



**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, and/or Planning Division staff for the week ending January 30, 2015

**COMMUNITY DEVELOPMENT DIRECTOR
OR PLANNING DIVISION STAFF ACTIONS**
(Non-Hearing Items)

Item 1: 550 Newport Center Drive Telecommunications Facility Staff Approval No. SA2014-033 (PA2014-224)
550 Newport Center Drive

Action: Approved

Council District 5

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.

Lt. Dennis Birch, NBPD (*Telecom Permit*)



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915
(949) 644-3200 Fax: (949) 644-3229

www.newportbeachca.gov

WIRELESS TELECOMMUNICATIONS FACILITIES ZONING CLEARANCE

Application No.	Staff Approval No. SA2014-033 (PA2014-224)
Applicant	Verizon Wireless
Site Address	550 Newport Center Drive 550 Newport Center Drive Telecommunications Facility
Legal Description	Irvine Subdivision, Portions of Block 93, Tract 361

DIRECTOR'S ACTION

On **January 30, 2015**, the Community Development Director approved Staff Approval No. SA2014-033 for a new Class 1 (Stealth/Screened) Wireless Telecommunications Facility. Pursuant to Section 20.49.060 (Permit Review Procedures), the Community Development Director may authorize construction of a Class 1 (Stealth/Screened) facility with a Zoning Clearance. This approval is based on the findings and standard requirements attached to this report (Attachment No. CD 1).

In approving this application, the Community Development Director analyzed issues regarding compliance with Chapter 20.49 (Wireless Telecommunications Facilities) of the Newport Beach Municipal Code and determined in this case that the proposed wireless telecommunications facility ("telecom facility") meets the provisions of Chapter 20.49.

ZONING DISTRICT/GENERAL PLAN

- **Zone:** PC-56 (North Newport Center)
- **General Plan:** MU-H3 (Mixed Use Horizontal)

PROJECT REQUEST AND DESCRIPTION

Verizon Wireless currently maintains 20 roof top panel antennas adjacent to the subject site at 500 Newport Center Drive. Due to recent construction of the office building located at 520 Newport Center Drive, a section of existing antennas signal propagation has been impeded, requiring relocation. Jim Heinrich of Plan Com Inc. has submitted an application on behalf of Verizon Wireless, requesting a telecommunication permit to remove four antennas from the adjacent building and install three (3) new panel antennas, two (2) remote radio units (RRU's), and three (3) equipment cabinets within an existing penthouse located on the roof of a nine-story building. Sections of the exterior wall panels will be

removed and replaced with reinforced fiber plastic (RFP) transparent material that will be textured and painted to match the existing penthouse wall panels.

The design of the telecom facility is consistent with that of a Class 1 (Stealth/Screened) facility, which is defined in the Zoning Code as a facility with antennas mounted on an existing nonresidential building where antennas and support equipment, including the base station, are fully screened so that they are not visible to the general public. As proposed, the antennas and equipment will be entirely concealed within an existing roof top penthouse and will not be visible to the general public.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment. Class 3 allows construction of new, small facilities or structures and installation of small new equipment and facilities in small structures. Examples of this exemption include up to four (4) commercial buildings totaling 10,000 square feet and accessory structures. In this case, the applicant proposes to install panel antennas and support equipment within an existing roof top penthouse.

APPEAL PERIOD

An appeal may be filed with the Director of Community Development within fourteen (14) days following the date of action. For additional information on filing an appeal, contact the Planning Division at (949) 644-3200.

On behalf of Kimberly Brandt, AICP, Community Development Director

By:



Debbie Drasler, Contract Planner

JM/dad

Attachments: CD 1 Findings and Standard Requirements
CD 2 Vicinity Map
CD 3 Site Photos
CD 4 Site Plan & Elevations

Attachment No. CD 1

Findings and Standard Requirements

**FINDINGS AND
STANDARD REQUIREMENTS
STAFF APPROVAL NO. SA2014-033
(PA2014-224)**

TELECOM FACILITIES FINDINGS PER SECTION 20.49.060

1. The proposed telecom facility is visually compatible with the surrounding neighborhood.
 - The proposed panel antennas and all related equipment will be entirely concealed within an existing penthouse on the roof of a nine-story building. The proposal involves replacing sections of the exterior wall panels with reinforced fiber plastic (RFP) transparent material that will be textured and painted to match the architectural style, color and materials of the existing roof top penthouse.
2. The proposed telecom facility complies with height, location and design standards, as provided in Chapter 20.49.
 - As proposed, the telecom facility is a Class 1 (Stealth/Screened) installation as defined in the Zoning Code. The telecom facility is fully screened within an existing roof top penthouse. No changes in height or design of the existing building are proposed. Sections of the replacement exterior wall panels will be painted and textured to match the existing architectural style, color, and materials of the existing penthouse façade.
 - The existing height of the building is 150 feet, which is below the maximum allowed height limit of 295 feet within Block 500 of the North Newport Center Planned Community (PC-56) Zoning District.
3. An alternative site(s) located further from a residential district, public park or public facility cannot feasibly fulfill the coverage needs fulfilled by the installation at the proposed site.
 - This site is a modification to an adjacent existing facility; therefore, no other alternative sites were considered. The area is located in a commercial area within the North Newport Center Planned Community. This targeted geographic area has moderate coverage. This new telecom facility will strengthen coverage and provide a needed capacity increase to the voice and data system already in use for residential, business, and mobile users.
 - Currently, Verizon Wireless has 20 roof top panel antennas adjacent to the subject site at 500 Newport Center Drive. Due to recent office building

construction at 520 Newport Center Drive, a section of existing antennas signal propagation have been impeded and require relocation nearby to fulfill the existing coverage needs.

- Alternative sites located further away may limit the coverage objectives and therefore, not fulfill the coverage needs fulfilled by the installation at the proposed site.
4. An alternative plan that would result in a higher preference facility class category for the proposed facility is not available or reasonably feasible and desirable under the circumstances.
- Section 20.49.040 (Telecom Facility Preferences and Prohibited Locations) of the Municipal Code, lists four (4) preferred telecom locations from the most preferred to the least. Co-location of a facility is the first preference for facilities. The proposed facility will be located within 1,000 feet of two existing facilities (450 and 610 Newport Center Drive); however, co-location is not feasible since this is a modification to an existing facility that requires the new installation to be contiguous.
 - As proposed, the telecom facility is considered a Class 1 (Stealth/Screened) installation, which is the second preferred location. The antennas and support equipment will be stealth and concealed behind screening that will match the existing architectural style, color, and materials of the existing penthouse façade.

STANDARD REQUIREMENTS

1. The development shall be in substantial conformance with the approved plot plan, antenna and equipment plans, elevations, and site photographs, except as noted in the following conditions.
2. 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).
3. The applicant is required to obtain all applicable permits from the City Building Division and Fire Department. 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 these conditions of approval shall be incorporated into the drawings approved for the issuance of permits.
4. The telecom facility shall comply with all regulations and requirements of the California Building Code, California Fire Code, California Mechanical Code, and California Electrical Code. All required permits shall be obtained prior to commencement of the construction.

5. 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.
6. Anything not specifically approved by this permit is not permitted and must be addressed in a separate and subsequent Telecom Permit review.
7. No portion of the global positioning system (GPS) antennas, associated equipment, or mounting structures shall protrude beyond the screen walls.
8. In case of damage done to public improvements surrounding the site by the private construction, additional reconstruction within the public right-of-way may be required at the discretion of the Public Works Department.
9. The storage of all project-related equipment during construction shall be on-site and outside the public right-of-way.
10. An approved encroachment permit is required for all work activities within the public right-of-way.
11. All work in the public right-of-way, water easement, or private ingress/egress easement shall conform to the requirements of the Municipal Code, including but not limited to, Chapter 13, as the same may be amended from time to time.
12. Battery electrolyte capacity and the number of proposed batteries for each cabinet must be disclosed. Storage of batteries must comply with California Fire Code Section 608, Stationary Storage Battery Systems.
13. Fire plan review will be required. Emergency access to the equipment area will be required with plan review.
14. Manufacturer specifications for any generators will be required with plan review. Generator shall be installed as per manufacturer specifications, NFPA 110, and the National Electrical Code.
15. A fire extinguisher with a minimum size of 2A20 BC shall be required within 50 feet of the equipment enclosure area.
16. The applicant shall not prevent the City of Newport Beach from having adequate spectrum capacity on the City's 800 MHz radio frequencies at any time.
17. Should interference with the City's Public Safety radio equipment occur, use of the telecom facility authorized by this permit may be suspended until the radio frequency interference is corrected and verification of the compliance is reported.
18. The applicant recognizes that the frequencies used by the cellular facility located at 550 Newport Center 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).

19. The applicant shall provide a “single point of contact” for Verizon Wireless in its Engineering and Maintenance Departments that is monitored twenty-four (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 that person shall be provided to the Community Development Department and Newport Beach Police Department’s Support Services Commander prior to activation of the facility.
20. 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. The location of the information warning signs or plates shall be depicted on the plans submitted for construction permits.
21. 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.
22. The operator of the telecom facility shall maintain the facility in a manner consistent with the original approval of the facility.
23. At all times, the operator for Verizon Wireless shall ensure that its telecom facilities comply with the most current regulatory, operations standards, and radio frequency emissions standards adopted by the FCC. The operator shall be responsible for obtaining and maintaining the most current information from the FCC regarding allowable radio frequency emissions and all other applicable regulations and standards. Said information shall be made available by the operator upon request at the discretion of the Community Development Director.
24. 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.
25. The applicant shall ensure 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.
26. Any operator who intends to abandon or discontinue use of a telecom facility must notify the Planning Division by certified mail no less than thirty (30) days prior to such action. The operator or property owner shall have ninety (90) days

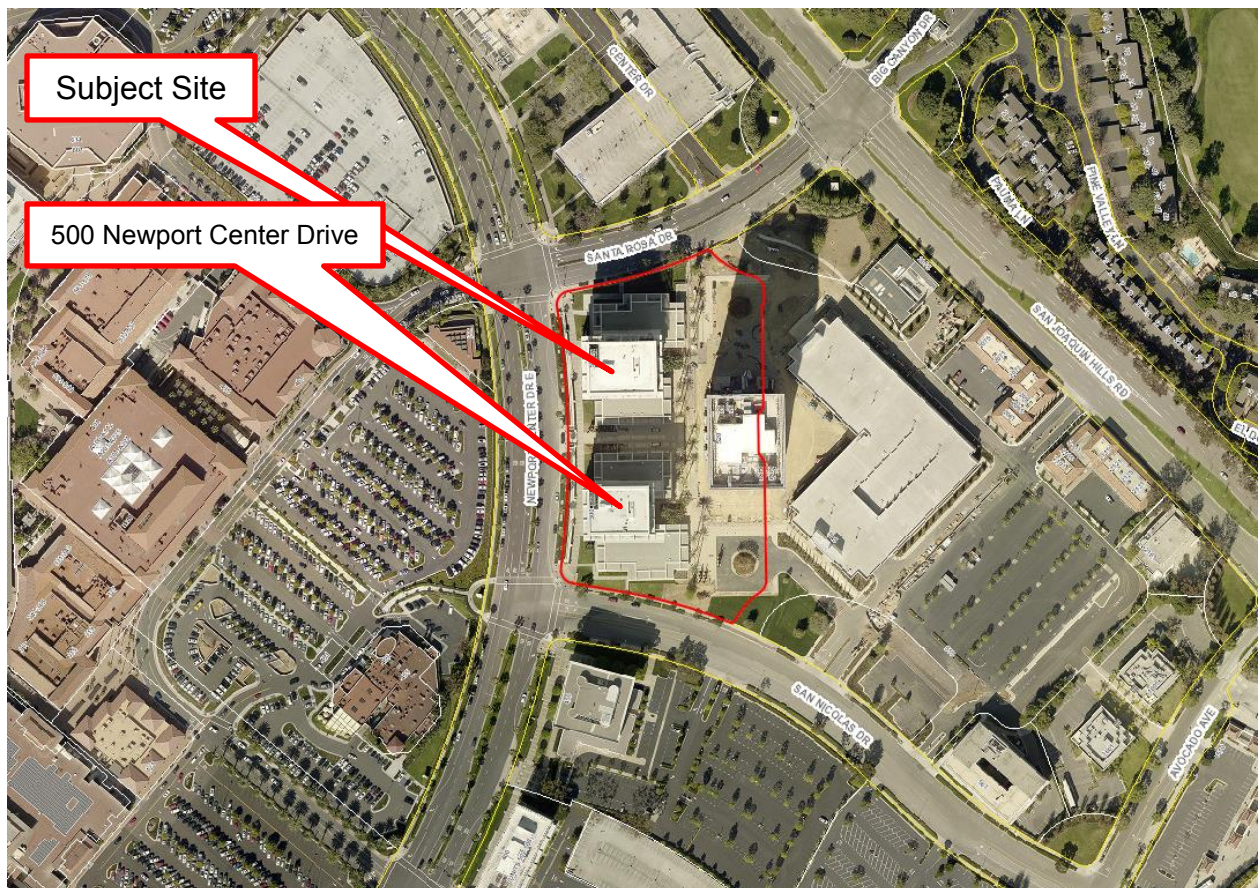
from the date of abandonment or discontinuance to reactivate use of the facility, transfer the rights to use the facility to another operator, or remove the telecom facility and restore the site.

27. The City reserves the right and jurisdiction to review and modify any telecom permit approved pursuant to Chapter 20.49 of the Newport Beach Municipal Code, including the conditions of approval, based on changed circumstances. The operator shall notify the Planning Division of any proposal to change the height or size of the facility; increase the size, shape, or number of antennas; change the facility's color, materials or location on the site; or increase the signal output above the maximum permissible exposure (MPE) limits imposed by the radio frequency emissions guidelines of the FCC. Any changed circumstance shall require the operator to apply for a modification of the original telecom permit and obtain the modified telecom permit prior to implementing any change.
28. This approval 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 20.49 of the Newport Beach Municipal Code (NBMC), or this Telecom Permit.
29. This approval shall expire unless exercised within twenty-four (24) months from the date of approval.
30. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to the City's approval of the 550 Newport Center Drive Verizon Wireless Telecommunication Facility including, but not limited to Staff Approval No. SA2014-033 (PA2014-224). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, the City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which the City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Attachment No. CD 2

Vicinity Map

VICINITY MAP



Staff Approval No. SA2014-033
PA2014-224

550 Newport Center Drive

Attachment No. CD 3

Site Photos



VIEW FROM NORTH: Verizon Wireless "Newport Center Relo" – 550 Newport Center Drive



VIEW FROM NORTHWEST: Verizon Wireless “Newport Center Relo” – 550 Newport Center Drive



VIEW FROM SOUTH: Verizon Wireless “Newport Center Relo” – 550 Newport Center Drive



VIEW FROM WEST: Verizon Wireless "Newport Center Relo" – 550 Newport Center Drive

Attachment No. CD 4

Site Plan and Elevations

ABBREVIATIONS

ABV.	ABBREVIATION	EQ.	EQUAL	MECH.	MECHANICAL
AC	ACOUSTIC(AL)	EQUIP.	EQUIPMENT	MET.	METAL
A/C	AIR CONDITIONING	EXIST.	EXISTING	MIN.	MINIMUM
ALT.	ALTERNATE	EX.	EXTERIOR	MISC.	MISCELLANEOUS
ALUM.	ALUMINUM	F.S.	FACE OF STUD	NAT.	NATURAL
A.B.	ANCHOR BOLT	FIN.	FINISH	N.	NORTH
APPROX.	APPROXIMATE	FIX.	FIXTURE	N.I.C.	NOT IN CONTRACT
ARCH.	ARCHITECT(URAL)	FL.	FLOOR	N.T.S.	NOT TO SCALE
A.C.	ASPHALTIC CONCRETE	F.L.	FLOW LINE	O.C.	ON CENTER
BM.	BEAM	F.D.	FLOOR DRAIN	O.D.	OUTSIDE DIAMETER
BLK(G)	BLOCKING	FLOUR.	FLOURESCENT	OPNG.	OPENING
BD.	BOARD	FT./	FOOT PER	OPP.	OPPOSITE
BOT.	BOTTOM	FTG.	FOOTING	PL.	PLATE
BLDG.	BUILDING	FDN.	FOUNDATION	PLYWD.	PLYWOOD
CAB.	CABINET	GAL.	GALLON	REINF.	REINFORCE(ING)
C.I.	CAST IRON	GALV.	GALVANIZED	RM.	ROOM
C.B.	CATCH BASIN	G.I.	GALVANIZED IRON	SCHED.	SCHEDULE
CLG.	CEILING	G.	GAS	SEC.	SECTION
CEM.	CEMENT	GA.	GAUGE	SHT.	SHEET
CER.	CERAMIC	GL.	GLASS	SIM.	SIMILAR
C.O.	CLEAN OUT	G.L.	GLUED LAMINATE	S.	SOUTH
CLR.	CLEAR	GYP.	GYP SUM	SPECS.	SPECIFICATIONS
COL.	COLUMN	HT.	HEIGHT	SQ.	SQUARE
CONC.	CONCRETE	H.M.	HOLLOW METAL	STD.	STANDARD
CONN.	CONNECTION	HORIZ.	HORIZONTAL	STL.	STEEL
CONT.	CONTINUE(OUS)	H.B.	HOSE BIBB	STRUCT.	STRUCTURAL
DET.	DETAIL	INFO.	INFORMATION	SUSP.	SUSPENDED
DIAM.	DIAMETER	I.D.	INSIDE DIAMETER	T & P	TELEPHONE & POWER
DIM.	DIMENSION	INSUL.	INSULATE(ION)	THK.	THICK
DR.	DOOR	INT.	INTERIOR	T & B	TOP & BOTTOM
DBL.	DOUBLE	JT.	JOINT	TYP.	TYPICAL
DN.	DOWN	KIT.	KITCHEN	U.N.O.	UNLESS NOTED OTHERWISE
DS.	DOWN SPOUT	LAB.	LABORATORY	VENT.	VENTILATION
DWG.	DRAWING	LT.	LIGHT	VERT.	VERTICAL
D.F.	DRINKING FOUNTAIN	LIN.	LINEAL	W.	WATER
EA.	EACH	MFR.	MANUFACTUR(ER'S)	WT.	WEIGHT
E.	EAST	M.O.	MASONRY OPENING	W.W.M.	WELDED WIRE MESH
ELEC.	ELECTRIC(AL)	MAT.	MATERIAL	W.	WEST
EL.	ELEVATION	MAX.	MAXIMUM	W/	WITH
ENCL.	ENCLOSURE			WD.	WOOD

PROJECT DESCRIPTION

MODIFICATION TO AN EXISTING VERIZON WIRELESS COMMUNICATIONS UNMANNED SUBSTATION TO CONSIST OF THE FOLLOWING: REMOVAL OF FOUR (4) EXISTING PREVIOUSLY APPROVED PANEL ANTENNAS (@ BLDG #500) & INSTALLATION OF THREE (3) PANEL ANTENNAS (@ BLDG #550), INSTALLATION OF TWO (2) NEW RRUS AND (1) FIBER OPTIC CABLE, AND INSTALLATION OF THREE (3) NEW CABINETS MOUNTED ON (N) STEEL EQUIPMENT PLATFORM LOCATED INSIDE (E) PENTHOUSE OF (E) BUILDING #550.

CONSTRUCTION DATA:

JURISDICTION:	CITY OF NEWPORT BEACH
TYPE OF CONSTRUCTION:	I-A
OCCUPANCY:	B
CURRENT ZONING:	PC-56 (PLANNED COMMUNITY)
NEW EQUIPMENT LEASE AREA:	8' X 17' (136.00 SQ. FT.)

PROPRIETARY INFORMATION

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

PA2014-224



NAME: " NEWPORT CENTER"

**500 & 550 NEWPORT CENTER DR.
NEWPORT BEACH, CA 92660**

LEGAL DESCRIPTION

APN: 442-081-07
LAT: 33° 36' 54.0" N.
LONG: 117° 51' 42.0" W.

Dept.	Approved	Date
A&C	RE	
RF	INT	
EE	OFS	
EE/OUT		

derra
4005 E. ORANGE STREET, SUITE 204
CORONA, CA 92679
PH: 951-268-1650 FAX: 951-268-1651

verizon wireless
15505 Sand Canyon Ave.
Building "D", First Floor
Irvine, CA 92618
(949) 286-7000

**NAME: " NEWPORT CENTER"
500 & 550 NEWPORT CENTER DR.
NEWPORT BEACH, CA 92660**

**TITLE SHEET
CONSTRUCTION DRAWINGS**

VICINITY MAP

REFERENCE: BING MAPS
THIS VICINITY MAP NOT TO SCALE



PROJECT TEAM

APPLICANT:
VERIZON WIRELESS
15505 SAND CANYON AVE.
BUILDING D, FIRST FLOOR
IRVINE, CA. 92618

STRUCTURAL ENGINEER:
SHUCRI "CHUCK" YAGHI, P.E.
112 E. CHAPMAN AVE., SUITE D
ORANGE, CA. 92866
714-997-9120
CONTACT: CHUCK YAGHI, P.E.

APPLICANT'S AGENT:
PLANCOM
250 EL CAMINO REAL, SUITE 117
TUSTIN, CALIFORNIA 92780
PH: (949) 370-5839
CONTACT: ERIC MEURS

ARCHITECT:
DERRA DESIGN, INC.
495 E. RINCON STREET, #204
CORONA, CA. 92879
951-268-1650
CONTACT: BILL ATKINS

OWNER:
THE IRVINE COMPANY
550 NEWPORT CENTER DR
NEWPORT BEACH, CA 92660

SHEET INDEX

SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
A-1.0	SITE PLAN
A-1.1	FIBER ROUTE SITE PLAN
A-2.0	PENTHOUSE FLOOR PLAN @ BLDG 500
A-2.1	PENTHOUSE FLOOR PLAN @ BLDG 550 & PARTIAL EQUIP/ ANT PLAN
A-3	EAST ELEVATION @ BUILDING 500
A-4	EAST ELEVATION @ BUILDING 550
D-1	STRUCTURAL DETAILS AND GENERAL NOTES

NOTES

1. THE MAXIMUM NUMBER OF PREVIOUSLY APPROVED DIRECTIONAL PANEL ANTENNAS TO REMAIN IS TWENTY ONE (21)
2. THE MAXIMUM NUMBER OF GPS ANTENNAS TO REMAIN IS TWO (2)
3. THE SIZE, HEIGHT, DIRECTION AND LOCATION OF ANTENNAS SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS AS NEEDED
4. ALL ITEMS, WHETHER EXISTING OR NEW, WHICH ARE WITHIN THE VERIZON WIRELESS LEASE AREA ARE TO BE APPROVED

SPECIAL INSPECTIONS

SPECIAL INSPECTION IS REQUIRED FOR THE WORK:
NONE

PROJECT INFORMATION

AS OF JANUARY 1, 2014 ALL WORK AND MATERIALS SHALL COMPLY WITH THE FOLLOWING:

- 2013 BUILDING STANDARDS ADMINISTRATIVE CODE PART 1, TITLE 24, C.C.R.
 - 2013 CALIFORNIA BUILDING CODE (C.B.C.) PART 2, TITLE 24, C.C.R. (BASED ON THE 2012 INTERNATIONAL BUILDING CODE WITH 2013 CALIFORNIA AMENDMENTS)
 - 2013 CALIFORNIA ELECTRICAL CODE (C.E.C.) PART 3, TITLE 24, C.C.R. (BASED ON THE 2011 NATIONAL ELECTRICAL CODE)
 - 2013 CALIFORNIA MECHANICAL CODE (C.M.C.) PART 4, TITLE 24, C.C.R. (BASED ON THE 2012 UNIFORM MECHANICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)
 - 2013 CALIFORNIA PLUMBING CODE (C.P.C.) PART 5, TITLE 24, C.C.R. (BASED ON THE 2012 UNIFORM PLUMBING CODE)
 - 2013 CALIFORNIA ENERGY CODE (PART 6, TITLE-24, CCR)
 - 2013 CALIFORNIA FIRE CODE (C.F.C.) PART 9, TITLE 24, C.C.R. (BASED ON THE 2012 INTERNATIONAL FIRE CODE WITH 2013 CALIFORNIA AMENDMENTS)
 - 2013 TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
- AND ALL APPLICABLE CODES, LOCAL, CURRENT OSHA LAWS, T-24 ENERGY CONSERVATION, LISTS OF STANDARDS, AND DISABLED ACCESS REGULATIONS WHERE REQUIRED.

APPROVALS

APPROVED BY	DATE	INITIALS	COMMENTS
RF ENGINEER			
SITE DEV.			
SITE ACQ.			
PM			

COMMENTS:

Revisions	09/25/13	10% ZD REVIEW
0	RS	
12/12/13	100% ZD REVIEW	
0	JR	
12/24/13	100% ZD SUBMITTAL THE IRVINE CO. REVISIONS	
0	JR	
01/17/14	100% ZD SUBMITTAL ADDED PLATFORM DETAILS	
0	KH	
03/18/14	100% ZD OVER PEER REVIEW	
1	AC	
		100% ZD REVIEW

T-1

Job No. 1314

PA2014-224

NOTES:

THESE PLANS ARE BASED ON RECORD DOCUMENTS FURNISHED BY THE APPLICANT AND DEEMED RELIABLE. A TOPOGRAPHIC SURVEY WAS NOT PERFORMED FOR THIS PROJECT. DERRA DESIGN, INC. DOES NOT GUARANTEE THE ACCURACY OF PROPERTY LINES, EASEMENTS, UTILITY LINES AND/OR EXISTING STRUCTURE HEIGHT AS INDICATED ON THESE PLANS.

PROPOSED VERIZON WIRELESS AREA OF IMPROVEMENT
 PROPOSED INSTALLATION OF PREVIOUSLY APPROVED VERIZON WIRELESS PANEL ANTENNAS & EQUIPMENT IN PENTHOUSE - SEE FLOOR PLAN AT SHEET A-21 FOR MORE INFORMATION

PROPOSED VERIZON WIRELESS AREA OF IMPROVEMENT
 PROPOSED REMOVAL OF EXISTING VERIZON WIRELESS PANEL ANTENNAS AT PENTHOUSE - SEE FLOOR PLAN AT SHEET A-20 FOR MORE INFORMATION

NEWPORT CENTER DR.

SAN NICOLAS DR.

SAN NICOLAS DR.

APN:
442-081-07

550

500

520

EXISTING BUILDING

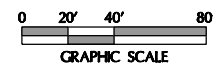
EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

SITE PLAN



NORTH
SCALE: 1"=40'-0"

Revisions	Date	Description
0	09/25/13	90% ZD REVIEW
0	12/12/13	100% ZD REVIEW
0	12/24/13	100% ZD SUBMITTAL THE IRVINE CO. REVISIONS
0	01/17/14	100% ZD SUBMITTAL KRM ADDED PLATFORM DETAILS
1	03/18/14	100% ZD REVIEW JS OVER PEER REVIEW

NAME: " NEWPORT CENTER"
500 & 550 NEWPORT CENTER DR.
NEWPORT BEACH, CA 92660

SITE PLAN
CONSTRUCTION DRAWINGS

verizon wireless
 15505 Sand Canyon Ave.
 Building "D", First Floor
 Irvine, CA 92618
 (949) 286-7000

derra
 4006 E. Dutton Street, Suite 204
 Orange, Ca 92667
 PH: 949.236.0869 FAX: 949.236.0861

Dept.	Approved	Date
A&C		
RE		
RF		
INT		
EE		
OFS		
EE/OUT		

A-1.0

Job No. 13EH

VERIZON WIRELESS TO INSTALL NEW FIBER OPTIC CABLE IN ONE OF THE (4) EXISTING BELOW-GRADE CONDUITS FOR TELECOM CABLING INSTALLED WITH TOP OF CONDUITS BETWEEN 24" & 36" BELOW GRADE.

(E) 4" RIGID METAL CONDUIT PENETRATES OUT OF AIR INTAKE VAULT INTO GRADE TOWARD OPPOSITE AIR INTAKE VAULT & RUNS ALONG FACE OF BLDG #550 AS SHOWN. CONDUIT TRANSITIONS FROM RIGID TO SCHED. 40 PVC/HDPE CONDUIT OUTSIDE OF VAULT, IN GRADE.

(E) 4B" BEND RADIUS RIGID METAL CONDUIT ELBOWS WHERE TELECOM VAULT OCCURS

(E) AIR DUCTS FROM BASEMENT MECHANICAL ROOM TO (E) AIR INTAKE VAULTS. (N) VERIZON WIRELESS FIBER OPTIC CABLE TO BE RUN WITHIN (E) 4" RIGID CONDUIT FROM BASEMENT MECHANICAL ROOM OF BLDG. 550 THROUGH (E) AIR DUCTS TO BASEMENT OF BLDG. 520

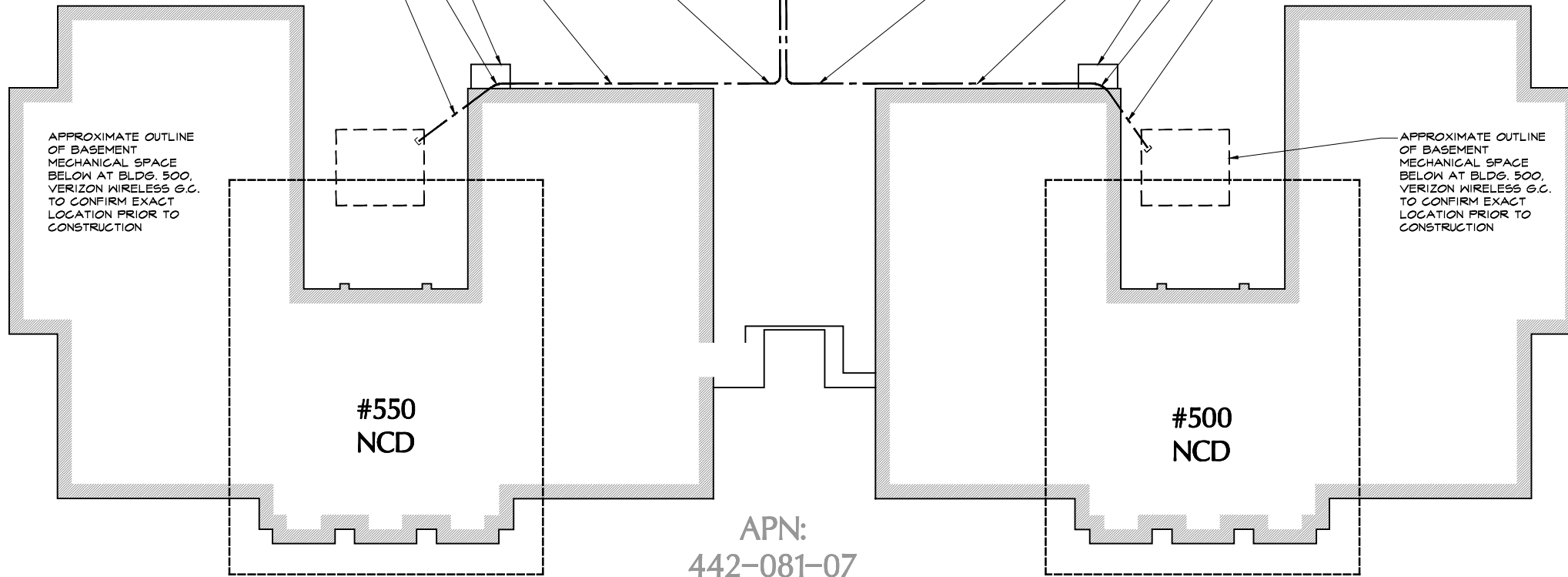
TO BASEMENT OF BUILDING #520 NCD

VERIZON WIRELESS TO INSTALL NEW FIBER OPTIC CABLE IN ONE OF THE (4) EXISTING BELOW-GRADE CONDUITS FOR TELECOM CABLING INSTALLED WITH TOP OF CONDUITS BETWEEN 24" & 36" BELOW GRADE.

(E) 4" RIGID METAL CONDUIT PENETRATES OUT OF AIR INTAKE VAULT INTO GRADE TOWARD OPPOSITE AIR INTAKE VAULT & RUNS ALONG FACE OF BLDG #500 AS SHOWN. CONDUIT TRANSITIONS FROM RIGID TO SCHED. 40 PVC/HDPE CONDUIT OUTSIDE OF VAULT, IN GRADE.

(E) 4B" BEND RADIUS RIGID METAL CONDUIT ELBOWS WHERE TELECOM VAULT OCCURS

(E) AIR DUCTS FROM BASEMENT MECHANICAL ROOM TO (E) AIR INTAKE VAULTS. (N) VERIZON WIRELESS FIBER OPTIC CABLE TO BE RUN WITHIN (E) 4" RIGID CONDUIT FROM BASEMENT MECHANICAL ROOM OF BLDG. 500 THROUGH (E) AIR DUCTS TO BASEMENT OF BLDG. 520



APPROXIMATE OUTLINE OF BASEMENT MECHANICAL SPACE BELOW AT BLDG. 500, VERIZON WIRELESS G.C. TO CONFIRM EXACT LOCATION PRIOR TO CONSTRUCTION

APPROXIMATE OUTLINE OF BASEMENT MECHANICAL SPACE BELOW AT BLDG. 500, VERIZON WIRELESS G.C. TO CONFIRM EXACT LOCATION PRIOR TO CONSTRUCTION

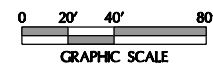
#550 NCD

#500 NCD

APN: 442-081-07

NEWPORT CENTER DR.

FIBER ROUTE SITE PLAN



NAME: " NEWPORT CENTER" 500 & 550 NEWPORT CENTER DR. NEWPORT BEACH, CA 92660

FIBER ROUTE SITE PLAN CONSTRUCTION DRAWINGS

Revisions	Date	Description
0	09/25/13	90% ZD REVIEW
0	12/12/13	100% ZD REVIEW
0	12/24/13	100% ZD SUBMITTAL THE IRVINE CO. REVISIONS
0	01/17/14	100% ZD SUBMITTAL ADDED PLATFORM DETAILS
1	03/18/14	J.S. DYER PEER REVIEW
		P.C. REVISIONS

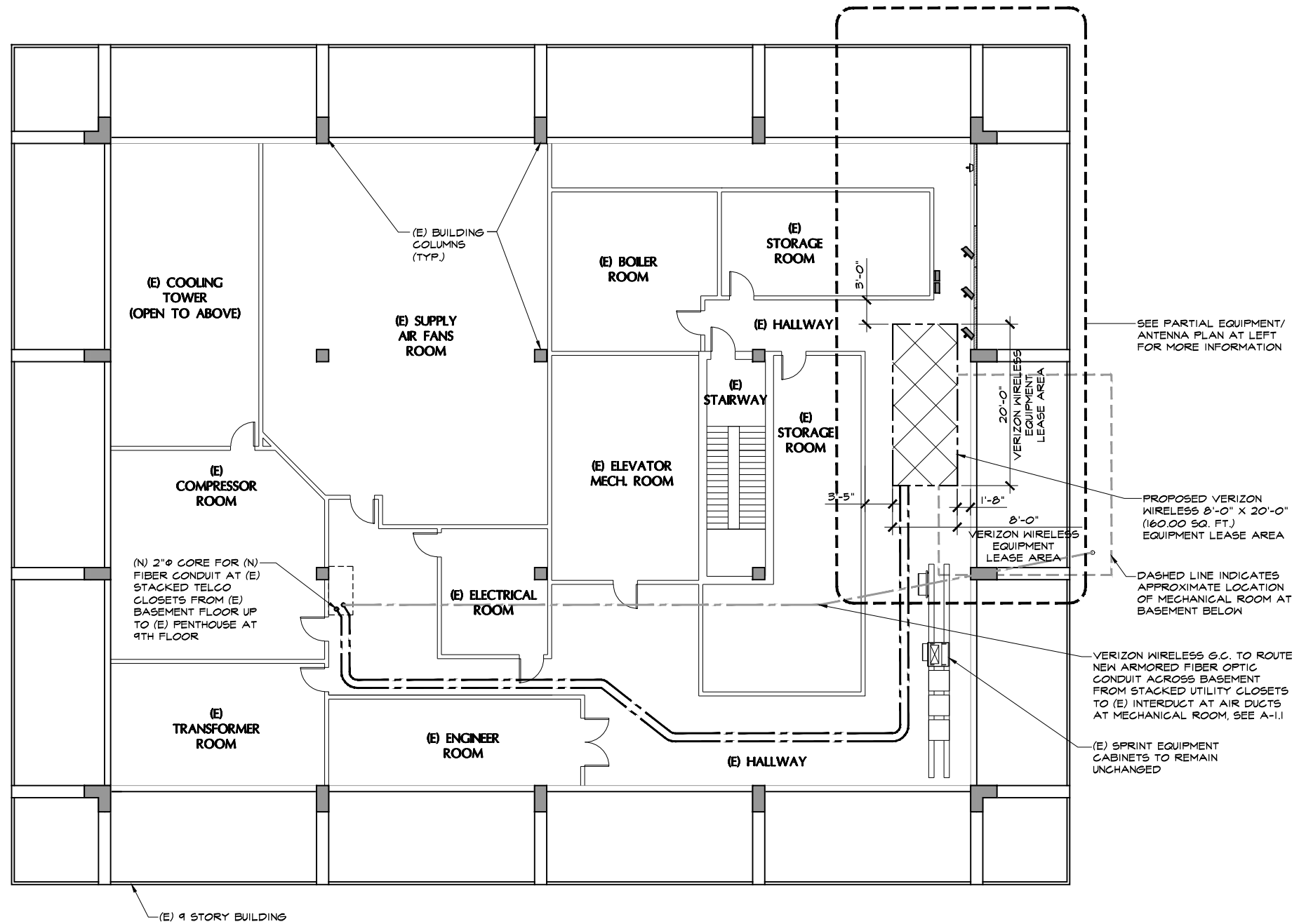
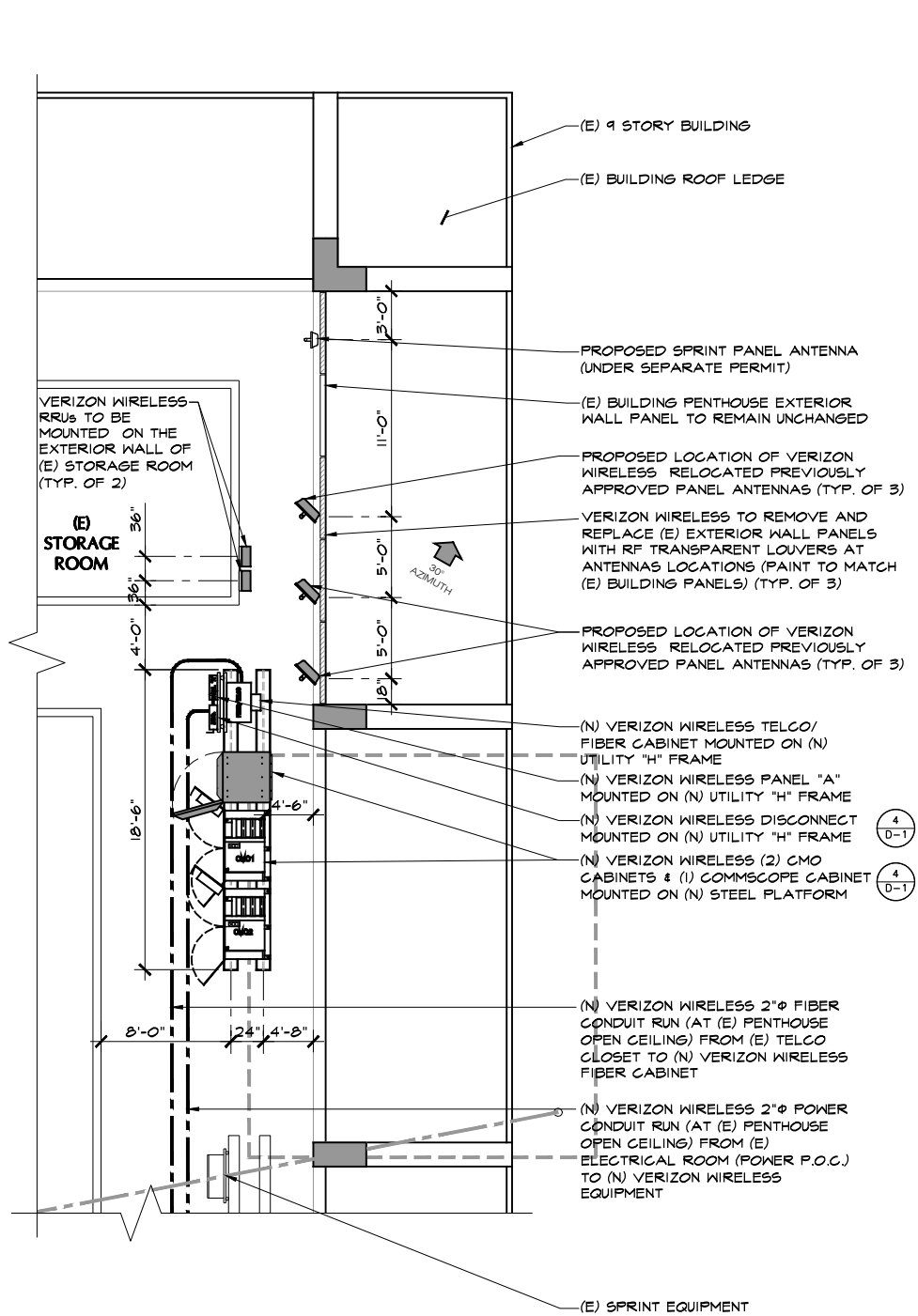
A-1.1

Job No. 13EH

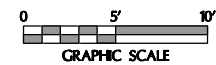
Dept.	Approved	Date
A&C		
RE		
RF		
INT		
EE		
OFS		
EE/OUT		

derra
 4005 E. Diamond Street, Suite 204
 Gardena, Ca. 90247
 Tel: 310.326.0869 Fax: 310.326.0861

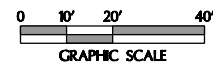
verizon wireless
 15505 Sand Canyon Ave.
 Building "D", First Floor
 Irvine, CA. 92618
 (949) 286-7000



PARTIAL EQUIP./
ANTENNA FLOOR PLAN



PENTHOUSE FLOOR PLAN @ BLDG. 550



Dept.	Approved	Date
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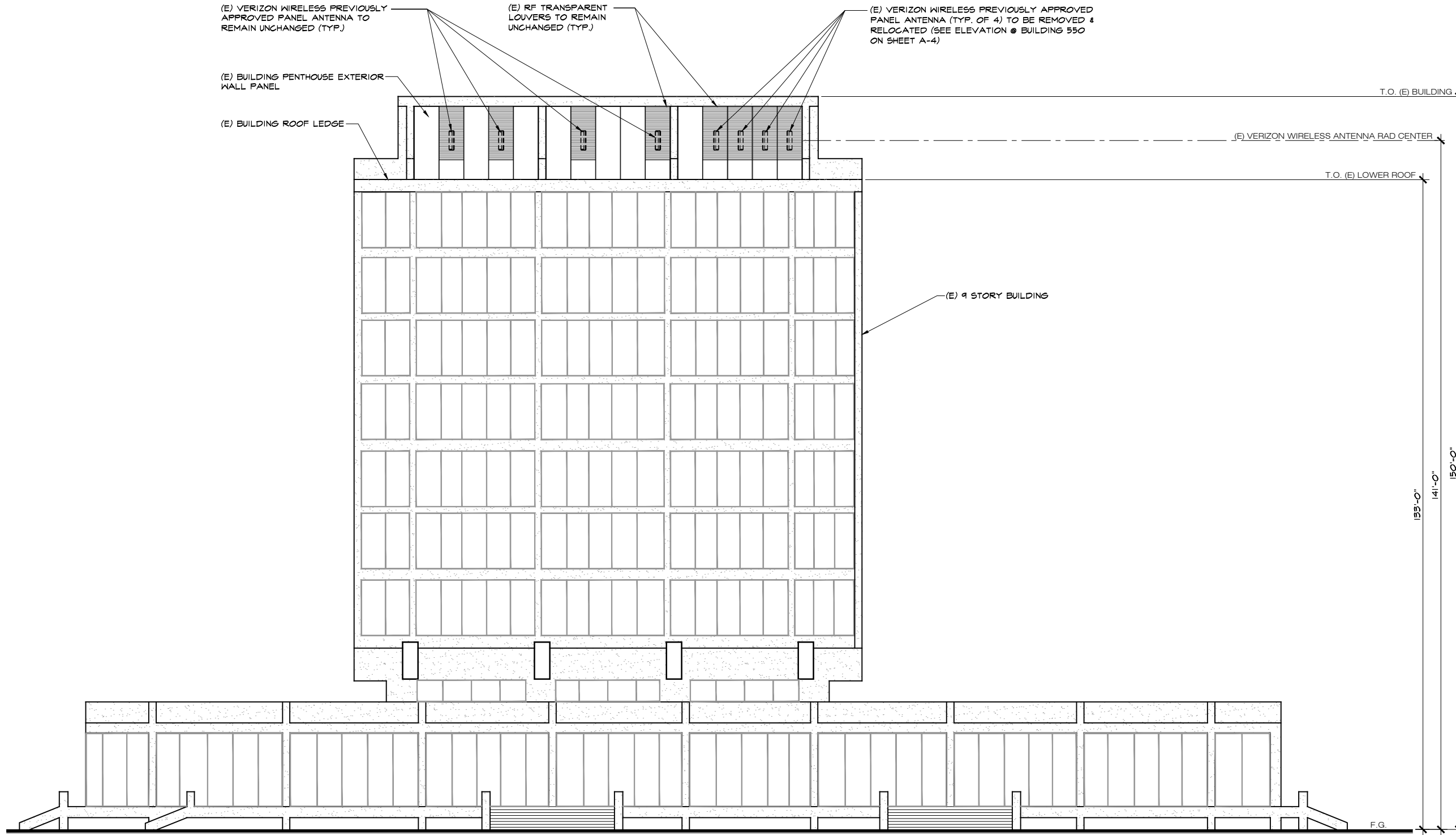
derra
 4005 E. Diamond Street, Suite 204
 Corona, Ca. 92679
 PH: 951.266.1869 FAX: 951.266.1861

verizon wireless
 15505 Sand Canyon Ave.
 Building "D", First Floor
 Irvine, CA. 92618
 (949) 286-7000

NAME: " NEWPORT CENTER"
 500 & 550 NEWPORT CENTER DR.
 NEWPORT BEACH, CA 92660
 PENTHOUSE FLOOR PLAN @ BLDG
 550 & PARTIAL EQUIP./ANT PLAN
 CONSTRUCTION DRAWINGS

Revisions	Date	Description
0	09/25/13	90% 2D REVIEW
0	12/12/13	100% 2D REVIEW
0	12/24/13	100% 2D SUBMITTAL
0	01/17/14	100% 2D SUBMITTAL
0	03/18/14	100% 2D SUBMITTAL
1	03/18/14	100% 2D SUBMITTAL

A-2.1



EAST ELEVATION @ BUILDING 500

SCALE: 3/32"=1'-0"

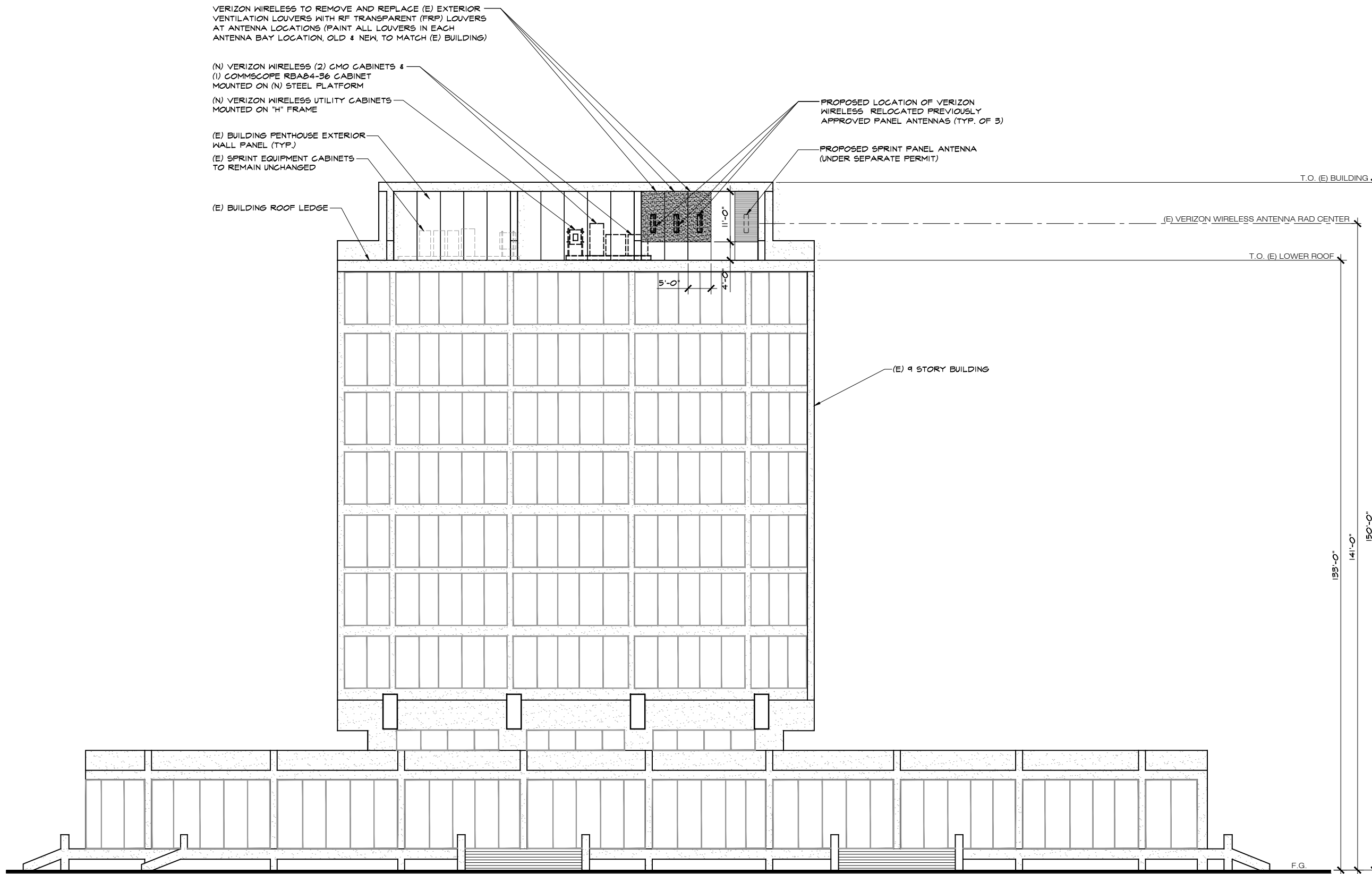
Dept.	Approved	Date
A&C		
RE		
RF		
INT		
EE		
OFS		
EE/OUT		

derra
 4005 E. Graham Street, Suite 204
 Orange, CA, 92667
 PH: 951-266-1869 FAX: 951-266-1861

verizon wireless
 15505 Sand Canyon Ave.
 Building "D", First Floor
 Irvine, CA, 92618
 (949) 286-7000

NAME: " NEWPORT CENTER"
 500 & 550 NEWPORT CENTER DR.
 NEWPORT BEACH, CA 92660
 EAST ELEVATION @ BUILDING 500
 CONSTRUCTION DRAWINGS

REVISIONS	DATE	BY	DESCRIPTION
0	09/25/13	RS	90% 2D REVIEW
0	12/12/13	JUR	100% 2D REVIEW
0	12/24/13	JUR	100% 2D SUBMITTAL THE IRVINE CO. REVISIONS
0	01/17/14	KEN	100% 2D SUBMITTAL ADDED PLATFORM DETAILS
1	03/18/14	JS	100% 2D REVIEW ADDED PEER REVIEW



EAST ELEVATION @ BUILDING 550

SCALE: 3/32"=1'-0"

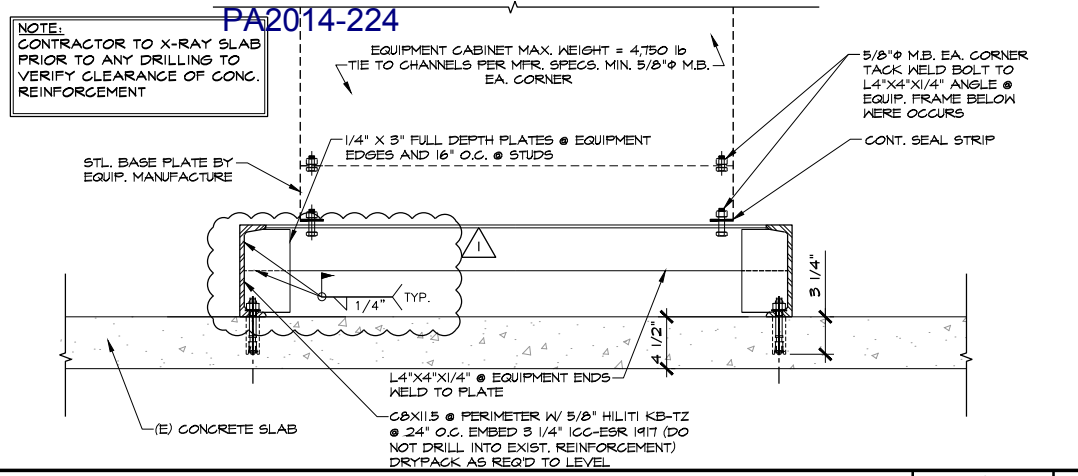
Dept.	Approved	Date
A&C		
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INT		
EE		
OPS		
EE/OUT		

derra
 4005 E. Graham Street, Suite 204
 Orange, CA 92667
 PH: 951-266-1869 FAX: 951-266-1861

verizon wireless
 15505 Sand Canyon Ave.
 Building "D", First Floor
 Irvine, CA 92618
 (949) 286-7000

NAME: " NEWPORT CENTER"
 500 & 550 NEWPORT CENTER DR.
 NEWPORT BEACH, CA 92660
 EAST ELEVATION @ BUILDING 550
 CONSTRUCTION DRAWINGS

Revisions	Date	Description
0	09/25/13	90% 2D REVIEW
0	12/12/13	100% 2D REVIEW
0	12/24/13	100% 2D SUBMITTAL THE IRVINE CO. REVISIONS
0	01/17/14	100% 2D SUBMITTAL ADDED PLATFORM DETAILS
1	03/18/14	100% 2D SUBMITTAL AS PER PER REVIEW



NOT USED

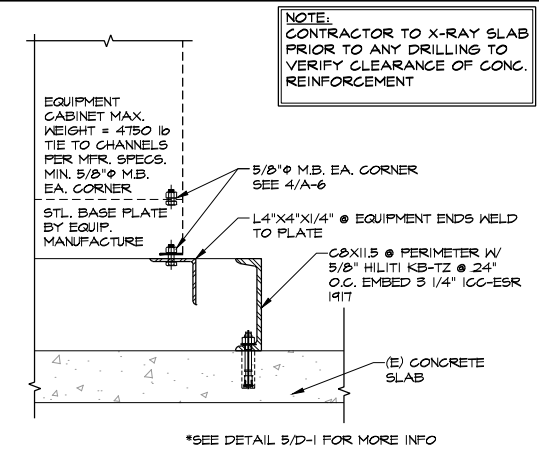
SCALE: NONE 17

NOT USED

SCALE: NONE 13

EQUIPMENT PLATFORM SECTION

SCALE: 1 1/2" = 1'-0" 5



NOT USED

SCALE: NONE 18

NOT USED

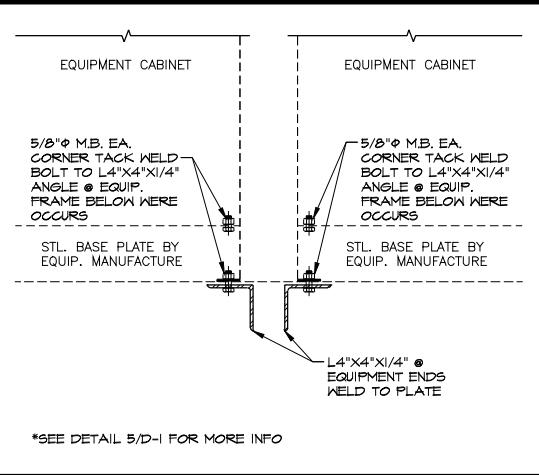
SCALE: NONE 14

NOT USED

SCALE: NONE 10

4x ANGLE CONNECTION

SCALE: 1 1/2" = 1'-0" 6



NOT USED

SCALE: NONE 19

NOT USED

SCALE: NONE 15

NOT USED

SCALE: NONE 11

4x ANGLE CONNECTION

SCALE: 1 1/2" = 1'-0" 7

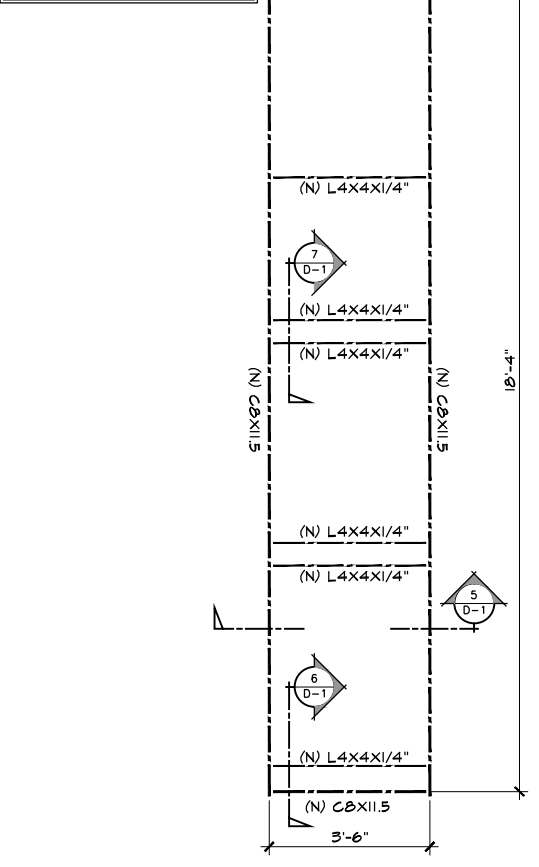
- GENERAL NOTES**
- EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE NOTED OR SHOWN ON THE PLANS, WORKMANSHIP & MATERIALS SHALL CONFORM TO THE 2010 CBC
 - THE PLANS SHALL BE REVIEWED FOR DIMENSIONAL & EXISTING SITE CONFORMANCE WITH THE PLANS BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE ARCHITECT & ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES.
 - WORKING DIMENSIONS SHALL NOT BE SCALED FROM DRAWINGS.
 - ITEMS IDENTIFIED BY TRADE NAMES MAY BE SUBSTITUTED BY APPROVED EQUALS.
 - NOTES & DETAILS ON DRAWINGS SHALL PRECEDE THESE GENERAL NOTES

- STRUCTURAL STEEL**
- STRUCTURAL STEEL SHALL CONFORM TO STANDARD SPECIFICATION FOR STRUCTURAL STEEL FOR BRIDGES OR BUILDINGS A.S.T.M. A572 GRADE 50 OR DUAL GRADE STEEL.
 - FABRICATION SHALL COMPLY WITH THE LATEST A.I.S.C. SPECS.
 - ALL BOLTS FOR STEEL MEMBERS SHALL CONFORM TO A.S.T.M. A-307 UNLESS OTHERWISE NOTED.
 - HIGH TENSILE BOLTS WHERE INDICATED ON THE PLANS OR DETAILS SHALL BE THE FRICTION TYPE AND THERE SHALL BE NO PAINT, OIL LAQUER OR GALVANIZING BETWEEN THE CONTACT SURFACES. HIGH TENSILE BOLTS SHALL CONFORM TO A.S.T.M. A-325 OR A-490.
 - PIPE COLUMNS SHALL CONFORM TO A.S.T.M. A-53 GRADE B
 - STEEL TUBE SHAPED MEMBERS SHALL CONFORM TO A.S.T.M. A-501 OR A-500 GRADE B
 - WHERE FINISH IS ATTACHED TO STRUCTURAL STEEL PROVIDE HOLES FOR 1/2" WELDED STUDS AT 4 FEET O.C. FOR THE ATTACHMENT OF NAILERS. SEE ARCHITECTURAL DRAWINGS FOR FINISHES.
 - BEAM CONNECTIONS SHALL COMPLY WITH "FRAMED BEAM CONNECTIONS" A.I.S.C. PART 4, TABLE 1, USING 3/4" DIA. A307 BOLTS (M.B.).
 - OPEN WEB JOISTS SHALL COMPLY WITH THE STANDARDS OF THE STEEL JOIST INSTITUTE.

- STRUCT. STEEL WELDING**
- WELDING SHALL BE DONE BY THE ELECTRIC SHIELDED ARC PROCESS AND SHALL COMPLY WITH A.I.S.C. SPECIFICATIONS FOR WELDING AND FABRICATION.
 - WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS WHO ARE APPROVED BY THE LOCAL AUTHORITY.
 - ALL FIELD WELDS SHALL HAVE CONTINUOUS INSPECTION PER 2010 CBC (1704.3.1) UNLESS OTHERWISE NOTED.
 - ALL BUTT WELDS SHALL BE FULL PENETRATION U.N.O.
 - A CERTIFICATE OF FABRICATION FROM THE SHOP PERFORMING WELDING OR A REPORT FROM THE SPECIAL INSPECTOR MUST BE FURNISHED TO THE JOB INSPECTOR PRIOR TO FRAMING APPROVAL.
 - USE E7018 ELECTRODE W/201-# TOUGHNESS FACTOR.

NOTES

SCALE: NONE 2



NOT USED

SCALE: NONE 20

NOT USED

SCALE: NONE 16

NOT USED

SCALE: NONE 12

NOT USED

SCALE: NONE 8

EQUIP. PLATFORM FRMG. SCALE: 1/2" = 1'-0" 4

Dept.	Approved	Date
A&C	RE	
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EE	OFS	
EE/OUT		

derra
 4006 E. Thomson Street, Suite 204
 Corona, Ca. 92679
 Tel: 951-261-0869 Fax: 951-261-0861

verizon wireless
 15505 Sand Canyon Ave.
 Building "D", First Floor
 Irvine, CA. 92618
 (949) 286-7000

NAME: " NEWPORT CENTER"
 500 & 550 NEWPORT CENTER DR.
 NEWPORT BEACH, CA 92660
 STRUCTURAL DETAILS
 AND GENERAL NOTES
 CONSTRUCTION DRAWINGS

Revisions	Date	By	Description
0	09/25/13	RS	90% CD REVIEW
0	12/12/13	JJR	100% CD REVIEW
0	12/24/13	JJR	100% CD SUBMITTAL THE IRVINE CO. REVISIONS
0	01/17/14	KEN	100% CD SUBMITTAL ADDED PLATFORM DETAILS
1	03/19/14	JL	100% CD REVIEW

D-1
 Job No. B3H