



SITE NAME
VzT UNIVERSITY

1041 S. TIVERTON AVENUE
LOS ANGELES, CA 90024



C.R. CARNEY ARCHITECTS

12841 Newport Avenue
Tustin, California 92780-2711
(714) 665-9500
Fax (714) 665-9501

APPLICANT



15505 Sand Canyon Avenue
Building D, 1st Floor
Irvine, California 92618
(949) 286-7000

SITE INFORMATION

VzT University

1041 S. Tiverton Avenue
Los Angeles, California 90024

APPROVALS

DEPARTMENT	INITIALS	DATE
LANDLORD:		
ZONING:		
VZW SITE ACQ:		
VZW RF:		
VZW INTERCONNECT:		
VZW UTILITY COORD:		
VZW CONST. MGR.:		
VZW PROJ. MGR.:		

REVISIONS

△	Description	Date
0	Client Review - 80% ZDs	06/03/14
1	Client Review - 90% ZDs	06/23/14
2	Client Review - 100% ZDs	06/24/14
3	Client Comments - 100% ZDs	07/09/14

Job Number: 1414X	Drawn By: H.V.L.
Walk Date: 05/22/14	Checked By: U.C.

SHEET TITLE

TITLE SHEET

T-1.0

VICINITY MAP

Reference: 2005 Thomas Brothers Map Guide, Page 632m, H-6



DRIVING DIRECTIONS

Driving Directions

FROM 15505 SAND CANYON AVE, IRVINE, CA 92618

1. HEAD SOUTHEAST TOWARD SAND CANYON AVENUE
2. TURN RIGHT ONTO SAND CANYON AVENUE
3. SLIGHT RIGHT TO MERGE ONTO 405 NORTH
4. TAKE EXIT TOWARD WESTWOOD
5. MERGE TO WILSHIRE BLVD
6. TURN LEFT ONTO GLENDON AVENUE.
7. TAKE THE FIRST RIGHT ONTO LINDBROOK AVENUE
8. TURN LEFT ONTO TIVERTON AVENUE
DESTINATION WILL BE ON THE LEFT. TOTAL DISTANCE: 57.8 MILES.

LEGAL DESCRIPTION

Title Report Identification

WFG NATIONAL TITLE INSURANCE COMPANY, PRELIMINARY TITLE REPORT NO. 1409422, DATED AS OF MARCH 26, 2014.

Assessor's Parcel Number

LOS ANGELES COUNTY A.P.N. 4363-021-800

Legal Description

LOT 12 AND 13 IN BLOCK 15 OF TRACT NO. 9768, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP OF SAID TRACT, RECORDED IN BOOK 147, PAGE 70 THROUGH 73, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROJECT INFORMATION

Project Description

- PROPOSED INSTALLATION OF (10) VERIZON PANEL ANTENNAS ON AN EXISTING ROOFTOP
- PROPOSED INSTALLATION OF (12) VERIZON RRU's
- PROPOSED INSTALLATION OF (10) VERIZON RAYCAPS TOTAL, (5) BEHIND ANTENNAS, (5) IN EQUIPMENT LEASE AREA
- PROPOSED INSTALLATION OF (1) VERIZON PARABOLIC ANTENNA
- PROPOSED INSTALLATION OF (5) VERIZON INDOOR EQUIPMENT RACKS WITHIN AN EXISTING COLOCATION CAGE
- PROPOSED CONNECTION TO EXISTING SITE ELECTRICAL AND TELEPHONE UTILITIES AS REQUIRED TO SERVICE THE SITE

THESE IMPROVEMENTS WILL ENHANCE THE GENERAL HEALTH, SAFETY AND WELFARE WITHIN THE CITY OF LOS ANGELES BY PROVIDING CLEAR AND RELIABLE WIRELESS TELECOMMUNICATIONS WHICH CAN CONTINUE TO FUNCTION IN THE EVENT THAT TELEPHONE (WIRE) SERVICE IS INTERRUPTED DURING AN EMERGENCY SITUATION OR NATURAL DISASTER.

Zoning Data

ZONING DESIGNATION: C4-2D-0
EXISTING SITE USE: TELECOMMUNICATIONS SITE
PROPOSED ADDITIONAL SITE USE: NO CHANGE

SHEET INDEX

Count	Sheet No.	Sheet Title
1	T-10	TITLE SHEET
2	LS-1	TOPOGRAPHIC SURVEY
3	LS-2	TOPOGRAPHIC SURVEY
4	A-10	SITE PLAN
5	A-20	ROOF PLAN
6	A-21	LEASE AREA PLAN & ANTENNA PLANS
7	A-30	ELEVATIONS

INSPECTIONS & APPROVALS

PROJECT TEAM

Landlord

VERIZON
15505 SAND CANYON AVENUE
LOS ANGELES, CALIFORNIA 92618
CONTACT: VZT REAL ESTATE
PHONE:

Site Acquisition / Zoning

SYNERGY DEVELOPMENT SERVICES, INC.
7543 WOODLEY AVE. #201
VAN NUYS, CA 91406
SITE ACQUISITION: WALTER J. GAWORECKI III
PHONE: (323) 363-5446
EMAIL: wgaworecki@synergy.cc

Applicant

VERIZON
15505 SAND CANYON AVENUE
BUILDING D, FIRST FLOOR
IRVINE, CALIFORNIA 92618
CONTACT: PROPERTY MANAGEMENT
PHONE: (949) 286-7000

Surveyor

BERT HAZE & ASSOCIATES, INC.
3188 AIRWAY AVE, SUITE K1
COSTA MESA, CALIFORNIA 92626
CONTACT: BERT HAZE
PHONE: (714) 557-1567
EMAIL: bert@berthoze.com

Architect

C.R. CARNEY ARCHITECTS, INC.
12841 NEWPORT AVENUE
TUSTIN, CALIFORNIA 92780
CONTACT: ULYSSES CARMONA
PHONE: (714) 665-9500
EMAIL: ucarmona@crorney.com

PROJECT APPROVALS

Approved By:	Initials	Date	Comments
Landlord			
Zoning			
VZW Site Acq.			
VZW RF			
VZW Interconnect			
VZW Util. Coord.			
VZW Const. Mgr.			
VZW Proj. Mgr.			

PROPRIETARY INFORMATION
NOT FOR USE OR DISCLOSURE OUTSIDE VERIZON WIRELESS EXCEPT UNDER WRITTEN AGREEMENT

TRACT NO. 83113
M.B. 1361 / 79-80

POR. LOT 1
A.P.N. 4363-021-021

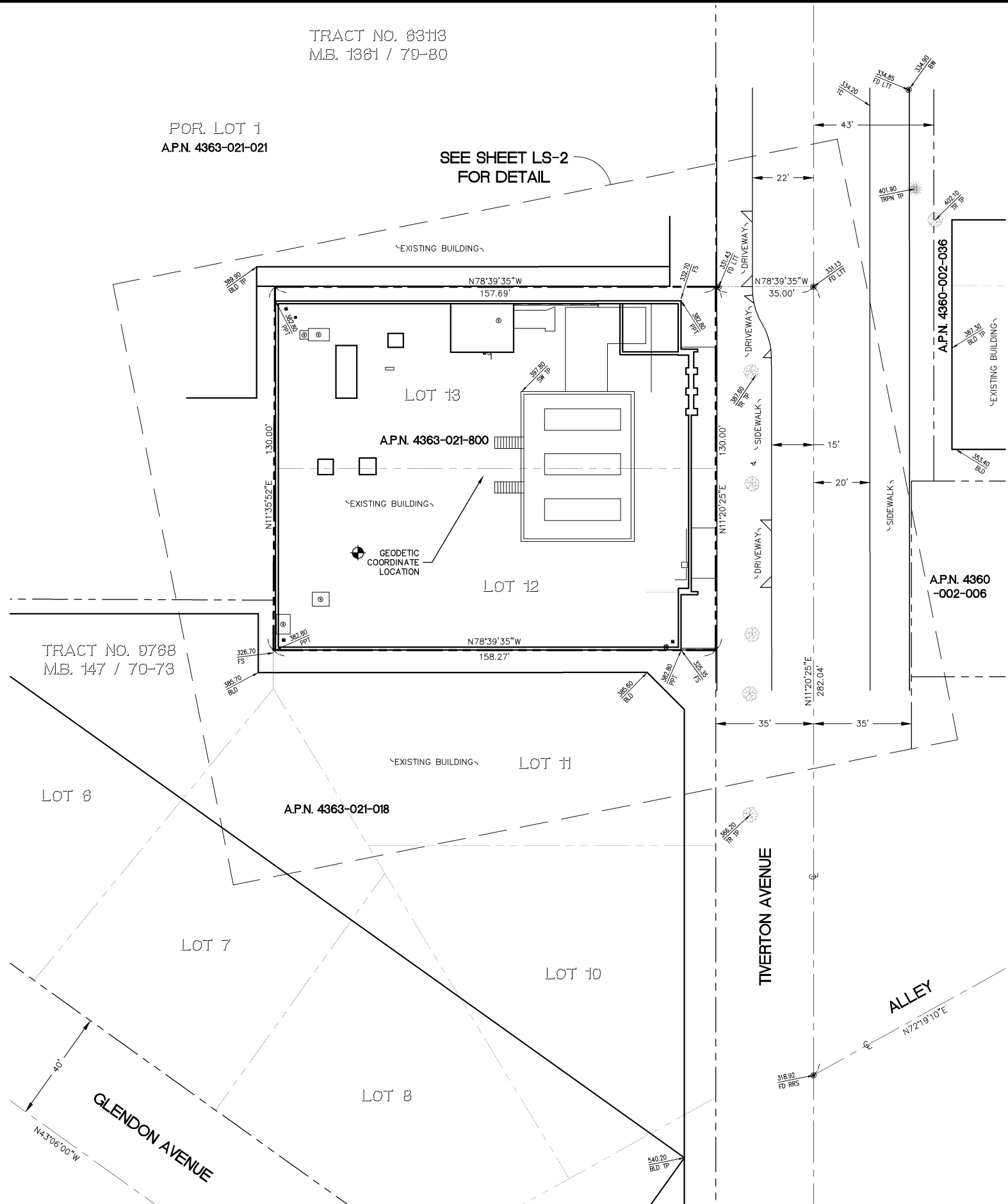
SEE SHEET LS-2
FOR DETAIL

SCALE: 1" = 20'

20' 0' 10' 20' 40'

LEGEND:

- ACU AIR CONDITIONING UNIT
- BLD BUILDING
- BTM BOTTOM
- BW BACK OF WALK
- CRN CRANE
- DK DECK
- DR DOOR
- DT DUCT
- EOC EDGE OF CONCRETE
- FD FOUND
- FH FIRE HYDRANT
- FRS FIRE SERVICE
- FS FINISHED SURFACE
- GPS GPS ANTENNA
- GT GATE
- GV GAS VENT
- ISFW INSIDE FACE OF WALL
- LTT LEAD, TACK, AND TAG
- PH PENTHOUSE
- PLTF PLATFORM
- PPT PARAPET
- RD ROOF DRAIN
- RL RAIL
- RRD RAISED ROOF DECK
- RRS RAIL ROAD SPIKE
- RV ROOF VENT
- STP STEPS
- SW SCREEN WALL
- TC TOP OF CURB
- TG TOP OF GRATE
- TP TOP
- TR TREE
- TRPN PINE TREE
- TW TOP OF WALL
- WMN WELL MONUMENT
- WV WATER VALVE
- █ BLOCK WALL
- ⊙ CENTERLINE
- ⊕ FIRE HYDRANT
- ⊖ FIRE SERVICE
- FOUND MONUMENT
- ⊙ GAS VENT
- ⊙ GPS ANTENNA
- GRATE
- ⊙ ROOF VENT
- ⊕ WATER VALVE



BASIS OF BEARINGS:

THE CENTERLINE OF TIVERTON AVENUE BEING NORTH 11°20'25" EAST PER TRACT NO. 63113, M.B. 1361/79-80, RECORDS OF LOS ANGELES COUNTY.

ASSESSOR'S IDENTIFICATION:

LOS ANGELES COUNTY A.P.N. 4363-021-800

AREA:

0.47± ACRES PER LOS ANGELES COUNTY ASSESSOR

BENCH MARK REFERENCE:

U.S.G.S. BENCH MARK "BM 325"
UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 325" AS SHOWN ON THE "BEVERLY HILLS" 7.5 MINUTE QUADRANGLE MAP.
ELEVATION: 327.5 FEET A.M.S.L. (NAVD88) (DATUM VERIFIED IN FIELD TO BE WITHIN 1-A ACCURACY STANDARDS)

TITLE REPORT IDENTIFICATION:

WFG NATIONAL TITLE INSURANCE COMPANY, PRELIMINARY TITLE REPORT NO. 1409422, DATED AS OF MARCH 26, 2014.

EASEMENT NOTES:

NO PLOTTABLE EASEMENTS PER WFG NATIONAL TITLE INSURANCE COMPANY, PRELIMINARY TITLE REPORT NO. 1409422, DATED AS OF MARCH 26, 2014.

LEGAL DESCRIPTION:

LOTS 12 AND 13 IN BLOCK 15 OF TRACT NO. 9768, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP OF SAID TRACT, RECORDED IN BOOK 147, PAGES 70 THROUGH 73, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DATE OF SURVEY:

MAY 29, 2014

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.



C.R. CARNEY
ARCHITECTS

12841 Newport Avenue
Tustin, California 92780-2711
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Fax (714) 665-9501

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
JN. 728.358

APPLICANT



15505 Sand Canyon Avenue
Building D, 1st Floor
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(949) 286-7000

SITE INFORMATION

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APPROVALS

DEPARTMENT	INITIALS	DATE
LANDLORD:		
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VZW RF:		
VZW INTERCONNECT:		
VZW UTILITY COORD:		
VZW CONST. MGR:		
VZW PROJ. MGR:		

REVISIONS

△	Description	Date
1	ISSUED FOR REVIEW (CWW)	06/04/14
2	ADDED TITLE INFO (JA)	06/18/14

Job Number: JN. 728.358
Scale: 1" = 20'
Drawn By: CWW
Checked By: DR

SHEET TITLE

**TOPOGRAPHIC
SURVEY**

LS-1



SEE SHEET LS-2 FOR SITE DETAILS



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1	ISSUED FOR REVIEW (CWW)	06/04/14
2	ADDED TITLE INFO (JA)	06/18/14

Job Number: JN. 728.358	Drawn By: CWW
Scale: 1" = 10'	Checked By: DR

SHEET TITLE

TOPOGRAPHIC SURVEY

LS-2

- LEGEND:**
- ACU AIR CONDITIONING UNIT
 - BLD BUILDING
 - BTM BOTTOM
 - BW BACK OF WALK
 - CRN CRANE
 - DK DECK
 - DR DOOR
 - DT DUCT
 - EOC EDGE OF CONCRETE
 - FD FOUND
 - FH FIRE HYDRANT
 - FRS FIRE SERVICE
 - FS FINISHED SURFACE
 - GPS GPS ANTENNA
 - GT GATE
 - GV GAS VENT
 - ISFW INSIDE FACE OF WALL
 - LTT LEAD, TACK, AND TAG
 - PH PENTHOUSE
 - PLTF PLATFORM
 - PPT PARAPET
 - RD ROOF DRAIN
 - RL RAIL
 - RRD RAISED ROOF DECK
 - RRS RAIL ROAD SPIKE
 - RV ROOF VENT
 - STP STEPS
 - SW SCREEN WALL
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 - ⊕ FIRE SERVICE
 - ⊕ FOUND MONUMENT
 - ⊕ GAS VENT
 - ⊕ GPS ANTENNA
 - ⊕ GRATE
 - ⊕ ROOF VENT
 - ⊕ WATER VALVE



SEE SHEET LS-1 FOR BOUNDARY AND TITLE INFO.



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REVISIONS

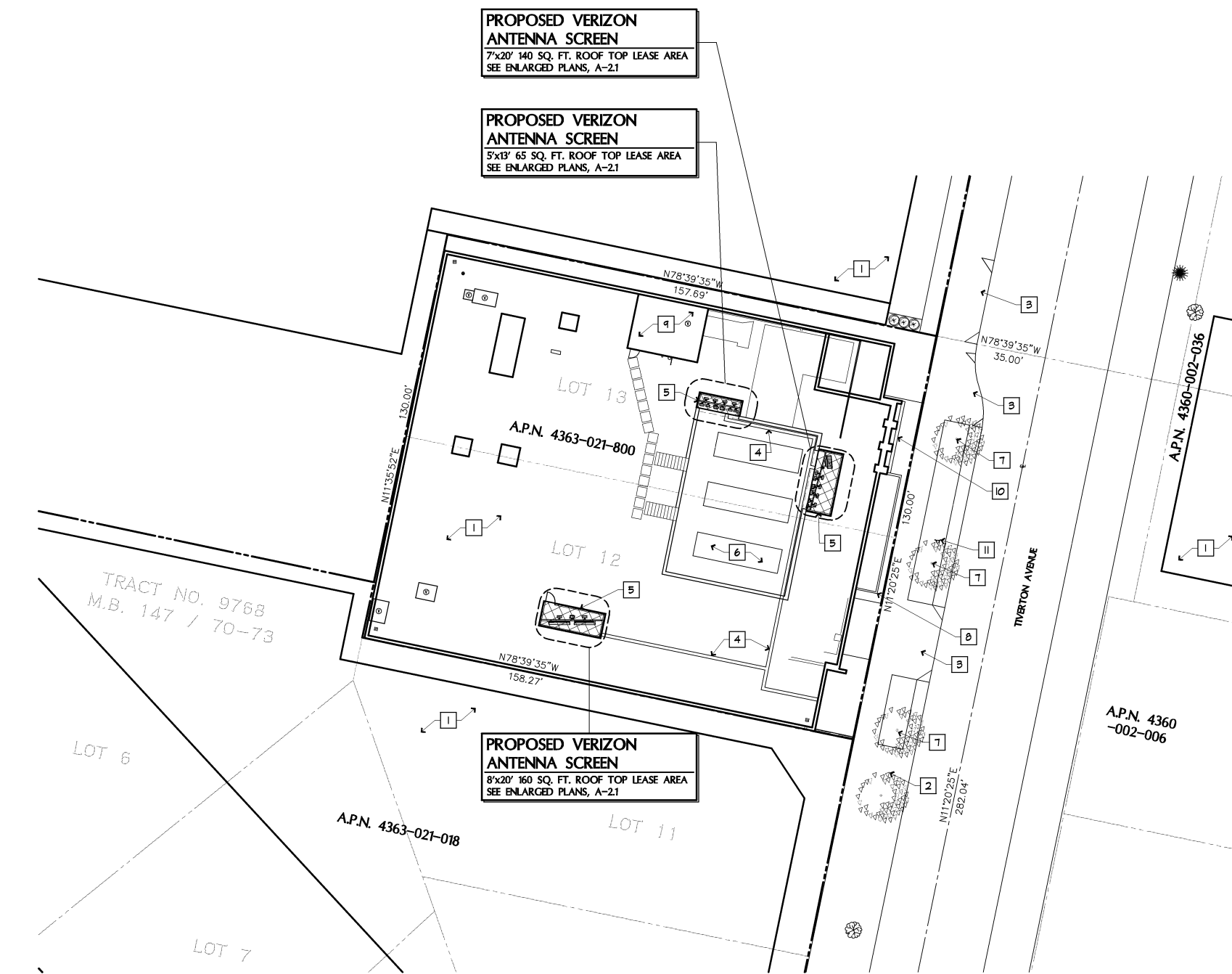
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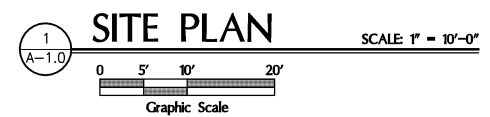
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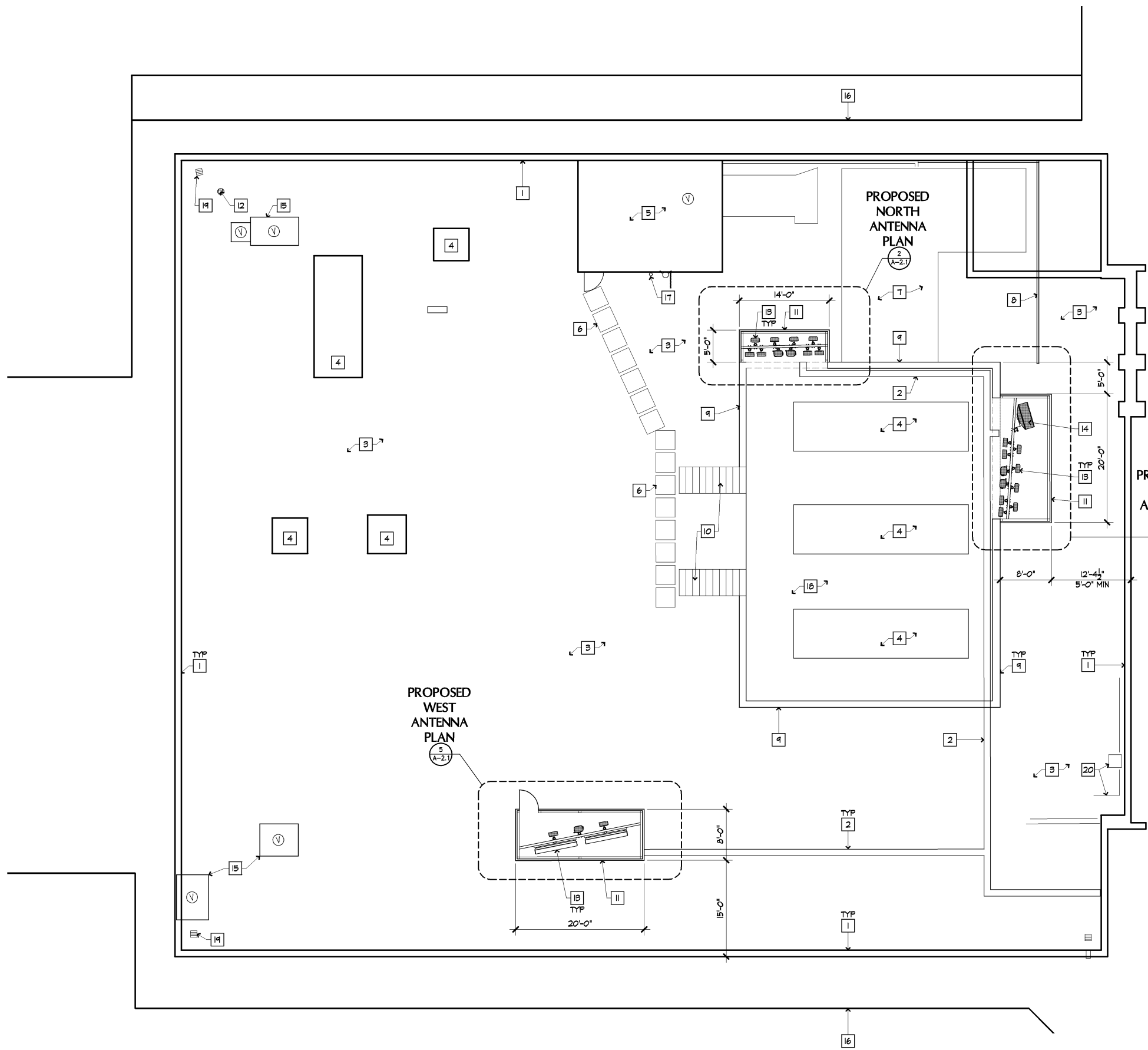
SITE PLAN

A-1.0



- KEY NOTES:**
- EXISTING BUILDING
 - EXISTING CONCRETE SIDEWALK
 - EXISTING CURB CUT & DRIVEWAY
 - PROPOSED CABLE TRAY
 - PROPOSED ANTENNA SCREEN FOR PROPOSED (10) ANTENNAS TOTAL
 - EXISTING ROOF EQUIPMENT
 - EXISTING TREE, TYP.
 - EXISTING PLANTER
 - EXISTING BUILDING PENTHOUSE
 - EXISTING MASONRY WALL
 - EXISTING FIRE HYDRANT





- KEY NOTES:**
- EXISTING BUILDING PARAPET
 - PROPOSED ROOF MOUNTED COAX CABLE TRAY
 - EXISTING BUILDING ROOF
 - EXISTING MECHANICAL EQUIPMENT
 - EXISTING BUILDING PENTHOUSE
 - EXISTING WALKING PADS
 - EXISTING MECHANICAL DUCTS
 - EXISTING SCREEN TO REMAIN
 - EXISTING METAL MECHANICAL SCREEN WALL
 - EXISTING METAL STAIR
 - PROPOSED SCREEN TO MATCH EXISTING MECHANICAL SCREEN
 - EXISTING GAS VENT
 - PROPOSED VERIZON PANEL ANTENNAS IN NEW SCREEN- (2) SECTORS, (4) ANTENNAS PER SECTOR, AND (2) ANTENNA AT WEST ANTENNA ENCLOSURE
 - PROPOSED VERIZON 48" DISH ANTENNA
 - EXISTING VENT
 - EXISTING ADJACENT BUILDING
 - EXISTING GPS ANTENNA
 - EXISTING METAL GRATE EQUIPMENT PLATFORM
 - EXISTING ROOF DRAIN
 - EXISTING SERVICE CRANE AND GUARDRAIL



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SHEET TITLE

ROOF PLAN

A-2.0

1
A-2.0

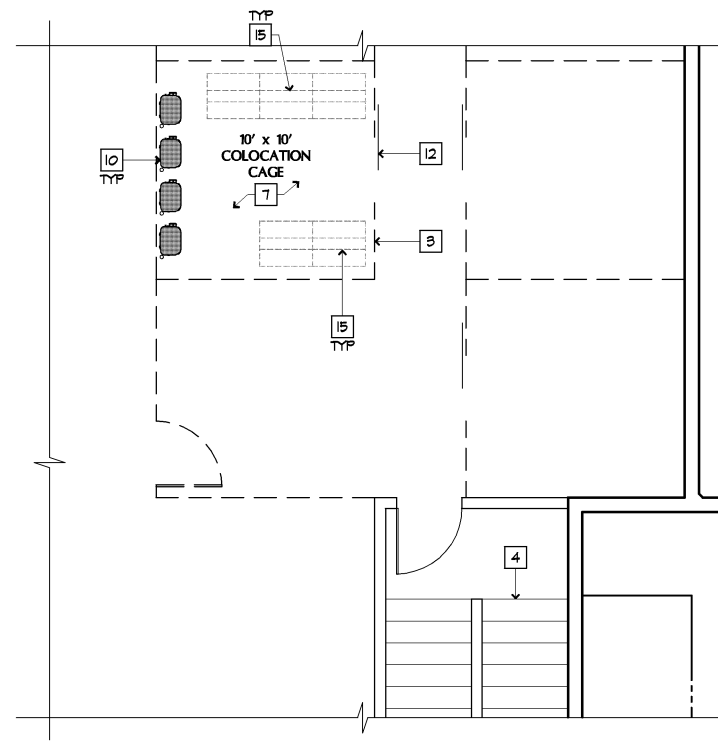
ROOF PLAN

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

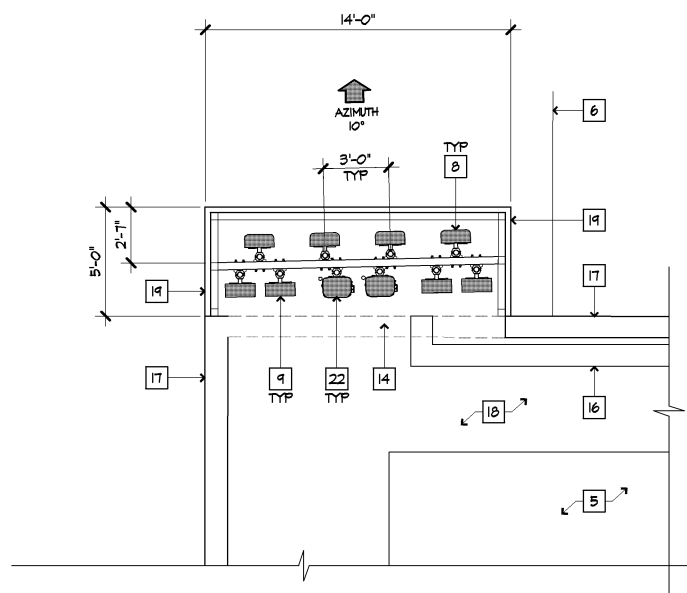
0 4' 8' 16'

Graphic Scale

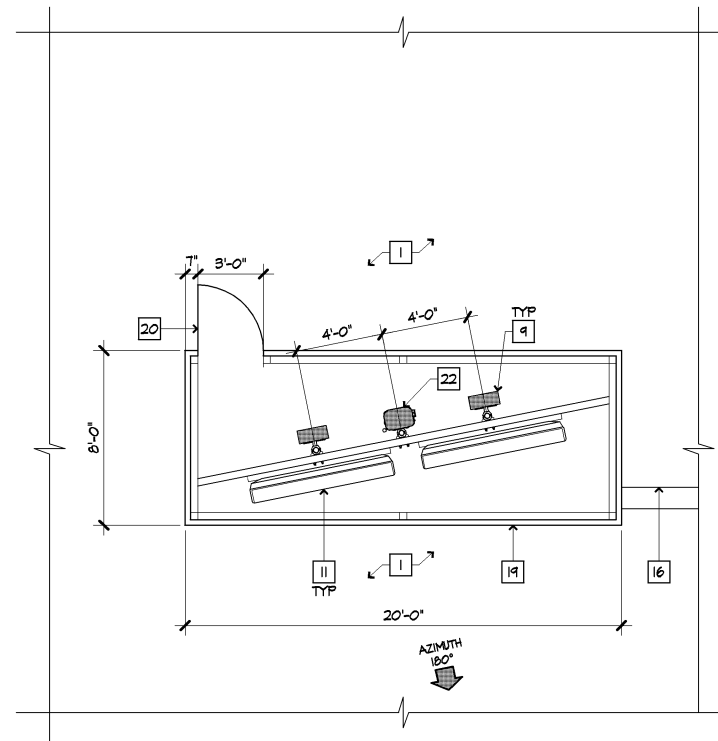
NORTH



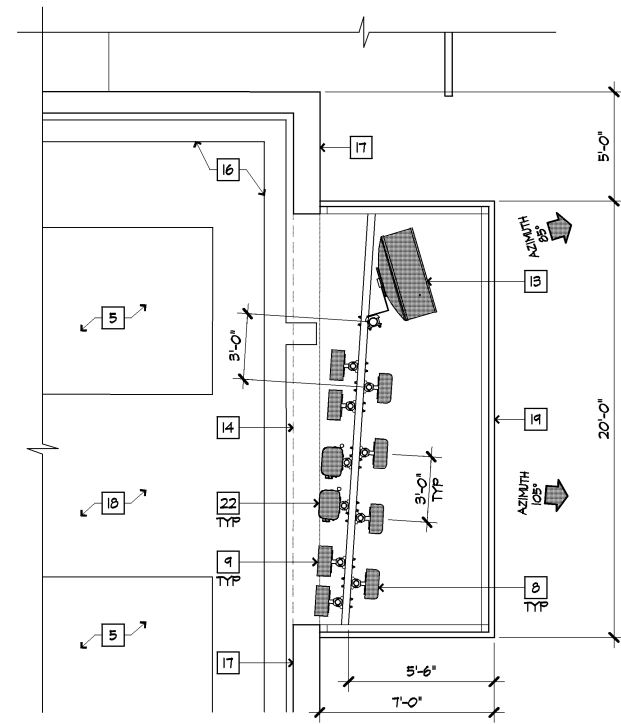
1
A-2.1 LEASE AREA PLAN – COLOCATION RM



2
A-2.1 NORTH ANTENNA PLAN



5
A-2.1 SOUTH ANTENNA PLAN



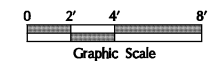
3
A-2.1 EAST ANTENNA PLAN

KEY NOTES:

1. EXISTING BUILDING ROOF
2. EXISTING BUILDING PARAPET
3. EXISTING COLOCATION CAGE
4. EXISTING STAIR
5. EXISTING ROOF EQUIPMENT
6. EXISTING ROOF MECHANICAL DUCTS
7. PROPOSED 10' x 10' VERIZON CAGE IN COLOCATION AREA ON 2ND FLOOR (CURRENTLY VACANT)
8. PROPOSED VERIZON PANEL ANTENNAS (2 SECTORS), (4) ANTENNAS PER SECTOR (8) TOTAL
9. PROPOSED VERIZON RRU'S, TOTAL OF (10)
10. PROPOSED VERIZON RAYCAP MOUNT TO NEW PIPE RACK, TOTAL OF (5) STACKED ON PIPES INSIDE VERIZON LEASE AREA
11. PROPOSED VERIZON ANTENNAS MOUNTED SIDENWAYS, 3' OFF ROOFTOP, AND POINTING UP EXISTING ADJACENT BUILDING (2) TOTAL
12. EXISTING SLIDING CAGE DOOR
13. PROPOSED VERIZON 48" PARABOLIC DISH ANTENNA INSIDE NEW SCREEN
14. PORTION OF EXISTING MECHANICAL EQUIPMENT SCREEN TO BE REMOVED
15. PROPOSED VERIZON EQUIPMENT RACKS SHOWN GHOSTED- FINAL LAYOUT & NUMBER OF RACKS T.B.D.
16. PROPOSED COAX CABLE TRAY ON EXISTING BUILDING ROOF
17. EXISTING ROOF EQUIPMENT SCREEN WALL
18. EXISTING ROOF EQUIPMENT PLATFORM
19. PROPOSED ANTENNA SCREEN WALL TO MATCH EXISTING MECHANICAL EQUIPMENT SCREEN WALL NEARBY
20. PROPOSED SCREEN WALL 3' x 7' ACCESS DOOR
21. EXISTING ROOF EQUIPMENT PLATFORM
22. PROPOSED VERIZON RAYCAP MOUNTED BEHIND PROPOSED ANTENNAS, (5) TOTAL

ENLARGED PLANS

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



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SHEET TITLE

LEASE AREA PLAN
ANTENNA PLAN

A-2.1



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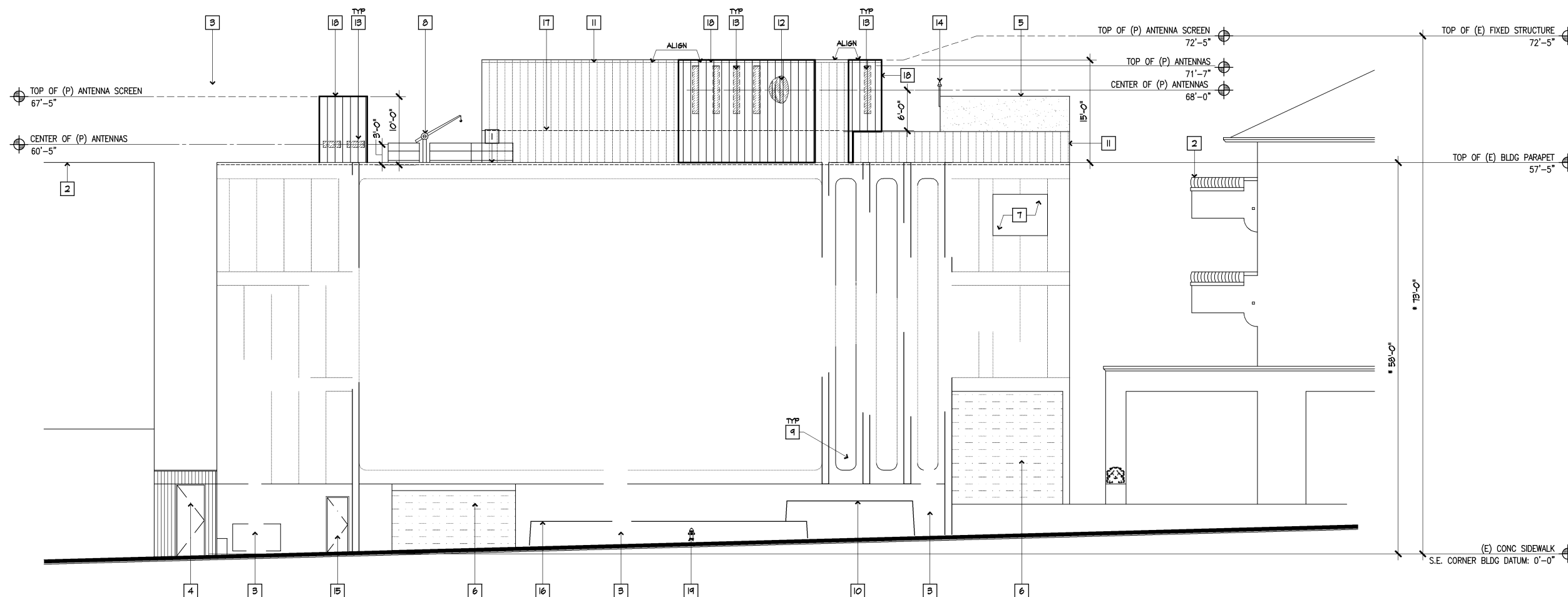
SHEET TITLE

ELEVATIONS

A-3.0

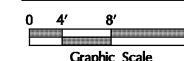
KEY NOTES:

- EXISTING BUILDING PARAPET
- EXISTING ADJACENT BUILDING
- EXISTING TREE
- EXISTING WROUGHT IRON FENCE & GATE
- EXISTING PENTHOUSE & ROOF ACCESS
- EXISTING PARKING GARAGE DOOR
- EXISTING VERIZON SIGNAGE
- EXISTING SERVICE CRANE TO REMAIN
- EXISTING BUILDING WINDOWS
- EXISTING MASONRY WALL
- LINE OF EXISTING ROOF EQUIPMENT SCREEN
- PROPOSED VERIZON 48" PARABOLIC DISH ANTENNA BEHIND NEW SCREEN WALL
- PROPOSED VERIZON PANEL ANTENNAS BEHIND (P) SCREEN WALL
- EXISTING GPS ANTENNA
- EXISTING SERVICE DOOR
- EXISTING PLANTER
- EXISTING METAL EQUIPMENT PLATFORM
- PROPOSED ANTENNA SCREEN, SEE PLANS SHEET A-2.1
- EXISTING FIRE HYDRANT



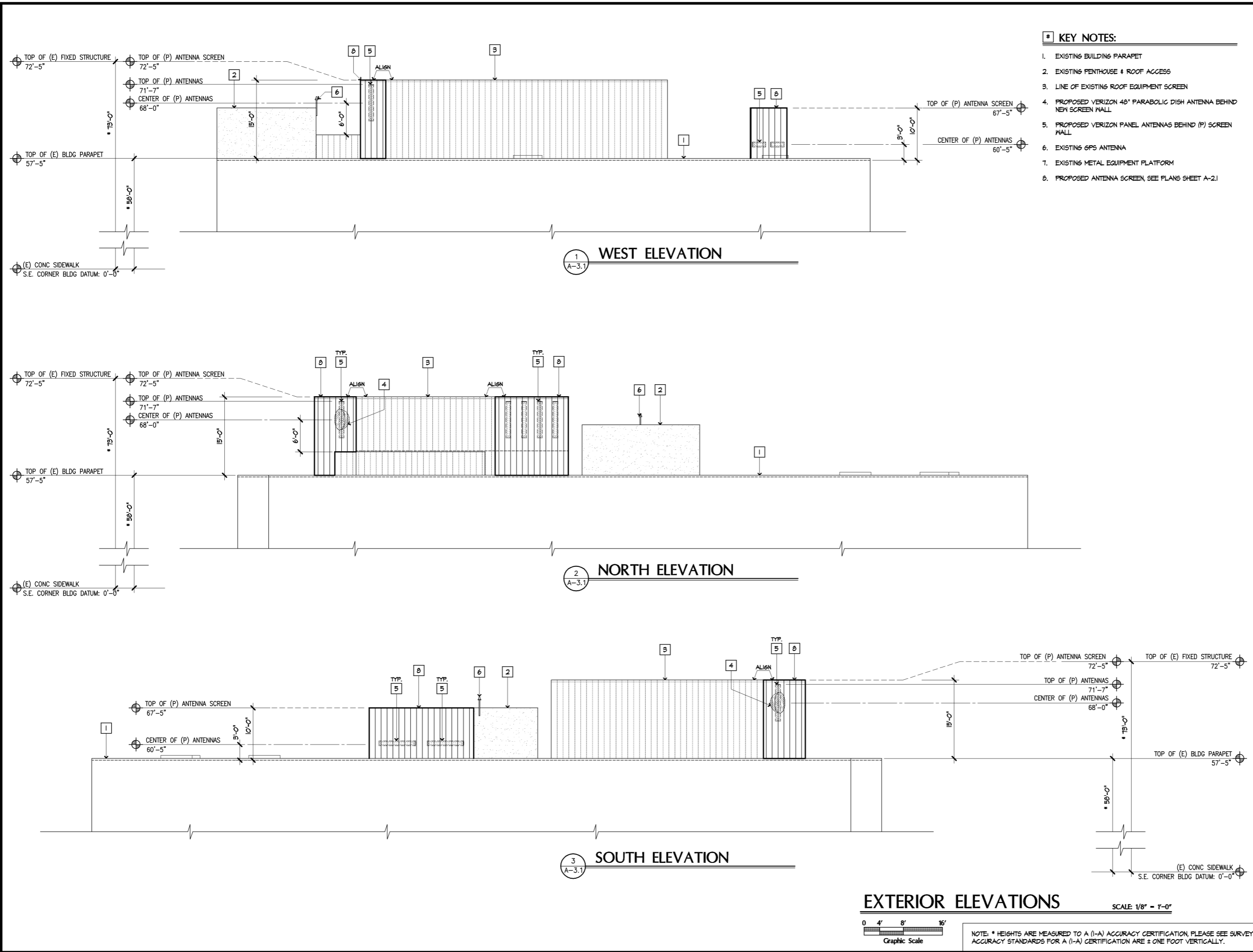
EXTERIOR ELEVATIONS

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




EAST ELEVATION

NOTE: * HEIGHTS ARE MEASURED TO A (1-A) ACCURACY CERTIFICATION, PLEASE SEE SURVEY. ACCURACY STANDARDS FOR A (1-A) CERTIFICATION ARE ± ONE FOOT VERTICALLY.




- KEY NOTES:**
- EXISTING BUILDING PARAPET
 - EXISTING PENTHOUSE & ROOF ACCESS
 - LINE OF EXISTING ROOF EQUIPMENT SCREEN
 - PROPOSED VERIZON 48" PARABOLIC DISH ANTENNA BEHIND NEW SCREEN WALL
 - PROPOSED VERIZON PANEL ANTENNAS BEHIND (P) SCREEN WALL
 - EXISTING GPS ANTENNA
 - EXISTING METAL EQUIPMENT PLATFORM
 - PROPOSED ANTENNA SCREEN, SEE PLANS SHEET A-2.1



C.R. CARNEY ARCHITECTS

12841 Newport Avenue
Tustin, California 92780-2711
(714) 665-9500
Fax (714) 665-9501

APPLICANT



15505 Sand Canyon Avenue
Building D, 1st Floor
Irvine, California 92618
(949) 286-7000

SITE INFORMATION

VzT University

1041 S. Tiverton Avenue
Los Angeles, California 90024

APPROVALS

DEPARTMENT	INITIALS	DATE
LANDLORD:		
ZONING:		
VZW SITE ACQ:		
VZW RF:		
VZW INTERCONNECT:		
VZW UTILITY COORD:		
VZW CONST. MGR.:		
VZW PROJ. MGR.:		

REVISIONS

△	Description	Date
0	Client Review - 80% ZDs	06/03/14
1	Client Review - 90% ZDs	06/23/14
2	Client Review - 100% ZDs	06/24/14
3	Client Comments - 100% ZDs	07/09/14

Job Number: 1414X	Drawn By: H.V.L.
Walk Date: 05/22/14	Checked By: U.C.

SHEET TITLE

ELEVATIONS

A-3.1