



RIVERMAN  
MTX52 / BSC6  
MACRO CELL EVOLUTION DESIGN  
13914 W. RIVERSIDE DR.  
SHERMAN OAKS, CA 91423

OVERALL HEIGHT PER 1-A LETTER: 73.1'

PROJECT TEAM

SITE ACQUISITION

SYNERGY DEVELOPMENT SERVICES, INC.  
7543 WOODLEY AVE., #201  
VAN NUYS, CA 91406  
CONTACT: BRIAN LAMBDIN  
PHONE (O): (818) 840-0808  
FAX: (818) 888-8066

PLANNING

SYNERGY DEVELOPMENT SERVICES, INC.  
7543 WOODLEY AVE., #201  
VAN NUYS, CA 91406  
CONTACT: BRIAN LAMBDIN  
PHONE (O): (818) 840-0808  
FAX: (818) 888-8066

ARCHITECT:

DELTA GROUPS ENGINEERING, INC.  
2362 MCGAW AVE.  
IRVINE, CA 92614  
CONTACT: WILLIAM DESMOND  
PHONE: (949) 822-0333  
FAX: (949) 822-0331

SURVEYOR:

AMBIT CONSULTING  
P.O. BOX 9182  
CHANDLER HEIGHTS, AZ 85127  
PHONE: (802) 463-0472

UTILITY COORDINATOR:

TRIAD GROUP  
PLAZA CENTER  
10900 NE 8TH ST., SUITE 1500  
BELLEVUE, WA 98004  
CONTACT: BRIAN BISCHOFF  
PHONE: (425) 454-2282  
FAX: (425) 454-5784

PROFESSIONAL ENGINEER:

DELTA GROUPS ENGINEERING, INC.  
2362 MCGAW AVE.  
IRVINE, CA 92614  
CONTACT: ALBERT TENG  
PHONE: (949) 822-0333  
FAX: (949) 822-0331

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- NEW VERIZON WIRELESS 10'-0" x 10'-0" LEASE AREA AT ROOFTOP
- NEW VERIZON WIRELESS MCE EQUIPMENT CABINETS
- NEW VERIZON WIRELESS 15 KW / 54 GALLON DIESEL STANDBY GENERATOR MOUNTED ON A NEW CONCRETE SLAB
- NEW VERIZON WIRELESS GPS ANTENNA
- NEW VERIZON WIRELESS 8 TALL PANEL ANTENNAS
- NEW VERIZON WIRELESS RRUS12 + A2
- NEW VERIZON WIRELESS RAYCAPS
- NEW VERIZON WIRELESS ANTENNA FRP SCREEN BOXES
- NEW VERIZON WIRELESS EQUIPMENT SCREEN WALL

VICINITY MAP



DRIVING DIRECTIONS

- FROM: VERIZON OFFICE TO: 13914 W. RIVERSIDE DR. SHERMAN, CA 91423
- GET ON I-5 N 1.3 MI;
  - FOLLOW I-5 N AND US-101 N TO WOODMAN AVE IN SHERMAN OAKS, LOS ANGELES;
  - TAKE THE WOODMAN AVE EXIT FROM US-101 N 0.5 MI;
  - TAKE RIVERSIDE DR TO YOUR DESTINATION 0.5 MI;
  - TURN RIGHT ONTO WOODMAN AVE 0.1 MI;
  - TAKE THE 1ST LEFT ONTO RIVERSIDE DR 0.2 MI;
  - TURN LEFT 433 FT;
  - TURN RIGHT DESTINATION WILL BE ON THE RIGHT (13914 W. RIVERSIDE DR, SHERMAN OAKS, CA 91423)

PROJECT SUMMARY

APPLICANT/LESSEE

verizon  
15505 SAND CANYON AVENUE, D1  
IRVINE, CA 92618  
OFFICE: (949) 288-7000

ASSESSOR'S PARCEL NUMBER

APN: 2269-025-035

APPLICANT'S REPRESENTATIVE

SYNERGY DEVELOPMENT SERVICES, INC.  
7543 WOODLEY AVE., #201  
VAN NUYS, CA 91406  
CONTACT: BRIAN LAMBDIN  
PHONE (O): (818) 840-0808  
FAX: (818) 888-8066

PROPERTY OWNER:

OWNER: BULLOCKS PROPERTIES CORP - MANAGED BY ATC  
ADDRESS: 7 W. 7TH ST.  
CINCINNATI, OH 45202  
CONTACT: JEFF DEAL  
TELEPHONE: (602) 284-7447

PROPERTY INFORMATION:

SITE NAME: RIVERMAN  
SITE ADDRESS: 13914 W. RIVERSIDE DR. SHERMAN OAKS, CA 91423  
JURISDICTION: CITY OF LOS ANGELES

CONSTRUCTION INFORMATION

AREA OF CONSTRUCTION: 100 SQ FT  
OCCUPANCY: B  
TYPE OF CONSTRUCTION: V-B  
CURRENT ZONING: P-1L  
ADA COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. MACHINERY SPACES ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER THE CBC SECTION 11B-203.5.

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS  
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

CODE COMPLIANCE

- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA GREEN BUILDING CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- SHELTER IS STATE OF CALIFORNIA APPROVED AND INSPECTED, NOT FOR LOCAL INSPECTION.

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	6
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LS-2	SITE SURVEY NOTE	6
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CONSTRUCTION DRAWINGS

811  
Know what's below.  
Call before you dig.  
TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT  
TOLL FREE: 1-800-227-2600 OR www.digalert.org  
CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

ISSUE STATUS

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6	07/22/16	100% ZONING	



2362 MCGAW AVE. IRVINE, CA 92614  
TEL: 949-822-0333 FAX: 949-417-2663  
DGE JOB # 114VW014A

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS  
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED



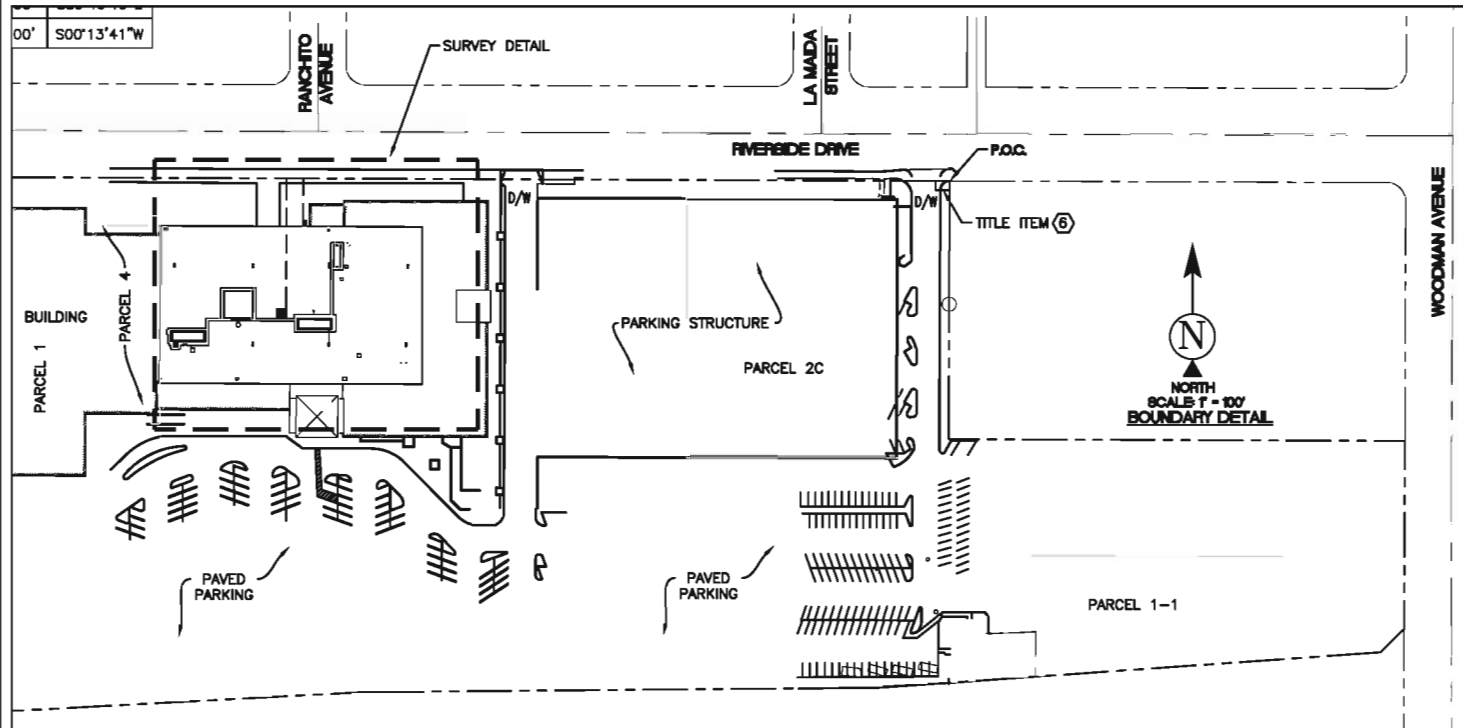
15505 SAND CANYON AVENUE, D1  
IRVINE, CA 92618

RIVERMAN  
13914 W. RIVERSIDE DR.  
SHERMAN OAKS, CA 91423

SHEET TITLE:

TITLE SHEET

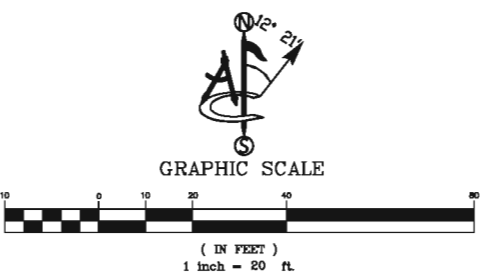
T-1



**LEGEND**

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- AP ASPHALT
- D/W ACCESS DRIVEWAY
- SW SIDEWALK
- BLDG TOP OF BUILDING
- CMU CONCRETE MASONRY UNIT
- EP EDGE OF PAVEMENT
- CLF CHAIN LINK FENCE
- POSITION OF GEODETIC COORDINATES
- SPOT ELEVATION
- EASEMENT
- LIMITS OF LESSOR'S PROPERTY
- CHAIN LINK FENCE

POSITION OF GEODETIC COORDINATES  
 LATITUDE 34° 09' 25.5" NORTH (NAD83)  
 LONGITUDE 118° 26' 07.3" WEST (NAD83)  
 GROUND ELEVATION @ BUILDING SOUTH 659.9' (NAVD88)



**verizon**  
 15505 SAND CANYON AVE.  
 BUILDING 'D' 1st FLOOR  
 IRVINE, CA 92618  
 PHONE (949) 286-7000

PROJECT INFORMATION:  
**RIVERMAN-MACY'S WESTFIELD**  
 13914 W. RIVERSIDE DRIVE  
 SHERMAN OAKS, CALIFORNIA 91423  
 LOS ANGELES COUNTY

ORIGINAL ISSUE DATE:  
 10/22/2014

REV. DATE DESCRIPTION BY:

1	12/02/2014	FINAL	CK
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PLANS PREPARED BY:  
**DELTA GROUPS ENGINEERING, INC.**  
 CONSULTING ENGINEERS  
 2382 McGAW AVE  
 IRVINE, CA 92614  
 TEL. (949) 822-0333 FAX (949) 822-0331

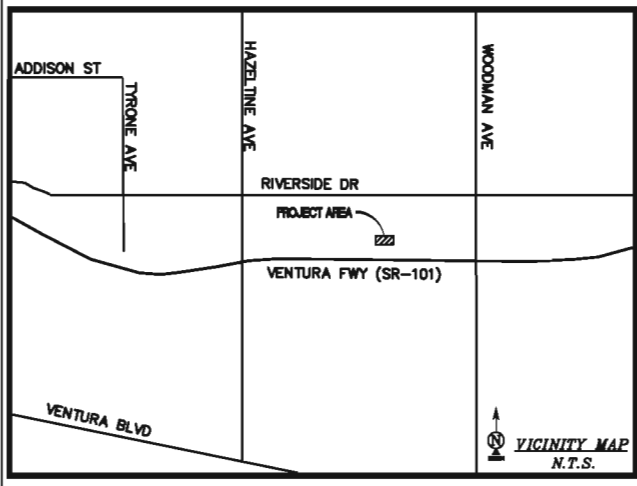
CONSULTANT:  
**Ambit**  
 428 MAIN STREET SUITE 206  
 HUNTINGTON BEACH, CA 92648 (602)463-0472

DRAWN BY: CK CHK.: MF APV.: JG

LICENSER:

SHEET TITLE:  
 SITE SURVEY

SHEET NUMBER:  
 LS-1



**DIRECTIONS TO SITE**  
 (15505 SAND CANYON AVE IRVINE, CA 92618)  
 GET ON I-5 N 1.3 MI; FOLLOW I-5 N AND US-101 N TO WOODMAN AVE IN SHERMAN OAKS, LOS ANGELES; TAKE THE WOODMAN AVE EXIT FROM US-101 N 53.4 MI; TAKE RIVERSIDE DR TO YOUR DESTINATION 0.5 MI; TURN RIGHT ONTO WOODMAN AVE 0.1 MI; TAKE THE 1ST LEFT ONTO RIVERSIDE DR 0.2 MI; TURN LEFT 433 FT; TURN RIGHT DESTINATION WILL BE ON THE RIGHT 449 FT (WESTFIELD FASHION SQUARE).  
 (14006 RIVERSIDE DR, SHERMAN OAKS, CA 91423)

**BENCHMARK**  
 PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12A' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

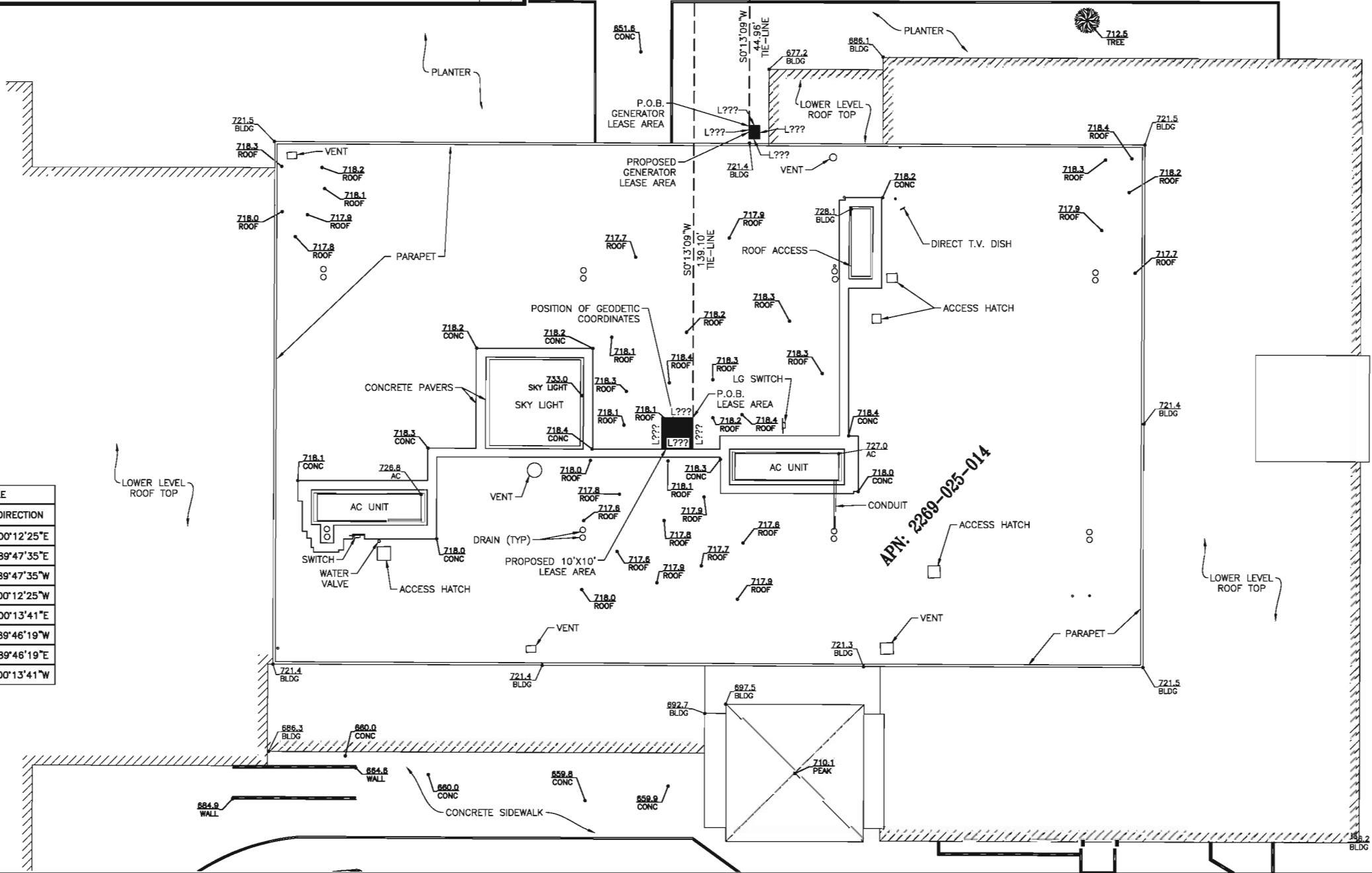
**BASIS OF BEARING**  
 BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE 5, DETERMINED BY GPS OBSERVATIONS.

**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 BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

**SURVEY DATE**  
 10/17/14

**LINE TABLE**

LINE#	LENGTH	DIRECTION
L???	4.17'	N00°12'25"E
L???	3.33'	S89°47'35"E
L???	3.33'	N89°47'35"W
L???	4.17'	S00°12'25"W
L???	10.00'	N00°13'41"E
L???	10.00'	N89°46'19"W
L???	10.00'	S89°46'19"E
L???	10.00'	S00°13'41"W



APN: 2289-025-014



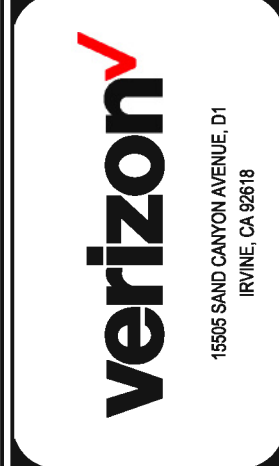
**ISSUE STATUS**

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2382 MCGAW AVE. IRVINE, CA 92614  
 TEL: 949-622-0333 FAX: 949-417-2663  
 DGE JOB # 114VW014A

**PROPRIETARY INFORMATION**  
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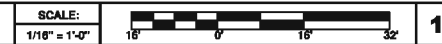
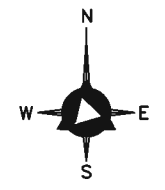
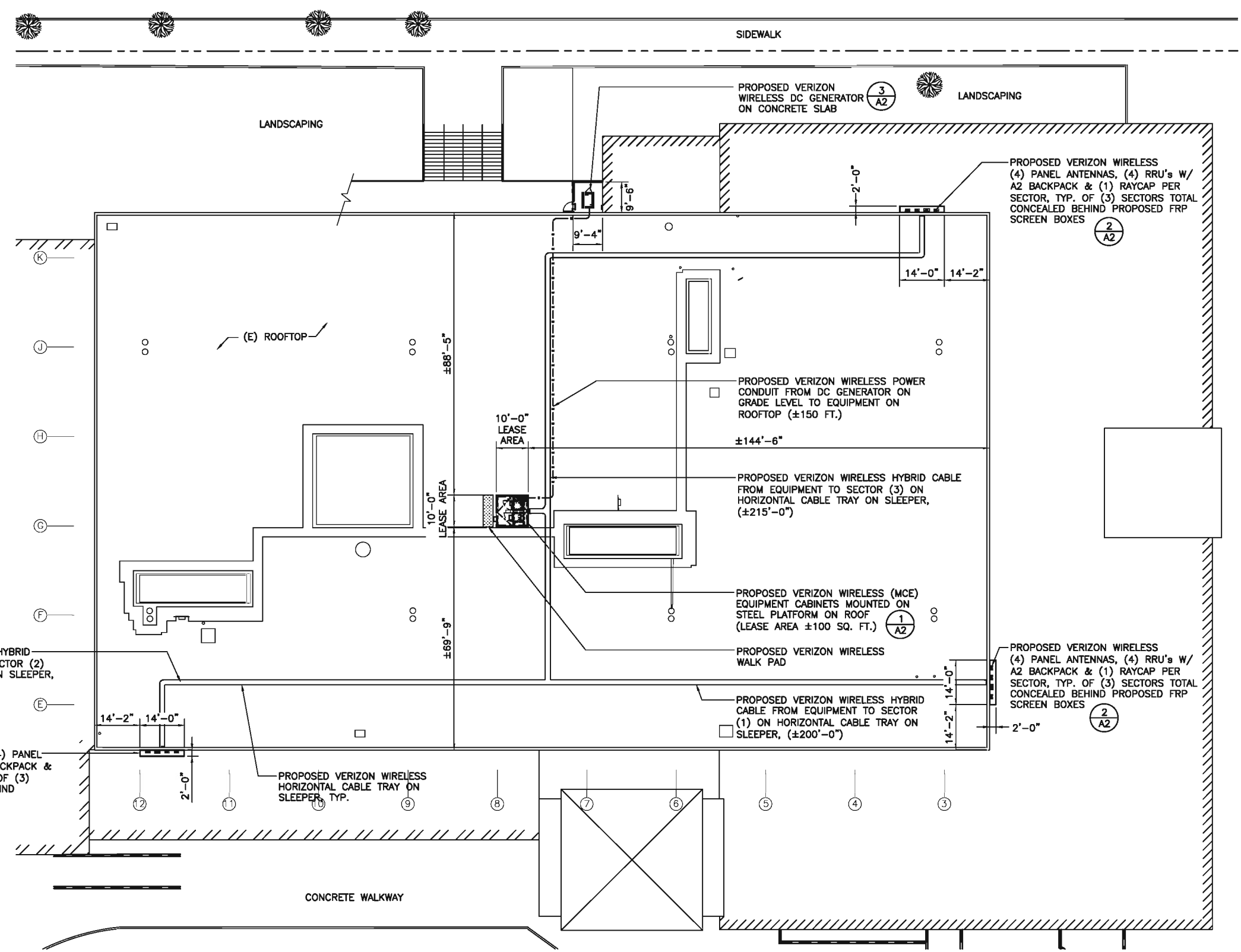


15505 SAND CANYON AVENUE, D1  
 IRVINE, CA 92618

**RIVERMAN**  
 13914 W. RIVERSIDE DR.  
 SHERMAN OAKS, CA 91423

SHEET TITLE:  
**SITE PLAN**

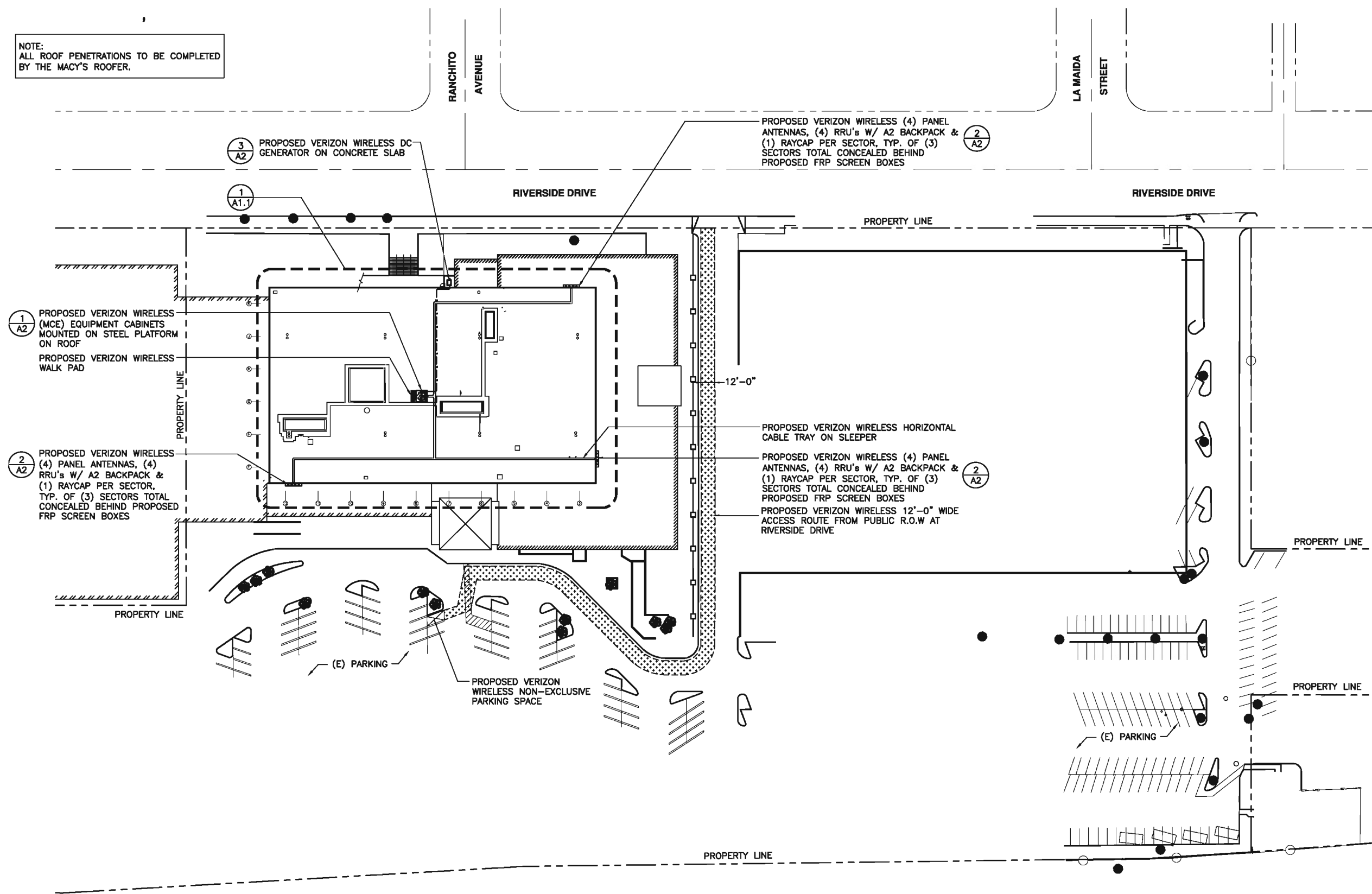
**A-1.1**



NOTES: THE ORIGINAL USE OF THIS PLAN IS BY U.S.P. SCALE PRINTS IN ANY FORM OR MEDIUM OR IN ANY MANNER OR BY ANY MEANS IS STRICTLY PROHIBITED.

**SITE PLAN**

NOTE:  
ALL ROOF PENETRATIONS TO BE COMPLETED  
BY THE MACY'S ROOFER.



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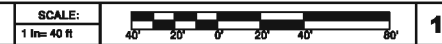
**RIVERMAN**  
13914 W. RIVERSIDE DR.  
SHERMAN OAKS, CA 91423

SHEET TITLE:  
**OVERALL SITE PLAN**

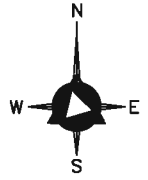
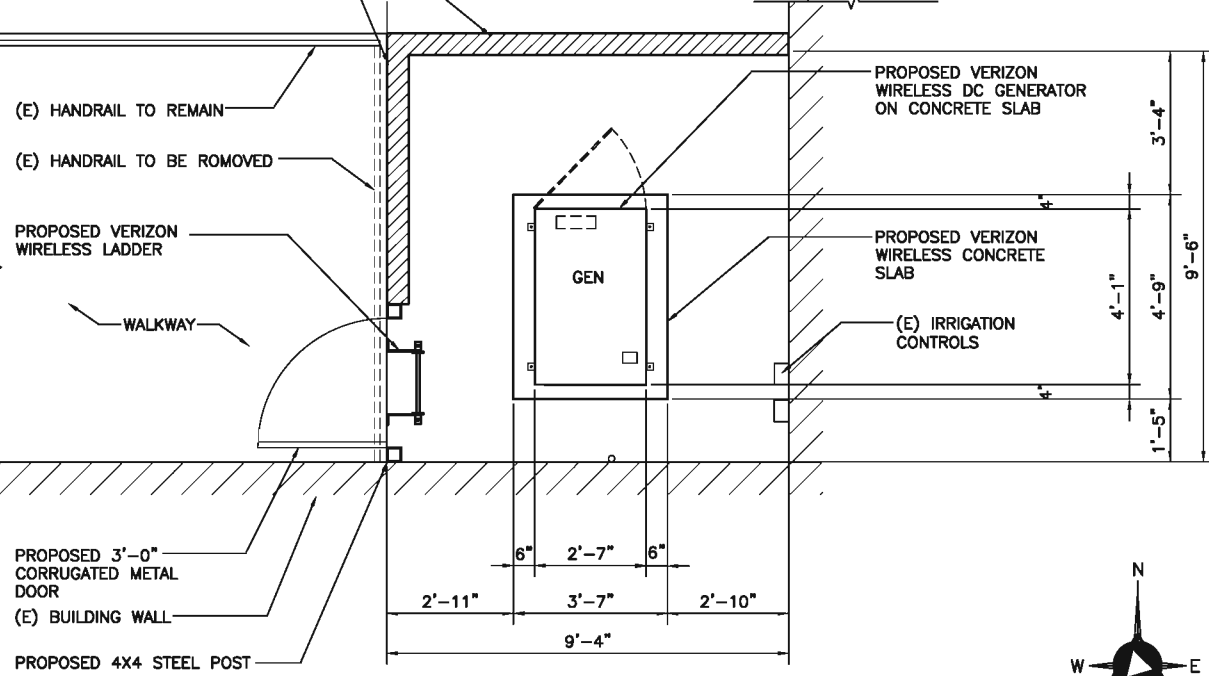
**A-1**

NOTE: THE ORIGINAL USE OF THIS PLAN IS BY U.S.P. SCALE PRINTS IN ANY FORM OR MEDIUM OR IN ANY SIZE.

**OVERALL SITE PLAN**



PROPOSED VERIZON WIRELESS  
8'-0" HIGH CMU WALL W/  
SMOOTH STUCCO FINISH &  
PAINT TO MATCH EXISTING

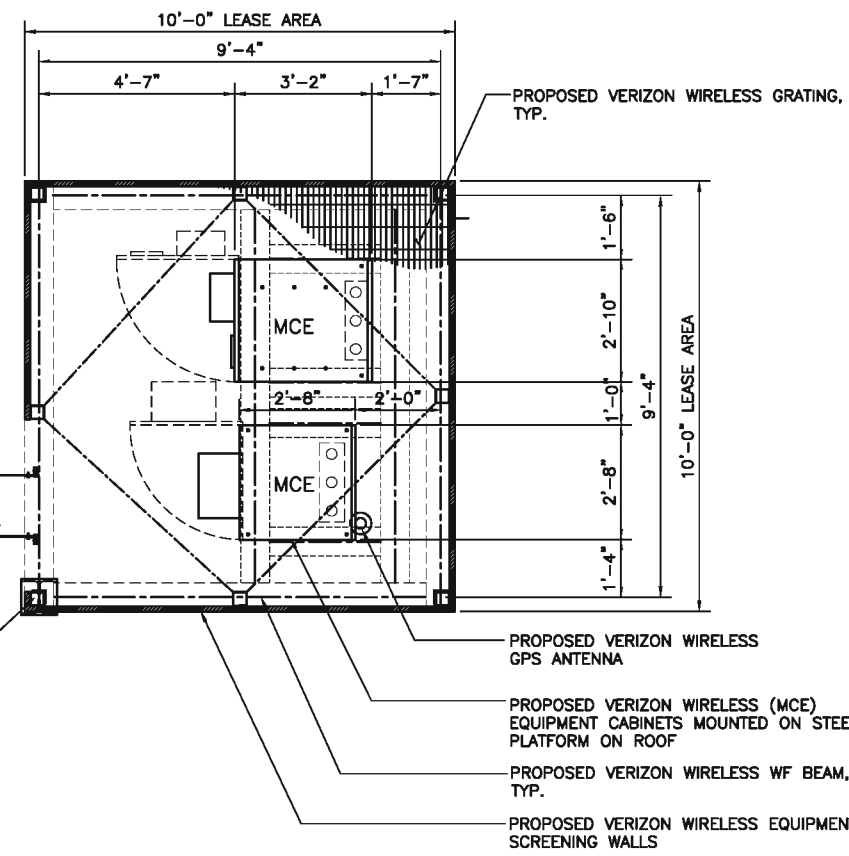


**GENERATOR LAYOUT**

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

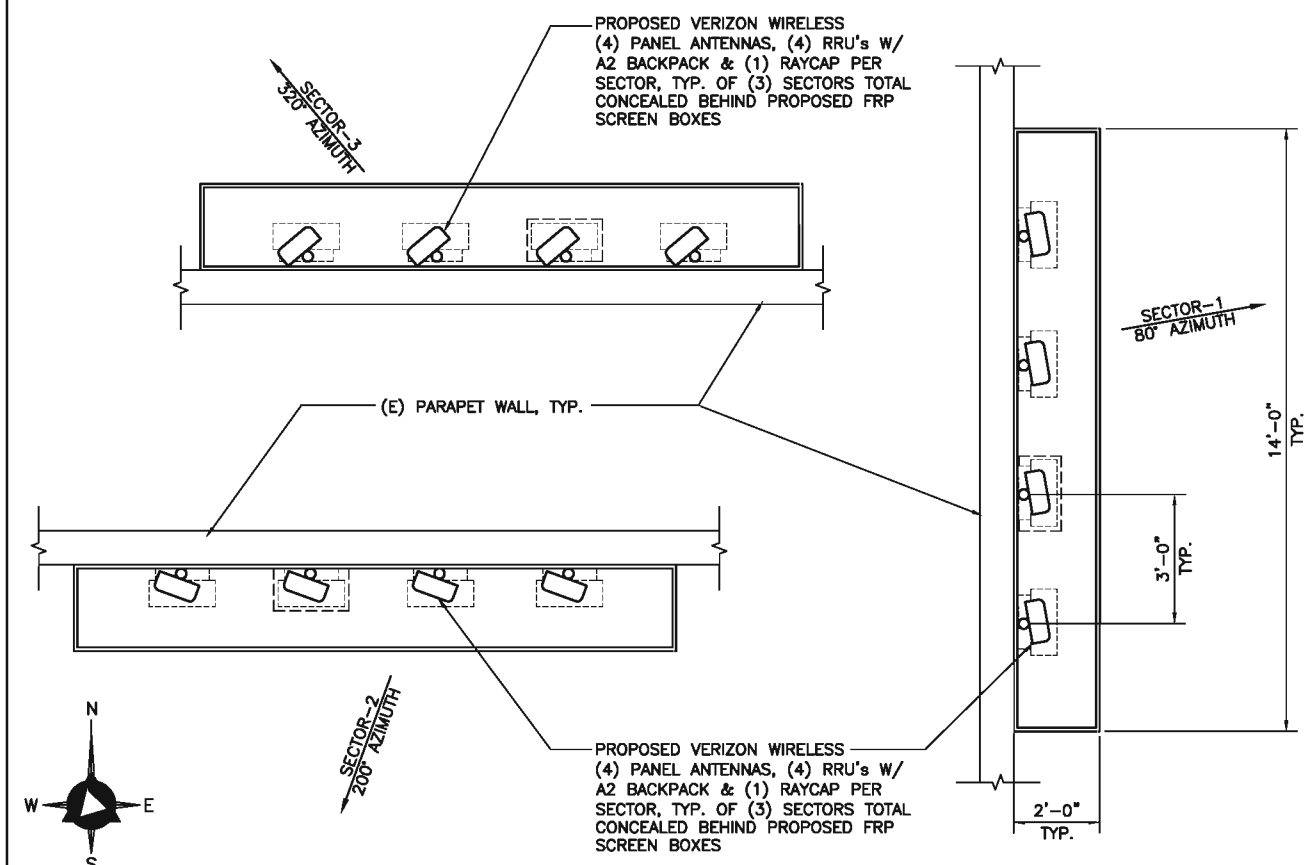
**EQUIPMENT LAYOUT**

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



**EQUIPMENT LAYOUT**

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



**ANTENNA LAYOUT**

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

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**DELTA GROUPS ENGINEERING, INC.**  
CONSULTING ENGINEERS

2382 MCGAW AVE. IRVINE, CA 92614  
TEL: 949-622-0333 FAX: 949-417-2663  
DGE JOB #114VW014A

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**verizon**

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IRVINE, CA 92618

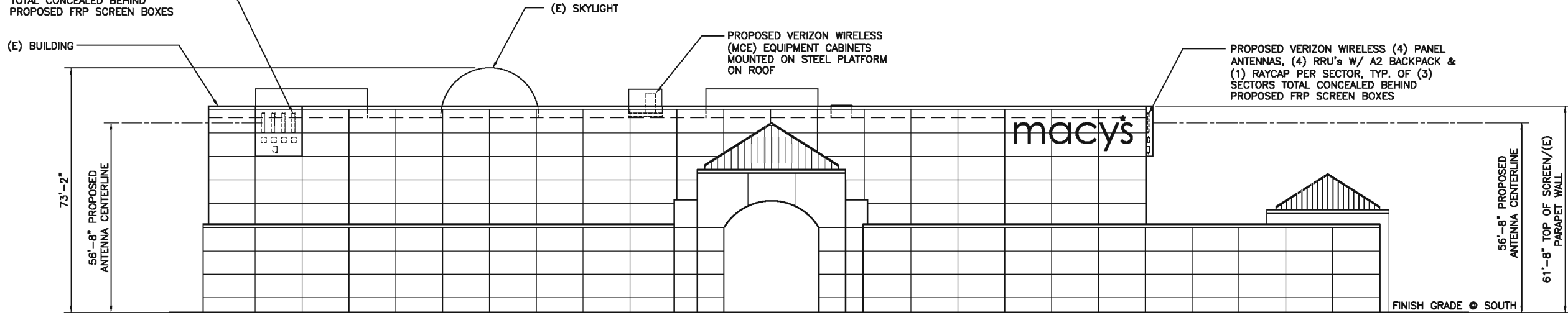
**RIVERMAN**  
13914 W. RIVERSIDE DR.  
SHERMAN OAKS, CA 91423

SHEET TITLE:  
**EQUIPMENT LAYOUT & ANTENNA LAYOUT**

**A-2**

NOTE: THE ORIGINAL SIZE OF THE PLOT IS 24" X 36". SCALE DIMENSIONS ARE NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

PROPOSED VERIZON WIRELESS  
 (4) PANEL ANTENNAS, (4) RRU's  
 W/ A2 BACKPACK & (1) RAYCAP  
 PER SECTOR, TYP. OF (3) SECTORS  
 TOTAL CONCEALED BEHIND  
 PROPOSED FRP SCREEN BOXES

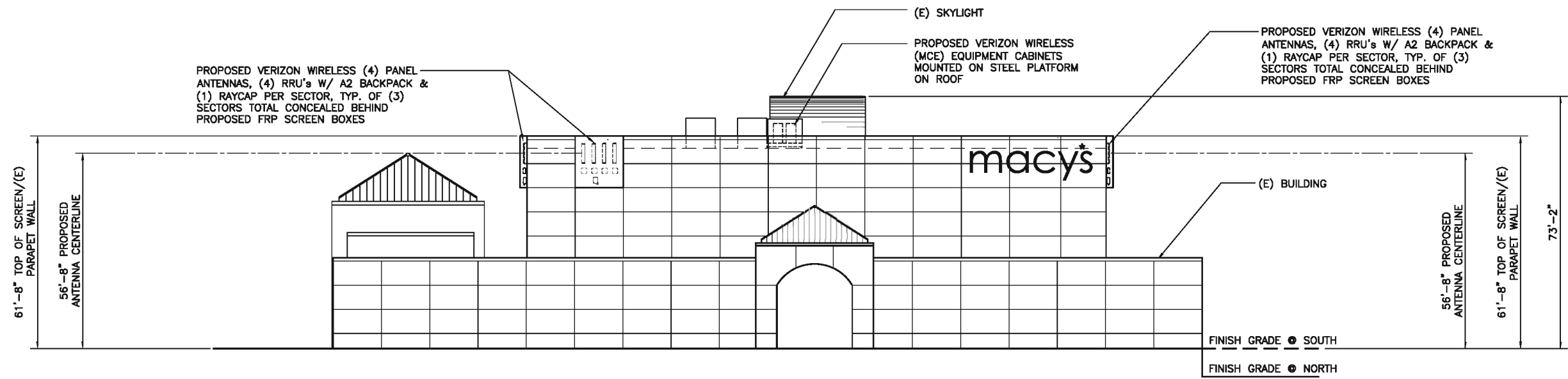


**SOUTH ELEVATION**

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

NOTE: THE ORIGINAL USE OF THE PLAN IS BY THE U.S. SCALE SHOWN IN THIS DRAWING IS NOT FOR REPRODUCTION OR ENLARGED SHEET SIZE.

PROPOSED VERIZON WIRELESS (4) PANEL  
 ANTENNAS, (4) RRU's W/ A2 BACKPACK &  
 (1) RAYCAP PER SECTOR, TYP. OF (3)  
 SECTORS TOTAL CONCEALED BEHIND  
 PROPOSED FRP SCREEN BOXES



**EAST ELEVATION**

SCALE: 1/16" = 1'-0" 2

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**DELTA GROUPS  
 ENGINEERING, INC.**  
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 2382 MCGAW AVE. IRVINE, CA 92614  
 TEL: 949-622-0333 FAX: 949-417-2663  
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 IRVINE, CA 92618

**RIVERMAN**  
 13914 W. RIVERSIDE DR.  
 SHERMAN OAKS, CA 91423

SHEET TITLE:  
**SOUTH & EAST  
 ELEVATIONS**

**A-3**

**ISSUE STATUS**

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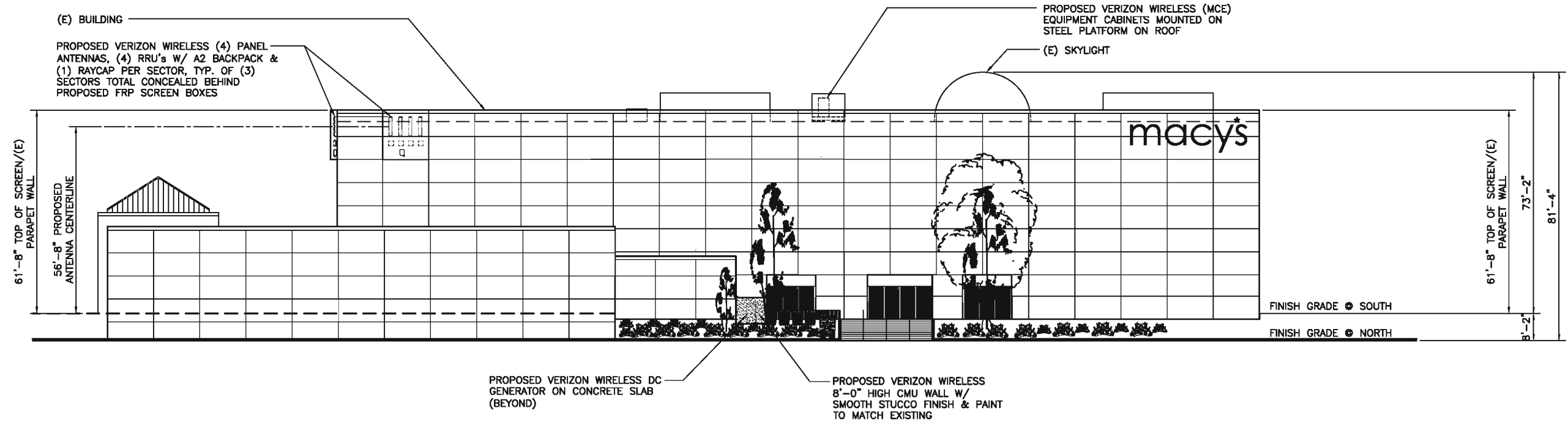


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 IRVINE, CA 92618

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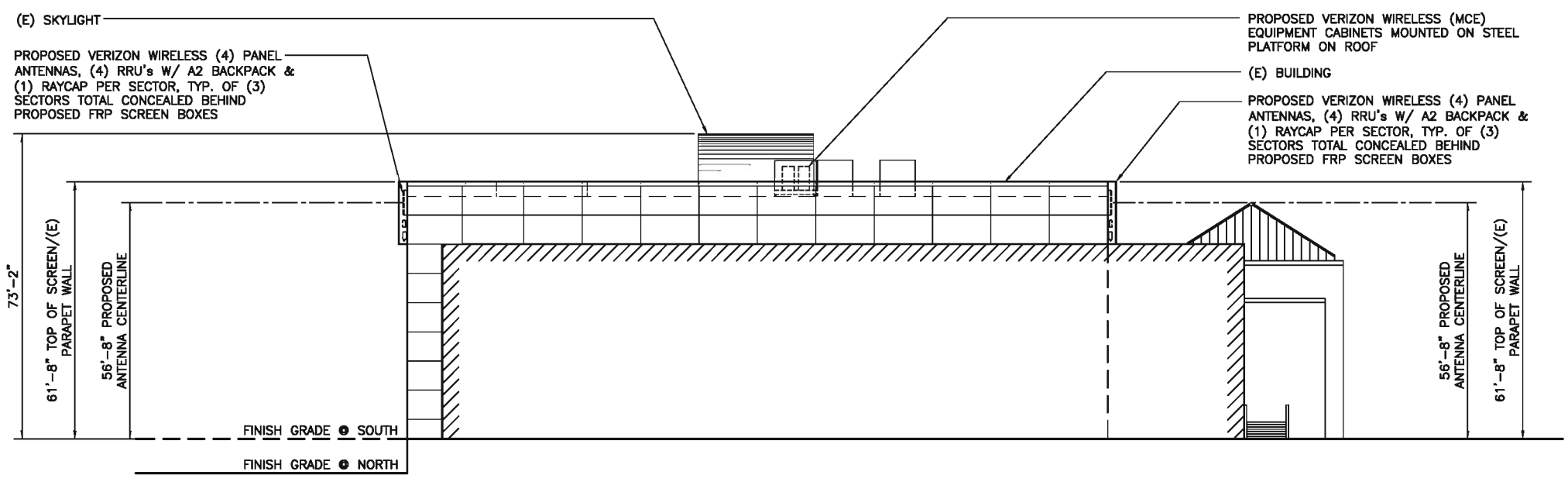
SHEET TITLE:  
**NORTH & WEST ELEVATIONS**

**A-4**



**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"  
 1



**WEST ELEVATION**

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

NOTE: THE ORIGINAL USE OF THE PLAN IS BY U.S.P. SCALE DIMENSIONS MAY VARY FROM INDICATED OR ENLARGED SHEET SIZES.