

T-Mobile

SITE NUMBER: LA03864D
SITE NAME: KOLL BIRCH BUILDING
SITE TYPE: ROOFTOP

CITY: NEWPORT BEACH
COUNTY: ORANGE COUNTY
JURISDICTION: NEWPORT BEACH

PROJECT SUMMARY:

SITE ADDRESS:
 KOLL BIRCH BUILDING
 NEWPORT BEACH, CA 92660
PROPERTY OWNER CONTACT:
 ONE VAN KAMMEN, LLC
 1459 VAN KAMMEN AVE
 NEWPORT BEACH, CA 92660
 APRN: 435-013-009 ZONING: P-C

APPLICANT:
 T-MOBILE USA
 17400 WILLOW SUITE 1100, SANTA ANA, CA 92707
REPRESENTATIVE: NAME: GAIL A. MANSO
PROJECT MANAGER: MANSO GROSZDINO 914.267.7902

PROJECT DESCRIPTION:
 THE PROJECT CONSISTS OF EQUIPMENT CARRIERS W/ BATTERY BACKUP SYSTEMS TO BE INSTALLED ON THE ROOFTOP OF THE KOLL BIRCH BUILDING, 17400 WILLOW SUITE 1100, SANTA ANA, CA 92707. THE PROJECT WILL BE PERFORMED IN PHASES PER SECTION, TOTAL TOWER (12) SITES.

BUILDING SUMMARY:
 OCCUPANCY CLASSIFICATION: UNMANNED TELECOMMUNICATION FACILITY
 BUILDING TYPE: 5-4

CONSULTING TEAM:

SAS/ZONING/PERMITTING:
 ARCHITECTURE & ENGINEERING
 2200 WILLOW DRIVE, STE. 200
 SANTA ANA, CA 92705
 PHONE: (949) 261-7481
 FAX: (949) 853-9887

SUBJECT:
 LAB BUILDING, INT.
 17400 WILLOW SUITE 1100
 SANTA ANA, CA 92707
 PHONE: (949) 261-7481
 FAX: (949) 853-9887

SHEET INDEX:

SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
L-1	ROOF SURVEY
A-1	SITE PLAN
A-2	EQUIPMENT / EQUIPMENT & ANTENNA LAYOUT
A-3	ELEVATIONS
A-4	RF SITE CONFIGURATION, ERP, COBERT AND DETAILS

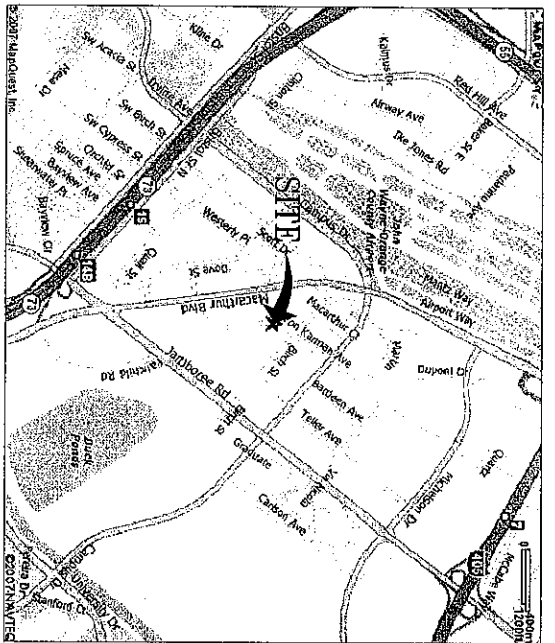
APPROVALS:

THE FOLLOWING PARTIES REVIEW AND ACCEPT THESE COMMENTS AND APPROVE THE CONSTRUCTION DOCUMENTS AND SUBMIT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

ERRAT NAME	SIGNATURE	DATE

LANDLORD	PRECON. MGR	DEVELOP. MGR	CONST. MGR	PROJECT MGR	SR. RF ENGINEER	RF ENGINEER	OPERATIONS	SAC. REP.

VICINITY MAP:



DIRECTIONAL FROM T-MOBILE OFFICE:
 FROM T-MOBILE OFFICE TO SITE ON WESTERN PROMENADE, TURN LEFT (WEST) ONTO KOLL BIRCH AVE, TURN RIGHT ON KOLL BIRCH AVE, TURN LEFT (WEST) ONTO VAN KAMMEN AVE.

APPLICABLE CODES:
 CALIFORNIA ADMINISTRATIVE CODE
 LOCAL ORDINANCES
 ANS/ISA-251-1 USE CATEGORY (MNS-10)
 2001 NATIONAL ELECTRIC CODE
 LOCAL BUILDING CODE
 CITY/STATE ORDINANCES

POWER AND TELCO UTILITY CONTACTS:

UTILITY	CONTACT	PHONE

PLANNING DIRECTOR ON (date): Satisfied
 As Satisfied
 As Dissatisfied, refer to []

COMMITTEE ON (date): Satisfied
 As Satisfied
 As Dissatisfied, refer to []

PLANNING COMMISSION ON (date): Satisfied
 As Satisfied
 As Dissatisfied, refer to []

PLANS PREPARED BY: MSA
 Architecture & Planning
 1000 WILLOW DRIVE, SUITE 1100
 SANTA ANA, CA 92707
 PHONE: (949) 853-9887

PARSONS
 1000 WILLOW DRIVE, SUITE 1100
 SANTA ANA, CA 92707
 PHONE: (949) 853-9887

NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION	BY
1	3-15-07	ISSUED FOR BIDDING	RC
2	4-3-07	COMMENTS	RC
3	6-5-07	PLAN COMMENTS	AR
4	-	-	-

SITE INFORMATION:

LA03864D
KOLL BIRCH BUILDING
 ALSO VAN KAMMEN AVE
 NEWPORT BEACH, CA 92660

STAMP:

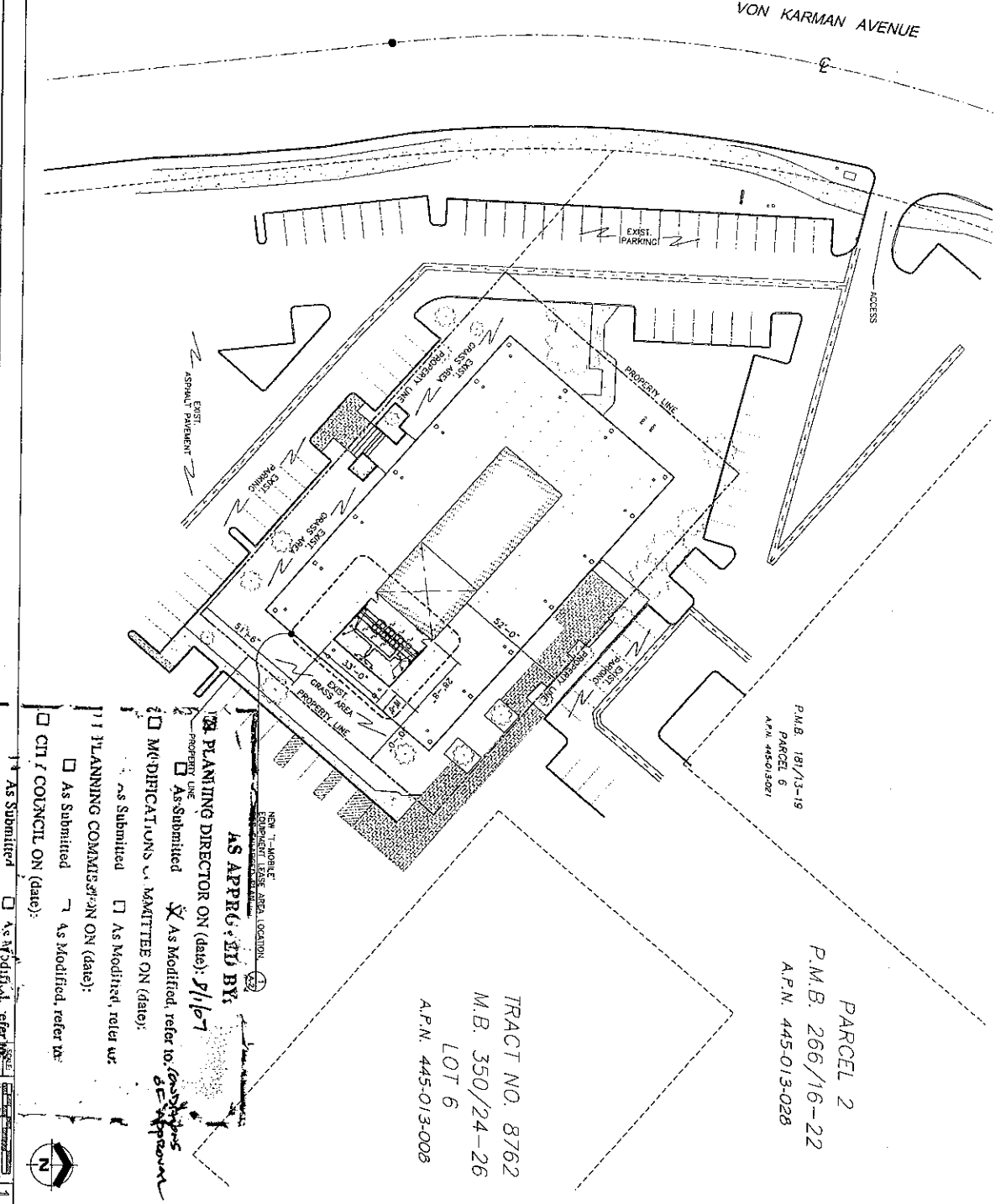
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 PLANNING DEPARTMENT
 JUL 09 2007

CITY OF NEWPORT BEACH

SHEET NUMBER: T-1

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 SANTA ANA, CA 92707
 PHONE: (949) 853-9887

SITE PLAN



VON KARMAN AVENUE

P.M.B. 181/13-19
Parcel 6
A.P.N. 445-013-0271

PARCEL 2
P.M.B. 266/16-22
A.P.N. 445-013-028

TRACT NO. 8762
M.B. 350/24-26
LOT 6
A.P.N. 445-013-008

NEW T-MOBILE
COMPONENT USE AREA, LOCATION

AS APPROVED BY
PLANNING DIRECTOR ON (date) 5/1/07

MODIFICATIONS COMMITTEE ON (date):
 As Submitted
 As Modified, refer to: *see above*

PLANNING COMMISSION ON (date):
 As Submitted
 As Modified, refer to: *see above*

CITY COUNCIL ON (date):
 As Submitted
 As Modified, refer to: *see above*

T-Mobile
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3 WELLS, PARSONS, SUITE 1100
SANTA ANA, CA 92707

MSA
Architecture & Planning
1000 WEST 17TH AVENUE
SANTA ANA, CA 92707
949-433-1100

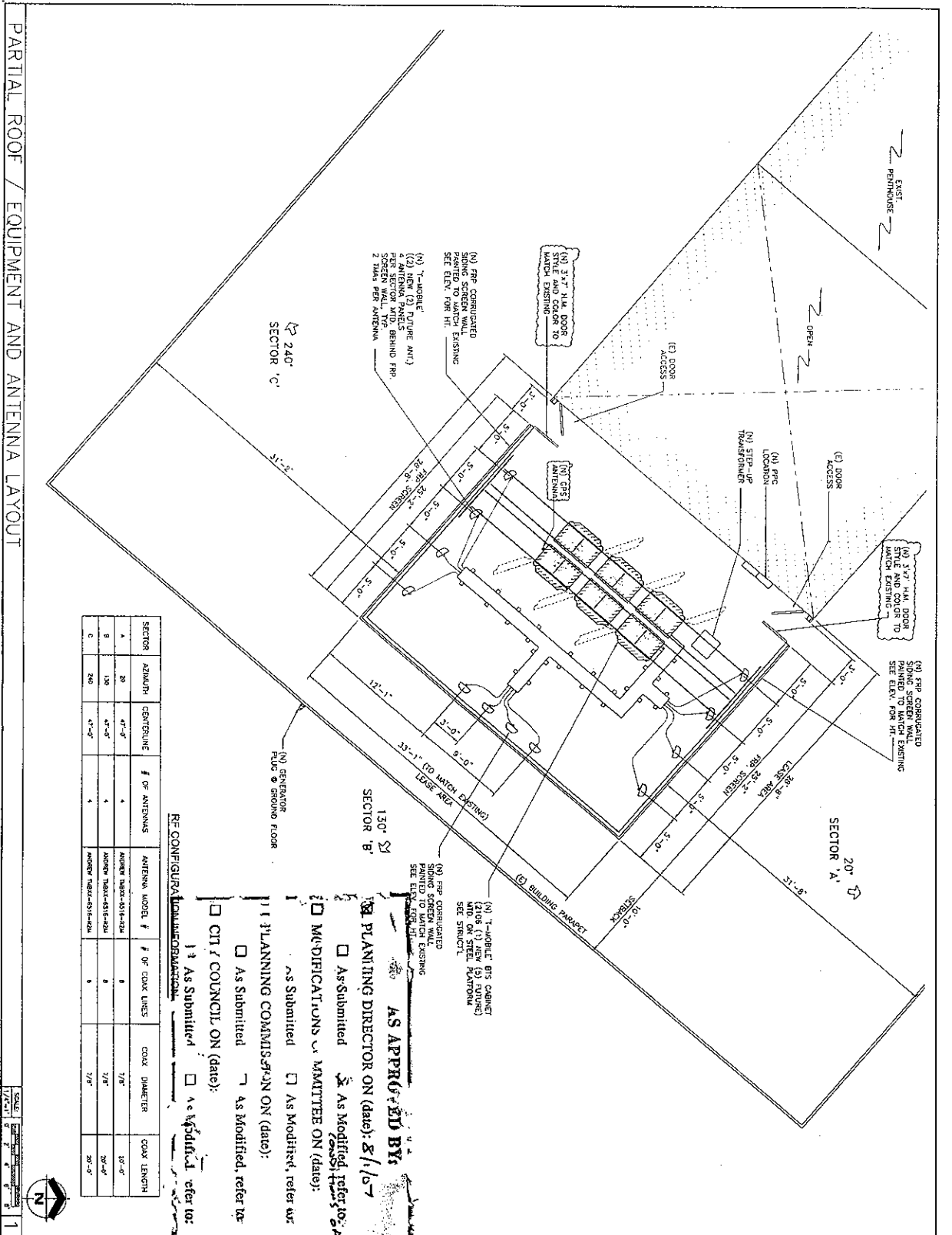
PARSONS
1000 EAST 17TH AVENUE
SANTA ANA, CA 92707
949-433-1100

NO.	DATE	DESCRIPTION	BY
1	5-15-07	ISSUED FOR 90% RC	RC
2	4-3-07	COMMENTS	RC
3	6-5-07	PLAN COMMENTS	AR
4	-	-	-

SITE INSURANCE
LA03864D
KOLL BIRCH BUILDING
4440 VON KARMAN AVE
NEWPORT BEACH, CA 92660



SHEET TITLE: SITE PLAN
SHEET NUMBER: A-1



SECTOR	ANTENNA	CONTOURLINE	# OF ANTENNAS	ANTENNA MODEL #	# OF COAX LINES	COAX DIAMETER	COAX LENGTH
A	20	47'-0"	4	AMPER 1400-1510-024	8	1/8"	30'-0"
B	100	47'-0"	4	AMPER 1400-1510-024	8	1/8"	30'-0"
C	240	47'-0"	4	AMPER 1400-1510-024	8	1/8"	30'-0"

RF CONFIGURATION INFORMATION

- As Submitted
- As Modified, refer to:
 - CITY COUNCIL ON (date):
 - As Submitted
 - As Modified, refer to:
 - PLANNING COMMISSION ON (date):
 - As Submitted
 - As Modified, refer to:
 - MATTHEW ON (date):
 - As Submitted
 - As Modified, refer to:
 - PLANNING DIRECTOR ON (date):
 - As Submitted
 - As Modified, refer to:
 - AS APPROVED BY:
 - LA03864D
 - KOHL BIRCH BUILDING
 - 1000 KORNBLAU AVE
 - NEWPORT BEACH, CA 92659

RF - Mobile
Get more from life!
1 WESLEY PARKWAY, SUITE 1100
SAN JOSE, CA 95079

MSA
Architecture & Planning
3001 PORTER DRIVE
SAN JOSE, CA 95128
408.254.8800
www.msa-inc.com

PARSONS
2001 PORTER DRIVE
SAN JOSE, CA 95128
408.254.8800
www.parsons.com

CONSULTING GROUP:

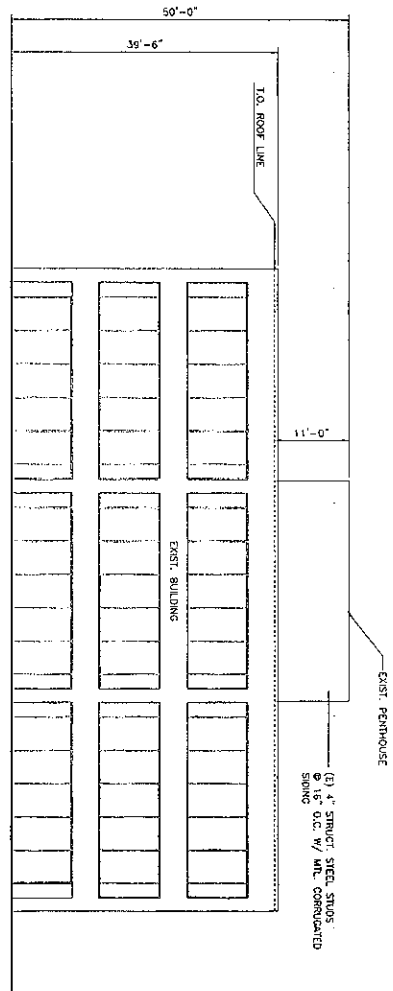
NO.	DATE	DESCRIPTION	BY:
1	3-15-07	ISSUED FOR 90% RC	RC
2	4-3-07	COMMENTS	RC
3	6-5-07	PLAN COMMENTS	AR
4	-	-	-

PLANS PREPARED BY:

LA03864D
KOHLEBIRCH BUILDING
1000 KORNBLAU AVE
NEWPORT BEACH, CA 92659

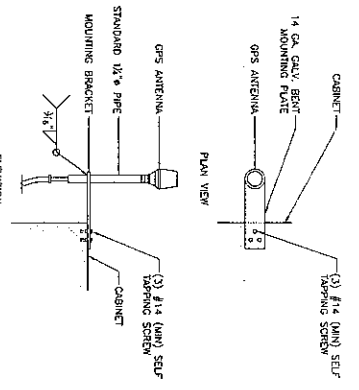
SHEET NUMBER: **A-2**

SHEET TITLE: PARTIAL ROOF / EQUIPMENT AND ANTENNA LAYOUT PLAN



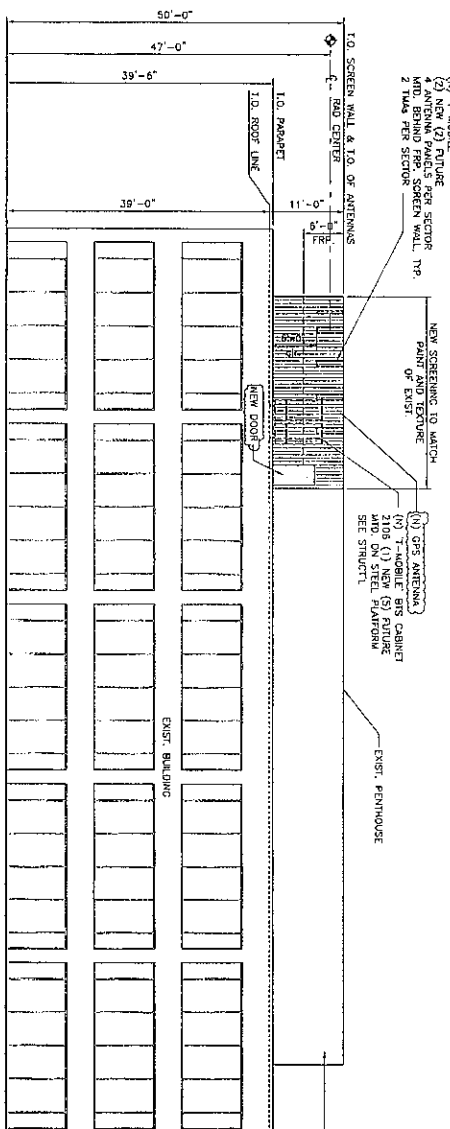
NORTHWEST ELEVATION

GPS ANTENNA MOUNT ON BITS



NOTES:

1. LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF SOUTHERN SKY AND CANNOT HAVE ANY OBSTACLES EXCEEDING 25% OF THE SURFACE AREA OF HEMISPHERE AROUND THE GPS ANTENNA.
2. ALL GPS ANTENNA LOCATIONS MUST BE ABLE TO RECEIVE CLEAR SIGNALS FROM A MINIMUM OF FOUR (4) SATELLITES. VERIFY WITH HANDHELD GPS BEFORE FINAL LOCATION OF GPS ANTENNA.



NORTHEAST ELEVATION

AS APPROVED BY: *[Signature]*
 PLANNING DIRECTOR ON (date): 8/1/07
 As Submitted As Modified, refer to modifications on (date):
 As Submitted As Modified, refer to modifications on (date):
 As Submitted As Modified, refer to modifications on (date):
 As Submitted As Modified, refer to modifications on (date):

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 3 WAGON, PENHOUSE, SITE 110
 3800 AVENUE 68, BOSTON
 MASSACHUSETTS 02108

MSA
 CONSULTING GROUP
 1000 S. GARDEN AVENUE
 SUITE 100
 WESTMONT, CA 93793

PARSONS
 200 SOUTH GATE
 SUITE 100
 PICO CA 94014
 TEL: 415.962.4444 FAX: 415.962.4444

NO.	DATE	DESCRIPTION	BY
1	5-15-07	DESIGN FOR S&K	RC
2	4-3-07	COMMENTS	RC
3	6-5-07	PLAN COMMENTS	AR
4	-	-	-

LA03864D
KOLL BIRCH BUILDING
 4444 VON KARMAN AVE
 NEWPORT BEACH, CA 92660

SEAL
 PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA
 No. 10000
 DATE: 8/1/07

SHEET TITLE: ELEVATIONS
 SHEET NUMBER: A-3

