



EXISTING



PROPOSED

MBCH03

MANHATTAN AVE & 29TH ST.
MANHATTAN BEACH, CA 90266



3939 E. CORONADO ST.
ANAHEIM, CA 92807





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MANHATTAN AVE. & 29TH ST.
MANHATTAN BEACH, CA 90266



12900 PARK PLAZA
CERRITOS, CA 90703



SEAL

ISSUED FOR: ZONING REVIEW
ISSUE DATE: 04/14/2017
PROJECT No. FA140623
DRAWN BY: EA CHECKED BY: EF

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	09/02/15	ZONING REVIEW	EA
1	09/14/15	CLIENT COMMENTS	EA
2	10/02/15	CLIENT COMMENTS	JM
3	04/13/16	CITY COMMENTS	EA
4	04/14/17	CITY COMMENTS	EA

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SHEET TITLE

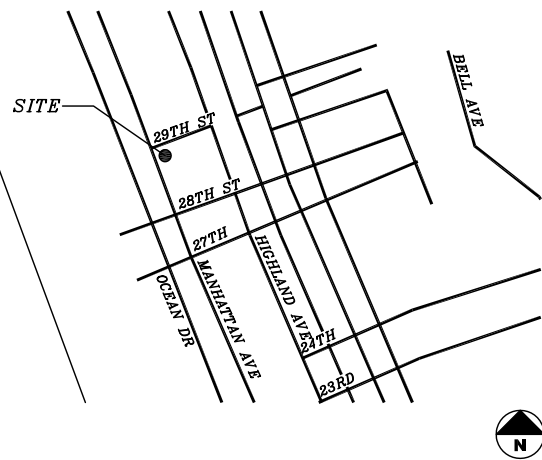
TITLE SHEET

SHEET NUMBER

T-1

VICINITY MAP

THOMAS GUIDE MAP PG. 732 GRID. E5



DRIVING DIRECTIONS

STARTING FROM AT&T ANAHEIM OFFICE:

1. HEAD EAST ON E CORONADO ST TOWARD N VAN BUREN ST
2. TURN RIGHT ONTO VAN BUREN ST
3. TURN RIGHT ONTO E LA PALMA AVE
4. USE THE LEFT 2 LANES TO TURN LEFT ONTO N TUSTIN
5. TURN RIGHT TO MERGE ONTO CA-91 W/RIVERSIDE FWY
6. CONTINUE ON CA-91 W TO HAWTHORNE. TAKE EXIT 43
7. MERGE ONTO CA-91 W/RIVERSIDE FWY
CONTINUE TO FOLLOW CA-91 W
8. USE THE RIGHT 3 LANES TO TAKE EXIT 6 FOR I-110 S
TOWARD SAN PEDRO
9. KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR I-405 N
10. TAKE EXIT 43 FOR ROSECRANS AVE
11. CONTINUE ON W ROSECRANS AVE. DRIVE TO MANHATTAN
AVE IN MANHATTAN BEACH
12. USE THE LEFT 2 LANES TO TURN LEFT ONTO W
ROSECRANS AVE
13. TURN LEFT ONTO MANHATTAN

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.

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 TEAM

ARCHITECT

FULSANG ARCHITECTURE INC.
3471 VIA LIDO, SUITE 202
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

THE PLANNING CONSORTIUM
5001 EAST ATHERTON STREET #204
LONG BEACH, CA 90815
CONTACT: JOHN BITTERLY
PHONE: (714) 349-5539

PROJECT DESCRIPTION

CONSTRUCTION OF AN UNMANNED WIRELESS CELL SITE FOR
AT&T.

PROJECT CONSISTS OF:

- (2) PANEL ANTENNAS
- (1) OUTDOOR EQUIPMENT CABINET
- CONNECTIONS AS REQUIRED FOR POWER AND TELCO
SERVICES.

PROJECT INFORMATION

APPLICANT/LESSEE

AT&T
3939 E. CORONADO ST.
ANAHEIM, CA 92807
CONTACT: PHIL BROWN
OFFICE: (805) 317-2132
MOBILE: (714) 264-9888

PROPERTY OWNER

PROPERTY OWNER: CITY OF MANHATTAN BEACH
CONTACT PERSON: TBD
CONTACT NUMBER: TBD
PROPERTY OWNER ADDRESS: TBD

PROPERTY INFORMATION

A.P.N.: RIGHT-OF-WAY
JURISDICTION: CITY OF MANHATTAN BEACH
CURRENT ZONING: RIGHT-OF-WAY
OCCUPANCY TYPE: B/U
TYPE OF CONSTRUCTION: V-B
ADA REQUIREMENTS: FACILITY IS UNMANNED AND
NOT FOR HUMAN HABITATION.
DISABLED ACCESS NOT
REQUIRED. 2013 CBC SECTION
1103B EXCEPTION 1

SHEET INDEX

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

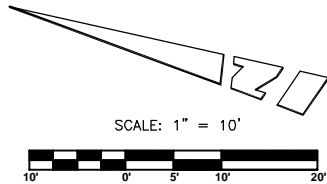
CABLE/ANTENNA SCHEDULE

ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAX CABLE LENGTH
ALPHA	160°	TBD	50'
BETA	340°	TBD	50'

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

APPROVAL

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



LEGEND:

- | | | | |
|------|---------------------|------|------------------|
| APX | APEX | TC | TOP OF CURB |
| BD | BOLLARD | TP | TOP |
| BTM | BOTTOM | TPB | TELCO PULL BOX |
| BW | BACK OF WALK | TR | TREE |
| CLF | CHAIN LINK FENCE | TRPM | PALM TREE |
| EDPB | EDISON PULL BOX | UPB | UTILITY PULL BOX |
| EOC | EDGE OF CONCRETE | WC | WATER CAN |
| FD | FOUND | | |
| FH | FIRE HYDRANT | ⊙ | BOLLARD |
| FS | FINISHED SURFACE | ⌒ | CENTERLINE |
| GL | GUTTER LIP | —○— | CHAIN LINK FENCE |
| HSE | HOUSE | ⌒ | FIRE HYDRANT |
| IN | INCHES | ● | FOUND MONUMENT |
| LT | LIGHT | ⊙ | SEWER MANHOLE |
| LTT | LEAD, TACK, AND TAG | ⊕ | STREET LIGHT |
| NG | NATURAL GROUND | ● | WATER CAN |
| S/W | SPIKE AND WASHER | | |
| SL | STREET LIGHT | | |
| SMH | SEWER MANHOLE | | |

COORDINATES:

LATITUDE 33°53'44.43" N
LONGITUDE 118°25'00.22" 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 MANHATTAN AVENUE BEING NORTH 19°43'00" WEST PER PECK'S MANHATTAN BEACH TRACT, M.B. 7/34, RECORDS OF LOS ANGELES COUNTY.

ASSESSOR'S IDENTIFICATION:

N/A

AREA:

N/A

BENCH MARK REFERENCE:

U.S.G.S. BENCH MARK "BM 50"

UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 50" AS SHOWN ON THE "VENICE" 7.5 MINUTE QUADRANGLE MAP.

ELEVATION: 52.5 FEET A.M.S.L. (NAVD88) (DATUM VERIFIED IN FIELD TO BE WITHIN 1-A ACCURACY STANDARDS)

TITLE REPORT IDENTIFICATION:

N/A

EASEMENT NOTES:

N/A

LEGAL DESCRIPTION:

N/A

DATE OF SURVEY:

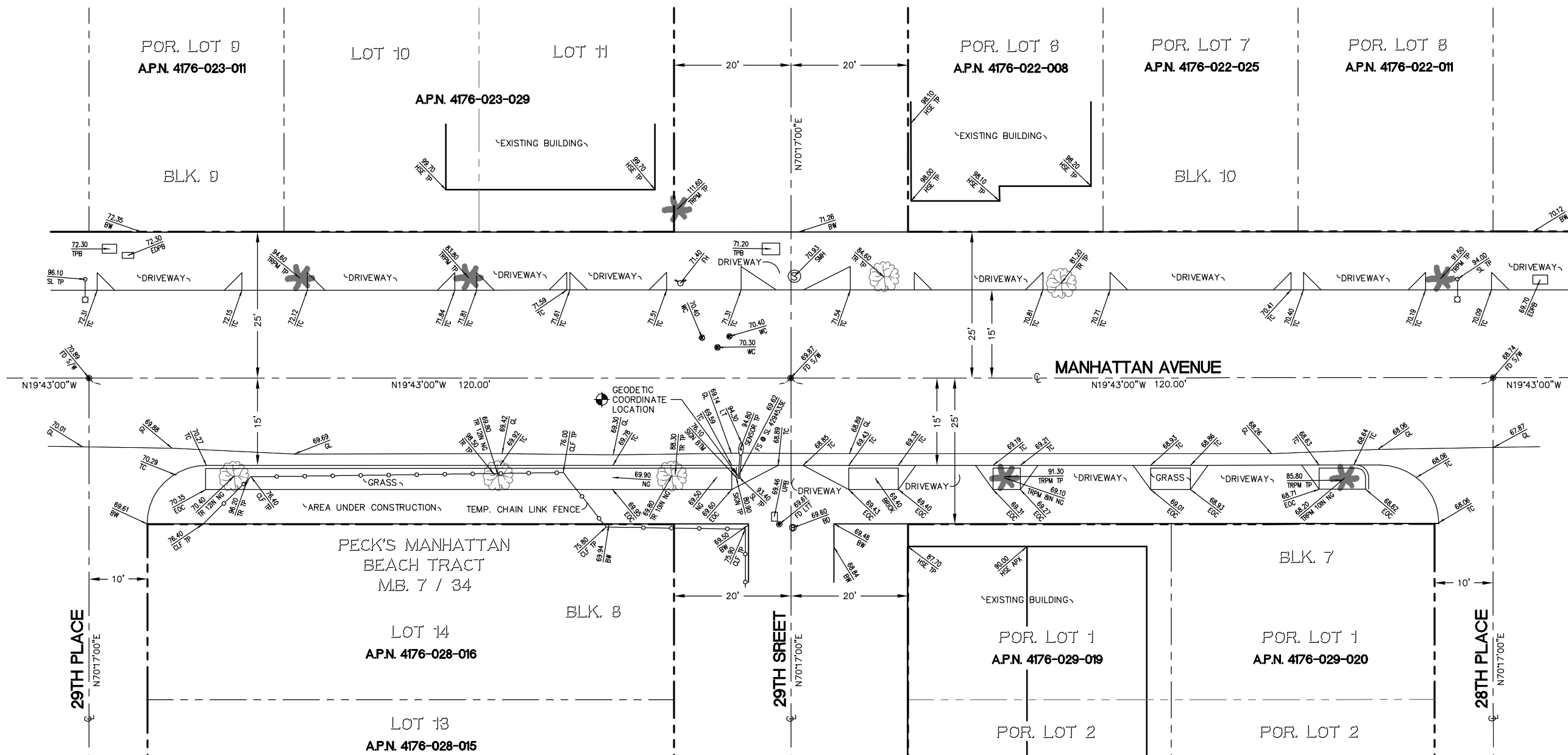
APRIL 08, 2015

SURVEYORS NOTE:

THE RIGHT OF WAY LINES AND THEIR DIMENSIONS SHOWN HEREON ARE PER READILY AVAILABLE RECORDED INFORMATION AND THEIR LOCATIONS ARE APPROXIMATE, PENDING RECEIPT OF TITLE REPORT(S) FOR THE ADJACENT REAL PROPERTY.

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.



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FULSANG
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NEWPORT BEACH, CA 92663
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SEAL



PREPARED BY:

BERT HAZE

AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING

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COSTA MESA, CALIFORNIA 92626
714 557-1567 OFFICE
714 557-1568 FAX

JN. 801.469

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SHEET TITLE

TOPOGRAPHIC SURVEY

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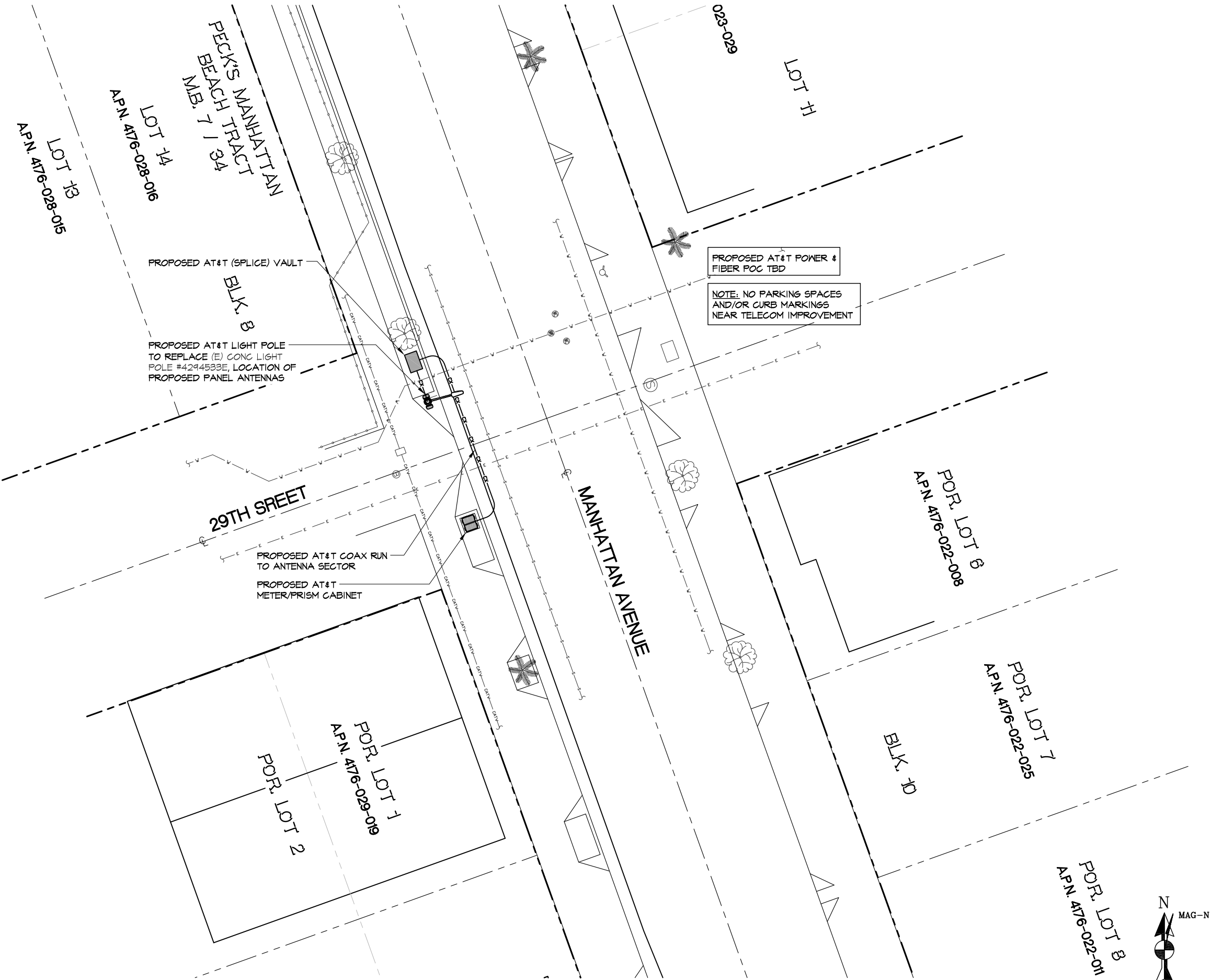
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SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

A-1



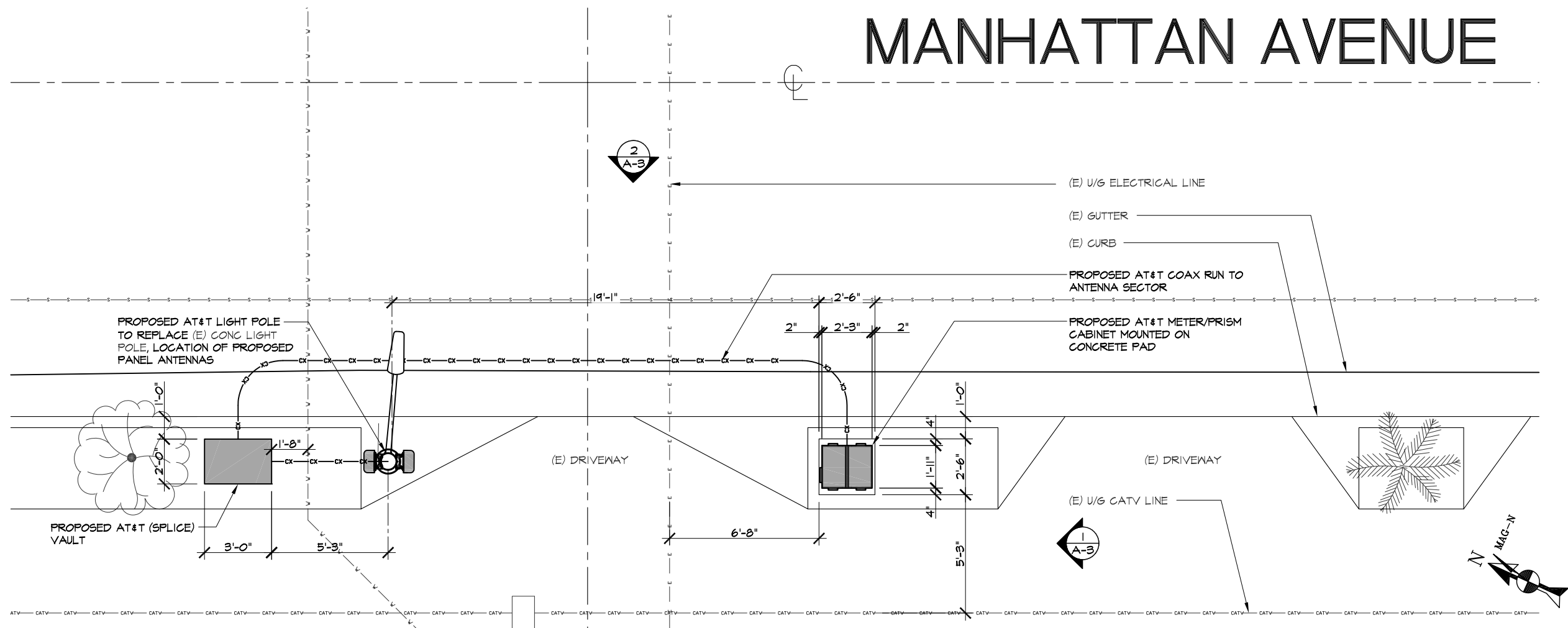
OVERALL SITE PLAN

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



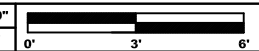
1

MANHATTAN AVENUE



ENLARGED SITE PLAN

SCALE @ 11x17: 3/16" = 1'-0"
SCALE @ 24x36: 3/8" = 1'-0"



1

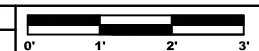
PROPOSED AT&T (2) FLUSH MOUNTED PANEL ANTENNAS

PROPOSED AT&T 23'-9" TALL LIGHT POLE TO REPLACE (E) 23'-9" TALL CONC LIGHT POLE

NOTE: NEW POLE WILL COMPLY WITH ALL CITY REGULATIONS

ANTENNA PLAN

SCALE @ 11x17: 3/8" = 1'-0"
SCALE @ 24x36: 3/4" = 1'-0"



2



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SHEET TITLE

ENLARGED SITE PLAN &
ANTENNA PLAN

SHEET NUMBER

A-2



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SHEET TITLE

ELEVATIONS

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A-3

PROPOSED AT&T (2) FLUSH MOUNTED PANEL ANTENNAS

PROPOSED AT&T 23'-9" TALL LIGHT POLE TO REPLACE (E) 23'-9" TALL CONC LIGHT POLE

23'-9"
TOP OF POLE
24'-8"
ANTENNA CENTER
25'-0"
TOP OF ANTENNA

PROPOSED AT&T METER/PRISM CABINET MOUNTED ON CONCRETE PAD

PROPOSED AT&T (SPLICE) VAULT

2

SOUTH ELEVATION

PROPOSED AT&T (2) FLUSH MOUNTED PANEL ANTENNAS

PROPOSED AT&T 23'-9" TALL LIGHT POLE TO REPLACE (E) 23'-9" TALL CONC LIGHT POLE

25'-0"
TOP OF ANTENNA
24'-8"
ANTENNA CENTER
23'-9"
TOP OF POLE

PROPOSED AT&T METER/PRISM CABINET MOUNTED ON CONCRETE PAD

PROPOSED AT&T (SPLICE) VAULT (BEYOND)

1