



**EXISTING**



**PROPOSED**

**MBCH15**

OCEAN DRIVE & 18TH ST.  
MANHATTAN BEACH, CA 90266



3939 E. CORONADO ST.  
ANAHEIM, CA 92807

**FULSANG**  
**ARCHITECTURE**  
3471 VIA LIDO, SUITE 202  
NEWPORT BEACH, CA 92663  
PHONE: (949) 838-4139



**MBCH15**  
**OCEAN DR. & 18TH ST.**  
**MANHATTAN BEACH, CA 90266**



SEAL

ISSUED FOR: ZONING REVIEW  
ISSUE DATE: 04/14/2017  
PROJECT No. FA140636  
DRAWN BY: EA CHECKED BY: EF

**SUBMITTALS**

REV.	DATE	DESCRIPTION	BY
0	09/01/15	ZONING REVIEW	EA
1	09/14/15	CLIENT COMMENTS	EA
2	10/02/15	CLIENT COMMENTS	JM
3	04/05/17	CITY COMMENTS	EA

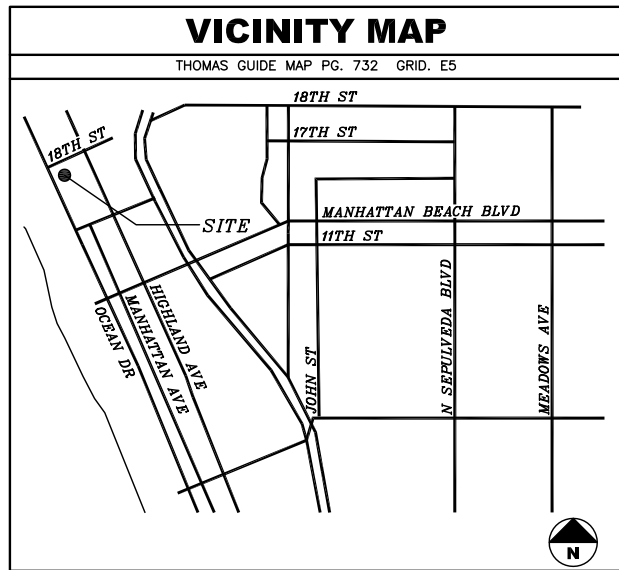
**MBCH15**  
OCEAN DR. & 18TH ST.  
MANHATTAN BEACH, CA 90266

SHEET TITLE

**TITLE SHEET**

SHEET NUMBER

**T-1**



**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 AVE
5. TURN RIGHT TO MERGE ONTO CA-91 W/RIVERSIDE FWY
6. MERGE ONTO CA-91 W/RIVERSIDE FWY  
CONTINUE TO FOLLOW CA-91 W
7. USE THE RIGHT 3 LANES TO TAKE EXIT 6 FOR I-110 S TOWARD SAN PEDRO
8. KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR I-405 N AND MERGE ONTO I-405 N
9. TAKE EXIT 43 FOR ROSECRANS AVE
10. CONTINUE ON W ROSECRANS AVE. DRIVE TO OCEAN DR IN MANHATTAN BEACH
11. USE THE LEFT 2 LANES TO TURN LEFT ONTO W ROSECRANS AVE
12. TURN LEFT ONTO HIGHLAND AVE
13. TURN RIGHT ONTO 18TH PL
14. TURN LEFT ONTO OCEAN DR

**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	155°	TBD	50'
BETA	335°	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: \_\_\_\_\_

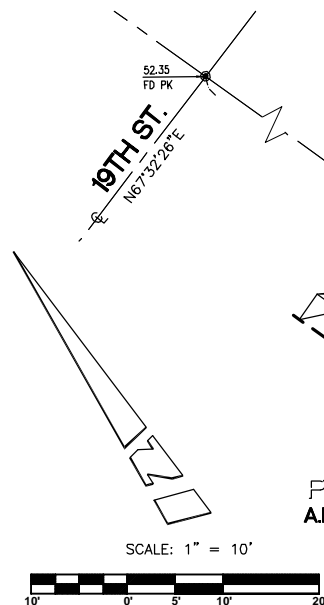
RF ENGINEER: \_\_\_\_\_

SITE ACQUISITION: \_\_\_\_\_

ZONING MANAGER: \_\_\_\_\_

UTILITY COORDINATOR: \_\_\_\_\_

NETWORK OPERATIONS: \_\_\_\_\_



COORDINATES:

LATITUDE 33°53'20.10" N  
LONGITUDE 118°24'49.41" 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 OCEAN DRIVE, BEING NORTH 24°36'33" WEST PER RECORD OF SURVEY, R.S.B. 249/89, RECORDS OF LOS ANGELES COUNTY.

AREA:

N/A

ASSESSOR'S IDENTIFICATION:

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 10, 2015

SURVEYORS NOTE:

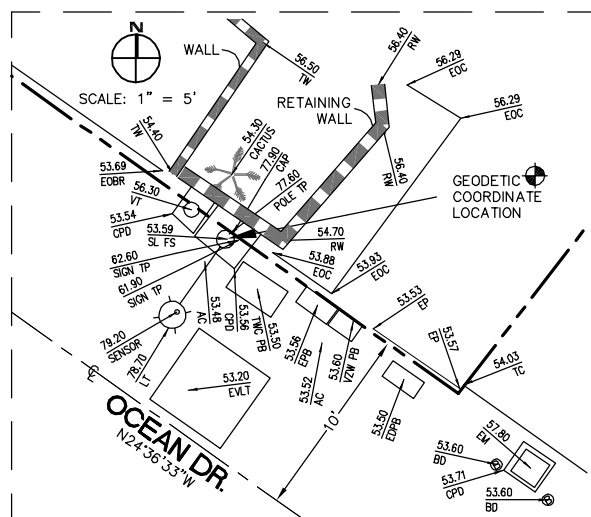
THE RIGHT OF WAY LINES AND THEIR DIMENSIONS SHOWN HEREON ARE PER READILY AVAILABLE RECORDED INFORMATION AND THEIR LOCATIONS ARE APPROXIMATE, PENDING RECEIPT OF TITLE REPORT(S) FOR THE ADJACENT REAL PROPERTY.

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.

LEGEND:

- AC ASPHALT CONCRETE
- BD BOLLARD
- BTM BOTTOM
- CATV CABLE TV
- CB CATCH BASIN
- CPD CONCRETE PAD
- EDPB EDISON PULL BOX
- EM ELECTRICAL METER
- EOBR EDGE OF BRICK
- EOC EDGE OF CONCRETE
- EP EDGE OF PAVEMENT
- EPB ELECTRICAL PULL BOX
- EVLT ELECTRICAL VAULT
- FD FOUND
- FH FIRE HYDRANT
- FS FINISHED SURFACE
- GL GUTTER LIP
- HSE HOUSE
- LT LIGHT
- MH MANHOLE
- N&T NAIL AND TAG
- PB PULL BOX
- PK PK NAIL
- RW RETAINING WALL
- S&W SPIKE AND WASHER
- SL STREET LIGHT
- SMH SEWER MANHOLE
- TC TOP OF CURB
- TP TOP
- TRPM PALM TREE
- TW TOP OF WALL
- TWC TIME WARNER CABLE
- VL VAULT
- VT VENT
- VZW VERIZON
- WC WATER CAN
- XARM CROSS ARM
- BLOCK WALL
- CENTERLINE
- BOLLARD
- FIRE HYDRANT
- FOUND MONUMENT
- MANHOLE
- SEWER MANHOLE
- STREET LIGHT
- WATER CAN



BLOCK 5

RECORD OF SURVEY  
R.S.B. 249 / 89

LOT 23  
A.P.N. 4178-007-017

LOT 22  
A.P.N. 4178-007-016

POR. LOT 18  
A.P.N. 4178-007-012

POR. LOT 19  
A.P.N. 4178-007-013

POR. LOT 20  
A.P.N. 4178-007-014

SUBDIVISION No. 2 OF  
NORTH MANHATTAN BEACH  
M.B. 2 / 1

POR. LOT 21  
A.P.N. 4178-007-015

POR. LOT 16  
A.P.N. 4178-005-007

BLOCK 4  
NORTH MANHATTAN BEACH  
M.B. 1 / 97-98

POR. LOT 17  
A.P.N. 4178-005-008

BLOCK 4

LOT 14  
A.P.N. 4178-005-005

LOT 15  
A.P.N. 4178-005-006



12900 PARK PLAZA  
CERRITOS, CA 90703

FULSANG  
ARCHITECTURE

3471 VIA LIDO, SUITE 202  
NEWPORT BEACH, CA 92663  
PHONE: (949) 838-4139

SEAL



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. 801.480

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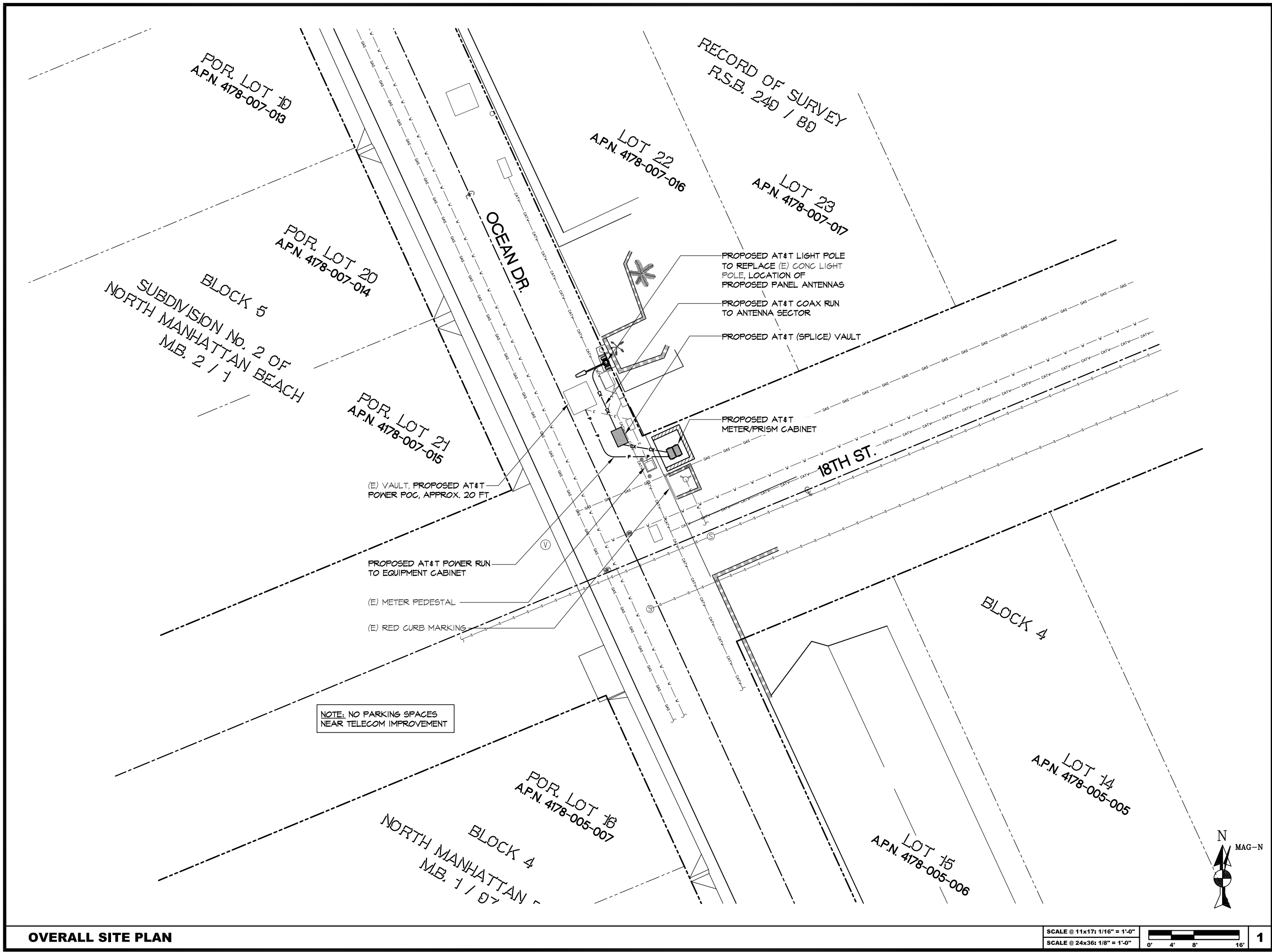
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SHEET TITLE

TOPOGRAPHIC SURVEY

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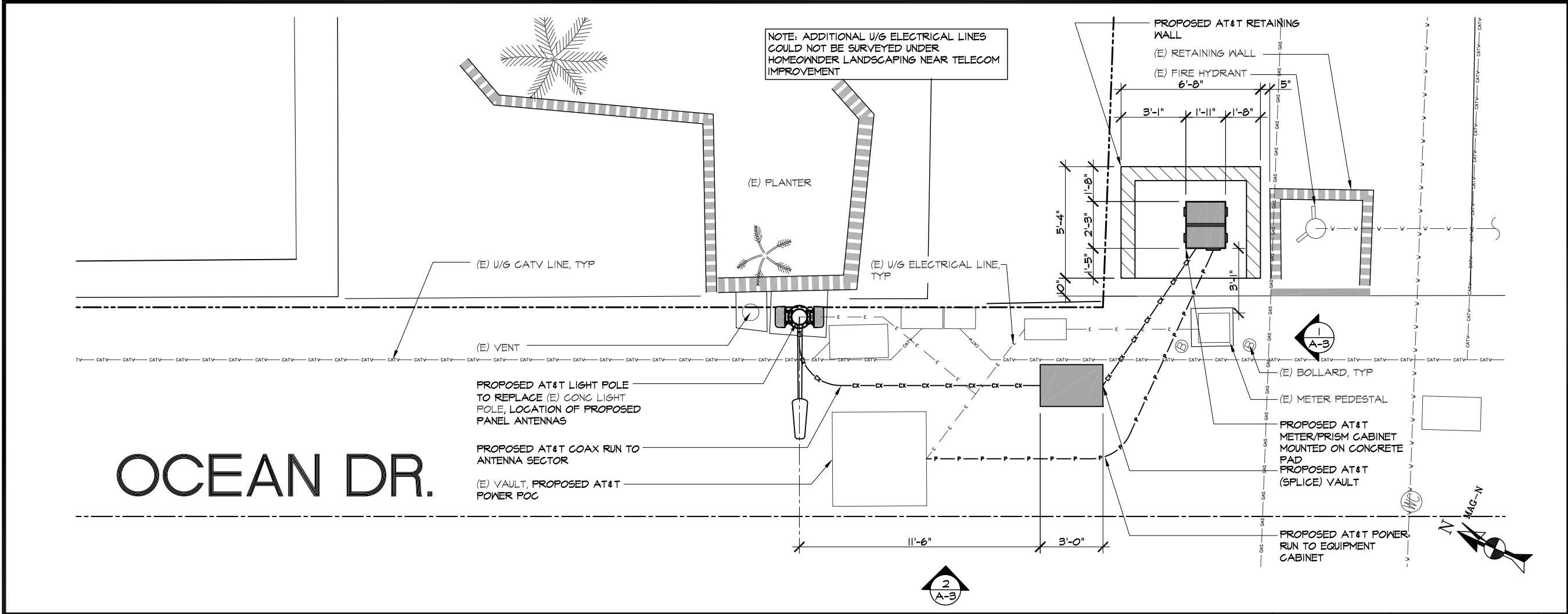
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SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

A-1



ENLARGED SITE PLAN

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



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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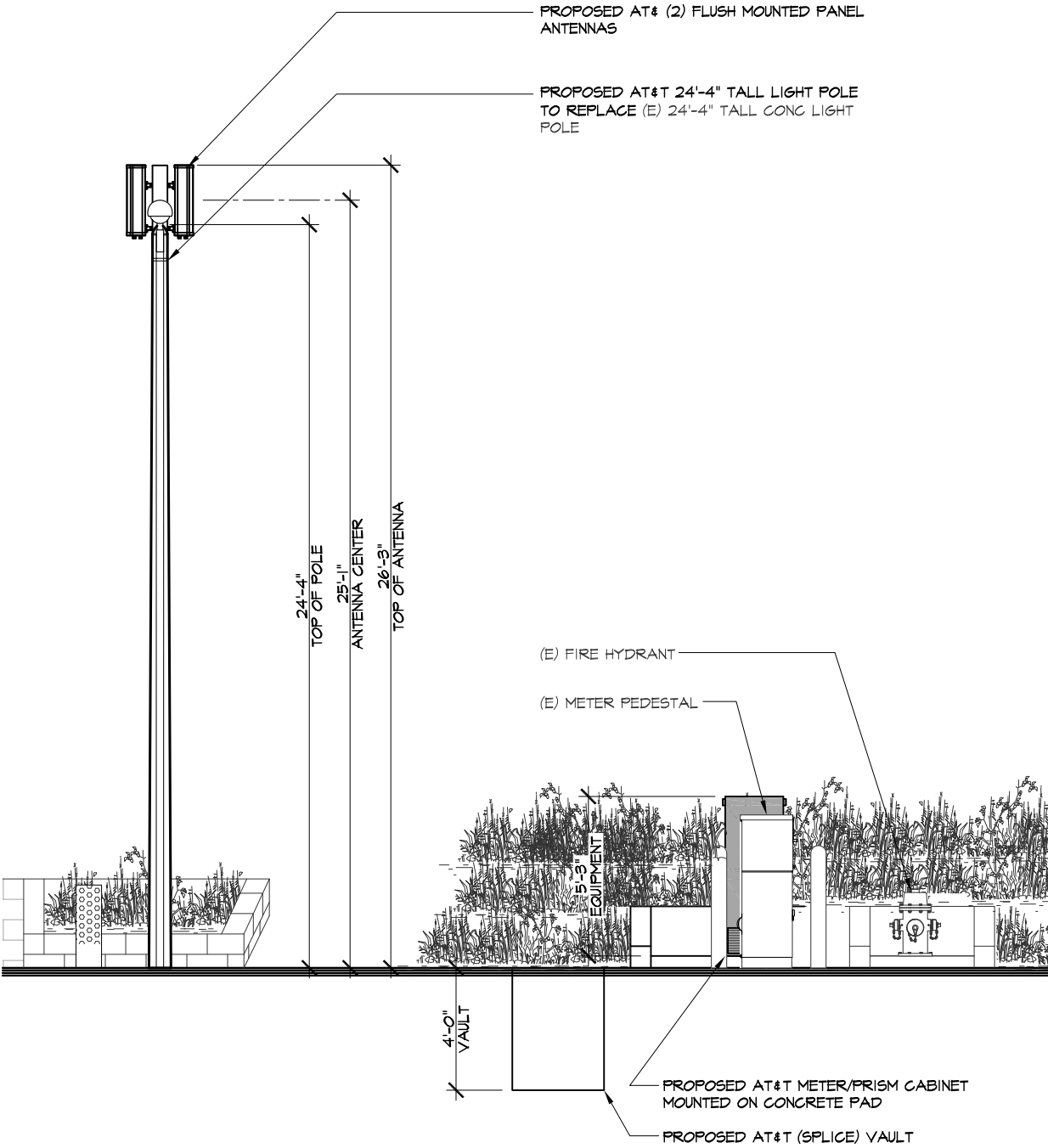
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SHEET TITLE

ELEVATIONS

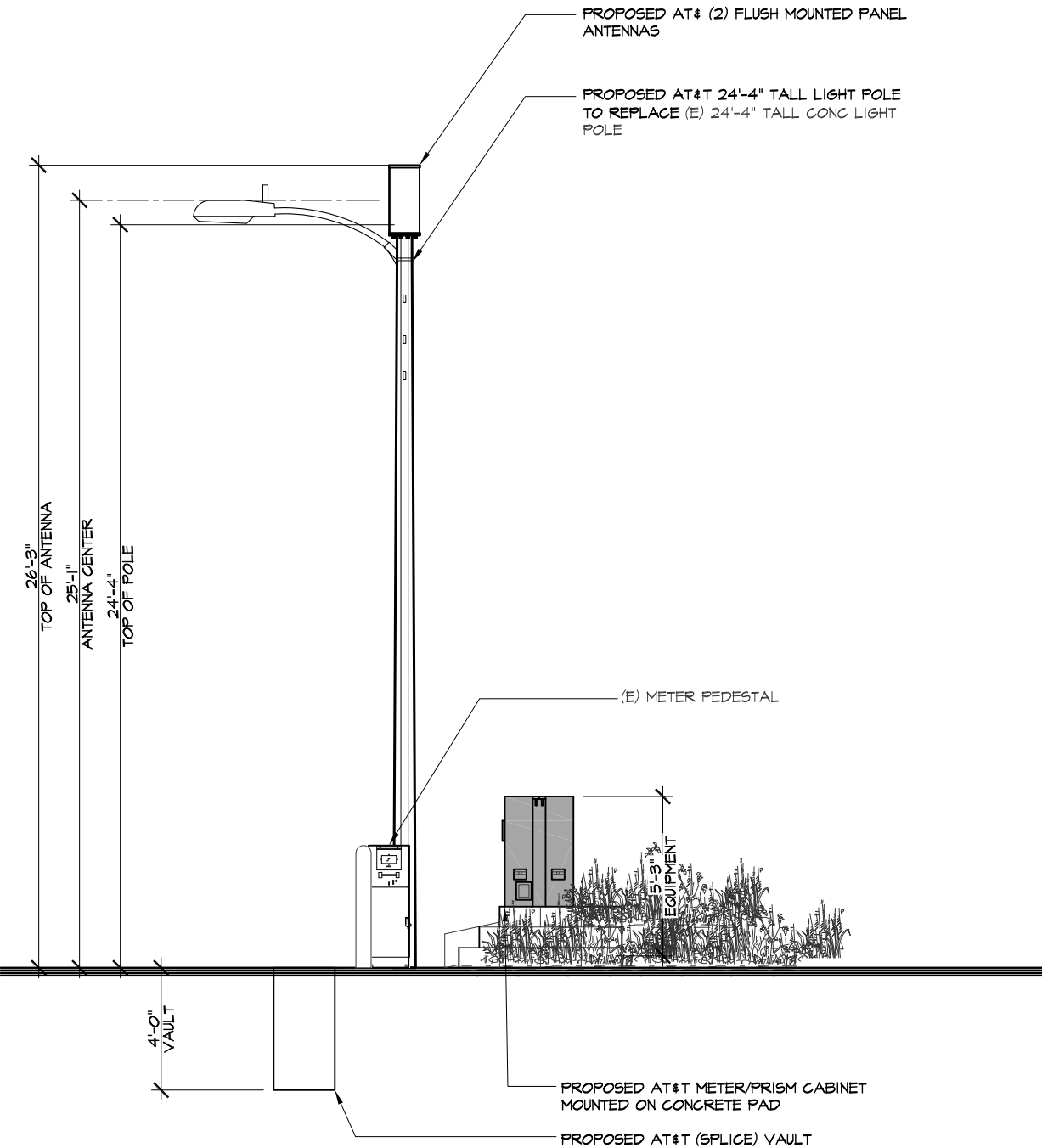
SHEET NUMBER

A-3



WEST ELEVATION

SCALE @ 11x17: 3/32" = 1'-0"  
SCALE @ 24x36: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE @ 11x17: 3/32" = 1'-0"  
SCALE @ 24x36: 3/16" = 1'-0"