGE ONTO I-405 N TO TAKE THE RAMP ONTO I-405 N
 4. TAKE EXIT 19 TOWARD WESTMINSTER AVE
 5. KEEP LEFT, FOLLOW SIGNS FOR WESTMINSTER AVE WEST
 6. TURN RIGHT ONTO SPRINGDALE STREET
 7. TURN RIGHT ONTO LAMPSON AVE, DESTINATION WILL BE ON THE RIGHT.

PROJECT SUMMARY

APPLICANT/LESSEE
ASSASSOR'S PARCEL NUMBER
APN: 213-011-25

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

APPLICANT'S REPRESENTATIVE
DELTA GROUPS ENGINEERING, INC.
2382 MCGAW AVE.
IRVINE, CA 92614
PHONE: (949) 622-0333
FAX: (949) 622-0331

PROPERTY OWNER:
7272 - 7274 LAMPSON LLC
ADDRESS: 12601 WESTERN AVE.
GARDEN GROVE, CA 92841
CONTACT: LYNN DO
TELEPHONE: (657) 200-2301

PROPERTY INFORMATION:
SITE NAME: LAMPSON
SITE ADDRESS: 7274 GARDEN GROVE BLVD.
JURISDICTION: CITY OF GARDEN GROVE

CONSTRUCTION INFORMATION
AREA OF CONSTRUCTION: 225 SQ FT
OCCUPANCY: B
TYPE OF CONSTRUCTION: M-P
CURRENT ZONING: M-P
ADA COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. MACHINERY SPACES ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER THE CBC SECTION 11B-303.5.

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS
CONTRACTORS 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 MECHANICAL CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA GREEN BUILDING CODE

SHEET

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	3
1S-1	SITE SURVEY	3
A-1	OVERALL SITE PLAN	3
A-2	ENLARGED SITE PLAN, EQUIPMENT AND ANTENNA LAYOUT PLAN	3
A-3	ARCHITECTURAL ELEVATION (NORTH & WEST)	3
A-4	ARCHITECTURAL ELEVATION (SOUTH & EAST)	3

CONSTRUCTION DRAWINGS

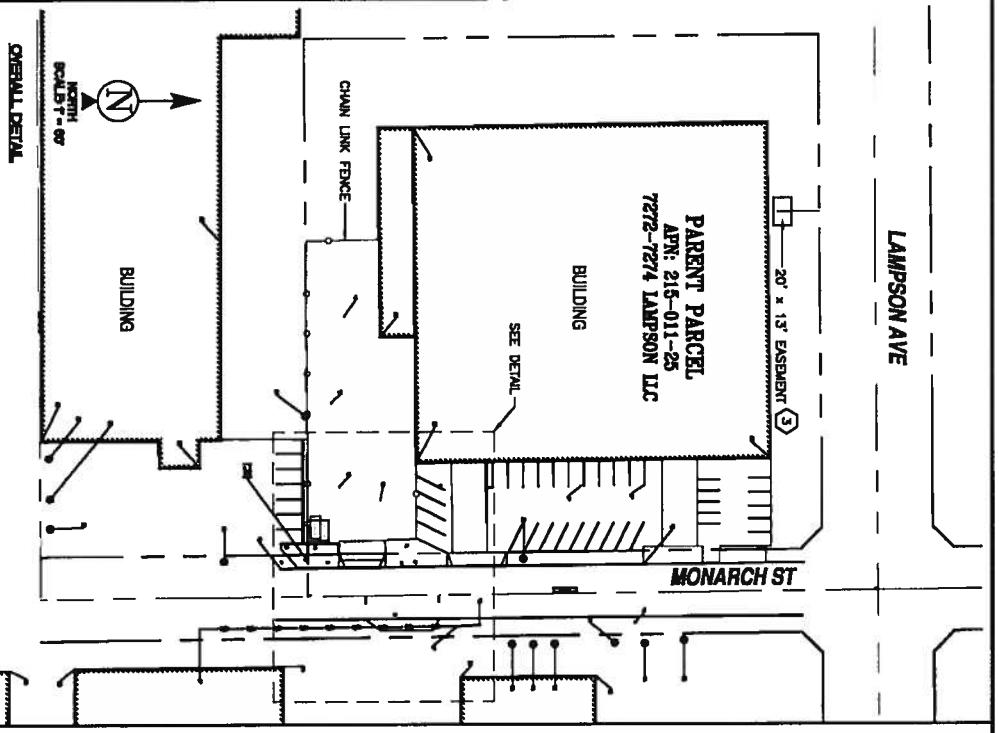
811
Know what's below.
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG, CALL 811. YOU MAY ALSO VISIT WWW.DIGSAFE.CA.GOV

CALL CALIFORNIA STATE WORKING DATA NOTICE BEFORE YOU EXCAVATE

LAMPSON AVE

PARENT PARCEL
APN: 215-011-25
7272-7274 LAMPSON LLC



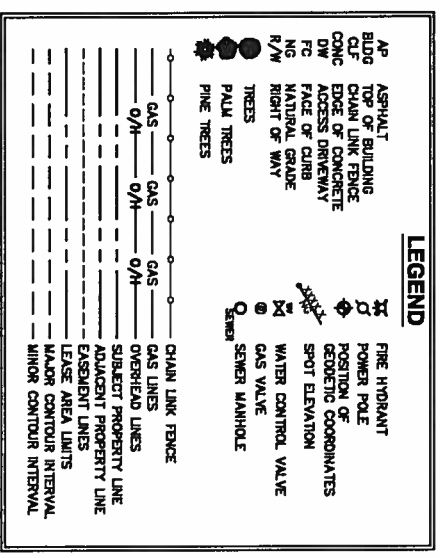
GENERAL DETAIL

SCHEDULE "B" NOTE
REFERENCE IS MADE TO THE TITLE REPORT ORDER #09201228-920-CM-CM, ISSUED BY COMMUNWEALTH LAND TITLE COMPANY, DATED JUNE 27, 2018. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

SCHEDULE "B" EXCEPTIONS 1, 2 AND 4-10 ARE NOT SURVEY MATTERS AND CANNOT BE PLOTTED.

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT GRANTED TO SOUTHERN CALIFORNIA Edison COMPANY, A CORPORATION, PUBLIC UTILITIES, RECORDING DATE: 11/25/2009, IN REEL: 25, PAGE: 115 OF OFFICIAL RECORDS AFFECTS SAID LAND MORE PARTICULARLY DESCRIBED HEREIN. PLOTTED

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.
ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.



SURVEY DATE
07/22/2018

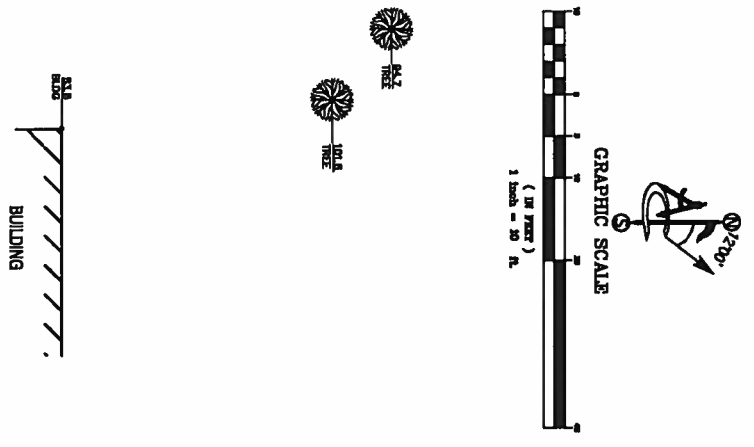
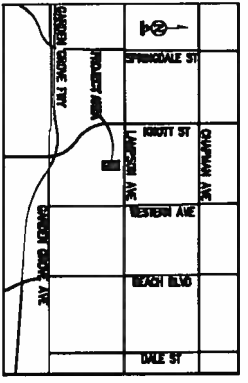
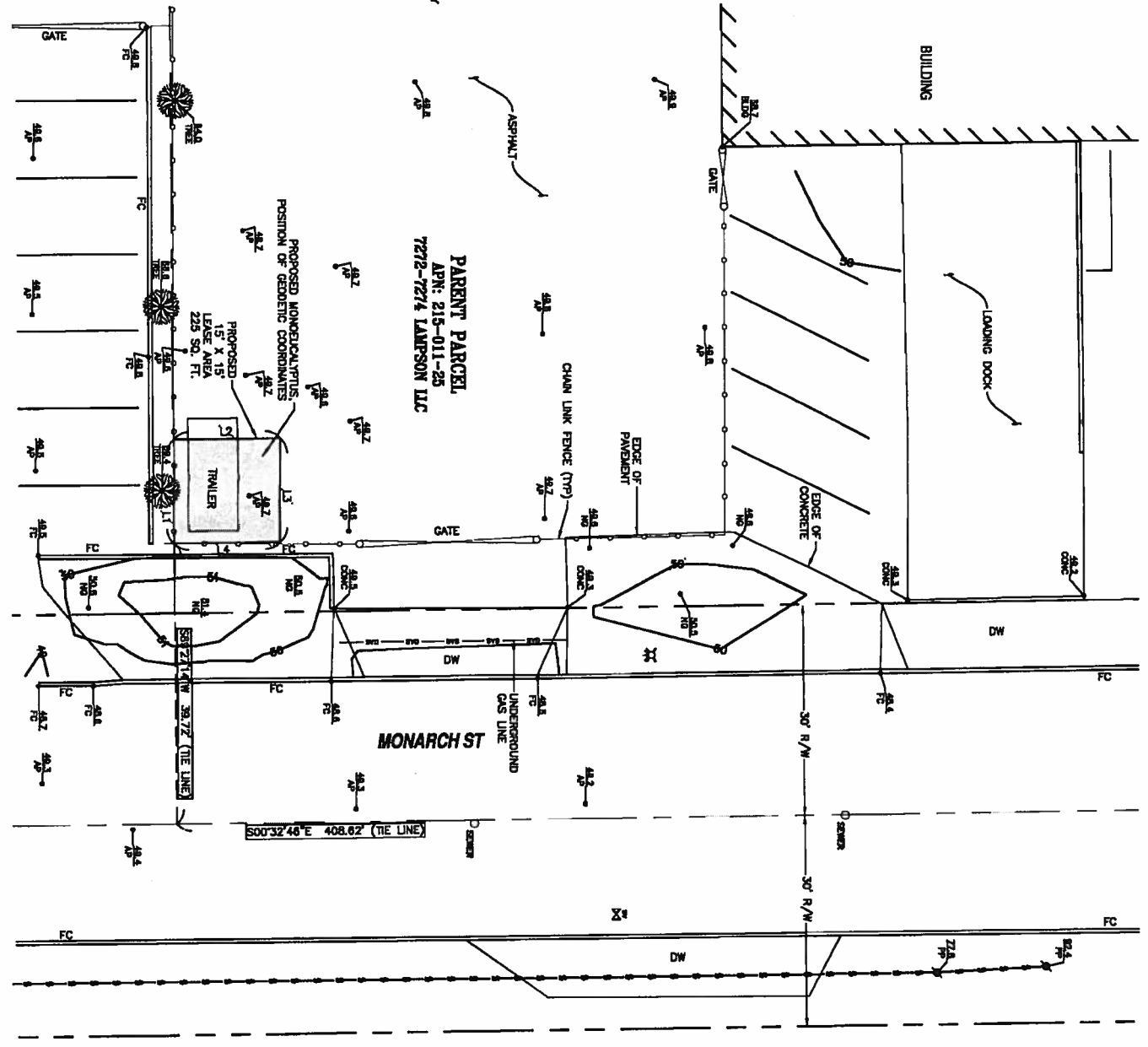
BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE COORDINATE SYSTEM CALIFORNIA ZONE 10N. THE BOUNDARY LINE IS DETERMINED BY OBSERVATIONS.

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS (CEED 12) MONETED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE SHARPNET BENCHMARK. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD83.

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 #0909000119, DATED DECEMBER 3, 2009.

LESSOR'S LEGAL DESCRIPTION
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: PARCEL 1 AS SHOWN ON THAT CERTAIN LOT LINE ADJUSTMENT MAP NO. 114-10-97, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED JUNE 9, 1997 AS INSTRUMENT NO. 1987023190 OF OFFICIAL RECORDS.

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE UTILITIES TO BE REMOVED OR RELOCATED PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.



ISSUE STATUS	
REV	DESCRIPTION
0	PRELIMINARY
1	SUBMITTAL

DELTA GROUPS
ENGINEERING, INC.
COMMERCIAL DIVISION

2382 MIDWAY AVE. IRVINE, CA 92614
TEL: 949-422-0333
FAX: 949-417-2583

verizon

15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

Ambit

420 MAIN STREET, SUITE 205
HAWTHORNE BEACH, CA 92646 (408) 469-4072

LAMPSON

7274 LAMPSON AVE
GARDEN GROVE, CA 92841

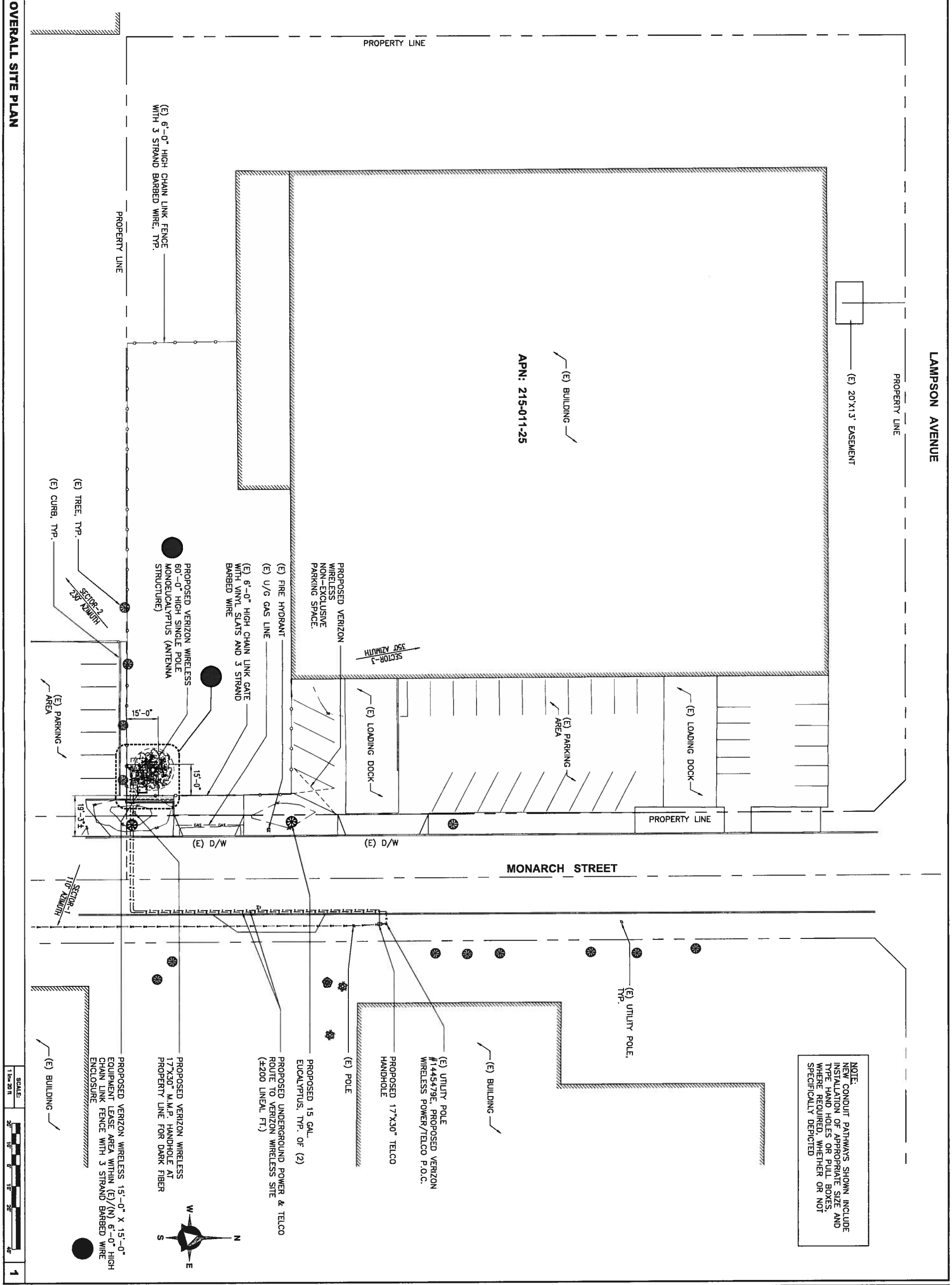
ORANGE COUNTY

SHEET TITLE:

SITE SURVEY

LS-1

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED S-CUT AIDS



NOTE:
NEW CONDUIT PATHWAYS SHOWN INCLUDE INSTALLATION OF APPROPRIATE SIZE AND TYPE HAND HOLES OR PULL BOXES, WHERE REQUIRED, WHETHER OR NOT SPECIFICALLY DEPICTED



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0	08-01-16	90% ZONING	TT
1	08-10-16	100% ZONING	TT
2	10-19-16	100% ZONING REVISED	JAM
3	11-03-16	100% ZONING	TT

DELTA GROUPS
ENGINEERING, INC.
CONSULTING ENGINEERS

2382 MAGWAY AVE. IRVINE, CA 92614
TEL: 949-224-0333 FAX: 949-417-2863
DGE JOB # 1189W011A

verizon

15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

LAMPSON

7274 LAMPSON AVE.
GARDEN GROVE, CA 92841

verizon

15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

ISSUE STATUS

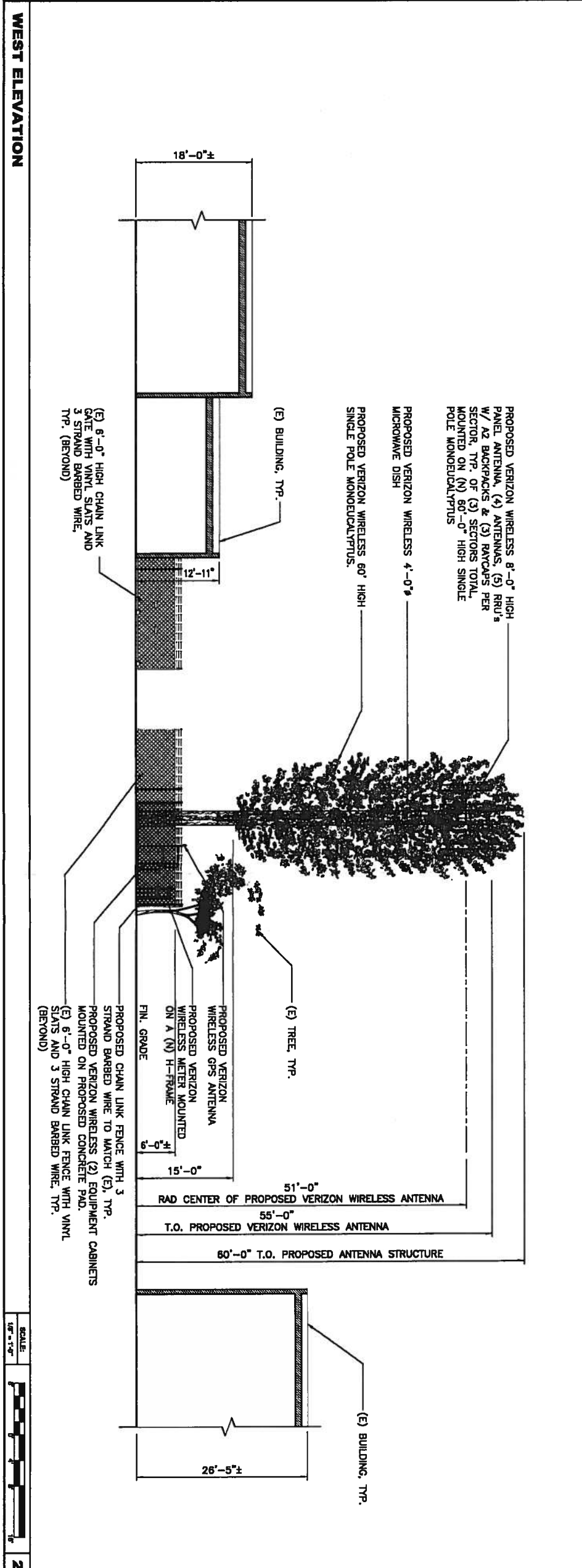
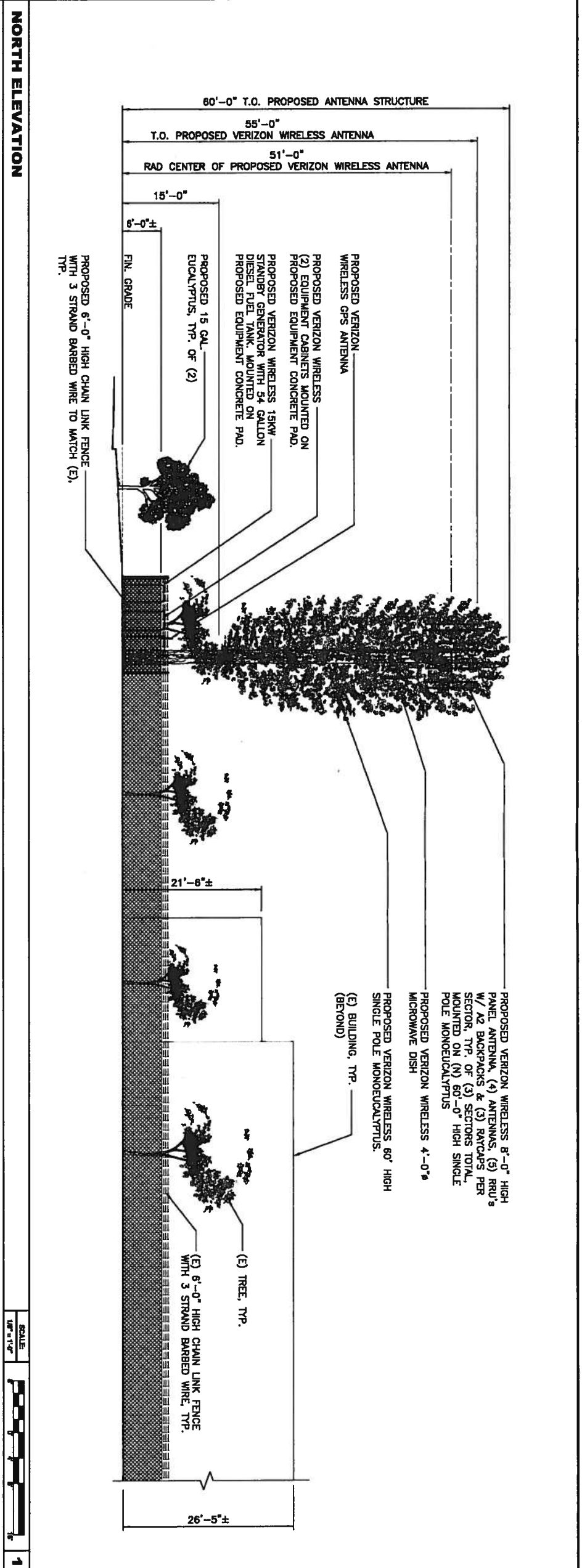
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1	08-10-16	100% ZONING	TT
2	10-19-16	100% ZONING REVISED	JAM
3	11-03-16	100% ZONING	TT

SHEET TITLE:
OVERALL SITE PLAN

A-1

SCALE: 1" = 20'

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



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	09-01-18	90% DRAWING	BT
1	09-10-18	100% DRAWING	TT
2	10-18-18	100% DRAWING (REVISED)	JM
3	11-02-18	100% DRAWING	TT

DATA GROUPS ENGINEERING, INC.
COMMERCIAL ENGINEERS

2802 HIGHLAY AVE., IRVINE, CA 92614
TEL: 949-822-0233 FAX: 949-417-2683
DDE JOB # 1159W011A

verizon

15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

PROPRIETARY INFORMATION
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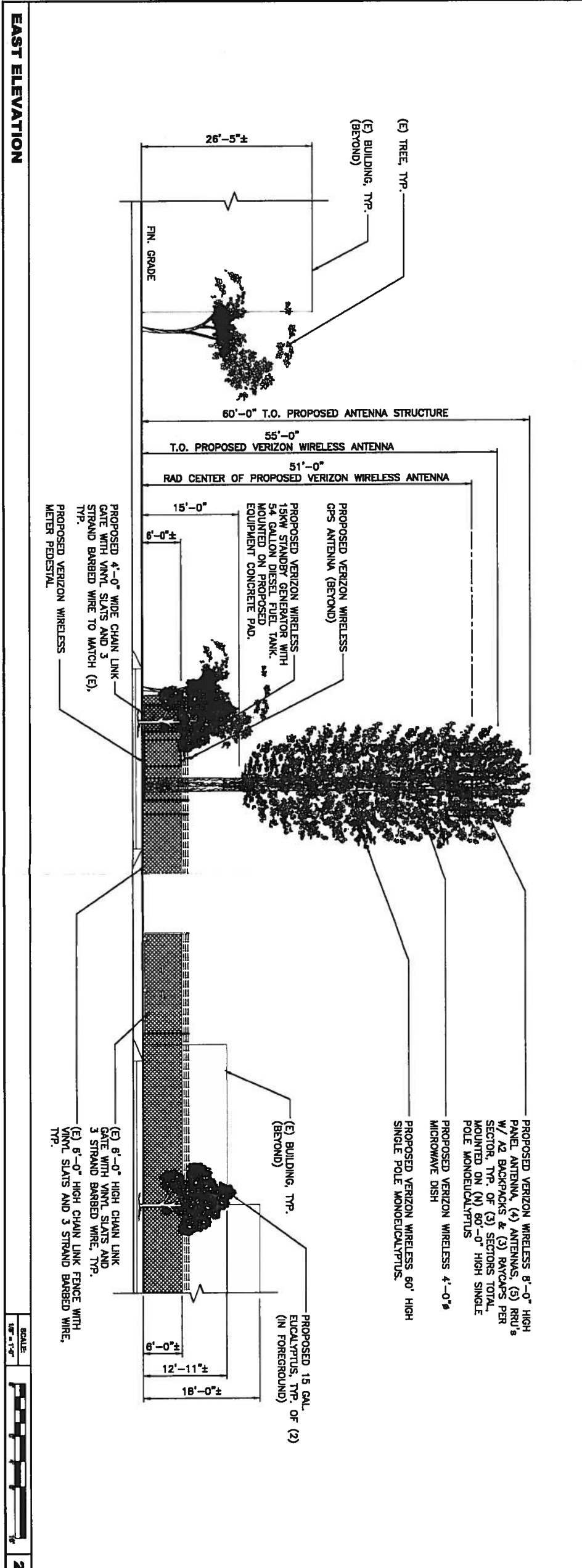
LAMPSON

7274 LAMPSON AVE.
GARDEN GROVE, CA 92841

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

A-3

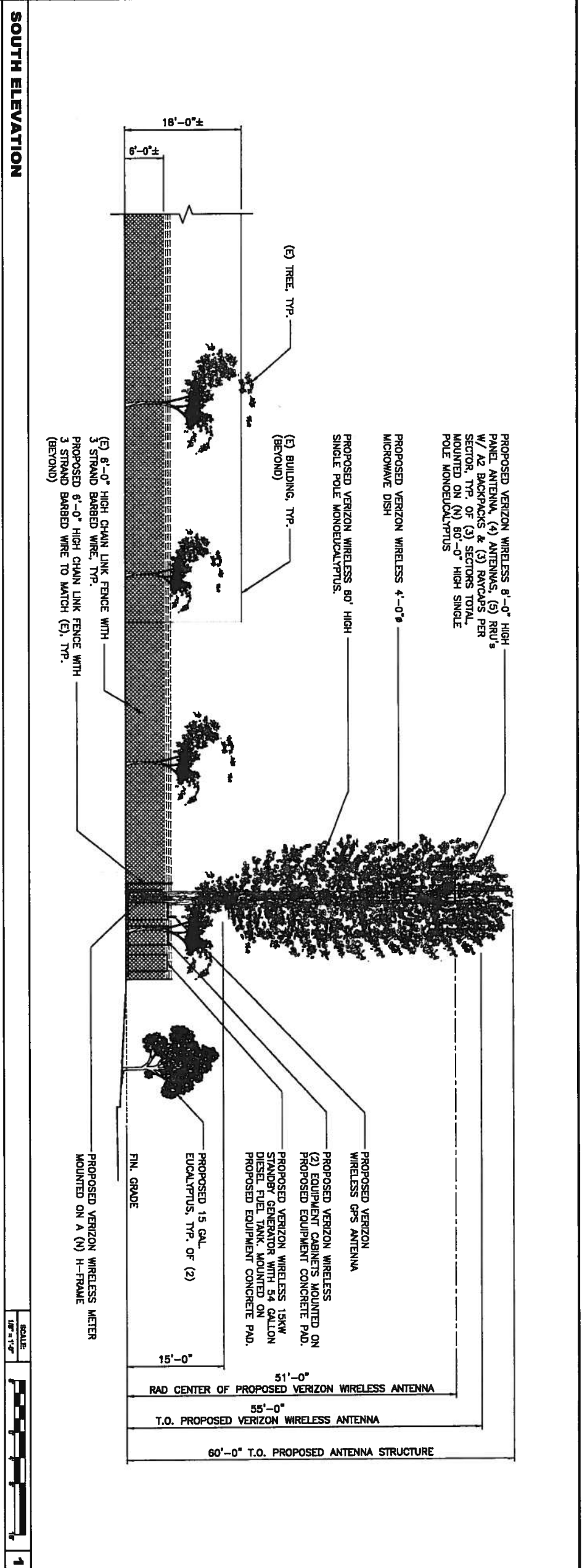
NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE NOT TO BE USED FOR MEASUREMENT ON ENLARGED SHEET SIZE.



EAST ELEVATION

SCALE: 1/8" = 1'-0"

2



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

1

PROPOSED VERIZON WIRELESS 8'-0" HIGH PANEL ANTENNA, (4) ANTENNAS, (5) RRU's W/ A2 BACKPACKS & (3) RAYCAPS PER SECTOR, TYP. OF (3) SECTORS TOTAL MOUNTED ON (N) 80'-0" HIGH SINGLE POLE MONOEUCALYPTUS

PROPOSED VERIZON WIRELESS 4'-0" HIGH MICROWAVE DISH

PROPOSED VERIZON WIRELESS 90' HIGH SINGLE POLE MONOEUCALYPTUS.

(E) TREE, TYP. (BEYOND)

(E) BUILDING, TYP. (BEYOND)

PROPOSED VERIZON WIRELESS GPS ANTENNA

PROPOSED VERIZON WIRELESS (2) EQUIPMENT CABINETS MOUNTED ON PROPOSED EQUIPMENT CONCRETE PAD.

PROPOSED VERIZON WIRELESS 15KW STANDBY GENERATOR WITH 54 GALLON DIESEL FUEL TANK MOUNTED ON PROPOSED EQUIPMENT CONCRETE PAD.

PROPOSED 15 GAL EUCALYPTUS, TYP. OF (2)

FIN. GRADE

PROPOSED VERIZON WIRELESS METER MOUNTED ON A (N) H-FRAME

(E) 6'-0" HIGH CHAIN LINK FENCE WITH 3 STRAND BARBED WIRE, TYP.

PROPOSED VERIZON WIRELESS 8'-0" HIGH PANEL ANTENNA, (4) ANTENNAS, (5) RRU's W/ A2 BACKPACKS & (3) RAYCAPS PER SECTOR, TYP. OF (3) SECTORS TOTAL MOUNTED ON (N) 80'-0" HIGH SINGLE POLE MONOEUCALYPTUS

PROPOSED VERIZON WIRELESS 4'-0" HIGH MICROWAVE DISH

PROPOSED VERIZON WIRELESS 90' HIGH SINGLE POLE MONOEUCALYPTUS.

(E) BUILDING, TYP. (BEYOND)

PROPOSED 15 GAL EUCALYPTUS, TYP. OF (2) (IN FOREGROUND)

(E) 6'-0" HIGH CHAIN LINK GATE WITH VINYL SLATS AND 3 STRAND BARBED WIRE, TYP.

PROPOSED VERIZON WIRELESS METER PEDestal

PROPOSED VERIZON WIRELESS GPS ANTENNA (BEYOND)

PROPOSED VERIZON WIRELESS 15KW STANDBY GENERATOR WITH 54 GALLON DIESEL FUEL TANK MOUNTED ON PROPOSED EQUIPMENT CONCRETE PAD.

51'-0" RAD CENTER OF PROPOSED VERIZON WIRELESS ANTENNA

55'-0" T.O. PROPOSED VERIZON WIRELESS ANTENNA

60'-0" T.O. PROPOSED ANTENNA STRUCTURE

26'-5 1/2"±

FIN. GRADE

(E) TREE, TYP. (BEYOND)

(E) BUILDING, TYP. (BEYOND)

PROPOSED VERIZON WIRELESS 4'-0" HIGH MICROWAVE DISH

PROPOSED VERIZON WIRELESS 90' HIGH SINGLE POLE MONOEUCALYPTUS.

ISSUE STATUS

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DELTA GROUPS ENGINEERING, INC.
 ENGINEERING ARCHITECTS

2202 MIDWAY AVE, IRVINE, CA 92614
 TEL: 949-622-0220 FAX: 949-417-2683
 DEE JOB #116W011A

PROPRIETARY INFORMATION
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verizon

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 IRVINE, CA 92618

LAMPSON

7274 LAMPSON AVE.
 GARDEN GROVE, CA 92841

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

A-4