



**CITY OF NEWPORT BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION ACTION REPORT**

**TO:** CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION

**FROM:** Kimberly Brandt, Community Development Director  
Brenda Wisneski, Deputy Community Development Director

**SUBJECT:** Report of actions taken by the Zoning Administrator, Hearing Officer, and/or Planning Division staff for the week ending February 10, 2012

---

**COMMUNITY DEVELOPMENT DIRECTOR  
OR PLANNING DIVISION STAFF ACTIONS**

Item 1: Tanner Young, on behalf of MetroPCS – Telecommunications Permit No. TP2011-019 (PA2011-203)  
1 Hoag Drive

This item was approved on February 10, 2012

Council District 2

**APPEAL PERIOD:** An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

*Email* Jon Lewis, Support Services Lt., NBPD



## COMMUNITY DEVELOPMENT DEPARTMENT

### PLANNING DIVISION

3300 Newport Boulevard, Building C, Newport Beach, CA 92663

(949) 644-3200 Fax: (949) 644-3229

[www.newportbeachca.gov](http://www.newportbeachca.gov)

## **COMMUNITY DEVELOPMENT DIRECTOR ACTION LETTER**

**APPLICATION:** Telecommunications Permit No. TP2011-019 (PA2011-203)

**APPLICANT:** Tanner Young, on behalf of MetroPCS

**LOCATION:** 1 Hoag Drive

**LEGAL DESCRIPTION:** Irvine Subdivision, Block 1, Portion of Lot 172

---

### **PROJECT REQUEST AND DESCRIPTION**

Tanner Young, on behalf of MetroPCS, has submitted an application requesting a telecommunications facility permit for MetroPCS to co-locate with an existing facility. The proposed installation includes six (6) panel antennas and three (3) parabolic antennas which will be face-mounted on the wall of the existing tower building. Also included are four (4) equipment cabinets to be installed within the building on the eleventh floor. The property is located in the PC-38 (Hoag Hospital) District.

No portion of the new telecom facility, including the additional screening, will extend above the maximum permitted height limit 235 feet above mean sea level (AMSL) for mechanical roof screens. The center of the antennas will be approximately 230 feet AMSL. The top of the proposed antennas and screening will be approximately 232 feet, 5 inches AMSL.

Photographic visual simulations depicting the existing and proposed conditions at the site have been prepared by the applicant and are included as Attachment No. CDD 3. A copy of the project site plan and elevations depicting the proposed project are attached as Attachment No. CDD 4.

### **ACTION:                    Approved with Conditions – February 10, 2012**

In approving this application, the Community Development Director analyzed issues regarding compliance with Chapter 15.70 of the Newport Beach Municipal Code (NBMC). This approval is based on the findings and subject to the following conditions attached to this report.

The Community Development Director determined in this case that the proposed wireless telecommunications facility (“telecom facility”) meets the provisions of Chapter 15.70.

## APPEAL PERIOD

Telecommunications Facility applications do not become effective until 14 days after the date of action, during which time the applicant or any interested party may appeal the decision of the Community Development Director and division staff to the City Council by submitting a written appeal application to the City Clerk. For additional information on filing an appeal, contact the City Clerk at 949 644-3005.

On behalf of Kimberly Brandt, Community Development Director

By  \_\_\_\_\_  
Benjamin M. Zdeba, Planning Technician

KB/bmz

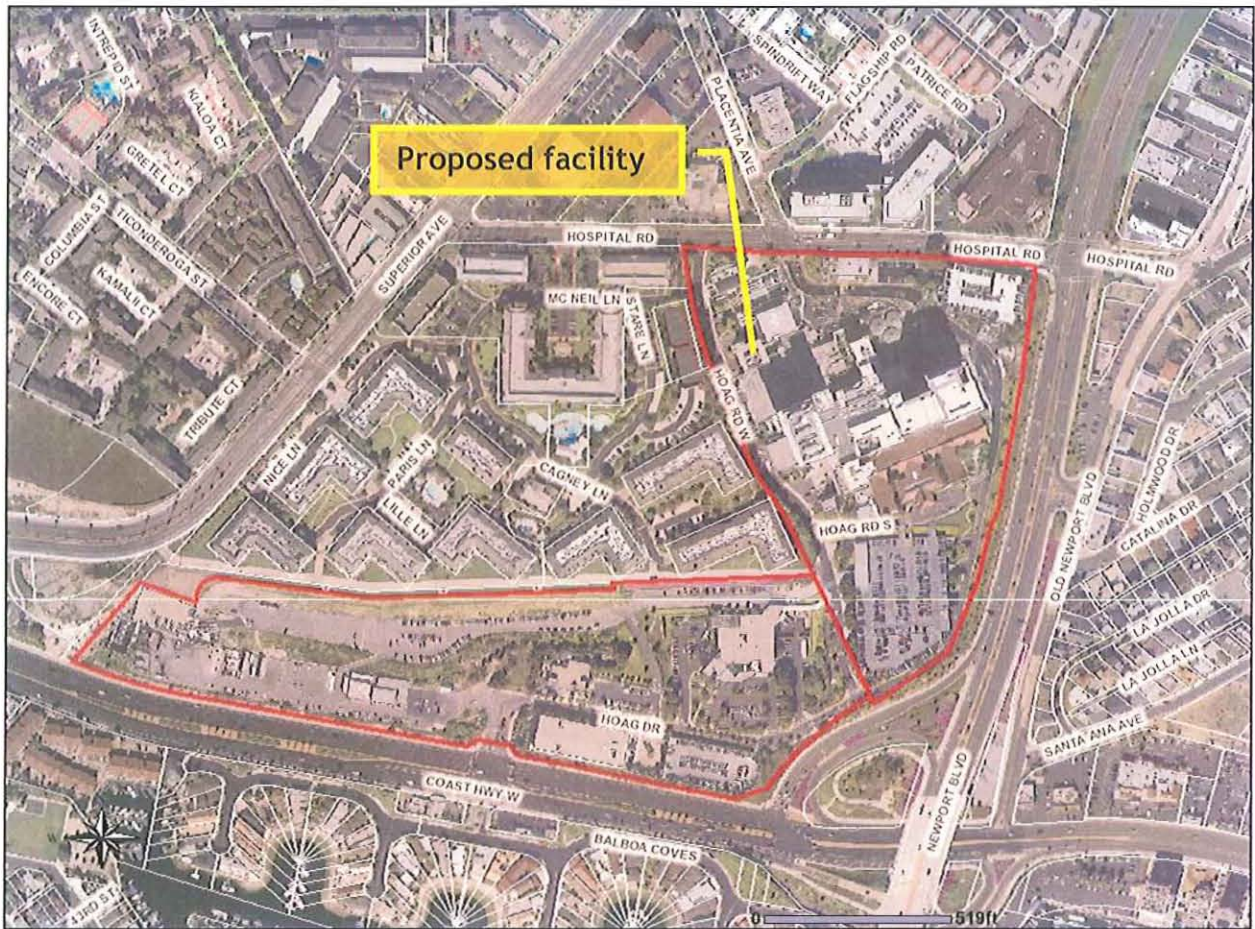
Attachments: CDD 1 Vicinity Map  
CDD 2 Findings and Conditions of Approval  
CDD 3 Photographic Simulations  
CDD 4 Site Plan & Elevations

# **Attachment No. CDD 1**

Vicinity Map

# VICINITY MAP

1 Hoag Drive



Telecommunications Permit No. TP2011-019  
(PA2011-203)

# **Attachment No. CDD 2**

Findings and Conditions of Approval

**FINDINGS AND  
CONDITIONS OF APPROVAL  
TELECOMMUNICATIONS PERMIT NO. TP2011-019  
(PA2011-203)**

**FINDINGS**

1. The telecommunications facility as proposed meets the intent of Chapter 15.70 of the Newport Beach Municipal Code (NBMC), while ensuring public safety, reducing the visual effects of telecom equipment on public streetscapes, protecting scenic ocean and coastal views, and otherwise mitigating the impacts of such facilities for the following reasons:
  - The proposed telecom facility will not be detrimental to public health or safety because it is required to comply with the applicable rules, regulations and standards of the Federal Communications Commission (FCC) and the California Public Utilities Commission (CPUC).
  - The telecom facility is located on an existing building, and any future proposed facility to be located within 1,000 feet of the existing facility shall be required to co-locate on the same site to limit the adverse visual effects of proliferation of facilities in the City.
  - Due to the location and design of the facility, there is no impact to public views.
  
2. The telecommunications facility as proposed conforms to the technology, height, location and design standards for the following reasons:
  - The telecom facility approved under this permit utilizes the most efficient and diminutive available technology in order to minimize the number of facilities and reduce the visual impact.
  - The telecom facility approved by the permit does not exceed the maximum building height limit of 235 feet AMSL allowed in the PC-38 (Hoag Hospital) District, as specified in the Planned Community Text.
  - The antennas for the telecom facility approved by this permit will be wall-mounted near the top of the existing tower structure, screened, and painted to match the color of the wall on which they are mounted.
  - The support equipment for the telecom facility will be placed within the existing mechanical room on the eleventh floor of the existing building.
  
3. This project has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act under

Section 15303 Class 3 (New Construction or Conversion of Small Structures) for the following reason(s):

- Class 3 allows the installation of small new equipment and facilities in small structures. The proposed project involves the installation of wall-mounted panel and GPS antennas as well as support equipment inside the existing building.

### CONDITIONS

1. The development shall be in substantial conformance with the approved plot plan, antenna and equipment plans, and elevations, except as noted in the following conditions.
2. A total of six (6) panel antennas and three (3) parabolic antennas shall be permitted as depicted on the approved plans and photographic simulations. The antennas shall be located within the proposed screening on the wall face. No external (visible) wiring or conduit shall be permitted on the building.
3. The related support equipment shall be located within the existing mechanical room on the eleventh floor as depicted on the approved plans. Installation of future pertinent support equipment for the telecom facility may be allowed so long as it is installed within the same location and entirely screened from public view.
4. Anything not specifically approved by this Telecom Permit is not permitted and must be addressed in a separate and subsequent Telecom Permit review.
5. The telecom facility approved by this permit shall comply with all applicable rules, regulations and standards of the Federal Communications Commission (FCC) and the California Public Utilities Commission (CPUC).
6. The telecom facility shall comply with all regulations and requirements of the Uniform Building Code, Uniform Fire Code, Uniform Mechanical Code and National Electrical Code. All required permits shall be obtained prior to commencement of the construction.
7. The telecom facility approved by the permit shall comply with any easements, covenants, conditions or restrictions on the underlying real property upon which the facility is located.
8. Any future facilities proposed by other carriers to be located within 1,000 feet from the subject property shall be approved to co-locate at the same site by the property owner or authorized agent, unless otherwise approved by the Planning Division.
9. Prior to issuance of building permits, a deposit of \$1,000 shall be paid to the City of Newport Beach. This deposit is required by the Planning Division to ensure



preparation and submittal of the RF Compliance and Radiation Report, referenced in the above Condition. The deposit will be used to defray any and all fees associated with review of the report by an independent technical consultant, pursuant to Section 15.70.070 B-10 of the Telecom Ordinance. Any unused deposit fees will be refunded to the applicant upon determination of compliance with the approved frequency and FCC standards.

10. Prior to issuance of building permits, the applicant shall obtain a determination, in writing, from the Coastal Commission that the project as proposed is not a development under the California Coastal Act, or obtain Coastal Commission approval of the wireless telecommunications facility.
11. Prior to the issuance of any building, mechanical and/or electrical permits, architectural drawings and structural design plans shall be submitted to the City of Newport Beach for review and approval by the applicable departments. A copy of this approval letter shall be incorporated into the drawings approved for the issuance of permits.
12. No wireless communication facility shall interfere with the public safety radio communications system including, but not limited to, the 800 MHz trunking system. Should use of the subject telecom facility cause interference with the City's public safety radio equipment, the applicant shall diligently work with the City to resolve the problem.
13. The Telecom Facility shall operate only on those frequencies licensed to it by the FCC and in the FCC license-free radio spectrum.
14. The applicant recognizes that the frequencies used by the cellular facility located at 1 Hoag Drive are extremely close to the frequencies used by the City of Newport Beach for public safety. This proximity will require extraordinary "comprehensive advanced planning and frequency coordination" engineering measures to prevent interference, especially in the choice of frequencies and radio ancillary hardware. This is encouraged in the "Best Practices Guide" published by the Association of Public-safety Communications Officials-International, Inc. (APCO), and as endorsed by the Federal Communications Commission (FCC).
15. Within 30 days after installation of the telecom facility, a radio frequency (RF) compliance and radiation report prepared by a qualified RF engineer acceptable to the City shall be submitted in order to demonstrate that the facility is operating at the approved frequency and complies with FCC standards for radiation. If the report shows that the facility does not so comply, the use of the facility shall be suspended until the facility is modified to comply and a new report has been submitted confirming such compliance.
16. The applicant shall provide a "single point of contact" in its Engineering and Maintenance Departments that is staffed and monitored 24 hours per day to ensure continuity on all interference issues, and to which interference problems

may be reported. The name, telephone number, fax number, and e-mail address of the contact center (e.g. the "Network Operations Center") or person shall be provided to the Planning Division and Newport Beach Police Department's Support Services Commander prior to activation of the facility.

17. Appropriate information warning signs or plates shall be posted at the access locations and each transmitting antenna. In addition, contact information (e.g. a telephone number) shall be provided on the warning signs or plates to arrange for access to the roof top area. The location of the information warning signs or plates shall be depicted on the plans submitted for construction permits.
18. No advertising signage or identifying logos shall be displayed on the telecom facility except for small identification, address, warning and similar information plates. A detail of the information plates depicting the language on the plate shall be included in the plans submitted for issuance of building permits.
19. The Telecom Facility shall not be externally illuminated except for permitted night lighting only used when the site is being actively serviced by the applicant or as deemed necessary by the Newport Beach Police Department for security lighting. Tower lights and tower warning lights shall not be permitted unless specifically required by the FCC or the FAA and shown on the plans as approved by the City. The permitted night lighting shall be at the lowest intensity necessary for that purpose and such lighting shall be shielded so that the permitted night lighting does not shine on any nearby properties. Prior to the final of building permits, the applicant shall schedule an evening inspection by the Code Enforcement Division to confirm compliance with this condition.
20. The operator of the telecom facility shall maintain the facility in a manner consistent with the original approval of the facility.
21. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by the applicant, current property owner or leasing agent.
22. The applicant shall insure that lessee or other user(s) shall comply with the terms and conditions of this permit, and shall be responsible for the failure of any lessee or other users under the control of the applicant to comply.
23. Any operator who intends to abandon or discontinue use of a telecom facility must notify the Planning Division by certified mail no less than 30 days prior to such action. The operator or property owner shall have 90 days from the date of abandonment or discontinuance to reactivate use of the facility, transfer the rights to use the facility to another operator, or remove the telecom facility and restore the site.
24. This telecom permit may be modified or revoked by the City Council should they determine that the facility or operator has violated any law regulating the telecom

facility or has failed to comply with the requirements of Chapter 15.70 of the NBMC, or this telecom permit.

25. This approval shall expire unless exercised within 24 months from the date of approval.

**Attachment No. CDD 3**  
Photographic Simulations

VIEW 2

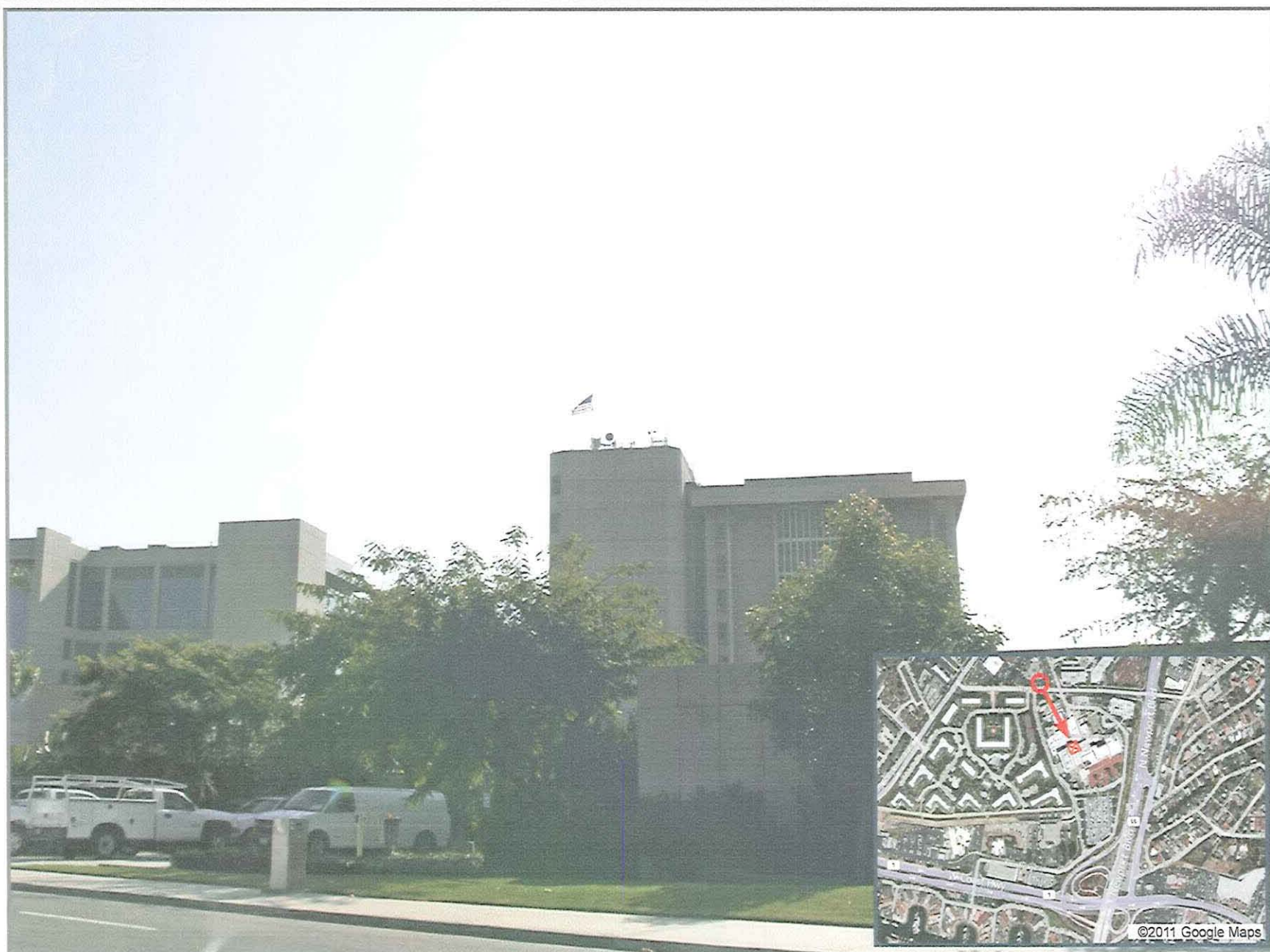


EXISTING



PROPOSED

LOOKING SOUTHWEST FROM HOSPITAL ROAD



EXISTING



PROPOSED ANTENNA SCREENS

PROPOSED ANTENNA SCREENS

PROPOSED

LOOKING SOUTHEAST FROM HOSPITAL ROAD



EXISTING



PROPOSED

LOOKING NORTHWEST FROM PACIFIC COAST HIGHWAY



EXISTING



PROPOSED LOOKING NORTH FROM NEWPORT BOULEVARD



# **Attachment No. CDD 4**

Site Plan & Elevations

# METROPCS CALIFORNIA, LLC

a Delaware limited liability company

## LA5700A HOAG HOSPITAL 1 HOAG DRIVE NEWPORT BEACH, CA 92663

### PROJECT TEAM:

#### SITE ACQUISITION:

NAME: METROPCS  
ADDRESS: 350 COMMERCE, SUITE 200  
CITY, STATE ZIP: IRVINE, CA 92602  
CONTACT: JAMIE LISLE  
PHONE: (702) 808-9995

#### ZONING:

NAME: METROPCS  
ADDRESS: 350 COMMERCE, SUITE 200  
CITY, STATE ZIP: IRVINE, CA 92602  
CONTACT: DAVE BURTON  
PHONE: (909) 800-2171

#### RF ENGINEER:

NAME: METROPCS  
ADDRESS: 350 COMMERCE, SUITE 200  
CITY, STATE ZIP: IRVINE, CA 92602  
CONTACT: JULIO GARCIA  
PHONE: (714) 730-2827

#### CONSTRUCTION MANAGER:

NAME: METROPCS  
ADDRESS: 350 COMMERCE, SUITE 200  
CITY, STATE ZIP: IRVINE, CA 92602  
CONTACT: JAKE MCKELVY  
PHONE: (714) 474-6300

#### SURVEYOR:

NAME: NATIONAL ENGINEERING & CONSULTING, INC.  
ADDRESS: 27 ORCHARD, SUITE 200  
CITY, STATE ZIP: LAKE FOREST, CA 92630  
PHONE: (949) 716-9990  
FAX: (949) 716-9997

#### ENGINEER:

NAME: NATIONAL ENGINEERING & CONSULTING, INC.  
ADDRESS: 27 ORCHARD, SUITE 200  
CITY, STATE ZIP: LAKE FOREST, CA 92630  
PHONE: (949) 716-9990  
FAX: (949) 716-9997

### PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT CABINETS FOR PERSONAL COMMUNICATION SERVICES WIRELESS TELECOMMUNICATIONS NETWORK. A TOTAL OF (6) PANEL ANTENNAS AND (3) 2' DIA. PARABOLIC ANTENNA MOUNTED ON ROOFTOP, (1) EGR PLUG AT GROUND LEVEL AND (4) ROOF EQUIPMENT CABINETS LOCATED INSIDE EXISTING MECHANICAL AREA ON 11TH FLOOR ARE PROPOSED.

### 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 CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:

- 2010 CALIFORNIA ADMINISTRATIVE CODE
- 2010 CALIFORNIA BUILDING CODE (CBC) (2009 INTERNATIONAL BUILDING CODE WITH CALIFORNIA AMENDMENTS)
- 2010 CALIFORNIA ELECTRICAL CODE (CEC) (2008 NATIONAL ELECTRICAL CODE WITH CALIFORNIA AMENDMENTS)
- 2010 CALIFORNIA ENERGY CODE
- 2010 CALIFORNIA MECHANICAL CODE (CMC) (2008 INTERNATIONAL MECHANICAL CODE WITH CALIFORNIA AMENDMENTS)
- 2010 CALIFORNIA PLUMBING CODE (CPC) (2008 INTERNATIONAL PLUMBING CODE WITH CALIFORNIA AMENDMENTS)
- ANSI/TIA-222-G LIFE SAFETY CODE NFPA-101
- LOCAL BUILDING CODE
- CITY/COUNTY ORDINANCES

### SHEET INDEX:

SHEET:	DESCRIPTION:
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
A-1	BOUNDARY DETAIL, SITE PLAN AND ENLARGED ROOF PLAN
A-2	EQUIPMENT PLANS
A-3	ARCHITECTURAL ELEVATIONS

### PROJECT INFORMATION:

#### APPLICANT:

NAME: METROPCS CALIFORNIA LLC  
ADDRESS: 350 COMMERCE, SUITE 200  
CITY, STATE ZIP: IRVINE, CA 92602  
CONTACT: JEFF CLARKE  
PHONE: (714) 730-3242

#### UTILITY PROVIDERS:

POWER COMPANY: SCE  
CONTACT: MIKE MARSHALL  
PHONE: (562) 448-4698

TELCO COMPANY: VERIZON  
CONTACT: ANDRE PELS  
PHONE: (714) 764-5935

#### PROPERTY INFORMATION:

PROPERTY OWNER: HOAG MEMORIAL HOSPITAL  
ADDRESS: 500 SUPERIOR AVENUE, SUITE 300  
CITY, STATE ZIP: NEWPORT BEACH, CA 92663  
CONTACT: KAREN TORRES, RPA DIRECTOR, REAL ESTATE  
PHONE: (949) 764-4451

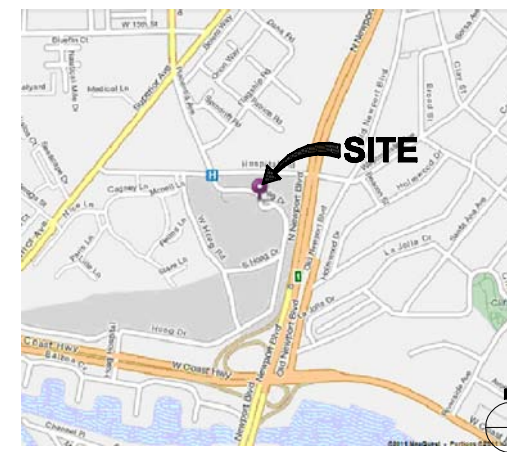
JURISDICTION: CITY OF NEWPORT BEACH  
AREA OF CONSTRUCTION: ±124.18 SQ. FT.  
CURRENT ZONING: PC38  
HOAG MEMORIAL/PRESBYTERIAN PLANNED COMMUNITY DISTRICT  
TYPE OF CONSTRUCTION: VB  
OCCUPANCY: U  
APN: 423-011-30  
COORDINATES: LATITUDE 33° 37' 28.15" NORTH  
LONGITUDE -117° 55' 48.91" WEST

### DRIVING DIRECTIONS:

DRIVING DIRECTIONS FROM METROPCS CALIFORNIA, LLC. OFFICE:

- START OUT GOING NORTHEAST ON COMMERCE TOWARD EL CAMINO REAL.
- TURN LEFT ONTO EL CAMINO REAL.
- TURN RIGHT ONTO EL CAMINO REAL.
- TAKE THE 2ND LEFT ONTO JAMBOREE RD.
- MERGE ONTO I-405 N.
- MERGE ONTO CA-55 S VIA EXIT 9A TOWARD NEWPORT BEACH.
- TURN RIGHT ONTO HOSPITAL RD.
- TAKE THE 1ST LEFT ONTO HOAG DR.
- 1 HOAG DR IS ON THE RIGHT.

### VICINITY MAP:



### APPROVALS:

APPROVED BY:	NAME:	DATE:
OWNER:		
LEASING:	JAMIE LISLE	10/10
ZONING:	DAVE BURTON	
CONSTRUCTION MANAGER:		
RF ENGINEER:		
PROJECT MANAGER:		
NET OPS:		
UTILITY COORDINATOR:		

### MetroPCS California, LLC

a Delaware limited liability company  
350 COMMERCE, SUITE 200  
IRVINE, CA 92602

### PROJECT INFORMATION:

**LA5700A**  
**HOAG HOSPITAL**  
1 HOAG DRIVE  
NEWPORT BEACH, CA 92663

### CURRENT ISSUE DATE:

10/19/11

### ISSUED FOR:

ZONING

### REV.: DATE: DESCRIPTION: BY:

REV.:	DATE:	DESCRIPTION:	BY:
3	10/19/11	ANTENNA SCREEN	AK
2	10/17/11	100% ZONING	AK
1	10/04/11	90% ZONING	GN

### PLANS PREPARED BY:

### NATIONAL ENGINEERING & CONSULTING, INC.

27 ORCHARD, SUITE 200  
LAKE FOREST, CA 92630  
PHONE: (949) 716-9990  
FAX: (949) 716-9997  
WWW.NATIONAL-ENG.COM

### CONSULTANT:

### DRAWN BY: CHK.: APV.:

GN JW JW

### LICENSER:

### SHEET TITLE:

TITLE SHEET

### SHEET NUMBER:

T-1

**LEGAL DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 169 AND 170 IN BLOCK 2 AND A PORTION OF LOT 172 IN BLOCK 1 OF IRVINE SUBDIVISION, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 1, PAGE 88 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS A WHOLE AS FOLLOWS:

**PARCEL 1:**

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF THE WEST RAMP OF THE CALIFORNIA STATE HIGHWAY DESCRIBED AS SECOND IN THE DEED RECORDED JUNE 12, 1931 IN BOOK 489, PAGE 67 OF OFFICIAL RECORDS, WITH THE NORTH-WESTERLY LINE OF THE 60-FOOT RIGHT-OF-WAY OF THE CALIFORNIA STATE HIGHWAY DESCRIBED IN THE DEED RECORDED JUNE 30, 1934 IN BOOK 683, PAGE 248 OF OFFICIAL RECORDS;

THENCE NORTHEASTERLY ALONG THE NORTH-WESTERLY LINE OF SAID 60-FOOT RIGHT-OF-WAY, A DISTANCE OF 1371.39 FEET;  
 THENCE WEST 1019.26 FEET TO A POINT, SAID POINT BEING DISTANT 518.21 FEET SOUTH 60°20'54" EAST FROM THE MOST WESTERLY CORNER OF LOT 169 IN BLOCK 2 OF SAID IRVINE SUBDIVISION;  
 THENCE SOUTH 10°30'46" EAST 190.75 FEET;  
 THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1000 FEET, THROUGH AN ANGLE OF 12°50'04", A DISTANCE OF 224.00 FEET;  
 THENCE SOUTH 23°20'50" EAST 253.42 FEET;  
 THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 409.51 FEET, THROUGH AN ANGLE OF 15°41'02", A DISTANCE OF 112.10 FEET;  
 THENCE SOUTHEASTERLY ALONG A REVERSED CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 514.46 FEET, THROUGH AN ANGLE OF 12°30'43", A DISTANCE OF 112.34 FEET;  
 THENCE SOUTH 26°31'09" EAST 584.24 FEET TO A POINT IN A CURVE OF THE NORTH-WESTERLY LINE OF SAID WEST RAMP OF THE CALIFORNIA STATE HIGHWAY AS DESCRIBED IN SAID DEED RECORDED IN BOOK 489, PAGE 67 OF OFFICIAL RECORDS, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 450 FEET, A LINE RADIAL TO CURVE AT THIS POINT BEARS NORTH 12°41'01" WEST;  
 THENCE EASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 19°51'06", A DISTANCE OF 155.91 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1, AS DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED OCTOBER 17, 1952 IN BOOK 2398, PAGE 70 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION ALONG THE NORTH LINE OF SAID PARCEL 1 INCLUDED WITHIN THE LINES OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO JOHN B. KILROY AND OTHERS, RECORDED OCTOBER 25, 1962 IN BOOK 6297, PAGE 730 OF OFFICIAL RECORDS.

**PARCEL 2:**

AN EASEMENT FOR ROAD PURPOSES AND FOR PUBLIC UTILITIES OVER A STRIP OF LAND 30 FEET IN WIDTH, ADJOINING, SOUTHWESTERLY AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LAND DESCRIBED IN PARCEL 1, THE WESTERLY LINE OF SAID 30-FOOT STRIP BEING LENGTHENED OR INTERSECT THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL 1.

EXCEPTING THEREFROM THAT PORTION THEREOF INCLUDED WITHIN THE LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED JUNE 22, 1953 IN BOOK 2524, PAGE 531 OF OFFICIAL RECORDS AND ABUTTER'S RIGHTS IN CONNECTION THEREWITH TO THE REMAINING PORTION.

**SCHEDULE B EXCEPTION**

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: PACIFIC LIGHT AND POWER CORPORATION  
 PURPOSE: POLELINES, CONDUITS  
 RECORDED: MARCH 24, 1914 IN BOOK 250, PAGE(S) 324, OF DEEDS  
 AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.

THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN THE PUBLIC RECORDS.

SAID MATTER AFFECTS PARCEL 2  
 DOES NOT AFFECT THE CONSTRUCTION AREA  
 THE EASEMENT FOR ROAD PURPOSES AND FOR PUBLIC UTILITIES OVER THE SOUTHWEST 30 FEET OF SAID PARCEL 1, AS RESERVED IN THE DEED FROM D. K. BLUE AND OTHERS, RECORDED FEBRUARY 8, 1946 IN BOOK 1398, PAGE 20 OF OFFICIAL RECORDS.  
 DOES NOT AFFECT THE CONSTRUCTION AREA

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: CITY OF NEWPORT  
 PURPOSE: ERECTING, LAYING AND CONSTRUCTING WATER PIPE LINES  
 RECORDED: MAY 18, 1951 IN BOOK 2190, PAGE 395 OF OFFICIAL RECORDS  
 AFFECTS: PARCEL 1  
 DOES NOT AFFECT THE CONSTRUCTION AREA

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION  
 PURPOSE: ELECTRIC LINE  
 RECORDED: OCTOBER 31, 1951 IN BOOK 2248, PAGE 360 OF OFFICIAL RECORDS  
 AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: STATE OF CALIFORNIA  
 PURPOSE: DRAINAGE DITCH  
 RECORDED: OCTOBER 17, 1952 IN BOOK 2398, PAGE 70 OF OFFICIAL RECORDS  
 AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.

EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION  
 PURPOSE: PUBLIC UTILITIES  
 RECORDED: AUGUST 21, 1957 IN BOOK 4013, PAGE 21, OF OFFICIAL RECORDS  
 AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: KILROY SHOPPING CENTERS, INC., A CORPORATION  
 PURPOSE: INGRESS, EGRESS, ROADWAY, PUBLIC UTILITY, WITH THE RIGHT TO CONNECT TO THE EXISTING SEWER, WATER LINES AND CONDUITS  
 RECORDED: OCTOBER 25, 1962 IN BOOK 6297, PAGE 724 OF OFFICIAL RECORDS  
 AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.

DOES NOT AFFECT THE CONSTRUCTION AREA

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: CITY OF NEWPORT BEACH, A MUNICIPAL CORPORATION  
 PURPOSE: ACCESS, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC STORM DRAIN WATER LINES AND UTILITIES AND REPLACEMENT OF PUBLIC STORM DRAIN WATER LINES AND UTILITIES  
 RECORDED: SEPTEMBER 1, 2009 AS INSTRUMENT NO. 2009000470047 OF OFFICIAL RECORDS  
 AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.  
 DOES NOT AFFECT THE CONSTRUCTION AREA AND PARCEL 1 PER PTR

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: THE CITY OF NEWPORT BEACH  
 PURPOSE: ROAD AND PUBLIC UTILITIES  
 RECORDED: IN BOOK 9406, PAGE 685 OF OFFICIAL RECORDS  
 AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.

THE TERMS AND PROVISIONS OF SAID INSTRUMENT HAVE BEEN MODIFIED BY A DOCUMENT

RECORDED: JULY 29, 1994 AS INSTRUMENT NO. 94-0479213 OF OFFICIAL RECORDS OF OFFICIAL RECORDS.

DOES NOT AFFECT THE CONSTRUCTION AREA

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: CITY OF NEWPORT BEACH, A MUNICIPAL CORPORATION  
 PURPOSE: STREET, HIGHWAY  
 RECORDED: SEPTEMBER 30, 1971 IN BOOK 9825, PAGE 922 OF OFFICIAL RECORDS  
 AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION  
 PURPOSE: UTILITIES  
 RECORDED: APRIL 19, 1974 IN BOOK 11123, PAGE 397 OF OFFICIAL RECORDS  
 AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.

DOES NOT AFFECT THE CONSTRUCTION AREA

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: CITY OF NEWPORT BEACH  
 PURPOSE: EGRESS AND INGRESS  
 RECORDED: JUNE 2, 1978 IN BOOK 12701, PAGE 104 OF OFFICIAL RECORDS  
 AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: THE CITY OF NEWPORT BEACH  
 PURPOSE: TRAFFIC SIGNAL  
 RECORDED: OCTOBER 4, 1988 AS INSTRUMENT NO. 88-506662 OF OFFICIAL RECORDS  
 AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.

DOES NOT AFFECT THE CONSTRUCTION AREA

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION  
 PURPOSE: UTILITIES  
 RECORDED: OCTOBER 13, 1989 AS INSTRUMENT NO. 89-551679 OF OFFICIAL RECORDS

THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN THE PUBLIC RECORDS.

DOES NOT AFFECT THE CONSTRUCTION AREA

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION  
 PURPOSE: UTILITIES  
 RECORDED: MAY 8, 1990 AS INSTRUMENT NO. 90-242765 OF OFFICIAL RECORDS  
 THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN THE PUBLIC RECORDS.

DOES NOT AFFECT THE CONSTRUCTION AREA

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: THE CITY OF NEWPORT BEACH, A MUNICIPAL CORPORATION  
 PURPOSE: NON-EXCLUSIVE STREET AND HIGHWAY  
 RECORDED: MARCH 27, 1992 AS INSTRUMENT NO. 92-193305 OF OFFICIAL RECORDS  
 AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.

DOES NOT AFFECT THE CONSTRUCTION AREA

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: CITY OF NEWPORT BEACH, A MUNICIPAL CORPORATION  
 PURPOSE: PUBLIC UTILITY  
 RECORDED: MARCH 27, 1992 AS INSTRUMENT NO. 92-193306 OF OFFICIAL RECORDS  
 AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.

DOES NOT AFFECT THE CONSTRUCTION AREA

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: THE CITY OF NEWPORT BEACH  
 PURPOSE: BICYCLE TRAIL  
 RECORDED: MARCH 27, 1992 AS INSTRUMENT NO. 92-193307 OF OFFICIAL RECORDS  
 AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION  
 PURPOSE: PUBLIC UTILITIES  
 RECORDED: DECEMBER 30, 1994 AS INSTRUMENT NO. 94-0744705 OF OFFICIAL RECORDS

THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN THE PUBLIC RECORDS.

DOES NOT AFFECT THE CONSTRUCTION AREA

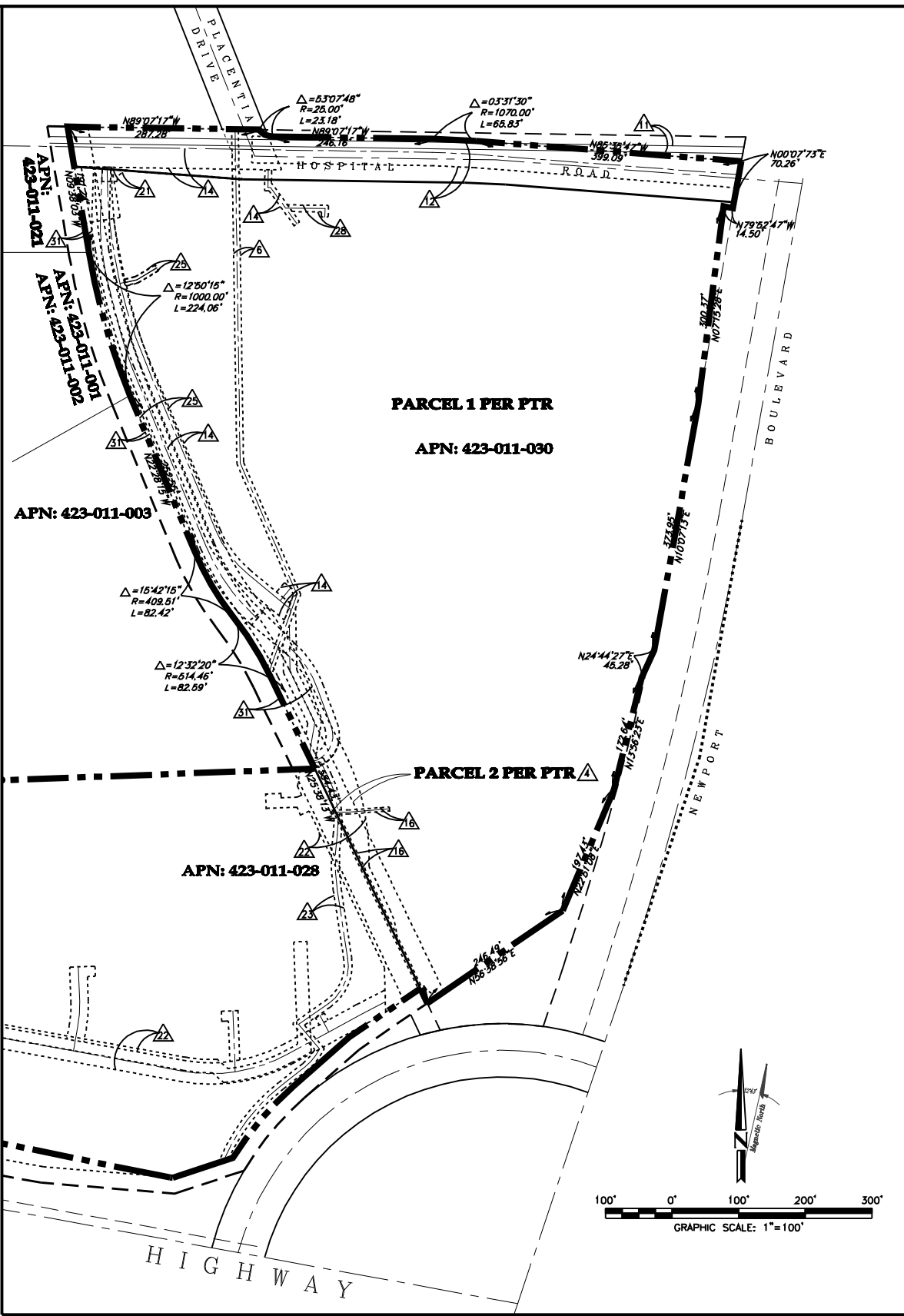
AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: CITY OF NEWPORT BEACH, A MUNICIPAL CORPORATION  
 PURPOSE: CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF WATER UTILITY FACILITIES AND APPURTENANCES  
 RECORDED: JULY 28, 1995 AS INSTRUMENT NO. 95-0233621 OF OFFICIAL RECORDS  
 AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.

DOES NOT AFFECT THE CONSTRUCTION AREA

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: THE CITY OF NEWPORT BEACH, A MUNICIPAL CORPORATION  
 PURPOSE: ACCESS, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC STORM DRAIN WATER LINES AND UTILITIES AND REPLACEMENT OF PUBLIC STORM DRAIN WATER LINES AND UTILITIES  
 RECORDED: SEPTEMBER 1, 2009 AS INSTRUMENT NO. 2009000470047 OF OFFICIAL RECORDS  
 AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.  
 DOES NOT AFFECT THE CONSTRUCTION AREA



ITEMS A-E ARE TAXES & LIENS RELATED  
 ITEM 1 IS WATER RIGHT RELATED  
 ITEMS 3, 9, 33 & 36 ARE RIGHT RELATED  
 ITEMS 5, 29 & 30 ARE RECORD OF SURVEY RELATED  
 ITEM 10 IS WAIVER RELATED  
 ITEM 32 IS SURVEY RELATED  
 ITEM 34 IS UNDISCLOSED EASEMENT RELATED  
 ITEM 35 IS DISCREPANCIES RELATED  
 ITEM 37 IS TITLE RELATED

**MetroPCS California, LLC**  
 a Delaware limited liability company  
 350 COMMERCE, SUITE 200  
 IRVINE, CA 92602

**PROJECT INFORMATION:**  
**LA5700A**  
**HOAG HOSPITAL**  
 NEC OF FELIPE RD AND OSO PKWY  
 MISSION VIEJO, CA 92692

**CURRENT ISSUE DATE:**  
**10/23/11**

**ISSUED FOR:**  
**FINAL**

REV.	DATE	DESCRIPTION	BY
1			

**PLANS PREPARED BY:**  
**NATIONAL**  
 ENGINEERING & CONSULTING, INC.  
 27 ORCHARD, SUITE 200  
 LAKE FOREST, CA 92650  
 PHONE: (949) 718-9990  
 FAX: (949) 718-9997

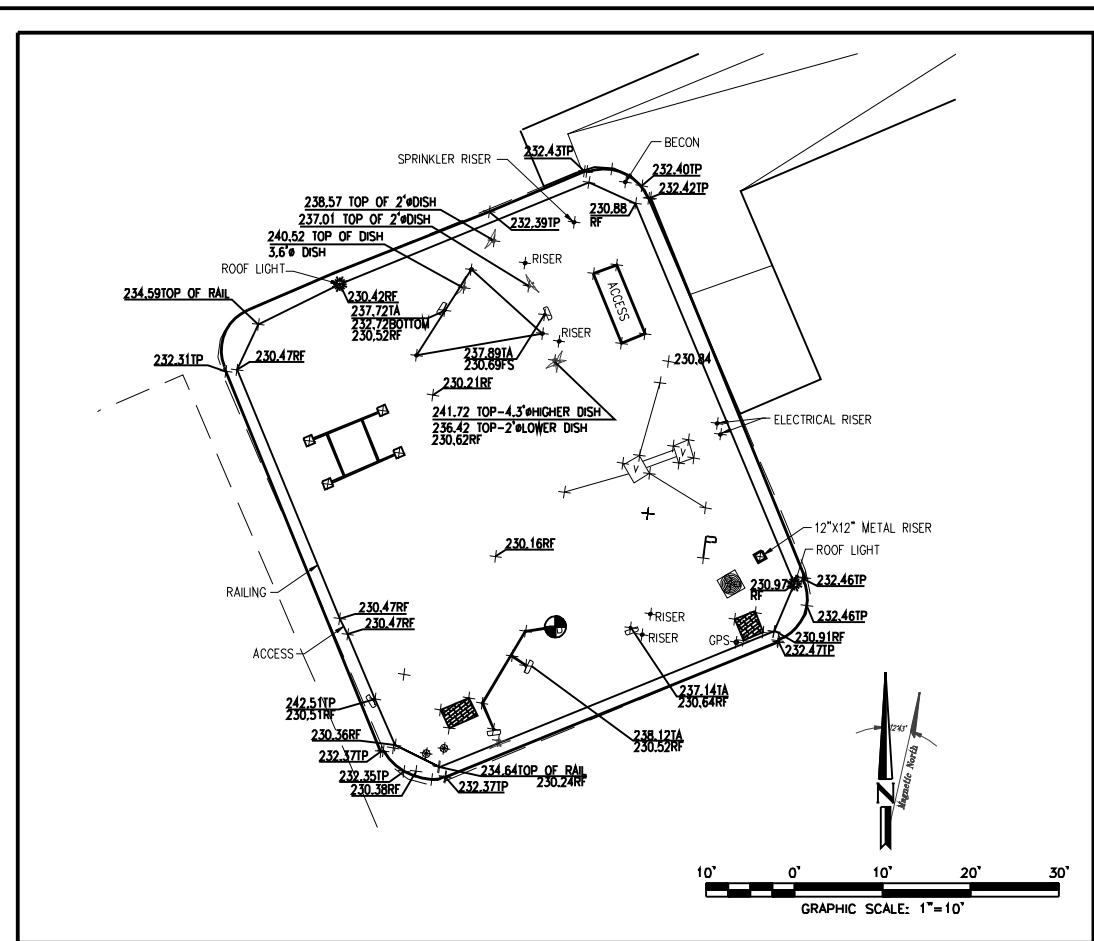
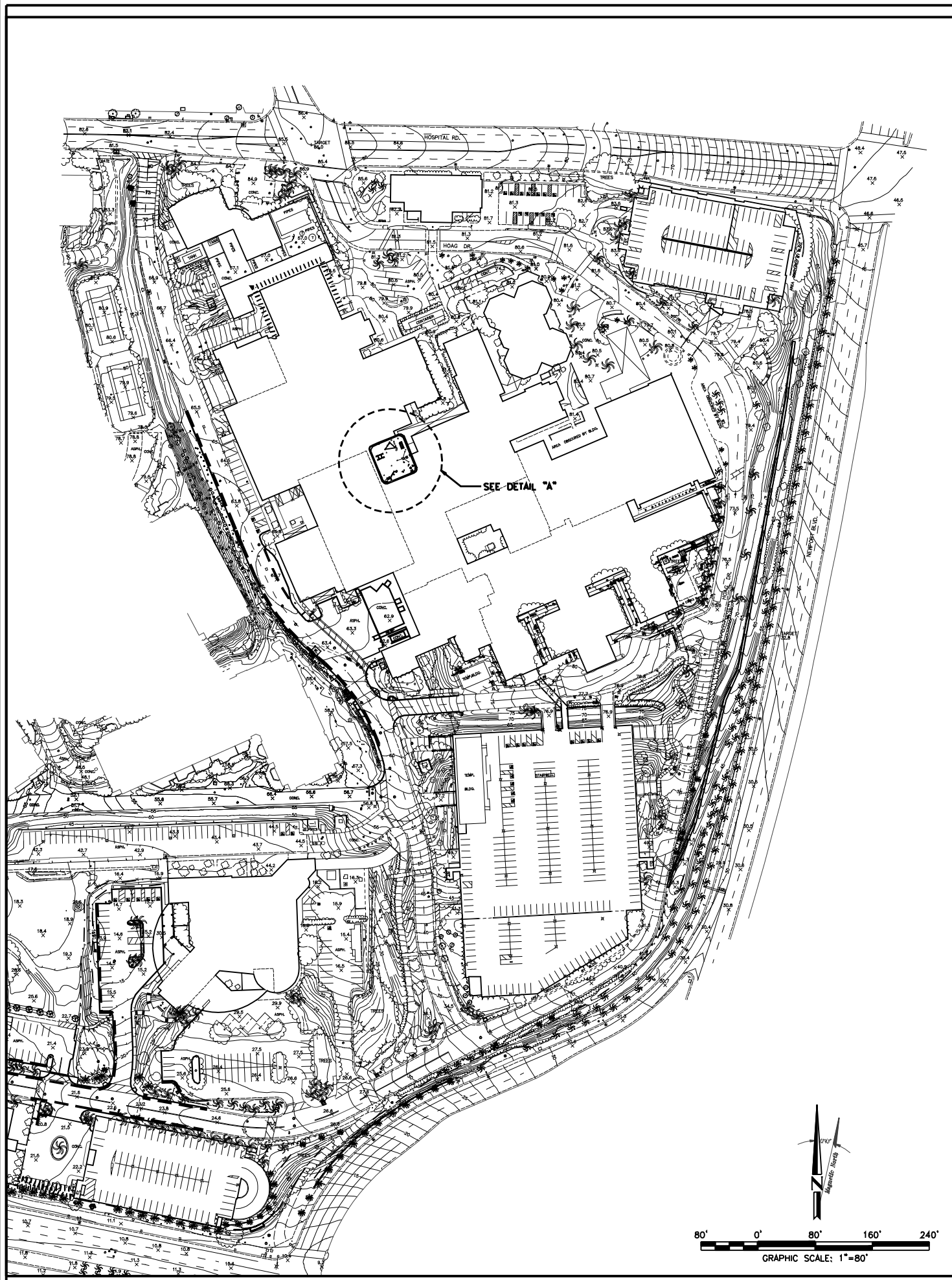
**CONSULTANT:**

**DRAWN BY:** JP **CHK.:** AJK **APV.:** AJK

**LICENSER:**

**SHEET TITLE:**  
**TOPOGRAPHIC SURVEY**

**SHEET NUMBER:**  
**LS-1**



**APN**  
423-011-29, 423-011-30

**SITE ADDRESS**  
301 NEWPORT BLVD, NEWPORT BEACH, CA (PER PTR)

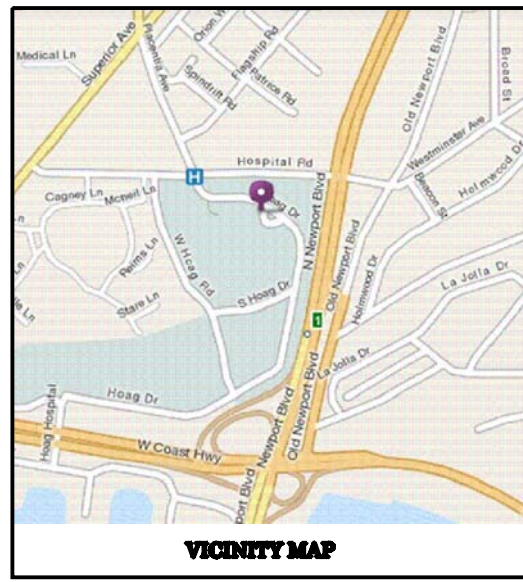
- LEGEND**
- ⊕ EXISTING POWERPOLE
  - ⊙ EXISTING POLE
  - ☼ EXISTING ROOF LIGHT
  - ⊞ EXISTING DISH
  - ⊞ EXISTING CONDENSER
  - ⊞ EXISTING VENT
  - ⊞ EXISTING ROOF DRAIN
  - ⊞ RMP EXISTING RAISED METAL PLATFORM
  - ⊞ EXISTING METAL HOUSING
  - ⊞ HB EXISTING HOSE BIB
  - X— EXISTING CHAIN LINK FENCE
  - C— EXISTING CONDUIT
  - ⊞ EXISTING FLAGPOLE
  - ⊞ EXISTING ANTENNA
  - ⊞ SKY EXISTING SKYLIGHT

- ABBREVIATION**
- EG - EXISTING GROUND
  - FD - FOUND
  - EP - EDGE OF PAVEMENT
  - FC - FINISH GRADE
  - FL - FLOWLINE
  - FS - FINISH SURFACE
  - HT - HEIGHT
  - PP - POWER POLE
  - RF - ROOF GRADE
  - TA - TOP OF ANTENNA
  - TC - TOP OF CURB
  - TW - TOP OF WALL
  - TP - TOP OF PARAPET

**JOB NO.: LA5700A**  
**DATE OF SURVEY**  
AUGUST 31, 2011

**TITLE REPORT**  
LEGAL DESCRIPTION AND EXCEPTIONS WERE TAKEN FROM PRELIMINARY TITLE REPORT PREPARED BY LAWYER TITLE COMPANY ORDER NO. 09303865-10, DATED AUGUST 26, 2011

**RECORD OWNER**  
THE HOAG MEMORIAL HOSPITAL - PRESBYTERIAN, A CALIFORNIA NON-PROFIT CORPORATION WHICH ACQUIRED TITLE AS THE PRESBYTERIAN HOSPITAL OF ORANGE COUNTY, CALIFORNIA, A CALIFORNIA CORPORATION



**GEOGRAPHIC COORDINATES**  
LATITUDE: 33°37'28.15"N  
LONGITUDE: 117°55'48.91"W

**MetroPCS California, LLC**  
a Delaware Limited Liability company  
350 COMMERCE, SUITE 200  
IRVINE, CA 92602

**PROJECT INFORMATION:**  
**LA5700A**  
**HOAG HOSPITAL**  
NEC OF FELIPE RD AND OSO PKWY  
MISSION VIEJO, CA 92692

**CURRENT ISSUE DATE:**  
**10/23/11**

**ISSUED FOR:**  
**FINAL**

REV.:	DATE:	DESCRIPTION:	BY:
1			

**PLANS PREPARED BY:**  
**NATIONAL**  
ENGINEERING & CONSULTING, INC.  
27 ORCHARD, SUITE 200  
LAKE FOREST, CA 92690  
PHONE: (949) 716-9990  
FAX: (949) 716-9997

**CONSULTANT:**

**DRAWN BY:** JP    **CHK.:** AJK    **APV.:** AJK

**LICENSER:**

**SHEET TITLE:**  
**TOPOGRAPHIC SURVEY**

**SHEET NUMBER:**  
**LS-2**

**MetroPCS California, LLC**  
 a Delaware limited liability company  
 350 COMMERCE, SUITE 200  
 IRVINE, CA 92602

PROJECT INFORMATION:

**LA5700A**  
**HOAG HOSPITAL**  
 1 HOAG DRIVE  
 NEWPORT BEACH, CA 92663

CURRENT ISSUE DATE:

**10/19/11**

ISSUED FOR:

**ZONING**

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
3	10/19/11	ANTENNA SCREEN	AK
2	10/17/11	100% ZONING	AK
1	10/04/11	90% ZONING	GN

PLANS PREPARED BY:

**NATIONAL**  
 ENGINEERING & CONSULTING, INC.  
 87 ORCHARD, SUITE 200  
 LAKE FOREST, CA 92550  
 PHONE: (949) 718-8880  
 FAX: (949) 718-8887  
 WWW.NATIONAL-ENG.COM

CONSULTANT:

DRAWN BY: CHK.: APV.:

GN JW JW

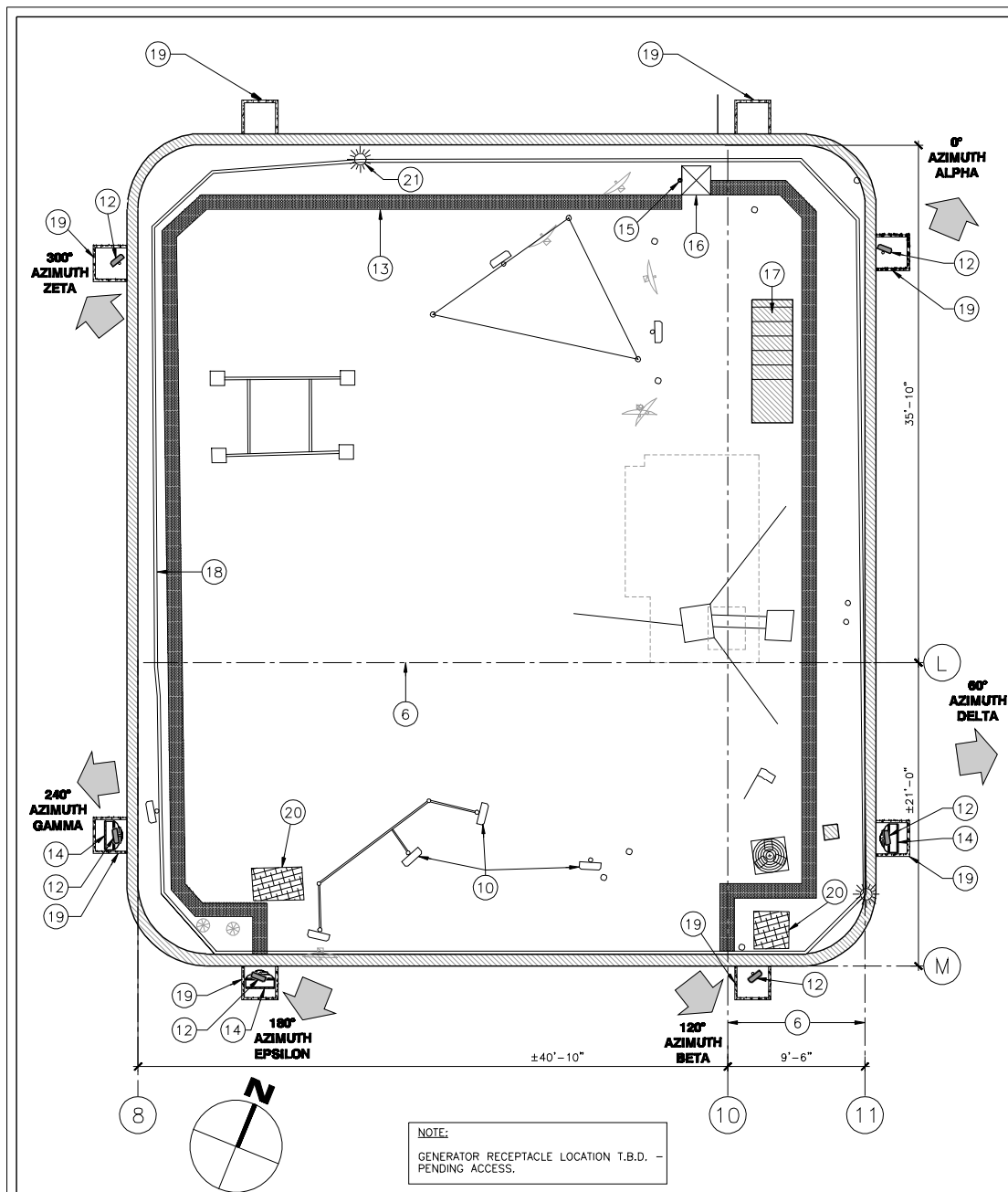
LICENSER:

SHEET TITLE:

**BOUNDARY  
 DETAIL, SITE PLAN,  
 ROOF PLAN &  
 ANTENNA LAYOUT**

SHEET NUMBER:

**A-1**



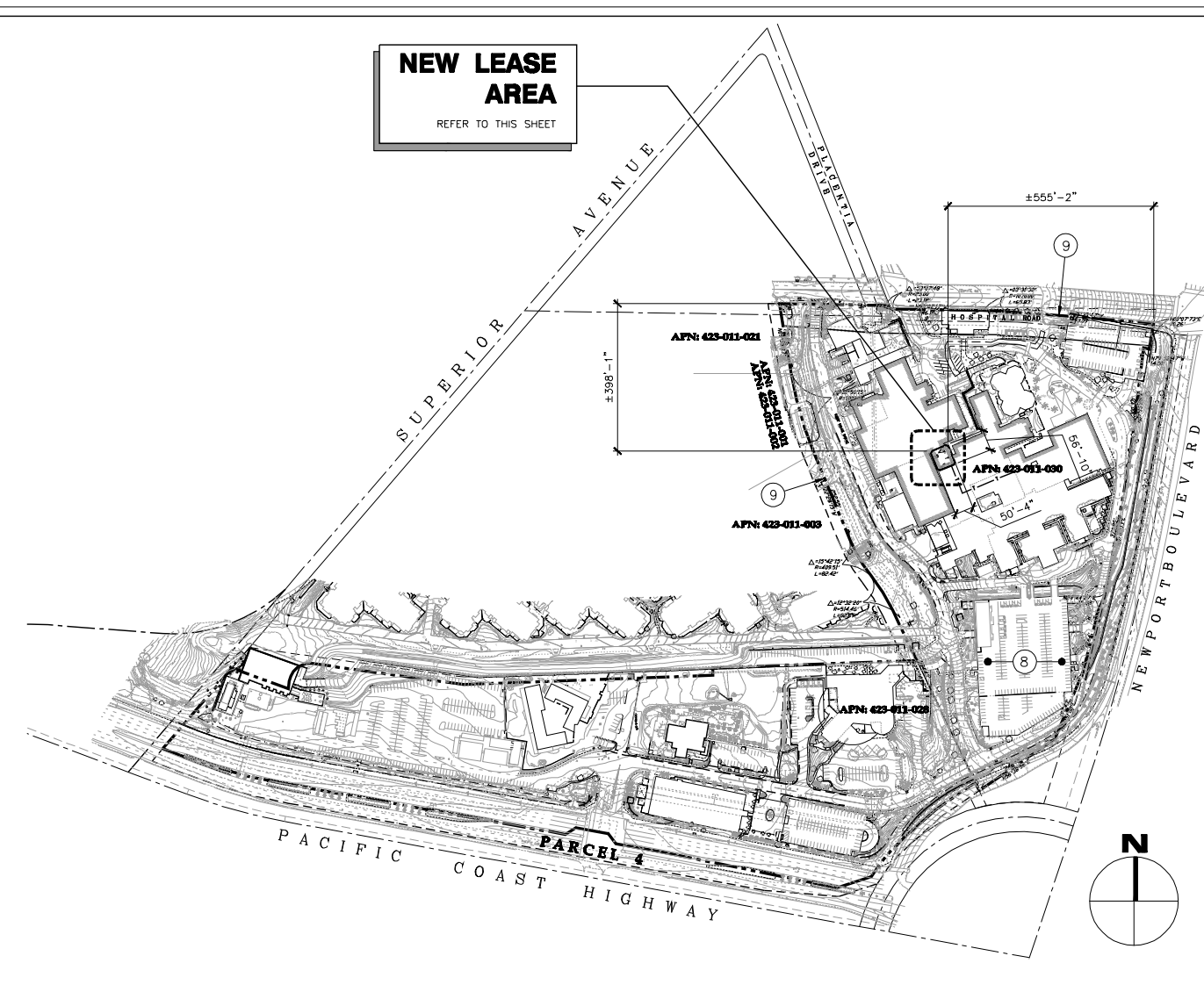
**ENLARGED ROOF PLAN AND ANTENNA LAYOUT**

SCALE: 3/16"=1'-0" **3**

**NOTES:**

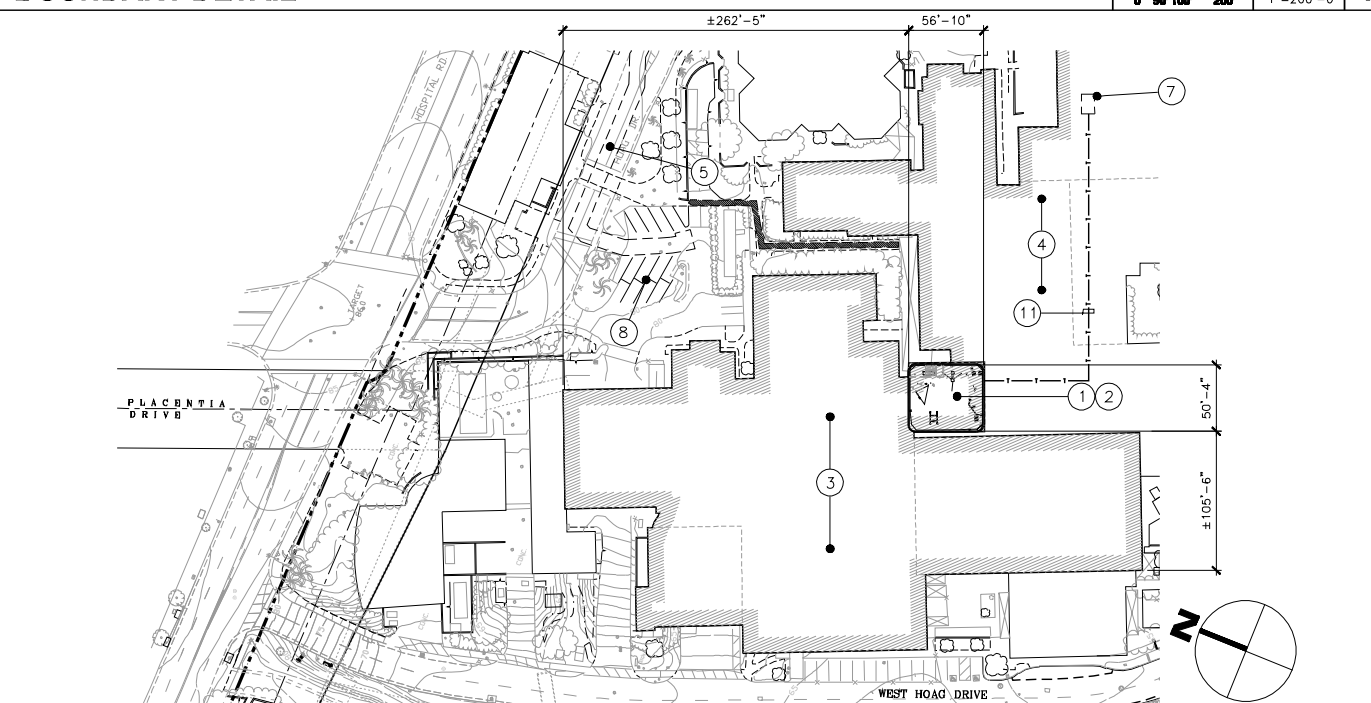
- |   |  |
|---|--|
| 1 EXISTING WEST TOWER AND LOCATION OF NEW METROPCS CALIFORNIA, LLC EQUIPMENT AND ANTENNAS.                                      | 10 EXISTING PANEL ANTENNAS. TYPICAL.   |
| 2 NEW METROPCS CALIFORNIA, LLC EQUIPMENT LEASE AREA LOCATED INSIDE EXISTING MECHANICAL ROOM ON 11TH FLOOR OF EXISTING BUILDING. | 11 NEW METROPCS CALIFORNIA, LLC TELCO ROUTE. APPROX. ±1000 FT.                                       |
| 3 EXISTING BUILDINGS. TYPICAL.  | 12 NEW METROPCS CALIFORNIA, LLC PANEL ANTENNAS MOUNTED BEHIND NEW RF TRANSPARENT SCREEN ON ROOF TOP. |
| 4 EXISTING WOMEN'S PAVILLION TOWER.   | 13 NEW METROPCS CALIFORNIA, LLC COAX CABLE TRAY MOUNTED ON ROOF TOP.                                 |
| 5 NEW METROPCS CALIFORNIA, LLC 12'-0" WIDE NON-EXCLUSIVE VEHICULAR ACCESS ROUTE.  | 14 NEW METROPCS CALIFORNIA, LLC (3) 2'Ø MICROWAVE ANTENNAS MOUNTED ON ROOF TOP.                      |
| 6 EXISTING BEAM GRID FROM AS-BUILTS SHOWN FOR REFERENCE.  | 15 NEW METROPCS CALIFORNIA, LLC GPS ANTENNA MOUNTED ON NEW DOG HOUSE.                                |
| 7 EXISTING MPOE LOCATED AT BASEMENT OF EXISTING WOMEN'S PAVILLION TOWER AND NEW METROPCS CALIFORNIA, LLC TELCO P.O.C.           | 16 NEW METROPCS CALIFORNIA, LLC DOG HOUSE FOR COAX CABLE ROUTE AT ROOF.                              |
| 8 EXISTING PARKING STALL. TYPICAL.  | 17 EXISTING ACCESS ROOF HATCH.   |
| 9 EXISTING PROPERTY LINE. TYPICAL.  | 18 EXISTING HANDRAIL AT ROOF TOP.  |
|   | 19 NEW METROPCS CALIFORNIA RF TRANSPARENT SCREEN PAINTED AND TEXTURED TO MATCH EXISTING.             |
|   | 20 EXISTING DOG HOUSE AT ROOF TOP. TYPICAL.  |
|   | 21 EXISTING ROOF LIGHT.  |

**KEY NOTES**



**BOUNDARY DETAIL**

SCALE: 1"=200'-0" **1**



**4 SITE PLAN**

SCALE: 1/64"=1'-0" **2**

**MetroPCS California, LLC**  
 a Delaware limited liability company  
 350 COMMERCE, SUITE 200  
 IRVINE, CA 92602

PROJECT INFORMATION:

**LA5700A**  
**HOAG HOSPITAL**  
 1 HOAG DRIVE  
 NEWPORT BEACH, CA 92663

CURRENT ISSUE DATE:

**10/19/11**

ISSUED FOR:

**ZONING**

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
3	10/19/11	ANTENNA SCREEN	AK
2	10/17/11	100% ZONING	AK
1	10/04/11	90% ZONING	GN

PLANS PREPARED BY:

**NATIONAL**  
 ENGINEERING & CONSULTING, INC.

27 ORCHARD, SUITE 500  
 LAKE FOREST, CA 92550  
 PHONE: (949) 718-8880  
 FAX: (949) 718-8887  
 WWW.NATIONAL-ENG.COM

CONSULTANT:

DRAWN BY: \_\_\_\_\_ CHK.: \_\_\_\_\_ APV.: \_\_\_\_\_

GN JW JW

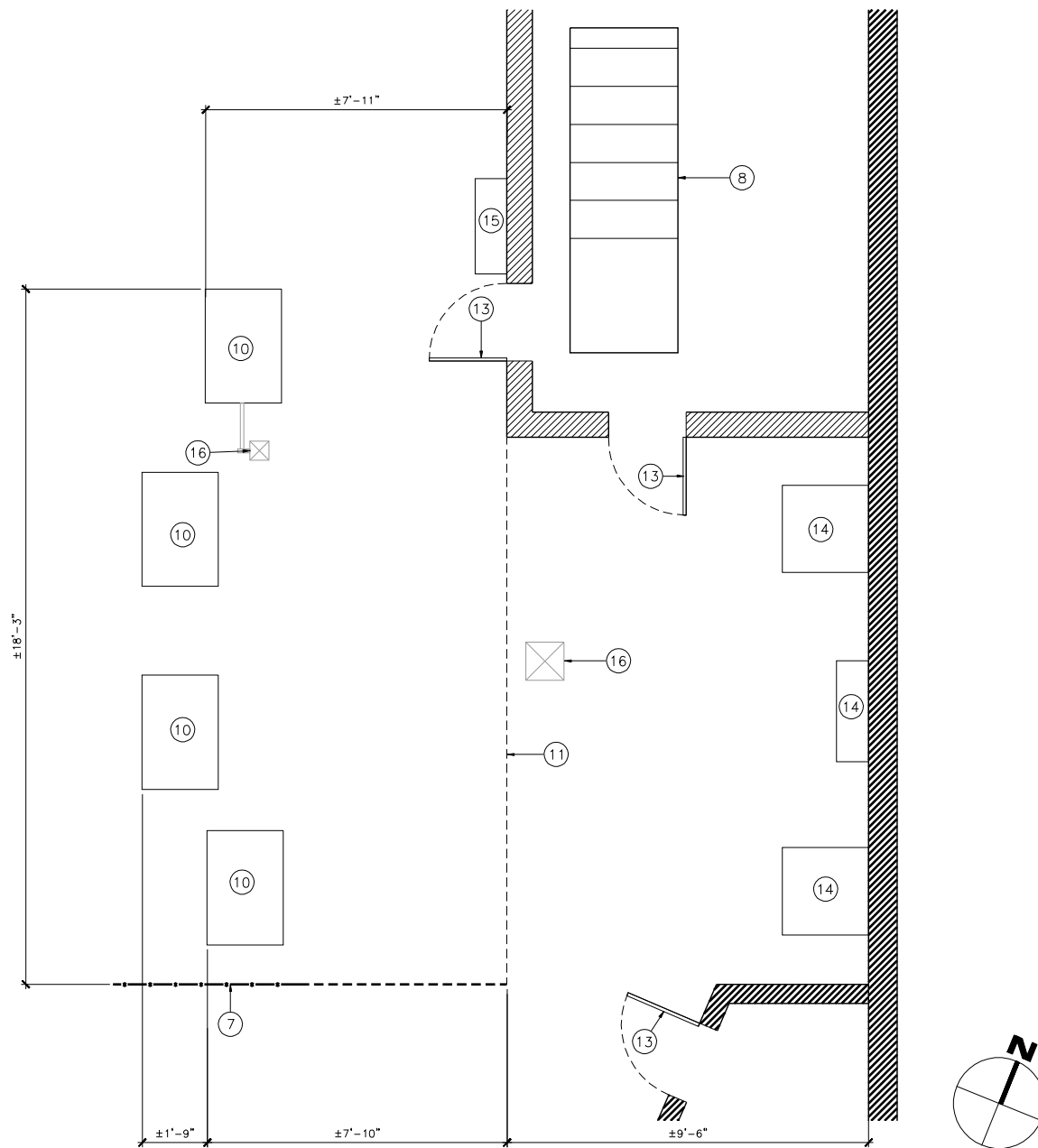
LICENSER:

SHEET TITLE:

**EQUIPMENT PLANS**

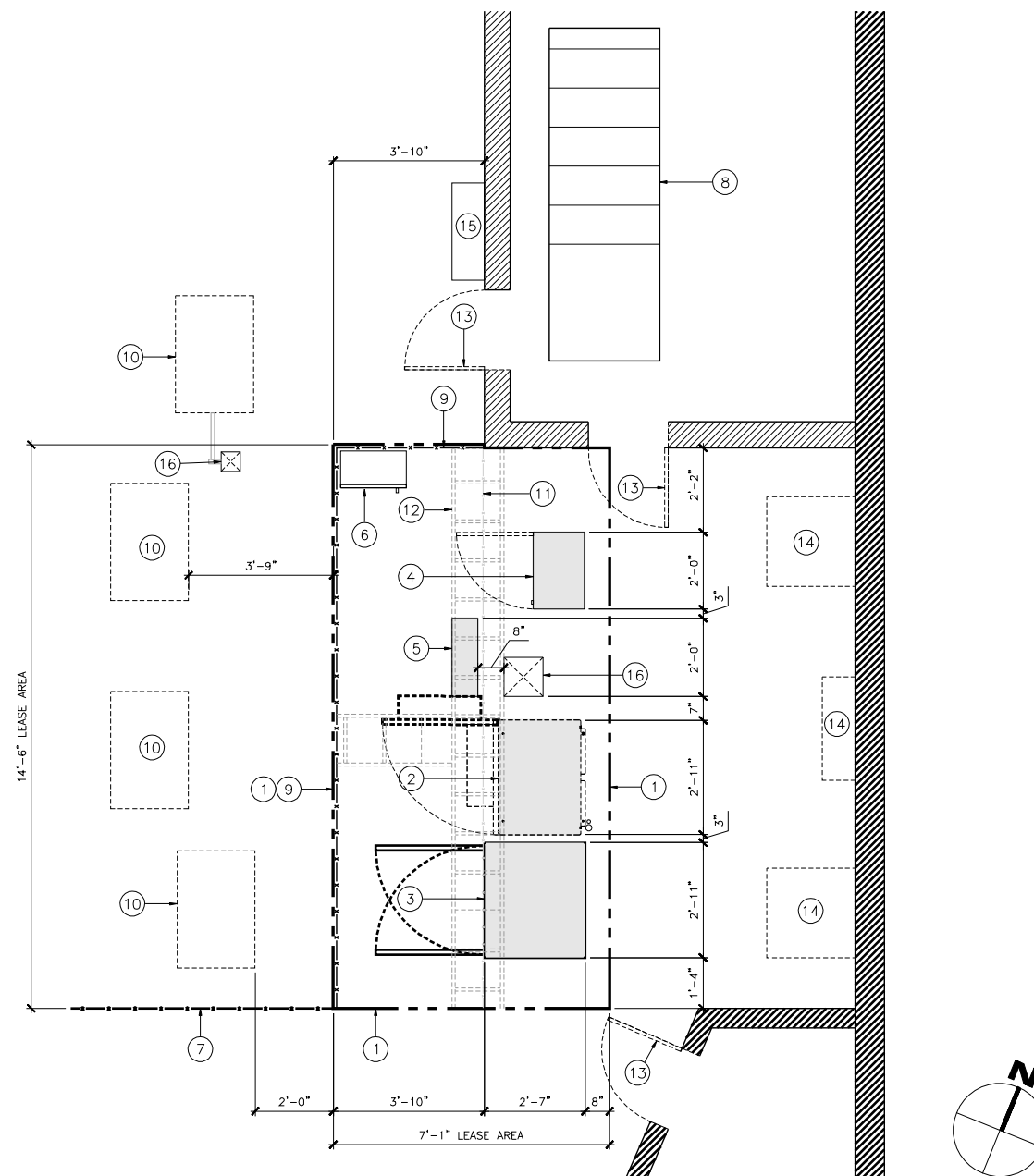
SHEET NUMBER:

**A-2**



**DEMOLITION PLAN**

SCALE: 1/2"=1'-0" **2**



**NEW EQUIPMENT LAYOUT PLAN**

SCALE: 1/2"=1'-0" **1**

**NOTES:**

- ① NEW METROPCS CALIFORNIA, LLC EQUIPMENT LEASE AREA (±124.18 SQ. FT.) LOCATED INSIDE EXISTING MECHANICAL ROOM ON 11TH FLOOR LEVEL OF EXISTING BUILDING.
- ② NEW METROPCS CALIFORNIA, LLC BTS EQUIPMENT CABINET.
- ③ NEW METROPCS CALIFORNIA, LLC BATTERY BACKUP CABINET.
- ④ NEW METROPCS CALIFORNIA, LLC ERICSSON 6201 INT. CABINET.
- ⑤ NEW METROPCS CALIFORNIA, LLC DIPLEXER ON RACK.
- ⑥ NEW METROPCS CALIFORNIA, LLC PPC CABINET.
- ⑦ EXISTING CHAIN LINK FENCE.
- ⑧ EXISTING ACCESS ROOF HATCH.
- ⑨ NEW METROPCS CALIFORNIA, LLC CHAIN LINK FENCE TO MATCH EXISTING.
- ⑩ EXISTING TRANSFORMER, TYPICAL.
- ⑪ EXISTING CHAIN LINK FENCE PORTION TO BE REMOVED.
- ⑫ NEW METROPCS CALIFORNIA, LLC COAX CABLE LADDER.
- ⑬ EXISTING ACCESS DOORS, TYPICAL.
- ⑭ EXISTING EQUIPMENT CABINETS, TYPICAL.
- ⑮ EXISTING 277/480V, 3P, 4W DISTRIBUTION SWITCH GEAR AT 11TH FLOOR AND NEW METROPCS CALIFORNIA, LLC POWER P.O.C.
- ⑯ EXISTING COLUMN TO REMAIN, TYPICAL.

NOTE:  
 1. NEW METROPCS CALIFORNIA PANEL ANTENNAS = 57.5"Lx10.6"Wx5.2"D. ANTENNA MODEL: HBX3319DS-VTM

ANTENNA & CABLE SCHEDULE					
ANTENNA SECTOR	AZIMUTH	CABLE SIZE	COAXIAL CABLE LENGTH	TIP HEIGHT	RAD CTR
SECTOR ALPHA	0°	7/8"	70'±	184'-8"	182'-4"
SECTOR DELTA	60°	7/8"	70'±	184'-8"	182'-4"
SECTOR BETA	120°	7/8"	135'±	184'-8"	182'-4"
SECTOR EPSILON	180°	7/8"	140'±	184'-8"	182'-4"
SECTOR GAMMA	240°	7/8"	75'±	184'-8"	182'-4"
SECTOR ZETA	300°	7/8"	75'±	184'-8"	182'-4"
MICROWAVE ANTENNA	300°		70'±		
	120°	T.B.D.	45'±	183'-4"	182'-4"

CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.

COAX CABLE SIZE SCHEDULE		
LD4 (1/2") < 50'	LD5 (7/8") 50' - 125'	LD7 (1-5/8") 125' - 300'

**KEY NOTES**

**3**

**MetroPCS California, LLC**  
*a Delaware limited liability company*  
 350 COMMERCE, SUITE 200  
 IRVINE, CA 92602

PROJECT INFORMATION:

**LA5700A**  
**HOAG HOSPITAL**  
 1 HOAG DRIVE  
 NEWPORT BEACH, CA 92663

CURRENT ISSUE DATE:

**10/19/11**

ISSUED FOR:

**ZONING**

REV. DATE DESCRIPTION BY:

REV.	DATE	DESCRIPTION	BY
3	10/19/11	ANTENNA SCREEN	AK
2	10/17/11	100% ZONING	AK
1	10/04/11	90% ZONING	GN

PLANS PREPARED BY:

**NATIONAL**  
 ENGINEERING & CONSULTING, INC.  
 27 ORCHARD, SUITE 200  
 LAKE FOREST, CA 92650  
 PHONE: (949) 718-8850  
 FAX: (949) 718-8857  
 WWW.NATIONAL-ENG.COM

CONSULTANT:

DRAWN BY: \_\_\_\_\_ CHK.: \_\_\_\_\_ APV.: \_\_\_\_\_

GN JW JW

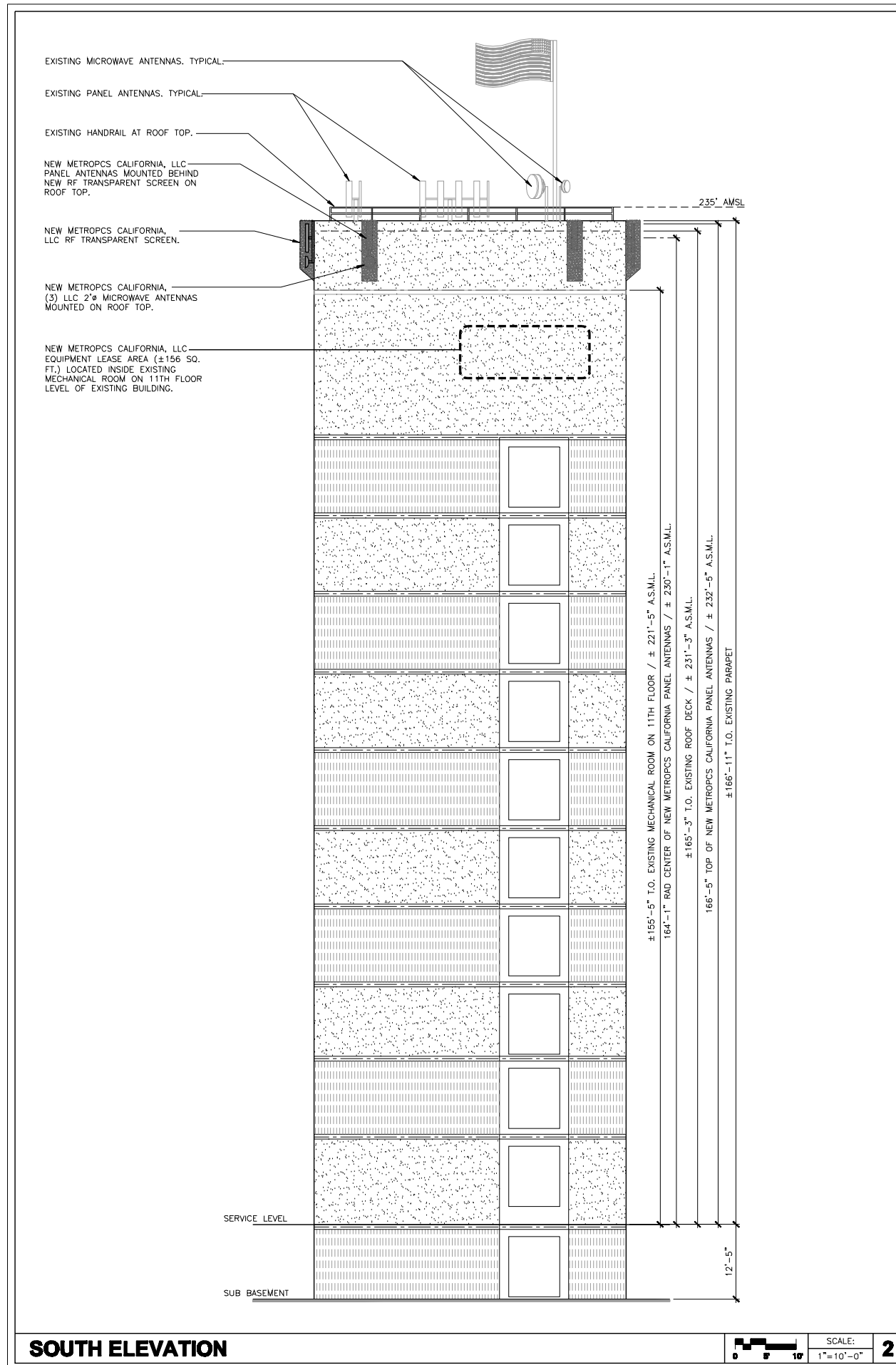
LICENSER:

SHEET TITLE:

**ARCHITECTURAL  
 ELEVATIONS**

SHEET NUMBER:

**A-3**

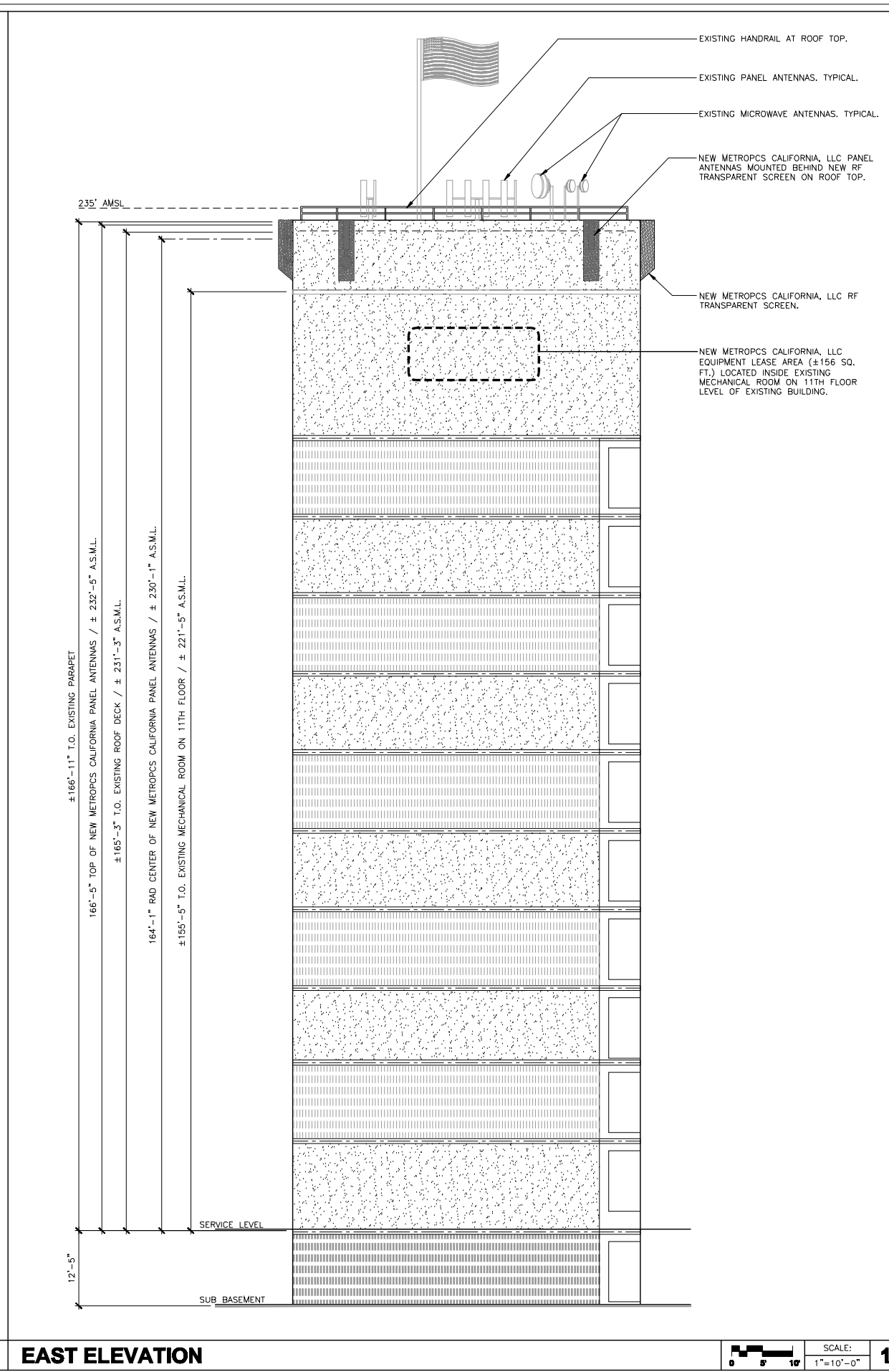


**SOUTH ELEVATION**



SCALE:  
1"=10'-0"

**2**



**EAST ELEVATION**



SCALE:  
1"=10'-0"

**1**