

PROJECT ID: 16986563
2766 ST. LOUIS AVE.
SIGNAL HILL, CA 90755



10 CHURCH CIR.
ANNAPOLIS, MD 21401



JUNIPERO AVE.
16986563

2766 ST. LOUIS AVE.
SIGNAL HILL, CA 90755

LOS ANGELES COUNTY

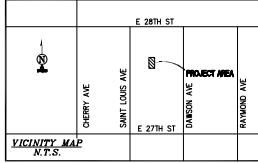
T-1

CODE COMPLIANCE	
• 2022 CALIF. ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) • 2022 CALIFORNIA BUILDING CODES • 2022 CALIFORNIA ELECTRICAL CODES • 2022 CALIFORNIA MECHANICAL CODES • 2022 CALIFORNIA PLUMBING CODES • 2022 CALIFORNIA FIRE CODES	• 2022 CALIFORNIA ENERGY CODES • TIA-222-H STANDARD • LOCAL BUILDING CODES • CITY/COUNTY ORDINANCES

DRIVING DIRECTIONS	
FROM: VERIZON WIRELESS OFFICE	
* MERGE ONTO I-405 N * KEEP LEFT TO STAY ON I-405 N * TAKE EXIT 29A TOWARD CHERRE AVE * SLIGHT LEFT ONTO THE TEMPLE AVE RAMP * TURN LEFT ONTO N TEMPLE AVE * TURN RIGHT ONTO E 28TH ST * TURN LEFT ONTO ST LOUIS AVE	

VERIZON WIRELESS SIGNATURE BLOCK		
DISCIPLINE:	SIGNATURE:	DATE:
RE VENDOR:		
A&E VENDOR:		
A&E COORDINATOR:		
UTILITY VENDOR:		
RF:		
RE:		
CE:		
EE:		
TRANSPORT:		

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



SURVEY DATE
08/21/2024

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA ZONE FIVE STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2019.25), DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT ON THE SMARTNET REFERENCE NETWORK.

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NOS 'GEOD 18' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE
ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA ZONE FIVE STATE PLANE COORDINATE SYSTEM. GRID TO GROUND DISTANCES DIVIDE BY 1.00005745

FLOOD_ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06037C19660, DATED 04/21/2021

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES
CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

ALL DATA SHOWN HEREON WAS OBTAINED BY FIELD MEASUREMENTS DURING A SITE VISIT.

THE BOUNDARY LINES SHOWN HEREON ARE BASED ON MAPS OF RECORD AND DEED INFORMATION AS PROVIDED BY A TITLE REPORT AND A SEARCH OF THE COUNTY RECORDER AND SURVEYOR ONLINE DATABASE. A FIELD SURVEY HAS BEEN PERFORMED AND MONUMENTATION HAS BEEN RECOVERED TO PLACE THE RECORD INFORMATION. RECORD BEARINGS HAVE BEEN ADJUSTED TO THE BASIS OF BEARING STATEMENT SHOWN ON THIS SURVEY. THIS SURVEY DOES NOT MAKE ANY ATTEMPT TO RECONCILE ANY ERRORS IN THE RECORD MAPS OR DEEDS OF RECORD.

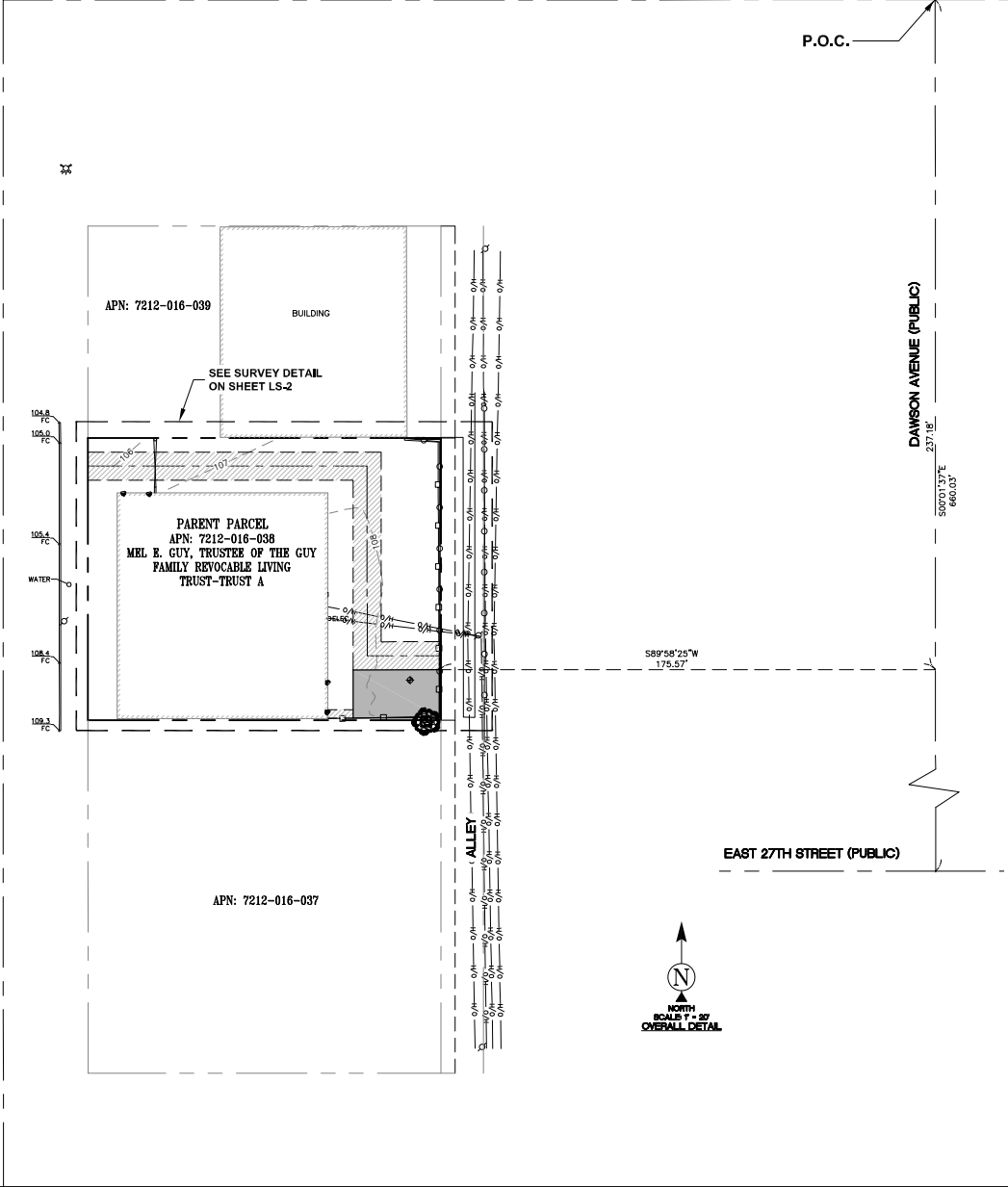
ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
ALL IMPROVEMENTS SHOWN HEREON ARE EXISTING UNLESS OTHERWISE NOTED.

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

LEGEND		
AP	ASPHALT	UTILITY METER
ANT	TOP OF ANTENNA	FIRE HYDRANT
BLDG	TOP OF BUILDING	UTILITY POLE
CONC	CONCRETE	POSITION OF GEODETIC COORDINATES
FENCE	TOP OF FENCE	SPOT ELEVATION
FC	FACE OF CURB	WATER CONTROL VALVE
WALL	TOP OF WALL	PALM TREES
P.O.B.	POINT OF BEGINNING	TELECOMMUNICATIONS ANTENNA
P.O.C.	POINT OF COMMENCEMENT	
P.O.T.	POINT OF TERMINUS	

EAST 28TH STREET (PUBLIC)

SAINT LOUIS AVENUE (PUBLIC)



P.O.C.

DAWSON AVENUE (PUBLIC)

EAST 27TH STREET (PUBLIC)

verizon

15505 SAND CANYON AVENUE
BUILDING C
IRVINE, CA 92618

PROJECT INFORMATION:

JUNIPERO AVE
2766 ST LOUIS AVENUE
SIGNAL HILL, CA 90755
LOS ANGELES COUNTY

ORIGINAL ISSUE DATE:

08/28/2024

REV.: DATE: DESCRIPTION: BY:

A	08/28/24	PRELIMINARY	AC
0	09/24/24	DESIGN (C)	CK
1	10/04/24	TITLE & LEGALS (C)	CK
2	05/07/25	ALLEY (C)	SB
3	06/04/25	REVISE LEGALS (C)	CK

PLANS PREPARED BY:

smartlink

18401 VON KARMAN AVENUE
SUITE 400
IRVINE, CA 92612
TEL: (949) 861-2201
FAX: (949) 387-1275

CONSULTANT:



438 MAIN STREET
SUITE 205
HUNTINGTON BEACH, CA 92648
PH: (480) 555-4072
www.ambitconsulting.us

ambit consulting

DRAWN BY: CHK: APV:

AC SB(0) MF

LICENSER:

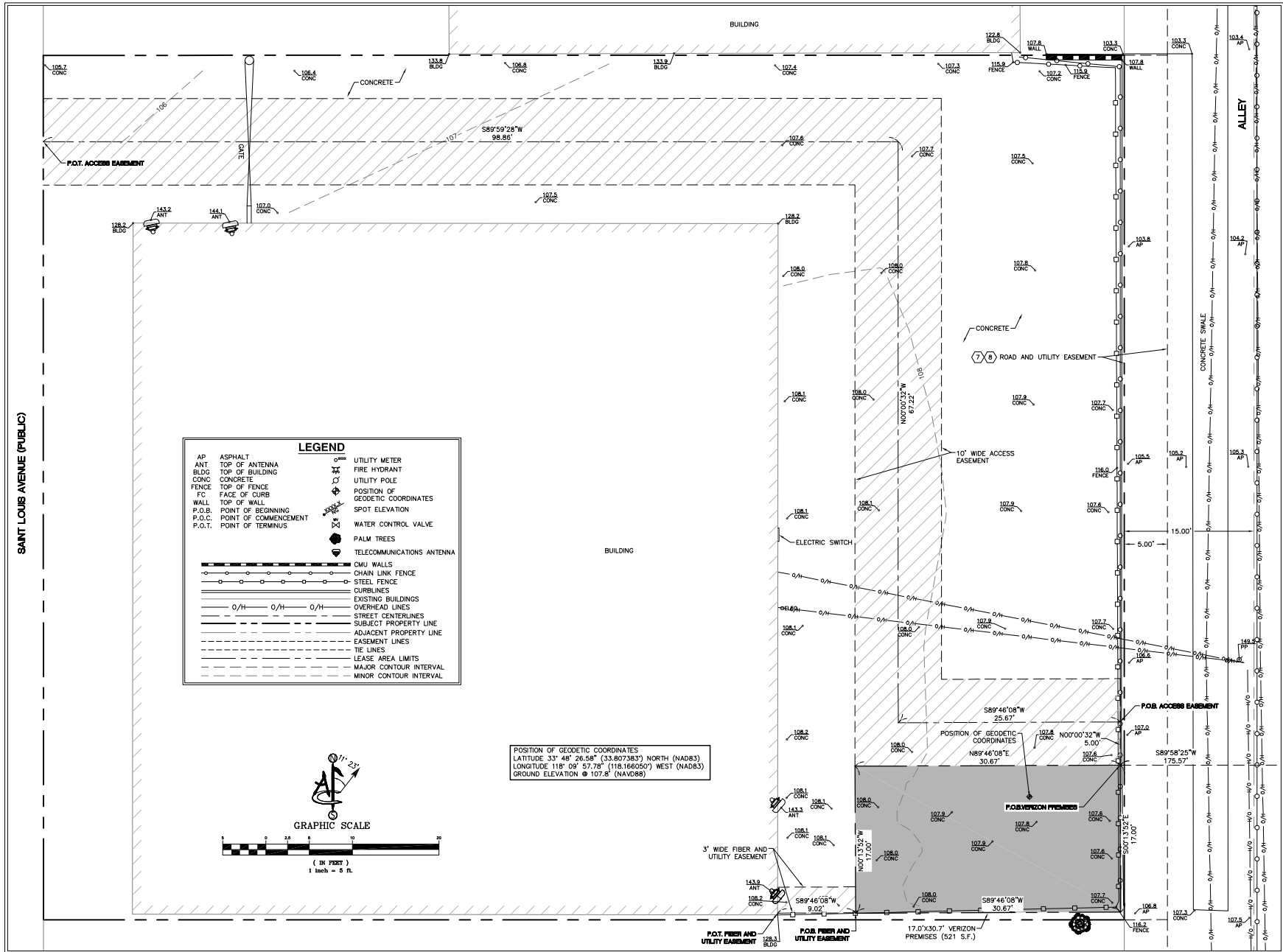


SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LS-1



verizon

15505 SAND CANYON AVENUE
 BUILDING C
 IRVINE, CA 92618

PROJECT INFORMATION:

JUNIPERO AVE
 2766 ST LOUIS AVENUE
 SIGNAL HILL, CA 90755
 LOS ANGELES COUNTY

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08/28/2024

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 PH: (480) 595-4072
 www.ambitconsulting.us

DRAWN BY: CHK.: APV.:

AC SB(0) MF

LICENSER:

MATTHEW R. FORD
 No. 3558
 STATE OF CALIFORNIA
 DATE: 06/04/2025

SHEET TITLE:

SURVEY DETAIL

SHEET NUMBER:

LS-2

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #932402620, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED SEPTEMBER 3, 2024. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2024-2025. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

2. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE PAID, FOR PRORATION PURPOSES THE AMOUNTS WERE: TAX IDENTIFICATION NO.: 7212-016-038 FISCAL YEAR: 2023-2024 1ST INSTALLMENT: \$2,557.32 2ND INSTALLMENT \$2,557.32 EXEMPTION: \$0.00 CODE AREA: 05674 (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

3. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

5. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT, REDEVELOPMENT AGENCY: THE SIGNAL HILL REDEVELOPMENT PROJECT AREA RECORDING DATE: JULY 19, 1974 RECORDING NO.: 2751 OF OFFICIAL RECORDS (BLANKET IN NATURE)

6. THE EFFECT OF AN INSTRUMENT WHICH MERGED SAID LAND INTO ONE PARCEL OR UNIT OF LAND ENTITLED: NOTICE OF MERGER RECORDING DATE: FEBRUARY 9, 1981 RECORDING NO.: 61-150796 OF OFFICIAL RECORDS AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND. (BLANKET IN NATURE)

⑦ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE CITY OF SIGNAL HILL, A MUNICIPAL CORPORATION PURPOSE: PUBLIC ROAD AND HIGHWAY AND FOR ALLEY AND PUBLIC UTILITY RECORDING DATE: JANUARY 29, 1982 RECORDING NO.: 62-106484 OF OFFICIAL RECORDS AFFECTS: THE EAST FIVE FEET OF SAND LAND REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AS SHOWN ON SURVEY)

⑧ MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AGREEMENT FOR GRANT OF ENTRY AND USE OF REAL PROPERTY DATED: JANUARY 26, 1982 EXECUTED BY: CLARENCE E. GUY AND BONNIE D. GUY AND THE CITY OF SIGNAL HILL, A CALIFORNIA MUNICIPAL CORPORATION RECORDING DATE: JANUARY 29, 1982 RECORDING NO.: 62-106485 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AS SHOWN ON SURVEY)

9. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT, REDEVELOPMENT AGENCY: THE SIGNAL HILL REDEVELOPMENT PROJECT AREA NO. 1 RECORDING DATE: JULY 3, 1985 RECORDING NO.: 65-773194 OF OFFICIAL RECORDS AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF THE SAID DOCUMENT, AS THEREIN PROVIDED EXECUTED BY: THE SIGNAL HILL REDEVELOPMENT PROJECT AREA NO. 1 RECORDING DATE: JUNE 9, 1988 RECORDING NO.: 88-912825 OF OFFICIAL RECORDS (BLANKET IN NATURE)

SCHEDULE "B" NOTE

10. ANY INVALIDITY OR DEFECT IN THE TITLE OF THE VESTES IN THE EVENT THAT THE TRUST REFERRED TO HEREIN IS INVALID OR FAILS TO GRANT SUFFICIENT POWERS TO THE TRUSTEE(S) OR IN THE EVENT THERE IS A LACK OF COMPLIANCE WITH THE TERMS AND PROVISIONS OF THE TRUST INSTRUMENT.

IF TITLE IS TO BE INSURED IN THE TRUSTEE(S) OF A TRUST, (OR IF THEIR ACT IS TO BE INSURED), THIS COMPANY WILL REQUIRE A TRUST CERTIFICATION PURSUANT TO CALIFORNIA PROBATE CODE SECTION 18100.5. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

11. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

12. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

13. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

LESSOR'S LEGAL DESCRIPTION (PER TITLE)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: LOTS 40 TO 43 INCLUSIVE, IN BOOK 7 OF HILLSIDE ADDITION, IN THE CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 200 OF MAPS; IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER OR THAT MAY BE PRODUCED FROM A DEPTH BELOW 500 FEET OF THE SURFACE OF SAID LAND, PROVIDED, HOWEVER, THAT THE SURFACE AND 500 FEET THEREOF, IN DEPTH BELOW THE SURFACE OF SAID LAND SHALL NOT BE USED FOR THE EXPLORATION, DEVELOPMENT EXTRACTION OR REMOVAL OF SAID MINERALS OR SUBSTANCES FROM SAID LAND, AS RESERVED BY STANTON OIL COMPANY, A CO-PARTNERSHIP IN DEED RECORDED AUGUST 31, 1966 AS INSTRUMENT NO. 110 OF OFFICIAL RECORDS.

VERIZON PREMISES AREA LEGAL DESCRIPTION

A PORTION OF LOTS 40 TO 43 INCLUSIVE, IN BOOK 7 OF HILLSIDE ADDITION, IN THE CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 200 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CENTERLINE INTERSECTION OF EAST 28TH STREET AND DAWSON AVENUE, FROM WHICH THE CENTERLINE INTERSECTION OF DAWSON AVENUE AND EAST 27TH STREET BEARS SOUTH 00°01'37" EAST, 660.03 FEET; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 00°01'37" EAST ALONG THE CENTERLINE OF DAWSON AVENUE, 237.18 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 89°58'25" WEST, 175.57 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 00°13'52" EAST, 17.00 FEET; THENCE SOUTH 89°46'08" WEST, 30.67 FEET; THENCE NORTH 00°13'52" WEST, 17.00 FEET; THENCE NORTH 89°46'08" EAST, 30.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 521 SQUARE FEET (0.012 ACRES) OF LAND, MORE OR LESS.

LESSEE'S ACCESS EASEMENT LEGAL DESCRIPTION

A PORTION OF LOTS 40 TO 43 INCLUSIVE, IN BOOK 7 OF HILLSIDE ADDITION, IN THE CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 200 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A STRIP OF LAND 10.00 FEET WIDE, LYING 5.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT CENTERLINE INTERSECTION OF EAST 28TH STREET AND DAWSON AVENUE, FROM WHICH THE CENTERLINE INTERSECTION OF DAWSON AVENUE AND EAST 27TH STREET BEARS SOUTH 00°01'37" EAST, 660.03 FEET; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 00°01'37" EAST ALONG THE CENTERLINE OF DAWSON AVENUE, 237.18 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 89°58'25" WEST, 175.57 FEET; THENCE NORTH 00°00'32" WEST, 5.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°46'08" WEST 25.67 FEET; THENCE NORTH 00°00'32" WEST, 67.22 FEET; THENCE SOUTH 89°59'28" WEST, 98.86 FEET MORE OR LESS TO A POINT ON THE EAST LINE OF SAINT LOUIS AVENUE AND THE POINT OF TERMINUS;

CONTAINING 1917 SQUARE FEET (0.044 ACRES) OF LAND, MORE OR LESS.

LESSEE'S FIBER & UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF LOTS 40 TO 43 INCLUSIVE, IN BOOK 7 OF HILLSIDE ADDITION, IN THE CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 200 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A STRIP OF LAND 3.00 FEET WIDE, LYING CONTIGUOUS TO AND 3.00 FEET NORTH OF THE FOLLOWING DESCRIBED SIDE LINE:

COMMENCING AT CENTERLINE INTERSECTION OF EAST 28TH STREET AND DAWSON AVENUE, FROM WHICH THE CENTERLINE INTERSECTION OF DAWSON AVENUE AND EAST 27TH STREET BEARS SOUTH 00°01'37" EAST, 660.03 FEET; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 00°01'37" EAST ALONG THE CENTERLINE OF DAWSON AVENUE, 237.18 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 89°58'25" WEST, 175.57 FEET; THENCE SOUTH 00°13'52" EAST, 17.00 FEET; THENCE SOUTH 89°46'08" WEST, 30.67 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°46'08" WEST, 9.02 FEET TO THE POINT OF TERMINUS.

CONTAINING 27 SQUARE FEET (0.001 ACRES) OF LAND, MORE OR LESS.

verizon
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LOS ANGELES COUNTY

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2	05/07/25	ALLEY (C)	SB
3	06/04/25	REVISE LEGALS (C)	CK

PLANS PREPARED BY:


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CONSULTANT:


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DRAWN BY:CHK.:APV.:

AC SB(0) MF

LICENSER:


MATTHEW R. FORD
No. 9588
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SHEET TITLE:

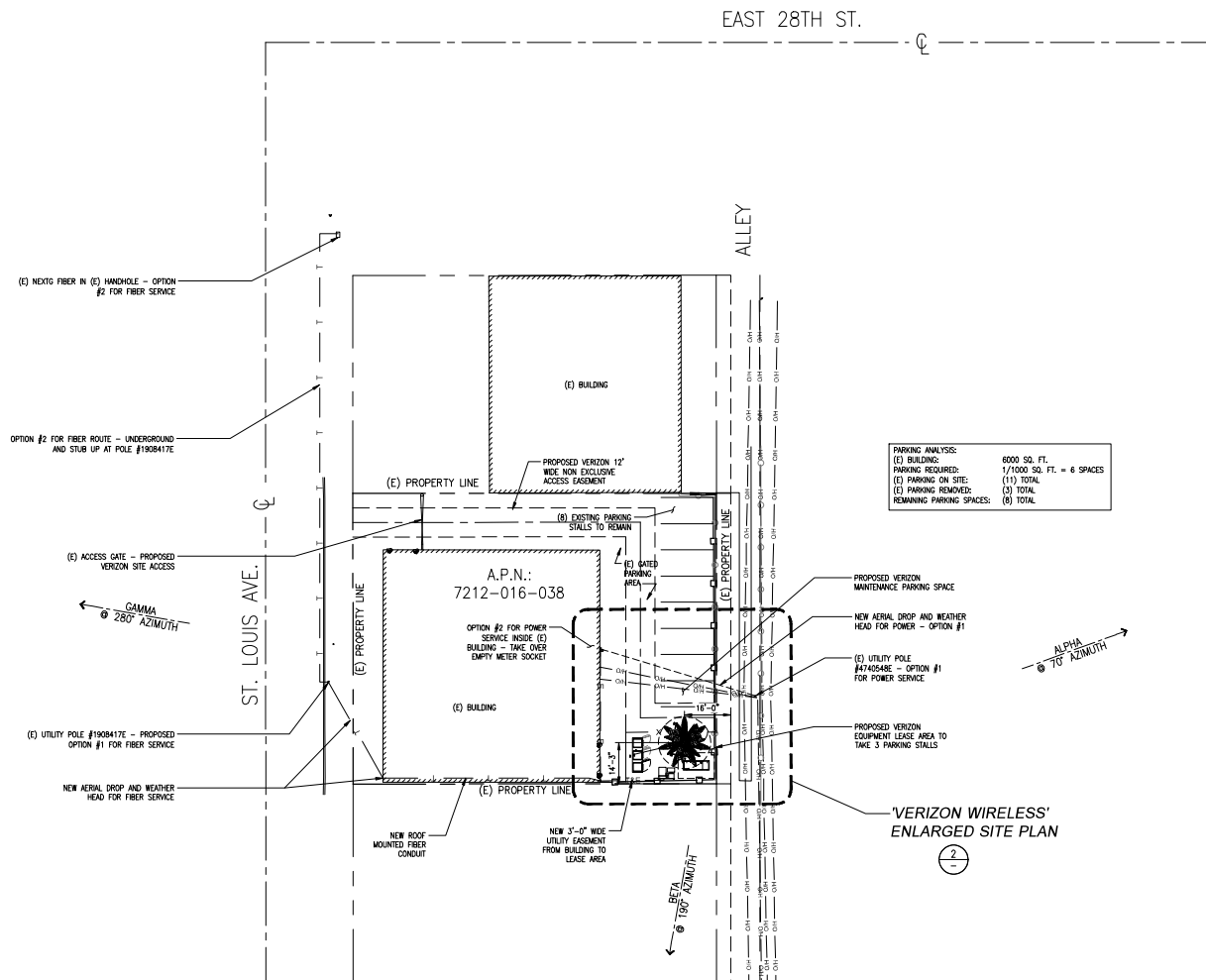
NOTES

SHEET NUMBER:

LS-3

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" x 36". SCALE PRINT IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

SITE PLAN



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	09/11/24	90% ZDS FOR REVIEW	JPC
1	10/11/24	90% ZDS FOR APPROVAL	JPC
2	10/25/24	100% ZDS	JPC
3	03/25/25	100% ZDS	JPC
4	06/10/25	100% ZDS	JPC



10 CHURCH CIR.
ANNAPOLIS, MD 21401

CDG

22431 ANTONIO HWY
SUITE B160-131
RANCHO SANTA MARGARITA, CA 92688
dconnel@connelldesigngroup.com
949-358-6644

verizon

15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618
949.286.7000

JUNIPERO AVE.
16986563

2766 ST. LOUIS AVE.
SIGNAL HILL, CA 90755

LOS ANGELES COUNTY

SHEET TITLE:

SITE PLAN

A-1



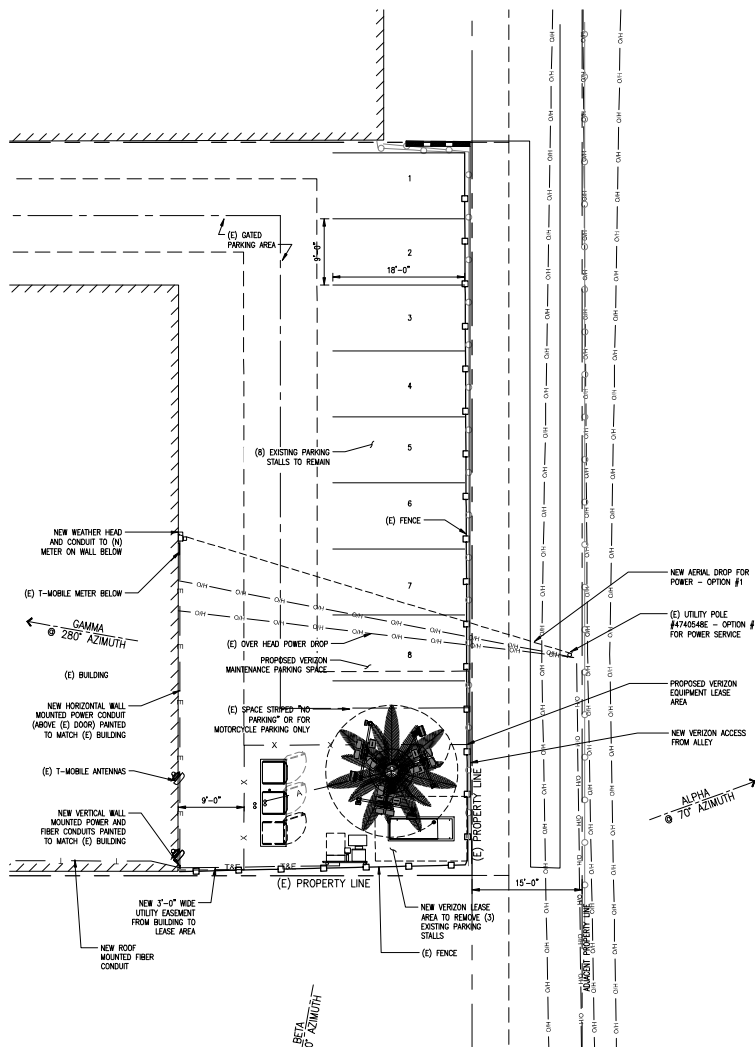
SCALE

1"=20'-0"

0 10' 20' 40'

1

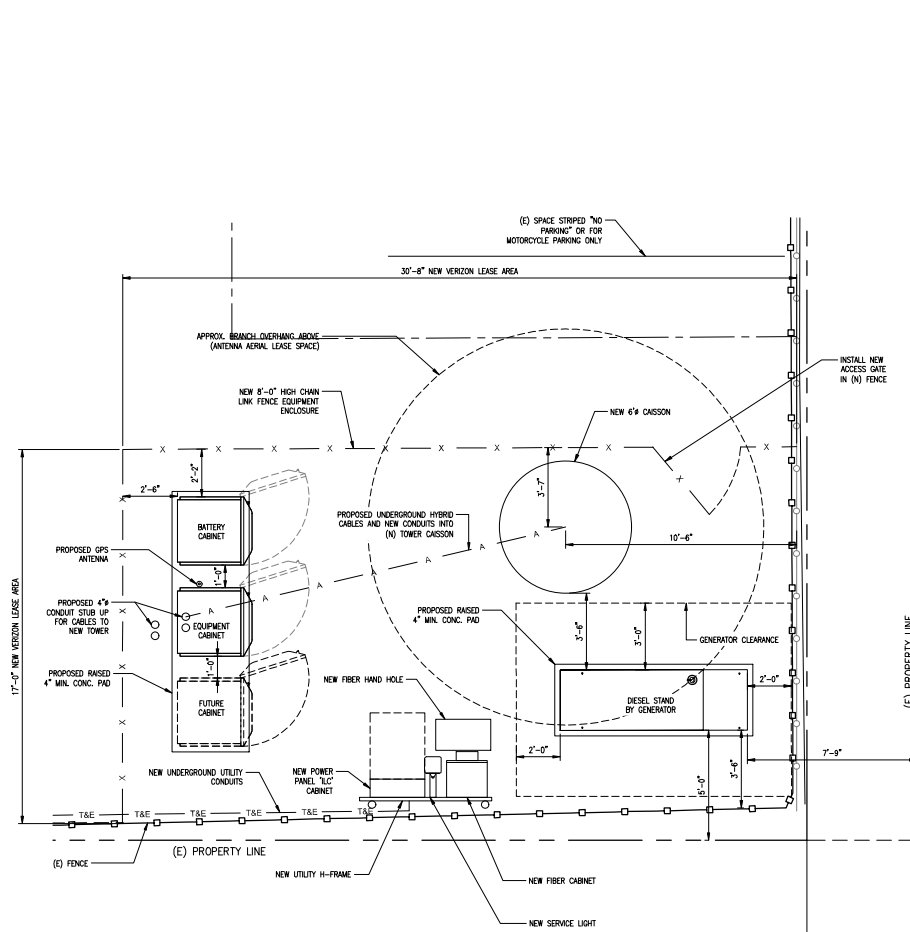
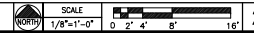
NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 34" x 36". SCALE PRINT IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.



PARKING ANALYSIS:

(E) BUILDING:	6000 SQ. FT.
PARKING REQUIRED:	1/1000 SQ. FT. = 6 SPACES
(E) PARKING ON SITE:	(1) TOTAL
(E) PARKING REMOVED:	(2) TOTAL
REMAINING PARKING SPACES:	(3) TOTAL

ENLARGED SITE PLAN



EQUIPMENT AREA PLAN



ISSUE STATUS

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0	09/11/24	90% ZDS FOR REVIEW	JPC
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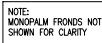
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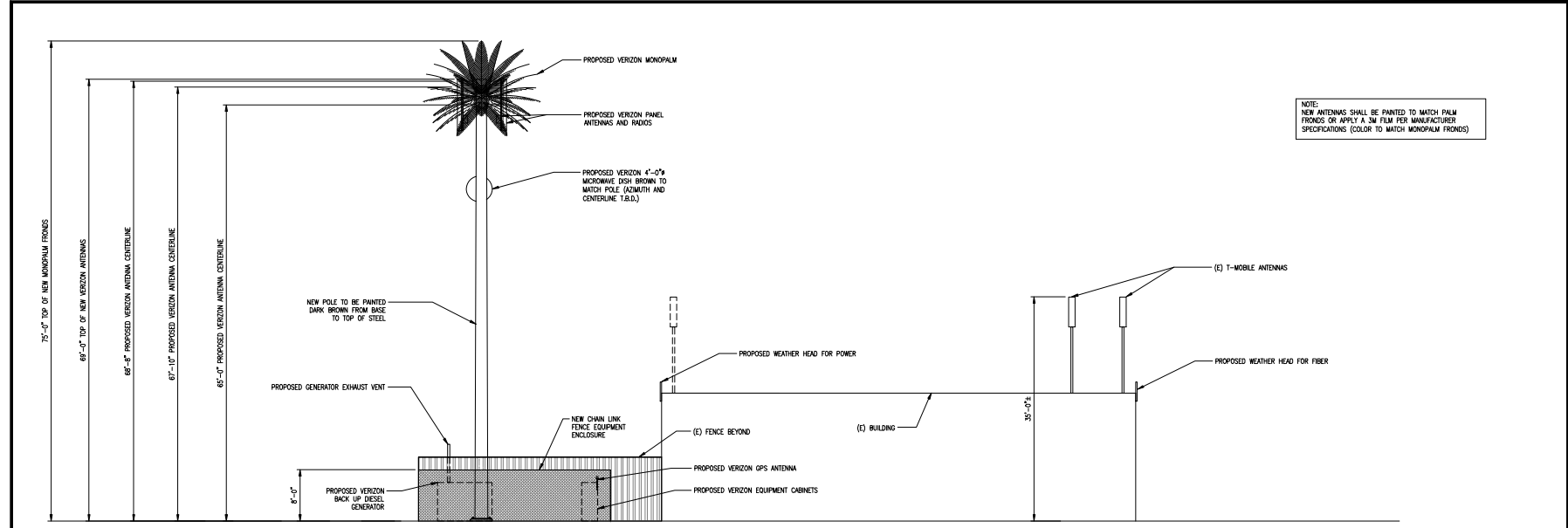
SHEET TITLE:
ENLARGED SITE PLAN,
EQUIPMENT AREA PLAN

A-2



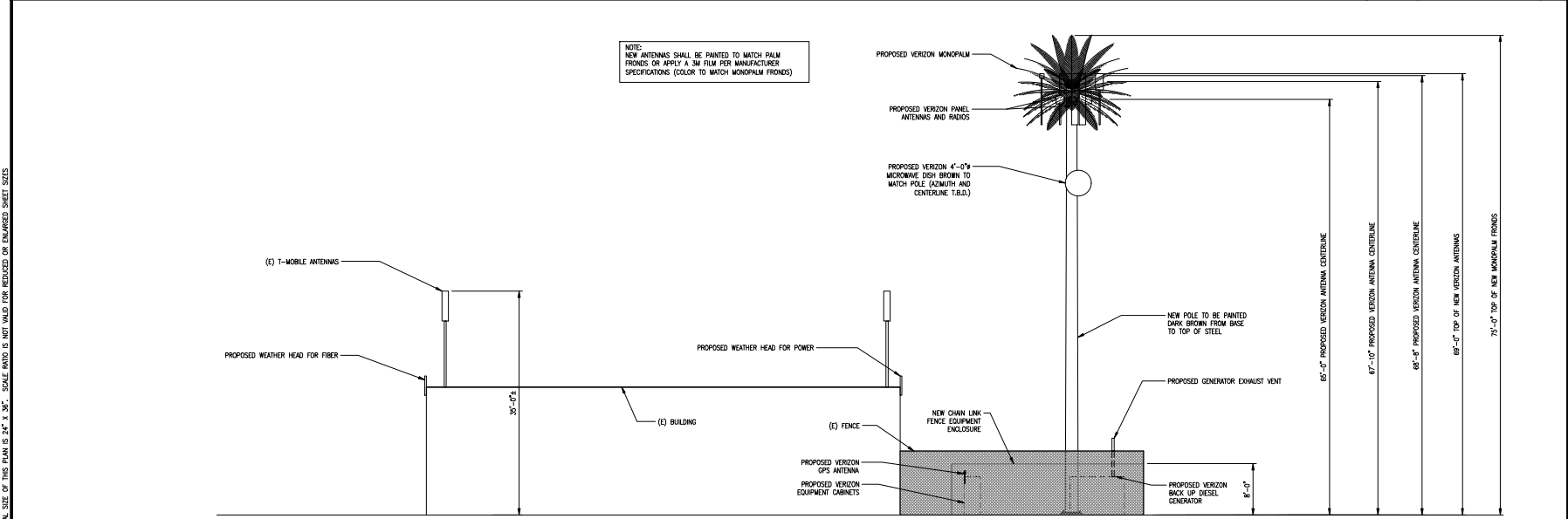
ANTENNA SCHEDULE

A-3



NORTH ELEVATION

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



SOUTH ELEVATION

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

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JUNIPERO AVE.
16986563

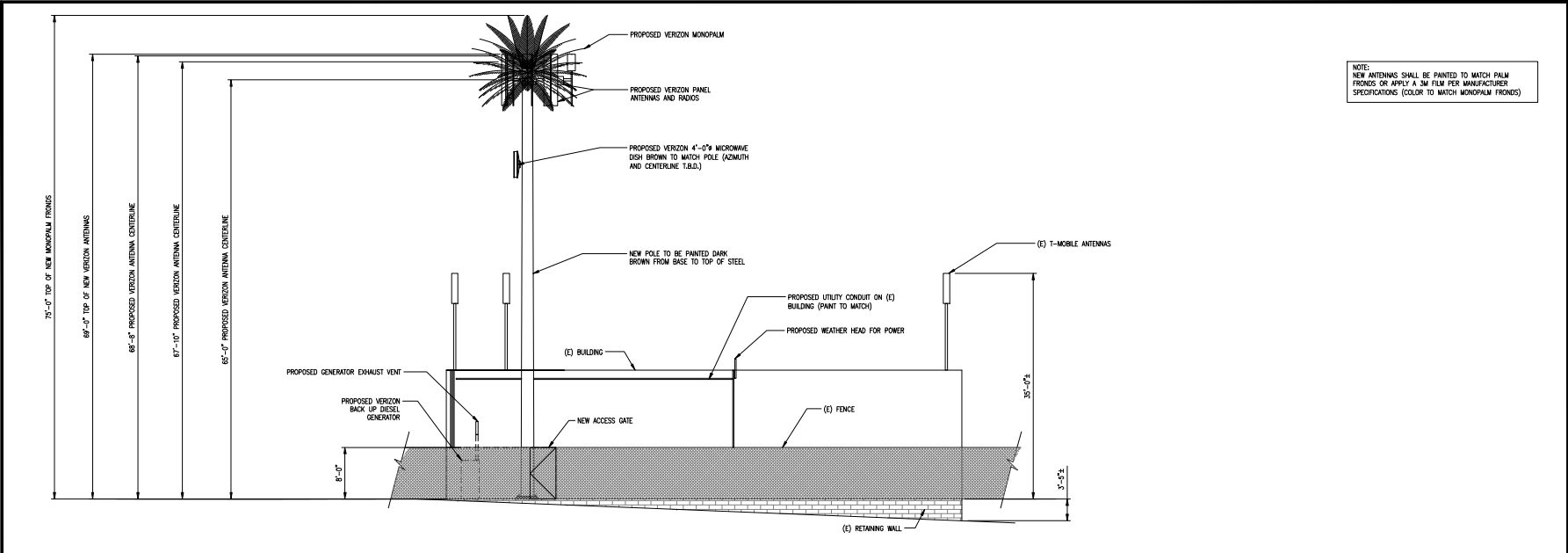
2766 ST. LOUIS AVE.
SIGNAL HILL, CA 90755

LOS ANGELES COUNTY

SHEET TITLE:
ELEVATIONS

A-4

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" x 36". SCALE PRINT IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.



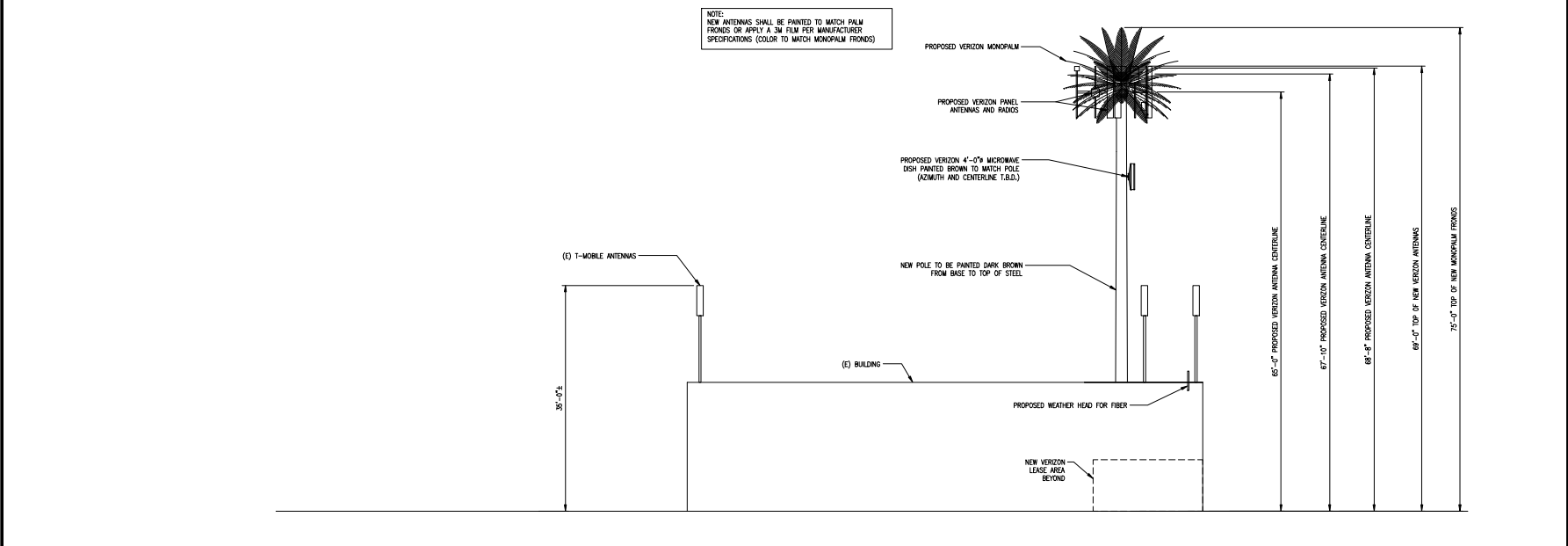
NOTE:
NEW ANTENNAS SHALL BE PAINTED TO MATCH PALM FRONDS OR APPLY A 3M FILM PER MANUFACTURER SPECIFICATIONS (COLOR TO MATCH MONOPALM FRONDS)

EAST ELEVATION

SCALE 3/16"=1'-0"

0 2' 4' 8'

1



SCALE 3/16"=1'-0"

0 2' 4' 8'

2

WEST ELEVATION

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	09/11/24	90% ZDS FOR REVIEW	JPC
1	10/11/24	90% ZDS FOR APPROVAL	JPC
2	10/25/24	100% ZDS	JPC
3	03/25/25	100% ZDS	JPC
4	06/10/25	100% ZDS	JPC

10 CHURCH CIR.
ANNAPOLIS, MD 21401

22431 ANTONIO POY
SUITE B140-131
RANCHO SANTA MARGARITA, CA 92688
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949-306-6644

15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618
949.286.7000

JUNIPERO AVE.
16986563

2766 ST. LOUIS AVE.
SIGNAL HILL, CA 90755

LOS ANGELES COUNTY

SHEET TITLE:
ELEVATIONS

A-5