

ROYAL STREET COMMUNICATIONS, LLC EASTBLUFF PROFESSIONAL BUILDING LA2833B

2503 EASTBLUFF DR. NEWPORT BEACH, CA 92660

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE LOCAL GOVERNING AGENCIES. NOTHING IN THESE PLANS IS TO BE CONSIDERED TO PERMIT WORK NOT OTHERWISE PERMITTED BY THE LOCAL CODES.

PROJECT TEAM

DELTA GROUPS ENGINEERING
WILLIAM OSWALD
2352 USHWAY AVE
IRVINE, CA 92614
PHONE: (949) 622-0333
FAX: (949) 622-0331

ARCHITECTS
FRANCIS ONG & ASSOCIATES
PHONE: (949) 622-0333
EXT: 214

ELECTRICAL ENGINEER:
CHAU YUANG
PHONE: (949) 622-0333

CIVIL ENGINEER:
ALBERT TENG
PHONE: (949) 622-0333
EXT: 212

SITE ACQUISITION:
25594 WINDY WAY
CORNER WINDY WAY
MISSION VIEJO, CA 92692
PHONE: (949) 890-8930
FAX: (949) 215-1607

SURVEYOR:
DONNA SALVAGE
SCHMIDT CONSULTING, INC.
112 BROADWAY, SUITE C-1
NEWPORT BEACH, CA 92660
PHONE: (949) 715-3400
FAX: (949) 715-5401

POWER:
SOUTHERN CALIFORNIA Edison
TELECO
550

LAND USE PLANNER:
CAREY ROSSER
CORNER WINDY WAY
MISSION VIEJO, CA 92692
PHONE: (949) 260-2331

RF ENGINEER:
GERALDINE S. KANAKOUSA
METROPOLIS, INC.
2923-A SUTHERN ST.
NEWPORT BEACH, CA 92660
PHONE: (714) 280-3155

CONSTRUCTION:
STEVE JOHNSON
TOP TIER TELECOM
1100 BROADWAY, SUITE 1000
NEWPORT BEACH, CA 92660
PHONE: (951) 541-8805

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF THE FOLLOWING EQUIPMENT FOR ROYAL STREET COMMUNICATIONS, LLC EQUIPMENT CABINETS AT GROUND LEVEL, (4) UTILITY CABINETS, (1) GPS ANTENNA, (5) PANEL ANTENNAS, (1) MICROWAVE ANTENNA AND RIMS FOR ELECTRIC/TELECO SERVICES.

PROJECT INFORMATION

APPLICANT/LESSEE:
ROYAL STREET COMMUNICATIONS, LLC

LOCAL CONTRACT:
2913 EL CAMINO REAL, #501
TUSTIN, CA 92782
(714) 750-3537

SITE ADDRESS:
2503 EASTBLUFF DR.
NEWPORT BEACH, CA 92660
TRUCKING TR #18-1923-00-2
(949) 250-9100/222

PROPERTY OWNER:
HILL WOOD
11779251.1

CONTACT:
MINDY E. WARTEN
714-750-3537

LAND USE PLANNER:
CAREY ROSSER
CORNER WINDY WAY
MISSION VIEJO, CA 92692
PHONE: (949) 260-2331

AREA OF CONSTRUCTION:
CITY OF NEWPORT BEACH

OCCUPANCY TYPE:
B

CURRENT ZONING:
V-N

APPLICANT'S REQUIREMENTS:
RSC (RETAIL & SERVICE COMMERCIAL DISTRICT)

APN:
440-291-07

REMARKS:
FACILITY IS UNOWNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS TO THE FACILITY IS REQUIRED. SEE THE CALIFORNIA ADMINISTRATIVE SERVICES ACT, PART 2, TITLE 24, SECTION 110333.42, EXCEPTION 2.

DRIVING DIRECTIONS

FROM ROYAL STREET COMMUNICATIONS TO THE SITE:
TURN RIGHT (SOUTH-WEST) ONTO JAYGROVER RD 7.0 MI
TURN LEFT ONTO SECTION DR OR 0.8 MI
ABOVE 2503 EASTBLUFF DR, NEWPORT BEACH, CA 92660

VICINITY MAP (NOT TO SCALE)



GENERAL CONTRACTOR NOTES

CONSTRUCTION SHALL VERIFY ALL PLANS WITH EXISTING DIMENSIONS AND CONDITIONS. THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

ANTENNA SECTOR	ANTENNA MAKE/MODEL	CABLE LENGTH	CABLE SIZE
SECTOR 1	ANDREW/ LAMP-03319-20M DUAL POLE-(2) COAX EA	180'	1 5/8"
SECTOR 2	ANDREW/ LAMP-03319-20M DUAL POLE-(2) COAX EA	180'	1 5/8"
SECTOR 3	ANDREW/ LAMP-03319-20M DUAL POLE-(2) COAX EA	140'	1 5/8"
SECTOR 4	ANDREW/ LAMP-03319-20M DUAL POLE-(2) COAX EA	80'	7/8"
SECTOR 5	ANDREW/ LAMP-03319-20M DUAL POLE-(2) COAX EA	150'	1 5/8"
SECTOR 6	ANDREW/ LAMP-03319-20M DUAL POLE-(2) COAX EA	150'	1 5/8"
GPS	N/A	70'	1/2"

NOTE: CONDUCTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO DISTRIBUTION, FABRICATION, OR INSTALLATION OF CABLES.

SHEET INDEX

SHEET DESCRIPTION	REV.
T1 TITLE SHEET	3
C1 TOPographic SURVEY	1
A1 SITE PLAN	3
A2 ROOF PLAN EQUIPMENT LAYOUT & ANTENNA LAYOUT	3
A3 WEST & EAST ELEVATIONS	3
A4 NORTH & SOUTH ELEVATIONS	3
A5 PROFILES	3
PLAN INDEX DIRECTOR ON (date): 1/15/07	
AS SUBMITTED	AS Modified refer to
ME-DIGITAL PLANS	AS MATTER ON (date):
AS Submitted	AS Modified refer to
AS Submitted	AS Modified refer to
CIT / CONTACT ON (date):	
AS Submitted	AS Modified refer to

APPROVALS

LANDLORD	DATE	SIGNATURE
CONSTRUCTION MGR.		
RF ENGINEER		
SITE ACQUISITION AGENT		
ZONING MANAGER		
UTILITY COORDINATION		
RECORDING PROGRAM MGR.		
NETWORK OPERATIONS		

**Royal Street
Communications, LLC**
2913 EL CAMINO REAL, #501
TUSTIN, CA 92782

**EASTBLUFF PROFESSIONAL
BUILDING
LA2833B**
NEWPORT BEACH, CA 92660

ISSUED FOR:
04/02/07

100% ZONING

REV.	DATE	DESCRIPTION	BY
1	03/23/07	THE COMMENTS	TC
2	02/05/07	100% ZONING	AF
3	09/28/05	100% ZONING	TC
4	09/19/05	90% ZONING	TC

DESIGNED BY:
DELTA GROUPS ENGINEERING, INC.
CONSULTANTS

CONSULTANT:
DELTA GROUPS ENGINEERING, INC.
PHONE: (949) 622-0333

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PHONE: (949) 622-0333

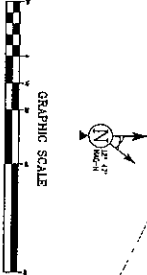
DESIGNED BY:
DELTA GROUPS ENGINEERING, INC.
PHONE: (949) 622-0333

DESIGNED BY:
DELTA GROUPS ENGINEERING, INC.
PHONE: (949) 622-0333

PA2007-119 for TP2007-007
2503 EASTBLUFF DRIVE
Royal Street Communications, LLC

T1

LEGEND
[Symbol] PLANNING COMMISSION
[Symbol] CITY COUNCIL
[Symbol] AS SUBMITTED
[Symbol] AS MODIFIED
[Symbol] AS SUBMITTED
[Symbol] AS MODIFIED
[Symbol] AS SUBMITTED
[Symbol] AS MODIFIED
[Symbol] AS SUBMITTED
[Symbol] AS MODIFIED
[Symbol] AS SUBMITTED
[Symbol] AS MODIFIED



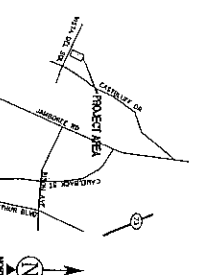
AS APPROVED BY PLANNING DIRECTOR ON (date): 9/1/07

AS APPROVED BY PLANNING COMMITTEE ON (date):

AS APPROVED BY CITY COUNCIL ON (date):

LESSOR'S LEGAL DESCRIPTION
 THE LAND DESCRIBED TO BEYOND & INCLUSIVE OF THE CORNER OF THE SE 1/4 SECTION 22, T14N, R12E, S4E, COUNTY OF LOS ANGELES COUNTY, CALIFORNIA, BEING THE PART OF THE TRACT OF LAND AS MORE PARTICULARLY DESCRIBED IN THE OFFICIAL RECORDS OF THE COUNTY OF LOS ANGELES COUNTY, CALIFORNIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LESSOR'S LEGAL DESCRIPTION
 THE LAND DESCRIBED TO BEYOND & INCLUSIVE OF THE CORNER OF THE SE 1/4 SECTION 22, T14N, R12E, S4E, COUNTY OF LOS ANGELES COUNTY, CALIFORNIA, BEING THE PART OF THE TRACT OF LAND AS MORE PARTICULARLY DESCRIBED IN THE OFFICIAL RECORDS OF THE COUNTY OF LOS ANGELES COUNTY, CALIFORNIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



EXCERPT #	EXCERPT DATE	EXCERPT TITLE
1	10/24/06	FINAL SUBMITTAL LPP
2	02/13/07	ACCESS
3	02/24/06	FINAL SUBMITTAL LPP
4	02/24/06	FINAL SUBMITTAL LPP

PLANNING	REGULATORY	PERMISSION	STATUS ON
PLANNING COMMISSION	PLANNING COMMISSION	PLANNING COMMISSION	PLANNING COMMISSION
CITY COUNCIL	CITY COUNCIL	CITY COUNCIL	CITY COUNCIL

ROYAL STREET COMMUNICATIONS, LLC
 2913 E. COVINO RD., #515
 TUSTIN, CA 92782

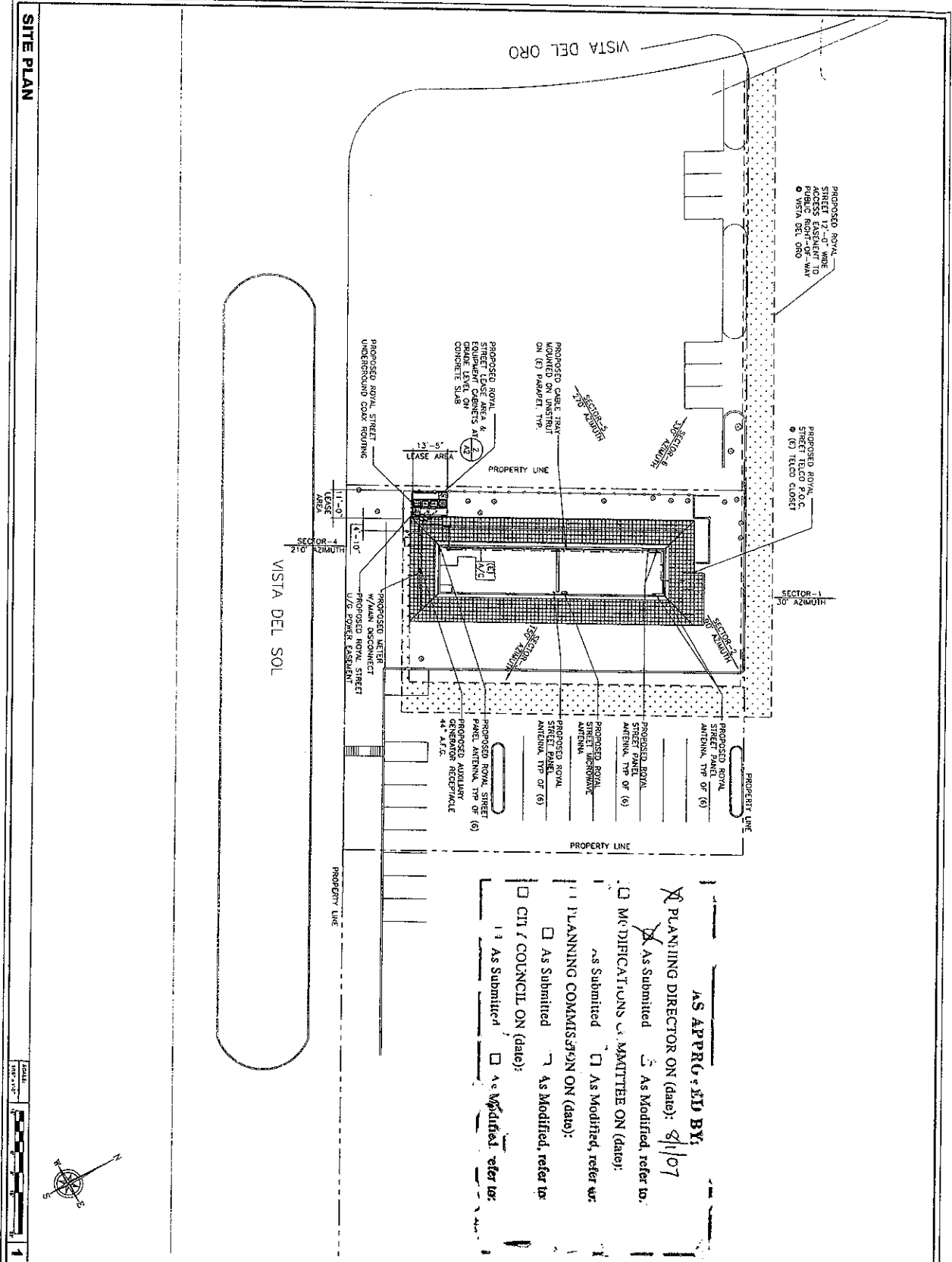
EASTLIFE PROFESSIONAL BUILDING
 LA628385
 2901 EASTLIFE DRIVE
 NEWPORT BEACH, CA 92660

ISSUED FOR: FINAL SUBMITTAL
 CURRENT ISSUE DATE: 10/24/06

DELTA GROUPS ENGINEERING, INC.
 CONSULTANTS
 1000 EAST LAMAR BLVD.
 SUITE 200
 TUSTIN, CA 92780
 TEL (949) 822-8833 FAX (949) 822-8831

DATE	BY	DESCRIPTION
10/24/06	JLP	FINAL SUBMITTAL

TOPOGRAPHIC SURVEY
 SHEET NUMBER: C-1
 JOB NUMBER: SCL03469



AS APPROVED BY:

PLANNING DIRECTOR ON (date): 8/1/07

As Submitted As Modified, refer to:

MODIFICATIONS COMMITTEE ON (date):

As Submitted As Modified, refer to:

PLANNING COMMISSION ON (date):

As Submitted As Modified, refer to:

CITY COUNCIL ON (date):

As Submitted As Modified, refer to:

Royal Street Communications, LLC
 2315 Vestin, CA 92782, #501

PROJECT INFORMATION:
 ESTABLISH PROFESSIONAL BUILDING L2488318
 2605 EASTBURY DR.
 NEWPORT BEACH, CA 92680

ISSUED FOR:
 100% ZONING
 04/02/07

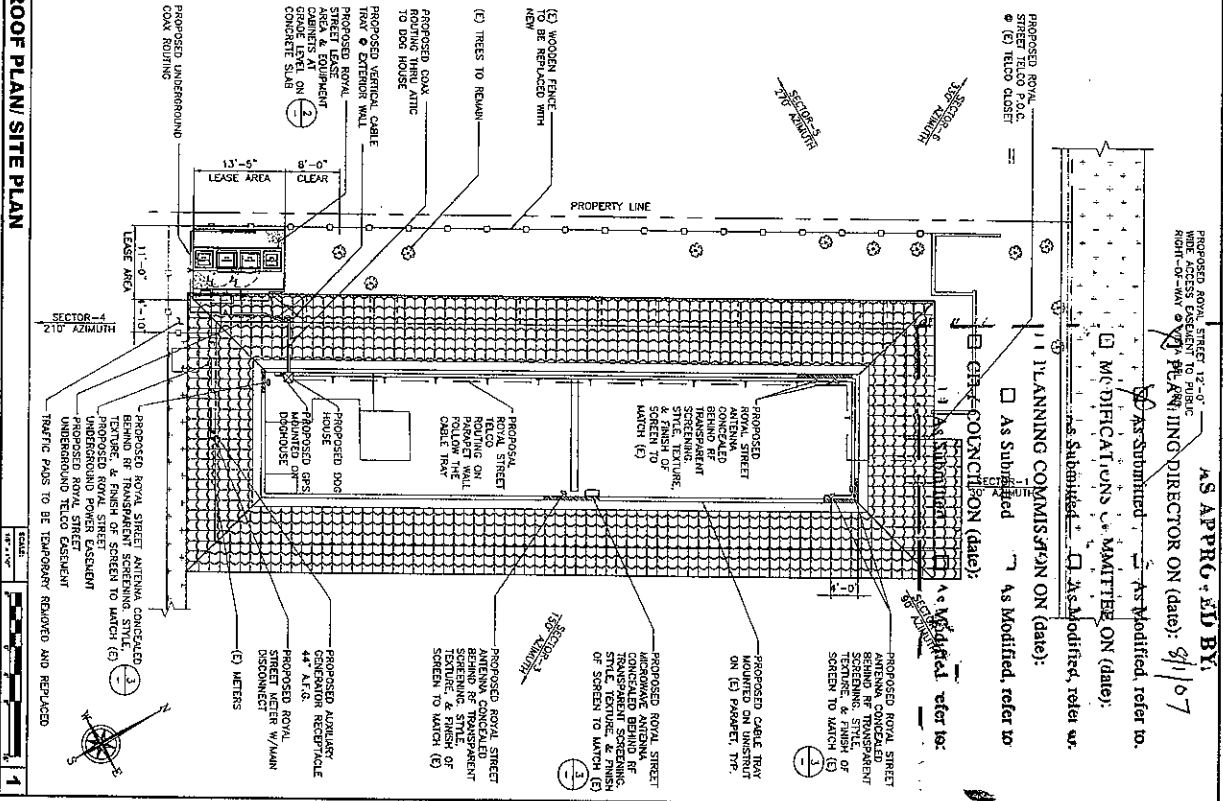
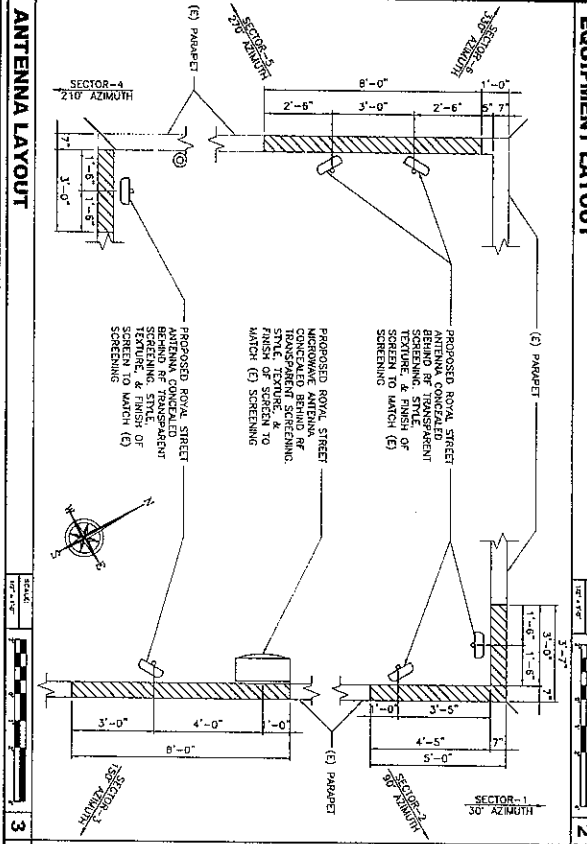
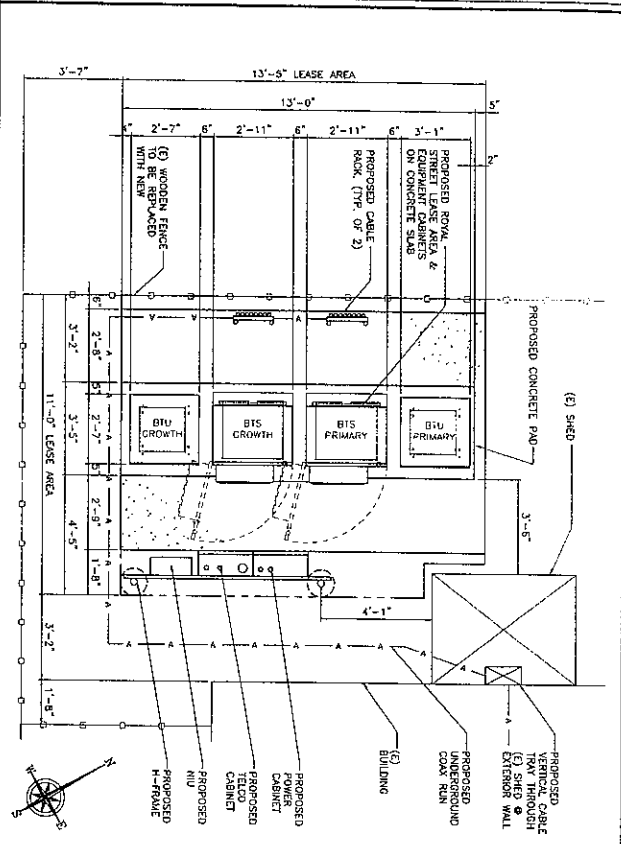
NO.	DATE	DESCRIPTION	BY
1	04/02/07	TC COMMENTS	TR
2	04/23/07	TC COMMENTS	TR
3	07/29/07	100% ZONING	JK
4	09/19/07	100% ZONING	TC

DELTA GROUPS ENGINEERING, INC.
 CONSULTING ENGINEERS
 2000 S. STATE ST., SUITE 200
 SAN ANTONIO, TX 78247
 TEL: (214) 623-4333 FAX: (214) 623-4333

DESIGNER: _____
CHECKER: _____
DATE: _____

SHEET NUMBER:
A1

AS APPROVED BY: **8/1/07**
 PEAKING DIRECTOR ON (date):
 AS SUBMITTED: **8/1/07**
 AS MODIFIED, REFER TO: **8/1/07**
 AS MODIFIED, REFER TO: **8/1/07**
 AS MODIFIED, REFER TO: **8/1/07**
 AS MODIFIED, REFER TO: **8/1/07**



Royal Street Communications, LLC
 2515 El Camino Real, #561
 San Bruno, CA 94066

ESTIMATOR PROFESSIONAL
L. J. BROWN
 2890 EAST BAY BLVD
 NEWPORT BEACH, CA 92660

ISSUED FOR: **100% ZONING**
 04/02/07

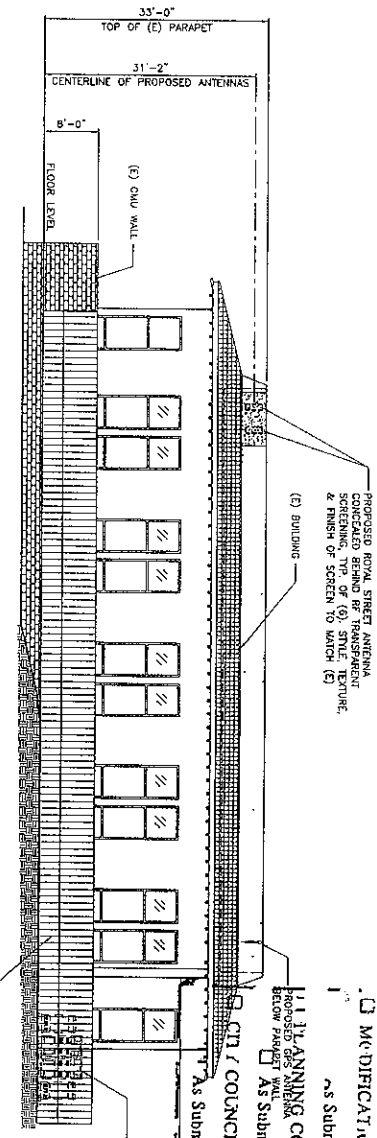
NO.	DATE	DESCRIPTION	BY
1	04/02/07	100% ZONING	JB
2	04/09/07	100% ZONING	JB
3	04/23/07	100% ZONING	JB
4	04/23/07	100% ZONING	JB
5	04/23/07	100% ZONING	JB
6	04/23/07	100% ZONING	JB
7	04/23/07	100% ZONING	JB
8	04/23/07	100% ZONING	JB
9	04/23/07	100% ZONING	JB
10	04/23/07	100% ZONING	JB

DELTA GROUPS ENGINEERING, INC.
 CONSULTANTS

DESIGNED BY: **DELTA GROUPS ENGINEERING, INC.**
 DRAWN BY: **DELTA GROUPS ENGINEERING, INC.**
 CHECKED BY: **DELTA GROUPS ENGINEERING, INC.**
 DATE: **04/02/07**

ROOF PLAN/SITE PLAN, EQUIPMENT LAYOUT & ANTENNA LAYOUT
 SHEET NUMBER: **A2**

NOTE:
1. ENTIRE ROOF SCREENING TO BE PAINTED TO ENSURE COLOR MATCH
2. ALL PROPOSED ANTENNAS TO BE BRAND AND BELOW (C) PARAPET

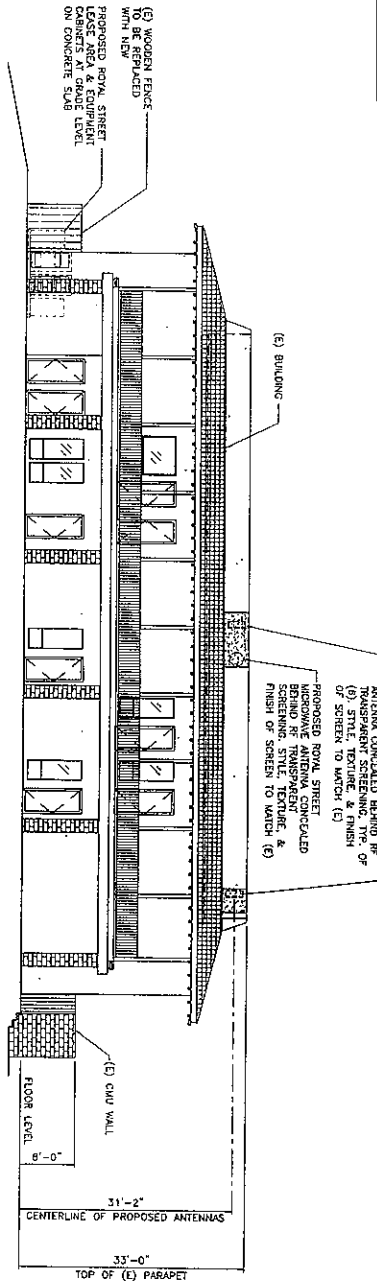


PROPOSED ROYAL STREET ANTENNA CONCEALED BEHIND RF TRANSPARENT SCREENING. TYPE OF (G), STYLE, TEXTURE, & FINISH OF SCREEN TO MATCH (C)

AS APPROVED BY:
PLANNING DIRECTOR ON (date): 8/1/07
As Submitted As Modified, refer to:
As Submitted As Modified, refer to:
As Submitted As Modified, refer to:
As Submitted As Modified, refer to:
As Submitted As Modified, refer to:
As Submitted As Modified, refer to:
As Submitted As Modified, refer to:
As Submitted As Modified, refer to:

WEST ELEVATION

NOTE:
1. ENTIRE ROOF SCREENING TO BE PAINTED TO ENSURE COLOR MATCH
2. ALL PROPOSED ANTENNAS TO BE BRAND AND BELOW (C) PARAPET



PROPOSED ROYAL STREET ANTENNA CONCEALED BEHIND RF TRANSPARENT SCREENING. TYPE OF (G), STYLE, TEXTURE, & FINISH OF SCREEN TO MATCH (C)

EAST ELEVATION

SCALE: 1/8" = 1'-0"
SHEET NUMBER: 2

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

PROJECT INFORMATION:
ESTABLUFF PROFESSIONAL BUILDING
L28533B
2808 ESTABLUFF DR.
NEWPORT BEACH, CA 92680

CURRENT ISSUE DATE:
04/02/07

ISSUED FOR:
100% ZONING

REV./DATE	DESCRIPTION	BY
4	04/02/07	TC COMMENTS
3	03/23/07	TC COMMENTS
2	02/09/07	100% ZONING
1	09/26/06	100% ZONING
0	09/18/06	100% ZONING

PLANS PREPARED BY:
DELTA GROUPO ENGINEERING, INC.
CONSULTING ENGINEERS

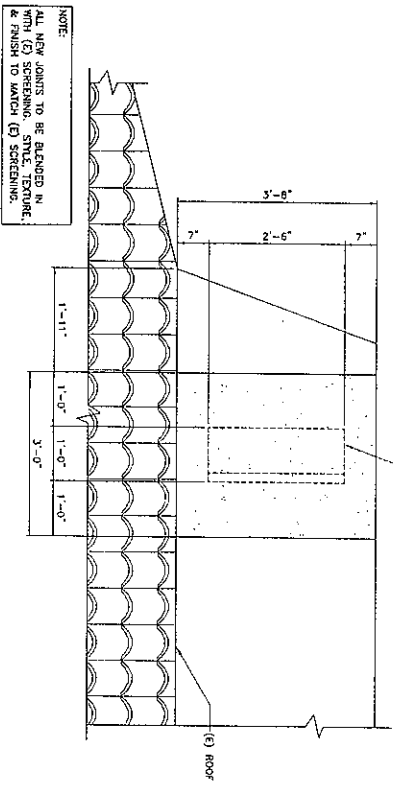
2006 WOOD AVE
TUSTIN, CA 92780
TEL: (714) 835-4333 FAX: (714) 835-4331

DESIGNER: [] CHECKED: []
DATE: []

SHEET TITLE:
WEST & EAST ELEVATIONS

SHEET NUMBER:
A3

PROPOSED ROYAL STREET ANTENNAS CONCEALED BEHIND PERMANENT TEXTURE & FINISH OF SCREEN TO MATCH (E).

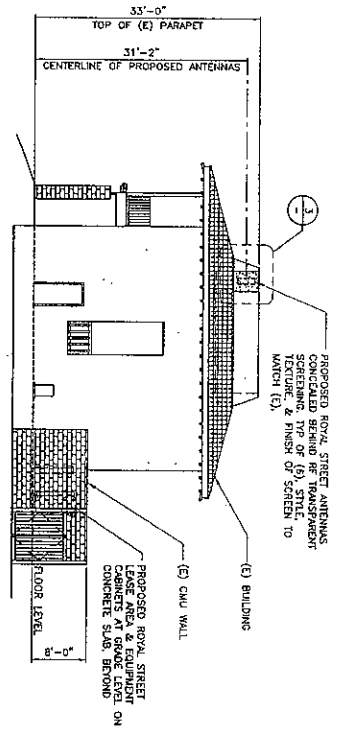


ELEVATION DETAIL

SCALE: 1" = 1'-0"

3

NOTE:
1. ENTIRE ROOF SCREENING TO BE PAINTED TO ENSURE COLOR MATCH BEHIND AND BELOW (E) PARAPET

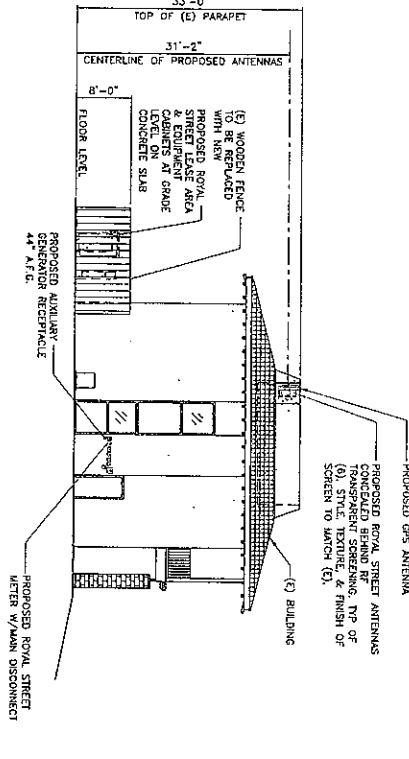


NORTH ELEVATION

SCALE: 1" = 1'-0"

1

NOTE:
1. ENTIRE ROOF SCREENING TO BE PAINTED TO ENSURE COLOR MATCH BEHIND AND BELOW (E) PARAPET



SOUTH ELEVATION

SCALE: 1" = 1'-0"

2

AS APPROVED BY:

PLANNING DIRECTOR ON (date): 2/1/07

As Submitted As Modified, refer to:

MODIFICATIONS COMMITTEE ON (date):

As Submitted As Modified, refer to:

PLANNING COMMISSION ON (date):

As Submitted As Modified, refer to:

CITY COUNCIL ON (date):

As Submitted As Modified, refer to:

NOT USED

Royal Street Communications, LLC
2915 ILSHIN CA 92752 #561

PROJECT INFORMATION:
EASTBURY PROFESSIONAL BUILDING
LA2833B
2003 EASTBURY DR.
NEWPORT BEACH, CA 92660

ISSUED FOR:
100% ZONING
04/02/07

ISSUED FOR:
100% ZONING

REV.	DATE	DESCRIPTION	BY
4	04/02/07	TC COMMENTS	TC
3	03/23/07	TC COMMENTS	TC
2	02/09/07	100% ZONING	TC
1	06/25/06	100% ZONING	TC
0	09/19/06	90% ZONING	TC

DELTA GROUPS ENGINEERING, INC.
CONSULTING ENGINEERS

2000 S. GARDEN ST.
SUITE 200
NEWPORT BEACH, CA 92660
TEL: (949) 822-0333 FAX: (949) 822-0331

OWNER: _____
DATE: _____
PROJECT: _____
SCALE: _____
DATE: _____

SHEET TITLE:
NORTH & SOUTH ELEVATIONS


SHEET NUMBER:
A4

Royal Street Communications, LLC
 2813 EL CAMINO REAL, #501
 LOS ANGELES, CA 90008

PROJECT INFORMATION:
 ESTABLISH PROFESSIONAL BUILDING LICENSES
 2600 WILSON AVENUE
 NEWPORT BEACH, CA 92660
 SUBMIT ISSUE DATE: 03/23/07

ISSUED FOR:
 100% ZONING

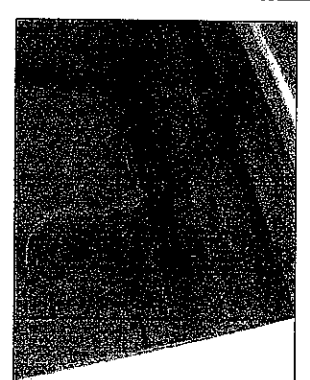
REV. NO.	DATE	DESCRIPTION	BY
1	03/23/07	100% ZONING	JF
2	02/09/07	100% ZONING	JF
3	02/23/07	100% ZONING	JF
4	02/26/06	100% ZONING	JF
5	02/19/06	100% ZONING	JF

PLANS PREPARED BY:

DELTA GROUPS ENGINEERING INC.
 CONSULTING ENGINEERS
 2000 WILSON AVENUE
 NEWPORT BEACH, CA 92660
 TEL: (949) 423-4333 FAX: (949) 423-4333
 WWW.DELTASOURCE.COM

DESIGNER: JF
CHECKER: JF
DATE: 03/23/07

SHEET TITLES:
 PHOTOS

SHEET NUMBER:
A5



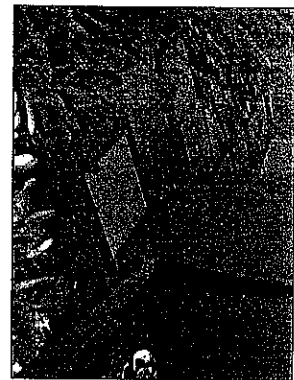
CABLE TRAY PATH



EQUIPMENT AREA



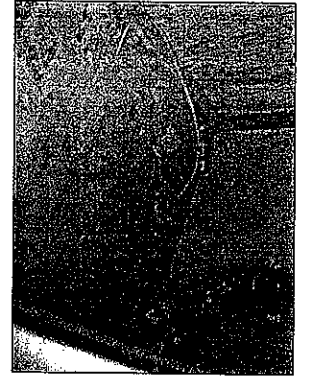
CABLE TRAY PATH



CABLE TRAY PATH



CONDUIT PATH LEFT OF (E) TRENCH



CABLE TRAY PATH

AS APPROVED BY:
 PLANNING DIRECTOR ON (date): 8/1/07
 As Submitted As Modified, refer to: _____
 ME DIGITATIONS COMMITTEE ON (date): _____
 As Submitted As Modified, refer to: _____
 PLANNING COMMISSION ON (date): _____
 As Submitted As Modified, refer to: _____
 CITY COUNCIL ON (date): _____
 As Submitted As Modified, refer to: _____