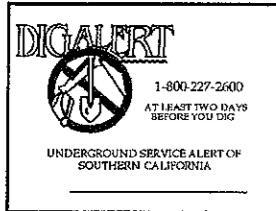


Royal Street Communications, LLC

BECKER'S SURF SHOP LA-2509B

3140 E. PACIFIC COAST HIGHWAY
NEWPORT BEACH, CA. 92663



Royal Street Communications California, LLC
2913 EL CAMINO REAL, #561
TUSTIN, CA 92782

PROJECT INFORMATION:
LA-2509B
BECKER'S SURF SHOP
3140 E. PACIFIC COAST HIGHWAY
NEWPORT BEACH, CA. 92663

CURRENT ISSUE DATE:
09/13/07

ISSUED FOR:
100% ZONING DRAWING

REV.	DATE	DESCRIPTION	BY
0	05/31/07	100% ZONING DRAWING	JSP
2	06/19/07	PLANNER'S COMMENTS	SVF
3	07/03/07	CALLOUT ACCESS & UTILITY EASEMENTS	SVF
4	07/10/07	REVISED ACCESS EASEMENT	SVF
5	09/13/07	RELOCATED GPS ANTENNA	JSP

PLANS PREPARED BY:
PDC
14680 RIO RANCHO
SAN DIEGO, CA 92127
TEL: (619) 321-8190
FAX: (858) 923-1140

CONSULTANT:
Cortel
1225 W. 190TH ST., SUITE 310
GARDENA, CA 90248
TEL: (310) 293-5188
FAX: (310) 347-4185

DRAWN BY: JSP **CHK.:** DPL **APV.:** SAS

LICENSER:

FILE COPY

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T.1

PA2007-126 for TP2007-008
3140 EAST COAST HIGHWAY
Royal Street Communications California, LLC

CALIFORNIA CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- CALIFORNIA CODE OF REGULATIONS
- 2001 CALIFORNIA BUILDING CODE
- 2001 CALIFORNIA MECHANICAL CODE
- 2001 CALIFORNIA PLUMBING CODE
- 2004 CALIFORNIA ELECTRIC CODE
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
- 2006 LIFE SAFETY CODE NFPA-101
- CITY/COUNTY ORDINANCES

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2 TITLE 24 SECTION 110383.42, EXCEPTION 2

PROJECT DESCRIPTION

THIS IS AN UNMANNED TELECOMMUNICATIONS FACILITY FOR ROYAL STREET COMMUNICATIONS CONSISTING OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT.

- NEW ROYAL STREET ANTENNAS LOCATED ON ROOFTOP
 - (6) PANEL ANTENNAS MOUNTED BEHIND FRP SCREEN.
 - (1) GPS ANTENNA
 - (1) 2' MICROWAVE ANTENNA
- FOUR (4) NEW ROYAL STREET COMMUNICATIONS EQUIPMENT CABINETS LOCATED GROUND LEVEL AND ENCLOSED BY DURASHIELD MATERIAL.

DRIVING DIRECTIONS:

FROM METRO PCS OFFICE, IRVINE, CA

- START OUT GOING NORTHEAST ON COMMERCE TOWARD EL CAMINO REAL.
- TURN LEFT ONTO EL CAMINO REAL.
- TURN LEFT ONTO JAMBOREE RD.
- TAKE RAMP TO I-405 N.
- TAKE EXIT #9/CA-55 ONTO CA-55 S.
- TAKE RAMP TOWARD LONG BEACH/CA-1/SAN DIEGO.
- TURN RIGHT ON W PACIFIC COAST HIGHWAY (CA-1 N).
- W PACIFIC COAST HIGHWAY TURNS INTO E PACIFIC COAST HIGHWAY.
- END AT 3140 E. PACIFIC COAST HIGHWAY, CA 92663 ON LEFT SIDE.

GENERAL CONTRACTOR NOTES:

DO NOT SCALE DRAWING:

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 SAME.

SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET, SITE INFORMATION AND VICINITY MAP
LS-1	SITE SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	EQUIPMENT LAYOUT, ANTENNA PLAN AND DETAILS
A-4	ELEVATIONS
A-5	ELEVATION

APPROVALS

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

PROJECT TEAM

ARCHITECT:
PDC CORPORATION
14680 RIO RANCHO
SAN DIEGO, CA 92127
PHONE: (619) 321-8190
FAX: (858) 923-1140
EMAIL: sohal@pdccorp.net
CONTACT: SOHAL SHAH, PE

APPLICANT/LESSEE:
ROYAL STREET COMMUNICATIONS, LLC
2913 EL CAMINO REAL, #561
TUSTIN, CA 92782
PHONE: (714) 730-3257
EMAIL: mhartstein@metropcs.com
CONTACT: MINDY HARTSTEIN

SITE ACQUISITION:
CORTEL
1225 W 190TH ST., STE 310
GARDENA, CA 90248
PHONE: (949) 231-8904
EMAIL: dan.vozenilek@corcel-llc.com
CONTACT: DAN VOZENILEK

ZONING MANAGER:
CORTEL
1225 W 190TH ST., STE 310
GARDENA, CA 90248
PHONE: (949) 231-8904
EMAIL: dan.vozenilek@corcel-llc.com
CONTACT: DAN VOZENILEK

RF ENGINEER:
METRO PCS
350 COMMERCE, STE. 200
IRVINE, CA 92606
PHONE: (714) 730-3155
EMAIL: gorgomosa@metropcs.com
CONTACT: GERALDINE ARGAMOSA

CONSTRUCTION MANAGER:
METRO PCS
350 COMMERCE, STE. 200
IRVINE, CA 92606
PHONE: (951) 541-8905
EMAIL: steve@toptiertelecom.com
CONTACT: STEVE JOHNSON

PROJECT INFORMATION

SITE ADDRESS: 3104 E. PACIFIC COAST HIGHWAY
NEWPORT BEACH, CA. 92663

APN: 459-192-02

PROPERTY/LAND OWNER: DILON COX
1781 SHADY CREST PL.
EL CAJON, CA. 92020
CONTACT: TIM COX
CELL: (760) 519-7609

LATITUDE: 33° 35' 51.31"

LONGITUDE: 117° 52' 16.43"

ZONING: RSC (RETAIL SERVICE COMMERCIAL)

JURISDICTION: CITY OF NEWPORT BEACH

BUILDING USE: COMMERCIAL BUILDING

NUMBER OF STORIES: 2

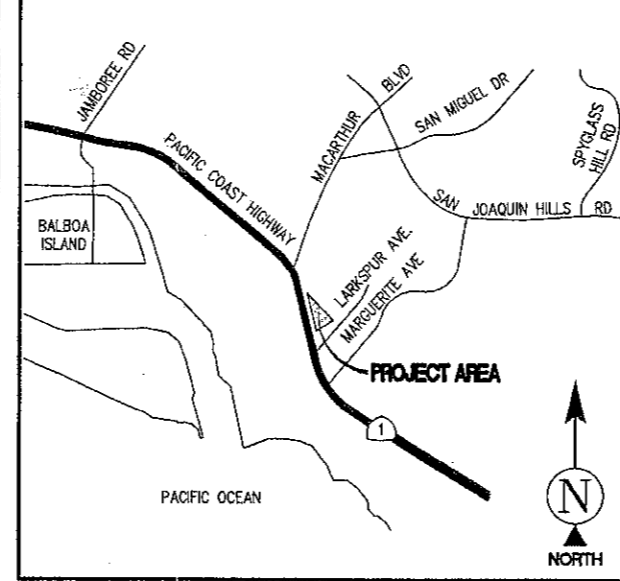
OCCUPANCY: M

TELEPHONE: AT&T
JOHN ASHMAN
(714) 237-8661

POWER: SCE
JERRY CHAMBERLAIN
(714) 870-3105

VICINITY MAP

THOMAS BROTHERS GUIDE: PAGE 919 - GRID F2



TITLE REPORT
 PREPARED BY: STEWART TITLE OF CALIFORNIA
 ORDER NO.: 06702201
 DATED: MAY 16, 2007

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

PARCEL 1 IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 129 PAGES 34 AND 35 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER
 459-102-02

TITLE REPORT EASEMENTS
 NO EASEMENT LISTED

GEOGRAPHIC COORDINATES
 (NAD83) LATITUDE: 33° 35' 51.31" LONGITUDE: 117° 52' 16.43"

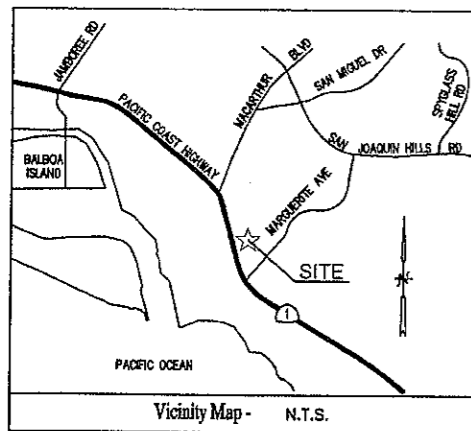
DATE OF SURVEY
 MAY 15, 2007

BASIS OF BEARINGS
 THE CALIFORNIA COORDINATE SYSTEM (NAD83)
 EPOCH 2004.0

BENCH MARK
 SOPAC/CSRC STATION SBCC (NAVDS8)

LEGEND

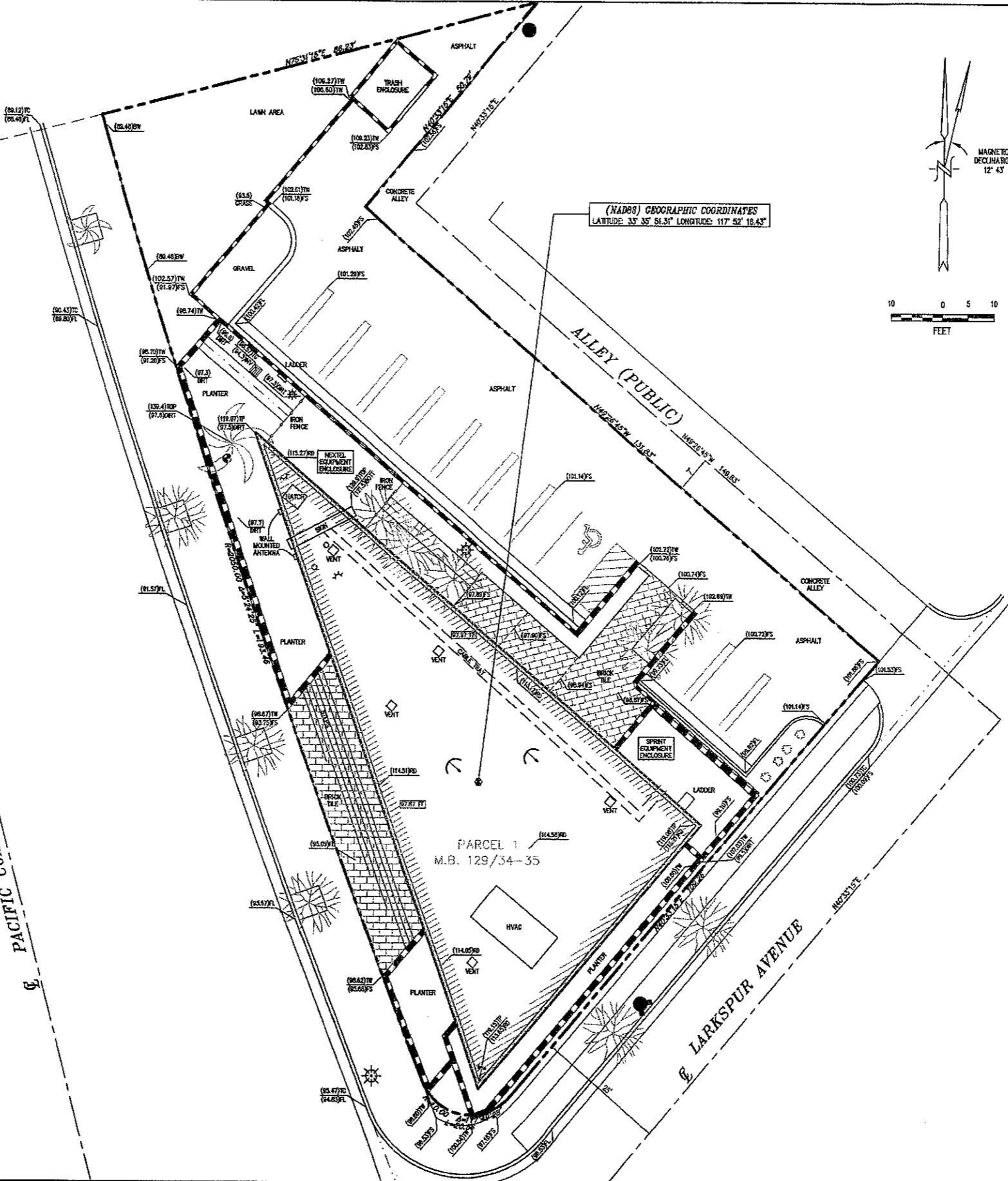
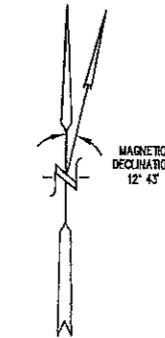
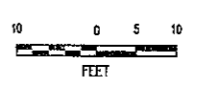
WATER VALVE	TOP OF WALL
HOSE BIB	TO TOP OF CURB
FIRE HYDRANT	FL FLOW LINE
FIRE DEPT CONNECTION	GRABE BREAK
GAS METER	TOP OF SLOPE
GAS VALVE	TOP OF GRADE
GAS VALVE	EDGE OF PAVEMENT
GRABE	FINISHED SURFACE
WATER VALVE	FINISHED FLOOR
WATER METER	ROOF DECK
TRASH ENCLOSURE	TOP OF PARAPET
OUT WIRE	TOP OF GRADE
WROUGHT IRON FENCE	CENTER LINE
CHAIN LINK FENCE	CONCRETE
WOOD FENCE	PAVE TREE
STORM DRAIN MANHOLE	TREE
TELEPHONE MANHOLE	PALM TREE
SEWER MANHOLE	BUSH
SEWER CLEANOUT	PROPERTY LINE
UNKNOWN MANHOLE	ROOF DRAIN
SURVEY MONUMENT	ROOF VENT
UTILITY/POWER POLE	SKY LIGHT
ELECTRIC VALVE	HVAC EQUIPMENT
STREET LIGHT	ROOF EXHAUST
TRAFFIC SIGNAL	SATELLITE DISH
TV ANTENNA	POWER OUTLET
SOB	CELLULAR ARRAY
FLAG POLE	FAH
BLOCK WALL	ELECTRICAL TRANSFORMER
HANDICAP	BIODIAL PULLBOX
CHSE STOP	CABLE TV PULLBOX
COMMUNICATIONS PULLBOX	TELEPHONE PULLBOX
UNKNOWN PULLBOX	



PACIFIC COAST HIGHWAY

LARKSPUR AVENUE

(NAD83) GEOGRAPHIC COORDINATES
 LATITUDE: 33° 35' 51.31" LONGITUDE: 117° 52' 16.43"



PARCEL 1
 M.B. 129/34-35

Royal Street Communications, LLC
 2913 EL CAMINO REAL, #561
 TUSTIN, CA 92782
 PHONE: (714) 730-3100

PROJECT INFORMATION:
BECKER'S SURF SHOP
 LA2509B
 3140 E. PCH
 NEWPORT BEACH, CA 92663
 ORANGE COUNTY

CURRENT ISSUE DATE:
 05-21-07

ISSUED FOR:
 DESIGN

REV.	DATE	DESCRIPTION	BY
1	05-30-07	TITLE REPORT ADDED	MS
0	05-21-07	FIRST SUBMITTAL	XS

PLANS PREPARED BY:

 Pacific Communication Group, Inc.
 281 E. WORKMAN ST, SUITE 104
 COSTA MESA, CA 91723 USA
 TEL: (626) 214-0140
 FAX: (626) 214-0150
 www.pacificcommgroup.com

CONSULTANT:

 Sun Maps
 LAND SURVEYING AND MAPPING
 3185 AIRWAY AVENUE SUITE D-1
 COSTA MESA, CALIFORNIA 92626
 PHONE (714) 540-7669
 FAX (714) 540-7672
 JOB NO. 7072

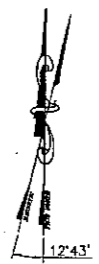
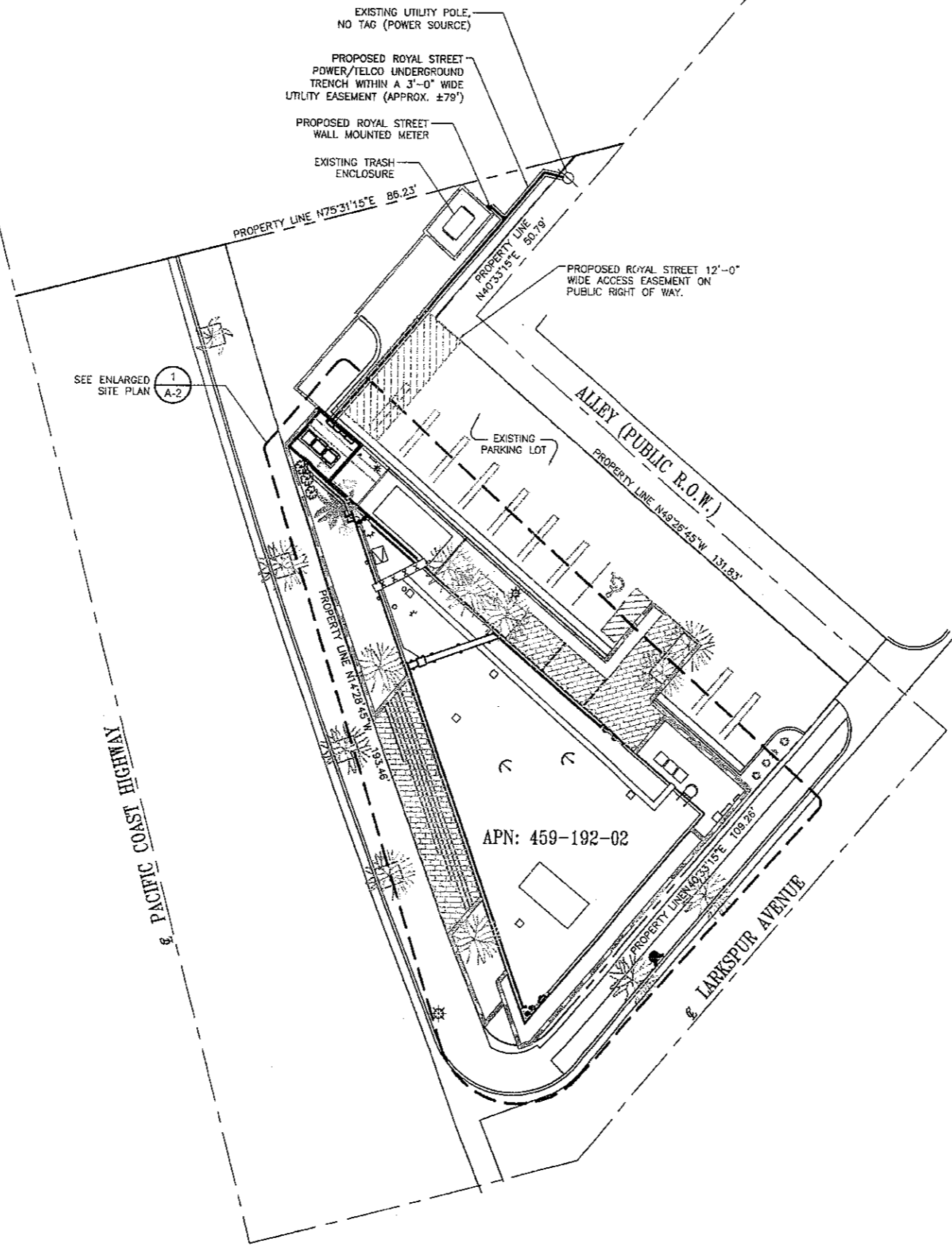
DRAWN BY: XS CHK.: APV.:

LICENSER:

SHEET TITLE:
 SITE SURVEY

SHEET NUMBER:
 LS1
 SHEET 1 OF 1 SHEETS

SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.



Royal Street Communications California, LLC
2913 EL CAMINO REAL, #561
TUSTIN, CA 92782

PROJECT INFORMATION:
LA-2509B
BECKER'S SURF SHOP
3140 E. PACIFIC COAST HIGHWAY
NEWPORT BEACH, CA. 92663

CURRENT ISSUE DATE:
09/13/07

ISSUED FOR:
100% ZONING DRAWING

REV.	DATE	DESCRIPTION	BY
0	05/31/07	100% ZONING DRAWING	JSP
2	06/19/07	PLANNER'S COMMENTS	SVF
3	07/03/07	CALLOUT ACCESS & UTILITY EASMENTS	SVF
4	07/10/07	REVISED ACCESS EASEMENT	SVF
5	09/13/07	RELOCATED GPS ANTENNA	JSP

PLANS PREPARED BY:
PDC
14680 RIO RANCHO
SAN DIEGO, CA 92127
TEL: (619) 321-8190
FAX: (858) 923-1140

CONSULTANT:
Cortel
1225 W. 190TH ST., SUITE 310
GARDENA, CA 90248
TEL: (310) 293-5188
FAX: (310) 347-4165

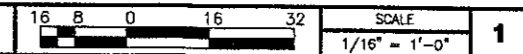
DRAWN BY: JSP CHK.: DPL APV.: SAS

LICENSER:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1

SITE PLAN



SCALE NOTE:

IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

Royal Street Communications California, LLC

2913 EL CAMINO REAL, #561
TUSTIN, CA 92782

PROJECT INFORMATION:

LA-2509B

BECKER'S SURF SHOP

3140 E. PACIFIC COAST HIGHWAY
NEWPORT BEACH, CA. 92663

CURRENT ISSUE DATE:

09/13/07

ISSUED FOR:

100% ZONING DRAWING

REV. DATE DESCRIPTION BY:

REV.	DATE	DESCRIPTION	BY:
0	05/31/07	100% ZONING DRAWING	JSP
2	06/19/07	PLANNER'S COMMENTS	SVF
3	07/03/07	CALLOUT ACCESS & UTILITY EASEMENTS	SVF
4	07/10/07	REVISED ACCESS EASEMENT	SVF
5	09/13/07	RELOCATED GPS ANTENNA	JSP

PLANS PREPARED BY:

PDC

14680 RIO RANCHO
SAN DIEGO, CA 92127
TEL: (619) 321-8190
FAX: (858) 923-1140

CONSULTANT:

Cortel

1225 W. 190TH ST., SUITE 310
GARDENA, CA 90248
TEL: (310) 293-5188
FAX: (310) 347-4165

DRAWN BY: CHK: APV:

JSP DPL SAS

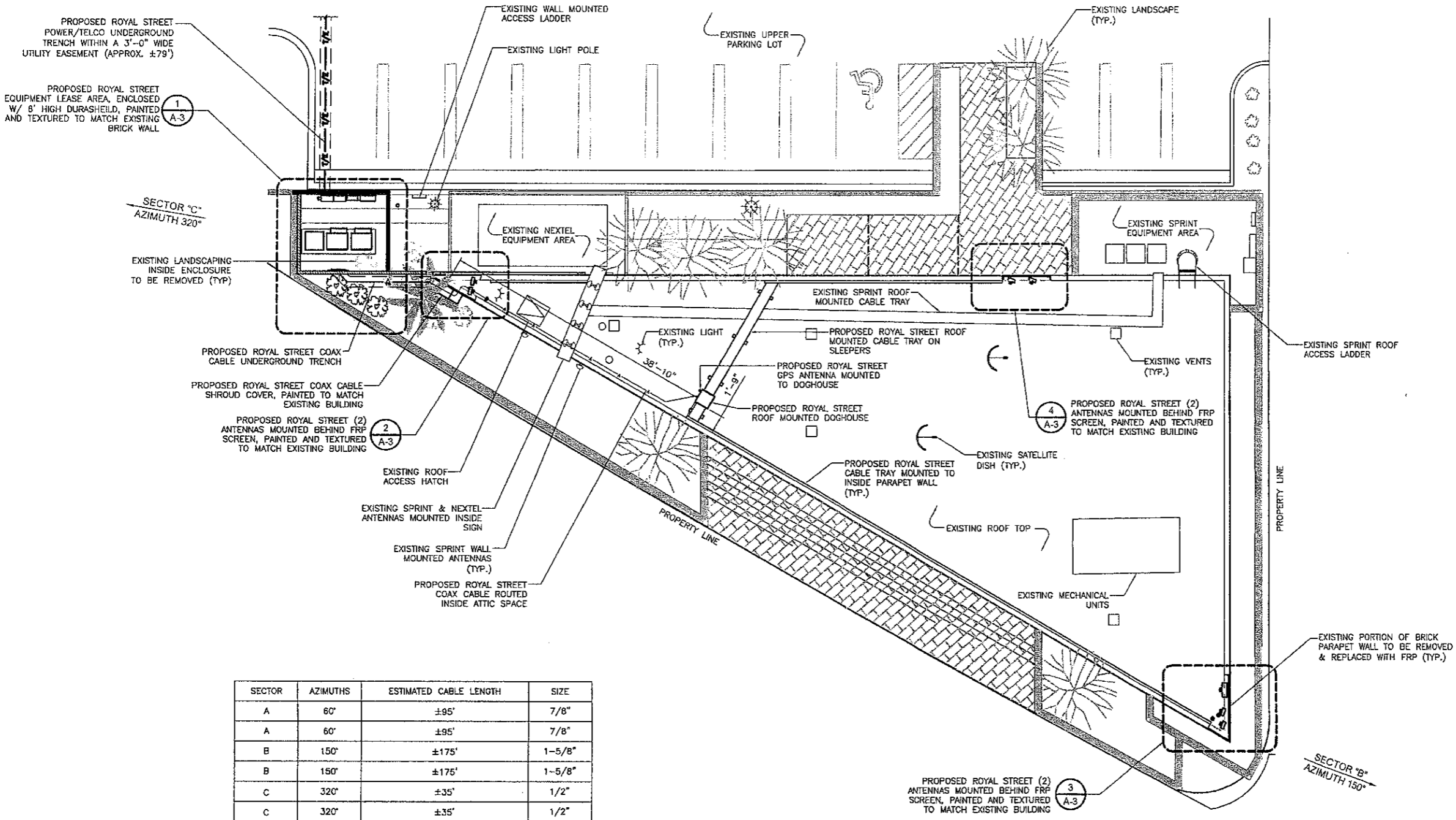
LICENSER:

SHEET TITLE:

ENLARGED SITE PLAN

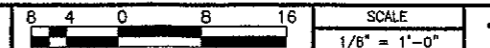
SHEET NUMBER:

A-2

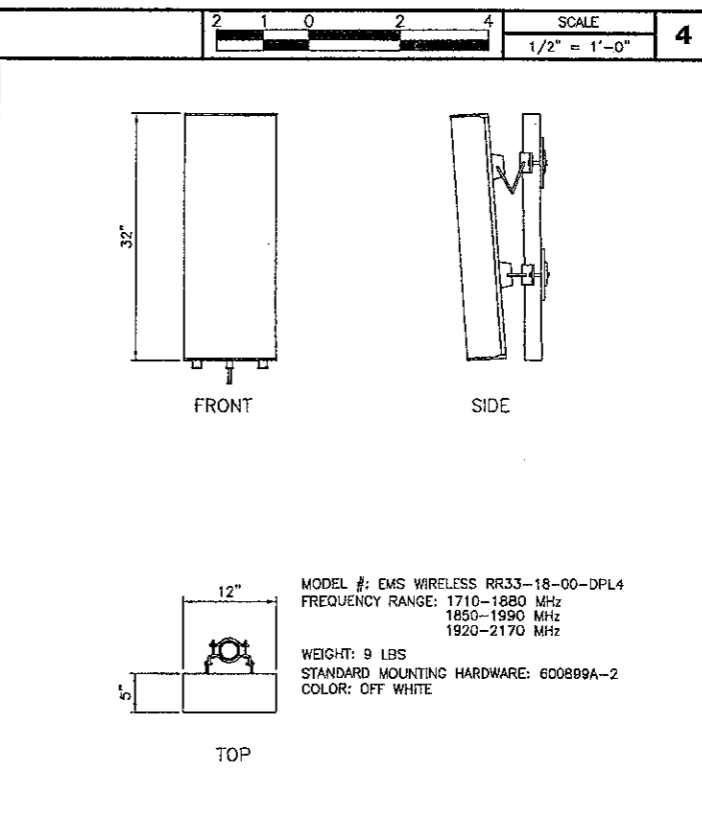
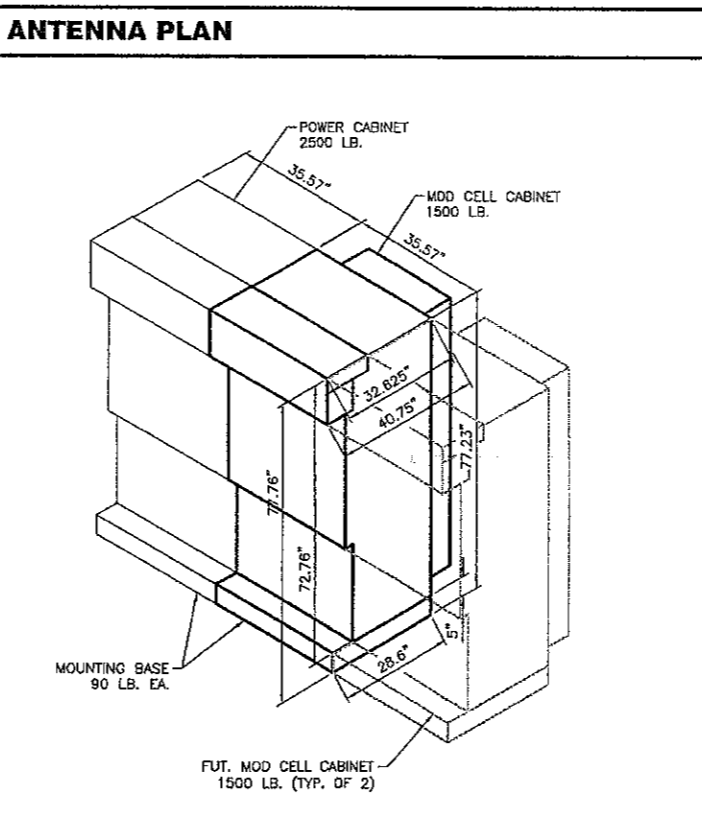
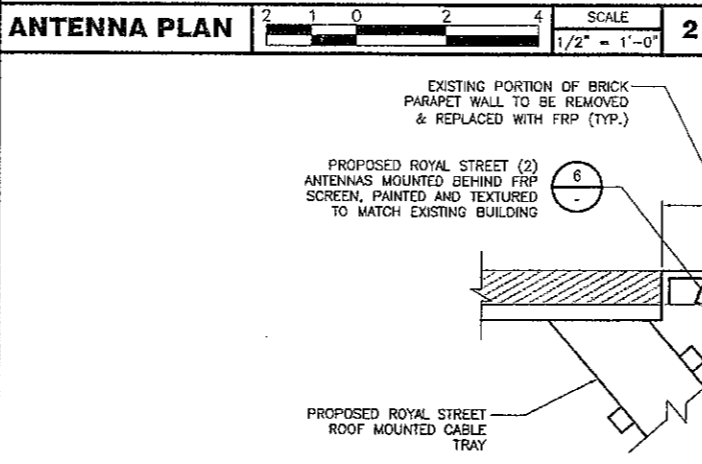
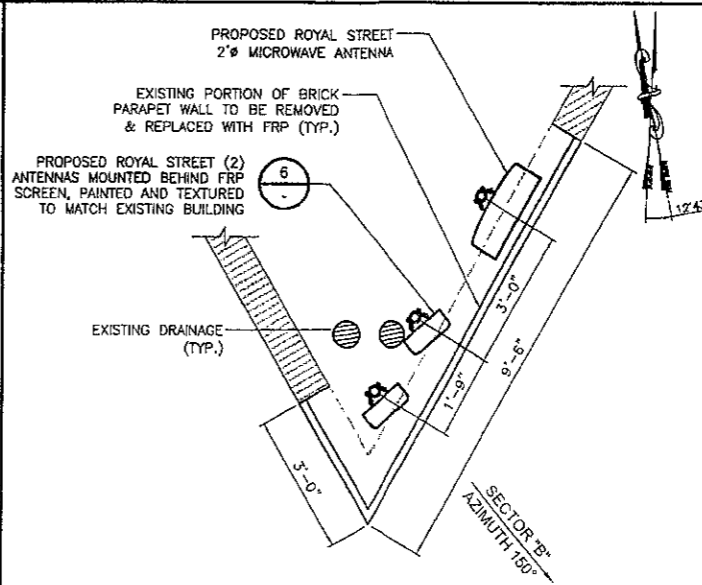
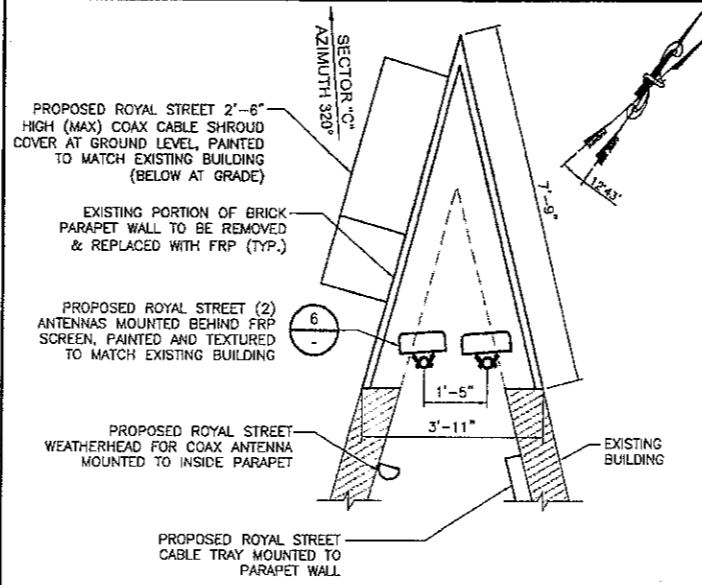
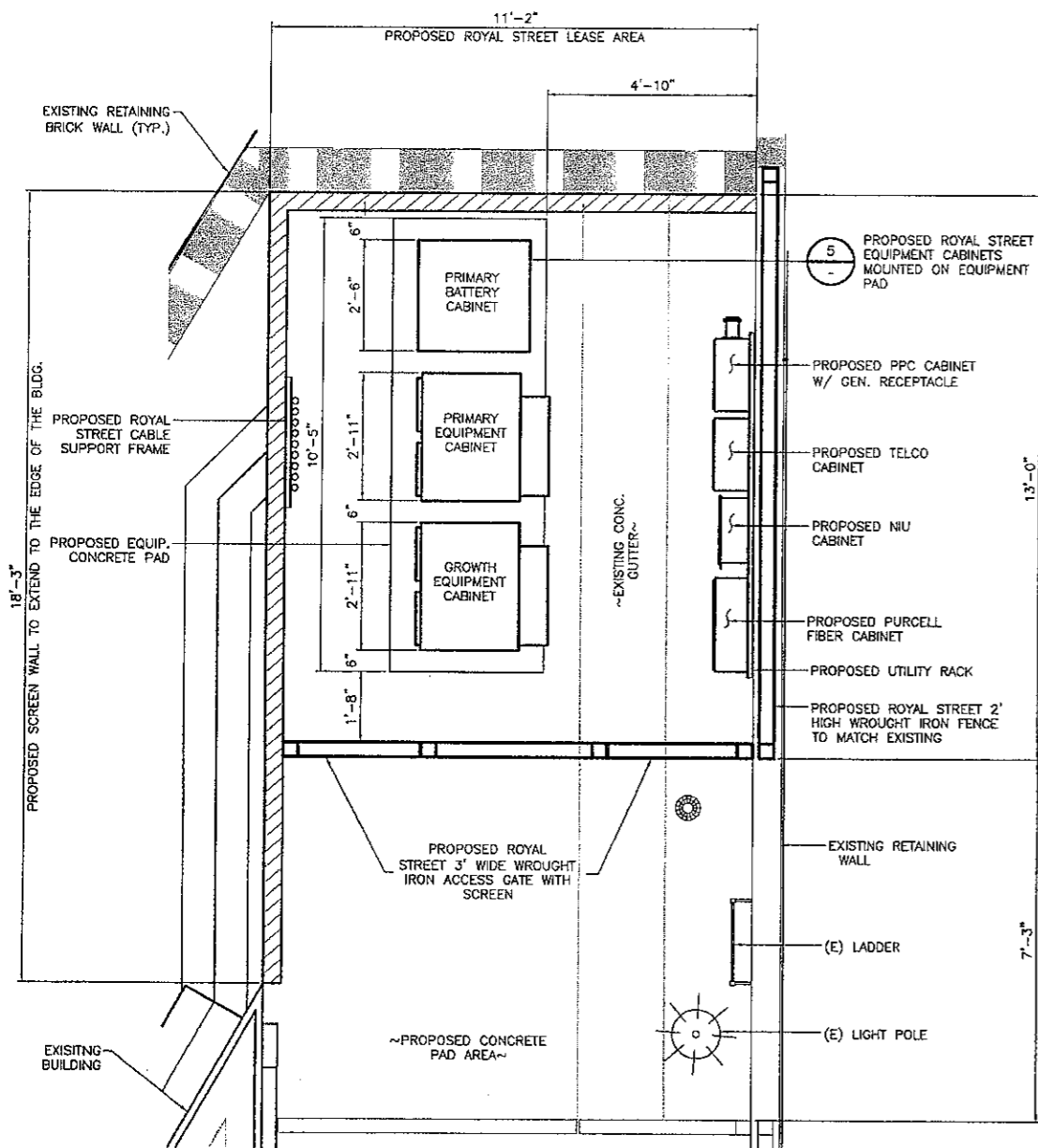


SECTOR	AZIMUTHS	ESTIMATED CABLE LENGTH	SIZE
A	60°	±95'	7/8"
A	60°	±95'	7/8"
B	150°	±175'	1-5/8"
B	150°	±175'	1-5/8"
C	320°	±35'	1/2"
C	320°	±35'	1/2"

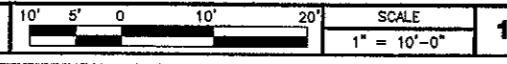
ENLARGED SITE PLAN



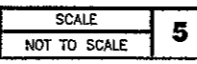
SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.



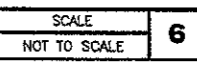
EQUIPMENT LAYOUT



EQUIPMENT DETAIL



ANTENNA DETAIL



Royal Street Communications California, LLC
2913 EL CAMINO REAL, #561
TUSTIN, CA 92782

PROJECT INFORMATION:
LA-2509B
BECKER'S SURF SHOP
3140 E. PACIFIC COAST HIGHWAY
NEWPORT BEACH, CA. 92663

CURRENT ISSUE DATE:
09/13/07

ISSUED FOR:
100% ZONING DRAWING

REV.	DATE	DESCRIPTION	BY
0	05/31/07	100% ZONING DRAWING	JSP
2	06/19/07	PLANNER'S COMMENTS	SVF
3	07/03/07	CALLOUT ACCESS & UTILITY EASEMENTS	SVF
4	07/10/07	REVISED ACCESS EASEMENT	SVF
5	09/13/07	RELOCATED GPS ANTENNA	JSP

PLANS PREPARED BY:
PDC
14680 RIO RANCHO
SAN DIEGO, CA 92127
TEL: (619) 321-8180
FAX: (858) 923-1140

CONSULTANT:
Cortel
1225 W. 190TH ST., SUITE 310
GARDENA, CA 90248
TEL: (310) 293-5188
FAX: (310) 347-4185

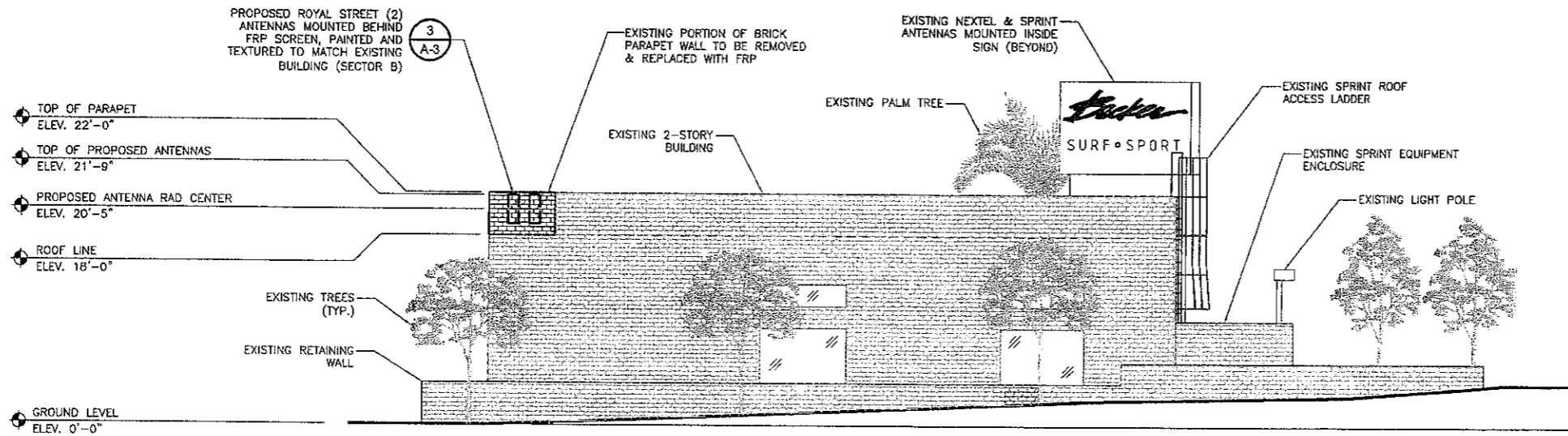
DRAWN BY: JSP
CHK.: DPL
APV.: SAS

LICENSER:

SHEET TITLE:
EQUIPMENT LAYOUT, ANTENNA PLAN AND DETAILS

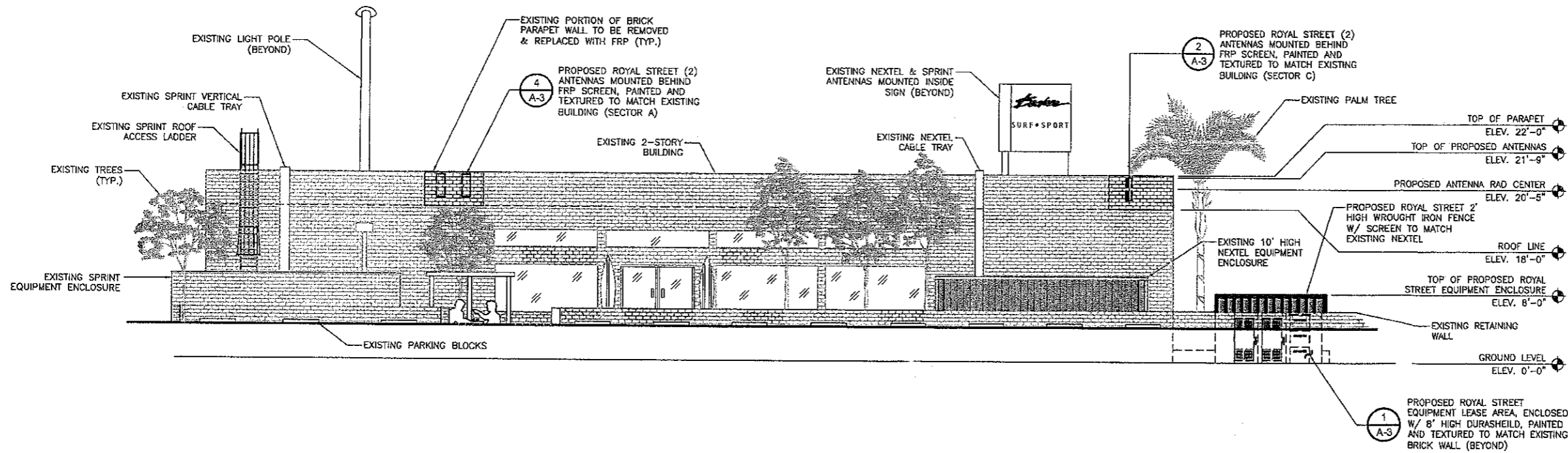
SHEET NUMBER:
A-3

SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN
DO NOT SCALE CORRECTLY, CHECK
FOR REDUCTION OR ENLARGEMENT
FROM ORIGINAL PLANS.



SOUTHEAST ELEVATION

8' 4' 0' 8' 16' SCALE 1
1/8" = 1'-0"



NORTHEAST ELEVATION

8' 4' 0' 8' 16' SCALE 2
1/8" = 1'-0"

Royal Street Communications California, LLC
2913 EL CAMINO REAL, #561
TUSTIN, CA 92782

PROJECT INFORMATION:

LA-2509B

BECKER'S SURF SHOP

3140 E. PACIFIC COAST HIGHWAY
NEWPORT BEACH, CA. 92663

CURRENT ISSUE DATE:

09/13/07

ISSUED FOR:

100% ZONING DRAWING

REV. DATE DESCRIPTION BY:

REV.	DATE	DESCRIPTION	BY
0	05/31/07	100% ZONING DRAWING	JSP
2	06/19/07	PLANNER'S COMMENTS	SVF
3	07/03/07	CALLOUT ACCESS & UTILITY EASEMENTS	SVF
4	07/10/07	REVISED ACCESS EASEMENT	SVF
5	09/13/07	RELOCATED GPS ANTENNA	JSP

PLANS PREPARED BY:

PDC

14680 RIO RANCHO
SAN DIEGO, CA 92127
TEL: (619) 321-8190
FAX: (858) 923-1140

CONSULTANT:

Cortel

1225 W. 190TH ST., SUITE 310
GARDENA, CA 90248
TEL: (310) 293-5188
FAX: (310) 347-4185

DRAWN BY: CHK.: APV.:

JSP DPL SAS

LICENSER:

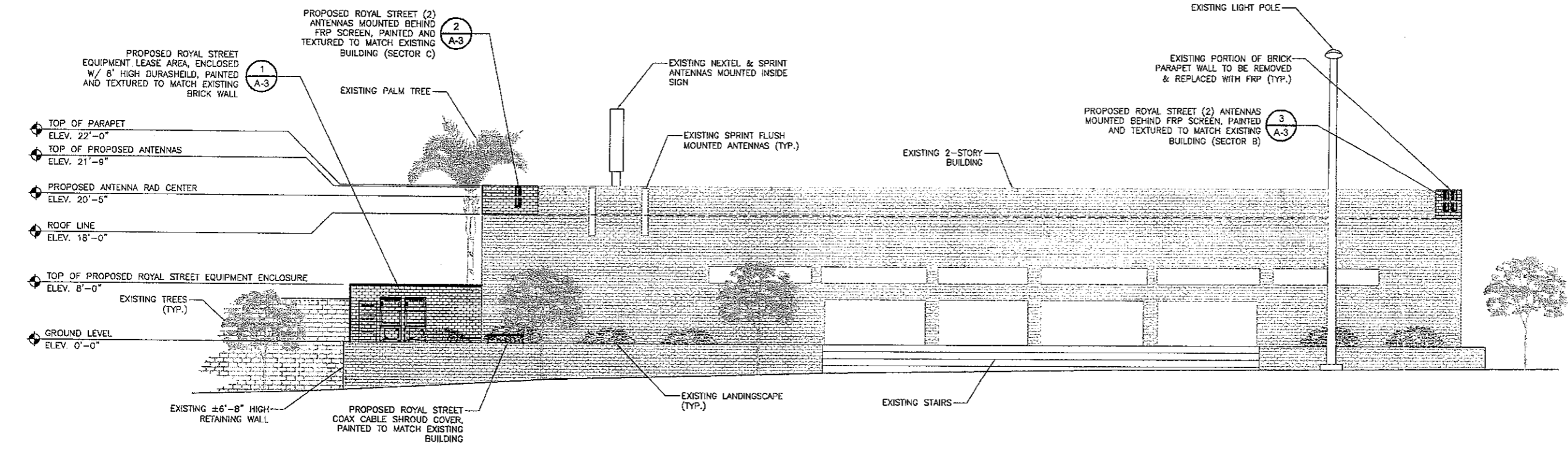
SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-4

SCALE NOTE:
 IF DIMENSIONS SHOWN ON PLAN
 DO NOT SCALE CORRECTLY, CHECK
 FOR REDUCTION OR ENLARGEMENT
 FROM ORIGINAL PLANS.



SOUTHWEST ELEVATION



Royal Street Communications California, LLC
 2913 E. CAMINO REAL #561
 TUSTIN, CA 92782


PROJECT INFORMATION:
LA-2509B
BECKER'S SURF SHOP
 3140 E. PACIFIC COAST HIGHWAY
 NEWPORT BEACH, CA. 92663

CURRENT ISSUE DATE:
 09/13/07

ISSUED FOR:
 100% ZONING DRAWING

REV.	DATE	DESCRIPTION	BY
0	05/31/07	100% ZONING DRAWING	JSP
2	06/19/07	PLANNER'S COMMENTS	SVF
3	07/03/07	CALLOUT ACCESS & UTILITY EASEMENTS	SVF
4	07/10/07	REVISED ACCESS EASEMENT	SVF
5	09/13/07	RELOCATED GPS ANTENNA	JSP

PLANS PREPARED BY:
PDC
 14680 RIO RANCHO
 SAN DIEGO, CA 92127
 TEL: (619) 321-8190
 FAX: (858) 923-1140

CONSULTANT:

 1225 W. 190TH ST., SUITE 310
 GARDENA, CA 90248
 TEL: (310) 293-5188
 FAX: (310) 347-4165

DRAWN BY: JSP **CHK.:** DPL **APV.:** SAS

LICENSER:

SHEET TITLE:
 ELEVATION

SHEET NUMBER:
A-5