



ROSITA PARK
 MTX43 / BSC9-TYPE
 MCE
 14271 CORPORATE DRIVE
 (14271 1/2 CORPORATE DRIVE)
 GARDEN GROVE, CALIFORNIA 92843

OVERALL HEIGHT PER 1/4 LETTER:
 60'-0"

PROJECT TEAM

SITE ACQUISITION

SAC WIRELESS
 1500 SAND CANYON AVENUE, SUITE 100
 IRVINE, CALIFORNIA 92618
 TEL: (949) 952-9224

PLANNING

SAC WIRELESS
 1500 SAND CANYON AVENUE, SUITE 100
 IRVINE, CALIFORNIA 92618
 TEL: (949) 952-9224

ARCHITECT:

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 131 INNOVATION DRIVE, SUITE 100
 IRVINE, CALIFORNIA 92618
 CONTACT: MARTIN DOUBEK
 TELEPHONE: (949) 760-3929

SURVEYOR:

A.J. KOLTUNYAN
 131 INNOVATION DRIVE, SUITE 100
 IRVINE, CALIFORNIA 92618
 CONTACT: MARTIN DOUBEK
 TELEPHONE: (949) 760-3929

UTILITY COORDINATOR:

TRAD GROUP
 CONTACT: BRAM BIRSCHOFF
 TELEPHONE: 714-518-8889

PROFESSIONAL ENGINEER:

PEYTON TOMITA & ASSOCIATES, LLC
 ADDRESS: 2662 CRO PARKWAY, D-407
 CONTACT: MARK TOMITA
 TELEPHONE: (949) 642-8000

VERIZON WIRELESS SIGNATURE BLOCK

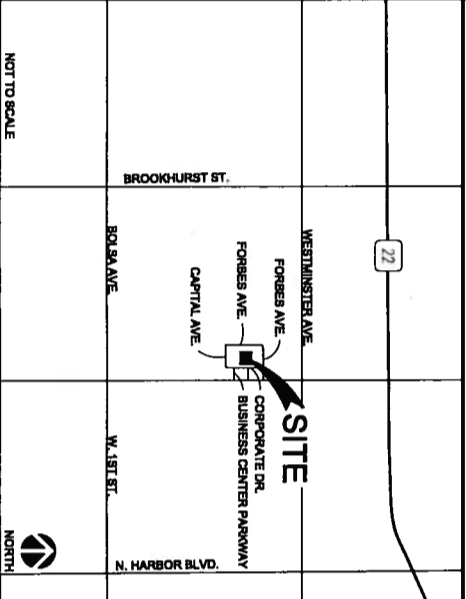
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RE: VENDOR:		
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AAE COORDINATOR:		
UTILITY VENDOR:		
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TRANSPORT:		

PROJECT DESCRIPTION

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

- NEW VERIZON WIRELESS 15'-0" x 16'-0" LEASE AREA.
- (1) NEW VERIZON WIRELESS 67.9 ANTENNA.
- (1) NEW VERIZON WIRELESS 150W / 14 GALLON (L) DIESEL STANDBY GENERATOR ON NEW CONCRETE PAD.
- (1) NEW VERIZON WIRELESS 60'-0" TALL MONOPOLE.
- (1) NEW VERIZON WIRELESS 80'-0" TALL ANTENNA.
- (2) NEW VERIZON WIRELESS 80'-0" TALL ANTENNA.
- (2) NEW VERIZON WIRELESS 150W / 14 GALLON (L) DIESEL STANDBY GENERATOR ON NEW CONCRETE PAD.
- NEW VERIZON WIRELESS MCE UT AND DARK FIBER EQUIPMENT CABINETS ON NEW CONCRETE PAD.

VICINITY MAP



DRIVING DIRECTIONS

- FROM VERIZON OFFICE
- DEPART SAND CANYON AVENUE
 - HEAD SOUTHEAST TOWARD SAND CANYON SIDERPATH CANYON TRAIL
 - USE RIGHT TWO LANES TO TAKE RAMP ONTO I-405 NORTH.
 - MERGE ONTO I-405 NORTH.
 - TAKE EXIT 12 FOR EDUCILLO STREET.
 - TURN LEFT ONTO BUSINESS CENTER PARKWAY.
 - TURN LEFT ONTO CORPORATE DRIVE.
- TO: 14271 CORPORATE DRIVE
 GARDEN GROVE, CALIFORNIA 92843

PROJECT SUMMARY

APPLICANT/LESSEE

verizon
 1500 SAND CANYON AVENUE, D1
 IRVINE, CA 92618
 OFFICE: (949) 285-7000

ASSESSOR'S PARCEL NUMBER

APN: 099-142-29

APPLICANT'S REPRESENTATIVE

verizon
 ADDRESS: 1500 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618
 TELEPHONE: (949) 285-7000

PROPERTY OWNER:

OWNER: RO HOLDINGS LLC
 14271 CORPORATE DRIVE
 GARDEN GROVE, CALIFORNIA 92843
 CONTACT: NEN WONG
 TELEPHONE: (714) 911-6185

PROPERTY INFORMATION:

SITE NAME: ROSITA PARK
 SITE ADDRESS: 14271 CORPORATE DRIVE (17271 1/2 CORPORATE DRIVE)
 GARDEN GROVE, CALIFORNIA 92843
 JURISDICTION: CITY OF GARDEN GROVE

CONSTRUCTION INFORMATION:

GROUND LEASE AREA: 15'-0"x16'-0", 247.90 SQ. FT.
 AERIAL LEASE AREA: 176,700 SQ. FT.
 TOTAL LEASE AREA: 424,2 SQ. FT.
 OCCUPANCY: UNMANNED TELECOMMUNICATION
 TYPE OF CONSTRUCTION: V-B
 SPECIFIC PLAN PUD: 104-81
 CURRENT ZONING: V-B
 FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. MAINTENANCE SPACES ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER THE CBC SECTION 119-203.5.

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
- 2013 CALIFORNIA STATE OF CALIFORNIA APPROVED AND INSPECTED, NOT FOR LOCAL INSPECTION.

SHEET

DESCRIPTION

REV

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ZONING DRAWINGS



CUP-098-2017

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	01/08/16	90% ZONING	AM
1	02/12/16	100% ZONING	AM
2	04/05/16	REVISED 100% ZD	AM
3	07/09/16	REVISED 100% ZD	AM
4	07/29/16	REVISED 100% ZD	AM
5	08/02/16	REVISED 100% ZD	AM
6	12/01/16	REVISED 100% ZD	AU



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 Irvine, CA 92618
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PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS.
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15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618



ROSITA PARK
 14271 CORPORATE DRIVE
 (14271 1/2 CORPORATE DRIVE)
 GARDEN GROVE, CALIFORNIA
 92843

SHEET TITLE:
TITLE SHEET
T-1

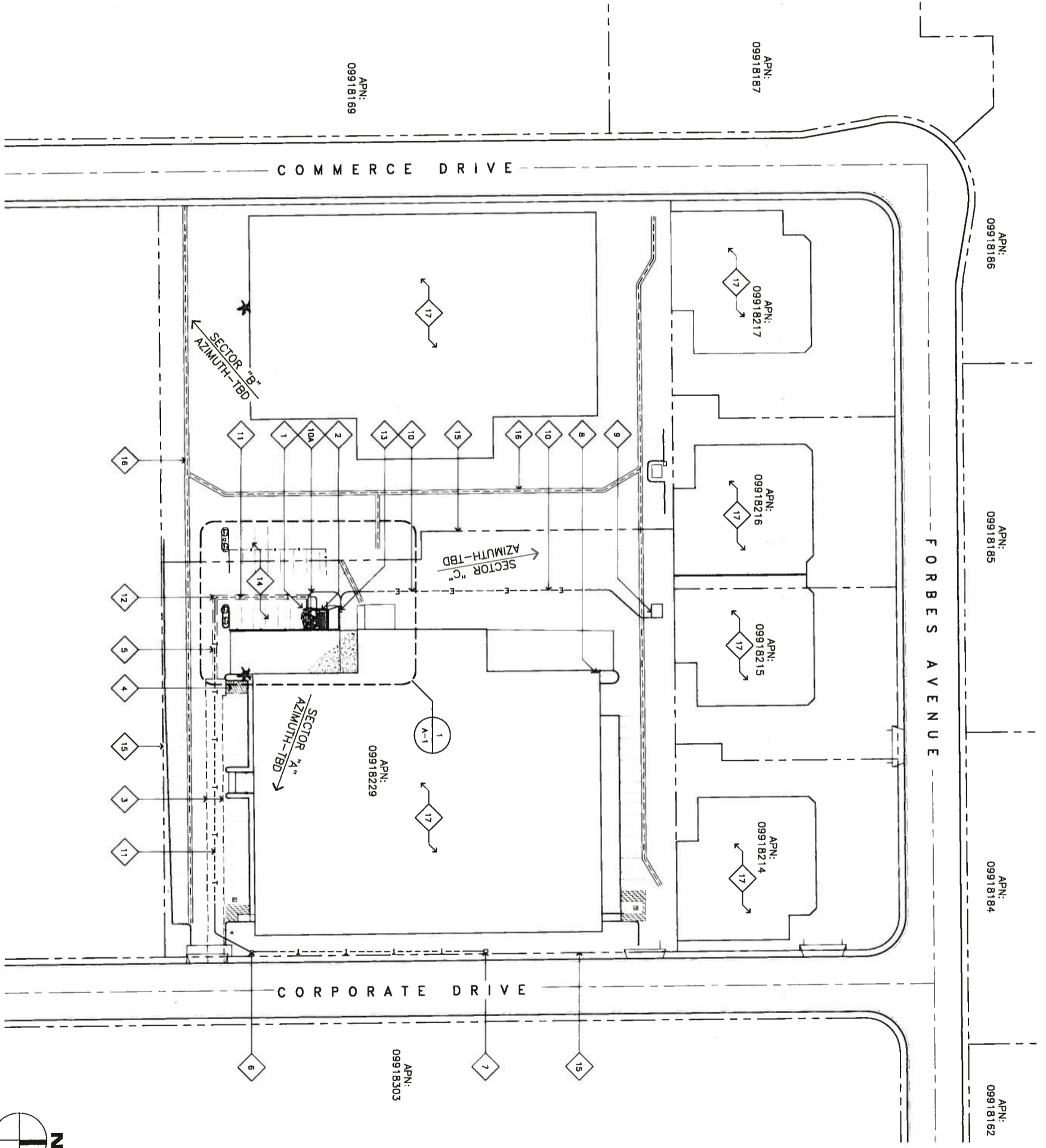
KENOTES

- 1 PROPOSED VZW AERIAL LEASE AREA AT 15'-0" DRIPLINE (APPROX. 176.7 SQ FT); SEE DETAIL 1/A-1.1.
- 2 PROPOSED VZW 18'-0" X 18'-6" GROUND LEASE AREA (247.5 SQ FT); SEE DETAIL 3/A-1.1.
- 3 PROPOSED VZW 12'-0" WIDE NON-EXCLUSIVE VEHICULAR PART OF ACCESS FROM PUBLIC RIGHT OF WAY TO NON-EXCLUSIVE PARKING STALL.
- 4 PROPOSED VZW NON-EXCLUSIVE PARKING STALL.
- 5 PROPOSED VZW 3'-0" WIDE NON-EXCLUSIVE PEDESTRIAN PART OF ACCESS.
- 6 PROPOSED MWP 17"x30" HANDHOLE FOR DARK FIBER. OPTION #1 FOR FIBER P.O.C.
- 7 EXISTING TWC 2X3 WITH FIBER. OPTION #2 FOR FIBER P.O.C.
- 8 EXISTING AIR/1 MPOE INSIDE EXISTING UTILITY ROOM.
- 9 EXISTING TRANSFORMER (#P3374875). PROPOSED P.O.C. FOR VZW POWER SERVICE.
- 10 PROPOSED VZW POWER CONDUIT ROUTED FROM EXISTING TRANSFORMER TO PROPOSED METER MOUNTED ON EXISTING EQUIPMENT ENCLOSURE (± 250 L.F.).
- 10A PROPOSED VZW POWER CONDUIT ROUTED PROPOSED METER MOUNTED ON EXISTING EQUIPMENT ENCLOSURE TO PROPOSED VZW SUB-PANEL (± 72.5 L.F.).
- 11 PROPOSED FIBER CONDUIT ROUTED UNDERGROUND FROM PROPOSED 17"x30" MWP HANDHOLE TO PROPOSED LEASE AREA (± 313.5 L.F.).
- 12 PROPOSED 17"x30" PULL BOX FOR FIBER SERVICES.
- 13 PROPOSED VZW ELECTRICAL METER MOUNTED TO EXISTING TRASH ENCLOSURE.
- 14 EXISTING PARKING LOT. (AC PAVING)
- 15 EXISTING PROPERTY LINE.
- 16 EXISTING CONCRETE SWALE.
- 17 EXISTING BUILDING.

NOTES

1. THE UTILITY ROUTES SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS AND/OR DESIGN CHANGES REQUESTED BY THE UTILITY SERVICE PROVIDER OR CONSTRUCTION TEAM.

OVERALL SITE PLAN



SCALE: 1"=40'

0 20' 40'

1



ISSUE STATUS

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0	02/08/18	80% ZONING	AM
1	02/21/18	100% ZONING	AM
2	04/04/18	REVIEWED 100% ZD	AM
3	07/09/18	REVIEWED 100% ZD	AM
4	07/27/18	REVIEWED 100% ZD	AM
5	08/02/18	REVIEWED 100% ZD	AM
6	12/01/18	REVIEWED 100% ZD	AM

Jeffrey Remel
ITC Associates

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ROSITA PARK

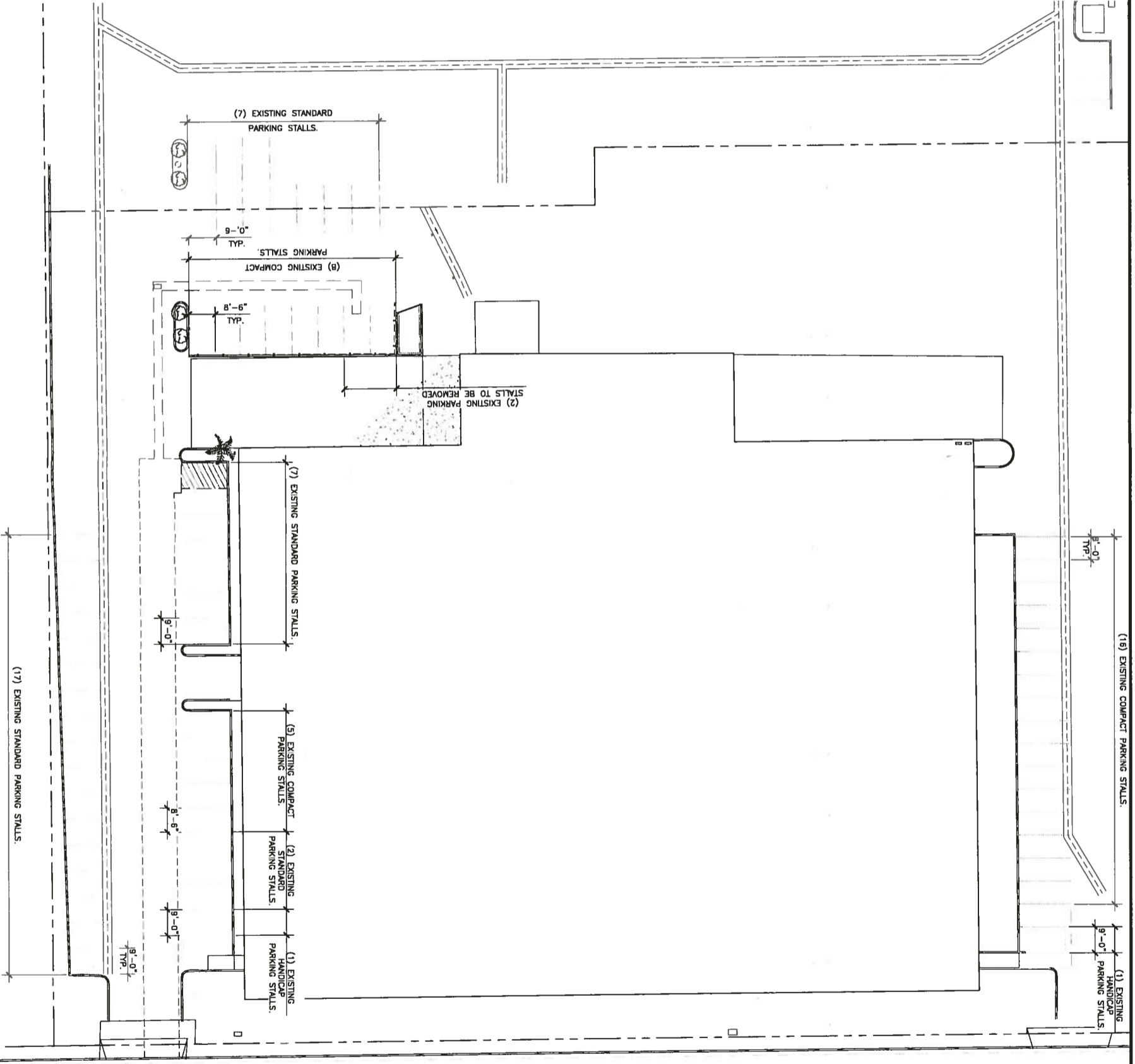
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SHEET TITLE:
OVERALL SITE PLAN

A-0

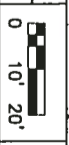
- KEYNOTES**
- 1 PROPOSED VZW LEASE AREA
 - 2 PROPOSED VZW 12'-0" WIDE NON-EXCLUSIVE VEHICULAR PARKING ACCESS FROM PUBLIC RIGHT OF WAY TO NON-EXCLUSIVE PARKING STALL
 - 3 PROPOSED VZW NON-EXCLUSIVE PARKING STALL
 - 4 PROPOSED VZW 3'-0" WIDE NON-EXCLUSIVE PEDESTRIAN PATH OF ACCESS
 - 5 EXISTING PARKING LOT (AC PAVING)
 - 6 EXISTING COMMERCIAL/MANUFACTURING BUILDING
 - 7 EXISTING CONCRETE SWALE
 - 8 EXISTING PROPERTY LINE

PARKING TABULATION	
• (E) BUILDING: 51,000 SQ. FT.	
PARKING REQUIRED	
MANUFACTURING/COMMERCIAL USE	
SPACES PER 500 S.F. FOR FIRST 20,000 S.F. (20,000/500=40 SPACES)	
1 SPACE PER 2,000 S.F. AFTER 20,000 S.F. (31,000/200 = 15.5 SPACES)	
40 SPACES + 15.5 SPACES = 46 SPACES TOTAL (ROUNDED UP)	
PARKING	
• EXISTING PARKING: 64	
• REMOVED PARKING: 2	
• TOTAL PARKING: 62	



PARKING ANALYSIS

SCALE: 1"=20'



1

REV.	DATE	DESCRIPTION	BY
0	01/09/18	10% ZONING	AM
1	02/12/18	REVISED 100% 2D	AM
2	04/05/18	REVISED 100% 2D	AM
3	07/08/18	REVISED 100% 2D	AM
4	07/28/18	REVISED 100% 2D	AM
5	08/02/18	REVISED 100% 2D	AM
6	12/01/18	REVISED 100% 2D	AJ

ISSUE STATUS

Jeffrey Romo
ASSOCIATES

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SHEET TITLE:
PARKING ANALYSIS

A-0.1

JRA JOB NUMBER: 152719

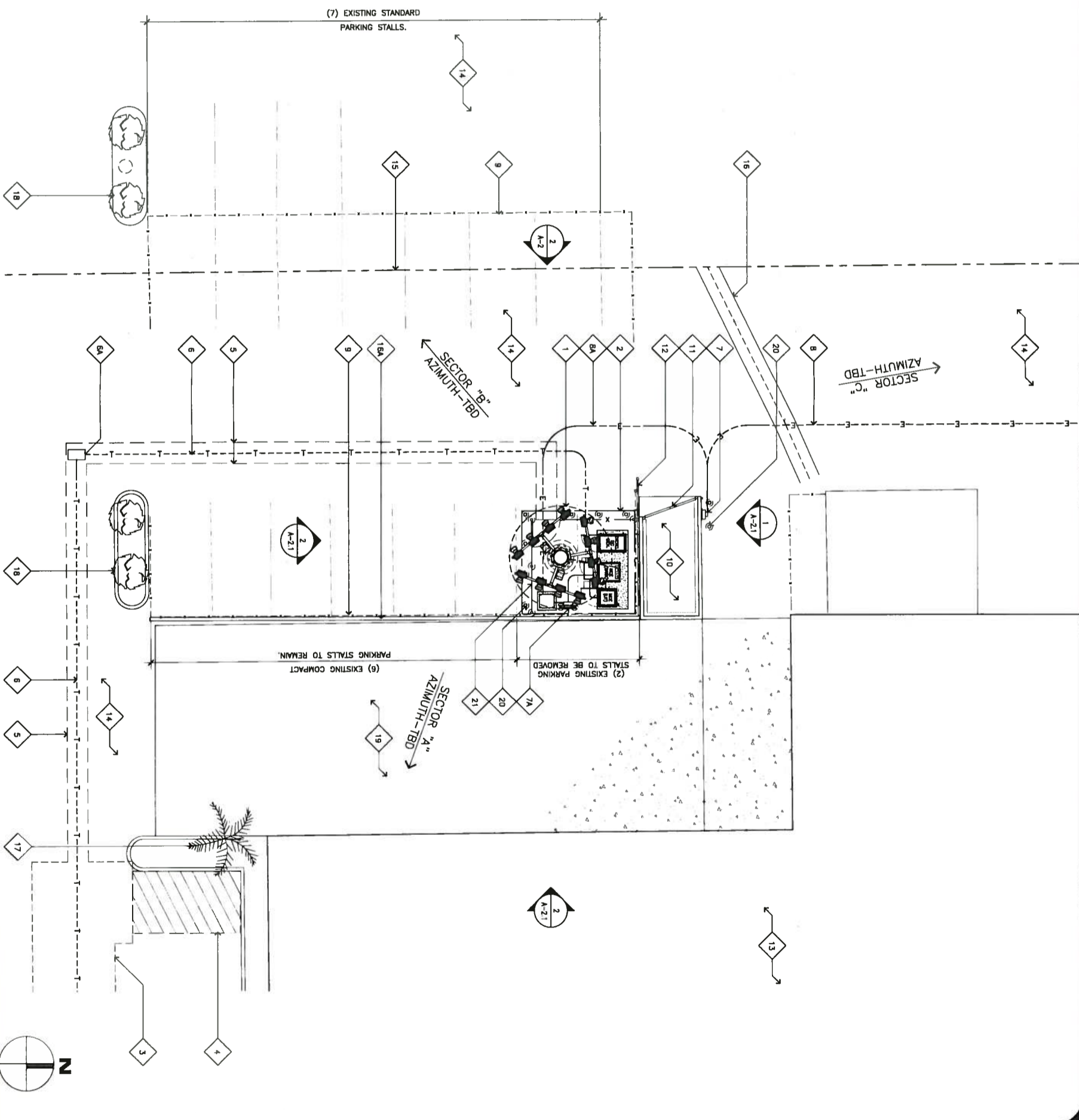
KEYNOTES

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- 2 PROPOSED VZW 15'-0" X 18'-6" GROUND LEASE AREA (247.5 SQ FT); SEE DETAIL 3/A-1.1.
- 3 PROPOSED VZW 12'-0" WIDE NON-EXCLUSIVE VEHICULAR PATH OF ACCESS FROM PUBLIC RIGHT OF WAY TO NON-EXCLUSIVE PARKING STALL.
- 4 PROPOSED VZW NON-EXCLUSIVE PARKING STALL.
- 5 PROPOSED VZW 3'-0" WIDE NON-EXCLUSIVE PEDESTRIAN PATH OF ACCESS.
- 6 PROPOSED FIBER CONDUIT ROUTED UNDERGROUND FROM PROPOSED 17'X30' MANHOLE TO PROPOSED LEASE AREA (± 52.5 L.F.).
- 6A PROPOSED TRAFFIC RATED 17'X30' PULL BOX FOR FIBER SERVICES.
- 7 PROPOSED VZW ELECTRICAL METER MOUNTED TO EXISTING TRASH ENCLOSURE WITH PROTECTIVE BOLLARDS, SEE 3/A-1.1.
- 7A PROPOSED VZW SUB-PANEL MOUNTED ON H-FRAME IN LEASE AREA.
- 8 PROPOSED VZW POWER CONDUIT ROUTED FROM EXISTING TRANSFORMER TO PROPOSED METER MOUNTED ON EXISTING EQUIPMENT ENCLOSURE (± 250 L.F.).
- 8A PROPOSED VZW POWER CONDUIT ROUTED UNDERGROUND FROM PROPOSED METER TO PROPOSED VZW SUB-PANEL (± 72.5 L.F.).
- 9 EXISTING 6'-0" TALL CHAINLINK FENCE WITH WHITE SLATS.
- 10 EXISTING 6'-4" HIGH TRASH ENCLOSURE.
- 11 EXISTING METAL GATE.
- 12 EXISTING CHAINLINK ROLLING GATE TO REMAIN.
- 13 EXISTING BUILDING.
- 14 EXISTING A/C PAVING.
- 15 EXISTING PROPERTY LINE.
- 16 EXISTING CONCRETE SMILE.
- 16A EXISTING CONCRETE CURB.
- 17 EXISTING PALM TREE.
- 18 EXISTING TREES, TYP.
- 19 EXISTING LOADING DOCK.
- 20 PROPOSED 4' HIGH BOLLARDS, TYP.
- 21 PROPOSED VZW 6'-0" TALL CHAINLINK FENCE WITH WHITE SLATS TO MATCH EXISTING.

NOTES

- 1. THE UTILITY ROUTES SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS AND/OR DESIGN CHANGES REQUESTED BY THE UTILITY SERVICE PROVIDER OR CONSTRUCTION TEAM.

ENLARGED SITE PLAN



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

0 4' 8' 1

N

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	07/04/16	90% ZONING	AM
1	02/21/16	100% ZONING	AM
2	04/08/16	REVISED 100% ZD	AM
3	07/04/16	REVISED 100% ZD	AM
4	07/24/16	REVISED 100% ZD	AM
5	08/02/16	REVISED 100% ZD	AM
6	12/01/16	REVISED 100% ZD	AU

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ROSITA PARK
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(14271 1/2 CORPORATE DRIVE)
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92843

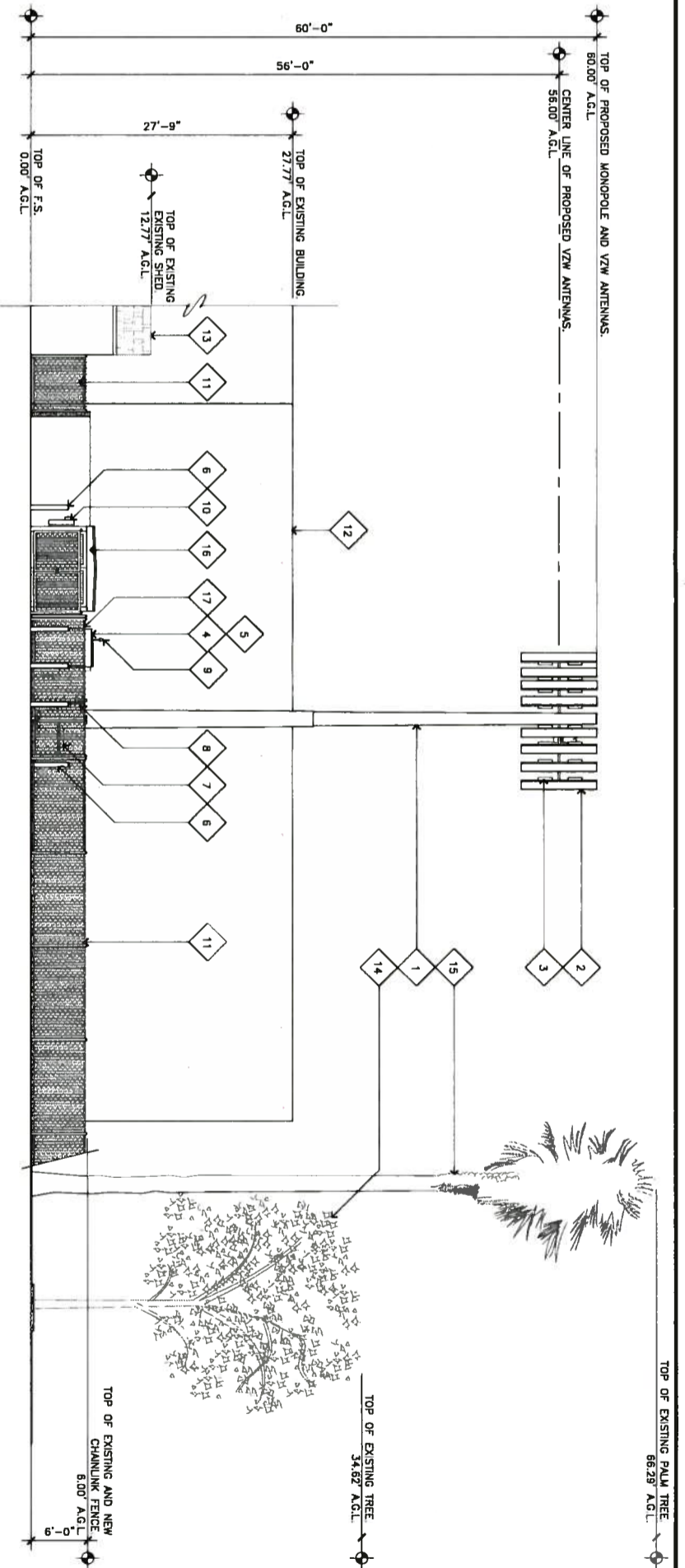
SHEET TITLE:
ENLARGED SITE PLAN

A-1

KEYNOTES

- 1 PROPOSED VZW 60'-0" HIGH MONOPOLE.
- 2 PROPOSED VZW 8'-0" PANEL ANTENNAS (4) PER SECTOR, (12) TOTAL MOUNTED ON PROPOSED VZW MONOPOLE. SEE DETAIL 1/A-1.1.
- 3 PROPOSED VZW RRU'S WITH 42 MODULE, TYP. (4) PER SECTOR, (12) TOTAL MOUNTED BEHIND PROPOSED VZW 8'-0" PANEL ANTENNAS. SEE DETAIL 1/A-1.1.
- 4 PROPOSED VZW MCE CABINETS, TYP. (2), MOUNTED ON PROPOSED CONCRETE SLAB.
- 5 PROPOSED VZW DIESEL DC GENERATOR MOUNTED ON PROPOSED CONCRETE SLAB.
- 6 PROPOSED 4' HIGH BOLLARDS, TYP.
- 7 PROPOSED VZW STEP-DOWN TRANSFORMER.
- 8 PROPOSED VZW SUB-PANEL MOUNTED ON H-FRAME.
- 9 PROPOSED VZW GPS ANTENNA.
- 10 PROPOSED VZW ELECTRICAL METER MOUNTED TO EXISTING TROUGH ENCLOSURE.
- 11 EXISTING 6'-0" TALL CHAINLINK FENCE WITH WHITE SLATS.
- 12 EXISTING BUILDING, BEYOND.
- 13 EXISTING SHED, BEYOND.
- 14 EXISTING TREE, TYP.
- 15 EXISTING PALM TREE.
- 16 EXISTING 6'-4" HIGH TRASH ENCLOSURE.
- 17 PROPOSED VZW 6'-0" TALL CHAINLINK FENCE WITH WHITE SLATS TO MATCH EXISTING.

WEST ELEVATION

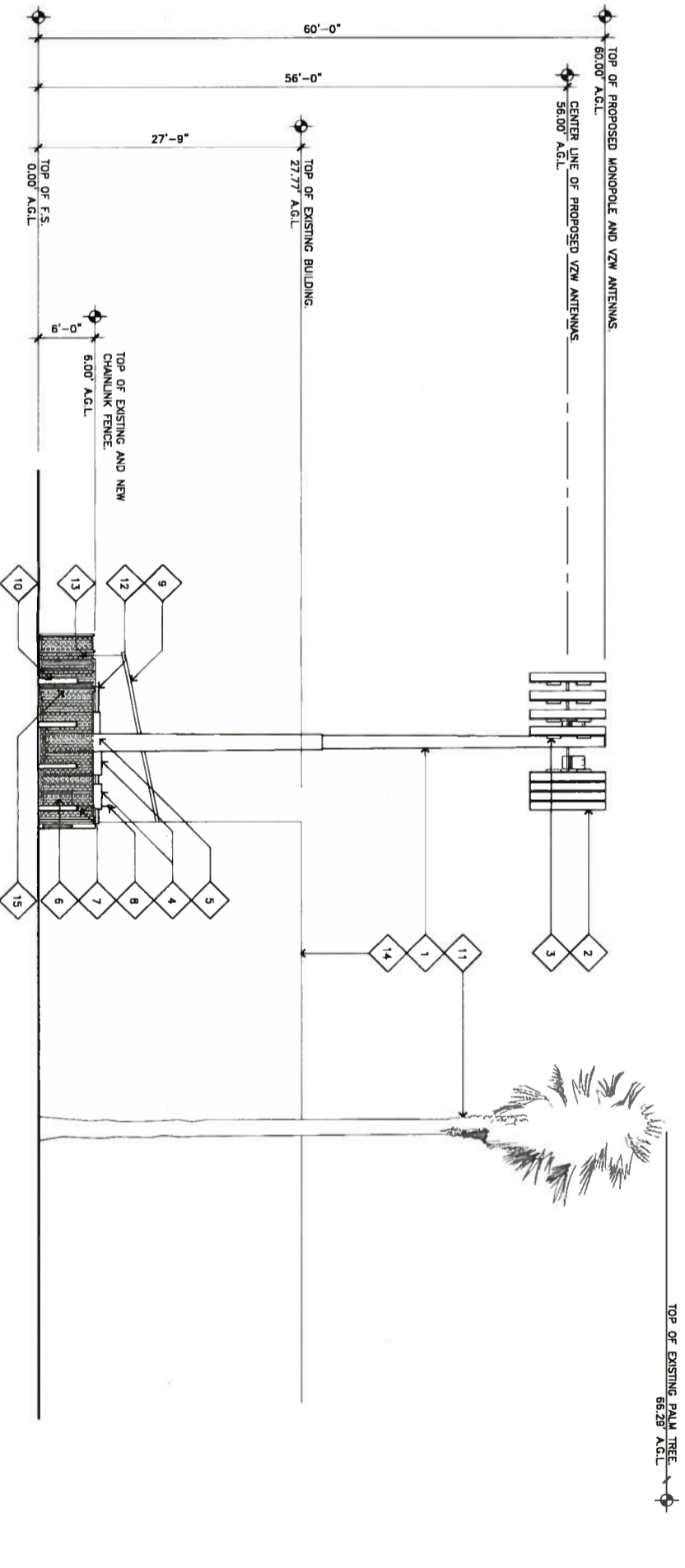


SCALE: 1/8"=1'-0"

2

KEYNOTES

- 1 PROPOSED VZW 60'-0" HIGH MONOPOLE.
- 2 PROPOSED VZW 8'-0" PANEL ANTENNAS (4) PER SECTOR, (12) TOTAL MOUNTED ON PROPOSED VZW MONOPOLE. SEE DETAIL 1/A-1.1.
- 3 PROPOSED VZW RRU'S WITH 42 MODULE, TYP. (4) PER SECTOR, (12) TOTAL MOUNTED BEHIND PROPOSED VZW 8'-0" PANEL ANTENNAS. SEE DETAIL 1/A-1.1.
- 4 PROPOSED VZW MCE CABINETS, TYP. (2), MOUNTED ON PROPOSED CONCRETE SLAB.
- 5 PROPOSED VZW DIESEL DC GENERATOR MOUNTED ON PROPOSED CONCRETE SLAB.
- 6 PROPOSED VZW STEP-DOWN TRANSFORMER.
- 7 PROPOSED VZW SUB-PANEL MOUNTED ON H-FRAME.
- 8 PROPOSED VZW GPS ANTENNA.
- 9 EXISTING SHED, BEYOND.
- 10 PROPOSED 4' HIGH BOLLARDS, TYP.
- 11 EXISTING PALM TREE.
- 12 EXISTING 6'-4" HIGH TRASH ENCLOSURE.
- 13 EXISTING 6'-0" TALL CHAINLINK FENCE WITH WHITE SLATS.
- 14 EXISTING BUILDING.
- 15 PROPOSED VZW 6'-0" TALL CHAINLINK FENCE WITH WHITE SLATS TO MATCH EXISTING.



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

1

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5	08/20/16	REVISED 100% ZD	AM
6	12/01/16	REVISED 100% ZD	AU

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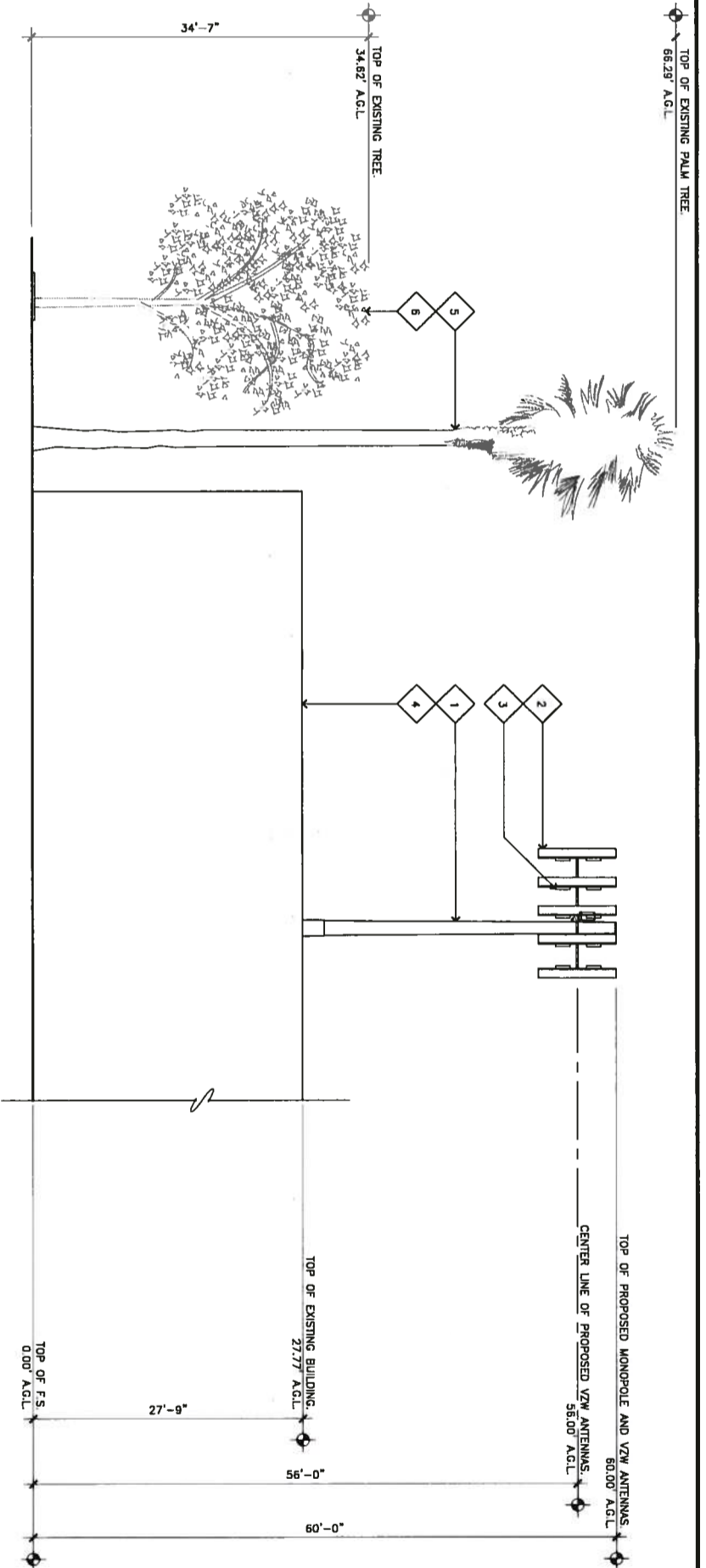
ROSITA PARK
14271 CORPORATE DRIVE
(14271¹ CORPORATE DRIVE)
GARDEN GROVE, CALIFORNIA
92843

SHEET TITLE:
ELEVATIONS

A-2

KEYNOTES

- 1 PROPOSED VZW 60'-0" HIGH MONOPOLE.
- 2 PROPOSED VZW 8'-0" PANEL ANTENNAS, (4) PER SECTOR, (12) TOTAL MOUNTED ON PROPOSED VZW MONOPOLE. SEE DETAIL 1/A-1.1.
- 3 PROPOSED VZW RRUS WITH 42 MODULE, TYP. (4) PER SECTOR, (12) TOTAL MOUNTED BEHIND PROPOSED VZW 8'-0" PANEL ANTENNAS. SEE DETAIL 1/A-1.1.
- 4 EXISTING BUILDING IN FOREGROUND.
- 5 EXISTING PALM TREE.
- 6 EXISTING TREE, TYP.

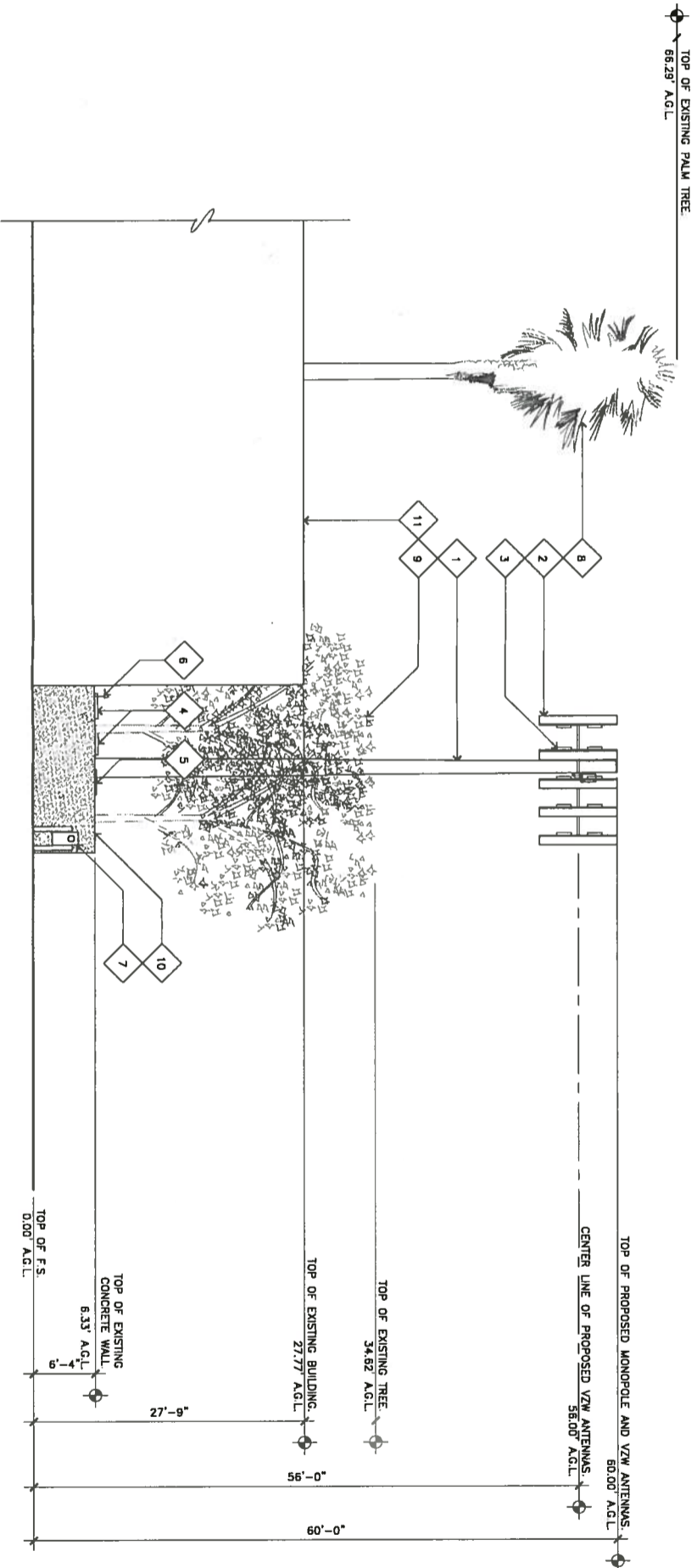


EAST ELEVATION

SCALE: 1/8"=1'-0"
0 4' 8'
2

KEYNOTES

- 1 PROPOSED VZW 60'-0" HIGH MONOPOLE.
- 2 PROPOSED VZW 8'-0" PANEL ANTENNAS, (4) PER SECTOR, (12) TOTAL MOUNTED ON PROPOSED VZW MONOPOLE. SEE DETAIL 1/A-1.1.
- 3 PROPOSED VZW RRUS WITH 42 MODULE, TYP. (4) PER SECTOR, (12) TOTAL MOUNTED BEHIND PROPOSED VZW 8'-0" PANEL ANTENNAS. SEE DETAIL 1/A-1.1.
- 4 PROPOSED VZW MCE CABINETS, TYP. (2), MOUNTED ON PROPOSED CONCRETE SLAB.
- 5 PROPOSED VZW DIESEL DC GENERATOR MOUNTED ON PROPOSED CONCRETE SLAB.
- 6 PROPOSED VZW GPS ANTENNA.
- 7 PROPOSED VZW ELECTRICAL METER MOUNTED TO EXISTING TRUSS ENCLOSURE.
- 8 EXISTING PALM TREE, BEYOND.
- 9 EXISTING TREE, TYP. BEYOND.
- 10 EXISTING 6'-4" HIGH TRASH ENCLOSURE.
- 11 EXISTING BUILDING.



NORTH ELEVATION

SCALE: 1/8"=1'-0"
0 4' 8'
1

ISSUE STATUS

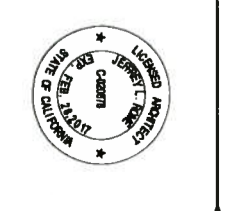
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6	12/01/16	REVISED 100% ZD	AM

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PROPRIETARY INFORMATION
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15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618



ROSITA PARK
14271 CORPORATE DRIVE
(14271 1/2 CORPORATE DRIVE)
GARDEN GROVE, CALIFORNIA
92843

SHEET TITLE:
ELEVATIONS
A-2.1



LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GARDEN GROVE, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:
PARCEL B, OF PARCEL MAP NO. 87-480, IN THE CITY OF GARDEN GROVE, FILED IN BOOK 234, PAGES 1 TO 4, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

PARCEL B:

EASEMENTS FOR EGRESS AND EGRESS PARKING AND OTHER USES, AS DISCLOSED BY DOCUMENT RECORDED APRIL 4, 1989, AS INSTRUMENT NO. 89-197611, OFFICIAL RECORDS.

SITE ADDRESS

14271 CORPORATE DRIVE, GARDEN GROVE, CALIFORNIA 92843

RECORD OWNER

K W HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

TITLE REPORT

A PRELIMINARY TITLE REPORT WAS PREPARED BY COMMONWEALTH LAND TITLE COMPANY FILE NO. 997-23074141-ML3 DATED DECEMBER 11, 2015.

SCHEDULE B EXCEPTION

ITEM 4 IS TAXES & LIENS RELATED

ITEM 1 IS WATER RIGHTS RELATED

ITEM 3 IS CONVEYANCE & RESTRICTION RELATED

ITEM 8 IS DEED RELATED

ITEM 9 IS RIGHT RELATED

ITEM 10 IS INSPECTION RELATED

THE DEDICATION TO THE CITY OF GARDEN GROVE OF ALL RIGHTS TO THE UNDERGROUND WATER WITHOUT THE RIGHT OF SURFACE ENTRY AS ACCEPTED BY THE CITY OF GARDEN GROVE ON PARCEL MAP 84-502, RECORDED IN BOOK 213, PAGE 5 OF PARCEL MAPS DOES NOT AFFECT VERIZON LEASE PREMISES.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, AS COMPANY PURPOSE: PUBLIC UTILITIES.

RECORDING DATE: SEPTEMBER 3, 1987

AFFECTS: THE WESTERLY 8 FEET OF SAID LAND

DOES NOT AFFECT VERIZON LEASE PREMISES.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, AS COMPANY PURPOSE: PUBLIC UTILITIES.

RECORDING DATE: APRIL 11, 1989

AFFECTS: A STRIP OF LAND 6 FEET IN WIDTH OVER PORTIONS OF SAID LAND

PORTION IN THE EASEMENT DOCUMENT SHOWN HERINAbove.

DOES NOT AFFECT VERIZON LEASE PREMISES.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, AS COMPANY PURPOSE: PUBLIC UTILITIES.

RECORDING DATE: APRIL 14, 1989

AFFECTS: A STRIP OF LAND 6 FEET IN WIDTH OVER PORTIONS OF SAID LAND

PORTION IN THE EASEMENT DOCUMENT SHOWN HERINAbove.

DOES NOT AFFECT VERIZON LEASE PREMISES.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, AS COMPANY PURPOSE: PUBLIC UTILITIES.

RECORDING DATE: NOVEMBER 17, 1989

AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

FOR THE PURPOSE(S) SHOWN HERINAbove.

DOES NOT AFFECT VERIZON LEASE PREMISES.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, AS COMPANY PURPOSE: PUBLIC UTILITIES.

RECORDING DATE: APRIL 11, 1989

AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

FOR THE PURPOSE(S) SHOWN HERINAbove.

DOES NOT AFFECT VERIZON LEASE PREMISES.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, AS COMPANY PURPOSE: PUBLIC UTILITIES.

RECORDING DATE: APRIL 11, 1989

AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

FOR THE PURPOSE(S) SHOWN HERINAbove.

DOES NOT AFFECT VERIZON LEASE PREMISES.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, AS COMPANY PURPOSE: PUBLIC UTILITIES.

RECORDING DATE: APRIL 11, 1989

AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

FOR THE PURPOSE(S) SHOWN HERINAbove.

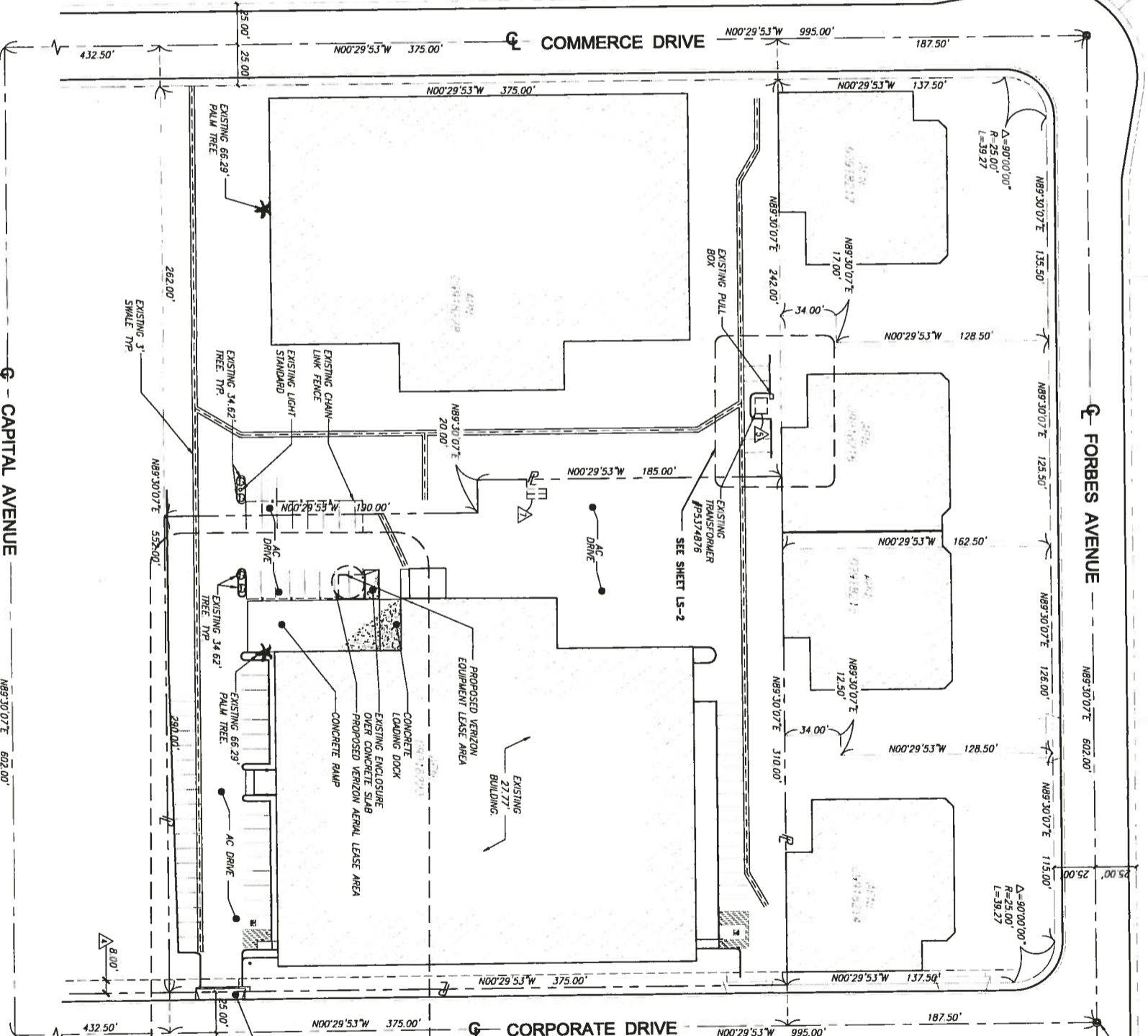
DOES NOT AFFECT VERIZON LEASE PREMISES.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, AS COMPANY PURPOSE: PUBLIC UTILITIES.

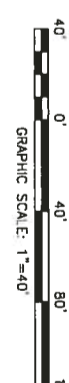
RECORDING DATE: APRIL 11, 1989

AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

FOR THE PURPOSE(S) SHOWN HERINAbove.



FLOOD ZONE
SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 0605900139J EFFECTIVE DATE DECEMBER 3, 2009



3 HUNDS, IRVINE, CA 92614
PH: 714.840.2027



ROSITA PARK
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JTR Associates
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ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	01/04/16	FINAL SURVEY	JR

LS-1
SHEET TITLE:
TOPOGRAPHIC
SURVEY

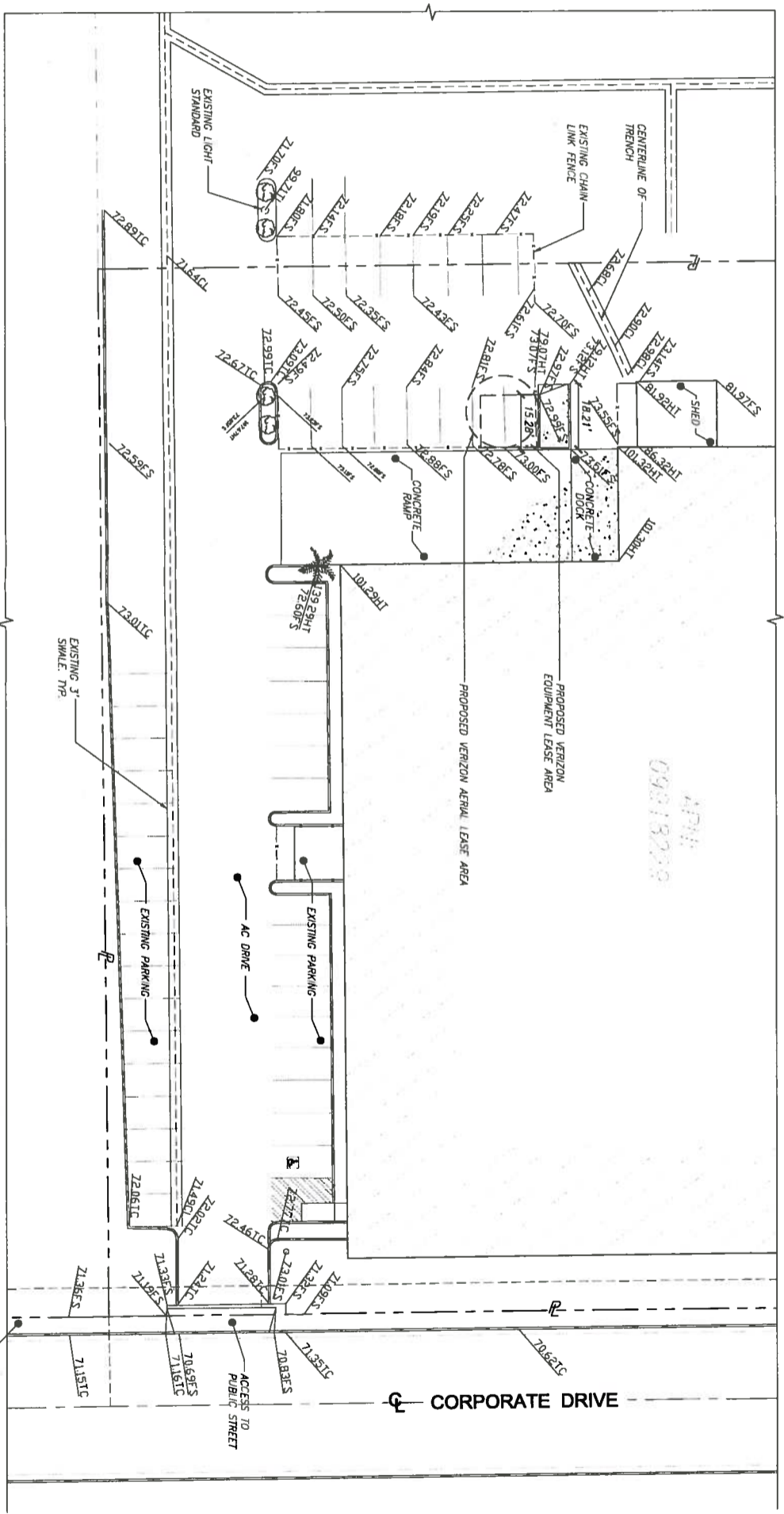
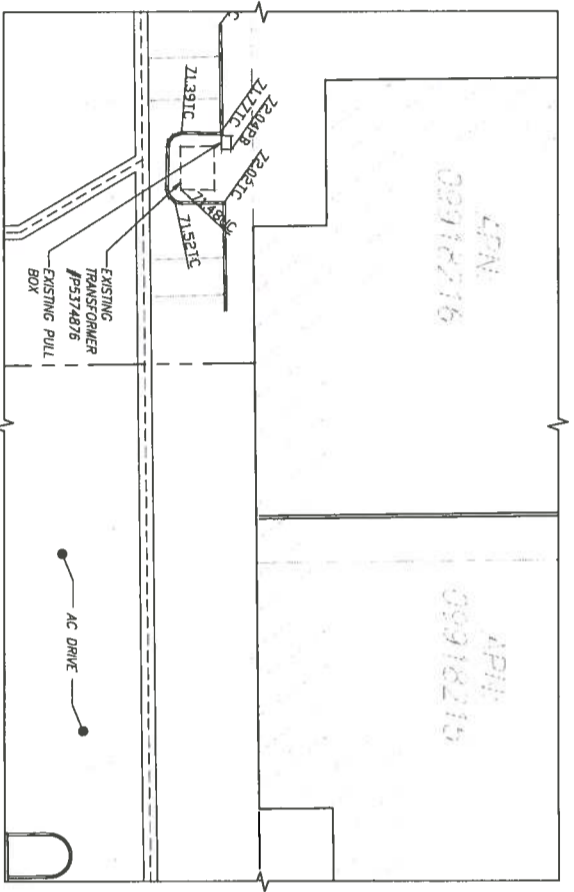
NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

LEGEND

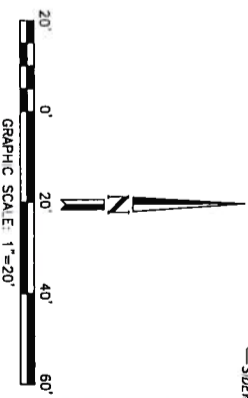
- CENTER LINE
- PROPERTY LINE
- CHAIN-LINK FENCE
- WOOD FENCE
- EASEMENT LINE
- GAS LINE
- SEWER LINE
- WATER LINE
- TELEPHONE CABLE
- WOOD WALL
- CMU WALL
- EDGE OF PAV'T
- CL CENTER LINE
- EG EXISTING GROUND
- FD FOUND
- EP EDGE OF PAVEMENT
- FL FLOW LINE
- FS FINISH SURFACE
- HT HEIGHT
- NG NATURAL GRADE
- FP FIBER PEDESTAL
- TP TELCO PEDESTAL
- RF ROOF GRADE
- RP RAISED PLATFORM
- LPRF LIGHT POLE BASE FLANGE
- P PROPERTY LINE
- P- POWER POLE
- P- SANITARY SEWAGE MAN HOLE
- PB PULL BOX
- SSMH STREET SIGN/STOP SIGN
- SS STORM DRAIN MAN HOLE
- SDMH SIGN
- TC TOP OF CURB
- TL TOP OF LUMINAIRE
- TOP TOP OF POLE
- LIC UNDERGROUND CABINET
- BFP BACK FLOW PREVENTER
- WM WATER METER
- WV WATER VALVE
- EL EXISTING ELECTRICAL WH
- OL EXISTING LIGHT
- OL EXISTING STREET LIGHT
- OL EXISTING SATELLITE DISH
- OL EXISTING CONDENSER
- OL ROOF DRAIN
- OL EXISTING VENT
- OL EXISTING 1" VENT
- OL EXISTING WATER METER
- OL EXISTING BACKFLOW PREVENTER
- OL EXISTING SIGN
- OL EXISTING TRAFFIC SIGNAL
- OL EXISTING ANTENNA
- OL EXISTING MICROWAVE DISH
- OL EXISTING SEWER MANHOLE
- OL POWER POLE
- OL GUY WIRE ANCHOR
- OL CATCH BASIN
- OL FIRE HYDRANT
- OL VALVE (UTILITY)
- OL TREE
- OL BUSH
- OL PINE TREE
- OL PALM TREE
- OL EXISTING CONCRETE
- OL EXISTING GRASS/TURF

MONUMENTS

- MONUMENT FD (AS NOTED)



SURVEY DETAIL



ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	07/04/18	FINAL SURVEY	JP

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SHEET TITLE:
TOPOGRAPHIC SURVEY

LS-2