

PROJECT TEAM

DEVELOPER
BRIGHTSKY RESIDENTIAL
9160 IRVINE CENTER DR, SUITE 100
IRVINE, CA 92618
CONTACT: CHARLES MCKEAG
PHONE: (925) 401-5052

ARCHITECT BASSENIAN LAGONI 2031 ORCHARD DRIVE NEWPORT BEACH, CA 92660

CONTACT: YAN DECKEREN PHONE: (949) 553-9100

LANDSCAPE ARCHITECT
SUMERS MURPHY & PARTNERS
34197 PCH, SUITE 200
DANA POINT, CA 92629
CONTACT: TRENT NOLL

PHONE: (949) 443-1446

CIVIL ENGINEER
WOOD RODGERS INC.
4670 WILLOW ROAD, SUITE 125
PLEASANTON, CA 94588
CONTACT: SANDEEP VANGARI

PE 93844

PHONE: (925) 398-7919

SHEET INDEX

TITLE SHEET

EXISTING CONDITIONS

PRELIMINARY SITE PLAN

ENGINEERED & TRUE CROSS SECTIONS

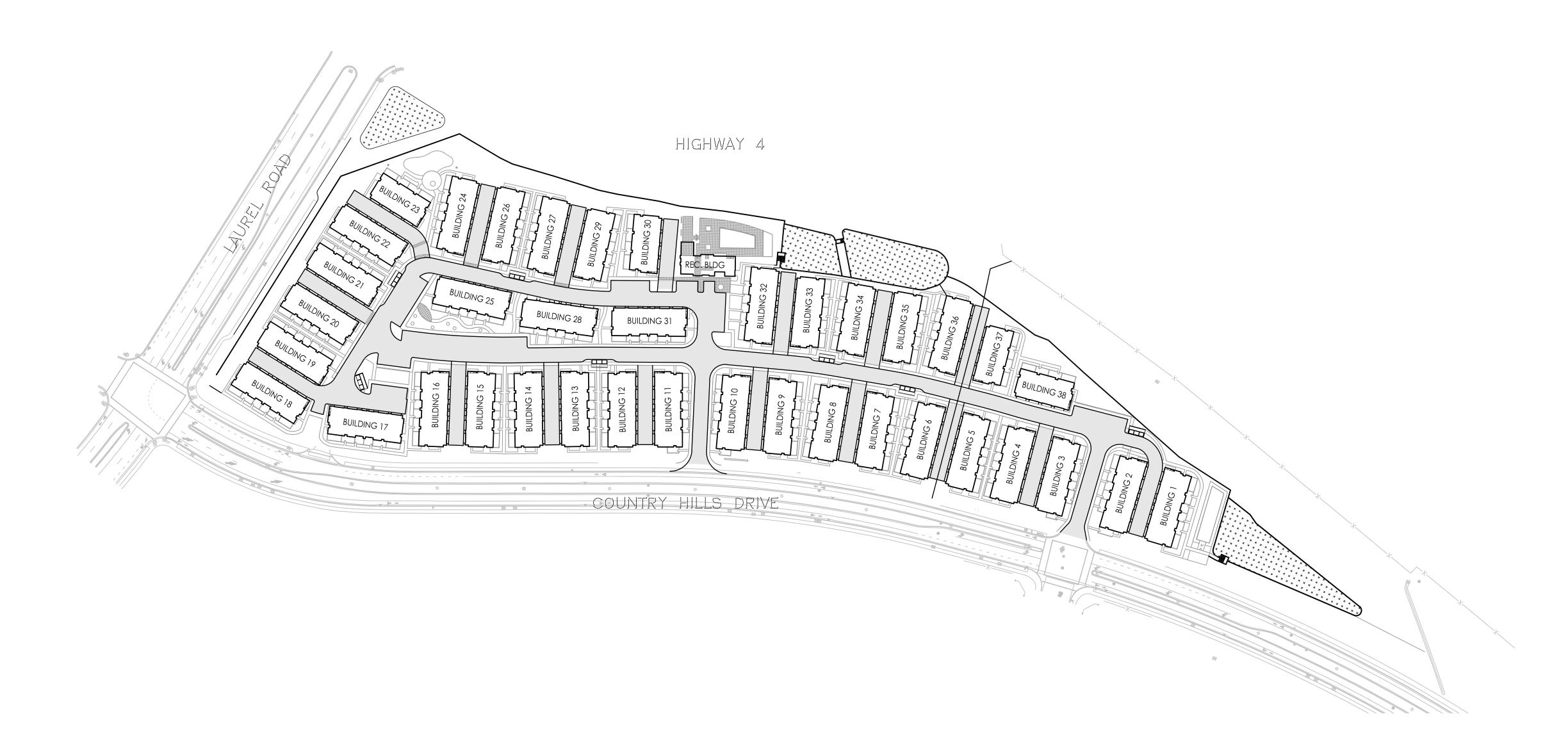
PRELIMINARY GRADING & DRAINAGE PLAN

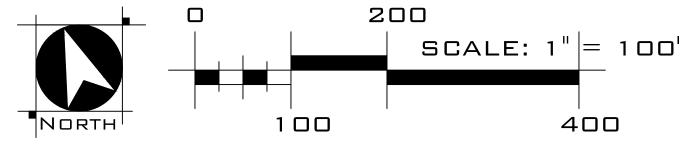
PRELIMINARY UTILITY PLAN

STREET SECTIONS

TRAFFIC SIGNING & STRIPING PLAN

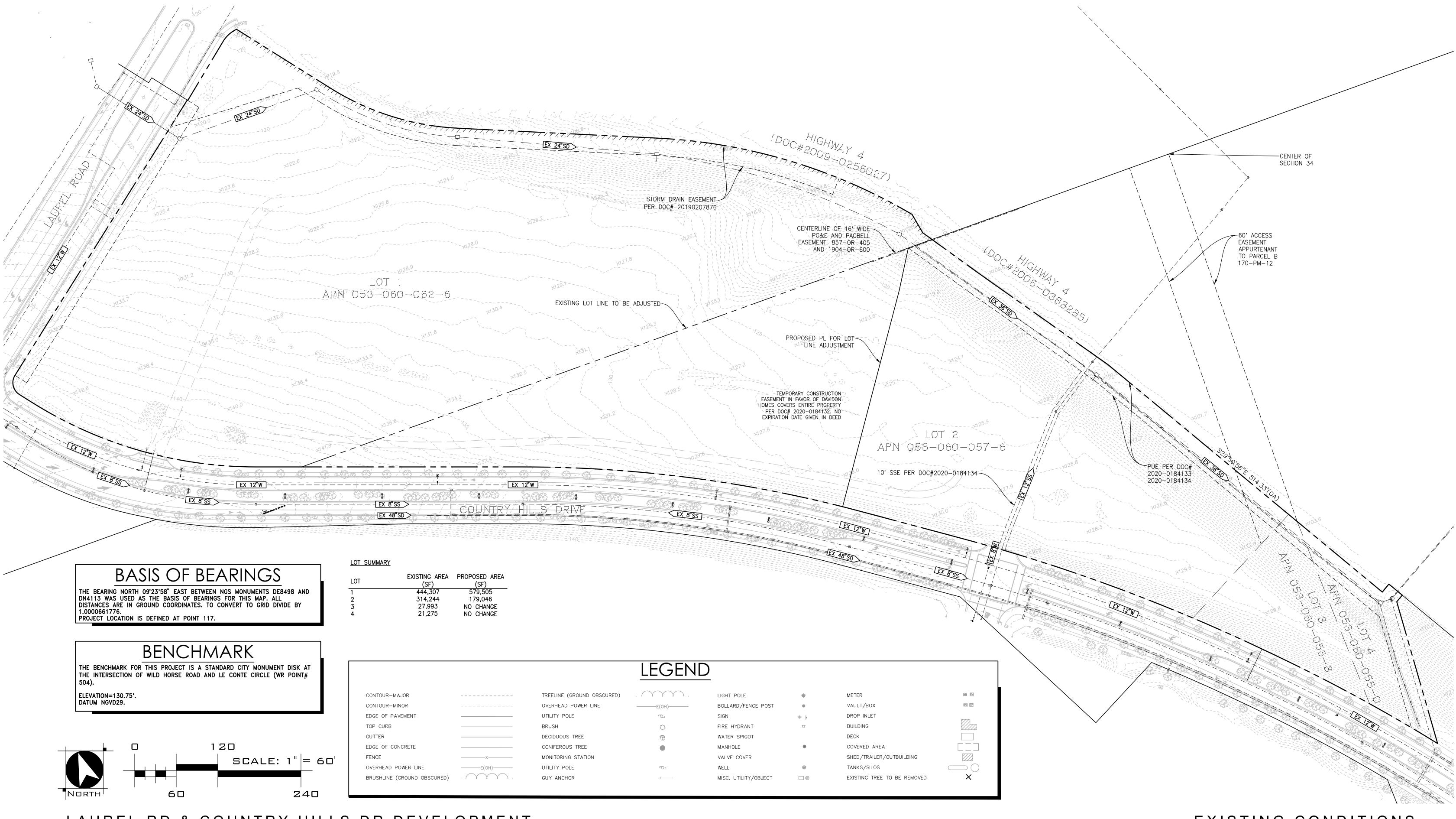
C10 TRUCK TURNS





LAUREL RD & COUNTRY HILLS DR DEVELOPMENT

ANTIOCH, CALIFORNIA JANUARY 2023 (REVISED MARCH 24, 2023) TITLE SHEET

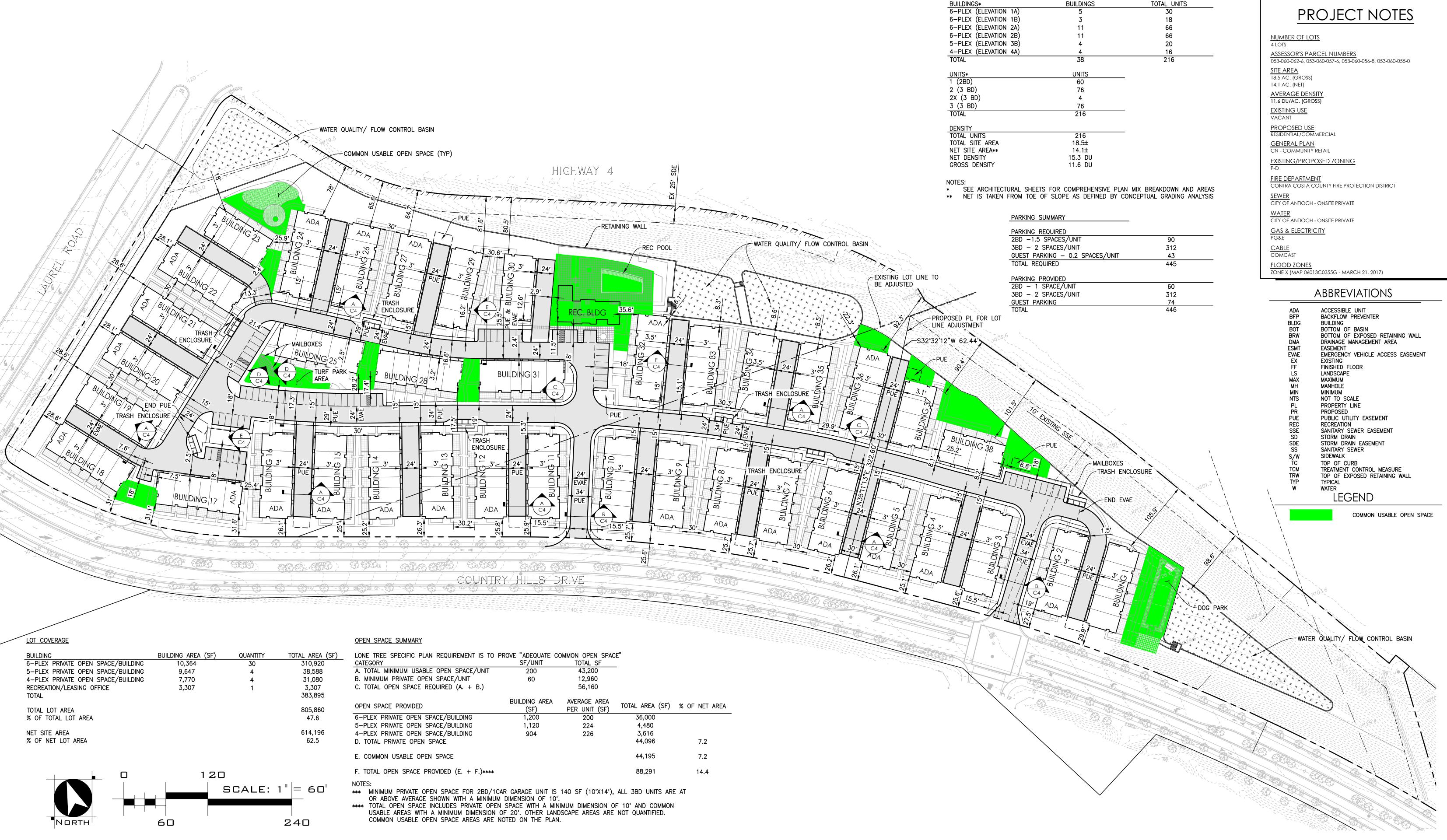


LAUREL RD & COUNTRY HILLS DR DEVELOPMENT

ANTIOCH, CALIFORNIA
JANUARY 2023 (REVISED MARCH 24, 2023)

EXISTING CONDITIONS C2

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
4670 WILLOW ROAD, SUITE 125 Tel 925.847.1556
Pleasanton, CA. 94588 Fax 925.847.1557



LAUREL RD & COUNTRY HILLS DR DEVELOPMENT

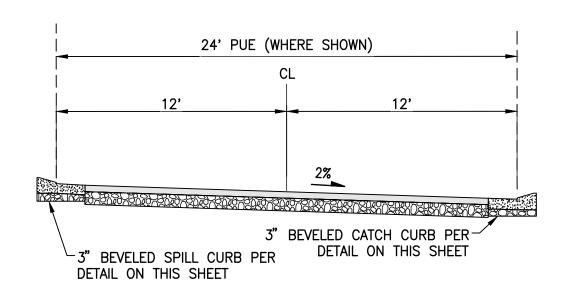
ANTIOCH, CALIFORNIA

JANUARY 2023 (REVISED MARCH 24, 2023)

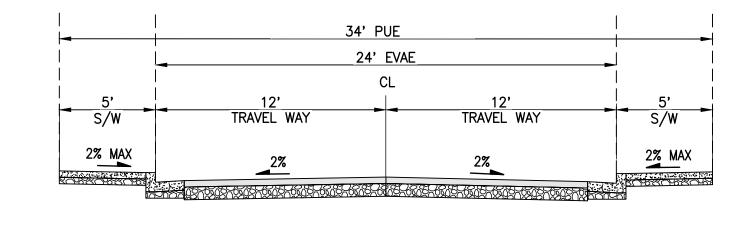
PRELIMINARY SITE PLAN

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
4670 WILLOW ROAD, SUITE 125 Tel 925.847.1556

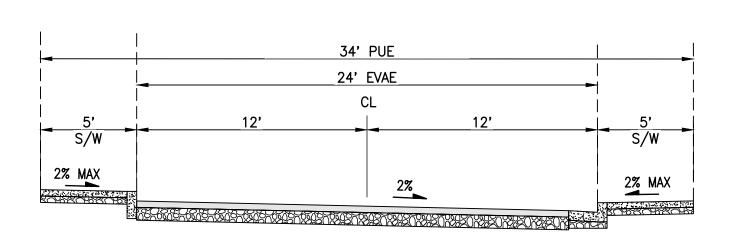
Pleasanton, CA. 94588 Fax 925.847.1557



SECTION A

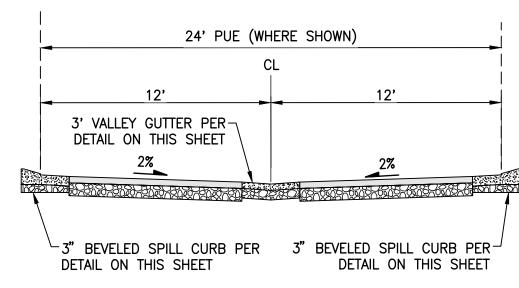


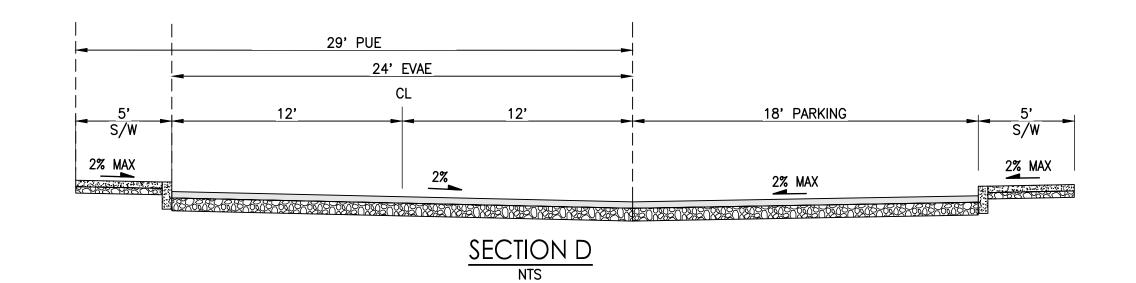
SECTION B



SECTION C

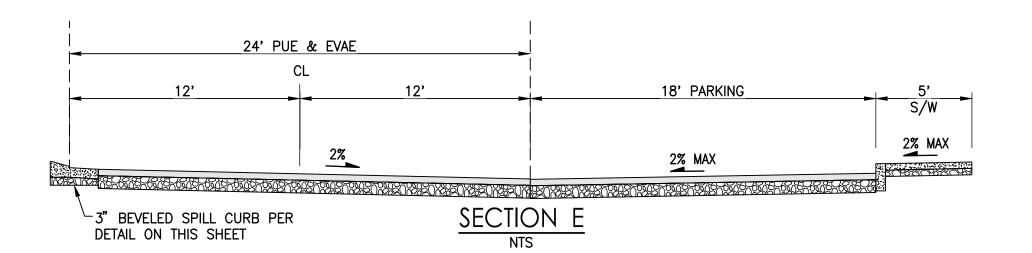


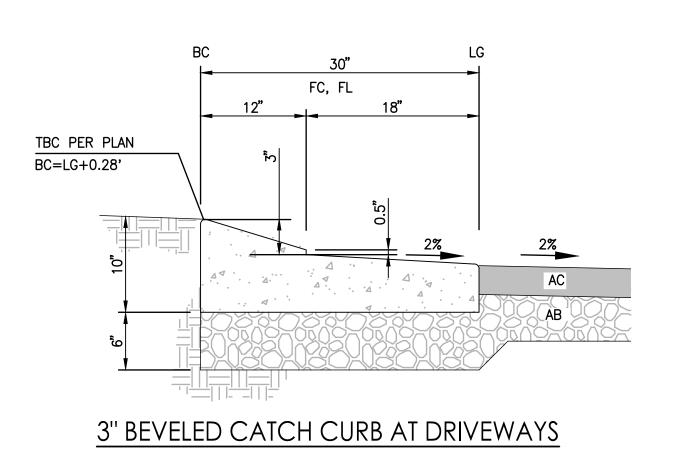


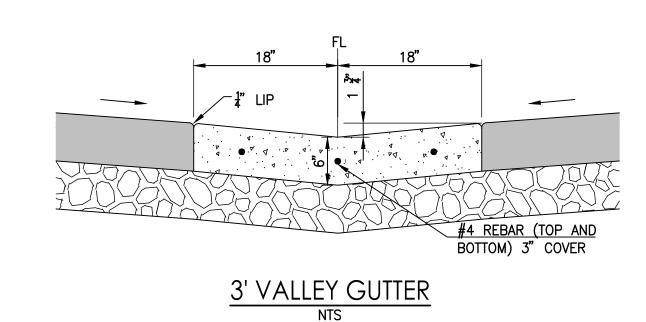


FC, FL

3" BEVELED SPILL CURB AT DRIVEWAYS







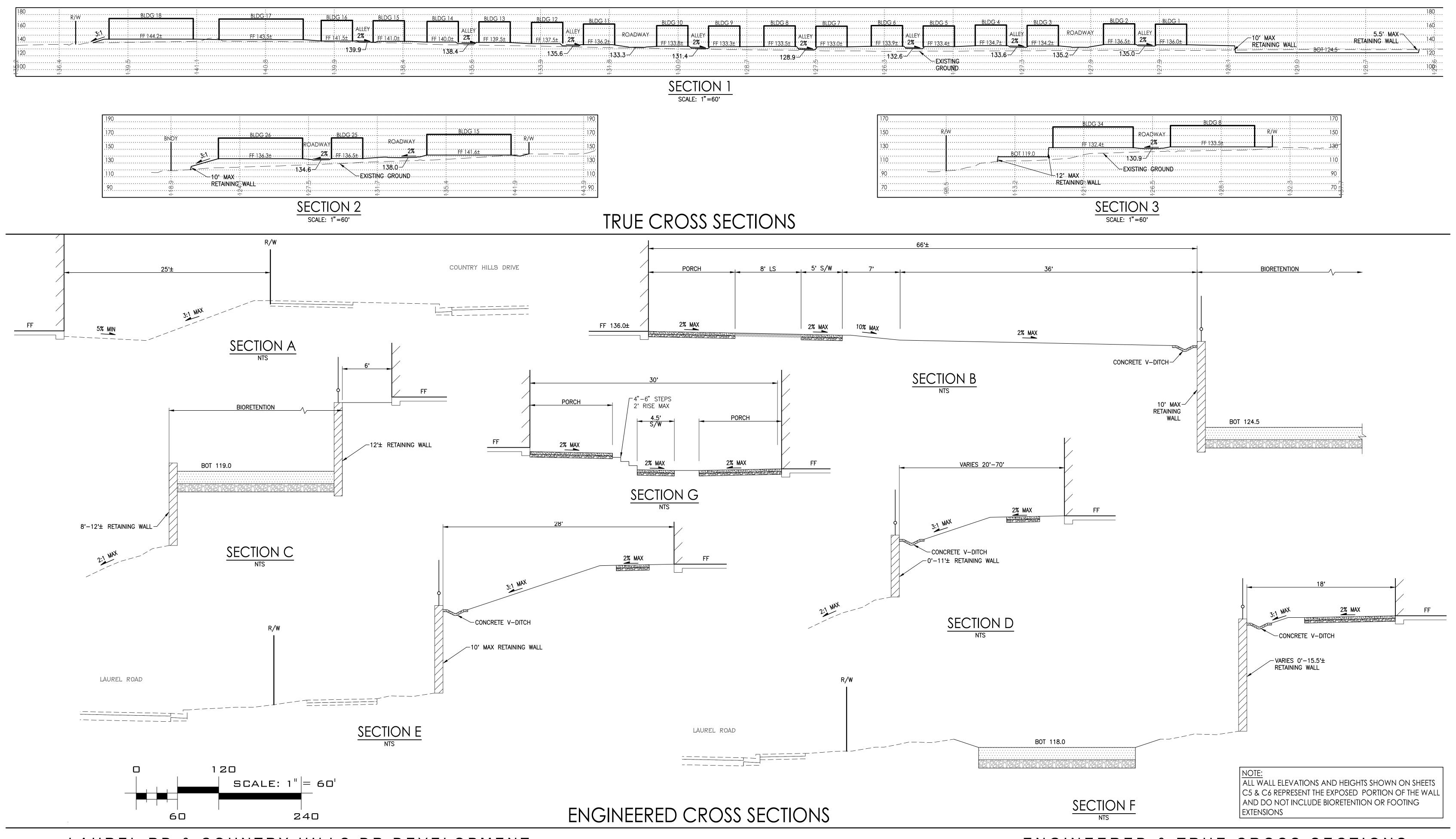
SCALE: 1" = 60' 60 240

LAUREL RD & COUNTRY HILLS DR DEVELOPMENT ANTIOCH, CALIFORNIA

JANUARY 2023 (REVISED MARCH 24, 2023)

TBC PER PLAN BC=LG+0.15'

STREET SECTIONS



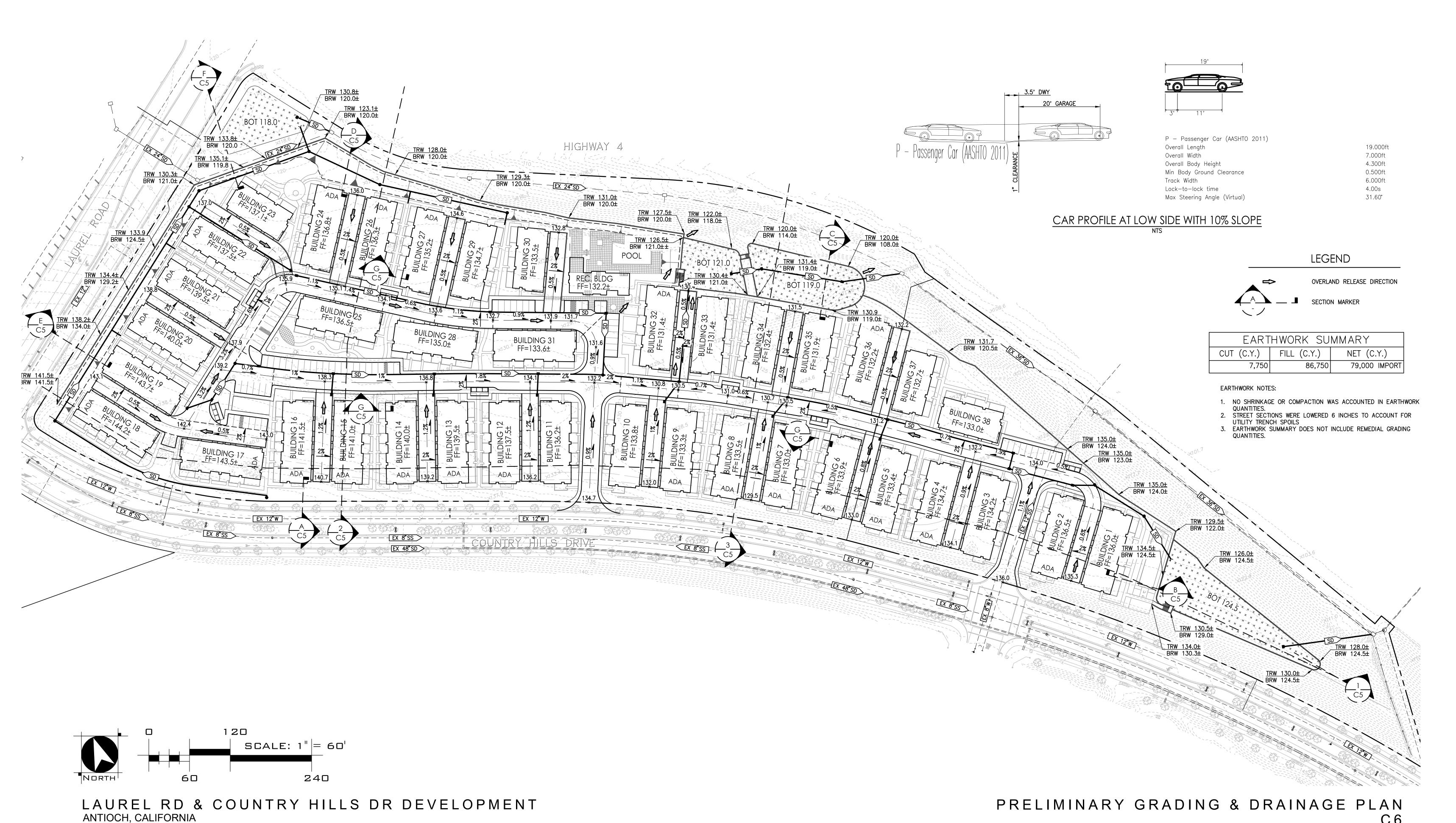
LAUREL RD & COUNTRY HILLS DR DEVELOPMENT

ANTIOCH, CALIFORNIA
JANUARY 2023 (REVISED MARCH 24, 2023)

ENGINEERED & TRUE CROSS SECTIONS

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
4670 WILLOW ROAD, SUITE 125 Tel 925.847.1556

Pleasanton, CA. 94588 Fax 925.847.1557



JANUARY 2023 (REVISED MARCH 24, 2023)

WOOD RODGERS

	_		DR	AINAGE MANAG	SEMENT AREA (DM.	a) Summary			
DMA	TOTAL DRAINAGE AREA (SF)	TOTAL IMPERVIOUS AREA (ROOFS AND PAVEMENT) (SF)	TOTAL PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (4%) (SF)	PROVIDED TREATMENT AREA (SF)	REQUIRED FLOW-CONTROL VOLUME (CF)	PROVIDED FLOW-CONTROL VOLUME (CF)	TREATMENT MEASURE
1	320,760	234,155	86,605	242,815	9,713	17,130	36,032	37,000	BIORETENTIO
2	95,540	69,745	25,800	72,324	2,893	6,685	10,732	10,963	BIORETENTIO
3	275,785	127,593	47,192	132,312	5,292	13,445	19,634	21,512	BIORETENTIO
4	175,440	0	175,440	_	_	_	_	_	SELF-TREATIN

BIORETENTION

BIORETENTION

DMA BOUNDARY

<u>LEGEND</u>

ASPHALT PAVING

DMA BOUNDARY

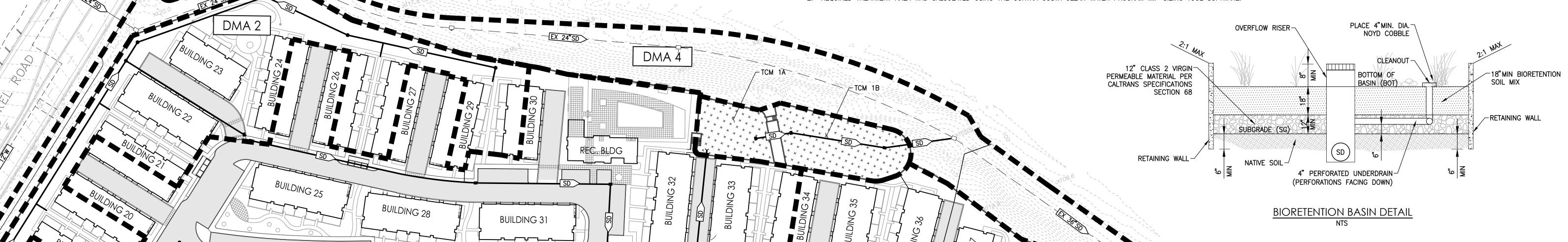
DRAIN INLET

• STORM DRAIN MANHOLE

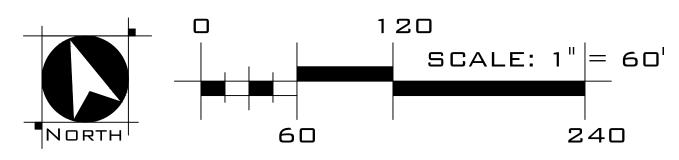
1. ALL TREATMENT MEASURES AND TECHNICAL REQUIREMENTS FOR THIS PROJECT ARE BASED ON THE CONTRA COSTA CLEAN WATER PROGRAM C.3 GUIDEBOOK, 7TH EDITION

2. REQUIRED TREATMENT AREA WAS CALCULATED USING THE CONTRA COSTA CLEAN WATER PROGRAM IMP SIZING TOOL SOFTWARE.

, BUILDING 38 M



HIGHWAY 4



BUILDING 17

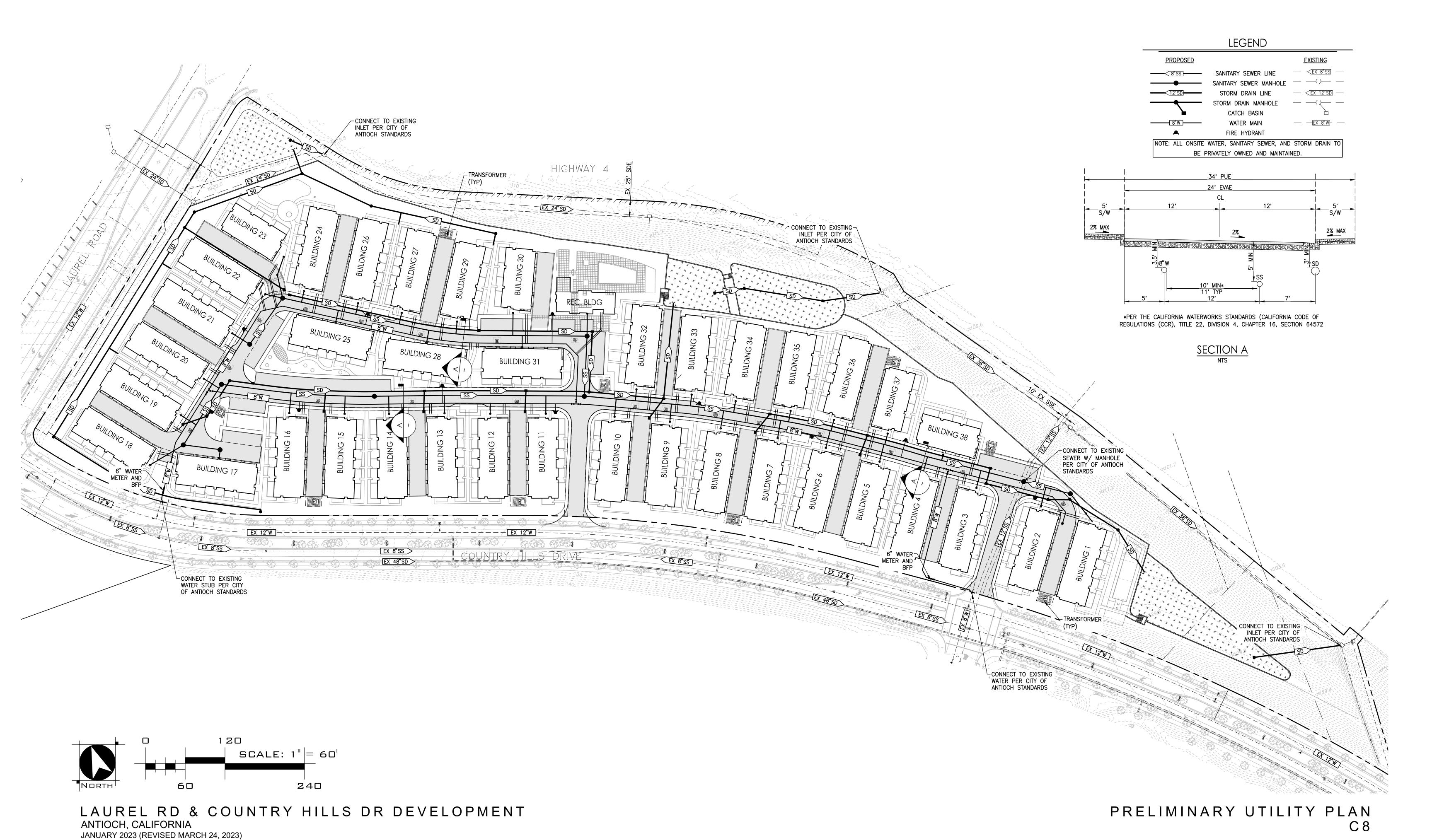
LAUREL RD & COUNTRY HILLS DR DEVELOPMENT ANTIOCH, CALIFORNIA

ANTIOCH, CALIFORNIA
JANUARY 2023 (REVISED MARCH 24, 2023)

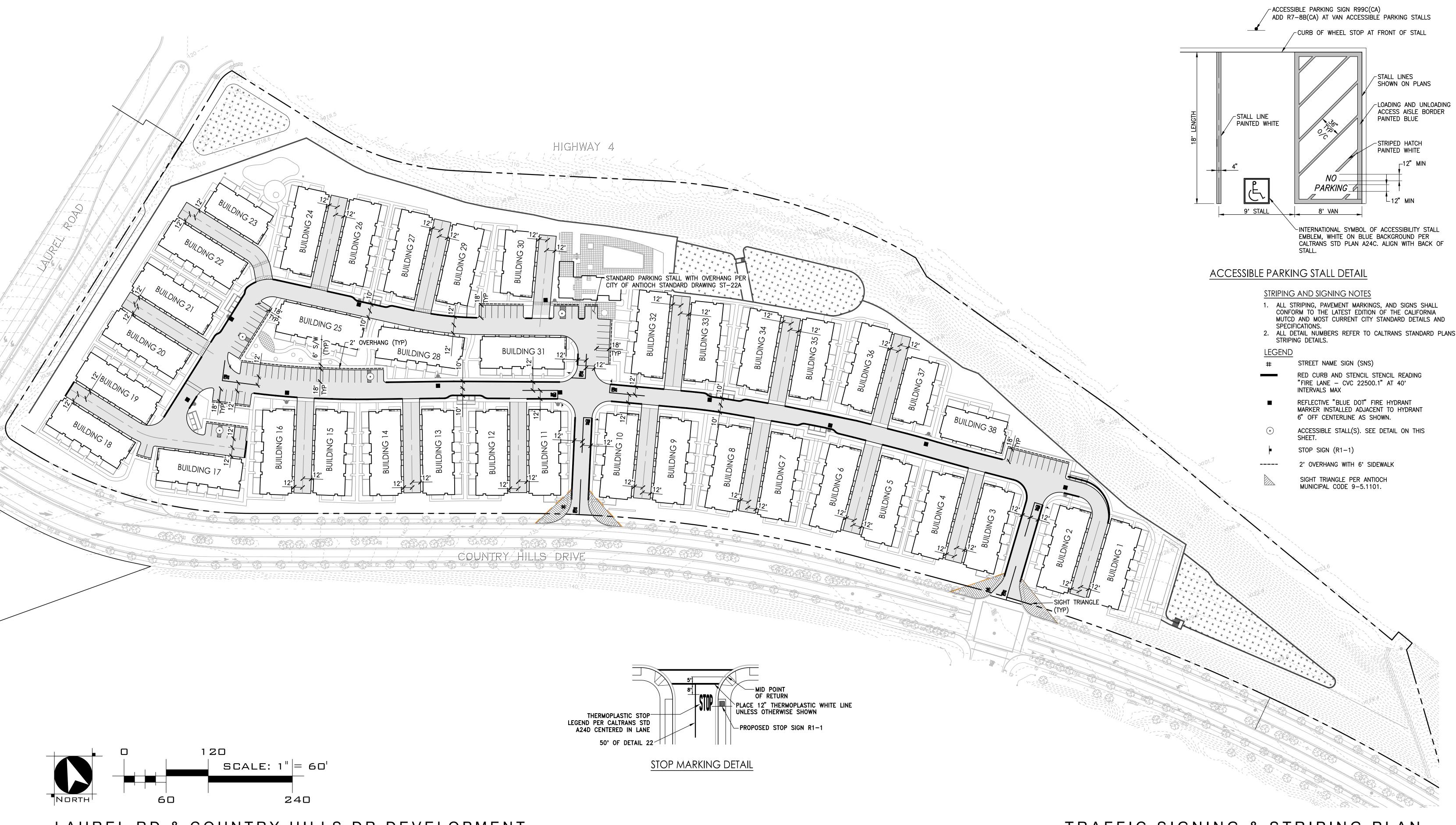
STORMWATER CONTROL PLAN

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
4670 WILLOW ROAD, SUITE 125 Tel 925.847.1556

Pleasanton, CA. 94588 Fax 925.847.1557



Pleasanton, CA. 94588 Fax 925.847.1557



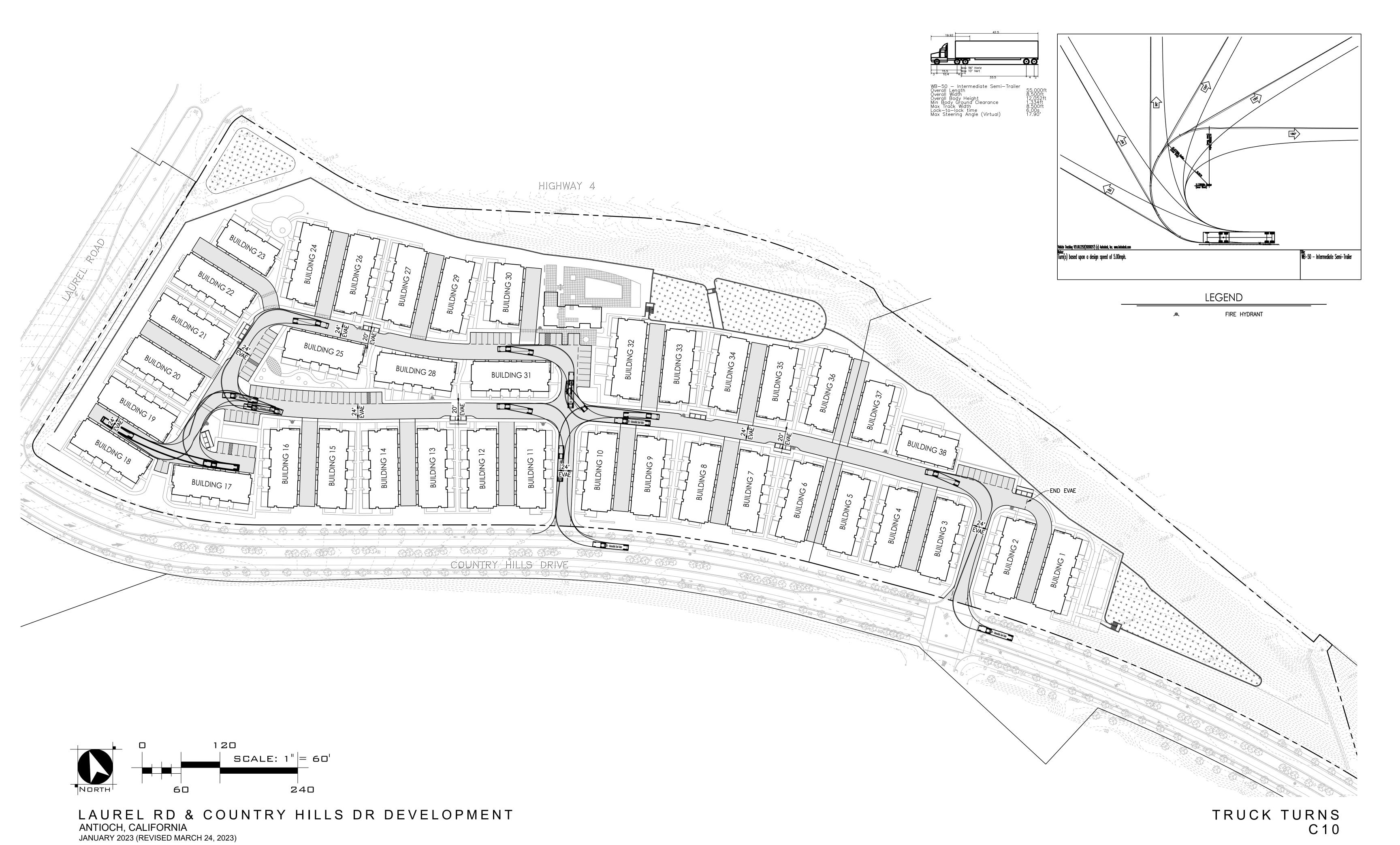
LAUREL RD & COUNTRY HILLS DR DEVELOPMENT ANTIOCH, CALIFORNIA

JANUARY 2023 (REVISED MARCH 24, 2023)

TRAFFIC SIGNING & STRIPING PLAN C9

WOOD RODGERS BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

4670 WILLOW ROAD, SUITE 125 Tel 925.847.1556 Pleasanton, CA. 94588 Fax 925.847.1557



BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
4670 WILLOW ROAD, SUITE 125 Tel 925.847.1556

Pleasanton, CA. 94588 Fax 925.847.1557

- 1. ALL WORK SHALL COMPLY WITH CALIFORNIA CODE OF REGULATIONS 2022 TITLE 24, 2020 N.E.C., & 2022 C.E.C. AND LOCAL CODES. ELECTRICAL WORK SHALL COMPLY WITH CBC 2022 AND ALL EQUIPMENT AND SYSTEMS SHALL BE U.L. LISTED.
- DRAWINGS ARE NECESSARILY DIAGRAMMATIC BY THEIR NATURE AND ARE NOT INTENDED TO SHOW EVERY CONNECTION IN DETAIL OR EVERY PIPE OR CONDUIT IN ITS EXACT LOCATION. CAREFULLY INVESTIGATE STRUCTURAL AND FINISH CONDITIONS AND COORDINATE THE SEPARATE TRADES IN ORDER TO AVOID INTERFERENCE BETWEEN THE VARIOUS PHASES OF WORK. ORGANIZE AND LAYOUT WORK SO THAT IT WILL BE CONCEALED IN WALLS, FURRED CHASES, AND CEILINGS, ETC., IN FINISHED PORTIONS OF THE BUILDING, UNLESS SPECIFICALLY NOTED TO BE EXPOSED. INSTALL ALL WORK PARALLEL OR PERPENDICULAR TO BUILDING LINES UNLESS OTHERWISE NOTED.
- INSTALL THE ELECTRICAL SYSTEM USING CONSTRUCTION MEANS, METHODS, AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS / INSTRUCTIONS, TRADE "BEST PRACTICES" STANDARDS, AND APPLICABLE NATIONAL AND LOCAL CODES.
- PROVIDE ALL LABOR, MATERIALS, TOOLS, PERMITS, FEES, TRANSPORTATION, ETC REQUIRED TO PROVIDE A COMPLETE AND FULLY-FUNCTIONING ELECTRICAL SYSTEM TO THE OWNER'S SATISFACTION.
- ALL ELECTRICAL EQUIPMENT AND DEVICES SHALL BE NEW AND SUPPLIED WITH ALL THE NECESSARY

FITTINGS, ATTACHMENTS, AND ACCESSORIES FOR A COMPLETE INSTALLATION.

FIT IN THE ACTUAL SPACE PRIOR TO ORDERING THE EQUIPMENT.

- CONTRACTOR TO PROVIDE SUBMITTALS FOR ALL ELECTRICAL EQUIPMENT, ELECTRICAL MATERIALS AND LIGHTING FIXTURES FOR APPROVAL PRIOR TO ORDERING.
- SWITCHGEAR DIMENSIONS ARE BASED ON THE APPROXIMATE DIMENSIONS OF THE MANUFACTURER SPECIFIED IN THE PLANS. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE EQUIPMENT WILL
- CONTRACTOR SHALL REVIEW THE ELECTRICAL, AND OTHER CONSULTANTS DRAWINGS PRIOR TO STARTING ANY WORK AND INFORM THE ENGINEER OF ANY DISCREPANCIES, OMISSIONS, OR IF CLARIFICATIONS ARE REQUIRED TO COMPLETE THE INSTALLATION PRIOR TO COMMENCING THE WORK. CONTRACTOR, ENGINEER, ARCHITECT AND OWNER SHALL SCHEDULE A POST BID/PRECONSTRUCTION MEETING TO REVIEW AND DISCLOSE ALL DISCREPANCIES, OMISSIONS AND/OR CLARIFICATION RELATED TO THE CONSTRUCTION DOCUMENTS AND/OR SPECIFICATIONS NOTED BY CONTRACTOR AND OR/OWNER AS PART OF THE PRECONSTRUCTION COORDINATION
- REFER AND REVIEW TO THE; PLUMBING, MECHANICAL/HVAC, LOW VOLTAGE, COMMUNICATION, ACCESS CONTROL, INTERIOR DESIGN, ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO, AND DURING, THE ELECTRICAL INSTALLATION TO ENSURE ALL ELECTRICAL EQUIPMENT AND ASSOCIATED DISTRIBUTION PATHWAY ARE CLEAR OF AND COORDINATED WITH THE OTHER TRADES INSTALLATION
- 10. ALL HORIZONTAL AND VERTICAL PIPING, CONDUITS, AND DUCTS IN/THROUGH ELEVATED OR ON GRADE SLABS SHALL BE INSTALLED PER THE MANUFACTURERS INSTALLATION MANUAL AND MEET THE CLEARANCES SHOWN ON DETAIL E-0.3 OR HAVE APPROVAL IN WRITING FROM THE STRUCTURAL ENGINEER OF RECORD. AVOID ANY HORIZONTIAL/VERTIAL PIPING, CONDUITS AND DUCTS IN AREAS OF CONGESTED REINFORCEMENT SUCH AS COLUMNS, COLUMN CAPS AND COLUMN STRIPS.
- PROVIDE ALL REQUIRED CONTROL WIRES, RELAYS, DISCONNECTS, STARTERS, CONDUITS, TIME SWITCHES, AND OUTLETS REQUIRED BY THE OTHER TRADES SYSTEMS AS INDICATED ON THEIR DRAWINGS. ALL ELECTRICAL WORK AND MATERIALS INDICATED IN THE ABOVE CONSULTANT'S (NOTE 8) DRAWINGS SHALL BE SUPPLIED AND INSTALLED BY THE ELECTRICAL CONTRACTOR UNDER THIS SCOPE OF WORK.
- 12. ALL EQUIPMENT SHALL BE LISTED BY A RECOGNIZED TESTING AGENCY AND SUPPORTED ACCORDING TO APPLICABLE OSHA REQUIREMENTS.
- 13. CONTRACTOR TO WARRANTY ALL WORK COMPLETED FOR A PERIOD OF ONE YEAR AFTER THE OWNER'S ACCEPTANCE DATE. ANY LABOR OR MATERIALS REQUIRED TO CORRECT FAULTY OR DEFECTIVE WORK WITHIN THE WARRANTY PERIOD SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR. ANY WORKMANSHIP OR EQUIPMENT FOUND TO BE FAULTY OR DEFICIENT DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE ELECTRICAL CONTRACTOR.
- 14. ALL BROCHURES, OPERATING MANUALS, CATALOGS, SHOP DRAWINGS, "AS-BUILTS" CONSTRUCTION DRAWINGS, ETC., SHALL BE TURNED OVER TO THE OWNER WITHIN 30 DAYS OF THE COMPLETION OF
- 15. CONTRACTOR ELECTRICAL "AS-BUILTS DRAWINGS" ARE TO INDICATE THE FINAL EQUIPMENT/DEVICE LOCATIONS, CONDUIT ROUTING, PANEL SCHEDULES, SINGLE LINE DIAGRAMS, ETC. - IN CAD OR EQUIVALENT FORMAT FOR THE OWNER'S RECORD AT THE COMPLETION OF THE JOB.
- 16. PROVIDE THE OWNER WITH 1 COPY OF ALL OPERATION AND MAINTENANCE MANUALS FOR LIGHTING, LIGHTING CONTROL, AND ELECTRICAL SYSTEMS.
- 17. LABEL ELECTRICAL SERVICE EQUIPMENT WITH THE MAXIMUM AVAILABLE FAULT CURRENT AT THE
- INCOMING TERMINALS OF THE EQUIPMENT PER CEC 110.24.
- 18. PROPERLY LABEL ALL ELECTRICAL ROOMS / CABINETS, ELECTRICAL PANELS, TIME SWITCHES, PANEL SCHEDULES, AND MULTI-GANG METERS WITH LAMINATED PLACARDS, ADDITIONALLY, PROVIDE ALL LABELING AND PLACARDS AT SPECIFIC LOCATIONS INDICATED IN THE CONTRACT DOCUMENTS.
- 19. CONTRACTOR SHALL VISIT THE SITE, VERIFY THE EXACT CONDITIONS RELATING TO THE WORK AND SHALL OBTAIN SUCH INFORMATION AS MAY BE NECESSARY TO PRESENT A CONCLUSIVE BID. NO ALLOWANCE SHALL BE MADE FOR ANY EXTRA EXPENSE, DUE TO FAILURE OF THE CONTRACTOR TO MAKE SUCH A FIELD VERIFICATION. BY SUBMITTING A PROPOSAL FOR THE WORK INCLUDED IN THE CONTRACT, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE THE FIELD VERIFICATION AND ACCEPTS ALL JOB SITE CONDITIONS.
- 20. FINAL LOCATIONS OF EQUIPMENT AND/OR DEVICES SHALL BE VERIFIED WITH THE OWNER/ARCHITECT PRIOR TO ROUGH-IN.
- CONTRACTOR SHALL PROVIDE THE REQUIRED LABOR, MATERIAL, INSURANCE, EQUIPMENT, INSTALLATION PROCEDURES AND PRACTICES/ MEANS AND METHODS, CONSTRUCTION TOOLS AND STORAGE, TRANSPORTATION, ETC. FOR A COMPLETE AND PROPERLY OPERATING ELECTRICAL SYSTEM.
- 22. ALL MATERIALS SHALL BE NEW, AND OF THE SAME MANUFACTURER FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITER'S LABORATORIES, AND SHALL BEAR THE INSPECTION LABEL WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH THE APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY, AND ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY A.N.S.I., U.L., N.E.M.A. AND N.B.F.U. INSTALL PER MANUFACTURERS' RECOMMENDATIONS.
- 23. CONTRACTOR SHALL SECURE ANY PAY FOR ALL NECESSARY BUILDING PERMITS. CONTRACTOR SHALL COORDINATE TEMPORARY CONSTRUCTION REQUIREMENTS INCLUDING POWER, SECURITY, STORAGE, SAFETY, ETC. WITH ALL TRADES PRIOR TO COMMENCING CONSTRUCTION. INCLUDE ALL OF THESE COSTS IN THE BID.
- 24. ALL TRADE LABOR SHALL BE DISCIPLINE TRAINED, COMPETENT AND SKILLED PERSONNEL. PERFORM ALL WORK CONSISTENT WITH THE BEST POSSIBLE TRADE PRACTICES WITH ADHERENCE TO ALL OSHA GUIDELINES.
- 25. WHERE A CONFLICT OCCURS BETWEEN THIS SPECIFICATION AND OTHER SPECIFICATIONS ISSUED AS A PART OF THE CONTRACT DOCUMENTS, THE MORE STRINGENT REQUIREMENT SHALL PREVAIL
- 26. ALL ADDENDA AND CHANGE ORDERS MUST BE APPROVED BY THE OWNER IN ADVANCE OF STARTING THE WORK.
- 27. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL MAJOR PIECES OF ELECTRICAL EQUIPMENT INCLUDING, BUT NOT LIMITED TO: SWITCHBOARDS, PANELBOARDS, TRANSFORMERS, ALL LIGHTING FIXTURES AND ASSOCIATED CONTROLS. SUBMITTALS SHALL BE MADE TO THE ARCHITECT AS SOON AS IS PRACTICABLE AFTER AWARD OF CONTRACT.

- 1. ALL EXTERIOR ELECTRICAL EQUIPMENT SHALL BE WEATHERPROOF (MIN. NEMA 3R).
- 2. ALL EXTERIOR JUNCTION BOXES SHALL BE LISTED AS WEATHERPROOF WITH WEATHERPROOF COVERS.
- 3. ALL LIGHTING SWITCHES SHALL BE RATED FOR 120-277V, "DECORA" STYLE, AND WHITE UNLESS OTHERWISE NOTED ON THE PLANS OR OWNER'S SPECIFICATIONS.
- 4. ALL GENERAL USE RECEPTACLES SHALL BE NEMA 5-15R, "DECORA" STYLE, AND WHITE UNLESS OTHERWISE NOTED ON THE PLANS OR OWNER'S SPECIFICATIONS.
- ALL RECEPTACLES IN DWELLING UNITS. GUEST ROOMS AND GUEST SUITES IN HOTELS AND MOTELS. AND CHILD CARE FACILITIES SHALL BE TAMPER- RESISTANT TYPE (NEC 406.12).
- PROVIDE COMBINATION A.F.C.I./G.F.C.I. TYPE BREAKERS FOR ALL CIRCUITS FEEDING OUTLETS AND LIGHTS IN DINING ROOM, KITCHEN, LIVING ROOM, ETC. PER SECTION 210.12.
- 7. ALL OUTDOOR RECEPTACLES SHALL BE GFCI PROTECTED AND LISTED AS "WR" WEATHER RESISTANT TYPE PER CEC 406.9. OUTDOOR RECEPTACLES IN DAMP LOCATIONS SHALL HAVE WEATHERPROOF COVERS. OUTDOOR RECEPTACLES IN WET LOCATIONS SHALL HAVE "IN-USE" TYPE WEATHERPROOF COVERS.
- 8. NO PLASTIC ELECTRICAL BOXES ARE TO BE USED. IT IS ACCEPTABLE FOR RESIDENTIAL PER ELECTRICAL CODE AND LOCAL JURISDICTION CODE.

CIRCUIT BREAKER MUST BE USED.

TERMINATION LUGS.

- 9. PER 714.4.2 CBC ELECTRICAL OUTLET BOXES IN WALL OR CEILING SHALL NOT EXCEED 16 SQUARE INCHES PER ONE HUNDRED SQUARE FEET OF WALL.
- 10. RECESSED ELECTRICAL PANELS IN RATED ASSEMBLIES SHALL BE "FIREBOXED" AND CERTIFIED TO MAINTAIN THE ORIGINAL RATING OF THE WALL ASSEMBLY.
- 11. HALF SIZED OR TANDEM CIRCUIT BREAKERS MAY BE USED ONLY IF THE ELECTRICAL EQUIPMENT IS SPECIFICALLY LISTED TO RECEIVE SUCH DEVICES. ALL OTHER PANEL LOCATIONS - FULL SIZE
- 12. ALL BRANCH CIRCUIT BREAKERS SHALL BE NQOD (OR APPROVED EQUAL) AND HAVE MIN 75° RATED
- 13. ALL BRANCH CIRCUIT BREAKERS FEEDING DWELLING UNIT LIGHTING AND POWER RECEPTACLES SHALL BE LISTED "COMBINATION TYPE AFCI" AND INSTALLED AT THE ORIGIN OF THE BRANCH CIRCUIT [210.12(A)(1)]
- 14. ALL PENETRATIONS (ELECTRICAL BOXES, CABLES, CONDUITS AND ETC...) THROUGH RATED ASSEMBLIES SHALL BE SEALED OR FIRE STOPPED TO MAINTAIN THE RATING OF THE ASSEMBLY WITH A LISTED FIRE STOPPING SYSTEM (I.E. 3M FIRE BARRIER OR EQUAL) IN COMPLIANCE WITH CBC SECTION 712. CONTRACTOR TO INSTALL FIRE STOPPING SYSTEM PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- 15. REFER TO ACOUSTICAL ANALYSIS / SPECIFICATIONS; PROVIDE PUTTY PADS OR OTHER SYSTEMS AS REQUIRED FOR SOUND ATTENUATION.
- 16. FOR DEVICES WITH SIMILAR FIRE BARRIER REQUIREMENTS. IF THE DENSITY OF OUTLET OPENINGS EXCEEDS 100 SQ. IN. FOR ANY 100 SQ.FT. OF WALL, THEN PUTTY PADS ARE REQUIRED FOR THE ENTIRE WALL.
- 17. PROVIDE EXPANSION AND DEFLECTION FITTINGS, WITH BONDING JUMPERS AT ALL BUILDING EXPANSION OR SEISMIC JOINT CROSSING.
- 18. WIRING SIZE PER CIRCUIT BREAKER TRIP SETTING AND NEC TABLE 310-16. ALL CONDUCTORS ARE MINIMUM #12 THHN/THWN-CU UNLESS OTHERWISE NOTED. MINIMUM 3/4" CONDUIT FOR PVC UNDERGROUND CONDUIT.
- 19. ALL WIRING TO COMPLY WITH CEC ARTICLE 300. CONDUCTORS SHALL BE INSTALLED IN CODE APPROVED RACEWAYS AS REQUIRED.
- 20. INTERIOR WIRING PERMITTED TO BE TYPE NM CABLE IN ACCORDANCE WITH CEC ARTICLE 334 AND LOCAL CODES IN ONE- AND TWO- FAMILY AND MULTIFAMILY DWELLINGS OF TYPE III. IV. AND V CONSTRUCTION. IN OTHER TYPES OF TYPE III, IV, AND V CONSTRUCTION NM CABLE **MAY BE** ACCEPTABLE, EXCEPT FOR EXPOSED IN ACCESSIBLE DROPPED CEILINGS, EXPOSED CEILINGS OR WHERE PROHIBITED IN CEC 334.12. CONTRACTOR TO VERIFY NM CABLE WIRING METHOD WITH AUTHORITY HAVING JURISDICTION PRIOR TO BIDDING THE JOB, MINIMUM WIRING SIZE PER THE 60 DEGREE "C" COLUMN OF CEC TABLE 310.15(B)(16) (I.E. #12 CU FOR 20A CIRCUIT BREAKERS).
- 21. IT IS PROHIBITED TO SHARE NEUTRAL CONDUCTORS FOR THREE SINGLE PHASE CIRCUITS PER CEC
- 22. AS REQUIRED, ALL OVERSIZED FEEDERS THAT WERE ADJUSTED IN SIZE TO COMPENSATE FOR VOLTAGE DROP SHALL BE PROVIDED WITH ADAPTER LUGS OR SPLICE BOX. ADAPTER LUGS SHALL BE PROVIDED IF SIZE IS AVAILABLE. OTHERWISE PROVIDE CABLE SPLICES IN THE SPLICE BOX TO REDUCE CABLES TO THE MAXIMUM SIZE THAT THE BREAKER LUGS CAN ACCOMMODATE.
- 23. CLASS 2 & 3 WIRING: CABLES INSTALLED IN PLENUMS SHALL BE TYPE CL2P OR CL3P (CLASS 2 OR 3 RESPECTIVELY). CABLES INSTALLED AS RISERS (CABLES INSTALLED IN VERTICAL RUNS AND PENETRATING MORE THAN ONE FLOOR, OR CABLES INSTALLED IN VERTICAL RUNS IN A SHAFT) SHALL BE TYPE CL2R OR CL3R (CLASS 2 OR 3 RESPECTIVELY). CABLES INSTALLED IN CABLE TRAYS MAY BE TYPE PLTC, CL3P,
- CL3R, CL3, CL2P, CL2R, OR CL2. 24. WHERE MORE THAN TWO NM CABLES ARE INSTALLED THROUGH WOOD FRAMING. SUCH AS TOP OR BOTTOM PLATES WHERE THE OPENING IS SEALED WITH INSULATION OR SEALING (FIRE RATED)
- 25. ALL CABLE TRAYS CONTAINING TYPE SE, MC, MI, OR IGS SERVICE ENTRANCE CABLES MUST BE

FOAM, ETC., THE ALLOWABLE AMPACITY OF EACH CONDUCTOR SHALL BE ADJUSTED IN

ACCORDANCE WITH TABLE 310.15. REVIEW CEC 334.80.

GROUNDING

INDIVIDUAL UNITS.

LABELED "CABLE TRAY CONTAINS SERVICE ENTRANCE CONDUCTORS".

- 26. ALL ELECTRICAL CONDUCTORS WITHIN 6' OF THE ATTIC MUST BE PROTECTED AS PER CEC 320.23A, 330.23, 334.23
- 27. ALL ELECTRICAL EQUIPMENT, BREAKERS, HOUSE PANELS, AND TIME SWITCHES DIRECTORIES SHALL BE PROPERLY TYPED LABELED.
- 1. THE ELECTRICAL SYSTEM SHALL BE GROUNDED AND BONDED IN ACCORDANCE WITH NEC ART. 250 AS ADOPTED AND AMENDED BY THE CEC AND THE ADOPTED EDITION OF THE N.E.C. AS IT RELATES TO OTHER APPLICABLE CODES.
- SEPARATELY DERIVED SYSTEMS SHALL BE GROUNDED PER ART. 250.30 (A) FOR GROUNDED SYSTEMS OR 250.30(B) FOR UNGROUNDED SYSTEMS AND SHALL COMPLY WITH ART. 250.20, 250.21, 250.22, AND 250.26.
- 3. THE MAXIMUM RESISTANCE TO GROUND SHALL NOT EXCEED 5 OHMS TO GROUND.
- CONTRACTOR SHALL PROVIDE ALL INSTRUMENTATION AND TESTS FOR MEASURING THE RESISTANCE OF EACH PHASE TO GROUND. A PROPERLY CALIBRATED "MEGGER" TYPE INSTRUMENT SHALL BE USED. IN THE EVENT THAT HIGH RESISTANCE TO GROUNDS ARE FOUND, THEY SHALL BE ISOLATED. MAKE PROPER CORRECTIONS TO RESTORE THE RESISTANCE TO AN ACCEPTABLE VALUE. THIS SHOULD BE PROVIDED BY AN INDEPENDENT, APPROVED TESTING COMPANY.
- ONSITE INDEPENDANT TESTING OF EQUIPMENT SHALL BE REQUIRED FOR SWITCHGEAR OVER 1,000
- PROVIDE BONDED GROUND TO ALL METALLIC PIPE WITHIN THE UNIT, WHEN THERE IS NON METALLIC PIPING FEEDING INTO EACH UNIT MAKING EACH UNIT ISOLATED FROM THE MAIN PIPING SYSTEM WITHIN BUILDING. COMPLY WITH C.E.C 250.104(A)(1); 250.104(A)(2); 250.122.
- NEUTRAL BAR SHALL BE ISOLATED FROM THE GROUNDING BUSBAR AT ALL PANELBOARDS SERVING

LIGHTING FIXTURES

- 1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ACTUAL CEILING CONSTRUCTION TYPE AS DEFINED ON THE ARCHITECTURAL DRAWINGS AND FURNISH ALL LIGHTING FIXTURES WITH THE CORRECT MOUNTING DEVICES WHETHER OR NOT SUCH VARIATIONS ARE INDICATED BY THE FIXTURE CATALOG NUMBER. THE CONTRACTOR SHALL VERIFY DEPTH OF ALL RECESSED LIGHTING FIXTURES WITH ARCHITECTURAL DRAWINGS PRIOR TO ORDERING FIXTURES. ANY DISCREPANCIES THAT WOULD CAUSE RECESSED FIXTURES NOT TO FIT INTO CEILING SHALL BE REPORTED TO THE ARCHITECT PRIOR TO ORDERING FIXTURES. THE CONTRACTOR SHALL VERIFY THE FIXTURE VOLTAGE WITH THE LIGHTING PLAN AND ORDER FIXTURES WHICH WILL OPERATE AT THE VOLTAGE TO WHICH THEY ARE CONNECTED.
- 2. ALL HANDICAP UNIT LIGHTING SWITCHES, RECEPTACLES, THERMOSTATS, AND OTHER CONTROLS SHALL BE LOCATED NO HIGHER THAN +48" AND NO LOWER THAN +15". ON THE KITCHEN COUNTER OR BATHROOM LAVATORY MAXIMUM HEIGHT FOR RECEPTACLES SHALL BE +44". SEE MOUNTING DIAGRAM AS PART OF THIS SET.
- 3. RECESSED LIGHTING FIXTURES WITH DIRECT CONTACT WITH INSULATION SHALL BE TYPE IC (LISTED BY RECOGNIZED TESTING AGENCY). RECESSED NON-TYPE IC FIXTURES SHALL HAVE A MINIMUM OF 3" CLEAR FROM INSULATION AND 1" FROM COMBUSTIBLE MATERIALS (NON-TYPE IC RECESSED FIXTURES ARE NOT PERMITTED IN RESIDENTIAL UNITS).
- 4. RECESSED LIGHTING IN RATED ASSEMBLIES SHALL BE EITHER "FIREBOXED" TO MAINTAIN THE RATING OF THE ASSEMBLY OR UTILIZE A LISTED FIXTURE WITH ENCLOSURE THAT MAINTAINS THE ORIGINAL RATING OF THE ASSEMBLY.
- 5. LIGHT FIXTURE RECESSED IN CEILINGS WHICH HAVE A ONE HOUR OR MORE FIRE RATING SHALL BE ENCLOSED IN A BOX WHICH HAS A FIRE RATING (IC) EQUAL TO THAT OF THE CEILING. PROVIDE MINIMUM OF 3" CLEAR FROM ALL SIDES AND TOP OF ENCLOSURE TO CEILING. LIGHTING FIXTURES IN CONTACT WITH INSULATION TO BE U.L LISTED FOR THERMAL BARRIER "CHICAGO PLENM". ALL BALLASTS FOR INDOOR 4 FT. FLUORESCENT IN COMMON AREA SUCH AS RECREATION, MAINTENANCE BLDG., SHALL BE "ENERGY SAVING TYPE" CBM AND U.L. LISTED.
- 6. CEILING INSULATION SHALL BE INSTALLED TO ALLOW 3" MINIMUM CLEARANCE FROM SIDES AND TOP OF RECESSED LIGHT FIXTURES.
- 7. RECESSED LIGHTING FIXTURE IN 1 HR. RATED AREAS REQUIRE BOX BOARD SHELL MINIMIZE PENETRATIONS INTO 1 HR. WALL BETWEEN 2 DWELLING UNITS. INSTALL NMC IN CONDUIT AND SEAL WITH PLASTER, OR FIRE CAULK, INSIDE THE ENDS OF CONDUIT (TO PREVENT SPREAD OF SMOKE OR
- 8. IT IS THE INTENT OF THIS PROJECT, TO USE THE HIGHEST EFFICACY LIGHTING PRODUCTS AVAILABLE AND TO USE LED (LIGHT EMITTING DIODE) TYPE LUMINARIES WITH 3000k LIGHT TEMPERATURES AS INDICATED ON THE LUMINARIES SCHEDULE.
- 9. WHERE SPECIFIED, FLUORESCENT BALLASTS SHALL BE ELECTRONIC TYPE. HARMONIC CONTENT SHALL NOT EXCEED 10% ADVANCE MARK V OR EQUAL.

10. WHERE SPECIFIED, FLUORESCENT AND HID BALLASTS SHALL BE HIGH POWER FACTOR BALLASTS

- AND FOUR PIN, 3000 DEGREE KELVIN LAMPS.
- 11. FLUORESCENT LAMP SHALL BE 32 WATT T8, 3000 DEGREE KELVIN, SYLVANIA OR EQUAL.
- 12. HIGH EFFICACY LUMINARIES SHALL BE DEFINED AS FOLLOWS: 30 LUMENS PER WATT (FOR LAMPS 5W OR LESS) 40 LUMENS PER WATT (FOR LAMPS 6W-15W) 50 LUMENS PER WATT (FOR LAMPS 16W-40W)
- 13. MEDIUM AND CANDELABRA BASED SCREW-IN LAMPS DO NOT QUALIFY AS HIGH EFFICACY. GU-24 PIN BASES QUALIFY AS HIGH EFFICACY
- 14. VERIFY MOUNTING HEIGHT OF ALL WALL MOUNTED FIXTURES WITH ARCHITECT PRIOR TO ROUGH-IN.
- 15. ALL WALL FIXTURES SHALL BE INSTALLED SUCH THAT THE LOWEST PORTION OF THE FIXTURE PROTRUDING > 4" IS 80" ABOVE THE FINISHED GRADE OR HIGHER.
- 16. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF ALL LIGHT
- 17. LUMINARIES FOR GENERAL LIGHTING IN KITCHEN SHALL HAVE LAMPS WITH AN EFFICACY OF NOT I FSS THAN 40 LUMENS PER WATT. A LUMINAIRE WHICH IS THE ONLY LIGHTING IN A KITCHEN WILL BE CONSIDERED GENERAL LIGHTING. GENERAL LIGHTING SHALL BE CONTROLLED BY THE MOST ACCESSIBLE SWITCH(ES) IN THE KITCHEN. ADDITIONAL LUMINARIES TO BE USED ONLY FOR SPECIFIC DECORATIVE EFFECTS NEED NOT MEET THIS REQUIREMENT. U.N.O
- 18. EACH ROOM CONTAINING A WATER CLOSET SHALL HAVE AT LEAST ONE LUMINAIRE WITH LAMPS WITH AN EFFICACY OF NOT LESS THAN 40 LUMENS PER WATT. IF THERE IS MORE THAN ONE LUMINAIRE IN THE ROOM THE HIGH EFFICACY LUMINARIES SHALL BE SWITCHED AT AN ENTRANCE TO THE ROOM.
- 19. ALL RECESSED LUMINARIES IN INSULATED CEILINGS SHALL BE TESTED AND LISTED FOR ZERO CLEARANCE INSULATION COVER (IC) AND AIR TIGHT (AT) BY RECOGNIZED TESTING LABORATORIES. ELECTRICAL CONTRACTOR TO VERIFY THIS INFORMATION BEFORE PURCHASING DOWNLIGHT
- 20. WHERE LOW LEVEL EXIT SIGNS ARE SHOWN ON PLANS, THEY SHALL BE MOUNTED NOT LESS THAN 6" AND NO MORE THAN 8" FROM FINISH FLOOR TO BOTTOM OF SIGN AND 4" FROM DOOR FRAME TO CLOSEST EDGE OF SIGN. PROVIDE LOW LEVEL EXIT SIGNS AS REQUIRED PER CODE.
- 21. ALL FIXTURES INDICATED WITH "COLOR AS SELECTED BY THE ARCHITECT" SHALL BE PROVIDED WITH CUSTOM COLORS PER THE ARCHITECT. SUBMIT SAMPLE COLOR CHIPS TO THE ARCHITECTS PRIOR TO ORDERING FIXTURES. TRIM RINGS FOR RECESSED DOWNLIGHTS SHALL BE COLOR AS SELECTED BY THE ARCHITECT. VERIFY COLOR SELECTION WITH THE ARCHITECT.
- 22. FOR OUTDOOR LIGHTING BRANCH CIRCUITS FROM BUILDING, INSTALL A RECESSED 4S, 2 1/8" (MIN) DEEP J-BOX WITH 2-GANG SWITCH RING GASKET WEATHERPROOF BLANK METAL COVER AT +12" TYPICAL.
- 23. POLE LIGHT AND POLE BASE COVER SHALL BE PRIMED WITH ONE COAT OF IRON OXIDE RUST -INHIBITIVE PRIME BASE COVER SHALL BE TWO PIECE HYDRO FORMED ALUMINUM BAKED POWDER URETHANE FINISHED COAT SELECT BY OWNER AND PAINTED BY MANUFACTURER. REFER TO STRUCTURAL DRAWINGS FOR CONCRETE BASE POLE DIMENSIONS.
- 24. EXTERIOR LIGHTING SHALL BE "DARK/NIGHT SKY" COMPLIANT AS DEFINED AND ADOPTED BY THE LOCAL AHJ. AT A MINIMUM, THE LIGHT SOURCE SHALL BE SHIELDED AND NOT DIRECTLY VISIBLE AS DETERMINED BY THE AHJ.

MECHANICAL SYSTEM

- VERIFY EXACT LOCATIONS AND ORIENTATION OF ALL MECHANICAL EQUIPMENT WITH MECHANICAL DRAWINGS. FIELD VERIFY CONDITIONS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
- 2. REFER TO THE MECHANICAL DRAWINGS FOR EXACT EQUIPMENT RATINGS AND ELECTRICAL REQUIREMENTS. COORDINATE WITH THE INSTALLER OF THE HVAC SYSTEMS AND PROVIDE ALL CONDUIT, WIRING, TIME CLOCKS, STARTERS, CONTROL DEVICES, RELAYS, DISCONNECT SWITCHES, FIRE SMOKE DAMPERS, ETC. FOR THE PROPER OPERATION OF THE MECHANICAL SYSTEMS. REFER TO THE MECHANICAL DRAWINGS AND ADDENDUMS FOR ADDITIONAL ELECTRICAL REQUIREMENTS.
- . INSTALL 8#14-CU CABLE FROM FAN COIL (FAU) TO HEAT PUMP (CONDENSING UNIT) AND INSTALL FUSIBLE DISCONNECT SWITCH NEMA -3R IN-LINE OF SIGHT OF EQUIPMENT. INSTALL FUSE(S) AS INDICATED ON NAME PLATE.
- 4. ALL EQUIPMENT, ENCLOSURES, DEVICES, DISCONNECT SWITCHES, CONNECTIONS, ETC. LOCATED ON THE ROOF SHALL BE WEATHERPROOF - NEMA 3R.
- 5. DISCONNECT SWITCHES SHALL BE HEAVY DUTY HORSEPOWER RATED. SIZE SWITCH AND FUSED PER THE NAMEPLATE VALUE ON THE MECHANICAL UNIT.

FIRE ALARM

SUBMIT A VARIANCE TO SEPARATE FIRE ALARM

ADDITIONAL OTHER NOTES

- ALL EQUIPMENT SHALL BE MOUNTED AND SUPPORTED ACCORDING TO THE OSHA REQUIREMENTS.
- 2. SWITCHGEAR IS BASED ON DIMENSIONAL INFORMATION PROVIDED BY EATON OR OTHER MANUFACTURER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SWITCHGEAR INTENDED FOR USE AT THIS FACILITY, FITS THE SPACES PROVIDED.
- 3. CONTRACTOR TO CONFIRM THE LOW VOLTAGE (<110v) CABLING REQUIREMENTS PRIOR TO BIDDING THE JOB. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL BELDEN CA. NO. 9248 RG6/U TYPE COAXIAL CABLE TRANSMISSION LINE (CONFIRM EXACT CABLE TYPE WITH COMMUNICATIONS VENDOR FOR THE PROJECT) WITH INDIVIDUAL HOMERUNS FROM COMMUNICATIONS MPOE ROOM TO CATV TERMINAL SERVICE BOX AT IDF ROOMS AND TO UNIT HSD BOX.
- 4. PROVIDE A MINIMUM OF A 4FT X 8FT X 3/4IN FIRE RATED PLYWOOD BACKBOARD IN EACH MPOE AND IDF ROOM, WITH A #6 COPPER (MIN) GROUND BONDED TO BUILDING GROUNDING SYSTEM. PROVIDE A DEDICATED QUAD PLEX RECEPTACLE PROTECTED BY A DEDICATED 20A/1P CIRCUIT IN THE MPOE AND EACH IDF ROOM, FOR THE CATV / PHONE PROVIDERS. FOR EXACT SIZE AND MORE DETAILS, REFER TO LOW VOLTAGE CONSULTANT.
- 5. CONTRACTOR TO VERIFY MIN. DIMENSIONS REQUIRED FOR EQUIPMENT SIZES & CLEARANCES IN THE ELECTRICAL ROOM WITH ACCOMMODATION FOR LOW VOLTAGE, GAS, ETC. WHEN APPLICABLE PRIOR TO PLACING THE ORDER FOR SUCH EQUIPMENT & REPORT ANY DISCREPANCY TO THE OWNER, ARCHITECT & ENGINEER. AN APPROVED EQUIPMENT SUBMITTAL IS NOT A CONTRACTOR VERIFICATION OF EQUIPMENT CLEARENCES AND DIMENSIONS AT THE ELECTRIC ROOM - AS REQUIRED ABOVE.
- PENETRATIONS IN PARTY WALLS SHALL BE ACOUSTICALLY SEALED WITH "POLYCEL" AROUND NMC. CABLE, AND OTHER DEVICES SUCH AS RECEPTACLES, J-BOXES, ETC. ELECTRICAL DEVICES INSTALLED IN OPPOSITE FACES OF PARTY OR DIVISION WALL SHALL BE SEPARATED HORIZONTALLY NOT LESS THAN 24 INCHES. (IN DIFFERENT STUD BAYS FOR WOOD WALLS).

TYPICAL DWELLING NOTES

- UTILIZE THE RESPECTIVE TYPICAL DWELLING ELECTRICAL PLANS FOR PRICING OF WIRING, DEVICES, AND EQUIPMENT IN EACH DWELLING UNIT. TYPICAL DWELLING ELECTRICAL PLANS INDICATE QUANTITIES OF ALL WIRING, DEVICES, AND EQUIPMENT IN EACH DWELLING UNIT (REGARDLESS OF EXACT DWELLING LAYOUT/DIMENSIONS). TYPICAL DWELLING ELECTRICAL PLANS INDICATE THE GENERAL ARRANGEMENT AND APPROXIMATE LOCATIONS OF ALL WIRING, DEVICES. AND EQUIPMENT IN EACH DWELLING UNIT AND MUST BE ADJUSTED FOR EXACT DWELLING LAYOUT/DIMENSIONS.
- 2. PROVIDE EXACT LOCATIONS AND LAYOUT OF ALL WIRING, DEVICES, AND EQUIPMENT IN EACH DWELLING UNIT AS PER THE ACTUAL DWELLING ARCHITECTURAL LAYOUT/DIMENSIONS. VERIFY. COORDINATE. AND ADJUST EXACT DEVICE/EQUIPMENT LOCATIONS TO SUIT THE EXACT LAYOUT AND CONFORM WITH ALL APPLICABLE NEC LAYOUT/LOCATION REQUIREMENTS.
- 3. ACTUAL DWELLING ARCHITECTURAL LAYOUT/DIMENSIONS FOR EACH TYPICAL DWELLING TYPE MAY VARY SLIGHTLY FROM UNIT TO UNIT. OVERALL FLOOR ELECTRICAL PLANS GENERALLY INDICATE EXACT LAYOUTS OF EACH INDIVIDUAL DWELLING UNIT. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT INDIVIDUAL DWELLING LAYOUTS AND DIMENSIONS.
- 4. LOCATE DEVICES IN SUCH A MANNER TO MAINTAIN ANY REQUIRED FIRE RATING AND SOUND TRANSMISSION INTEGRITY IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS. WHERE DEVICE BOXES ARE LOCATED ON OPPOSITE SIDES OF FIRE OR SOUND RATED WALLS, MAINTAIN MINIMUM SPACING BETWEEN BOXES AS PER THE NEC.
- ADAPTABILITY, COMMUNICATIONS: ALL DWELLING UNITS ARE "COMMUNICATIONS ADAPTABLE". WHICH IS DEFINED AS CAPABLE OF BEING MADE "COMMUNICATIONS ACCESSIBLE" IN THE FUTURE (SEE BELOW FOR "COMMUNICATIONS ACCESSIBLE" UNITS). COMMUNICATIONS ADAPTABLE UNITS INCLUDE ALLOCATED SPACES FOR FUTURE DOORBELL DEVICES (PUSH-BUTTONS, CHIMES, AND STROBES) AND FUTURE FIRE ALARM VISUAL ONLY STROBES (THESE DEVICES ARE NOT IN CONTRACT [N.I.C.]). PROVIDE SUITABLE PATHWAYS AND/OR WIRING TO EACH "ADAPTABLE"LOCATION TO FACILITATE FUTURE DEVICES AS PER THE FOLLOWING OPTIONS.
- A. NOTE THAT OPTION "A" IS ONLY PERMITTED WHERE SPECIFICALLY ACCEPTABLE TO THE OWNER (OPTION "A" WILL BE REVIEWED ON AN INDIVIDUAL CASE-BY-CASE BASIS). OPTIONS "B" AND "C" MAY BE USED AT THE CONTRACTOR'S OPTION (EITHER OPTION "B" OR OPTION "C" MUST BE USED WHEREVER THE OWNER DOES NOT SPECIFICALLY ACCEPT OPTION "A').
- B. WHERE BUILDING CONSTRUCTION READILY FACILITATES PULLING WIRING IN THE FUTURE (I.E. VIA ACCESSIBLE CEILING SPACES AND VIA FISHING HOLLOW WALL AND CEILING CAVITIES; PROVIDED CABLE CAN BE EASILY AND READILY PULLED INTO THE PATHWAYS ONCE CONSTRUCTED). ADDITIONAL WIRING PROVISIONS ARE NOT REQUIRED. THIS OPTION IS ONLY ACCEPTABLE WHERE THE ELECTRICAL CONTRACTOR DEMONSTRATES HOW WIRING CAN BE EASILY INSTALLED IN THE FUTURE AND WHERE THE OWNER ACCEPTS THE DEMONSTRATION.
- C. PROVIDE A SUITABLE PATHWAY (IN THE FORM OF CONDUITS AND SLEEVES IN BUILDING CONSTRUCTION) TO ALLOW INSTALLING CABLES IN THE FUTURE. PROVIDE CONTINUOUS PULL WIRES THE LENGTH OF ALL PATHWAYS. INSTALL IN SUCH A WAY THAT CABLE CAN BE PULLED IN USING THE PULL WIRE ALONE, WITHOUT RESORTING TO ANY OTHER MODIFICATIONS TO BUILDING CONSTRUCTION (OTHER THAN CUTTING OPENINGS FOR DEVICE OUTLET BOXES.

WHERE DWELLING UNITS INCLUDE AUDIBLE-ONLY FIRE ALARM SIGNALING DEVICES, PROVIDE

WIRING (INCLUDING VISUAL DEVICE CONTROLLING WIRING) AT EACH AUDI@LE FIRE ALARM

INSTALL APPROPRIATE SPARE SYSTEMS CABLE IN CONSTRUCTION FROM THE COMMON CORRIDOR OUTSIDE OF THE DWELLING UNIT TO THE "ADAPTABLE" LOCATION AND COIL SUFFICIENT SLACK CABLE AT BOTH ENDS.

SIGNALING DEVICE LOCATION TO FACILITATE REPLACING EACH AUDIBLE-ONLY FIRE ALARM DEVICE WITH AN AUDIO/VISUAL FIRE ALARM SIGNALING DEVICE. 6. ACCESSIBILITY, COMMUNICATIONS: VERIFY AND COORDINATE (WITH THE ARCHITECT) ALL DWELLING UNITS REQUIRED TO BE EQUIPPED WITH ACCESSIBLE COMMUNICATIONS FEATURES ("COMMUNICATIONS ACCESSIBLE") IN COMPLIANCE WITH ANSI/ICC A117.7, THE AMERICANS WITH DISABILITIES ACT (ADA), AND ASSOCIATED ACCESSIBLE BUILDING CODES. ALL DWELLING UNITS SPECIFICALLY INDICATED ON ANY DRAWINGS (ARCHITECTURAL, ELECTRICAL, OR OTHERWISE) OR OTHERWISE DESIGNATED BY THE ARCHITECT FOR USE BY OCCUPANTS WITH VISUAL OR HEARING

ON DRAWINGS) LOCATIONS SHOWN ON TYPICAL DWELLING UNIT PLANS. FOR COMMUNICATIONS ACCESSIBLE DWELLING UNITS, PROVIDE AUDIO/VISUAL FIRE ALARM SIGNALING DEVICES AT EACH AUDIBLE FIRE ALARM SIGNALING DEVICE LOCATION SHOWN ON THE DRAWINGS.

IMPAIRMENT SHALL BE CLASSIFIED AS "COMMUNICATIONS ACCESSIBLE". FOR ALL "COMMUNICATIONS

ACCESSIBLE" UNITS, FURNISH AND INSTALL ALL DOORBELL DEVICES (PUSH-BUTTONS, CHIMES, AND

STROBES) AND FIRE ALARM VISUAL ONLY STROBES AT THE RESPECTIVE "ADAPTABLE" (I.E. DASHED

- 7. ACCESSIBILITY, OPERABLE PARTS: WITH RESPECT TO OPERABLE PARTS, ALL DWELLING UNITS ARE CONSIDERED "OPERABLE PARTS ACCESSIBLE" UNITS. LOCATE EQUIPMENT AND DEVICES (LIGHTING CONTROLS, SWITCHES, RECEPTACLES, HVAC CONTROLS, INTERCOM CONTROLS, OTHER CONTROLS, ETC.) TO COMPLY WITH ACCESSIBLE MOUNTING HEIGHTS AND REACH RESTRICTIONS (SEE SPECIFICATIONS FOR
- FOR ALL RANGE HOODS INSTALLED IN DWELLING UNITS WHICH ARE DESIGNATED AS "ACCESSIBLE" OR WHERE ACCESSIBILITY OF OPERABLE ARTS IS OTHERWISE REQUIRED, PROVIDE A SEPARATE SWITCH LOCATED ABOVE THE COUNTER ADJACENT TO THE RANGE TO CONTROL THE RANGE HOOD.
- ACCESSIBILITY, ARCHITECTURAL/MOBILITY: ELECTRICAL WORK ONLY INVOLVES ACCESSIBILITY OF COMMUNICATIONS FEATURES AND OPERABLE PARTS (WHICH ARE ADDRESSED ABOVE). ARCHITECTURAL ACCESSIBILITY AND ACCESSIBILITY ASSOCIATED WITH MOBILITY IMPAIRMENT DO NOT INVOLVE ELECTRICAL WORK. UNITS CLASSIFIED AS ACCESSIBLE FOR ARCHITECTURAL AND/OR MOBILITY PURPOSES DO NOT IMPACT ELECTRICAL WORK (ELECTRICAL WORK SPECIFIED IS CURRENTLY SUITABLE FOR SUCH CLASSIFICATION).

COMMON WALLS

ADDITIONAL INFORMATION).

1. ELECTRICAL OUTLETS, SWITCHES, PHONE JACKS, TELEVISION ANTENNAE BOXES AND COMPUTER OUTLET BOXES INSTALLED IN OPPOSITE SIDES OF A COMMON WALL SHALL BE OFFSET A MINIMUM OF 24" TO COMPLY WITH THE FIRE CODE. THIS OFFSET IS NOT NEEDED FOR ACOUSTICAL REASONS IF INSULATION IS USED IN THE FRAMING CAVITIES AND LOWRY'S #10 PUTTY PADS OR 3M FIRE PADS ARE

APPLIED AROUND THE BACKS AND SIDES OF ALL OUTLETS, SWITCHES, PHONE JACKS, ETC.

- 2. ALL ELECTRICAL OUTLETS, SWITCHES, PHONE JACKS, TELEVISION ANTENNAE BOXES AND COMPUTER OUTLET BOXES INSTALLED IN COMMON WALLS SHALL BE BACKED BY AND LOWRY'S #10 PUTTY PADS, 3M FIRE PADS OR EQUIVALENT. PADS SHALL BE STAPLED TO THE STUDS TO INSURE THAT THEY REMAIN IN PLACE INDEFINITELY (THE ADHESIVE BACKING OF THE PADS DETERIORATES OVER TIME).
- 3. WIRING SHALL AVOID CROSSING OVER THE AIR GAP OF COMMON WALLS. WHERE UNAVOIDABLE, WIRING CROSSOVERS BETWEEN COMMON WALL STUDS SHALL INCLUDE A LOOP WHERE THE DEPTH IS EQUAL TO ITS WIDTH.
- 4. ELECTRICAL PANEL BOXES, FIXTURE BOXES OR OUTLET BOXES GREATER THAN 25 SQUARE INCHES SHALL BE SET IN RAISED BOXES THAT DO NOT TOUCH THE OPPOSITE SIDE OF THE COMMON WALL.

COMMON FLOOR/CEILINGS

- RECESSED LIGHTING SHALL BE SET IN RECESSED AND AIRTIGHT BOXES MADE OF PLYWOOD OR
- 2. ALL OTHER PRECAUTIONS APPLICABLE TO COMMON WALL INSTALLATIONS SHALL ALSO APPLY TO COMMON FLOOR/CEILING INSTALLATIONS.

	E	ELECTRICAL SHEET INDEX
NO.	SHEET	DESCRIPTION
1	E-0.1	SHEET INDEX & GENERAL NOTES
2	E-0.2	ABBREVIATIONS & SYMBOL LIST
3	E-0.3	DETAILS
4	E-0.4	SINGLE LINE DIAGRAM - BUILDING 1 & 2
5	E-0.5	SINGLE LINE DIAGRAM - BUILDING 3 & 4
6	E-0.6	SINGLE LINE DIAGRAM - RECREATION/LEASING OFFICE
7	E-0.7	LOAD CALCULATIONS & EQUIPMENT SCHEDULES
8	E-0.8	PANEL SCHEDULES
9	E-0.9	PANEL SCHEDULES
10	E-1.0	SITE LIGHTING NOTES
11	E-1.1	SITE UTILITY PLAN - AREA A
12	E-1.2	SITE UTILITY PLAN - AREA B
13	E-1.3	SITE LIGHTING PLAN - AREA A
14	E-1.4	SITE LIGHTING PLAN - AREA B
15	E-1.5	PHOTOMETRIC SITE PLAN - AREA A
16	E-1.6	PHOTOMETRIC SITE PLAN - AREA B
17	E-1.7	LIGHTING SPECIFICATIONS
18	E-2.1	BUILDING 1A & 1B - FIRST FLOOR PLAN
19	E-2.2	BUILDING 2A & 2B - SECOND FLOOR PLAN
20	E-2.3	BUILDING 3B - FIRST FLOOR PLAN
21	E-2.4	BUILDING 4A - FIRST FLOOR PLAN
22	E-2.5	RECREATION / LEASING OFFICE - LIGHTING PLAN

RECREATION / LEASING OFFICE - POWER PLAN

UNIT 2A, 2B, 2C, 2D & 2XB - FLOOR PLANS

UNIT 3XA-ACC & 3XB-ACC - FLOOR PLANS

UNIT 3A & 3B - FLOOR PLANS

UNIT 3XA & 3XB - FLOOR PLANS

TITLE 24 LTO OUTDOOR FORMS

24 | E-3.1 | UNIT 1A, 1B & 1C - FLOOR PLANS

25 E-3.2

26 E-3.3

28 E-3.5

29 E-4.1

15 Studebaker Irvine CA 92618

Irvine tel 949.752.1612 fax 949.752.5321

Palm Springs tel 760.323.5090



RESTRICTIVE NOTICE

DATE SIGNED: 3/28/23

THESE DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF GOUVIS ENGINEERING CONSULTING GROUP. THEY ARE THE SUBJECTOF COPYRIGHT AND OTHER LEGAL PROTECTION. THEY MAY BE USED ONLY BY THEIR INTENDED RECIPIENT AND ONLY FOR THE PROJECT DEPICTED HEREIN, NO PART OF THESE DRAWINGS ARE TO BE COPIED TRANSFERRED, REPRODUCED, NOR CAN THE BE USED. IN WHOLE OR IN PART, BY ANY OTHER PERSON OR FOR ANY OTHER PROJECT OR STRUCTURE, WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF GOUVIS ENGINEERING CONSULTING GROUP

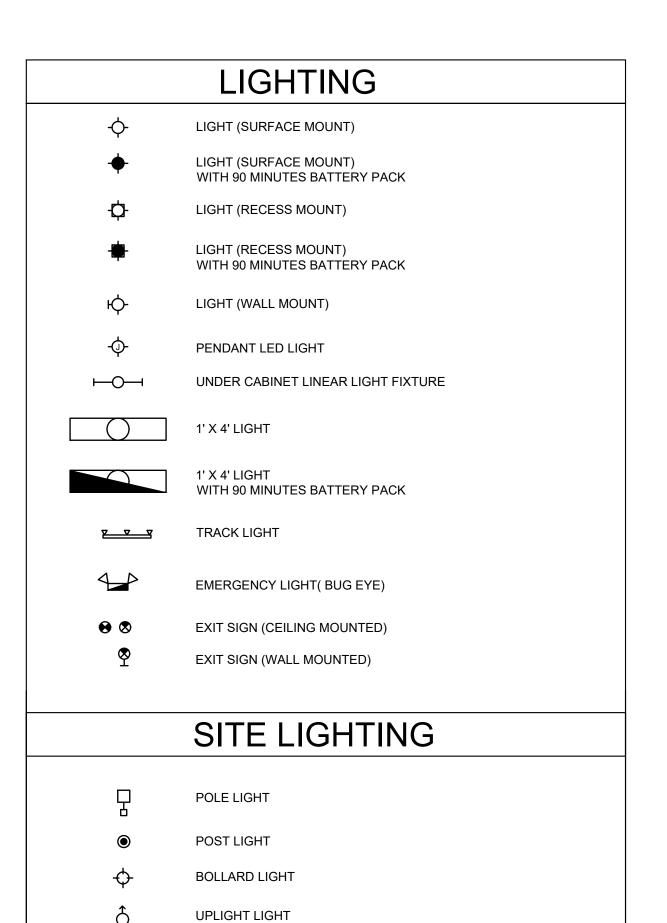
© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED

ARCHITECT: Bassenian Lagon

LOCATION:

Antioch County

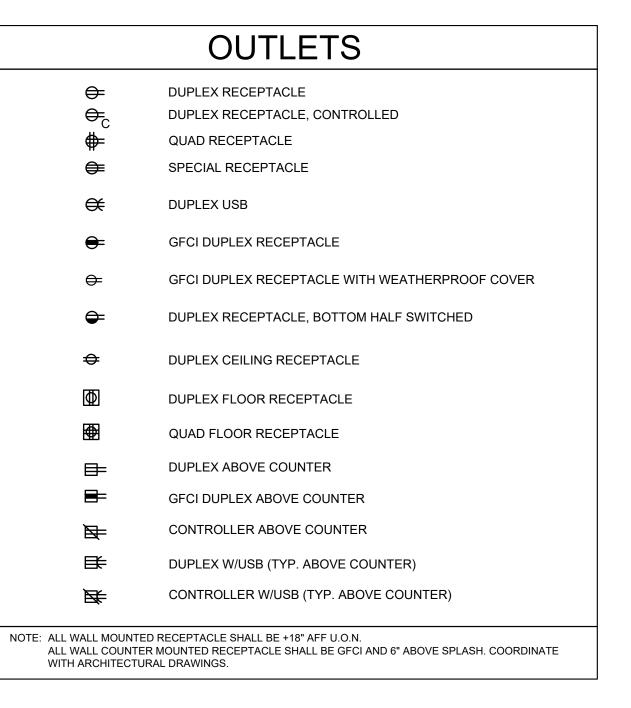
REVISIONS NO. DATE DESCRIPTION



TREE LIGHT

\$ab	SINGLE POLE, ab = CONTROL ZONES a & b
\$3ab	3-WAY
\$4ab	4-WAY
HD	DIMMER SWITCH
	OCCUPANCY SENSOR(WALL)
VS T	VACANCY SENSOR(WALL)
	PUSH-BUTTON SWITCH
000	DOOR BELL CHIME
▼	TELEPHONE OUTLET
∇	DATA OUTLET
lacktriangledown	COMBINATION TELEPHONE AND DATA OUTLET BOX WALL
P	TELEVISION OUTLET
<u>(</u>)	DAY LIGHT SENSOR(CEILING)
<u>os</u>	OCCUPANCY SENSOR(CEILING)
PP	POWER PACK

NOTE: VERIFY ALL LIGHT FIXTURES WITH OWNER/ ARCHITECT PRIOR TO BID. LIGHTS AND PANEL SHALL NOT BE RECESSED IN FIRE RATED ASSEMBLIES UNLESS BOXED WITH EQUIVALENT CONSTRUCTION.



	MECHANICAL
F	FUSED DISCONNECT SWITCH
6	NON-FUSED DISCONNECT SWITCH
\$ _T	THERMALLY RATED 2P MOTOR SWITCH
\$ _M	MANUAL MOTOR RATED SWITCH
	CONDENSING UNIT (CU) OR $\stackrel{\mbox{\scriptsize HP}}{\mbox{\scriptsize X}}$ HEAT PUMP (HP)
FAU X	FORCED AIR UNIT (FAU) OR $\stackrel{\begin{subarray}{c} FC \\ X\end{subarray}$ FAN COIL UNIT (FC)
EF EF X	EXHAUST FAN (EF)
SDD SDD X	SMOKE DUCT DETECTOR (SDD)
	ELECTRICAL DISTRIBUTION EQUIPMENT SHALL BE VERIFIED WITH LOCAL /ING JURISDICTION PRIOR TO BID.

	MISC
(SD)	SMOKE DETECTOR HARDWIRED W/ BATTERY BACKUP
(SD)(CO)	SMOKE DETECTOR AND CARBON MONOXIDE COMBO HARDWIRED W/ BATTERY BACKUP
1	KEYED NOTE SYMBOL
\bigcirc	LIGHT MARK
P1	PANEL
⊦⊙	JUNCTION BOX (WALL MOUNTED)
•	J-BOX (CEILING MOUNTED)
	GS OF ELECTRICAL DISTRIBUTION EQUIPMENT SHALL BE VERIFIED WITH COMPANY HAVING JURISDICTION PRIOR TO BID.

S	INGLE LINE DIAGRAM
\$	CIRCUIT BREAKER
\$ \$ \$	DRAWOUT CIRCUIT BREAKER
þ	FUSED SWITCH
	TRANSFORMER
	AUTOMATIC TRANSFER SWITCH
G	GENERATOR
PANEL	PANELBOARD
M	METER
\bigcirc	MOTOR OR EQUIPMENT AS NOTED
+	UNDERGROUND PULL SECTION LANDING LUGS
ST	SHUNT TRIP
LSIG	ELECTRONIC TRIP UNIT: L - LONG-TIME TRIP S - SHORT-TIME TRIP I - INSTANTANEOUS TRIP G - GROUND-FAULT TRIP, GROUND FAULT SENSING INTEGRAL WITH CIRCUIT BREAKER.
	FUSE CUTOUT
\$ \times_{\tim	DRY TYPE TRANSFORMER
Ž	WYE CONFIGURATION
Δ	DELTA CONFIGURATION
<u> </u>	GROUND
M /kW)	UTILITY COMPANY METER. PROVIDE CT'S & PT'S AS REQUIRED. REFER TO SINGLE LINE DIAGRAM.
<u></u>	CURRENT TRANSFORMER
	DISCONNECT SWITCH FURNISHED W/ EQUIPMENT
0	START-STOP CONTROL STATION
HOA	HAND-OFF AUTO CONTROL STATION
GF	GROUND FAULT RELAY
	GROUND FAULT PROTECTION

	LOW VOLTAGE KEYED NOTES
H™	TV (CATV). PROVIDE OUTLET (1) RG6. RUN CABLE TO THE CATV BOX. VERIFY WITH TV SERVICE PROVIDER AND IT CONSULTANT BEFORE ROUGH-IN.
4	COMBINATION PHONE AND DATA. PROVIDE (1) CAT 6 CABLE PHONE AND (1) CAT6 CABLE FOR DATA BACK TO STRUCTURED MEDIA ENCLOSURE. PROVIDE 2-PORT COVER PLATE MOUNTED WITHIN 2-FEET OF 120V RECEPTACLE.
•	PHONE. PROVIDE (1) CAT 6 CABLE PHONE BACK TO STRUCTURED MEDIA ENCLOSURE. PROVIDE 1-PORT COVER PLATE MOUNTED +42" AFF.
◁	DATA. PROVIDE (1) CAT 6 CABLE BACK TO STRUCTURED MEDIA ENCLOSURE. PROVIDE 1-PORT COVER PLATE MOUNTED 2-FEET OF 120V RECEPTACLE.
	STRUCTURED MEDIA ENCLOSURE. COORDINATE WITH LOW VOLTAGE CONTRACTOR. PROVIDE DUPLEX RECEPTACLE OUTLET INSIDE ENCLOSURE, SURGE PROTECTED 15 AMP I.E. LEGRAND 5362WSP OR LEVITON 47605-ACS. IN-BOUND SERVICES SHALL TERMINATE IN THIS ENCLOSURE AND INDIVIDUAL CONNECTIONS SHALL BE PROVIDED TO TELEVISION, DATA AND TELEPHONE DEVICES. PROVIDE CONDUIT RUN FROM THE STRUCTURED ENCLOSURE TO THE

TELEPHONE AND CABLE COMPANY "POC".

AE		AMERICAN WITH DISABILITY ACT	IG IN OR "	INCHES	TC	TRANSFORMER TIME CLOCK
AF		ABOVE FINISHED FLOOR	INCAD	INCANDESCENT	TELC	TELEPHONE CABINET
AF		ABOVE FINISHED GROUND	INOAD	INCANDEGULIN	TEL	TELEPHONE
	-CI	ARC FAULT CIRCUIT INTERRUPTER	JB/JBOX	JUNCTION BOX	TELCOM	TELECOMMUNICATIONS
AI	IC	AMPERE INTERRUPTING CAPACITY			TELE/DATA	TELEPHONE & DATA
AF/	/AT	AMP FRAME, AMP TRIP	К	DEGREE KELVIN	TV	TELEVISION
AN	NN	FIRE ALARM ANNUNCIATOR PANEL	KVA	KILOVOLT AMPERES	TP	TAMPER PROOF
AS/	/AF	AMP SWITCH, AMP FUSE	KW	KILOWATT	TYP	TYPICAL
AMF	P, A	AMPERE	KCMIL	THOUSAND CIRCULAR MILS	TSP	TWISTED SHIELDED PAIR
AR	СН	ARCHITECTURAL				
AS'	YM	ASYMMETRICAL	LC	LIGHTING CONTACTOR	UBP	UTILITY BRANCH PANEL
AT	TS	AUTOMATIC TRANSFER SWITCH	LCL	LINE CONTINUOUS LOAD	UG	UNDERGROUND
A		AUDIO VISUAL	LCP	LIGHTING CONTROL PANEL	UGPS	UNDERGROUND PULL SECTION
AW	VG	AMERICAN WIRE GAUGE	LF	LINEAR FEET	UON	UNLESS OTHERWISE NOTED
DA		DATTEDY	LPS	LOW PRESSURE SODIUM	UPS UT	UNINTERRUPTIBLE POWER SUPPLY
BA	.C	BARE COPPER	LT LTG/LTS	LIGHTING TRANSFORMER LIGHTING	UTP	UTILITY POWER TRANSFORMER UNSHIELDED TWISTED PAIR
ВС		BARE COPPER GROUND	LSI	LONG TIME, SHORT TIME, INSTANTANOUS	011	ONSTILLED TWO TED FAIR
ВК		BREAKER	LSIG	LONG TIME, SHORT TIME, INSTANTANOUS, GROUND	V	VOLTS
BLI	DG	BUILDING			VA	VOLTS AMPETERS
ВС	OT T	BOTTOM OF TRAY	М	METER	VD	VOLTAGE DROP
			MAX	MAXIMUM	VFD	VARIABLE FREQUENCY DRIVE
С	0	CONDUIT	MCA	MINIMUM CIRCUIT AMPACITY		
°C	С	CELSIUS	MCB	MAIN CIRCUIT BREAKER	W	WIRE
CA	AB	CABINET	MCC	MOTOR CONTROL CENTER	WP	WEATHERPROOF
C		CIRCUIT BREAKER	MFR	MANUFACTURER		
Ck		CIRCUIT	MH	MOUNTING HEIGHT	XFMR	TRANSFORMER
CLC		CURRENT LIMITING CIRCUIT BREAKER	MH	METAL HALIDE	XFR	TRANSFER
CL		CURRENT LIMITING FUSE	MLO MOCP	MAIN LUGS ONLY MAXIMI IM OVERCURRENT PROTECTION		WYE CONNECTION
CL CM/		CONSTRUCTION MANAGER/GENERAL CONTRACTOR	MOCP MTD	MAXIMUM OVERCURRENT PROTECTION MOUNTED	Y	WYE CONNECTION
C.u		CONDUIT ONLY, COMPLETE WITH PULL WIRE	MS	MAIN SWITCHBOARD		
COI		COMMUNICATIONS	MV	MERCURY VAPOR		
COI		CONNECTED	MW	MICROWAVE		
CON	NST	CONSTRUCTION				
CO	NT	CONTINUATION	N	NEUTRAL		
CF	PT	CONTROL POWER TRANSFORMER	NC	NORMALLY CLOSED		
C.	Т	CURRENT TRANSFORMER	NEC	NATIONAL ELECTRICAL CODE		
CF	PT	CLEAN POWER TRANFORMER	NF	NON-FUSED		
			NIC	NOT IN CONTRACT		
Δ		DELTA CONNECTED	NL NO	NIGHT LIGHT		
DI		DISTRIBUTION BOARD DIAMETER	NO. OR#	NORMALLY OPEN NUMBER		
DISC		DISCONNECT SWITCH	NO. OIV#	Nowbert		
DIS		DISTRIBUTION	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED		
DE	EG	DEGREE				
DI	P	DISTRIBUTION PANELBOARD	Р	POLE		
D.	T	DIRTY POWER TRANFORMER	PA	PUBLIC ADDRESS		
DW	VG	DRAWING	РВ	PULL BOX		
D/	W	DISH WASHER	PC	PHOTOCELL		
			PH OR ¢	PHASE		
E	G	EXHAUST FAN EQUIPMENT GROUND	PL PR	PAIR		
(E		EXISTING	PRI	PRIMARY		
E		ELEVATION	PRIMARY	OVER 600 VOLTS		
ELE	EC	ELECTRICAL	PROVIDE	FURNISH, INSTALL, AND CONNECT		
ELI	EV	ELEVATOR	PT	POTENTIAL TRANSFORMER		
EMI	IER	EMERGENCY	PWR	POWER		
EM	MS	ENERGY MANAGEMENT SYSTEM				
EM	МТ	ELECTRICAL METALLIC TUBING	QTY	QUANTITY		
EN		ELECTRICAL NON-METALLIC TUBING	DESCE -			
E.C		END-OF-LINE CIRCUIT TERMINATOR	RECPT, REC	RECEPTACLE		
EQ		EQUIPMENT	REF REQD	REFRIGERATOR REQUIRED		
EW		ELECTRIC WATER COOLER	RGS	RIGID GALVANIZED STEEL		
EXI		EXISTING	RM	ROOM		
			RP	REC BUILDING PANEL		
F/	A	FIRE ALARM	ROIC	RESIDENT OFFICER IN CHARGE OF CONSTRUCTION		
FAG	СР	FIRE ALARM CONTROL PANEL				
FA ⁻	тс	FIRE ALARM TERMINATION CABINET	SBG	STANDBY GENERATOR		
FD	DR	FEEDER	SDPB	STANDBY DISTRIBUTION PANELBOARD		
FIX		FIXTURE	SEC	SECURITY		
FL		FULL LOAD AMPS	SECONDARY	600 VOLTS AND LESS		
FLO		FLUORESCENT	SECT SF/SQFT	SECTION SQUARE FOOT		
FT		FEET	SN	SOLID NEUTRAL		
FI		FIRE PUMP	SPEC	SPECIFICATION SPECIFICATION		
			SP	SUMP PUMP		
G/G	SND	GROUND	SQ	SQUARE		
GE	EF	GARAGE EXHAUST FAN	SSG	SECONDARY SWITCHGEAR		
GF	-CI	GROUND FAULT CIRCUIT INTERRUPTER	ST	SHUNT TRIP		
GF	FP	GROUND FAULT PROTECTION	SURF	SURFACE		
		HOT (INCMETALIED)	SW	SWITCH		
F		HOT (UNSWITCHED)	SYM	SYMMETRICAL		
HI		HIGH INTENSITY DISCHARGE HAND OFF AUTO	SYS	SYSTEMS		
HC		HORSE POWER				
HF		HIGH PRESSURE SODIUM				
нт		HEATER				
HV	'AC	HEATING, VENTILATION, & AIR CONDITIONING				
H.W.	.D.L.	HEIGHT, WIDTH, DEPTH, LENGTH				

IG ISOLATED GROUND

T TRANSFORMER

ABS ABOVE BACKSPLASH

GOUVIS engineering

15 Studebaker Irvine CA 92618

Irvine tel 949.752.1612 fax 949.752.5321

> Palm Springs tel 760.323.5090



DATE SIGNED: 3/28/23

RESTRICTIVE NOTICE

THESE DESIGNS, DRAWINGS, AND
SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY
OF GOUVIS ENGINEERING CONSULTING
GROUP. THEY ARE THE SUBJECTOF COPYRIGHT
AND OTHER LEGAL PROTECTION. THEY MAY BE
USED ONLY BY THEIR INTENDED RECIPIENT AND
ONLY FOR THE PROJECT DEPICTED HEREIN. NO
PART OF THESE DRAWINGS ARE TO BE COPIED,
TRANSFERRED, REPRODUCED, NOR CAN THEY
BE USED, IN WHOLE OR IN PART, BY ANY OTHER
PERSON OR FOR ANY OTHER PROJECT OR
STRUCTURE, WITHOUT THE PRIOR EXPRESS
WRITTEN CONSENT OF GOUVIS ENGINEERING
CONSULTING GROUP

© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED

Laurel Ranch Townhomes

DEVELOPER:

ARCHITECT:
Bassenian Lagoni

LOCATION:
Antioch County

REVISIONS

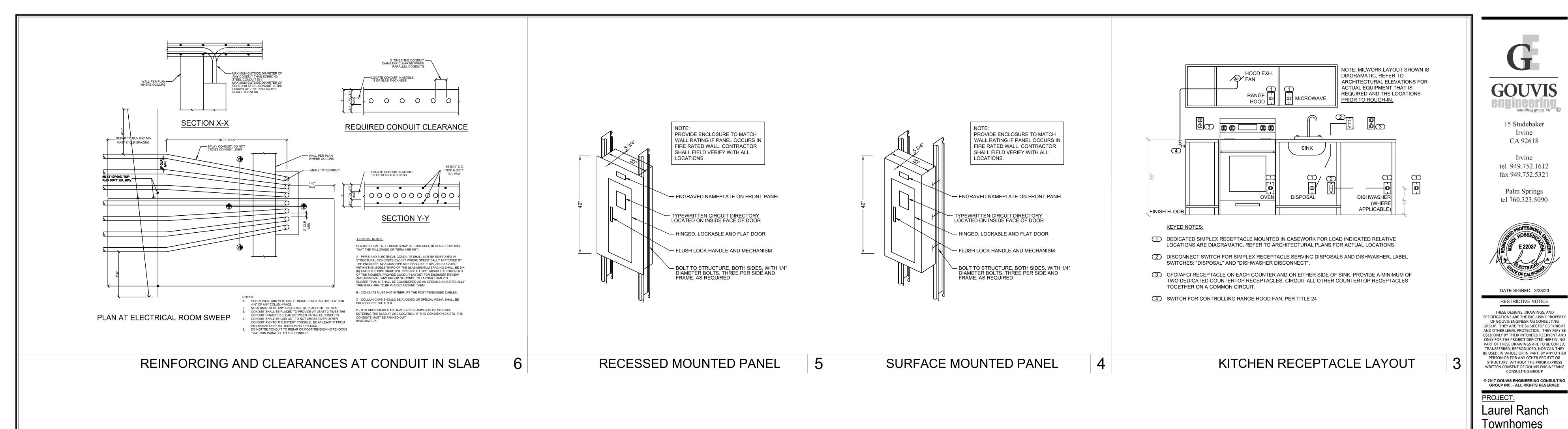
NO. DATE DESCRIPTION

SHEET NAME:

PROJECT NUMBER
66235

ENGINEER:
DRAFTER:

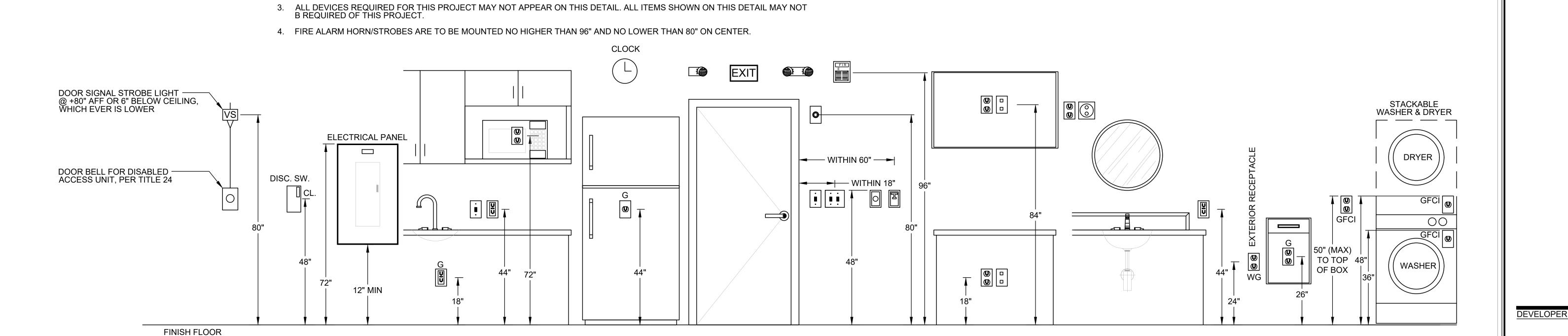
JED DATE:8/17/202

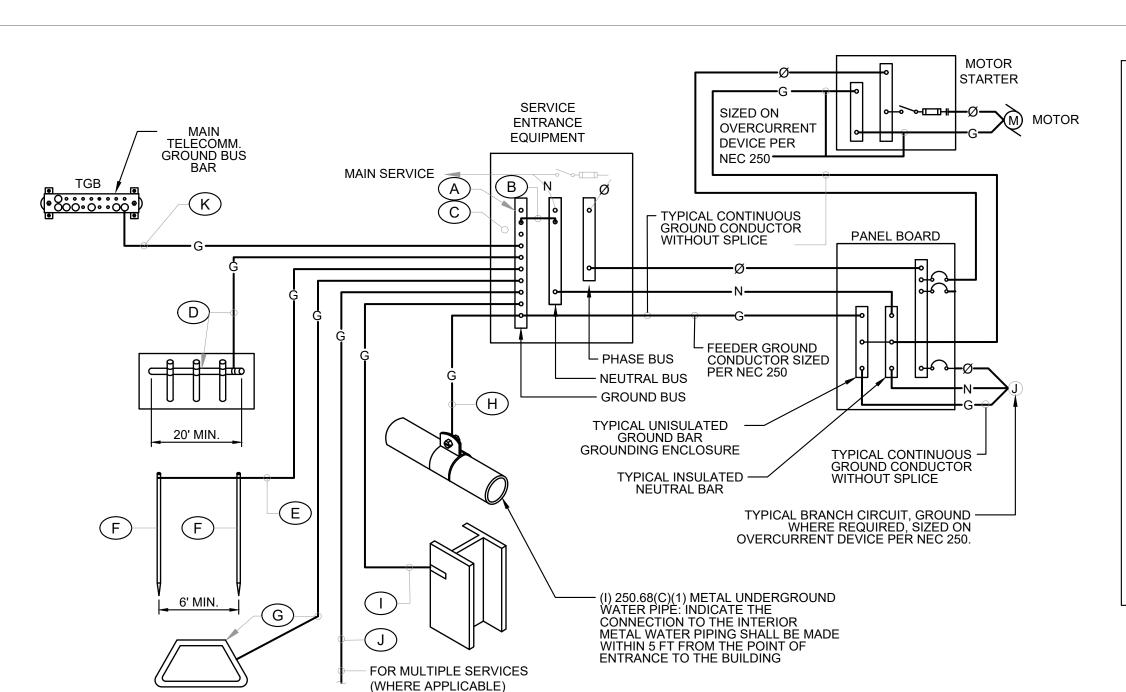


1. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL TELEVISION OUTLETS WITH THE ARCHITECT PRIOR TO INSTALLATION.

SHALL FIELD ADJUST THE HEIGHTS OF THE DEVICES AS REQUIRED FOR PROPER MOUNTING OF THE DEVICES.

2. ALL DEVICES SHOWN ON THIS DETAIL ARE FOR REFERENCES OF MOUNTING HEIGHTS ONLY. THE ELECTRICAL CONTRACTOR





	FACTORY INSTALLED GROUND BUS BAR	B INTEGRATED BUS BAR MAIN BOND JUMPER	INTEGRATED BUS BAR CASE BOND JUMPER	CONCRETE ENCASED ELECTRODE (UFER)	GROUDING ELECTRODE CONDUCTOR TO ROD, PIPE OR PLATE	CU or CU-CLAD STEEL GROUND ROD	G COPPER GROUND RING CONDUCTOR	H METALLIC PIPING BONDING CONDUCTOR	BUILDING STEEL BONDING CONDUCTOR	MULTIPLE SERVICE BONDING CONDUCTOR	K TELEPHONE SYSTEM BONDING CONDUCTOR
SELECTIVE CONTRACTOR OF THE PROPERTY OF THE PR		N.E.C 250.102	N.E.C 250.102	N.E.C 250.50(c) 250.66(b)	N.E.C Table 250.66	N.E.C 250.52(A)(S)	N.E.C 250.50(d) 250.66(c)	N.E.C 250.50(a) 250.66	N.E.C 250.50(b) 250.66	N.E.C 250.66	
200 AMP ND LESS	, ED NS NS	#4	#4	#4	#4	3/4" x 10'	#2	#4	#4	#4	#6
25 AMP	E AL O ON SENC ATIO	#2	#2	#4	#2	3/4" x 10'	#2	#2	#2	#2	#6
100 AMP	DATI ATEI EFEF	#1/0	#1/0	#4	#1/0	3/4" x 10'	#1/0	#1/0	#1/0	#1/0	#6
600 AMP	AMO FDIC PEC	#2/0	#2/0	#4	#3/0	3/4" x 10'	#2/0	#2/0	#2/0	#2/0	#6
300 AMP	CON AS IN AD/O OR S	#3/0	#3/0	#4	#3/0	3/4" x 10'	#3/0	#3/0	#3/0	#3/0	#6
000 AMP	O AC IGS / M AN	#3/0	#3/0	#4	#3/0	3/4" x 10'	#3/0	#3/0	#3/0	#3/0	#6
200 AMP	E LU GRA PLA	250kcMIL	250kcMIL	#4	#3/0	3/4" x 10'	#3/0	#3/0	#3/0	#3/0	#6
600 AMP	SIZE WIR DIA	350kcMIL	350kcMIL	#4	#3/0	3/4" x 10'	#3/0	#3/0	#3/0	#3/0	#6
000 AMP	JND JND JNG HERE	400kcMIL	400kcMIL	#4	#3/0	3/4" x 10'	#3/0	#3/0	#3/0	#3/0	#6
500 AMP	SHALL BE SIZED TO ACCOMMODATE ALL GROUND WIRE LUGS AS INDICATED ON GROUNDING DIAGRAM AND/OR REFERENCED ELSEWHERE ON PLANS OR SPECIFICATIONS	500kcMIL	500kcMIL	#4	#3/0	3/4" x 10'	#3/0	#3/0	#3/0	#3/0	#6
000 AMP	S C GRC GRC	500kcMIL	500kcMIL	#4	#3/0	3/4" x 10'	#3/0	#3/0	#3/0	#3/0	#6

GROUNDING SYSTEM GENERAL NOTES

- 1. THE GROUNDING ELECTRODE SYSTEM SHALL CONSIST OF ITEMS A, B, C, D, E, F AND G WHERE APPLICABLE.
- 2. ITEMS H, AND J MUST BE BONDED TOGETHER AND TO THE GROUNDING ELECTRODE SYSTEM WHEN THEY ARE PRESENT.

TYPICAL ELECTRICAL DEVICE HEIGHT

- ITEM D CONCRETE ENCASED ELECTRODE (UFER) SHALL HAVE UFER SUPPORT CONSISTING OF 5/8 "x 10 'COPPER GROUND ROD CUT INT02 SECTIONS AND DRIVEN FOR SUPPORT OF UFER CONDUCTOR ONLY COPPER TO COPPER CONNECTIONS ARE ACCEPTABLE. DO NOT USE RE - BAR FOR UFER SUPPORT (THIS IS TO AVOID THE HARMFUL EFFECTS OF DISSIMILAR METALS IN CONTACT.) A UL.LISTED COPPER TO RE - BAR CLAMP (SUCH AS GRAVES JONES BOND "SYSTEM) IS AN APPROVED ALTERNATIVE.
- 4. THIS DETAIL IS PROVIDE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, ARTICLE 250, PERTAINING TO
- THE "GROUNDING ELECTRODE SYSTEM".
- 5. ALL SPLICING SHALL BE ACCOMPLISHED VIA EXOTHERMIC WELD (CAD WELD) ONLY.
- 6. ALL CONDUCTOR SIZING INDICATED ON THE GROUNDING SCHEDULE ARE FOR COPPER CONDUCTORS, ALUMINUM IS NOT PERMITTED
- 7. ANY VARIANCES FROM THIS DIAGRAM AND ASSOCIATED SCHEDULE AND NOTES MUST BE REQUESTED AND
- APPROVED IN WRITING PRIOR TO INSTALLATION.
- ALL INSTALLATIONS SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF N.E.C. ARTICLE 250 (ALL SUBPARAGRAPHS) AND ALL STATE AND LOCAL REQUIREMENTS.
- 9. THE GROUNDING SYSTEM SHALL PROVIDE LESS COAL (4) FOUR OHMS RESISTANCE TO GROUND AT THE SERVICE CONNECTION. THE RESULTS SHALL BE VERIFIED BY AN INDEPENDENT TESTING AGENCY VIA GROUND TEXT (FALL OF POTENTIAL) AND SUBMITTED TO. ELECTRICAL ENGINEER UPON COMPLETION OF PROJECT

ENGINEER:

TYPICAL SYSTEM GROUNDING AND BONDING

DETAILS

ARCHITECT:

LOCATION:

Antioch County

REVISIONS

NO. DATE DESCRIPTION

Bassenian Lagoni

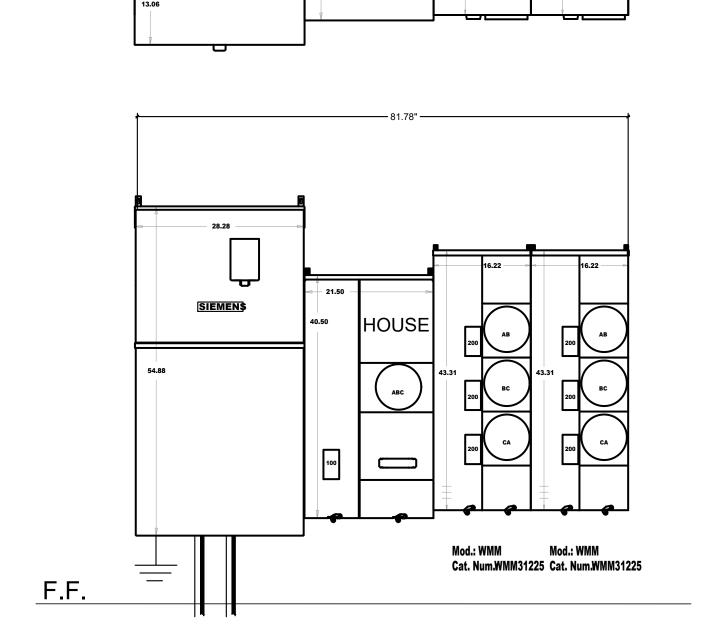
KEYED NOTES

- VERIFY WITH SERVICE PLANNER FOR AIC RATING AND ELECTRICAL INFORMATION BEFORE ISSUING ANY BID. NOTIFY ENGINEER IMMEDIATELY IF MAJOR DISCREPANCIES
- 2 STUB UP CONDUIT FOR PV SYSTEM. PV SYSTEM SHALL BE SUBMITTED UNDER A SEPARATE PERMIT. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH PV CONSULTANT FOR THE EXACT SIZE OF CONDUIT AND ALL ELECTRICAL REQUIREMENTS
- (3) REFER TO UTILITY PLAN FOR LAYOUT AND EXACT CONDUIT AND WIRE SIZE.

GENERAL NOTES

- THE MAXIMUM AVAILABLE FAULT CURRENT IS BASED ON WORST CASE FAULT CURRENT PUBLISHED BY THE UTILITY COMPANY. CONTRACTOR TO OBTAIN FAULT CURRENT LETTER FROM UTILITY COMPANY FOR EACH SERVICE BEFORE ORDERING SWITCHBOARD. IF AVAILABLE FAULT CURRENT IS HIGHER THAN SHOWN IN THE DRAWINGS, CONTACT ELECTRICAL ENGINEER IMMEDIATELY.
- 2. LETTER FOR SHORT CIRCUIT CURRENT VALUE FROM UTILITY COMPANY SHALL BE AVAILABLE AT THE JOB SITE FOR INSPECTION.
- 3. ELECTRICAL EQUIPMENT SHALL BE LISTED BY THE CITY, WHERE THE PROJECT IS LOCATED, RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT.
- 4. ALL NEW CIRCUIT BREAKERS, FUSIBLE SWITCHES AND ELECTRICAL EQUIPMENT SHALL BE FULLY RATED HAVING A SHORT-CIRCUIT (AIC) RATING EXCEEDING THE AVAILABLE SHORT-CIRCUIT CURRENT AT THE EQUIPMENT. SERIES RATING OF EQUIPMENT IS NOT ALLOWED.
- 5. ALL SWITCHBOARDS AND DISTRIBUTION BOARDS SHALL HAVE:
- 5.1. TIN-PLATED ALUMINUM BUSSING WITH RECTANGULAR CROSS SECTION. HORIZONTAL AND VERTICAL BUSSING SHALL BE FULL LENGTH AND SHALL HAVE PROVISIONS FOR FUTURE EXTENSIONS. ALL BUSSING SHALL HAVE MINIMUM WITHSTAND RATING EQUAL TO THE AVAILABLE FAULT CURRENT INDICATED. ALL VERTICAL AND HORIZONTAL BUSSING SHALL BE RATED AT FULL CAPACITY IN ALL SWITCHBOARD AND DISTRIBUTION BOARD SECTIONS. PROVIDE 100% NEUTRAL BUSSING MINIMUM UNLESS OTHERWISE NOTED. PROVIDE FULL LENGTH GROUND BUS AND, WHERE INDICATED ON PLANS, ISOLATED GROUND BUSSING. PROVIDE REAR WIRE WAY IN ALL SWITCHBOARD SECTIONS.
- 5.2. LUGS SUITABLE FOR USE WITH COPPER OR ALUMINUM CONDUCTORS LISTED FOR USE WITH 75 DEGREE CELSIUS AMPACITY CONDUCTORS.
- 5.3. PERMANENT PLACARD(S) MARKED PER THE SPECIFICATIONS AND PER NEC (OR CEC-WHERE ADOPTED) SECTIONS 225.37, 230.2(E), 690.56, 692.56, 700.7, 701.7, 702.7, AND 705.10 DENOTING THE PRESENCE OF ADDITIONAL SERVICES, PHOTOVOLTAIC SYSTEMS, FUEL CELLS, EMERGENCY OR
- STAND-BY POWER SOURCES AS APPLICABLE.
 5.4. SINGLE LINE DIAGRAM SHOWN IS A "FULLY RATED SYSTEM" UNLESS NOTED. OTHERWISE.
- 5.5. THE MAXIMUM COMBINED VOLTAGE DROP ON BOTH INSTALLED FEEDER CONDUCTORS AND BRANCH CONDUCTORS TO THE FARTHEST CONNECTED LOAD OR OUTLET SHALL NOT EXCEED 5 PERCENT.
- 5.6. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED, LISTED, OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY ACCREDITED BY THE "UNITED STATES OCCUPATIONAL SAFETY HEALTH ADMINISTRATION".

BUILDING 2-6-PLEX 600AMPS, MAIN BREAKER, THREE PHASE SWITCHBOARD 6 UNITS & 1 HOUSE METER



—— BUILDING 2 - 6-PLEX - 'MS2' 600AMP - 120/208V, 3Ø, 4W 42,000 RMS SYM 600A BUS 42K AIC 42K AIC 120/208V, 3Ø, 4W 31) UTILITY XFMR PANEL 'HP2' POLYMER CONCRETE PAD ¬ GROUNDING — ____ SECONDARY CONDUIT -- PRIMARY CONDUIT

Irvine tel 949.752.1612 fax 949.752.5321 Palm Springs tel 760.323.5090 DATE SIGNED: 3/28/23 RESTRICTIVE NOTICE THESE DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF GOUVIS ENGINEERING CONSULTING GROUP. THEY ARE THE SUBJECTOF COPYRIGHT AND OTHER LEGAL PROTECTION. THEY MAY BE USED ONLY BY THEIR INTENDED RECIPIENT AND ONLY FOR THE PROJECT DEPICTED HEREIN. NO PART OF THESE DRAWINGS ARE TO BE COPIED, TRANSFERRED, REPRODUCED, NOR CAN THEY BE USED, IN WHOLE OR IN PART, BY ANY OTHER PERSON OR FOR ANY OTHER PROJECT OR STRUCTURE, WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF GOUVIS ENGINEERING CONSULTING GROUP

PROJECT:

Laurel Ranch

© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED

15 Studebaker

Irvine

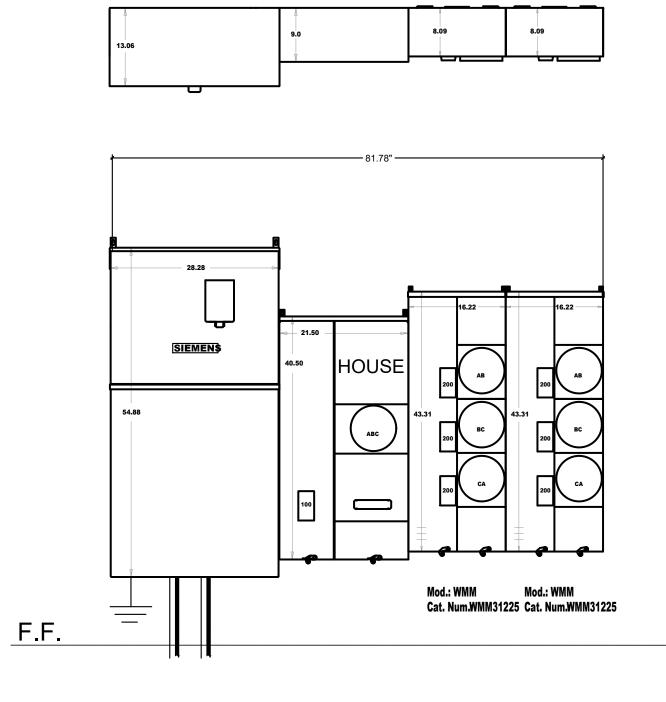
CA 92618

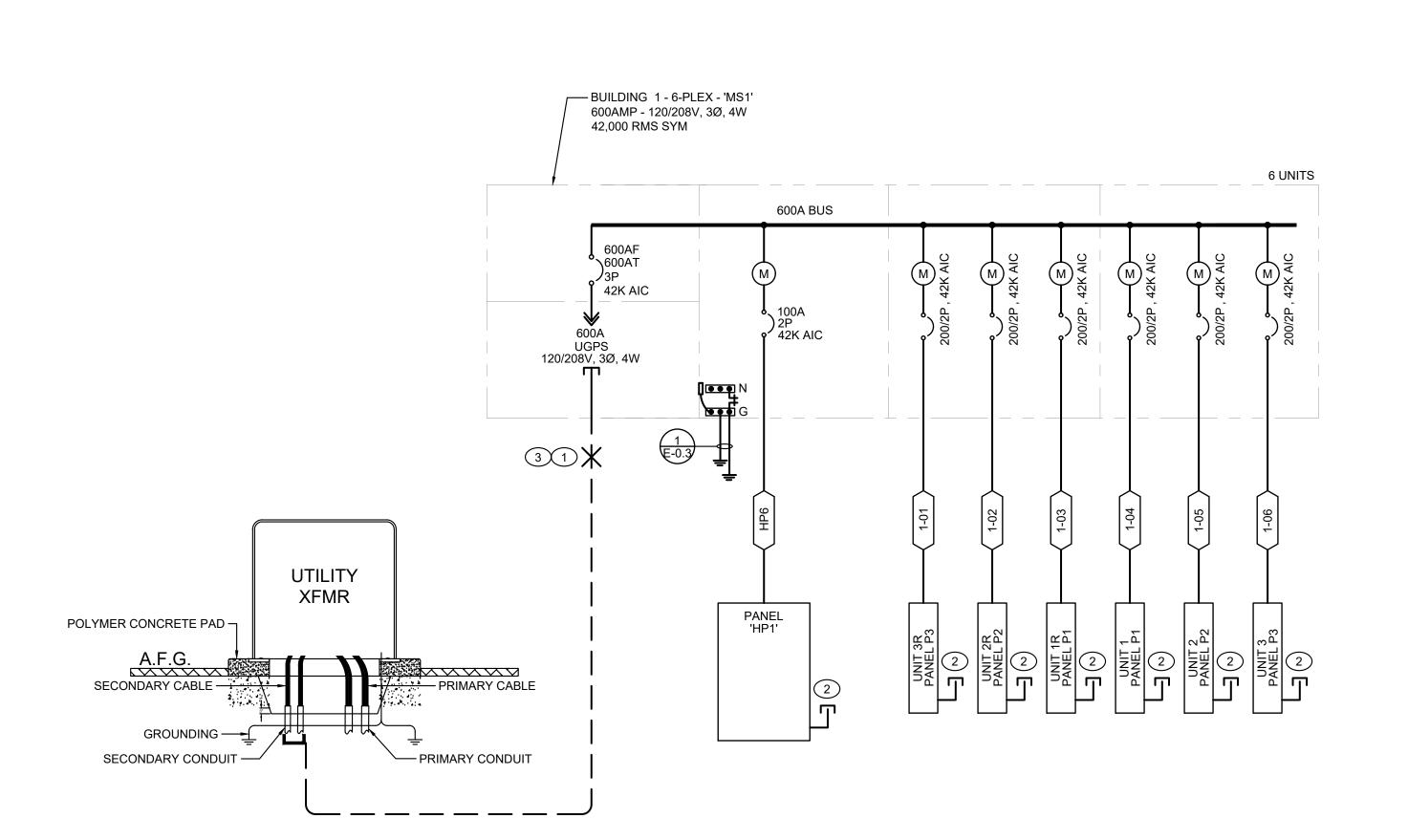
Laurel Ranch Townhomes

B ELECTRICAL EQUIPMENT ELEVATION - BUILDING 2 - 6-PLEX SCALE: 3/4": 1'-0"

SINGLE LINE DIAGRAM - BUILDING 2 - 6-PLEX

BUILDING 1 - 6-PLEX 600AMPS, MAIN BREAKER, THREE PHASE SWITCHBOARD 6 UNITS & 1 HOUSE METER





REVISIONS

NO. DATE DESCRIPTION

ARCHITECT:

LOCATION:

Bassenian Lagoni

SINGLE LINE DIAGRAM BUILDING 1 & 2 - 6-PLEX

66235

ENGINEER:

RAFTER: HEET NUMBER:

A ELECTRICAL EQUIPMENT ELEVATION - BUILDING 1 - 6-PLEX

SCALE: 3/4": 1'-0"

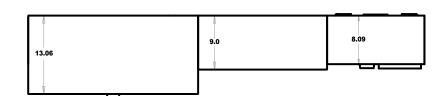
KEYED NOTES

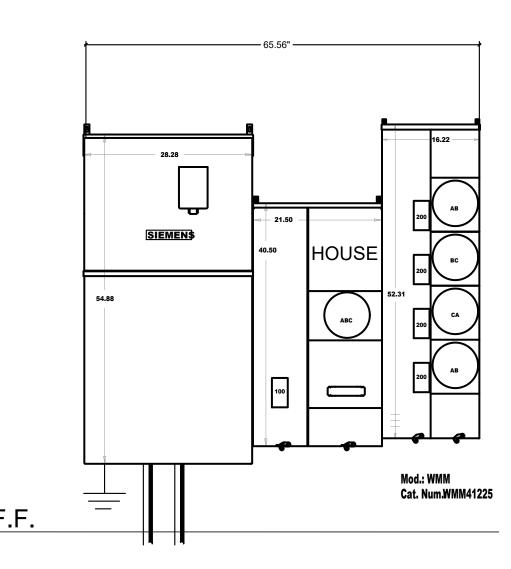
- 1 VERIFY WITH SERVICE PLANNER FOR AIC RATING AND ELECTRICAL INFORMATION BEFORE ISSUING ANY BID. NOTIFY ENGINEER IMMEDIATELY IF MAJOR DISCREPANCIES
- (2) STUB UP CONDUIT FOR PV SYSTEM. PV SYSTEM SHALL BE SUBMITTED UNDER A SEPARATE PERMIT. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH PV CONSULTANT FOR THE EXACT SIZE OF CONDUIT AND ALL ELECTRICAL REQUIREMENTS
- (3) REFER TO UTILITY PLAN FOR LAYOUT AND EXACT CONDUIT AND WIRE SIZE.

GENERAL NOTES

- 1. THE MAXIMUM AVAILABLE FAULT CURRENT IS BASED ON WORST CASE FAULT CURRENT PUBLISHED BY THE UTILITY COMPANY. CONTRACTOR TO OBTAIN FAULT CURRENT LETTER FROM UTILITY COMPANY FOR EACH SERVICE BEFORE ORDERING SWITCHBOARD. IF AVAILABLE FAULT CURRENT IS HIGHER THAN SHOWN IN THE DRAWINGS, CONTACT ELECTRICAL ENGINEER IMMEDIATELY.
- 2. LETTER FOR SHORT CIRCUIT CURRENT VALUE FROM UTILITY COMPANY SHALL BE AVAILABLE AT THE JOB SITE FOR INSPECTION.
- 3. ELECTRICAL EQUIPMENT SHALL BE LISTED BY THE CITY, WHERE THE PROJECT IS LOCATED, RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT.
- 4. ALL NEW CIRCUIT BREAKERS, FUSIBLE SWITCHES AND ELECTRICAL EQUIPMENT SHALL BE FULLY RATED HAVING A SHORT-CIRCUIT (AIC) RATING EXCEEDING THE AVAILABLE SHORT-CIRCUIT CURRENT AT THE EQUIPMENT. SERIES RATING OF EQUIPMENT IS NOT ALLOWED.
- 5. ALL SWITCHBOARDS AND DISTRIBUTION BOARDS SHALL HAVE:
- 5.1. TIN-PLATED ALUMINUM BUSSING WITH RECTANGULAR CROSS SECTION. HORIZONTAL AND VERTICAL BUSSING SHALL BE FULL LENGTH AND SHALL HAVE PROVISIONS FOR FUTURE EXTENSIONS. ALL BUSSING SHALL HAVE MINIMUM WITHSTAND RATING EQUAL TO THE AVAILABLE FAULT CURRENT INDICATED. ALL VERTICAL AND HORIZONTAL BUSSING SHALL BE RATED AT FULL CAPACITY IN ALL SWITCHBOARD AND DISTRIBUTION BOARD SECTIONS. PROVIDE 100% NEUTRAL BUSSING MINIMUM UNLESS OTHERWISE NOTED. PROVIDE FULL LENGTH GROUND BUS AND, WHERE INDICATED ON PLANS, ISOLATED GROUND BUSSING. PROVIDE REAR WIRE WAY IN ALL SWITCHBOARD SECTIONS.
- 5.2. LUGS SUITABLE FOR USE WITH COPPER OR ALUMINUM CONDUCTORS LISTED FOR USE WITH 75 DEGREE CELSIUS AMPACITY CONDUCTORS.
- 5.3. PERMANENT PLACARD(S) MARKED PER THE SPECIFICATIONS AND PER NEC (OR CEC-WHERE ADOPTED) SECTIONS 225.37, 230.2(E), 690.56, 692.56, 700.7, 701.7, 702.7, AND 705.10 DENOTING THE PRESENCE OF ADDITIONAL SERVICES, PHOTOVOLTAIC SYSTEMS, FUEL CELLS, EMERGENCY OR
- STAND-BY POWER SOURCES AS APPLICABLE. 5.4. SINGLE LINE DIAGRAM SHOWN IS A "FULLY RATED SYSTEM" UNLESS NOTED. OTHERWISE.
- 5.5. THE MAXIMUM COMBINED VOLTAGE DROP ON BOTH INSTALLED FEEDER CONDUCTORS AND BRANCH CONDUCTORS TO THE FARTHEST CONNECTED LOAD OR OUTLET SHALL NOT EXCEED 5 PERCENT.
- 5.6. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED, LISTED, OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY ACCREDITED BY THE "UNITED STATES OCCUPATIONAL SAFETY HEALTH ADMINISTRATION".

BUILDING 4 - 4-PLEX 400AMPS, MAIN BREAKER, THREE PHASE SWITCHBOARD 4 UNITS & 1 HOUSE METER





ELECTRICAL EQUIPMENT ELEVATION - BUILDING C 4-PLEX
SCALE: 3/4": 1'-0"

BUILDING 4 - 4-PLEX - 'MS4' 400AMP - 120/208V, 3Ø, 4W 42,000 RMS SYM 4 UNITS 400A BUS 42K AIC 42K AIC 120/208V, 3Ø, 4W UTILITY POLYMER CONCRETE PAD ¬ A.F.G. SECONDARY CABLE -GROUNDING ——— SECONDARY CONDUIT — PRIMARY CONDUIT

SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY GROUP. THEY ARE THE SUBJECTOF COPYRIGHT AND OTHER LEGAL PROTECTION. THEY MAY BE USED ONLY BY THEIR INTENDED RECIPIENT AND ONLY FOR THE PROJECT DEPICTED HEREIN. NO PART OF THESE DRAWINGS ARE TO BE COPIED,

15 Studebaker

Irvine CA 92618

Irvine

tel 949.752.1612

fax 949.752.5321

Palm Springs tel 760.323.5090

DATE SIGNED: 3/28/23

RESTRICTIVE NOTICE

THESE DESIGNS, DRAWINGS, AND

OF GOUVIS ENGINEERING CONSULTING

TRANSFERRED, REPRODUCED, NOR CAN THEY

BE USED, IN WHOLE OR IN PART, BY ANY OTHER

PERSON OR FOR ANY OTHER PROJECT OR STRUCTURE, WITHOUT THE PRIOR EXPRESS

WRITTEN CONSENT OF GOUVIS ENGINEERING

CONSULTING GROUP

© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED

Townhomes

SINGLE LINE DIAGRAM - BUILDING 4 - 4-PLEX

BUILDING 3 - 5-PLEX 600AMPS, MAIN BREAKER, THREE PHASE SWITCHBOARD 5 UNITS & 1 HOUSE METER

BUILDING 3 - 5-PLEX - 'MS3' 600AMP - 120/208V, 3Ø, 4W 42,000 RMS SYM 5 UNITS 600A BUS 42K AIC 600A UGPS 120/208V, 3Ø, 4W 31)* UTILITY PANEL 'HP3' POLYMER CONCRETE PAD -SECONDARY CONDUIT —

ELECTRICAL EQUIPMENT ELEVATION - BUILDING B 5-PLEX
SCALE: 3/4": 1'-0"

ARCHITECT:

Bassenian Lagoni

LOCATION:

REVISIONS NO. DATE DESCRIPTION

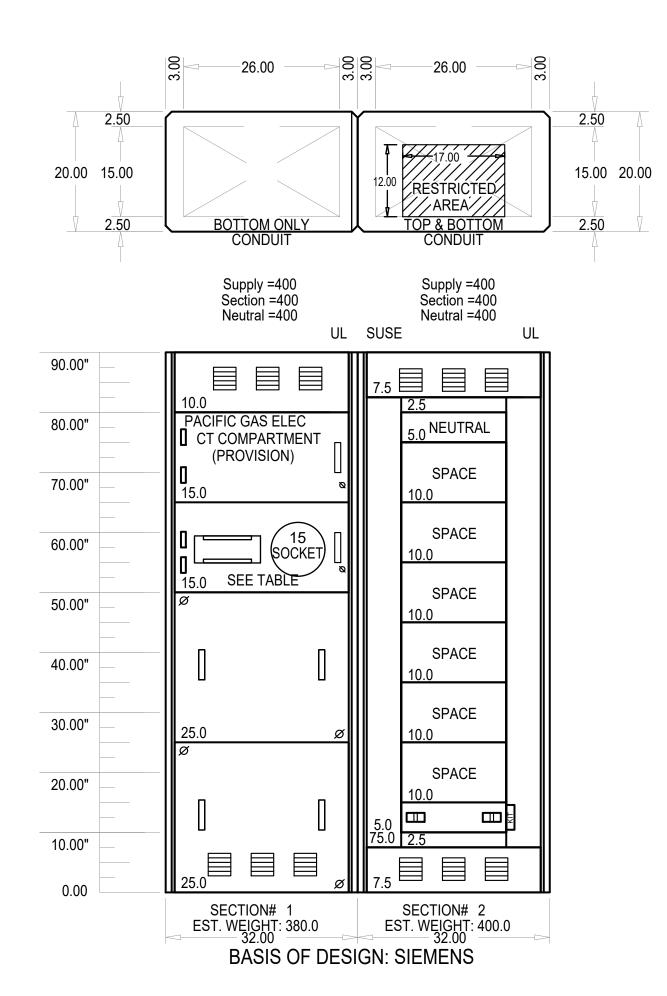
SINGLE LINE DIAGRAM BUILDING 3 & 4

KEYED NOTES

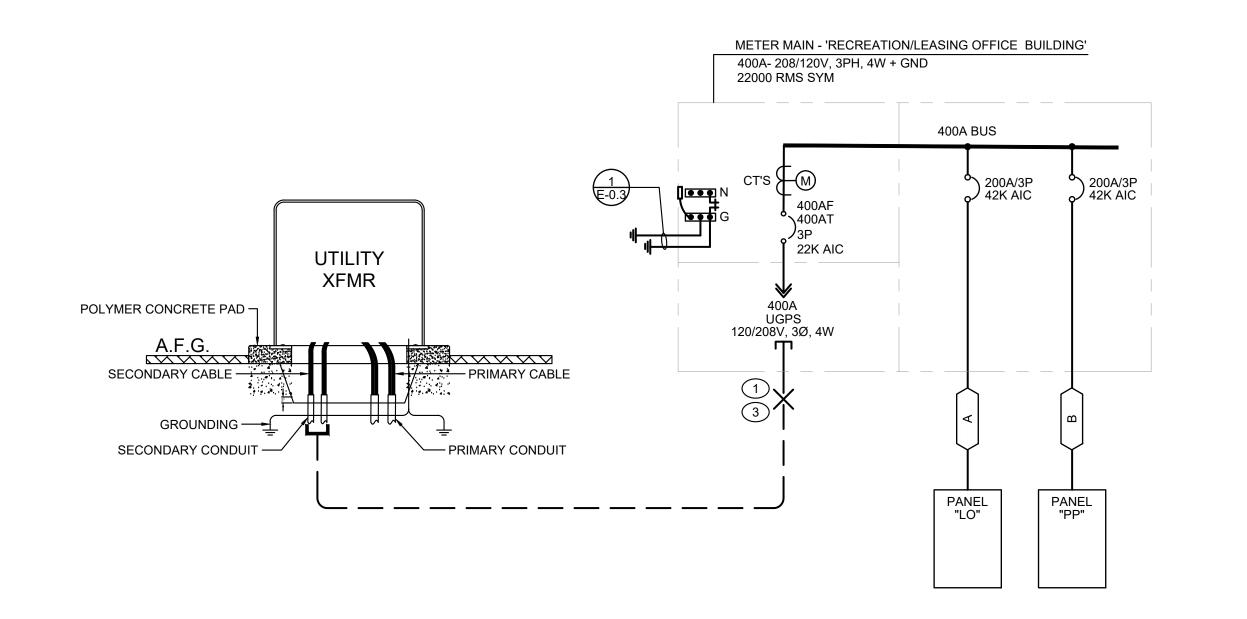
- (1) VERIFY WITH SERVICE PLANNER FOR AIC RATING AND ELECTRICAL INFORMATION BEFORE ISSUING ANY BID. NOTIFY ENGINEER IMMEDIATELY IF MAJOR DISCREPANCIES
- 2 STUB UP CONDUIT FOR PV SYSTEM. PV SYSTEM SHALL BE SUBMITTED UNDER A SEPARATE PERMIT. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH PV CONSULTANT FOR THE EXACT SIZE OF CONDUIT AND ALL ELECTRICAL REQUIREMENTS
- (3) REFER TO UTILITY PLAN FOR LAYOUT AND EXACT CONDUIT AND WIRE SIZE.

GENERAL NOTES

- 1. THE MAXIMUM AVAILABLE FAULT CURRENT IS BASED ON WORST CASE FAULT CURRENT PUBLISHED BY THE UTILITY COMPANY. CONTRACTOR TO OBTAIN FAULT CURRENT LETTER FROM UTILITY COMPANY FOR EACH SERVICE BEFORE ORDERING SWITCHBOARD. IF AVAILABLE FAULT CURRENT IS HIGHER THAN SHOWN IN THE DRAWINGS, CONTACT ELECTRICAL ENGINEER IMMEDIATELY.
- 2. LETTER FOR SHORT CIRCUIT CURRENT VALUE FROM UTILITY COMPANY SHALL BE AVAILABLE AT THE JOB SITE FOR INSPECTION.
- 3. ELECTRICAL EQUIPMENT SHALL BE LISTED BY THE CITY, WHERE THE PROJECT IS LOCATED, RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT.
- 4. ALL NEW CIRCUIT BREAKERS, FUSIBLE SWITCHES AND ELECTRICAL EQUIPMENT SHALL BE FULLY RATED HAVING A SHORT-CIRCUIT (AIC) RATING EXCEEDING THE AVAILABLE SHORT-CIRCUIT CURRENT AT THE EQUIPMENT. SERIES RATING OF EQUIPMENT IS NOT ALLOWED.
- 5. ALL SWITCHBOARDS AND DISTRIBUTION BOARDS SHALL HAVE:
- 5.1. TIN-PLATED ALUMINUM BUSSING WITH RECTANGULAR CROSS SECTION. HORIZONTAL AND VERTICAL BUSSING SHALL BE FULL LENGTH AND SHALL HAVE PROVISIONS FOR FUTURE EXTENSIONS. ALL BUSSING SHALL HAVE MINIMUM WITHSTAND RATING EQUAL TO THE AVAILABLE FAULT CURRENT INDICATED. ALL VERTICAL AND HORIZONTAL BUSSING SHALL BE RATED AT FULL CAPACITY IN ALL SWITCHBOARD AND DISTRIBUTION BOARD SECTIONS. PROVIDE 100% NEUTRAL BUSSING MINIMUM UNLESS OTHERWISE NOTED. PROVIDE FULL LENGTH GROUND BUS AND, WHERE INDICATED ON PLANS, ISOLATED GROUND BUSSING. PROVIDE REAR WIRE WAY IN ALL SWITCHBOARD SECTIONS.
- 5.2. LUGS SUITABLE FOR USE WITH COPPER OR ALUMINUM CONDUCTORS LISTED FOR USE WITH 75 DEGREE CELSIUS AMPACITY CONDUCTORS.
- 5.3. PERMANENT PLACARD(S) MARKED PER THE SPECIFICATIONS AND PER NEC (OR CEC-WHERE ADOPTED) SECTIONS 225.37, 230.2(E), 690.56, 692.56, 700.7, 701.7, 702.7, AND 705.10 DENOTING THE PRESENCE OF ADDITIONAL SERVICES, PHOTOVOLTAIC SYSTEMS, FUEL CELLS, EMERGENCY OR
- STAND-BY POWER SOURCES AS APPLICABLE. 5.4. SINGLE LINE DIAGRAM SHOWN IS A "FULLY RATED SYSTEM" UNLESS NOTED. OTHERWISE.
- 5.5. THE MAXIMUM COMBINED VOLTAGE DROP ON BOTH INSTALLED FEEDER CONDUCTORS AND BRANCH CONDUCTORS TO THE FARTHEST CONNECTED LOAD OR OUTLET SHALL NOT EXCEED 5 PERCENT.
- 5.6. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED, LISTED, OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY ACCREDITED BY THE "UNITED STATES OCCUPATIONAL SAFETY HEALTH ADMINISTRATION".



ELECTRICAL EQUIPMENT ELEVATION - RECREATION/LEASING OFFICE BUILDING



15 Studebaker Irvine CA 92618

Irvine tel 949.752.1612 fax 949.752.5321

> Palm Springs tel 760.323.5090



DATE SIGNED: 3/28/23

RESTRICTIVE NOTICE

THESE DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF GOUVIS ENGINEERING CONSULTING GROUP. THEY ARE THE SUBJECTOF COPYRIGHT AND OTHER LEGAL PROTECTION. THEY MAY BE USED ONLY BY THEIR INTENDED RECIPIENT AND ONLY FOR THE PROJECT DEPICTED HEREIN. NO PART OF THESE DRAWINGS ARE TO BE COPIED, TRANSFERRED, REPRODUCED, NOR CAN THEY BE USED, IN WHOLE OR IN PART, BY ANY OTHER PERSON OR FOR ANY OTHER PROJECT OR STRUCTURE, WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF GOUVIS ENGINEERING CONSULTING GROUP

© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED

ARCHITECT: Bassenian Lagoni

LOCATION:

REVISIONS NO. DATE DESCRIPTION SINGLE LINE DIAGRAM RECREATION/LEASING OFFICE

MECHANICAL EQUIPMENT SCHEDULE GENERAL NOTES:

A. FUSED AS RECOMMENDED BY MANUFACTURER.

B. REFER TO MECHANICAL DRAWING FOR MORE INFORMATION ABOUT MECHANICAL EQUIPMENTS.

			ΕOI		1 = N	T	HEDULE	
	IVILOTIAL	NICAL				1	IILDULL	
			EQ		<u>IT RATII</u> MOTOR		FLICED	CIDCUIT DATA
ITEM	DESCRIPTION	VOLTS	HP	FLA	MCA	МОСР	FUSED DISCONNECT	CIRCUIT DATA CONDUIT - WIRE
HP 24	HEAT PUMP	208	-	11.6	14.5	25	30AS-2P-25AF	P1-24,26 3/4"C-2#10, 1#10E.G.
HP 30	HEAT PUMP	208	-	14.56	18.2	30	30AS-2P-30AF	PX-24,26 3/4"C-2#10, 1#10E.G.
HP 48	HEAT PUMP	208	-	26.24	32.8	50	60AS-2P-50AF	LO-39,41 1"C-2#6, 1#10E.G.
FC 24	FAN COIL	208	-	4.24	5.3	15	\$ ^M	P1-23,25 3/4"C-2#12, 1#12E.G.
FC 30	FAN COIL	208	-	4.24	5.3	15	\$ ^M ₂	PX-23,25 3/4"C-2#12, 1#12E.G.
FC 48	FAN COIL	208	-	6.08	7.6	15	\$ ^M ₂	LO-43,45 3/4"C-2#12, 1#12E.G.
EF R	EXHAUST FAN	120	14.5 W	-	-	-	\$ ^M	PX-XX 3/4"C-2#12, 1#12E.G.
EF B	EXHAUST FAN	120	29.4 W	-	-	-	\$ ^M	PX-XX 3/4"C-2#12, 1#12E.G.
EF B1	EXHAUST FAN	120	29.4 W	-	-	-	\$ ^M	PX-XX 3/4"C-2#12, 1#12E.G.
EF R2	EXHAUST FAN	120	37.0 W	-	-	-	\$ ^M	PX-XX 3/4"C-2#12, 1#12E.G.
(EF) P	EXHAUST FAN	120	63.0 W	-	-	-	\$ ^M	PX-XX 3/4"C-2#12, 1#12E.G.
(EF) M	EXHAUST FAN	120	212.0 W	-	-	-	\$ ^M	PX-XX 3/4"C-2#12, 1#12E.G.
	PLUM	BING	EQU	JIPN	1EN	T SC	HEDULE	
WH 1	ELECTRIC WATER HEATER	208	4992 W					PX-28,30 3/4"C-2#10, 1#10E.G.
TWH 1	TANKLESS WATER HEATER	120	180 W					LO-31 3/4"C-2#10, 1#10E.G.
CP 1	CIRCUIT PUMP	120	180 W					LO-35 3/4"C-2#10, 1#10E.G.

NOTE:

1. FUSED/FUSED SIZE PER MANUFACTURER'S RECOMMENDATION. ELECTRICAL CONTRACTOR SHALL VERIFY PRIOR TO ROUGH-IN.

	UNIT SERVICE LOAD CA	LCULATION		1
NEC	LOAD GROUP	Unit 1	Unit 2	Unit 3
	Area SQ. FT.	941	1395	1504
	GENERAL LIGHTING			
220.82(B)(1)	3X Area	2823	4185	4512
220.82(B)(2)	Small Appliance	3000	3000	3000
	Laundry Load (Washer)	1500	1500	1500
	General Lighting Subtotal	7323	8685	9012
220.82(B)(3)a	OTHER FIXED APPLIANCES			
	Garbage Disposer	1200	1200	1200
	Dishwasher	1200	1200	1200
	Microwave	1500	1500	1500
	Garage Door Opener	1200	1200	1200
	Total Fixed Appliance	5100	5100	5100
220.82(B)(3)b	COOKING LOAD			
	Electric Range	8000	8000	8000
	Total Cooking Load	8000	8000	8000
220.82(B)(3)c	LAUNDRY LOADS			
	Electric Clothes Dryer	5000	5000	5000
	Total Laundry Load	5000	5000	5000
220.82(B)(3)d	WATER HEATERS			
	Water Heater	4992	4992	4992
	TOTAL GENERAL LOAD	30415	31777	32104
	First 10KVA at 100%	10000	10000	10000
	Remainder at 40%	8166	8710.8	8841.6
	Subtotal General Load	18166	18710.8	18841.
220.82(C)	HEATING AND AIR-CONDITIONING LOAD			
	Total CU/HP Load	2414	3028	3028
	Fancoil Unit/Air Handling Unit	882	882	882
	Total	3296	3910	3910
	OTHER LOADS			
	ADF	180	180	180
	EV Charger	10400	10400	10400
	Total Other Load	10580	10580	10580
	CALCULATED LOAD WITH DEMAND FACTOR	32042	33200.8	33331.
	AMPS CALCULATIONS			
	Volt	208	208	208
	Phase	1	1	1
	1			

	BUILDING 1 6-PLEX	SERVICE LOAD		1	
NEC	Name	Unit 1	Unit 2	Unit 3	TOTAL
	Number of Units	2	2	2	6
	General Lighting Loads	14646	17370	18024	50040
220.82(B)(3)a	Fixed Appliance Loads	10200	10200	10200	30600
220.82(B)(3)b	Cooking Loads	16000	16000	16000	48000
220.82(C)	Air Conditioning Loads	6592	7820	7820	22232
220.82(B)(3)c	Electric Clothes Dryer	10000	10000	10000	30000
220.82(B)(3)d	Water Heaters	9984	9984	9984	29952
	Other Load	360	360	360	1080
	SUBTOTAL	67782	71734	72388	211904
	TOTAL	211904			
	Demand Factor (Table 220-84)	0.44			•
	Demand Load	93238			
	Other Load (EV Charger)	62400		10400 VA per un	it
	House Load	20000			
	TOTAL LOAD	175638			
	Volts	208			
	Phase	3	7		
	Amps	488	600A - 120/208 ³	v, 3Ø4W service	required

	BUILDING 2 6-PLEX SE	RVICE LOAD (CALCULATION	1	
NEC	Name	Unit 1	Unit 2	Unit 3	TOTAL
	Number of Units	2	2	2	6
	General Lighting Loads	14646	17370	18024	50040
220.82(B)(3)a	Fixed Appliance Loads	10200	10200	10200	30600
220.82(B)(3)b	Cooking Loads	16000	16000	16000	48000
220.82(C)	Air Conditioning Loads	6592	7820	7820	22232
220.82(B)(3)c	Electric Clothes Dryer	10000	10000	10000	30000
220.82(B)(3)d	Water Heaters	9984	9984	9984	29952
	Other Load	360	360	360	1080
	SUBTOTAL	67782	71734	72388	211904
	TOTAL	211904			
	Demand Factor (Table 220-84)	0.44			
	Demand Load	93238	7		
	Other Load (EV Charger)	62400		10400 VA per un	it
	House Load	20000			
	TOTAL LOAD	175638	7		
	Volts	208	7		
	Phase	3	7		
	Amps	488	600A - 120/208\	, 3Ø4W service	required

	BUILDING 3 5-PLEX SERVI	CE LOAD CALCU	LATION	
NEC	Name	Unit 2	Unit 3	TOTAL
	Number of Units	3	2	5
	General Lighting Loads	26055	18024	44079
220.82(B)(3)a	Fixed Appliance Loads	15300	10200	25500
220.82(B)(3)b	Cooking Loads	24000	16000	40000
220.82(C)	Air Conditioning Loads	11730	7820	19550
220.82(B)(3)c	Electric Clothes Dryer	15000	10000	25000
220.82(B)(3)d	Water Heaters	14976	9984	24960
	Other Load	540	360	900
	SUBTOTAL	107601	72388	179989
	TOTAL	179989		
	Demand Factor (Table 220-84)	0.45		
	Demand Load	80995		
	Other Load (EV Charger)	52000	10400 V	A per unit
	House Load	20000		
	TOTAL LOAD	152995		
	Volts	208		
	Phase	3		
	Amps	425	600A - 120/208 required	v, 3Ø4W serv

	BUILDING 4 4-PLEX SERVICE	LOAD CALCU	LATION	
NEC	Name	Unit 2	Unit 3	TOTAL
	Number of Units	2	2	4
	General Lighting Loads	17370	18024	35394
220.82(B)(3)a	Fixed Appliance Loads	10200	10200	20400
220.82(B)(3)b	Cooking Loads	16000	16000	32000
220.82(C)	Air Conditioning Loads	7820	7820	15640
220.82(B)(3)c	Electric Clothes Dryer	10000	10000	20000
220.82(B)(3)d	Water Heaters	9984	9984	19968
	Other Load	360	360	720
	SUBTOTAL	71734	72388	144122
	TOTAL	144122		
	Demand Factor (Table 220-84)	0.45		
	Demand Load	64855		
	Other Load (EV Charger)	41600	10400 V	A per unit
	House Load	20000		
	TOTAL LOAD	126455		
	Volts	208		
	Phase	3		
	Amps	352	400A - 120/208 required	v, 3Ø4W service

15 Studebaker Irvine CA 92618

Irvine tel 949.752.1612 fax 949.752.5321

> Palm Springs tel 760.323.5090



DATE SIGNED: 3/28/23

RESTRICTIVE NOTICE

THESE DESIGNS, DRAWINGS, AND
SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY
OF GOUVIS ENGINEERING CONSULTING
GROUP. THEY ARE THE SUBJECTOF COPYRIGHT
AND OTHER LEGAL PROTECTION. THEY MAY BE USED ONLY BY THEIR INTENDED RECIPIENT AND ONLY FOR THE PROJECT DEPICTED HEREIN. NO PART OF THESE DRAWINGS ARE TO BE COPIED, TRANSFERRED, REPRODUCED, NOR CAN THEY BE USED, IN WHOLE OR IN PART, BY ANY OTHER
PERSON OR FOR ANY OTHER PROJECT OR
STRUCTURE, WITHOUT THE PRIOR EXPRESS
WRITTEN CONSENT OF GOUVIS ENGINEERING
CONSULTING GROUP

© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED

ARCHITECT: Bassenian Lagoni

LOCATION:

REVISIONS NO. DATE DESCRIPTION

LOAD CALCULATIONS & EQUIPMENT SCHEDULES

PROVIDE (1) 3/4" C.O. WITH PULL WIRE FROM EQUIPMENT LOCATION TO RESPECTIVE EQUIPMENT CONTROL DEVICE FOR CONTROL WIRING AS REQUIRED. REFER TO MECHANICAL FOR EXACT CONTROL LOCATION AND ADDITIONAL REQUIREMENTS PRIOR TO ROUGH-IN.

										PΑ	NEL "LO	O"										
		MOUNTING	RECESSE)		DOUE	BLE L	.UG	NO		VOLTS			120/20	8(M	AIN	MLO				
		NEMA 3R	NO			200% NEUT			NO		PHASE			3		Вι	US	200				
		FEED THRU	NO			I/G BU			NO		WIRE			4		A.	.I.C.	22000				
Wire Size	C - R C	LOCATION	A	В	С	C L O T N G V	K	R M E I C S P C	B K R	N O T E S		N O T E S	B K	M R I E S C C P	K (N T		В	С	LOCATION	C I R C	Wire Size
#12CU	1	BUILDING LTG 1	500						20/1				20/1				1000			SITE LTG 1	2	#10CU
#12CU	3	BUILDING LTG 2		500					20/1				20/1					1000		SITE LTG 2	4	#10CU
#12CU	5	RECREATION RM LTG			207				20/1				20/1						369	MAINT./OFFICE RM LTG	6	#12CU
#12CU	7	BREEZEWAY/ REST RM LTG	511						20/1				20/1				42			ELECTRICAL RM LTG	8	#12CU
	9	SPARE		0					20/1				20/1					182		EXTERIOR LTG	10	#12CU
#12CU	11	FIRE PIT			720				20/1	G		G	20/1						360	BBQ REC.	12	#12CU
#12CU	13	RECREATION ROOM REC.	900						20/1				20/1				720			OFFICE REC. 1	14	#12CU
#12CU	15	KITCHEN REC. #1		1500					20/1				20/1					540		OFFICE REC. 2	16	#12CU
#12CU	17	KITCHEN REC. #2			1500				20/1				20/1						720	LEASING OFFICE REC.	18	#12CU
#12CU	19	DISHWASHER	1200						20/1				20/1				720			COVERED OUT DOOR REC.	20	#12CU
#12CU	21	GARBAGE DISPOSAL		1200					20/1				20/1					540		BREEZEWAY REC.	22	#12CU
#12CU	23	ICE			1000				20/1				20/1						1500	REST RM REC.	24	#12CU
#12CU	25	ROLL DOOR	1200						20/1				20/1				200			BUILDING TIME CLOCK	26	#12CU
#12CU	27	CART CHARGER		1800					20/1				20/1					180		IRRIGATION	28	#12CU
#12CU	29	DRINKING FOUNTAIN			180				20/1				20/1						360	CATV CAB	30	#12CU
#10CU	31	T.W.H	180						20/1				20/1				1080			EXTERIOR REC.	32	#12CU
	33	SPARE		0					20/1				20/1					200		FACP	34	#12CU
#10CU	35	C.P			180				20/1				20/1						720	TS/FS	36	#12CU
#12CU	37	MAINTENANCE REC.	540						20/1				20/1				360			ELECTRICAL RM REC.	38	#12CU
#6CU	39	HP-48		2729					50/2				20/1					300		EF-M	40	#12CU
	41				2729								20/2						1248	HP-12	42	#12CU
#12CU	43	FC-48	633						15/2								1248				44	
	45			633									20/1					0		SPARE	46	
	47	SPARE			0				20/1				20/1						0	SPARE	48	
	49	SPARE	0						20/1				20/1				0			SPARE	50	
	51	EV CAPABLE #1		3328		•			40/2				40/2			•		3328		EV CAPABLE #2	52	
	53				3328	•										•			3328		54	
			A =	11034						B =	17960						C =	18449				
			W/LCL A =	CL A = 11034 W/LCL B = 19624 W/LCL C = 20113													20113					
		TOTAL VA =	47443	W/ LCL =	50771		W/	LCL A	MPS =		141		TOTAL	LCL =		13	3312		x 0.25 =	3328		
		HIGH PHASE VA =	18449	W/ LCL =	20113		HIG	H PH	AMPS =		168		HIGH P	HASE I	_CL =	= 66	656		x 0.25 =	1664		
		KITCHEN DEMAND PER NEC 22	20-56	0 VA		5 =	0 V	A														
		NON-KITCHEN LOAD		50771 VA													KITCHEN	I DEMAND PI	ER PHASE			
		TOTAL		50771 VA	=	141 A	AT	120/20	08V - 3PH	H - 4W							11034	19624	20113			

* REFER TO MANUFACTURER SPEC SHEET FOR EXACT ELECTRICAL REQUIREMENTS, WIRE AND BREAKER SIZE.

** FOR BUILDING 10 **	

										PAN	IEL "HE	P10"										
		MOUNTING	RECESSED)		DOL	JBLE	LUG	;	NO		VOLT	S	•	120/2	208		MAIN		MLO		
		NEMA 3R	NO			200	% NE	UTR	AL	NO		PHAS	E	•	1			BUS		100		
		FEED THRU	NO			I/G E	BUS			NO		WIRE		;	3			A.I.C.		22000		
Wire Size	C R C	LOCATION	A	В	T	C O H N V	K E I C	s	B K R	N O T E S		N O T E S	B K R	M I S C I	E K C I			A	В	LOCATION	C I R C	Wire Size
#12CU	1	BUILDING LTG. 1	500		•				20/1				20/1				•	1000		SITE LTG. 1	2	#10CU
#12CU	3	BUILDING LTG. 2		500	•				20/1				20/1				•		1000	SITE LTG. 2	4	#10CU
	5	SPACE	0										20/1					1540		ELEC. RM LTG./REC.	6	#12CU
#10CU	7	BUILDING REC.		1080					20/1				20/1				•		700	SIGNAGE	8	#12CU
#12CU	9	BUILDING TS/FS	720						20/1									0		SPACE	10	
#12CU	11	BUILDING FACP		200					20/1										0	SPACE	12	
#12CU	13	BUILDING TIME CLOCK	200						20/1									0		SPACE	14	
#12CU	15	IRRIGATION CONTROLLER		200					20/1										0	SPACE	16	
	17	SPACE	0															0		SPACE	18	
	19	SPACE		0															0	SPACE	20	
			A =	3960														B =	3680			
			W/LCL A =	4335														W/LCL B =	4230			
		TOTAL VA =	7640	W/ LCL =	85	65	W	/ LCI	L AMPS	=	42		TOTAL	LCL	=		37	00	x 0.25 =	925		
		HIGH PHASE VA =	3960	W/ LCL =	43	35	Н	GH I	PH AMP	S =	36		HIGH P	HASI	E LC	L=	150	00	x 0.25 =	375		

										PA	ANEL "P	P"										
	N	MOUNTING	RECESS	ED		DO	JBLE	LUG	NO		VOLTS			120/2	208	M	AIN	MLO				
	1	NEMA 3R	NO			200 NEl	% JTRAL		NO		PHASE			3		ВІ	JS	200				
	F	FEED THRU	NO				BUS		NO		WIRE			4		Α.	I.C.	22000				
Wire Size	C I R C	LOCATION	A	В	С	L	о к	R M E I C S P C	B K	N O T E S		N O T E S	B K R	I E	R	C O L N T V G		В	С	LOCATION	C I R C	Wire Size
#12CU	1	POOL LTG	221						20/1				20/1				900			POOL REC.	2	#12Cl
	3	SPARE		0					20/1				20/1					0		SPARE	4	
	5	SPARE			0				20/1				20/1						0	SPARE	6	
	7	SPARE	0						20/1				20/1				0			SPARE	8	
	9	SPARE		0					20/1				20/1					0		SPARE	10	
	11	SPARE			0				20/1				20/1						0	SPARE	12	
	13	SPARE	0						20/1				20/1				0			SPARE	14	
	15	SPARE		0					20/1				20/1					0		SPARE	16	
	17	SPARE			0				20/1				20/1						0	SPARE	18	
	19	SPARE	0						20/1				20/1				0			SPARE	20	
	21	SPARE		0					20/1				20/1					0		SPARE	22	
	23	SPARE			0				20/1				20/1						0	SPARE	24	
	25	SPARE	0						20/1				20/1				0			SPARE	26	
	27	SPARE		0					20/1				20/1					0		SPARE	28	
	29	SPARE			0				20/1				20/1						0	SPARE	30	
			А	= 1121						В=	= 0						С	= 0				
			W/LCL A	= 1121					W/L	CL B =	= 0						W/LCL C	= 0				
	-	TOTAL VA =	1121	W/ LCL =	1121		W/	LCL A	MPS =		4		TOTAL	LCL =	=	0			x 0.25 =	0		

									P	ANEL "	HPX"										
		MOUNTING	RECESSE)		DOU	BLE L	LUG	NO	ı	VOL	S		120/	208		MAIN		MLO		
		NEMA 3R	NO			200%	6 NEU	JTRAL	NO	ı	PHAS	SE .		1			BUS		100		
		FEED THRU	NO			I/G B	US		NO	1	WIRE			3			A.I.C.		22000		
Wire Size	C I R C	LOCATION	A	В	T	N I	R E C P	I S	B T K E R S		N O T E S	B K R	Isl		C K O I N T V	L	A	В	LOCATION	C I R C	Wire Size
#12CU	1	BUILDING LTG. 1	500		•			2	20/1			20/1				•	1000		SITE LTG. 1	2	#10CU
#12CU	3	BUILDING LTG. 2		500	•			2	20/1			20/1				•		1000	SITE LTG. 2	4	#10CU
	5	SPACE	0									20/1					1540		ELEC. RM LTG./REC.	6	#12CU
#10CU	7	BUILDING REC.		1080				2	20/1									0	SPACE	8	
#12CU	9	BUILDING TS/FS	720					2	20/1								0		SPACE	10	
#12CU	11	BUILDING FACP		200				2	20/1									0	SPACE	12	
#12CU	13	BUILDING TIME CLOCK	200					2	20/1								0		SPACE	14	
#12CU	15	IRRIGATION CONTROLLER		200				2	20/1									0	SPACE	16	
	17	SPACE	0														0		SPACE	18	
	19	SPACE		0														0	SPACE	20	
			A =	3960		•		-	-	•	-						B =	2980			
			W/LCL A =	3960													W/LCL B =	2980			
		TOTAL VA =	6940	W/ LCL =	694	40	W/	LCL A	MPS =	34		TOTAL	L LCL	_ =		0		x 0.25 =	0		
		HIGH PHASE VA =	3960	W/ LCL =	396	30	HIC	GH PH	AMPS =	33		HIGH F	PHAS	SE LO	 CL =	0		x 0.25 =	0		

PANEL INDEX PP HPX HP10

PANEL NOTES

- "A" AFCI PROTECTION TYPE CIRCUIT BREAKER
- "G" GFCI PROTECTION TYPE CIRCUIT RECEPTACLE
- "B" BACKFEED TYPE CIRCUIT BREAKE
- "DF" DUAL-FUNCTION AFCI/GFCI PROTECTION TYPE CIRCUIT BREAKER
- "P" SPACE PROVISION ONLY. NO BREAKER REQUIRED.
- "PV" SOLAR READY BY OTHERS

15 Studebaker Irvine CA 92618

Irvine tel 949.752.1612 fax 949.752.5321

Palm Springs tel 760.323.5090



DATE SIGNED: 3/28/23

RESTRICTIVE NOTICE

THESE DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY
OF GOUVIS ENGINEERING CONSULTING
GROUP. THEY ARE THE SUBJECTOF COPYRIGHT AND OTHER LEGAL PROTECTION. THEY MAY BE USED ONLY BY THEIR INTENDED RECIPIENT AND ONLY FOR THE PROJECT DEPICTED HEREIN. NO PART OF THESE DRAWINGS ARE TO BE COPIED, TRANSFERRED, REPRODUCED, NOR CAN THEY BE USED, IN WHOLE OR IN PART, BY ANY OTHER
PERSON OR FOR ANY OTHER PROJECT OR
STRUCTURE, WITHOUT THE PRIOR EXPRESS
WRITTEN CONSENT OF GOUVIS ENGINEERING
CONSULTING GROUP

© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED

Townhomes

ARCHITECT: Bassenian Lagoni

LOCATION:

REVISIONS NO. DATE DESCRIPTION

PANEL SCHEDULES

ENGINEER: DRAFTER:

SHEET NUMBER:

PANEL SCHEDULES

										PAI	NEL "P3"	•										
		MOUNTING	RECESSED)		DOU	BLE	LUG		NO	V	OLTS	3		120)/208		MAIN		MLO		
		NEMA 3R	NO			200%	NE	UTR	AL	NO	PH	HASE			1			BUS		200		
		FEED THRU	NO			I/G B	US			NO	W	IRE			3			A.I.C.		22000		
Wire Size	C I R C	LOCATION	A	В		C O K N I V T	E		B K R	N O T E S	- -	N D T E S	B K R	s	E C	K () I N) L 1 T		В	LOCATION	C I R C	Wire Size
#14CU	1	GENERAL LTG 1	1318		•				15/1	Α	,	4	15/1				•	1284		GENERAL LTG 2	2	#14CU
#14CU	3	GENERAL LTG 3		1146	•				15/1	Α	,	۹	15/1						0	SPARE	4	
	5	SPARE	0						15/1				15/1					0		SPARE	6	
#12CU	7	SMALL APPLIANCES		1500					20/1	A,G	(3	20/1						540	GARAGE REC	8	#12CU
#12CU	9	SMALL APPLIANCES	1500						20/1	A,G	(3	20/1					1200		GARAGE DOOR	10	#12CU
#12CU	11	DISHWASHER		1200					20/1	A,G	,	4	20/1						1500	MICROWAVE	12	#12CU
#12CU	13	GARBAGE DISPOSAL	1200						20/1	A,G	А	,G	20/1					1500		WASHER	14	#12CU
#12CU	15	BATH REC		1500					20/1	A,G	А	,G	30/2						2500	ELECTRIC DRYER	16	#10CU
#14CU	17	MEDIA CAB	180						15/1									2500			18	
#12CU	19	EXT. LTG & REC		216					15/1	G	,	4	50/2						4000	ELECTRIC RANGE	20	#6CU
	21	SPARE	0						15/1									4000			22	
#12CU	23	FC-24		217					15/2				25/2						1207	HP-24	24	#10CU
	25		217															1207			26	
	27	SPARE		0					15/1		(3	30/2						2496	ELECTRIC W.H.	28	#10CU
	29	SPARE	0						15/1									2496			30	
	31	SPARE		0				Ш	15/1				15/1						0	SPARE	32	
	33	SPARE	0			\perp		\coprod	15/1				15/1			\perp	\perp	0		SPARE	34	
	35	SPARE		0		\perp			15/1				15/1			\perp			0	SPARE	36	
	37	EV CAPABLE	4160		•	\perp		\coprod	50/2		P	V				\perp	\perp	0		SOLAR READY CONTROLLER	38	
	39			4160	•														0		40	1

REFER TO RESPECTIVE DWELLING UNIT LOAD CALCULATIONS FOR FEEDER/PANEL LOAD JUSTIFICATION

** PEEED TO MANUEACTURED SPEC SHEET FOR EXACT ELECTRICAL REQUIREMENTS, WIRE AND REFAKER SI

** REFER TO MANUFACTURER SPEC SHEET FOR EXACT ELECTRICAL REQUIREMENTS, WIRE AND BREAKER SIZE.

*** COORDINATE WITH SOLAR CONSULTANT FOR EXACT CIRCUIT BREAKER SIZE. CONTRACTOR IS RESPONSIBLE TO SIZE THE PANEL BUS BAR PER NEC 705.12.

										PA	NEL "F	⊃3"									
		MOUNTING	RECESSED)		DO	UBLE	ELUC	}	NO		VOLT	S	1:	20/20	8	MAIN		MLO		
		NEMA 3R	NO			200	% NI	EUTF	RAL	NO		PHAS	E	1			BUS		200		
		FEED THRU	NO			I/G	BUS			NO		WIRE		3			A.I.C.		22000		
Wire Size	C I R C	LOCATION	A	В	L T G	N	K E		B K R	N O T E S		N O T E S	B K	M R I E S C C P	K ; I	C O I	Γ	В	LOCATION	C R C	Wire Size
#14CU	1	GENERAL LTG 1	1220		•				15/1	Α		А	15/1			Π,	1200		GENERAL LTG 2	2	#14CU
#14CU	3	GENERAL LTG 3		1392	•				15/1	Α		Α	15/1			,	•	1116	GENERAL LTG 4	4	#14CU
#14CU	5	GENERAL LTG 5	882		•				15/1				15/1				0		SPARE	6	
#12CU	7	SMALL APPLIANCES		1500					20/1	A,G		G	20/1					540	GARAGE REC	8	#12CU
#12CU	9	SMALL APPLIANCES	1500						20/1	A,G		G	20/1				1200		GARAGE DOOR	10	#12CL
#12CU	11	DISHWASHER		1200					20/1	A,G		Α	20/1					1500	MICROWAVE	12	#12CL
#12CU	13	GARBAGE DISPOSAL	1200						20/1	A,G		A,G	20/1				1500		WASHER	14	#12CL
#12CU	15	BATH REC		1500					20/1	A,G		A,G	30/2					2500	ELECTRIC DRYER	16	#10CL
#14CU	17	MEDIA CAB	180						15/1								2500			18	
#12CU	19	EXT. LTG & REC		456	•				20/1	G		Α	50/2					4000	ELECTRIC RANGE	20	#6CU
	21	SPARE	0						15/1								4000			22	
#12CU	23	FC-30		217					15/2				30/2					1514	HP-30	24	#10CL
	25		217														1514			26	
	27	SPARE		0					15/1			G	30/2					2496	ELECTRIC W.H.	28	#10CL
	29	SPARE	0						15/1								2496			30	
	31	SPARE		0					15/1				15/1					0	SPARE	32	
	33	SPARE	0						15/1				15/1				0		SPARE	34	
	35	SPARE		0					15/1				15/1					0	SPARE	36	
	37	EV CAPABLE	4160		•				50/2			PV					0		SOLAR READY CONTROLLER	38	
	39			4160	•													0		40	1

REFER TO RESPECTIVE DWELLING UNIT LOAD CALCULATIONS FOR FEEDER/PANEL LOAD JUSTIFICATION

** REFER TO MANUFACTURER SPEC SHEET FOR EXACT ELECTRICAL REQUIREMENTS, WIRE AND BREAKER SIZE.

*** COORDINATE WITH SOLAR CONSULTANT FOR EXACT CIRCUIT BREAKER SIZE. CONTRACTOR IS RESPONSIBLE TO SIZE THE PANEL BUS BAR PER NEC 705.12.

									P/	ANEL "F	23"									
		MOUNTING	RECESSED			DOU	BLE L	JG	NO		VOLT	S	12	0/208	3	MAIN		MLO		
		NEMA 3R	NO			200%	NEU	TRAL	NO		PHAS	E	1			BUS		200		
		FEED THRU	NO			I/G B	US		NO		WIRE		3			A.I.C.		22000		
Wire Size	C I R C	LOCATION	A	В	L T G		c :	I B S K	N O T E S		N O T E S	B K R	M R I E S C C P	K		L T G A	В	LOCATION	C I R C	Wire Size
#14CU	1	GENERAL LTG 1	1268		•			15/1	Α		Α	15/1				• 1440		GENERAL LTG 2	2	#14CU
#14CU	3	GENERAL LTG 3		1164	•			15/1	Α		Α	15/1				•	1062	GENERAL LTG 4	4	#14CU
	5	SPARE	0					15/1				15/1				0		SPARE	6	
#12CU	7	SMALL APPLIANCES		1500				20/1	A,G		G	20/1					540	GARAGE REC	8	#12CU
#12CU	9	SMALL APPLIANCES	1500					20/1	A,G		G	20/1				1200		GARAGE DOOR	10	#12CU
#12CU	11	DISHWASHER		1200				20/1	A,G		Α	20/1					1500	MICROWAVE	12	#12CU
#12CU	13	GARBAGE DISPOSAL	1200					20/1	A,G		A,G	20/1				1500		WASHER	14	#12CU
#12CU	15	BATH REC		1500				20/1	A,G		A,G	30/2					2500	ELECTRIC DRYER	16	#10CU
#14CU	17	MEDIA CAB	180					15/1								2500			18	
#12CU	19	EXT. LTG & REC		198	•			20/1	G		Α	50/2					4000	ELECTRIC RANGE	20	#6CU
	21	SPARE	0					15/1								4000			22	
#12CU	23	FC-30		217				15/2				30/2			•	•	1514	HP-30	24	#10CU
	25		217												•	• 1514			26	
	27	SPARE		0				15/1			G	30/2					2496	ELECTRIC W.H.	28	#10CU
	29	SPARE	0					15/1								2496			30	
	31	SPARE		0				15/1				15/1					0	SPARE	32	
	33	SPARE	0					15/1				15/1				0		SPARE	34	
	35	SPARE		0				15/1				15/1					0	SPARE	36	
	37	EV CAPABLE	4160		•			50/2			PV					0		SOLAR READY CONTROLLER	38	
	39			4160	•												0		40	

REFER TO RESPECTIVE DWELLING UNIT LOAD CALCULATIONS FOR FEEDER/PANEL LOAD JUSTIFICATION

** REFER TO MANUFACTURER SPEC SHEET FOR EXACT ELECTRICAL REQUIREMENTS, WIRE AND BREAKER SIZE.

*** COORDINATE WITH SOLAR CONSULTANT FOR EXACT CIRCUIT BREAKER SIZE. CONTRACTOR IS RESPONSIBLE TO SIZE THE PANEL BUS BAR PER NEC 705.12.

PANEL	INDEX
P1	P2
P3	

PANEL NOTES

- "A" AFCI PROTECTION TYPE CIRCUIT BREAKER
- "G" GFCI PROTECTION TYPE CIRCUIT RECEPTACLE
- "B" BACKFEED TYPE CIRCUIT BREAKE
- "DF" DUAL-FUNCTION AFCI/GFCI PROTECTION TYPE CIRCUIT BREAKER
- "P" SPACE PROVISION ONLY. NO BREAKER REQUIRED.
- "PV" SOLAR READY BY OTHERS

GOUVIS
GOUVIS
GRUNG GROUP, inc.

15 Studebaker
Irvine
CA 92618

Irvine tel 949.752.1612 fax 949.752.5321

Palm Springs

tel 760.323.5090

ROFESSIONAL CHARGE PROFESSIONAL CHARGE PROFESSIO

DATE SIGNED: 3/28/23

THESE DESIGNS, DRAWINGS, AND
SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY
OF GOUVIS ENGINEERING CONSULTING
GROUP. THEY ARE THE SUBJECTOF COPYRIGHT
AND OTHER LEGAL PROTECTION. THEY MAY BE
USED ONLY BY THEIR INTENDED RECIPIENT AND
ONLY FOR THE PROJECT DEPICTED HEREIN. NO
PART OF THESE DRAWINGS ARE TO BE COPIED,
TRANSFERRED, REPRODUCED, NOR CAN THEY
BE USED, IN WHOLE OR IN PART, BY ANY OTHER
PERSON OR FOR ANY OTHER PROJECT OR
STRUCTURE, WITHOUT THE PRIOR EXPRESS
WRITTEN CONSENT OF GOUVIS ENGINEERING

CONSULTING GROUP

© 2017 GOUVIS ENGINEERING CONSULTING
GROUP INC. - ALL RIGHTS RESERVED

Laurel Ranch Townhomes

DEVELOPER:

ARCHITECT:
Bassenian Lagoni

LOCATION:
Antioch County
CA

REVISIONS

NO. DATE DESCRIPTION

SHEET NAME: PANEL SCHEDULES

PROJECT NUMBER:
66235

ENGINEER:
DRAFTER:

SHEET NUMBER:

GENERAL NOTES - LIGHTING FIXTURE/SCHEDULE

TO THE FOLLOWING CRITERIA:

- 1. ALL LIGHTING FIXTURES SHALL BE LABELED WITH THE APPROPRIATE UL LABEL (DAMP, WET, ETC) AS REQUIRED BY CODES AND LOCAL ORDINANCES.
- 2. SHOP DRAWING SUBMITTALS SHALL INCLUDE ALL FIXTURES, LAMPS, AND BALLAST INFORMATION. ANY SHOP DRAWINGS WHICH ARE SUBMITTED. WITHOUT ANY ONE OF THESE ITEMS WILL BE REJECTED AS INCOMPLETE AND WILL BE REQUIRED TO BE RESUBMITTED WITH THE REQUIRED INFORMATION.
- 3. ALL LIGHTING FIXTURE SPECIFIC INFORMATION (TYPE, CLAMP, BALLAST, COLOR, MOUNTING, ETC.) HAS BEEN SPECIFIED WITH THE CONSIDERATION OF SPECIFIC PERFORMANCE AND AESTHETIC REQUIREMENTS. ANY SUBSTITUTION OF THE SPECIFIED FIXTURES IS SUBJECT TO THE ARCHITECT AND ENGINEER OF RECORD'S FINAL APPROVAL AND ARE SUBJECT
- a. SUBMIT AN OPERABLE SAMPLE WITH THE SPECIFIED LAMP/BALLAST COMBINATION AND A 120V CORD AND PLUG.
- b. SITE LIGHTING FIXTURES PROVIDE A COMPLETE PHOTOMETRIC REPORT WHICH INCLUDES THE FOLLOWING INFORMATION ON THE SITE PLAN, WHICH CLEARLY IDENTIFIES FOOT-CANDLE LEVELS. PLAN IS TO INCLUDE ALL INPUT DATA UTILIZED IN THE CALCULATION (LAMP/BALLAST TYPE, LAMP LUMENS, LIGHT LOSS FACTOR, ETC.). IN SITUATIONS WHERE SUBSTITUTIONS AFFECT FIXTURES EQUIPPED WITH EMERGENCY BATTERY, PACKS, OR OTHER EMERGENCY SOURCES OF POWER, PROVIDE ADDITIONAL PHOTOMETRIC REPORT(S) WHICH CLEARLY IDENTIFY A MINIMUM 1.0 FOOT-CANDLES ALONG THE PATH(S) OF EGRESS THIS REPORT SHALL ALSO INCLUDE ALL INPUT DATA UTILIZED IN THE CALCULATIONS (FOR FIXTURES UTILIZING AN EMERGENCY BATTERY PACK INCLUDE THE LUMEN RATING AND QUANTITY OF LAMPS FOR THE EMERGENCY BATTERY PACK). SEE BELOW FOR PHOTOMETRIC PLAN GUIDELINES:
- POINT BY POINT SPACING IS NOT TO EXCEED 10'-0" IN ANY DIRECTION.
 PHOTOMETRIC STUDY IS TO BE BASED ON A MAINTAINED FOOT-CANDLE LEVEL USING MEAN LAMP LUMENS AND THE SAME LIGHT LOSS FACTORS USED IN THE ORIGINAL DESIGN CALCULATIONS PERFORMED BY THE
- ENGINEER OF RECORD.
 ASSOCIATED REPORT TO INCLUDE AN ENERGY COST MODEL WHICH IDENTIFIES ADDITIONAL ENERGY OR
 ENERGY COSTS FOR A 10-YEAR PERIOD AS COMPARED TO THE SPECIFIED ITEM. ALL ADDITIONAL EXPENSES
 WILL BE SUBTRACTED FROM THE CONTRACT COST.
- c. INTERIOR LIGHTING FIXTURES SPECIFIC INTERIOR FIXTURES AS DETERMINED BY THE ENGINEER OF RECORD WILL REQUIRE SUPPLEMENTAL PHOTOMETRIC REPORTS CONFIRMING SUBSTITUTE FIXTURE LIGHT LEVELS EQUAL OR EXCEED DESIGNED LIGHT LEVELS IN SPACES IDENTIFIED. IF THE SUBSTITUTED FIXTURE IS AN EMERGENCY FIXTURE A PHOTOMETRIC REPORT SHALL BE SUBMITTED FOR ALL PATHS OF EGRESS WHICH CLEARLY IDENTIFIES 1.0 MINIMUM FOOT-CANDLES ALONG THE PATH. IN ADDITION, TEST SWITCH MOUNTING (INTEGRAL OR REMOTE) SHALL MATCH THE MOUNTING AS SPECIFIED ON THE DESIGN DOCUMENTS CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED COVER PLATES, TRIMS, REFLECTORS, ETC NECESSARY FOR THE SPECIFIC TEST SWITCH MOUNTING. ALL REPORTS SHALL INCLUDE INPUT DATA UTILIZED IN THE CALCULATIONS (FOR FIXTURES UTILIZING AN EMERGENCY BATTERY PACK).
- 1) PHOTOMETRIC STUDY IS TO BE BASED ON A MAINTAINED FOOT-CANDLE LEVEL USING MEAN LAMP LUMENS AND THE SAME LIGHT LOSS FACTORS USED IN THE ORIGINAL DESIGN CALCULATIONS PERFORMED BY THE ENGINEER OF RECORD.
- d. MANUFACTURER'S CATALOG CUT SHEET WHICH INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING INFORMATION: 1) LAMP TYPES AND QUANTITIES; BALLAST OPTIONS; 3) VOLTAGES; 4) EPA RATING (WHERE APPLICABLE); 5) FIXTURE DIMENSIONS; 5) EMERGENCY BATTERY PACK AND TEST SWITCH OPTIONS (WHERE APPLICABLE); AND 6) FIXTURE FINISHES.
- e. FOR ALL SITE LIGHTING FIXTURES PROVIDE POLE SPECIFICATIONS WITH SUPPLEMENTAL DOCUMENTATION IDENTIFYING POLE SIZE IS RATED ACCORDINGLY BASED ON FIXTURE(S) EPA AND A WIND RATING FOR THE PROJECT
- f. A SIGNED COPY OF THE "SUBSTITUTION COMPLIANCE FORM" LOCATED IN THE DIVISION 1 SPECIFICATION WHICH STATES THAT IF THE PROPOSED SUBSTITUTION IS ACCEPTED, THEN THE PROJECT SCHEDULE WILL NOT BE NEGATIVELY AFFECTED. IF THE COMPLETION OF THE PROJECT IS DELAYED DUE TO THE PROPOSED SUBSTITUTION THEN THE ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL ESTABLISHED LIQUIDATED DAMAGES.
- g. CONTRACTOR TO PROVIDE ARCHITECT AND ENGINEER OF RECORD WITH ALL SUBSTITUTE INFORMATION REFERENCED ABOVE NO LATER THAN TWO WORKING WEEKS PRIOR TO THE BID DEADLINE.
- 4. CATALOG NUMBERS AS REFERENCED ON THE FIXTURE SCHEDULE PROVIDE GENERAL FIXTURE INFORMATION. CONTRACTOR SHALL REVIEW LIGHTING PLANS AND SPECIFICATIONS TO VERIFY ALL FIXTURE ASSOCIATED DESIGN INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PARTS AND PIECES REQUIRED FOR A COMPLETE AND OPERATIONAL INSTALLATION. ANY DISCREPANCIES BETWEEN DESCRIPTIONS, SPECIFICATIONS, AND CATALOG NUMBERS ARE TO BE PRESENTED TO THE ENGINEER OF RECORD PRIOR TO COMPLETION OF THE BID PROCESS FOR CLARIFICATION.
- 5. ALL COLOR SPECIFIC INFORMATION WHICH RELATES TO LIGHTING FIXTURES AND/OR THEIR RELATED PARTS ARE TO BE REVIEWED AND COMMENTED ON BY THE ARCHITECT. FIXTURES WHICH REQUIRE A CUSTOM COLOR WILL HAVE A CUSTOM COLOR PAINT WHICH WILL BE INCLUDED IN THE ARCHITECT'S SHOP DRAWING REVIEW COMMENTS.
- 6. ALL LIGHTING EQUIPMENT LOCATIONS ARE TO BE COORDINATED WITH THE ARCHITECTURAL REFLECTED CEILING PLAN PRIOR TO ORDERING AND INSTALLING.
- 7. ALL FIXTURES TO BE MOUNTED IN FIRE RATED CEILINGS ARE TO BE PROVIDED AND INSTALLED WITH AN APPROVED FIRE RATED ENCLOSURE.
- 8. ENSURE COMPATIBILITY OF ALL DIMMING SYSTEM AND INDIVIDUAL LIGHTING CONTROLS WITH LAMPS, BALLASTS, AND FIXTURES. ALL COMPONENTS ARE TO BE FACTORY CERTIFIED COMPATIBLE FOR A FULL RANGE OF DIMMING
- 9. LIGHTING FIXTURE CLEARANCES FROM COMBUSTIBLE MATERIALS ARE TO BE A MINIMUM OF 1/2" (OTHER THAN AT POINTS OF SUPPORT) AND 3" FROM INSULATION FOR NON-IC RATED RECESSED LIGHTING FIXTURES.
- 10. ALL LIGHTING FIXTURES TO BE MOUNTED IN A SUSPENDED CEILING ARE TO BE SUPPORTED BY T-BAR CLIPS AND (2)#12 SUPPORT WIRES ATTACHED TO THE BUILDING FRAME. IN ADDITION, LIGHTING FIXTURES ARE TO BE SECURED TO THE CEILING GRID WITH (4) SHEET METAL SCREWS ((1) AT EACH CORNER OF THE FIXTURE) SCREWS SHALL BE NEITHER VISIBLE NOR IMPEDE THE INSTALLATION OF CEILING TILES.
- 11. ALL LIGHTING FIXTURES WHICH ARE TO BE MOUNTED IN FOOD SERVICE AREAS SHALL BE PROVIDED WITH THE FOLLOWING CHARACTERISTICS: DOOR TO FRAME GASKETS; LENS TO FRAME GASKETS; INVERTED LENS; AND A FOOD SERVICE RATING.
- 12. ALL FIXTURES, TRIMS, AND LAMPS SHALL BE CLEANED AND FREE FROM DIRT, DUST, LABEL/ADHESIVE, AND FINGER
- 13. FIXTURES REFERENCED ON THE PLANS TO BE WIRED IN TANDEM (MASTER/SATELLITE) ARE TO BE INSTALLED FOLLOWING THE GUIDELINES REFERENCED BELOW:
- a. FIXTURES ARE TO BE PROVIDED WITH MULTIPLE BALLASTS AS REQUIRED. FIXTURES TO BE PROVIDED WITH FACTORY SPECIFIED AND INSTALLED WIRING HARNESS OF LENGTHS SPECIFIED ON THE PLANS. ALL AREAS WITH TANDEM FIXTURES ARE TO BE PROVIDED WITH THE REQUIRED QUANTITY AND TYPE OF CONTROL DEVICES AS INDICATED ON
- b. 3-LAMP FIXTURES TO BE TANDEM WIRED WITH ELECTRONIC BALLAST CONFIGURATIONS AS FOLLOWS:
- 1) "M" REFERENCES A MASTER FIXTURE WHICH IS TO PROVIDED WITH (1) 4-LAMP BALLAST WHICH CONTROLS THE OUTBOARD LAMPS; AND (1) 2-LAMP BALLAST WHICH CONTROLS THE INBOARD LAMPS OF BOTH THE MASTER ("M") AND THE SATELLITE ("S") FIXTURES.
- 2) "S" REFERENCES A SATELLITE FIXTURE WHICH IS CONNECTED TO THE MASTER ("M") FIXTURE VIA FACTORY PROVIDED WIRING HARNESS OR WHIP.
- 3) "O" REFERENCES AN ODD FIXTURE WHICH IS TO BE PROVIDED WITH (1) 2-LAMP BALLAST WHICH CONTROLS THE OUTBOARD LAMPS; AND (1) 1-LAMP BALLAST WHICH CONTROLS THE INBOARD LAMP.
- 4) FIXTURES DESIGNATED AS "EMERGENCY" ARE TO BE PROVIDED WITH THE APPROPRIATE EMERGENCY BATTERY PACK (SEE EMERGENCY BATTERY PACK SPECS BELOW) AND ARE TO BE FED WITH SPECIFIED SWITCH LEGS, AS WELL AS A CONSTANT HOT CIRCUIT. EM BATTERY PACK IS TO BE MOUNTED IN THE MASTER FIXTURE.
- 5) CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE APPROPRIATE LAMP AND BALLAST TYPE AND QUANTITY BASED ON THE FIXTURE SPECIFICATION AND SWITCHING CONFIGURATIONS.

- 14. EMERGENCY LIGHTING FIXTURES AND BATTERY PACKS ARE TO BE PROVIDED BASED ON FOLLOWING THE CRITERIA:
- a. FIXTURES SPECIFIED WITH INTEGRAL EMERGENCY BATTERY PACKS ARE TO BE FED USING THE FOLLOWING GUIDELINES:
- 1a,1* FOR EMERGENCY FIXTURES SPECIFIED WITH AN EMERGENCY BATTERY PACK REPRESENTS A FIXTURE WITH A NORMAL BALLAST TO BE CONNECTED TO SWITCH LEG "a" AND AN EMERGENCY BALLAST TO BE CONNECTED TO A CONSTANT HOT LEG "1" (CONSTANT HOT CIRCUITS ARE TO BE TAPPED AHEAD OF AN TIME CLOCK /PHOTO CELL CONTROLLED DEVICES).
- 1* REPRESENTS ONE OF THE FOLLOWING FIXTURE TYPES WHICH ARE TO BE CONNECTED TO A CONSTANT HOT CIRCUIT "1": a) NORMAL FIXTURE DESIGNATED AS A NIGHT LIGHT (NL); b) EXIT SIGN(S); AND/OR c) AN EMERGENCY FIXTURE EQUIPPED WITH AN EMERGENCY FIXTURE DESIGNATED AS A NIGHT LIGHT (NL); b) EXIT SIGN(S); AND/OR c) AN EMERGENCY FIXTURE EQUIPPED WITH AN EMERGENCY TIME-CLOCK/PHOTO-CELL CONTROLLED DEVICES)
- b. EMERGENCY BATTERY PACKS SHALL BE PROVIDED AND INSTALLED AS FOLLOWS:

LED LAMPS:

BODINE #BSL23 OR #BSL722 OR EQUAL IF AVAILABLE

NOTE: ALL LED FIXTURES EQUIPPED WITH EMERGENCY BATTERY PACKS SHALL HAVE THE BATTERY PACKS FACTORY INSTALLED AND TESTED AT THE FIXTURE MANUFACTURER'S FACILITY TO ENSURE UL LISTING OF THE FIXTURE IS MAINTAINED. FIELD INSTALLATION OF LED EMERGENCY BATTERY PACKS IS STRICTLY PROHIBITED. NOTIFY ENGINEER OF RECORD SHOULD SPECIFIED FIXTURE NOT HAVE ADEQUATE SPACE TO ACCOMMODATE THE EMERGENCY BATTERY PACK. CONTRACTOR TO MODIFY BASE BID TO INCLUDE ALL NECESSARY EQUIPMENT FOR A COMPLETE AND OPERATIONAL, ADEQUATELY SIZED MINIATURE INVERTER SYSTEM TO BE MOUNTED IN NEAREST ELECTRICAL ROOM IN THE EVENT THE BATTERY PACK CAN NOT BE INSTALLED IN THE FIXTURE.

NOTE: ALL BATTERY PACKS ARE TO BE FACTORY INSTALLED IN FIXTURE ASSEMBLIES WHEN APPLICABLE. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING FIXTURE MANUFACTURERS TO VERIFY SPECIFIED (OR APPROVED SUBSTITUTE) FIXTURE HAS ADEQUATE SPACE WITHIN THE FIXTURE TO MOUNT THE EMERGENCY BATTERY PACK. IF IT IS DETERMINED THE BATTERY PACK CANNOT BE MOUNTED IN THE FIXTURE THEN CONTRACTOR SHALL INCLUDE ALL COSTS REQUIRED FOR REMOTE MOUNTING THE EMERGENCY BATTERY PACK ABOVE NEAREST ACCESSIBLE CEILING. ENSURE DISTANCE FROM FIXTURE TO REMOTE BATTERY PACK LOCATION DOES NOT EXCEED THE MANUFACTURER'S RECOMMENDED DISTANCES. COORDINATE ALL ACCESS PANELS WITH ARCHITECT OF \ RECORD PRIOR TO INSTALL.

c. ALL LIGHTING FIXTURES WITH EMERGENCY BATTERY PACKS ARE TO BE PROVIDED WITH INTEGRAL TEST SWITCHES AND CHARGE LIGHTS UNLESS OTHERWISE NOTED OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION (AHJ). IN THE EVENT INTEGRAL TEST SWITCHES ARE NOT ALLOWED NOTIFY ENGINEER OF RECORD PRIOR TO INSTALLATION OF REMOTE TEST SWITCHES. TEST SWITCHES TO BE INSTALLED IN FIXTURES WITH A MINIMUM OF 18" OF ADDITIONAL WIRING TO ALLOW FOR GENERAL FIXTURE MAINTENANCE.

15. INSTALL ALL EXIT SIGNS IN ACCORDANCE WITH THE LOCAL AHJ AND FIRE AUTHORITY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED PARTS, PIECES, AND MOUNTING HARDWARE FOR EXIT SIGNS, AS WELL AS, ENSURING THE EXIT SIGNS ARE MOUNTED IN AN APPROVED VISIBLE LOCATION. VERIFY ALL REQUIRED CHEVRONS, MIRRORS, AND FACES AS REFERENCED ON THE ARCHITECTURAL REFLECTED CEILING PLAN. NOTIFY ARCHITECT AND ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWINGS PRIOR TO ORDERING OF EQUIPMENT.

16. TRACK LIGHTING FIXTURE SPECIFICATIONS ARE TO BE COORDINATED, VERIFIED AND CONFIRMED WITH EQUIPMENT MANUFACTURER AND/OR DISTRIBUTOR PRIOR TO ORDERING AND INSTALLING CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PARTS AND PIECES FOR A COMPLETE, FUNCTIONAL AND OPERATIONAL INSTALLATION. TRACK LENGTHS ARE AS SPECIFIED ON THE FIXTURE SCHEDULE.

17. CONTRACTOR SHALL INSTALL ALL LIGHTING FIXTURES PER LOCAL AND NATIONAL BUILDING, ELECTRICAL AND SEISMIC CODES. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED MOUNTING HARDWARE AND BRACING MATERIALS FOR COMPLETE AND CODE COMPLIANT INSTALLATION. COORDINATE REQUIREMENTS WITH AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION.

18. CONTRACTOR SHALL COORDINATE ALL LIGHTING FIXTURE LOCATIONS AND QUANTITIES WITH THE ARCHITECTURAL REFLECTED CEILING PLANS. IN ADDITION, CONTRACTOR SHALL ALSO COORDINATE ANY FIXTURE SPECIFIC DIMENSIONS WITH ARCHITECTURAL RCP. NOTIFY ARCHITECT AND ENGINEER OF RECORD OF ANY DISCREPANCIES PRIOR TO FINALIZING FIXTURE ORDER WITH THE DISTRIBUTOR.

19. CONTRACTOR TO INCLUDE IN BASE BID A MINIMUM OF 2-HOURS FOR A ONE TIME AIMING AND ADJUSTMENT TIME OF ALL MULTI-HEAD AND DIRECTIONAL FIXTURE ASSEMBLIES. AIMING AND ADJUSTMENT TO BE SCHEDULED FOR AT NIGHT AND AFTER HOURS WITH THE ARCHITECT, ENGINEER, AND OWNER PRESENT. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AN APPROPRIATE TIME PRIOR TO ORDERING THE FINAL PUNCH WALK FOR THE PROJECT.

20. SUPPLEMENTARY OVERCURRENT PROTECTION PANEL FOR TRACK LIGHTING SYSTEMS TO BE PROMINENTLY LABELED AS FOLLOWS:

NOTICE: THIS PANEL FOR TRACK LIGHTING ENERGY CODE COMPLIANCE ONLY. THE OVERCURRENT PROTECTION DEVICES IN THIS PANEL SHALL ONLY BE REPLACED WITH THE SAME OR LOWER AMPERAGE. NO OTHER OVERCURRENT PROTECTIVE DEVICE SHALL BE ADDED TO THIS PANEL. ADDING TO, OR REPLACEMENT OF EXISTING OVERCURRENT PROTECTIVE DEVICE(S) WITH HIGHER CONTINUOUS AMPERE RATING, WILL VOID THE PANEL LISTING AND REQUIRE RESUBMITTAL AND RE-CERTIFICATION OF CALIFORNIA TITLE 24, PART 6 COMPLIANCE DOCUMENTATION.

LIGHTING CONTROL SYSTEM REQUIREMENTS

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FURNISHING OF ALL MATERIAL, LABOR, EQUIPMENT, AND SERVICES, IN CONNECTION WITH THE INSTALLATION OF A COMPLETE LIGHTING CONTROL SYSTEM AND CODE COMPLIANT INSTALLATION.
- 2. IT IS THE INTENT OF THE CONTRACT DOCUMENTS, WHICH ARE PRESENTED IN A DIAGRAMMATIC FORMAT, TO PROVIDE CONTRACTOR INFORMATION THAT SUPPLEMENTS AND ENHANCES THE GENERALLY ACCEPTED CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES EMPLOYED IN CONNECTION WITH INSTALLATION OF THIS TYPE OF PRODUCT / SYSTEM.
- 3. THE CONTRACTOR SHALL ALSO INCORPORATE THE REQUIREMENTS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS / WARRANTY REQUIREMENTS AS PART OF THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE CONTRACT DOCUMENT REQUIREMENTS AND THE MANUFACTURERS INSTALLATION REQUIREMENTS, THE MORE STRINGENT REQUIREMENTS SHALL APPLY UNLESS THE MORE STRINGENT REQUIREMENT VOIDS APPLICABLE WARRANTIES OR VIOLATES THE REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION. ANY SUCH CONFLICT SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING THROUGH THE FORMAL RFI PROCESS.
- 4. REFER TO THE ASSOCIATED SCHEDULES, SCHEMATICS, DRAWINGS, AND SPECIFICATIONS FOR DETAILED INFORMATION / REQUIREMENTS ON THIS PRODUCT / SYSTEM.
- 5. THE LIGHTING CONTROL PANEL (LCP) SYSTEM SHALL BE LEVITON.
- 6. LIGHTING CONTROL SYSTEM MUST INTEGRATE WITH DISTRICT APPROVED ENERGY MANAGEMENT SYSTEM.

GENERAL NOTES

PER SECTION 130.0 (C) ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY AND CONTROLLED BY MANUAL ON/OFF SWITCH AND ONE OF THE CHOICES BELOW.

- OUTDOOR PHOTOCELL (NOT REQUIRED IF TIME CLOCK DOES
- ASTRONOMICAL)

 2. TIME CLOCK FOR SCHEDULING

 3. MOTION SENSING CONTROLS FOR LIGHT LESS THAN OR EQUAL TO
- CAPABLE OF REDUCING POWER BY 50% 90%, AND SEPARATELY TURNING OFF
 15 MINUTES MAX OF VACANCY, MUST GO TO DIMMER OR OFF
- 15 MINUTES MAX OF VACANCY, MUST GO TO DIMMER OR OFF STATE (HIGH / LOW)
 EXCEPTIONS: LUMINARIES LESS THAN OR EQUAL TO 40W; BUILDING FACADE, ORNAMENTAL, OUTDOOR DINING, OUTDOOR

EXCEPTIONS: PER SECTION 140.7 LIGHTING FOR PUBLIC STREET.

SALES FRONTAGE LIGHTING

GOUVIS engineering consulting group, inc.

15 Studebaker Irvine CA 92618

Irvine tel 949.752.1612 fax 949.752.5321

Palm Springs tel 760.323.5090



DATE SIGNED: 3/28/23

RESTRICTIVE NOTICE

THESE DESIGNS, DRAWINGS, AND
SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY
OF GOUVIS ENGINEERING CONSULTING
GROUP. THEY ARE THE SUBJECTOF COPYRIGHT
AND OTHER LEGAL PROTECTION. THEY MAY BE
USED ONLY BY THEIR INTENDED RECIPIENT AND
ONLY FOR THE PROJECT DEPICTED HEREIN. NO
PART OF THESE DRAWINGS ARE TO BE COPIED,
TRANSFERRED, REPRODUCED, NOR CAN THEY
BE USED, IN WHOLE OR IN PART, BY ANY OTHER
PERSON OR FOR ANY OTHER PROJECT OR
STRUCTURE, WITHOUT THE PRIOR EXPRESS
WRITTEN CONSENT OF GOUVIS ENGINEERING
CONSULTING GROUP

© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED

Laurel Ranch

EVELOPER:

ARCHITECT:

Bassenian Lagoni

LOCATION:
Antioch County

REVISIONS

NO. DATE DESCRIPTION

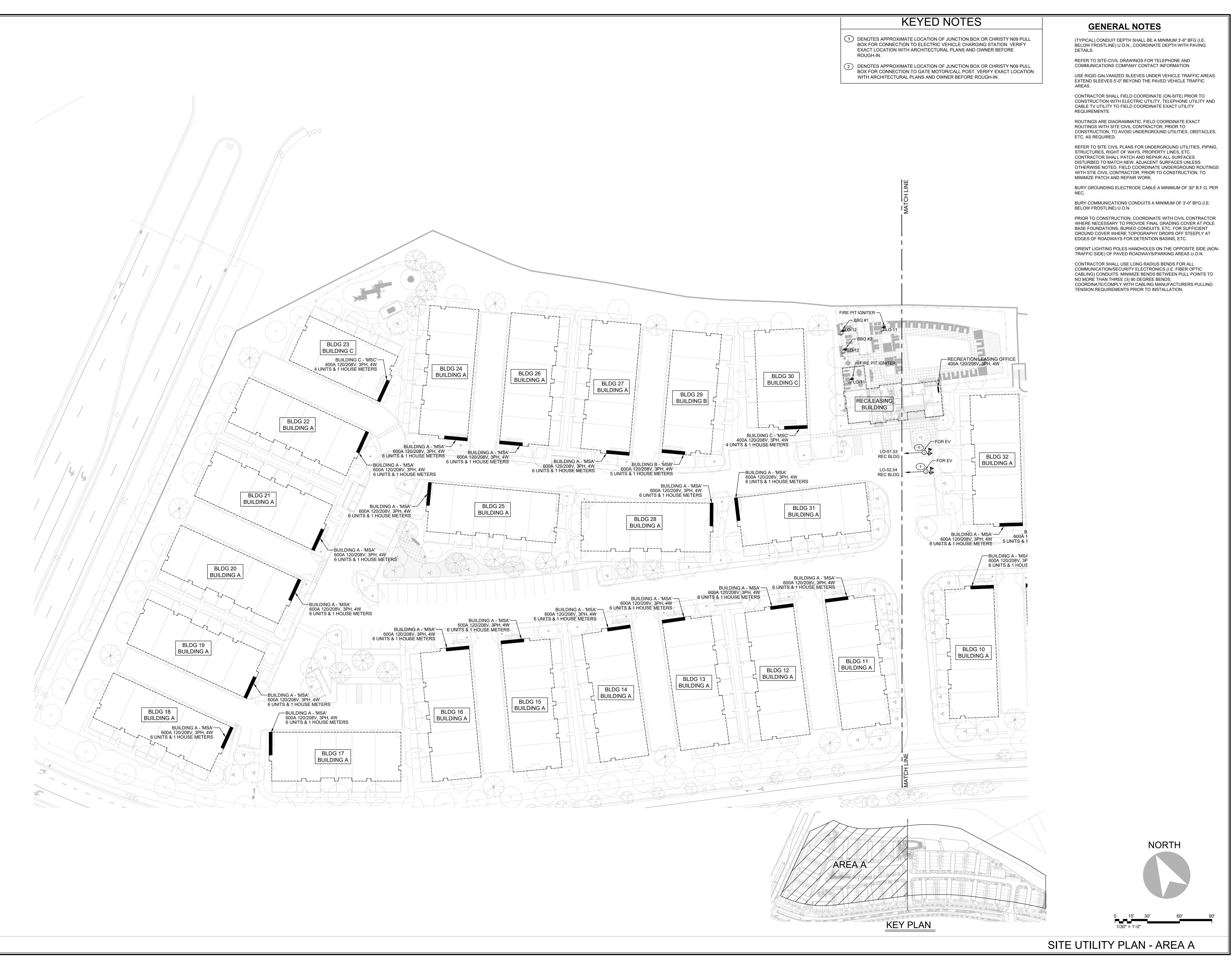
SHEET NAME:

PROJECT NUMBE

SITE LIGHTING NOTES

ENGINEER:

T 1 (



GOUVIS

15 Studebaker Irvine

CA 92618

Irvine tel 949.752.1612 fax 949.752.5321

Palm Springs tel 760.323.5090



DATE SIGNED: 3/28/23

RESTRICTIVE NOTICE

THESE DESIGNS, DRAWINGS, AND
SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY
OF GOUVIS ENGINEERING CONSULTING
GROUP. THEY ARE THE SUBJECTOF COPYRIGHT
AND OTHER LEGAL PROTECTION. THEY MAY BE
USED ONLY BY THEIR INTENDED RECIPIENT AND
ONLY FOR THE PROJECT DEPICTED HEREIN. NO
PART OF THESE DRAWINGS ARE TO BE COPIED,
TRANSFERRED, REPRODUCED, NOR CAN THEY
BE USED, IN WHOLE OR IN PART, BY ANY OTHER
PERSON OR FOR ANY OTHER PROJECT OR
STRUCTURE, WITHOUT THE PRIOR EXPRESS
WRITTEN CONSENT OF GOUVIS ENGINEERING
CONSULTING GROUP

© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED

> urel Ranch wnhomes

ARCHITECT:
Bassenian Lagoni

LOCATION:
Antioch County
CA

REVISIONS

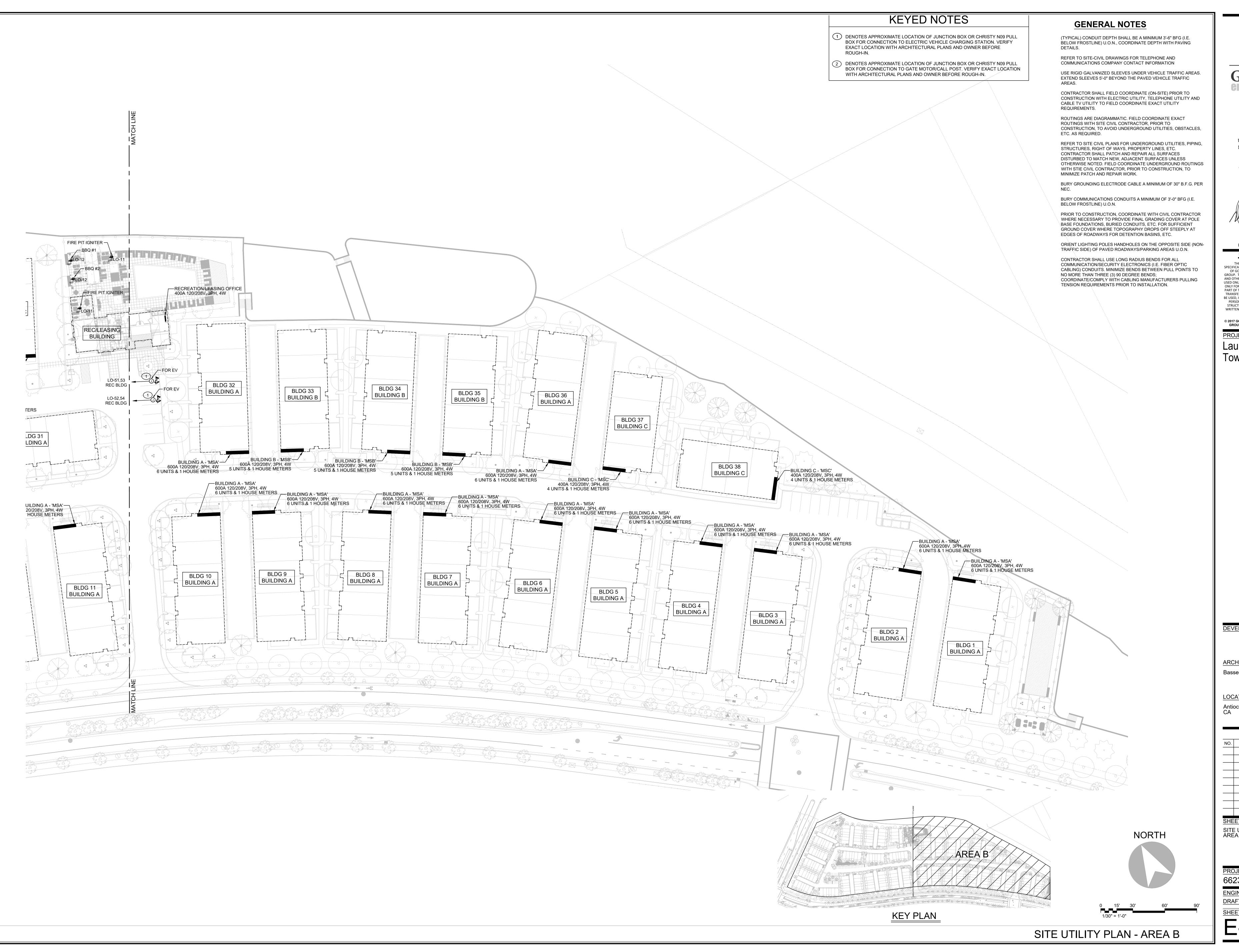
NO. DATE DESCRIPTION

SHEET NAME: SITE UTILITY PLAN AREA A

PROJECT NUMBER: 66235

ENGINEER:
DRAFTER:

DRAFTER:
SHEET NUMBER:



GOUVIS engineering group, inc. R

15 Studebaker Irvine CA 92618

Irvine tel 949.752.1612 fax 949.752.5321

Palm Springs tel 760.323.5090



DATE SIGNED: 3/28/23

RESTRICTIVE NOTICE

THESE DESIGNS, DRAWINGS, AND
SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY
OF GOUVIS ENGINEERING CONSULTING
GROUP. THEY ARE THE SUBJECTOF COPYRIGHT
AND OTHER LEGAL PROTECTION. THEY MAY BE
USED ONLY BY THEIR INTENDED RECIPIENT AND
ONLY FOR THE PROJECT DEPICTED HEREIN. NO
PART OF THESE DRAWINGS ARE TO BE COPIED,
TRANSFERRED, REPRODUCED, NOR CAN THEY
BE USED, IN WHOLE OR IN PART, BY ANY OTHER
PERSON OR FOR ANY OTHER PROJECT OR
STRUCTURE, WITHOUT THE PRIOR EXPRESS
WRITTEN CONSENT OF GOUVIS ENGINEERING
CONSULTING GROUP

© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED

PROJECT:

aurel Ranch ownhomes

EVELOPER:

ARCHITECT:
Bassenian Lagoni

LOCATION:
Antioch County

REVISIONS

NO. DATE DESCRIPTION

SHEET NAME: SITE UTILITY PLAN AREA B

PROJECT NUMBER:

ENGINEER: DRAFTER:

SHEET NUMBER:



GOUVIS engineering consulting group, inc.

15 Studebaker Irvine CA 92618

Irvine tel 949.752.1612 fax 949.752.5321

Palm Springs tel 760.323.5090



DATE SIGNED: 3/28/23
RESTRICTIVE NOTICE

THESE DESIGNS, DRAWINGS, AND
SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY
OF GOUVIS ENGINEERING CONSULTING
GROUP. THEY ARE THE SUBJECTOF COPYRIGHT
AND OTHER LEGAL PROTECTION. THEY MAY BE
USED ONLY BY THEIR INTENDED RECIPIENT AND
ONLY FOR THE PROJECT DEPICTED HEREIN. NO
PART OF THESE DRAWINGS ARE TO BE COPIED,
TRANSFERED, REPRODUCED, NOR CAN THEY
BE USED, IN WHOLE OR IN PART, BY ANY OTHER
PERSON OR FOR ANY OTHER PROJECT OR
STRUCTURE, WITHOUT THE PRIOR EXPRESS
WRITTEN CONSENT OF GOUVIS ENGINEERING
CONSULTING GROUP

© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED

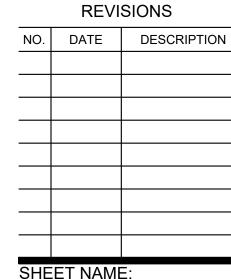
PROJECT:

Laurel Ranch Townhomes

EVELOPER:

ARCHITECT:
Bassenian Lagoni

LOCATION:
Antioch County
CA



SHEET NAME: SITE LIGHTING PLAN AREA A

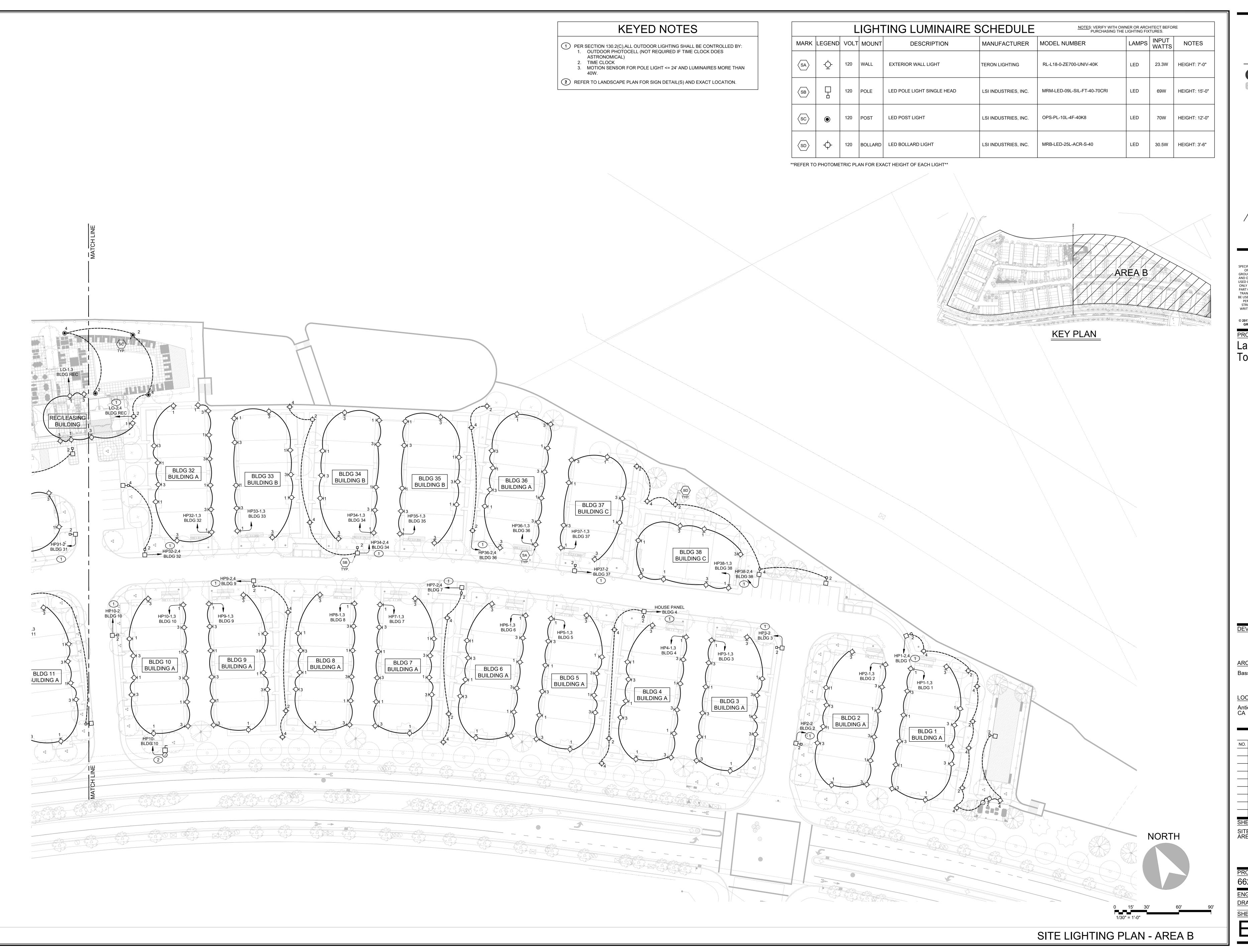
PROJECT NUMBER:

PROJECT NUMBER:
66235

ENGINEER:

SHEET NUMBER:
E-1.3

SITE LIGHTING PLAN - AREA A



GOUVIS engineering group, inc. R

15 Studebaker Irvine CA 92618

Irvine tel 949.752.1612 fax 949.752.5321

Palm Springs tel 760.323.5090



DATE SIGNED: 3/28/23

RESTRICTIVE NOTICE

THESE DESIGNS, DRAWINGS, AND
SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY
OF GOUVIS ENGINEERING CONSULTING
GROUP. THEY ARE THE SUBJECTOF COPYRIGHT
AND OTHER LEGAL PROTECTION. THEY MAY BE
USED ONLY BY THEIR INTENDED RECIPIENT AND
ONLY FOR THE PROJECT DEPICTED HEREIN. NO
PART OF THESE DRAWINGS ARE TO BE COPIED,
TRANSFERRED, REPRODUCED, NOR CAN THEY
BE USED, IN WHOLE OR IN PART, BY ANY OTHER
PERSON OR FOR ANY OTHER PROJECT OR
STRUCTURE, WITHOUT THE PRIOR EXPRESS
WRITTEN CONSENT OF GOUVIS ENGINEERING
CONSULTING GROUP

© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED PROJECT:

Laurel Ranch Townhomes

DEVELOPER:

ARCHITECT:
Bassenian Lagoni

LOCATION:
Antioch County

REVISIONS

NO. DATE DESCRIPTION

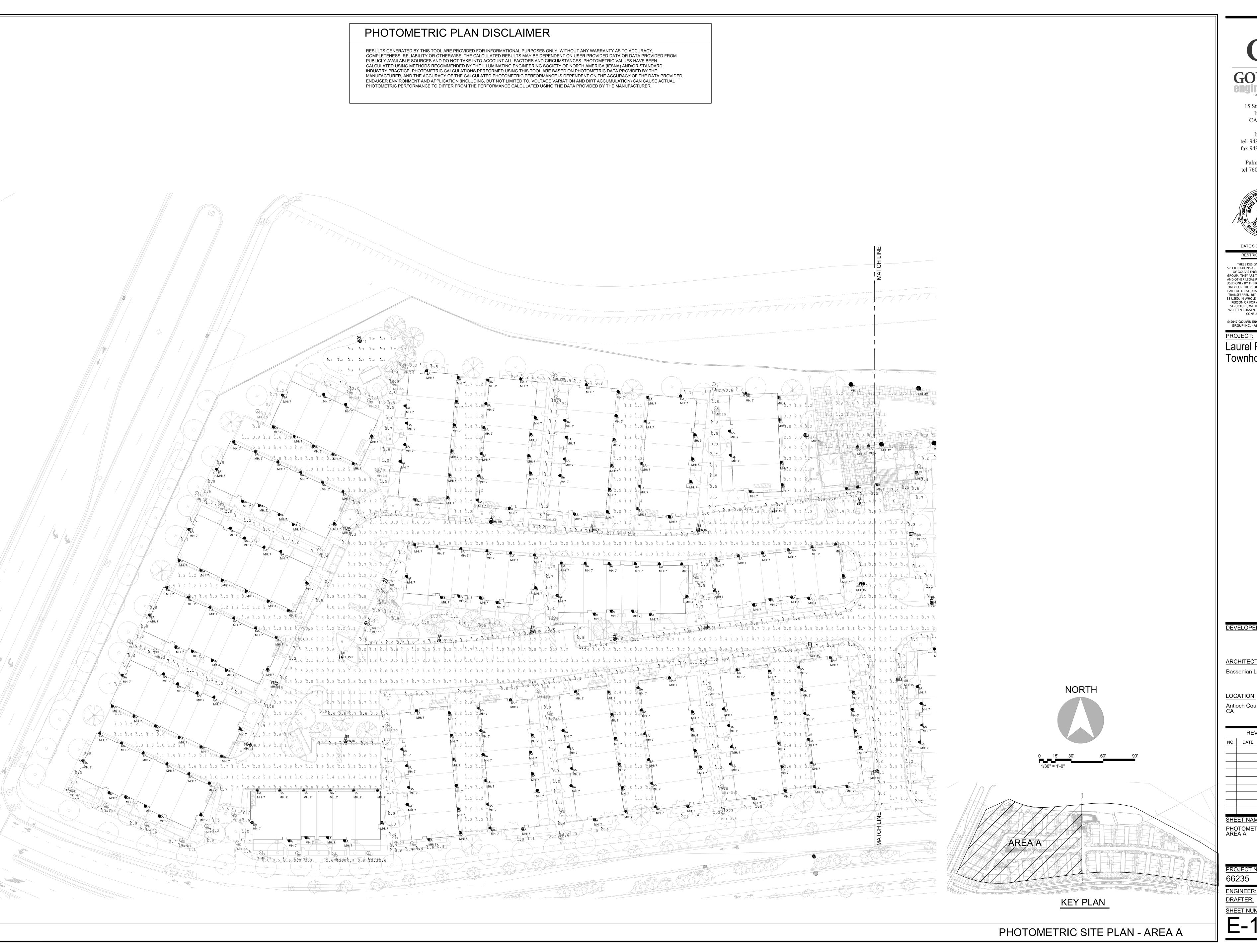
SHEET NAME: SITE LIGHTING PLAN AREA B

ROJECT NUMBER:

66235
ENGINEER:

SHEET NUMBER:

E-1.4



15 Studebaker Irvine CA 92618

Irvine tel 949.752.1612 fax 949.752.5321

Palm Springs tel 760.323.5090



DATE SIGNED: 3/28/23 RESTRICTIVE NOTICE

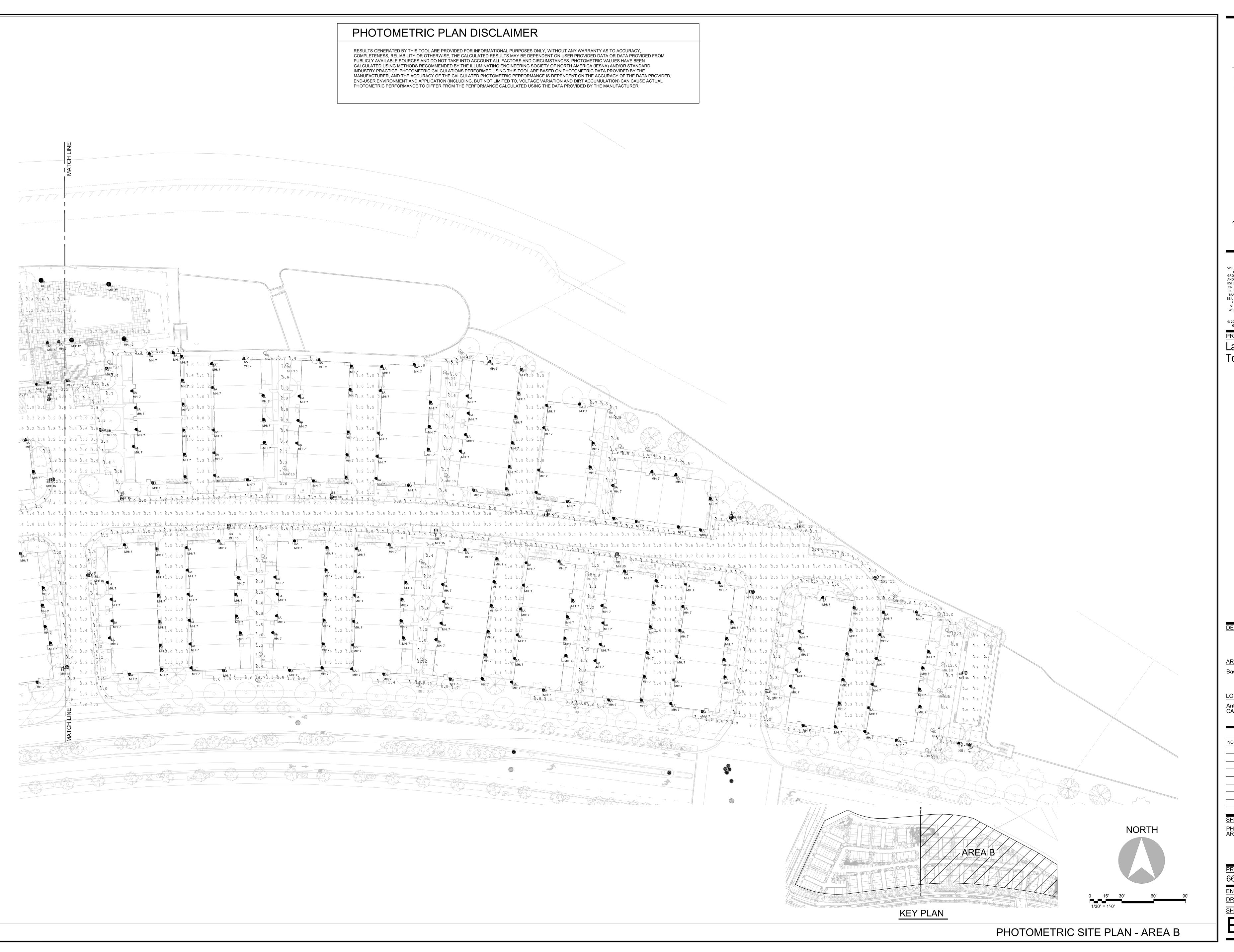
THESE DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF GOUVIS ENGINEERING CONSULTING GROUP. THEY ARE THE SUBJECTOF COPYRIGHT AND OTHER LEGAL PROTECTION. THEY MAY BE USED ONLY BY THEIR INTENDED RECIPIENT AND ONLY FOR THE PROJECT DEPICTED HEREIN. NO PART OF THESE DRAWINGS ARE TO BE COPIED, TRANSFERRED, REPRODUCED, NOR CAN THEY BE USED, IN WHOLE OR IN PART, BY ANY OTHER PERSON OR FOR ANY OTHER PROJECT OR STRUCTURE, WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF GOUVIS ENGINEERING CONSULTING GROUP

© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED

Laurel Ranch Townhomes

ARCHITECT: Bassenian Lagoni

PHOTOMETRIC SITE PLAN AREA A



GOUVIS engineering consulting group, inc.

15 Studebaker Irvine CA 92618

Irvine tel 949.752.1612 fax 949.752.5321

> Palm Springs tel 760.323.5090



DATE SIGNED: 3/28/23
RESTRICTIVE NOTICE

THESE DESIGNS, DRAWINGS, AND
SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY
OF GOUVIS ENGINEERING CONSULTING
GROUP. THEY ARE THE SUBJECTOF COPYRIGHT
AND OTHER LEGAL PROTECTION. THEY MAY BE
USED ONLY BY THEIR INTENDED RECIPIENT AND
ONLY FOR THE PROJECT DEPICTED HEREIN. NO
PART OF THESE DRAWINGS ARE TO BE COPIED,
TRANSFERRED, REPRODUCED, NOR CAN THEY
BE USED, IN WHOLE OR IN PART, BY ANY OTHER
PERSON OR FOR ANY OTHER PROJECT OR
STRUCTURE, WITHOUT THE PRIOR EXPRESS
WRITTEN CONSENT OF GOUVIS ENGINEERING
CONSULTING GROUP

© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED PROJECT:

Laurel Ranch Townhomes

EVELOPER:

ARCHITECT:
Bassenian Lagoni

LOCATION:
Antioch County

REVISIONS

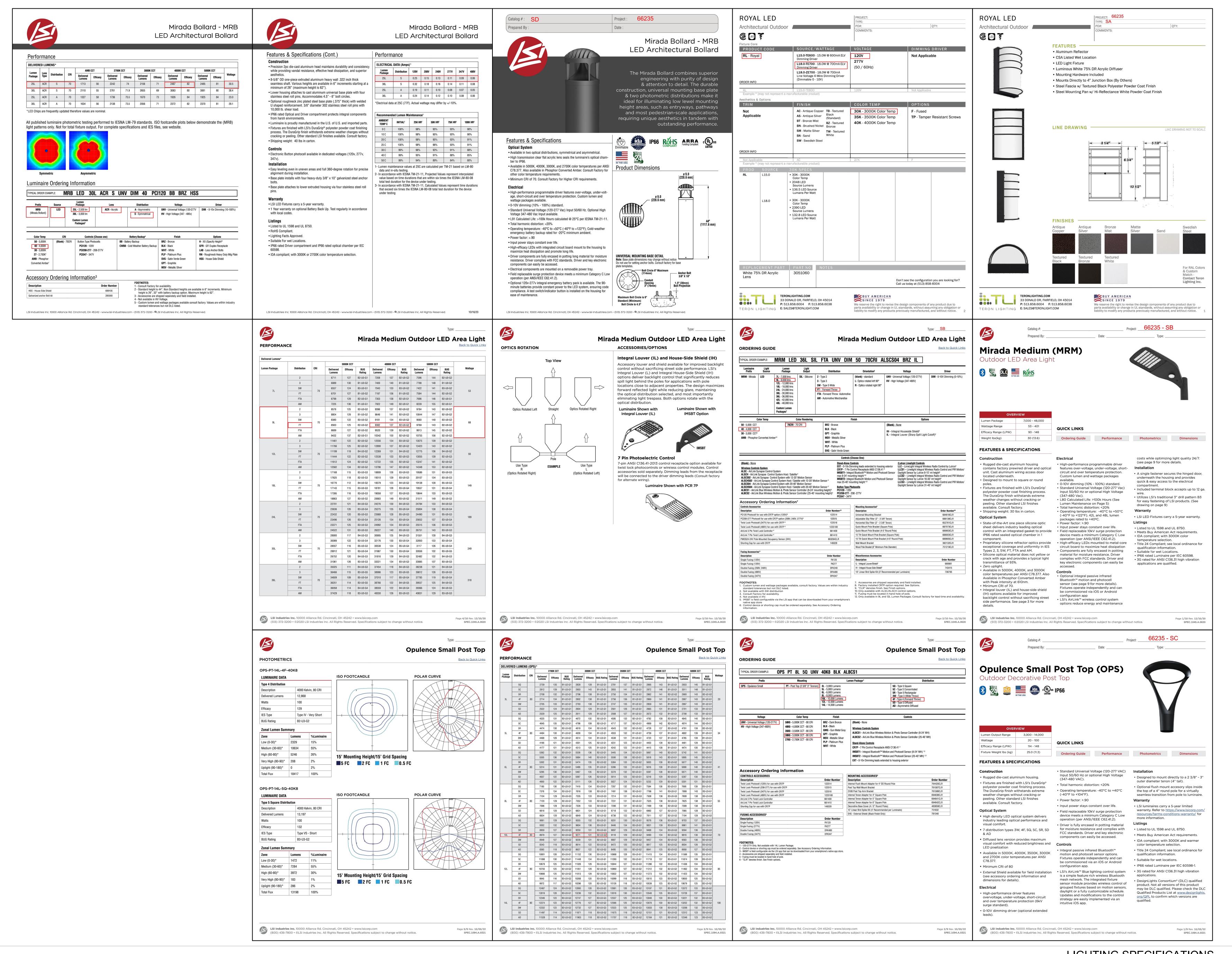
NO. DATE DESCRIPTION

SHEET NAME:
PHOTOMETRIC SITE PLAN
AREA B

PROJECT NUMBER

ENGINEER:
DRAFTER:

E-1.6



15 Studebaker Irvine CA 92618

consulting group, in

Irvine tel 949.752.1612 fax 949.752.5321

Palm Springs

tel 760.323.5090



DATE SIGNED: 3/28/23 RESTRICTIVE NOTICE

THESE DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF GOUVIS ENGINEERING CONSULTING GROUP. THEY ARE THE SUBJECTOR COPYRIGHT AND OTHER LEGAL PROTECTION. THEY MAY BE USED ONLY BY THEIR INTENDED RECIPIENT AND ONLY FOR THE PROJECT DEPICTED HEREIN. NO PART OF THESE DRAWINGS ARE TO BE COPIED, TRANSFERRED, REPRODUCED, NOR CAN THEY BE USED, IN WHOLE OR IN PART, BY ANY OTHER PERSON OR FOR ANY OTHER PROJECT OR STRUCTURE, WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF GOUVIS ENGINEERING CONSULTING GROUP

© 2017 GOUVIS ENGINEERING CONSULTING

GROUP INC. - ALL RIGHTS RESERVED PROJECT

Laurel Ranch

ARCHITECT Bassenian Lagoni

LOCATION: Antioch County

REVISIONS NO. DATE DESCRIPTION

LIGHTING SPECIFICATIONS

	LIGHTING LUMINAIRE SCHEDULE										
MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	INPUT WATTS	NOTES			
⟨BA⟩	ф	120	RECESSED	LED DOWN LIGHT	COOPER LIGHTING	SLD606930WH-CA	13.2				
(BB)	ф	120	WALL	EXTERIOR WALL LIGHT	TERON LIGHTING	RL-18-0-ZE700-UNV-XX-40K	23.3				
(BC)		120	SURFACE	STRIP LIGHT, NARROW 4-FEET LED	VISCOR	LCOMN48-LED840L040LUNV-P95	33.5				
(BD)	4_	120	BUG EYES	LED BUG EYES WITH MIN. OF 90 MIN BATTERY BACK-UP	LSI INDUSTRIES, INC.	EAR-LED-UNV-SD- WHT-RC	6.6				
(BE)	⊕ ⊗	120	SURFACE/WALL	EXIT SIGN, EDGE LIT ACRYLIC, GREEN LETTERS WITH MIN. OF 90 MIN BATTERY BACK-UP	EMERGI-LITE	LXN1NGC	2.3				
(BX)	oxdot	120	SURFACE	REMOTE EMERGENCY LIGHT PACK WITH MIN. OF 90 MIN BATTERY BACK-UP	SELECT BY OWNER	SELECT BY OWNER	20.0				
NOTES:	'		'		'		· · · · · · · · · · · · · · · · · · ·				

UNIT 1B

UNIT 1A

UNIT 2A

1) VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.

UNIT 2AR

UNIT 3XA

ELECTRICAL KEYED NOTES

- PROVIDE W.P. G.F.I. SERVICE RECEPTACLE WITHIN 25 FEET OF CONDENSING UNIT
- PROVIDE W.P. J-BOX FOR CU MOTOR RATED SWITCH FOR CONNECTION TO THE OUTSIDE CONDENSING UNIT. VERIFY WITH MECHANICAL PLAN FOR HVAC UNIT DESIGNATION AND MANUFACTURER SPECS BEFORE ROUGH IN.
- (3) LOW VOLTAGE BOX RESERVED FOR TELE/CABLE. REFER TO LOW VOLTAGE PLANS FOR DETAILS.
- 4 LIGHTED ADDRESS SIGN @ 5'-0" ABOVE FINISH GRADE.

UNIT 3A

FIRST FLOOR PLAN

- 5 PER SECTION 150.0(K)(3) ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY AND CONTROLLED BY MANUAL ON/OFF SWITCH AND ONE OF THE CHOICES BELOW: PHOTOCELL AND MOTION CENSOR 2. PHOTOCELL AND AUTOMATIC TIME SWITCH
- ASTRONOMIC TIME CLOCK
- 6 ROUTE UNIT PANEL FEEDER AT UNDERGROUND TO EACH PANEL LOCATION IN GARAGE. VERIFY WITH CONTRACTOR BEFORE ROUGH IN
- ROUTE UNIT PANEL FEEDER AT GARAGE CEILING, IN RATED SOFFIT, TO UNIT PANEL LOCATION IN GARAGE. VERIFY WITH CONTRACTOR BEFORE ROUGH IN.

ELECT. CLOSET KEYED NOTES

- (1) MAIN CATV BKBD, "MCTV/MTBB" 2'X2'X3'X3/4" PLYWOOD. PROVIDE1#6CU. GROUND WIRE CONNECTION TO NEAREST APPROVED GROUND ELECTRODE.
- (2) COORDINATE WITH FIRE ALARM CONSULTANT FOR ALL REQUIREMENT.



GOUVIS

15 Studebaker

Irvine

CA 92618

Irvine tel 949.752.1612

fax 949.752.5321

Palm Springs

tel 760.323.5090

DATE SIGNED: 3/28/23 RESTRICTIVE NOTICE

THESE DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF GOUVIS ENGINEERING CONSULTING GROUP. THEY ARE THE SUBJECTOF COPYRIGHT AND OTHER LEGAL PROTECTION. THEY MAY BE USED ONLY BY THEIR INTENDED RECIPIENT AND ONLY FOR THE PROJECT DEPICTED HEREIN. NO PART OF THESE DRAWINGS ARE TO BE COPIED, TRANSFERRED, REPRODUCED, NOR CAN THEY BE USED, IN WHOLE OR IN PART, BY ANY OTHER PERSON OR FOR ANY OTHER PROJECT OR

© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED

STRUCTURE, WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF GOUVIS ENGINEERING CONSULTING GROUP

Laurel Ranch

Townhomes

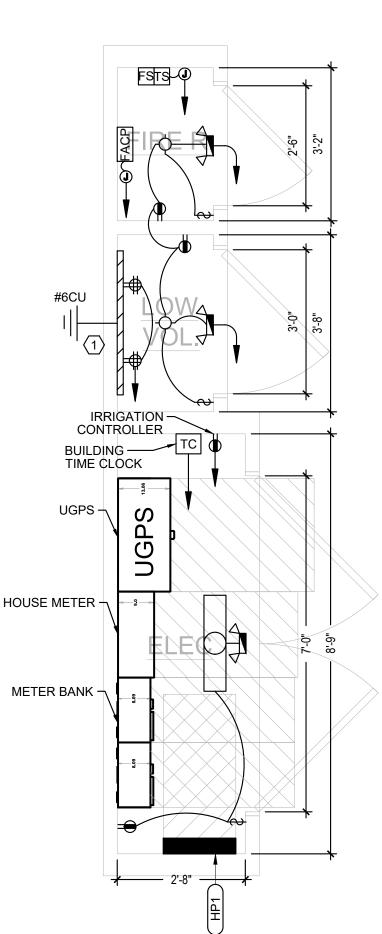
ARCHITECT:

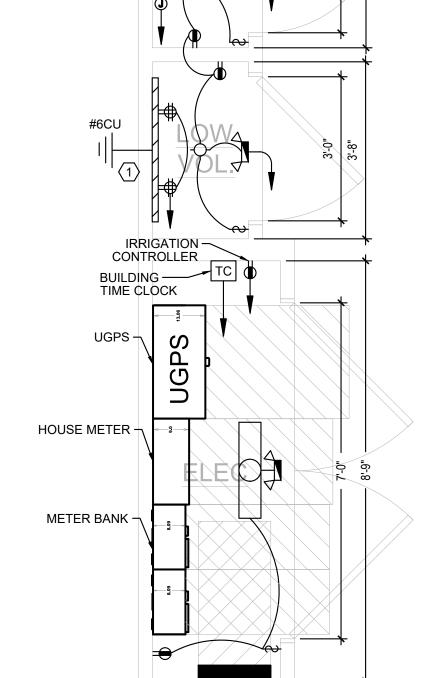
REVISIONS

BUILDING 1A & 1B FIRST FLOOR PLAN

ENGINEER: DRAFTER:

SHEET NUMBER:





A UTILITY CLOSET

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

	LIGHTING LUMINAIRE SCHEDULE										
MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	INPUT WATTS	NOTES			
$\langle BA \rangle$	ф	120	RECESSED	LED DOWN LIGHT	COOPER LIGHTING	SLD606930WH-CA	13.2				
(BB)	ф	120	WALL	EXTERIOR WALL LIGHT	TERON LIGHTING	RL-18-0-ZE700-UNV-XX-40K	23.3				
BC		120	SURFACE	STRIP LIGHT, NARROW 4-FEET LED	VISCOR	LCOMN48-LED840L040LUNV-P95	33.5				
(BD)	4_	120	BUG EYES	LED BUG EYES WITH MIN. OF 90 MIN BATTERY BACK-UP	LSI INDUSTRIES, INC.	EAR-LED-UNV-SD- WHT-RC	6.6				
(BE)	⊕ ⊗	120	SURFACE/WALL	EXIT SIGN, EDGE LIT ACRYLIC, GREEN LETTERS WITH MIN. OF 90 MIN BATTERY BACK-UP	EMERGI-LITE	LXN1NGC	2.3				
(BX)	oxdot	120	SURFACE	REMOTE EMERGENCY LIGHT PACK WITH MIN. OF 90 MIN BATTERY BACK-UP	SELECT BY OWNER	SELECT BY OWNER	20.0				

() VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.

UNIT 2AR UNIT 2A UNIT 3A **UNIT 3XA-ACC** UNIT 1B UNIT 1A

ELECTRICAL KEYED NOTES

- PROVIDE W.P. G.F.I. SERVICE RECEPTACLE WITHIN 25 FEET OF CONDENSING UNIT
- PROVIDE W.P. J-BOX FOR CU MOTOR RATED SWITCH FOR CONNECTION TO THE OUTSIDE CONDENSING UNIT. VERIFY WITH MECHANICAL PLAN FOR HVAC UNIT DESIGNATION AND MANUFACTURER SPECS BEFORE ROUGH IN.
- 3 LOW VOLTAGE BOX RESERVED FOR TELE/CABLE. REFER TO LOW VOLTAGE PLANS FOR DETAILS.
- 4 LIGHTED ADDRESS SIGN @ 5'-0" ABOVE FINISH GRADE.
- 5 PER SECTION 150.0(K)(3) ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY AND CONTROLLED BY MANUAL ON/OFF SWITCH AND ONE OF THE CHOICES BELOW: PHOTOCELL AND MOTION CENSOR 2. PHOTOCELL AND AUTOMATIC TIME SWITCH
- ASTRONOMIC TIME CLOCK
- 6 ROUTE UNIT PANEL FEEDER AT UNDERGROUND TO EACH PANEL LOCATION IN GARAGE. VERIFY WITH CONTRACTOR BEFORE ROUGH IN
- ROUTE UNIT PANEL FEEDER AT GARAGE CEILING, IN RATED SOFFIT, TO UNIT PANEL LOCATION IN GARAGE. VERIFY WITH CONTRACTOR BEFORE ROUGH IN.

ELECT. CLOSET KEYED NOTES

- MAIN CATV BKBD, "MCTV/MTBB" 2'X2'X3'X3/4" PLYWOOD. PROVIDE1#6CU. GROUND WIRE CONNECTION TO NEAREST APPROVED GROUND ELECTRODE.
- (2) COORDINATE WITH FIRE ALARM CONSULTANT FOR ALL REQUIREMENT.

DATE SIGNED: 3/28/23 RESTRICTIVE NOTICE

GOUVIS

15 Studebaker

Irvine

CA 92618

Irvine tel 949.752.1612

fax 949.752.5321

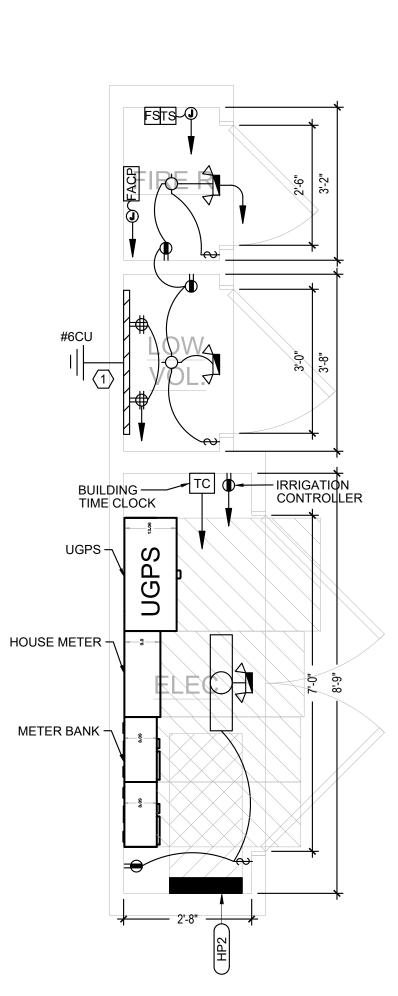
Palm Springs

tel 760.323.5090

THESE DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF GOUVIS ENGINEERING CONSULTING GROUP. THEY ARE THE SUBJECTOF COPYRIGHT AND OTHER LEGAL PROTECTION. THEY MAY BE USED ONLY BY THEIR INTENDED RECIPIENT AND ONLY FOR THE PROJECT DEPICTED HEREIN. NO PART OF THESE DRAWINGS ARE TO BE COPIED, TRANSFERRED, REPRODUCED, NOR CAN THEY BE USED, IN WHOLE OR IN PART, BY ANY OTHER PERSON OR FOR ANY OTHER PROJECT OR STRUCTURE, WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF GOUVIS ENGINEERING CONSULTING GROUP

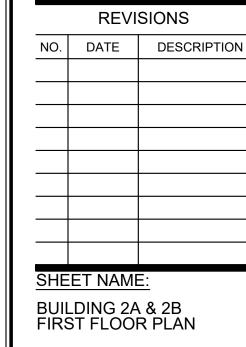
© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED

Laurel Ranch Townhomes



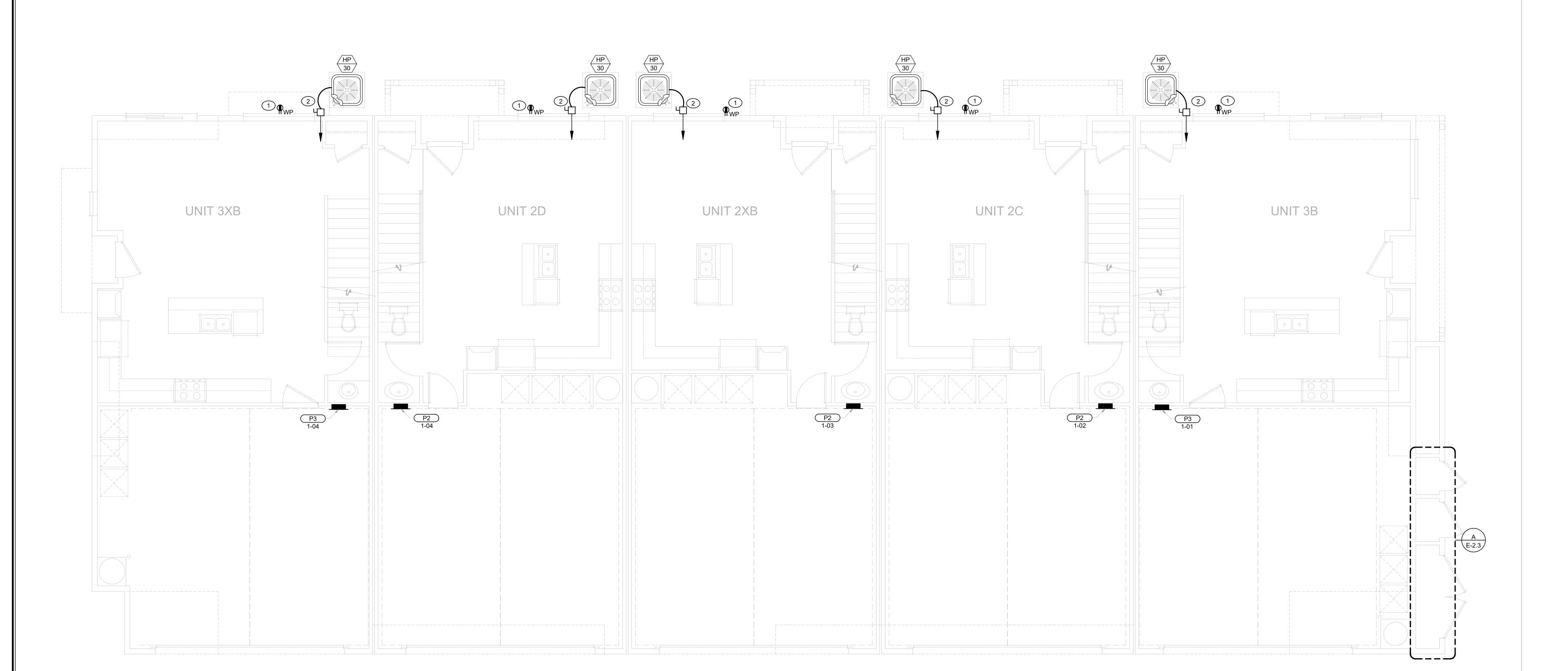


ARCHITECT:



ENGINEER: DRAFTER:

	LIGHTING LUMINAIRE SCHEDULE									
MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	INPUT WATTS	NOTES		
(BA)	\(\rightarrow \)	120	RECESSED	LED DOWN LIGHT	COOPER LIGHTING	SLD606930WH-CA	13.2			
(BB)	ф	120	WALL	EXTERIOR WALL LIGHT	TERON LIGHTING	RL-18-0-ZE700-UNV-XX-40K	23.3			
BC		120	SURFACE	STRIP LIGHT, NARROW 4-FEET LED	VISCOR	LCOMN48-LED840L040LUNV-P95	33.5			
(BD)	4	120	BUG EYES	LED BUG EYES WITH MIN. OF 90 MIN BATTERY BACK-UP	LSI INDUSTRIES, INC.	EAR-LED-UNV-SD- WHT-RC	6.6			
(BE)	⊕ ⊗	120	SURFACE/WALL	EXIT SIGN, EDGE LIT ACRYLIC, GREEN LETTERS WITH MIN. OF 90 MIN BATTERY BACK-UP	EMERGI-LITE	LXN1NGC	2.3			
(BX)	oxdot	120	SURFACE	REMOTE EMERGENCY LIGHT PACK WITH MIN. OF 90 MIN BATTERY BACK-UP	SELECT BY OWNER	SELECT BY OWNER	20.0			
NOTES:	NOTES: 1) VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.									



FIRST FLOOR PLAN

ELECTRICAL KEYED NOTES

- PROVIDE W.P. G.F.I. SERVICE RECEPTACLE WITHIN 25 FEET OF CONDENSING UNIT
- PROVIDE W.P. J-BOX FOR CU MOTOR RATED SWITCH FOR CONNECTION TO THE OUTSIDE CONDENSING UNIT. VERIFY WITH MECHANICAL PLAN FOR HVAC UNIT DESIGNATION AND MANUFACTURER SPECS BEFORE ROUGH IN.
- 3 LOW VOLTAGE BOX RESERVED FOR TELE/CABLE. REFER TO LOW VOLTAGE PLANS FOR DETAILS.
- 4 LIGHTED ADDRESS SIGN @ 5'-0" ABOVE FINISH GRADE.
- 5 PER SECTION 150.0(K)(3) ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY AND CONTROLLED BY MANUAL ON/OFF SWITCH AND ONE OF THE CHOICES BELOW: PHOTOCELL AND MOTION CENSOR
- 2. PHOTOCELL AND AUTOMATIC TIME SWITCH ASTRONOMIC TIME CLOCK
- 6 ROUTE UNIT PANEL FEEDER AT UNDERGROUND TO EACH PANEL LOCATION IN GARAGE. VERIFY WITH CONTRACTOR BEFORE ROUGH IN
- ROUTE UNIT PANEL FEEDER AT GARAGE CEILING, IN RATED SOFFIT, TO UNIT PANEL LOCATION IN GARAGE. VERIFY WITH CONTRACTOR BEFORE ROUGH IN.

ELECT. CLOSET KEYED NOTES

- MAIN CATV BKBD, "MCTV/MTBB" 2'X2'X3'X3/4" PLYWOOD. PROVIDE1#6CU. GROUND WIRE CONNECTION TO NEAREST APPROVED GROUND ELECTRODE.
- (2) COORDINATE WITH FIRE ALARM CONSULTANT FOR ALL REQUIREMENT.



15 Studebaker Irvine CA 92618

Irvine tel 949.752.1612 fax 949.752.5321

Palm Springs tel 760.323.5090



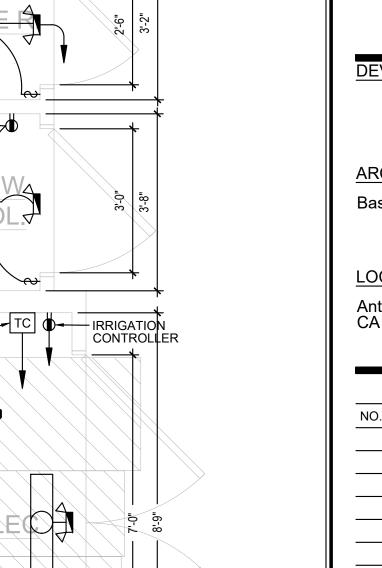
DATE SIGNED: 3/28/23 RESTRICTIVE NOTICE

THESE DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF GOUVIS ENGINEERING CONSULTING GROUP. THEY ARE THE SUBJECTOF COPYRIGHT AND OTHER LEGAL PROTECTION. THEY MAY BE USED ONLY BY THEIR INTENDED RECIPIENT AND ONLY FOR THE PROJECT DEPICTED HEREIN. NO PART OF THESE DRAWINGS ARE TO BE COPIED, TRANSFERRED, REPRODUCED, NOR CAN THEY BE USED, IN WHOLE OR IN PART, BY ANY OTHER PERSON OR FOR ANY OTHER PROJECT OR STRUCTURE, WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF GOUVIS ENGINEERING

© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED

CONSULTING GROUP

Laurel Ranch Townhomes



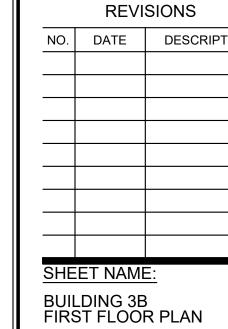
A UTILITY CLOSET

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

HOUSE METER

METER BANK -

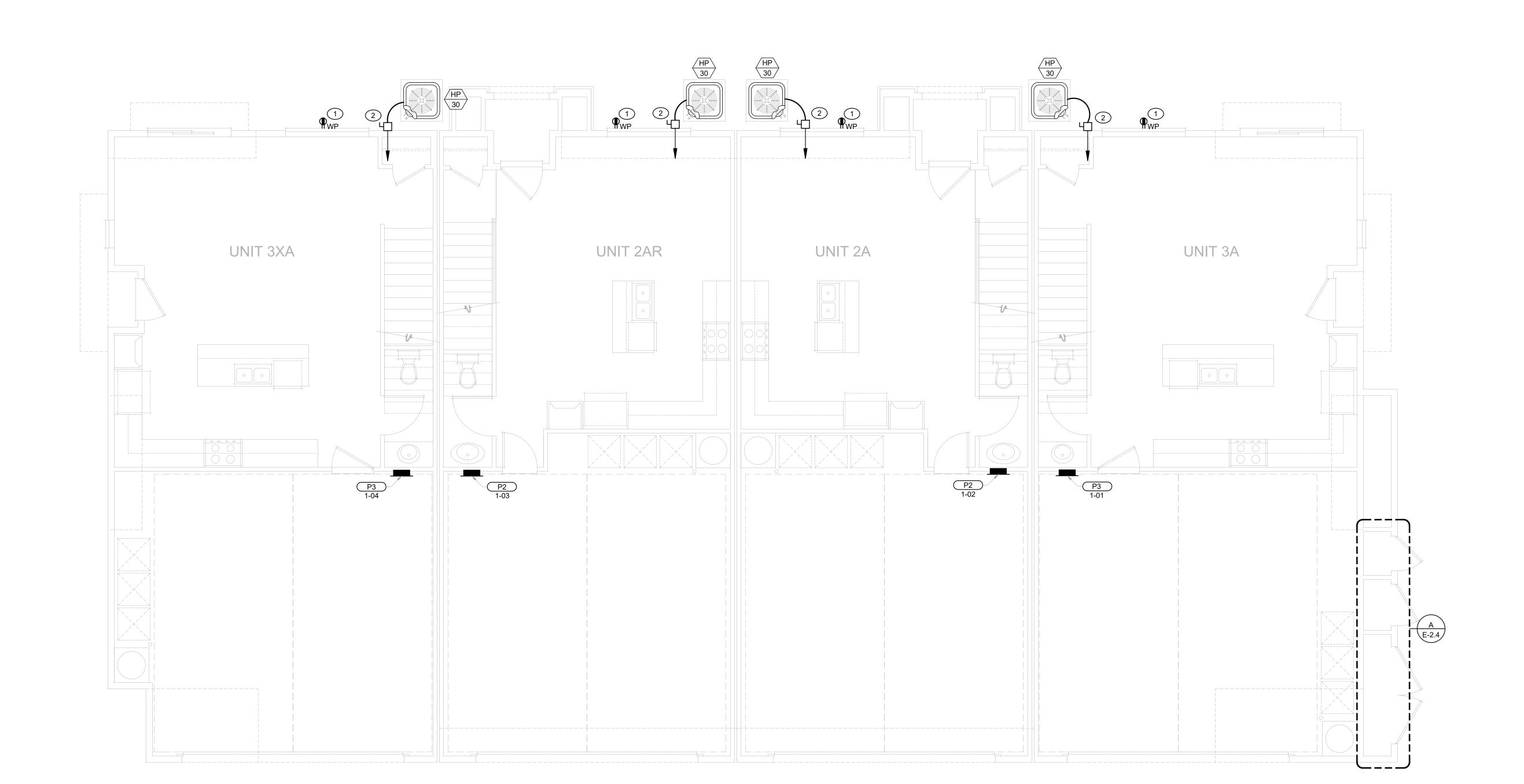
ARCHITECT:



ENGINEER: DRAFTER:

	LIGHTING LUMINAIRE SCHEDULE										
MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	INPUT WATTS	NOTES			
$\langle BA \rangle$	\(\rightarrow \)	120	RECESSED	LED DOWN LIGHT	COOPER LIGHTING	SLD606930WH-CA	13.2				
(BB)	ф	120	WALL	EXTERIOR WALL LIGHT	TERON LIGHTING	RL-18-0-ZE700-UNV-XX-40K	23.3				
BC		120	SURFACE	STRIP LIGHT, NARROW 4-FEET LED	VISCOR	LCOMN48-LED840L040LUNV-P95	33.5				
(BD)	4	120	BUG EYES	LED BUG EYES WITH MIN. OF 90 MIN BATTERY BACK-UP	LSI INDUSTRIES, INC.	EAR-LED-UNV-SD- WHT-RC	6.6				
BE	⊕ ⊗	120	SURFACE/WALL	EXIT SIGN, EDGE LIT ACRYLIC, GREEN LETTERS WITH MIN. OF 90 MIN BATTERY BACK-UP	EMERGI-LITE	LXN1NGC	2.3				
(BX)	oxtime	120	SURFACE	REMOTE EMERGENCY LIGHT PACK WITH MIN. OF 90 MIN BATTERY BACK-UP	SELECT BY OWNER	SELECT BY OWNER	20.0				
NOTES:	'						'				

1) VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.



FIRST FLOOR PLAN

ELECTRICAL KEYED NOTES

- PROVIDE W.P. G.F.I. SERVICE RECEPTACLE WITHIN 25 FEET OF CONDENSING UNIT
- PROVIDE W.P. J-BOX FOR CU MOTOR RATED SWITCH FOR CONNECTION TO THE OUTSIDE CONDENSING UNIT. VERIFY WITH MECHANICAL PLAN FOR HVAC UNIT DESIGNATION AND MANUFACTURER SPECS BEFORE ROUGH IN.
- 3 LOW VOLTAGE BOX RESERVED FOR TELE/CABLE. REFER TO LOW VOLTAGE PLANS FOR DETAILS.
- 4 LIGHTED ADDRESS SIGN @ 5'-0" ABOVE FINISH GRADE.
- 5 PER SECTION 150.0(K)(3) ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY AND CONTROLLED BY MANUAL ON/OFF SWITCH AND ONE OF THE CHOICES BELOW: PHOTOCELL AND MOTION CENSOR
- 2. PHOTOCELL AND AUTOMATIC TIME SWITCH ASTRONOMIC TIME CLOCK
- 6 ROUTE UNIT PANEL FEEDER AT UNDERGROUND TO EACH PANEL LOCATION IN GARAGE. VERIFY WITH CONTRACTOR BEFORE ROUGH IN
- ROUTE UNIT PANEL FEEDER AT GARAGE CEILING, IN RATED SOFFIT, TO UNIT PANEL LOCATION IN GARAGE. VERIFY WITH CONTRACTOR BEFORE ROUGH IN.

ELECT. CLOSET KEYED NOTES

- (1) MAIN CATV BKBD, "MCTV/MTBB" 2'X2'X3'X3/4" PLYWOOD. PROVIDE1#6CU. GROUND WIRE CONNECTION TO NEAREST APPROVED GROUND ELECTRODE.
- (2) COORDINATE WITH FIRE ALARM CONSULTANT FOR ALL REQUIREMENT.

BUILDING TO IRRIGATION CONTROLLER

A UTILITY CLOSET

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

HOUSE METER -



15 Studebaker Irvine CA 92618

Irvine tel 949.752.1612 fax 949.752.5321

Palm Springs tel 760.323.5090



DATE SIGNED: 3/28/23 RESTRICTIVE NOTICE

THESE DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF GOUVIS ENGINEERING CONSULTING GROUP. THEY ARE THE SUBJECTOF COPYRIGHT AND OTHER LEGAL PROTECTION. THEY MAY BE USED ONLY BY THEIR INTENDED RECIPIENT AND ONLY FOR THE PROJECT DEPICTED HEREIN. NO PART OF THESE DRAWINGS ARE TO BE COPIED, TRANSFERRED, REPRODUCED, NOR CAN THEY BE USED, IN WHOLE OR IN PART, BY ANY OTHER PERSON OR FOR ANY OTHER PROJECT OR STRUCTURE, WITHOUT THE PRIOR EXPRESS

© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED

WRITTEN CONSENT OF GOUVIS ENGINEERING CONSULTING GROUP

Laurel Ranch Townhomes

Antioch County CA

ARCHITECT:

REVISIONS NO. DATE DESCRIPTION

BUILDING 4A FIRST FLOOR PLAN

ENGINEER:

DRAFTER:

	LIGHTING LUMINAIRE SCHEDULE										
MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	INPUT WATTS	NOTES			
BA	\(\rightarrow \)	120	SURFACE	LED DOWN LIGHT	COOPER LIGHTING	SLD606930WH-CA	13.2				
(BB)	ф	120	WALL	EXTERIOR WALL LIGHT	TERON LIGHTING	RL-18-0-ZE700-UNV-XX-40K	23.3				
BC		120	SURFACE	STRIP LIGHT, NARROW 4-FEET LED	VISCOR	LCOMN48-LED840L040LUNV-P95	33.5				
BD	4	120	BUG EYES	LED BUG EYES WITH MIN. OF 90 MIN BATTERY BACK-UP	LSI INDUSTRIES, INC.	EAR-LED-UNV-SD- WHT-RC	6.6				
BE	⊗	120	SURFACE/WALL	EXIT SIGN, EDGE LIT ACRYLIC, GREEN LETTERS WITH MIN. OF 90 MIN BATTERY BACK-UP	EMERGI-LITE	LXN1NGC	2.3				
BX	abla	120	SURFACE	REMOTE EMERGENCY LIGHT PACK WITH MIN. OF 90 MIN BATTERY BACK-UP	SELECT BY OWNER	SELECT BY OWNER	20.0				

1) VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.

COVERED OUTDOOR 19 6 2**%** 6 SLOPING CLG. OS 19 6 29(0 EEZ®WAY 18 6 14 6X 10'-1" CLG. TANKLESS W/H 10'-1" CLG.

ARE INCANDESCENT.

LIGHTING CONTROL SEQUENCE

- 1. CONTROLLED BY OCCUPANCY SENSORS WITH MANUAL OVERRIDE SWITCH WITH
- 2. LIGHTS AT FULL BRIGHTNESS WITH ACTIVITY IN OCCUPANCY SENSOR AREA OR OVERRIDE SWITCH ENGAGED. 3. LIGHTS OFF WITH NO ACTIVITY.

LOUNGE/OPEN OFFICE AREA:

- 1. CONTROLLED BY OCCUPANCY SENSORS. 2. LIGHTS AT FULL BRIGHTNESS WITH ACTIVITY IN OCCUPANCY SENSOR AREA.
- 3. LIGHTS AT 30% BRIGHTNESS WITH NO ACTIVITY DURING HOURS OF OPERATION. 4. LIGHTS OFF AFTER HOURS.

LAUNDRY/WORK AREAS:

- 1. CONTROLLED BY TIME CLOCK AND OCCUPANCY SENSORS.
- 2. LIGHTS AT FULL BRIGHTNESS DURING HOURS OF OPERATIONS WITH ACTIVITY IN MOTION SENSOR AREA, TIME TO BE DETERMINED BY COR.

3. LIGHTS AT 30% BRIGHTNESS DURING HOURS OF OPERATION WITH NO ACTIVITY IN

- MOTION SENSOR AREA, TIME TO BE DETERMINED BY COR. 4. LIGHTS WITH DAYLIGHT SENSORS SHALL BE DIMMABLE WITH RESPECT TO
- NATURAL LIGHT PROPER OPERATION DETERMINED BY COR. LIGHTS AT FULL BRIGHTNESS AFTER HOURS WITH ACTIVITY IN OCCUPANCY
- SENSOR AREA. 6. LIGHTS OFF AFTER HOURS WITH NO ACTIVITY IN OCCUPANCY SENSOR AREA.

RESTROOMS AND STORAGE AREAS:

CONTROLLED BY OCCUPANCY SENSORS.

2. LIGHTS OFF WITH NO ACTIVITY AFTER AN ALLOTTED TIME DETERMINED BY COR. 3. LIGHTS AT FULL BRIGHTNESS WITH ACTIVITY IN OCCUPANCY SENSOR AREA.

EXTERIOR:

1. CONTROLLED BY PHOTO CELL ON ROOF. 2. LIGHTS OFF DURING DAYLIGHT. 3. UGHTS AT FULL BRIGHTNESS DURING LOW LIGHT.

EXTERIOR UNDER NEW ADDITION:

- 1. CONTROLLED BY INDIVIDUAL DAYLIGHT SENSOR ON LIGHT FIXTURE AND MANUAL "ON" OVER RIDE SWITCHES.
- 2. LIGHTS OFF DURING DAYLIGHT. 3. LIGHTS AT FULL BRIGHTNESS DURING LOW LIGHT OR MANUAL SWITCH ENGAGED.

TRANSFORMER, FIRE ALARM, AND TELEPHONE ROOMS:

1. CONTROLLED BY MANUAL SWITCH.

GENERAL NOTES

- 1. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND ELEVATION OF ALL LIGHTING FIXTURES AND ALL DEVICES. ALL WALL MOUNTED DEVICE SHALL BE VERIFIED WITH THE ARCHITECT PRIOR TO ROUGH-IN.
- VERIFY EXACT CEILING CONSTRUCTION WITH ARCHITECTURAL REFLECTED CEILING PLAN AND PROVIDE LIGHTING FIXTURES WITH ALL NECESSARY MOUNTING HARDWARE.
- 3. ALL RECESSED FIXTURES SHALL BE PROVIDED WITH ALL REQUIRED STRUCTURAL SUPPORTS AS REQUIRED BY THE CURRENTLY ADOPTED ISSUE OF THE UNIFORM BUILDING CODE, AS WELL AS ANY LOCAL CODES.
- 4. ALL COVE MOUNTED FIXTURES SHALL EXTEND THE FULL LENGTH OF THE COVE.
- 5. ALL DIMMING BRANCH CIRCUITS SHALL BE PROVIDED WITH A DEDICATED NEUTRAL CONDUCTOR FOR EACH ZONE/CHANNEL.
- 6. REFER TO ARCHITECTURAL PLANS FOR EXIT SIGN AND NUMBER OF FACTS PER
- WHEN EXPOSED CEILINGS OR OPEN GRID CONDITIONS OCCUR, THE CONTRACTOR WILL NEED TO PROVIDE THE FOLLOWING ITEMS:
- ALL BRANCH CIRCUITS SHALL BE IN EMT. - ALL BRANCH CIRCUITS SHALL BE ROUTED NEATLY AND IN PARALLEL TO STRUCTURES OR DUCT WORK. THE TERM "TRAINED" MEANS ALL PARALLEL CONDUITS SHALL MAINTAIN THE SAME SPATIAL RELATIONSHIP WITH EACH OTHER
- CONTRACTOR TO INCLUDE AN ALLOWANCE TO CORE AND SEAL PENETRATIONS THROUGH STRUCTURAL CONCRETE WALLS. COORDINATE LOCATIONS AND

REQUIREMENTS WITH ARCHITECTURAL AND STRUCTURAL DRAWING.

FOR ENTIRE RUN TO INCLUDE RADIUS BENDS AND SWEEPS.

- 9. COORDINATE ALL PENETRATIONS WITH STRUCTURAL PLANS AND DETAILS. NO PENETRATIONS ARE PERMITTED UNLESS SPECIFICALLY NOTED ON STRUCTURAL
- 10. EMERGENCY/EGRESS FIXTURES SHALL BE CONNECTED TO LOCAL CIRCUIT SERVING RESPECTIVE AREA AND AHEAD OF ALL CONTROLS.
- 11. ALL LIGHT FIXTURES ARE SHOWN WITH "EM" SHOULD BE EQUIPPED WITH UL924 LISTED 90 MINUTES EMERGENCY BATTERY BACKUP. PROVIDE ADDITIONAL UN-SWITCHED HOT CONDUCTOR TO BATTERY BACKUP. WHEN NORMAL SWITCH IS LOST, "EM" FIXTURE SHALL TURN "ON" FOR A MINIMUM OF 90 MINUTES.
- 12. EXIT SIGN ARE UN-SWITCHED. PROVIDE INTEGRATED BATTERY BACKUP WITH TEST SWITCH FOR ALL EXIT SIGNS.

KEYED NOTES

- 1) PER SECTION 150.0(K)(3) ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY AND CONTROLLED BY MANUAL ON/OFF SWITCH AND ONE OF THE CHOICES BELOW: PHOTOCELL AND MOTION CENSOR 2. PHOTOCELL AND AUTOMATIC TIME SWITCH 3. ASTRONOMIC TIME CLOCK
- (2) CEILING FAN OR LIGHTING FIXTURE TO BE DETERMINED BY SOLA. VERIFY W/ OWNER FOR ACTUAL TO LOCATION. OUTLET BOX/SYSTEMS SHALL BE LISTED AND MARKED BY THE OEM AS SUITABLE FOR THIS PURPOSE. CEILING -SUSPENDED (PADDLE) FANS SHALL NOT WEIGH MORE THAN 70 LBS. FOR OUTLET BOX/SYSTEMS DESIGNED TO SUPPORT CEILING-SUSPENDED FANS THAT WEIGH MORE THAN 35 LBS, THE REQUIRED MARKING SHALL INCLUDE THE MAXIMUM WEIGHT TO BE SUPPORTED.
- (3) DENOTES THE CONTROL FOR THE CEILING FAN CONNECTED TO THE J-BOX PER NOTE #1. VERIFY W/ SUPPLIER AND PROVIDE DIMMER CONTROL IF THE LIGHTS

15 Studebaker Irvine CA 92618

Irvine tel 949.752.1612 fax 949.752.5321

> Palm Springs tel 760.323.5090



RESTRICTIVE NOTICE

THESE DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF GOUVIS ENGINEERING CONSULTING GROUP. THEY ARE THE SUBJECTOF COPYRIGHT AND OTHER LEGAL PROTECTION. THEY MAY BE USED ONLY BY THEIR INTENDED RECIPIENT AND ONLY FOR THE PROJECT DEPICTED HEREIN. NO PART OF THESE DRAWINGS ARE TO BE COPIED, TRANSFERRED, REPRODUCED, NOR CAN THEY BE USED, IN WHOLE OR IN PART, BY ANY OTHER PERSON OR FOR ANY OTHER PROJECT OR STRUCTURE, WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF GOUVIS ENGINEERING CONSULTING GROUP

© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED

ARCHITECT: Bassenian Lagoni

LOCATION: Antioch County

REVISIONS NO. DATE DESCRIPTION

RECREATION / LEASING OFFICE LIGHTING PLANS

ENGINEER:

RECREATION / LEASING OFFICE - LIGHTING PLAN

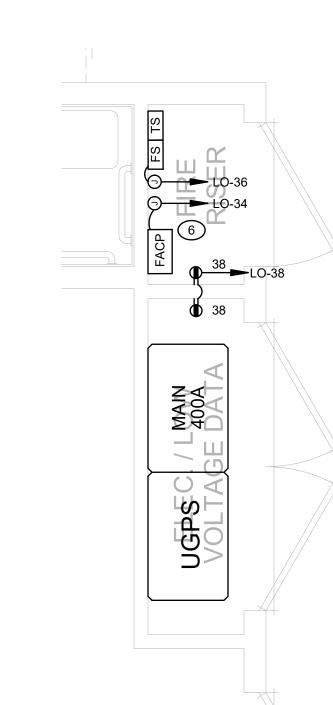
COVERED OUTDOOR 19 6 2% 6 SLOPING CLG. SHOWER SHOWER LO-23 ▼ ICE 9 0 10 0X 10'-1" CLG. D.W. RECREATION ROOM EQUIPMENT 10'-1" CLG. U OCCUPANCY 19 6 2**%** 0 12'-1" CLG. LEASING OFFICE BREEZEWAY 12'-1" CLG. 18 6 14 6X 10'-1" CLG. T.W.H. C.P. FANG 37S WO 35 LO-39,41 9'-1" CLG. PORCH 10'-1" CLG.

GENERAL NOTES

- COORDINATE LOCATION AND MOUNTING HEIGHT OF DEVICES WITH ARCHITECTURAL FLOOR PLANS AND ELEVATIONS.
- 2. COORDINATE ALL EQUIPMENT REQUIREMENTS WITH MANUFACTURER PRIOR TO ROUGH IN.
- 3. ALL CONDUIT SHALL BE CONCEALED. IN EXPOSED CEILING AREAS, EXPOSED AND SURFACE MOUNTED CONDUIT SHALL BE EMT AND SHALL BE ROUTED ORTHOGONAL TO THE STRUCTURE AND SHALL BE INSTALLED IN NEAT AND WORKMAN LIKE
- 4. ALL DEVICES INCLUDING OUTLETS AND SWITCHES SHALL BE WHITE FINISH WITH WHITE COVER PLATES. COORDINATE ALL FINISHES WITH ARCHITECT.
- 5. INSTALL ALL DEVICES PER ADA REQUIREMENTS.
- 5. INSTALL ALL DEVICEST EN ADA NEGOTILIMENTO.
- 6. ALL BRANCH CIRCUITS OVER 50' SHALL USE #10 CONDUCTORS.
- 7. ALL DEVICE PENETRATIONS AT COMMON WALLS SHALL BE STAGGERED AND SEPARATED BY A VERTICAL STUD. ALL OPENINGS SHALL BE WRAPPED WITH SOUND INSULATION AND SEALED TIGHT WITH ACOUSTICAL SEALANT.
- 8. LABEL ALL OUTLETS WITH PANEL NAME AND CIRCUIT NUMBER USING CLEAR LABEL WITH BLACK PRINTED LETTERS.
- 9. OUTLETS IN LOUNGE AREA SHALL BE TAMPER RESISTANT.

KEY NOTES

- 1 "C" INDICATES CIRCUIT IS CONTROLLED BY OCCUPANCY SENSOR. COORDINATE WITH OCCUPANCY SENSOR MANUFACTURER FOR ALL REQUIREMENTS. THE CONTROLLED OUTLET MUST BE CLEARLY LABELED TO BE DISTINGUISHED FROM THE UNCONTROLLED PART. PROVIDE SEPARATE WIRE FOR CONTROLLED
- DENOTES APPROXIMATE LOCATION OF FC UNIT. VERIFY WITH MECHANICAL DRAWINGS FOR EXACT LOCATION.
- PROVIDE GFCI PROTECTED RECEPTACLE OUTLET WITH ENCLOSURE THAT IS WEATHERPROOF (WP) WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. AN OUTLET BOX HOOD SHALL BE LISTED AND SHALL BE IDENTIFIED AS "EXTRA DUTY". RECEPTACLE SHALL BE LISTED AND SO IDENTIFIED AS WEATHER-RESISTANT (WR) TYPE.
- 4 PROVIDE 15A/2P MOTOR RATED SWITCH FOR CONNECTION TO THE FC.
- PROVIDE 15A/1P MOTOR RATED SWITCH FOR CONNECT TO THE EXHAUST FAN.
 REFER TO MECHANICAL PLAN FOR DETAIL.
- 6 FIRE ALARM CONTROL PANEL (FACP). E.C. TO VERIFY EXACT LOCATION AND REQUIREMENTS PRIOR TO ROUGH-IN.
- 7 CABLE TV BACKBOARD (CATV). E.C. TO VERIFY EXACT LOCATION AND REQUIREMENTS PRIOR TO ROUGH-IN.
- 8 PROVIDE ALL ELECTRICAL AND DATA REQUIREMENTS PER MANUFACTURER SPEC SHEET FOR FITNESS EQUIPMENT.
- 9 PROVIDE POWER, LIGHTING, AND OCCUPANCY SENSOR TO ATTIC SPACE.
- REFRIGERATOR RECEPTACLE CONNECTED TO LINE SIDE OF KITCHEN SMALL APPLIANCE GFI PROTECTED COUNTER MOUNTED RECEPTACLE TO COMPLY WITH NEC SECTION 210.52(B)(1).





GOUVIS engineering consulting group, inc.

15 Studebaker Irvine CA 92618

Irvine tel 949.752.1612 fax 949.752.5321

Palm Springs tel 760.323.5090



DATE SIGNED: 3/28/23
RESTRICTIVE NOTICE

THESE DESIGNS, DRAWINGS, AND
SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY
OF GOUVIS ENGINEERING CONSULTING
GROUP. THEY ARE THE SUBJECTOF COPYRIGHT
AND OTHER LEGAL PROTECTION. THEY MAY BE
USED ONLY BY THEIR INTENDED RECIPIENT AND
ONLY FOR THE PROJECT DEPICTED HEREIN. NO
PART OF THESE DRAWINGS ARE TO BE COPIED,
TRANSFERRED, REPRODUCED, NOR CAN THEY
BE USED, IN WHOLE OR IN PART, BY ANY OTHER
PERSON OR FOR ANY OTHER PROJECT OR
STRUCTURE, WITHOUT THE PRIOR EXPRESS
WRITTEN CONSENT OF GOUVIS ENGINEERING
CONSULTING GROUP

© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED

PROJECT:
Laurel Ranch

EVELODED.

ARCHITECT:
Bassenian Lagoni

LOCATION:
Antioch County
CA

REVISIONS

NO. DATE DESCRIPTION

OUTPUT DESCRIPTION

SHEET NAME: RECREATION / LEASING OFFICE POWER PLAN

PROJECT NUMBER:
66235

ENGINEER:
DRAFTER:
SHEET NUMBER

RECREATION / LEASING OFFICE - POWER PLAN

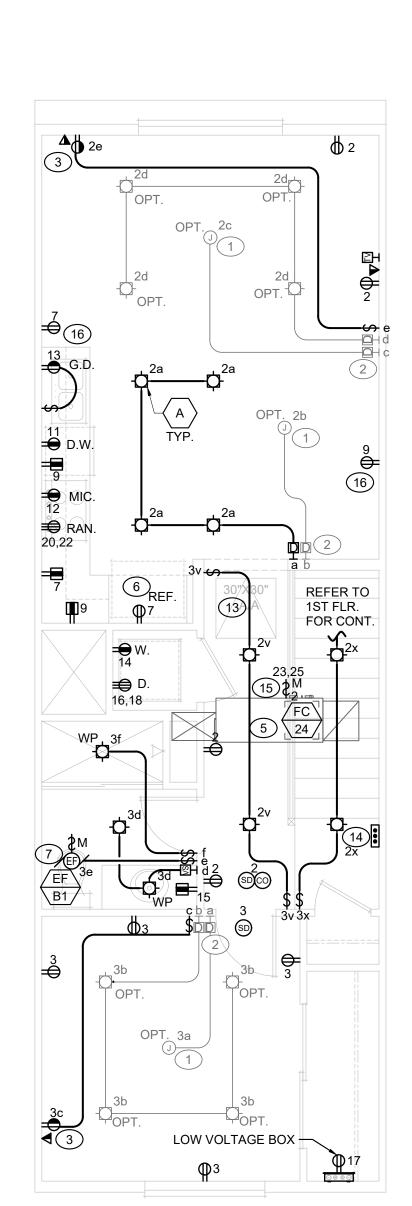
1 1

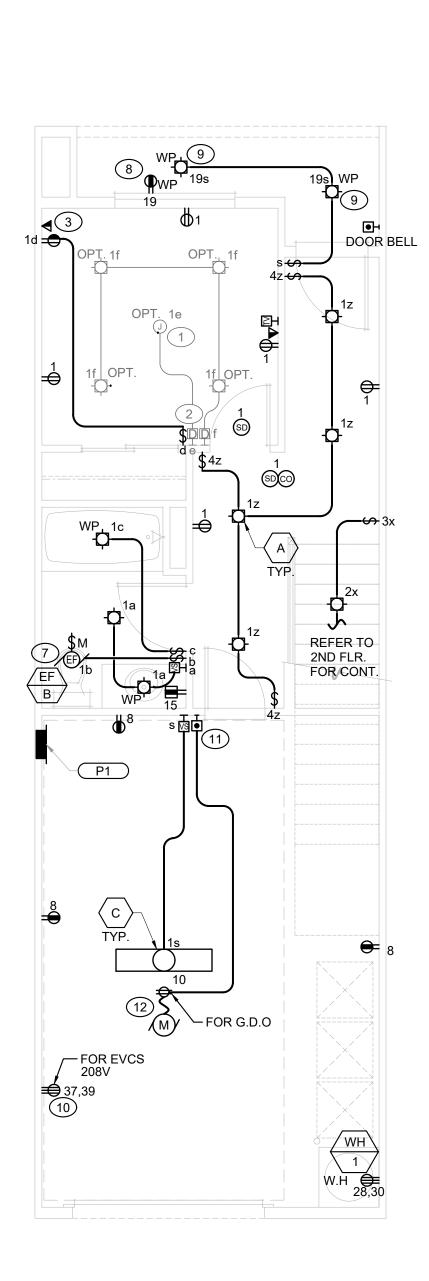
EET NUMBER:

LIGHTING LUMINAIRE SCHEDULE

NOTES
OR APPROVED EQUAL
OR APPROVED EQUAL
OR APPROVED EQUAL
_

1) VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.





GENERAL NOTES

- PROVIDE VACANCY SENSOR/DIMMER TO ALL LUMINAIRES REQUIRED BY SECTION 150.0 OF 2019 TITLE 24 PART 6.
- THIS DRAWING IS FOR REFERENCE ONLY. WIRE CKT 20 ON THE PLAN TO ALL

DETECTORS FOR A COMPLETE AND OPERATIONAL SYSTEM. VERIFY W/LOCAL

JURISDICTION FOR ALARM DETECTOR REQUIREMENT BEFORE ROUGH-IN. IN DWELLING AREA SPECIFIED IN CEC 2019 SECTION 210.52; (A) WALL SPACE, (B) SMALL-APPLIANCE CIRCUIT, (C) COUNTERTOP SPACE, (D) BATHROOM AREA, (E) OUTDOORS, (F) LAUNDRY AREA, (G) GARAGE, AND (H) HALLWAYS; ALL 125-VOLT, 15-AND 20- AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT

RECEPTACLES.

- 4. OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS. LAUNDRY AREAS OR SIMILAR ROOMS OR AREAS WILL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO
- PROVIDE PROTECTION OF THE BRANCH CIRCUIT. ALL NEW CARBON MONOXIDE ALARM ARE 120V HARD-WIRED WITH BATTERY BACKUP,
- INTERCONNECTED WITH OC SENSOR, AND ARE AUDIBLE IN ALL SLEEPING ROOMS. ELECTRICAL CONTRACTOR MUST VERIFY MECHANICAL EQUIPMENT INFORMATION FOR MECHANICAL DRAWING BEFORE ISSUING ANY BID. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCY OCCUR.
- THE HEIGHT OF THE OUTLETS AND SWITCHES ARE NOT NOTED ON THE LEGEND OR IN THE UNIT PLANS. REFER TO "TYPICAL ELECTRICAL DEVICE HEIGHT ON E-0.3"
- 8. ALL DWELLING UNIT LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH TABLE 150.0 OF 2019 BUILDING ENERGY EFFICIENCY STANDARDS, TITLE 24 PART 6.
- 9. A DEDICATED 125-VOLT (V) ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET OF THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS. AND BE CONNECTED TO A THREE CONDUCTOR, 10 AWG BRANCH CIRCUIT. IN ADDITION, THE UNUSED CONDUCTOR MUST BE LABELED AS "SPARE" AND ELECTRICALLY ISOLATED AND HAVE RESERVED CIRCUIT BREAKER SPACE.

KEYED NOTES

- (1) CEILING FAN OR LIGHTING FIXTURE TO BE DETERMINED. VERIFY W/ OWNER FOR ACTUAL TO LOCATION. OUTLET BOX/SYSTEMS SHALL BE LISTED AND MARKED BY THE OEM AS SUITABLE FOR THIS PURPOSE. CEILING -SUSPENDED (PADDLE) FANS SHALL NOT WEIGH MORE THAN 70 LBS. FOR OUTLET BOX/SYSTEMS DESIGNED TO SUPPORT CEILING-SUSPENDED FANS THAT WEIGH MORE THAN 35 LBS, THE REQUIRED MARKING SHALL INCLUDE THE MAXIMUM WEIGHT TO BE SUPPORTED.
- (2) DENOTES THE CONTROL FOR THE CEILING FAN CONNECTED TO THE J-BOX PER NOTE #1. VERIFY W/ SUPPLIER AND PROVIDE DIMMER CONTROL IF THE LIGHTS ARE INCANDESCENT.
- (3) DENOTES HALF-HOT RECEPTACLE ON SWITCH LEG 'b' IN THIS AREA.
- (4) SPLIT CIRCUITED HALF-SWITCHED DUPLEX RECEPTACLE FOR GARBAGE DISPOSER AND DISHWASHER BELOW KITCHEN SINK. CONNECT THE SWITCHED SIDE OF THE RECEPTACLE TO A MOTOR RATED WALL SWITCH AND PROVIDE A DEDICATED CIRCUIT FOR EACH APPLIANCE WITH A COMMON TRIP DEVICE AT THE CIRCUIT
- 5 DENOTES APPROXIMATE LOCATION OF FC/FAU UNIT. VERIFY WITH MECHANICAL DRAWINGS FOR EXACT LOCATION.
- (6) REFRIGERATOR RECEPTACLE CONNECTED TO LINE SIDE OF KITCHEN SMALL APPLIANCE GFI PROTECTED COUNTER MOUNTED RECEPTACLE TO COMPLY WITH NEC SECTION 210.52(B)(1).
- PROVIDE 15A/1P MOTOR RATED SWITCH FOR CONNECT TO THE EXHAUST FAN. REFER TO MECHANICAL PLAN FOR DETAIL.
- PROVIDE GFCI PROTECTED RECEPTACLE OUTLET WITH ENCLOSURE THAT IS $^{'}$ WEATHERPROOF (WP) WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. AN OUTLET BOX HOOD SHALL BE LISTED AND SHALL BE IDENTIFIED AS "EXTRA DUTY". RECEPTACLE SHALL BE LISTED AND SO IDENTIFIED AS WEATHER-RESISTANT (WR)
- 9 PER SECTION 150.0(K)(3) ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY AND CONTROLLED BY MANUAL ON/OFF SWITCH AND ONE OF THE CHOICES BELOW: PHOTOCELL AND MOTION SENSOR 2. PHOTOCELL AND AUTOMATIC TIME SWITCH ASTRONOMIC TIME CLOCK
- PROVIDE 1"C TO ACCOMMODATE A DEDICATED 208/240V "EV CAPABLE". THE PANEL SHALL PROVIDE THE CAPACITY TO INSTALL A 40-AMPERE MINIMUM. THE INSTALLATION OF "EV CAPABLE", INCLUDES THE WIRING, CIRCUIT BREAKER SIZE, CONFIGURATION OF RECEPTACLE, AND FINAL TERMINATION SHOULD BE PROVIDED BY THE CONTRACTOR.
- (11) DENOTES GARAGE DOOR OPENER CONTROLLER.

FROM THOSE REGISTERS.

- (12) DENOTES CEILING MOUNTED RECEPTACLES FOR GARAGE DOOR OPENER ON THE SWITCH LEG AS SHOWN.
- (13) PROVIDE POWER, LIGHTING, AND OCCUPANCY SENSOR TO ATTIC SPACE.
- (14) CHIME UNIT WITH INTERGRAL TRANSFORMER MOUNTED AT +7'-0" A.F.F. TO BOTTOM
- (15) PROVIDE 15A/2P MOTOR RATED SWITCH FOR CONNECTION TO THE FC.
- (16) DINING RECEPTACLE CONNECTED TO LINE SIDE OF KITCHEN SMALL APPLIANCE GFI PROTECTED COUNTER MOUNTED RECEPTACLE TO COMPLY WITH NEC SECTION

SMOKE DETECTORS NOTES

- SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE LOCATED WHERE AMBIENT CONDITION, INCLUDING HUMIDITY AND TEMPERATURE, ARE OUTSIDE THE LIMITS SPECIFIED BY THE MANUFACTURER'S PUBLISHED INSTRUCTIONS.
- SMOKE ALARMS OR SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FOOT HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE, EXCEPTION IONIZATION SMOKE ALARMS OR PHOTOELECTRIC SMOKE
- INSTALLATION NEAR BATHROOMS. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN A 3 FOOT HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTION OF THE CODE.
- SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITH A 36 INCH HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND SHLLE BE INSTALLED OUTSIDE OF THE DIRECT AIR FLOW
- CARBON MONOXIDE/ SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND PROVIDED WITH BATTERY BACK-UP. SMOKE DETECTORS ARE TO BE INTERCONNECTED WITH-IN EACH UNIT SO THAT ALL DETECTORS WITH-IN THE UNIT WILL SOUND THEIR ALARMS ON ACTIVATION OF ANY DETECTOR IN THE UNIT.
- WHERE THE HIGHEST POINT OF A CEILING IN A ROOM THAT OPENS TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE OPENING INTO THE HALLWAY BE 24 INCHES OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM WITHIN 12 INCHES FROM THE HIGHEST POINT OF THE CEILING.
- CARBON MONOXIDE/ SMOKE DETECTORS INTERCONNECTED SHALL BE INSTALLED WITHIN EACH DWELLING UNIT BEFORE APPROVAL BY THE FIRE DEPARTMENT.

2019 CAL GREEN EV CAPABLE NOTES

THE 2019 CALGREEN CODES BECOME EFFECTIVE ON JANUARY 1, 2020, AND REQUIRES

- THE FOLLOWING: ALL RESIDENTIAL CONSTRUCTION INCLUDES SINGLE-FAMILY, TOWNHOMES, &
- DUPLEXES MUST BE EV CAPABLE. EACH DWELLING UNIT MUST HAVE A LISTED RACEWAY TO ACCOMMODATE A
- DEDICATED 208/240-VOLT BRANCH CIRCUIT.
- IN MULTI-FAMILY DWELLINGS THE "EV CAPABLE" IS BASED ON THE PERCENT OF TOTAL PARKING SPACES. IN HOTEL AND NONRESIDENTIAL CONSTRUCTION, "EV CAPABLE" SPACES ARE
- REQUIRED BASE ON THE TOTAL NUMBER OF PARKING SPACES AT ALL TYPES OF PARKING FACILITIES (E.G., GARAGES, FLAT LOTS, VALET). THE RACEWAY SHALL NOT BE LESS THAN 1 INCH, SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL, AND SHALL TERMINATE INTO A LISTED CABINET BOX, OR
- THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE

OTHER ENCLOSURE INCLOSE PROXIMITY TO THE PROPOSE LOCATION OF AN EV

- MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR EV CHARGING AS "EV CAPABLE".
- THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE.



15 Studebaker Irvine CA 92618

Irvine tel 949.752.1612 fax 949.752.5321





DATE SIGNED: 3/28/23 RESTRICTIVE NOTICE

THESE DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF GOUVIS ENGINEERING CONSULTING GROUP. THEY ARE THE SUBJECTOF COPYRIGHT AND OTHER LEGAL PROTECTION. THEY MAY BE USED ONLY BY THEIR INTENDED RECIPIENT AND ONLY FOR THE PROJECT DEPICTED HEREIN. NO PART OF THESE DRAWINGS ARE TO BE COPIED, TRANSFERRED, REPRODUCED, NOR CAN THEY BE USED, IN WHOLE OR IN PART, BY ANY OTHER PERSON OR FOR ANY OTHER PROJECT OR STRUCTURE, WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF GOUVIS ENGINEERING CONSULTING GROUP

© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED

ARCHITECT: Bassenian Lagoni

REVISIONS NO. DATE DESCRIPTION

ENGINEER:

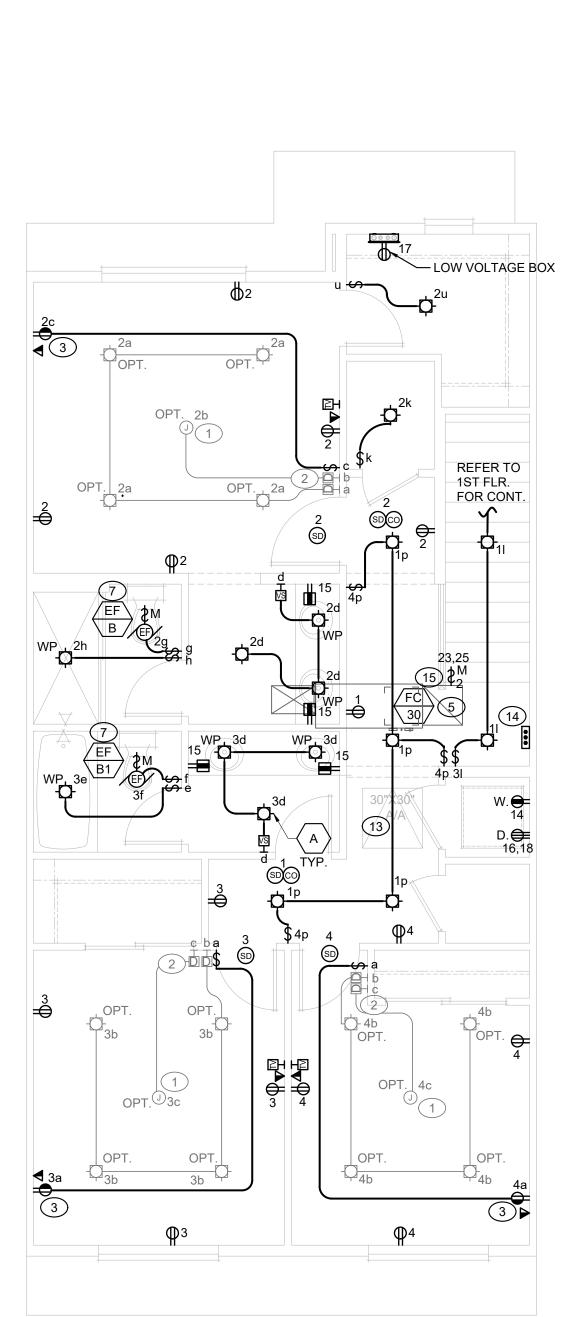
SECOND FLOOR PLAN 2

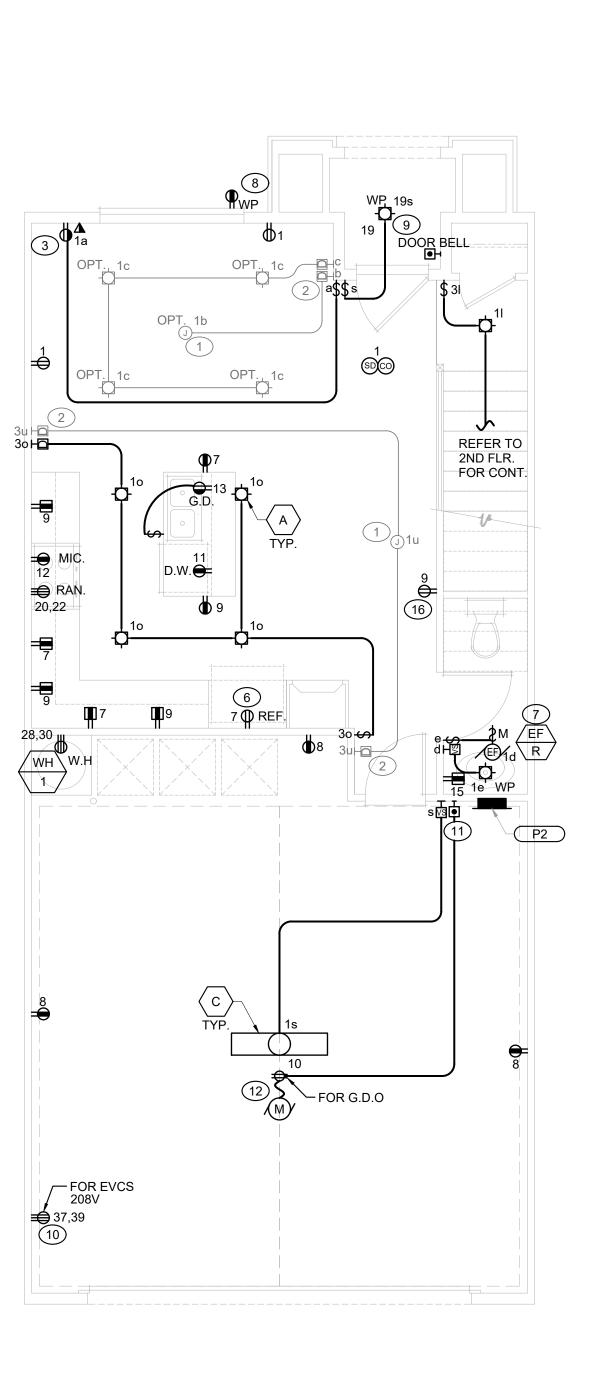
LIGHTING LUMINAIRE SCHEDULE

	LIGHTING LUMINAIRE SCHEDULE											
MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMPS	INPUT WATTS	NOTES			
A	ф	120	RECESS	LED DOWNLIGHT	SELECT BY OWNER	SELECT BY OWNER	LED	18	OR APPROVED EQUAL			
В	ф	120	WALL	LED LIGHT (WALL)	SELECT BY OWNER	SELECT BY OWNER	LED	48	OR APPROVED EQUAL			
C		120	SURFACE	LED TRIP LIGHT	SELECT BY OWNER	SELECT BY OWNER	LED	50	OR APPROVED EQUAL			

NOTE

1) VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.





GENERAL NOTES

- 1. PROVIDE VACANCY SENSOR/DIMMER TO ALL LUMINAIRES REQUIRED BY SECTION 150.0 OF 2019 TITLE 24 PART 6.
- THIS DRAWING IS FOR REFERENCE ONLY. WIRE CKT 20 ON THE PLAN TO ALL DETECTORS FOR A COMPLETE AND OPERATIONAL SYSTEM. VERIFY W/LOCAL
- JURISDICTION FOR ALARM DETECTOR REQUIREMENT BEFORE ROUGH-IN.

 3. IN DWELLING AREA SPECIFIED IN CEC 2019 SECTION 210.52; (A) WALL SPACE, (B) SMALL-APPLIANCE CIRCUIT, (C) COUNTERTOP SPACE, (D) BATHROOM AREA, (E) OUTDOORS, (F) LAUNDRY AREA, (G) GARAGE, AND (H) HALLWAYS; ALL 125-VOLT, 15-AND 20- AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT

RECEPTACLES.

- 4. OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS OR AREAS WILL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

 ALL NEW CARBON MONOXIDE ALARM ARE 120V HARD-WIRED WITH BATTERY BACKUP,
- INTERCONNECTED WITH OC SENSOR, AND ARE AUDIBLE IN ALL SLEEPING ROOMS.

 ELECTRICAL CONTRACTOR MUST VERIFY MECHANICAL EQUIPMENT INFORMATION FOR MECHANICAL DRAWING BEFORE ISSUING ANY BID. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCY OCCUR.
- 7. THE HEIGHT OF THE OUTLETS AND SWITCHES ARE NOT NOTED ON THE LEGEND OR IN THE UNIT PLANS. REFER TO "TYPICAL ELECTRICAL DEVICE HEIGHT ON E-0.3"
- 8. ALL DWELLING UNIT LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH TABLE 150.0 OF 2019 BUILDING ENERGY EFFICIENCY STANDARDS, TITLE 24 PART 6.
- 9. A DEDICATED 125-VOLT (V) ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET OF THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS, AND BE CONNECTED TO A THREE CONDUCTOR, 10 AWG BRANCH CIRCUIT. IN ADDITION, THE UNUSED CONDUCTOR MUST BE LABELED AS "SPARE" AND ELECTRICALLY ISOLATED AND HAVE RESERVED CIRCUIT BREAKER SPACE.

KEYED NOTES

- CEILING FAN OR LIGHTING FIXTURE TO BE DETERMINED. VERIFY W/ OWNER FOR ACTUAL TO LOCATION. OUTLET BOX/SYSTEMS SHALL BE LISTED AND MARKED BY THE OEM AS SUITABLE FOR THIS PURPOSE. CEILING -SUSPENDED (PADDLE) FANS SHALL NOT WEIGH MORE THAN 70 LBS. FOR OUTLET BOX/SYSTEMS DESIGNED TO SUPPORT CEILING-SUSPENDED FANS THAT WEIGH MORE THAN 35 LBS, THE REQUIRED MARKING SHALL INCLUDE THE MAXIMUM WEIGHT TO BE SUPPORTED.
- DENOTES THE CONTROL FOR THE CEILING FAN CONNECTED TO THE J-BOX PER NOTE #1. VERIFY W/ SUPPLIER AND PROVIDE DIMMER CONTROL IF THE LIGHTS ARE INCANDESCENT.
- 3 DENOTES HALF-HOT RECEPTACLE ON SWITCH LEG 'b' IN THIS AREA.
- 4 SPLIT CIRCUITED HALF-SWITCHED DUPLEX RECEPTACLE FOR GARBAGE DISPOSER AND DISHWASHER BELOW KITCHEN SINK. CONNECT THE SWITCHED SIDE OF THE RECEPTACLE TO A MOTOR RATED WALL SWITCH AND PROVIDE A DEDICATED CIRCUIT FOR EACH APPLIANCE WITH A COMMON TRIP DEVICE AT THE CIRCUIT
- 5 DENOTES APPROXIMATE LOCATION OF FC/FAU UNIT. VERIFY WITH MECHANICAL DRAWINGS FOR EXACT LOCATION.
- 6 REFRIGERATOR RECEPTACLE CONNECTED TO LINE SIDE OF KITCHEN SMALL APPLIANCE GFI PROTECTED COUNTER MOUNTED RECEPTACLE TO COMPLY WITH NEC SECTION 210.52(B)(1).
- 7 PROVIDE 15A/1P MOTOR RATED SWITCH FOR CONNECT TO THE EXHAUST FAN. REFER TO MECHANICAL PLAN FOR DETAIL.
- PROVIDE GFCI PROTECTED RECEPTACLE OUTLET WITH ENCLOSURE THAT IS WEATHERPROOF (WP) WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. AN OUTLET BOX HOOD SHALL BE LISTED AND SHALL BE IDENTIFIED AS "EXTRA DUTY". RECEPTACLE SHALL BE LISTED AND SO IDENTIFIED AS WEATHER-RESISTANT (WR) TYPE.
- 9 PER SECTION 150.0(K)(3) ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY AND CONTROLLED BY MANUAL ON/OFF SWITCH AND ONE OF THE CHOICES BELOW:
 1. PHOTOCELL AND MOTION SENSOR
 2. PHOTOCELL AND AUTOMATIC TIME SWITCH
- PROVIDE 1"C TO ACCOMMODATE A DEDICATED 208/240V "EV CAPABLE". THE PANEL SHALL PROVIDE THE CAPACITY TO INSTALL A 40-AMPERE MINIMUM. THE INSTALLATION OF "EV CAPABLE", INCLUDES THE WIRING, CIRCUIT BREAKER SIZE, CONFIGURATION OF RECEPTACLE, AND FINAL TERMINATION SHOULD BE PROVIDED
- (11) DENOTES GARAGE DOOR OPENER CONTROLLER.

ASTRONOMIC TIME CLOCK

BY THE CONTRACTOR.

- DENOTES CEILING MOUNTED RECEPTACLES FOR GARAGE DOOR OPENER ON THE SWITCH LEG AS SHOWN.
- (13) PROVIDE POWER, LIGHTING, AND OCCUPANCY SENSOR TO ATTIC SPACE.
- CHIME UNIT WITH INTERGRAL TRANSFORMER MOUNTED AT +7'-0" A.F.F. TO BOTTOM OF CHIME.
- 15) PROVIDE 15A/2P MOTOR RATED SWITCH FOR CONNECTION TO THE FC.
- (16) DINING RECEPTACLE CONNECTED TO LINE SIDE OF KITCHEN SMALL APPLIANCE GFI PROTECTED COUNTER MOUNTED RECEPTACLE TO COMPLY WITH NEC SECTION 210.52(B)(1).

SMOKE DETECTORS NOTES

- SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE LOCATED WHERE AMBIENT CONDITION, INCLUDING HUMIDITY AND TEMPERATURE, ARE OUTSIDE THE LIMITS SPECIFIED BY THE MANUFACTURER'S PUBLISHED INSTRUCTIONS.
- 2. SMOKE ALARMS OR SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FOOT HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE, EXCEPTION IONIZATION SMOKE ALARMS OR PHOTOELECTRIC SMOKE ALARMS PER CODE
- 3. INSTALLATION NEAR BATHROOMS. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN A 3 FOOT HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTION OF THE CODE.
- 4. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITH A 36 INCH HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND SHLLE BE INSTALLED OUTSIDE OF THE DIRECT AIR FLOW FROM THOSE REGISTERS.
- 5. CARBON MONOXIDE/ SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND PROVIDED WITH BATTERY BACK-UP. SMOKE DETECTORS ARE TO BE INTERCONNECTED WITH-IN EACH UNIT SO THAT ALL DETECTORS WITH-IN THE UNIT WILL SOUND THEIR ALARMS ON ACTIVATION OF ANY DETECTOR IN THE UNIT.
- 6. WHERE THE HIGHEST POINT OF A CEILING IN A ROOM THAT OPENS TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE OPENING INTO THE HALLWAY BE 24 INCHES OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM WITHIN 12 INCHES FROM THE HIGHEST POINT OF THE CEILING.
- 7. CARBON MONOXIDE/ SMOKE DETECTORS INTERCONNECTED SHALL BE INSTALLED WITHIN EACH DWELLING UNIT BEFORE APPROVAL BY THE FIRE DEPARTMENT.

2019 CAL GREEN EV CAPABLE NOTES

THE 2019 CALGREEN CODES BECOME EFFECTIVE ON JANUARY 1, 2020, AND REQUIRES

- THE FOLLOWING:

 ALL RESIDENTIAL CONSTRUCTION INCLUDES SINGLE-FAMILY, TOWNHOMES, &
- DUPLEXES MUST BE EV CAPABLE.
- EACH DWELLING UNIT MUST HAVE A LISTED RACEWAY TO ACCOMMODATE A
 DEDICATED 208/240-VOLT BRANCH CIRCUIT.
- IN MULTI-FAMILY DWELLINGS THE "EV CAPABLE" IS BASED ON THE PERCENT OF TOTAL PARKING SPACES.
- IN HOTEL AND NONRESIDENTIAL CONSTRUCTION, "EV CAPABLE" SPACES ARE REQUIRED BASE ON THE TOTAL NUMBER OF PARKING SPACES AT ALL TYPES OF PARKING FACILITIES (E.G., GARAGES, FLAT LOTS, VALET).
- THE RACEWAY SHALL NOT BE LESS THAN 1 INCH, SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL, AND SHALL TERMINATE INTO A LISTED CABINET BOX, OR OTHER ENCLOSURE INCLOSE PROXIMITY TO THE PROPOSE LOCATION OF AN EV CHARGER.
- THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALL ATION OF A BRANCH CIRCUIT OF SPACE OF THE PROTECTIVE REPORTS.
- INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR EV CHARGING AS "EV CAPABLE".
- THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE.

GOUVIS engineering consulting group, inc. R

15 Studebaker Irvine CA 92618

Irvine tel 949.752.1612 fax 949.752.5321

> Palm Springs tel 760.323.5090



DATE SIGNED: 3/28/23
RESTRICTIVE NOTICE

THESE DESIGNS, DRAWINGS, AND
SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY
OF GOUVIS ENGINEERING CONSULTING
GROUP. THEY ARE THE SUBJECTOF COPYRIGHT
AND OTHER LEGAL PROTECTION. THEY MAY BE
USED ONLY BY THEIR INTENDED RECIPIENT AND
ONLY FOR THE PROJECT DEPICTED HEREIN. NO
PART OF THESE DRAWINGS ARE TO BE COPIED,
TRANSFERRED, REPRODUCED, NOR CAN THEY
BE USED, IN WHOLE OR IN PART, BY ANY OTHER
PERSON OR FOR ANY OTHER PROJECT OR
STRUCTURE, WITHOUT THE PRIOR EXPRESS
WRITTEN CONSENT OF GOUVIS ENGINEERING
CONSULTING GROUP

© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED

> ourel Ranch wnhomes

ARCHITECT:
Bassenian Lagoni

LOCATION:
Antioch County

REVISIONS

NO. DATE DESCRIPTION

HEET NAME: NIT 2A, 2B, 2C, 2D & 2>

PROJECT NUMBER:

66235
ENGINEER:

ENGINEER: DRAFTER:

F-3 2

1/4" = 1'-0"

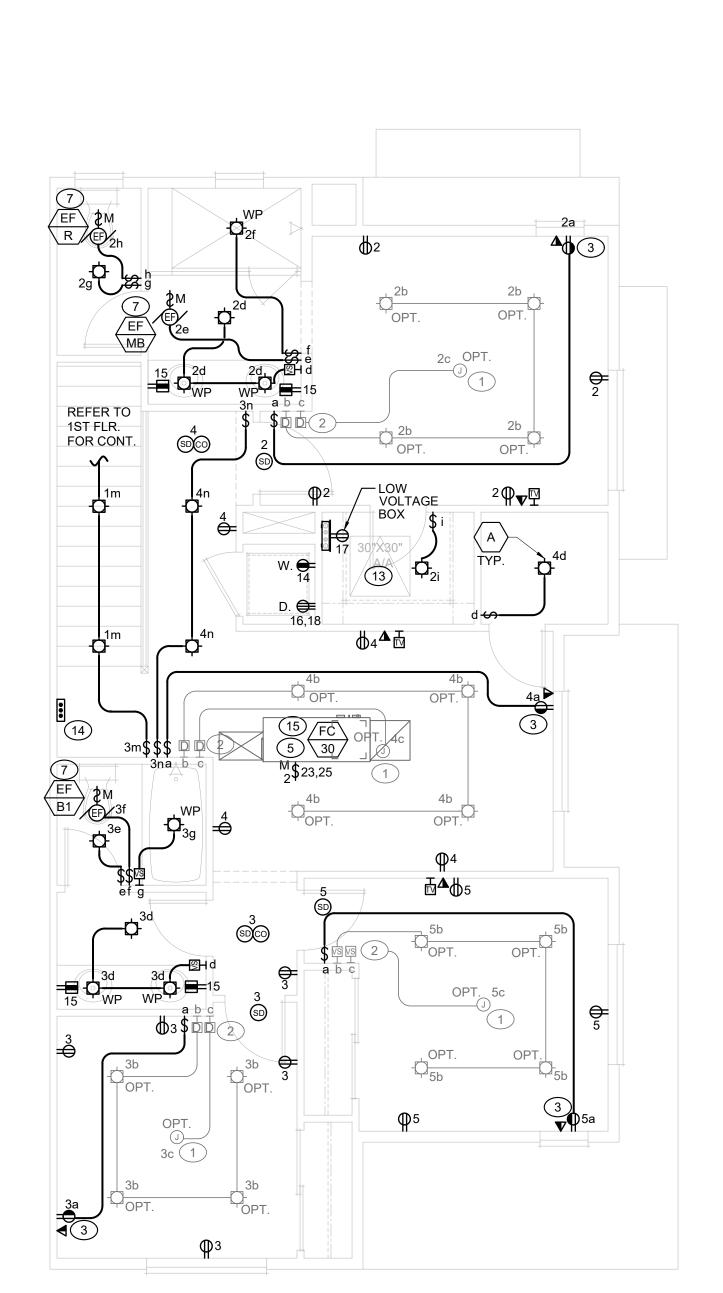
SECOND FLOOR PLAN 2

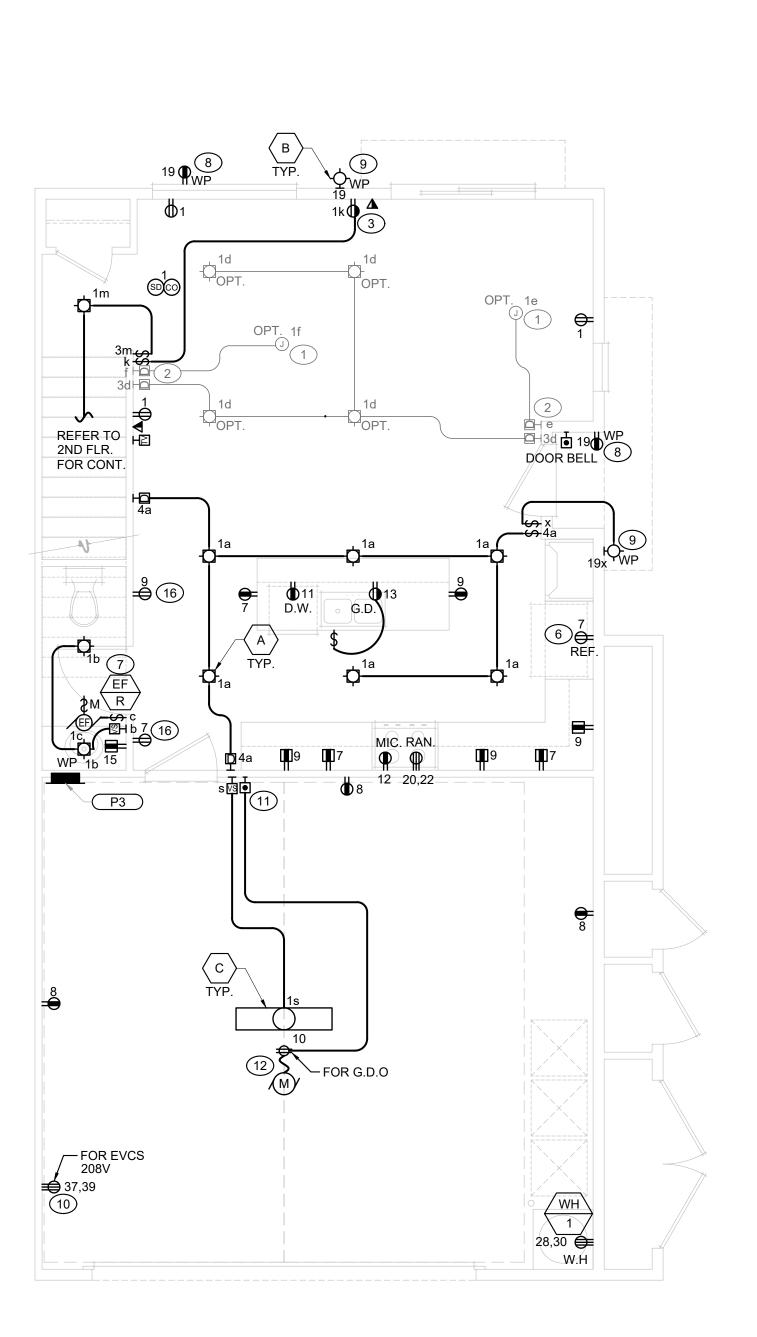
LIGHTING LUMINAIRE SCHEDULE											
MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMPS	INPUT WATTS	NOTES		
A	¢	120	RECESS	LED DOWNLIGHT	SELECT BY OWNER	SELECT BY OWNER	LED	18	OR APPROVED EQUAL		
В	ф	120	WALL	LED LIGHT (WALL)	SELECT BY OWNER	SELECT BY OWNER	LED	48	OR APPROVED EQUAL		

SELECT BY OWNER | SELECT BY OWNER

1) VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.

120 SURFACE LED TRIP LIGHT







RECEPTACLES.

OR APPROVED

LED

- PROVIDE VACANCY SENSOR/DIMMER TO ALL LUMINAIRES REQUIRED BY SECTION
- 150.0 OF 2019 TITLE 24 PART 6. THIS DRAWING IS FOR REFERENCE ONLY. WIRE CKT 20 ON THE PLAN TO ALL

DETECTORS FOR A COMPLETE AND OPERATIONAL SYSTEM. VERIFY W/LOCAL

- JURISDICTION FOR ALARM DETECTOR REQUIREMENT BEFORE ROUGH-IN. IN DWELLING AREA SPECIFIED IN CEC 2019 SECTION 210.52; (A) WALL SPACE, (B) SMALL-APPLIANCE CIRCUIT, (C) COUNTERTOP SPACE, (D) BATHROOM AREA, (E) OUTDOORS, (F) LAUNDRY AREA, (G) GARAGE, AND (H) HALLWAYS; ALL 125-VOLT, 15-AND 20- AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT
- OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS OR AREAS WILL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- ALL NEW CARBON MONOXIDE ALARM ARE 120V HARD-WIRED WITH BATTERY BACKUP, INTERCONNECTED WITH OC SENSOR, AND ARE AUDIBLE IN ALL SLEEPING ROOMS.
- ELECTRICAL CONTRACTOR MUST VERIFY MECHANICAL EQUIPMENT INFORMATION FOR MECHANICAL DRAWING BEFORE ISSUING ANY BID. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCY OCCUR.
- THE HEIGHT OF THE OUTLETS AND SWITCHES ARE NOT NOTED ON THE LEGEND OR IN THE UNIT PLANS. REFER TO "TYPICAL ELECTRICAL DEVICE HEIGHT ON E-0.3"
- 8. ALL DWELLING UNIT LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH TABLE 150.0 OF 2019 BUILDING ENERGY EFFICIENCY STANDARDS, TITLE 24 PART 6.
- 9. A DEDICATED 125-VOLT (V) ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET OF THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS. AND BE CONNECTED TO A THREE CONDUCTOR, 10 AWG BRANCH CIRCUIT. IN ADDITION, THE UNUSED CONDUCTOR MUST BE LABELED AS "SPARE" AND ELECTRICALLY ISOLATED AND HAVE RESERVED CIRCUIT BREAKER SPACE.

KEYED NOTES

- (1) CEILING FAN OR LIGHTING FIXTURE TO BE DETERMINED. VERIFY W/ OWNER FOR ACTUAL TO LOCATION. OUTLET BOX/SYSTEMS SHALL BE LISTED AND MARKED BY THE OEM AS SUITABLE FOR THIS PURPOSE. CEILING -SUSPENDED (PADDLE) FANS SHALL NOT WEIGH MORE THAN 70 LBS. FOR OUTLET BOX/SYSTEMS DESIGNED TO SUPPORT CEILING-SUSPENDED FANS THAT WEIGH MORE THAN 35 LBS, THE REQUIRED MARKING SHALL INCLUDE THE MAXIMUM WEIGHT TO BE SUPPORTED.
- (2) DENOTES THE CONTROL FOR THE CEILING FAN CONNECTED TO THE J-BOX PER NOTE #1. VERIFY W/ SUPPLIER AND PROVIDE DIMMER CONTROL IF THE LIGHTS ARE INCANDESCENT.
- (3) DENOTES HALF-HOT RECEPTACLE ON SWITCH LEG 'b' IN THIS AREA.
- (4) SPLIT CIRCUITED HALF-SWITCHED DUPLEX RECEPTACLE FOR GARBAGE DISPOSER AND DISHWASHER BELOW KITCHEN SINK. CONNECT THE SWITCHED SIDE OF THE RECEPTACLE TO A MOTOR RATED WALL SWITCH AND PROVIDE A DEDICATED CIRCUIT FOR EACH APPLIANCE WITH A COMMON TRIP DEVICE AT THE CIRCUIT
- 5 DENOTES APPROXIMATE LOCATION OF FC/FAU UNIT. VERIFY WITH MECHANICAL DRAWINGS FOR EXACT LOCATION.
- (6) REFRIGERATOR RECEPTACLE CONNECTED TO LINE SIDE OF KITCHEN SMALL APPLIANCE GFI PROTECTED COUNTER MOUNTED RECEPTACLE TO COMPLY WITH NEC SECTION 210.52(B)(1).
- PROVIDE 15A/1P MOTOR RATED SWITCH FOR CONNECT TO THE EXHAUST FAN. $\overset{\iota}{\smile}$ REFER TO MECHANICAL PLAN FOR DETAIL.
- PROVIDE GFCI PROTECTED RECEPTACLE OUTLET WITH ENCLOSURE THAT IS $^{'}$ WEATHERPROOF (WP) WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. AN OUTLET BOX HOOD SHALL BE LISTED AND SHALL BE IDENTIFIED AS "EXTRA DUTY". RECEPTACLE SHALL BE LISTED AND SO IDENTIFIED AS WEATHER-RESISTANT (WR)
- 9 PER SECTION 150.0(K)(3) ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY AND CONTROLLED BY MANUAL ON/OFF SWITCH AND ONE OF THE CHOICES BELOW: PHOTOCELL AND MOTION SENSOR 2. PHOTOCELL AND AUTOMATIC TIME SWITCH
- PROVIDE 1"C TO ACCOMMODATE A DEDICATED 208/240V "EV CAPABLE". THE PANEL SHALL PROVIDE THE CAPACITY TO INSTALL A 40-AMPERE MINIMUM. THE INSTALLATION OF "EV CAPABLE", INCLUDES THE WIRING, CIRCUIT BREAKER SIZE. CONFIGURATION OF RECEPTACLE, AND FINAL TERMINATION SHOULD BE PROVIDED
- (11) DENOTES GARAGE DOOR OPENER CONTROLLER.

ASTRONOMIC TIME CLOCK

BY THE CONTRACTOR.

- (12) DENOTES CEILING MOUNTED RECEPTACLES FOR GARAGE DOOR OPENER ON THE SWITCH LEG AS SHOWN.
- (13) PROVIDE POWER, LIGHTING, AND OCCUPANCY SENSOR TO ATTIC SPACE.
- (14) CHIME UNIT WITH INTERGRAL TRANSFORMER MOUNTED AT +7'-0" A.F.F. TO BOTTOM
- (15) PROVIDE 15A/2P MOTOR RATED SWITCH FOR CONNECTION TO THE FC.
- (16) DINING RECEPTACLE CONNECTED TO LINE SIDE OF KITCHEN SMALL APPLIANCE GFI PROTECTED COUNTER MOUNTED RECEPTACLE TO COMPLY WITH NEC SECTION

SMOKE DETECTORS NOTES

- SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE LOCATED WHERE AMBIENT CONDITION, INCLUDING HUMIDITY AND TEMPERATURE, ARE OUTSIDE THE LIMITS SPECIFIED BY THE MANUFACTURER'S PUBLISHED INSTRUCTIONS.
- SMOKE ALARMS OR SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FOOT HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE, EXCEPTION IONIZATION SMOKE ALARMS OR PHOTOELECTRIC SMOKE ALARMS PER CODE.
- INSTALLATION NEAR BATHROOMS. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN A 3 FOOT HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTION OF THE CODE.
- SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITH A 36 INCH HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND SHLLE BE INSTALLED OUTSIDE OF THE DIRECT AIR FLOW FROM THOSE REGISTERS.
- CARBON MONOXIDE/ SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND PROVIDED WITH BATTERY BACK-UP. SMOKE DETECTORS ARE TO BE INTERCONNECTED WITH-IN EACH UNIT SO THAT ALL DETECTORS WITH-IN THE UNIT WILL SOUND THEIR ALARMS ON ACTIVATION OF ANY DETECTOR IN THE UNIT.
- WHERE THE HIGHEST POINT OF A CEILING IN A ROOM THAT OPENS TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE OPENING INTO THE HALLWAY BE 24 INCHES OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM WITHIN 12 INCHES FROM THE HIGHEST POINT OF THE CEILING.
- CARBON MONOXIDE/ SMOKE DETECTORS INTERCONNECTED SHALL BE INSTALLED WITHIN EACH DWELLING UNIT BEFORE APPROVAL BY THE FIRE DEPARTMENT.

2019 CAL GREEN EV CAPABLE NOTES

THE 2019 CALGREEN CODES BECOME EFFECTIVE ON JANUARY 1, 2020, AND REQUIRES

- THE FOLLOWING: ALL RESIDENTIAL CONSTRUCTION INCLUDES SINGLE-FAMILY, TOWNHOMES, &
- DUPLEXES MUST BE EV CAPABLE. EACH DWELLING UNIT MUST HAVE A LISTED RACEWAY TO ACCOMMODATE A
- DEDICATED 208/240-VOLT BRANCH CIRCUIT. IN MULTI-FAMILY DWELLINGS THE "EV CAPABLE" IS BASED ON THE PERCENT OF
- TOTAL PARKING SPACES. IN HOTEL AND NONRESIDENTIAL CONSTRUCTION, "EV CAPABLE" SPACES ARE
- PARKING FACILITIES (E.G., GARAGES, FLAT LOTS, VALET). THE RACEWAY SHALL NOT BE LESS THAN 1 INCH, SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL, AND SHALL TERMINATE INTO A LISTED CABINET BOX, OR OTHER ENCLOSURE INCLOSE PROXIMITY TO THE PROPOSE LOCATION OF AN EV

REQUIRED BASE ON THE TOTAL NUMBER OF PARKING SPACES AT ALL TYPES OF

- THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT
- INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE

OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR EV CHARGING AS

"EV CAPABLE".

MARKED AS "EV CAPABLE.

THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY



15 Studebaker Irvine CA 92618

Irvine tel 949.752.1612 fax 949.752.5321

> Palm Springs tel 760.323.5090



DATE SIGNED: 3/28/23 RESTRICTIVE NOTICE

THESE DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF GOUVIS ENGINEERING CONSULTING GROUP. THEY ARE THE SUBJECTOF COPYRIGHT AND OTHER LEGAL PROTECTION. THEY MAY BE USED ONLY BY THEIR INTENDED RECIPIENT AND ONLY FOR THE PROJECT DEPICTED HEREIN. NO PART OF THESE DRAWINGS ARE TO BE COPIED, TRANSFERRED, REPRODUCED, NOR CAN THEY BE USED, IN WHOLE OR IN PART, BY ANY OTHER PERSON OR FOR ANY OTHER PROJECT OR STRUCTURE, WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF GOUVIS ENGINEERING CONSULTING GROUP

© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED

ARCHITECT:

Bassenian Lagoni

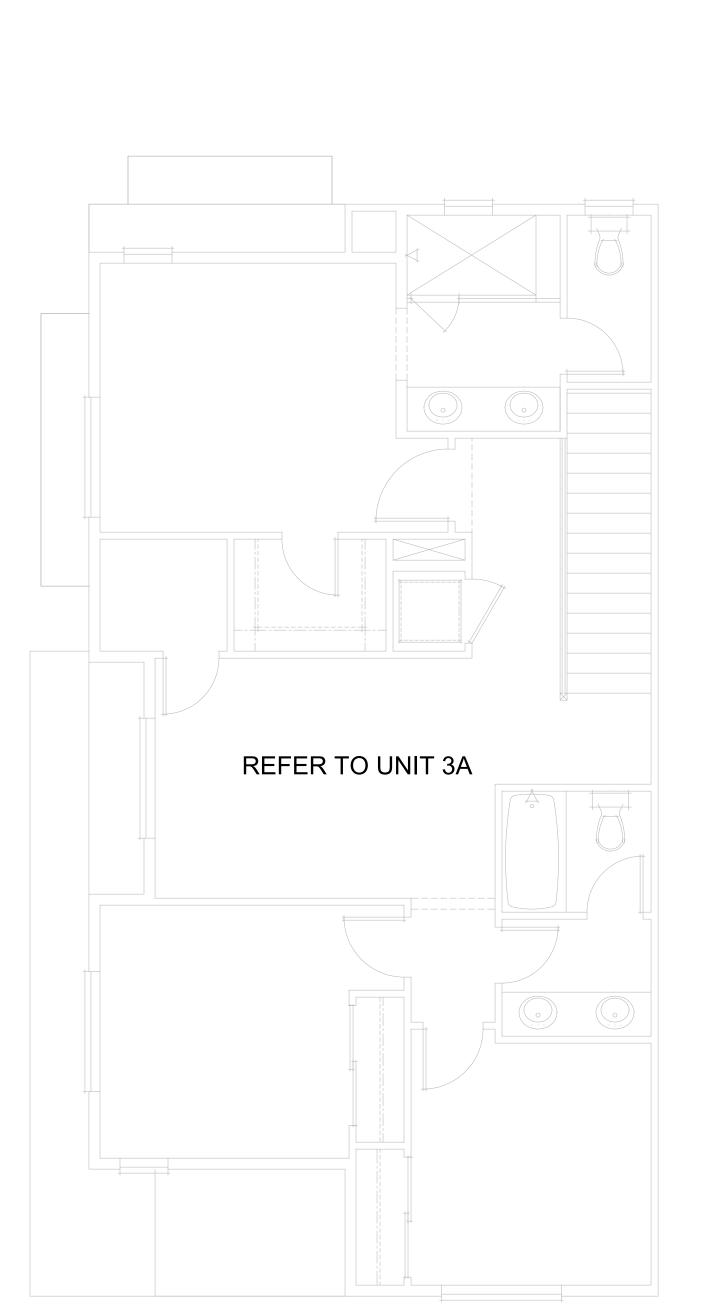
REVISIONS NO. DATE DESCRIPTION

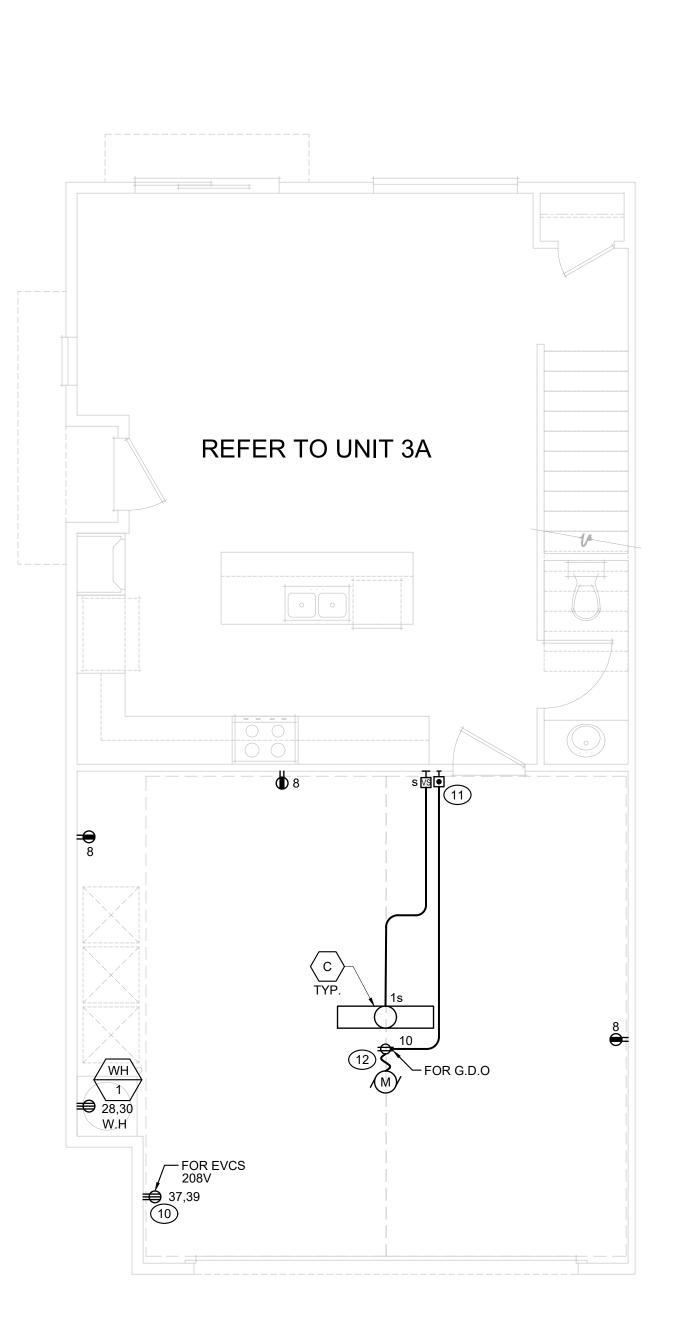
ENGINEER:

SECOND FLOOR PLAN 2

LIGHTING LOWINAIRE SCHEDULE									
MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMPS	INPUT WATTS	NOTES
A	ф	120	RECESS	LED DOWNLIGHT	SELECT BY OWNER	SELECT BY OWNER	LED	18	OR APPROVED EQUAL
В	ф	120	WALL	LED LIGHT (WALL)	SELECT BY OWNER	SELECT BY OWNER	LED	48	OR APPROVED EQUAL
C		120	SURFACE	LED TRIP LIGHT	SELECT BY OWNER	SELECT BY OWNER	LED	50	OR APPROVED EQUAL

1) VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.







- PROVIDE VACANCY SENSOR/DIMMER TO ALL LUMINAIRES REQUIRED BY SECTION 150.0 OF 2019 TITLE 24 PART 6.
- THIS DRAWING IS FOR REFERENCE ONLY. WIRE CKT 20 ON THE PLAN TO ALL DETECTORS FOR A COMPLETE AND OPERATIONAL SYSTEM. VERIFY W/LOCAL
- JURISDICTION FOR ALARM DETECTOR REQUIREMENT BEFORE ROUGH-IN. IN DWELLING AREA SPECIFIED IN CEC 2019 SECTION 210.52; (A) WALL SPACE, (B) SMALL-APPLIANCE CIRCUIT, (C) COUNTERTOP SPACE, (D) BATHROOM AREA, (E) OUTDOORS, (F) LAUNDRY AREA, (G) GARAGE, AND (H) HALLWAYS; ALL 125-VOLT, 15-AND 20- AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT

RECEPTACLES.

- 4. OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS OR AREAS WILL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO
- PROVIDE PROTECTION OF THE BRANCH CIRCUIT. ALL NEW CARBON MONOXIDE ALARM ARE 120V HARD-WIRED WITH BATTERY BACKUP,
- INTERCONNECTED WITH OC SENSOR, AND ARE AUDIBLE IN ALL SLEEPING ROOMS. ELECTRICAL CONTRACTOR MUST VERIFY MECHANICAL EQUIPMENT INFORMATION FOR MECHANICAL DRAWING BEFORE ISSUING ANY BID. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCY OCCUR.
- THE HEIGHT OF THE OUTLETS AND SWITCHES ARE NOT NOTED ON THE LEGEND OR IN THE UNIT PLANS. REFER TO "TYPICAL ELECTRICAL DEVICE HEIGHT ON E-0.3"
- ALL DWELLING UNIT LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH TABLE 150.0 OF 2019 BUILDING ENERGY EFFICIENCY STANDARDS, TITLE 24 PART 6.
- 9. A DEDICATED 125-VOLT (V) ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET OF THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS, AND BE CONNECTED TO A THREE CONDUCTOR, 10 AWG BRANCH CIRCUIT. IN ADDITION, THE UNUSED CONDUCTOR MUST BE LABELED AS "SPARE" AND ELECTRICALLY ISOLATED AND HAVE RESERVED CIRCUIT BREAKER SPACE.

KEYED NOTES

- (1) CEILING FAN OR LIGHTING FIXTURE TO BE DETERMINED. VERIFY W/ OWNER FOR ACTUAL TO LOCATION. OUTLET BOX/SYSTEMS SHALL BE LISTED AND MARKED BY THE OEM AS SUITABLE FOR THIS PURPOSE. CEILING -SUSPENDED (PADDLE) FANS SHALL NOT WEIGH MORE THAN 70 LBS. FOR OUTLET BOX/SYSTEMS DESIGNED TO SUPPORT CEILING-SUSPENDED FANS THAT WEIGH MORE THAN 35 LBS, THE REQUIRED MARKING SHALL INCLUDE THE MAXIMUM WEIGHT TO BE SUPPORTED.
- (2) DENOTES THE CONTROL FOR THE CEILING FAN CONNECTED TO THE J-BOX PER NOTE #1. VERIFY W/ SUPPLIER AND PROVIDE DIMMER CONTROL IF THE LIGHTS ARE INCANDESCENT.
- (3) DENOTES HALF-HOT RECEPTACLE ON SWITCH LEG 'b' IN THIS AREA.
- (4) SPLIT CIRCUITED HALF-SWITCHED DUPLEX RECEPTACLE FOR GARBAGE DISPOSER AND DISHWASHER BELOW KITCHEN SINK. CONNECT THE SWITCHED SIDE OF THE RECEPTACLE TO A MOTOR RATED WALL SWITCH AND PROVIDE A DEDICATED CIRCUIT FOR EACH APPLIANCE WITH A COMMON TRIP DEVICE AT THE CIRCUIT BREAKER.
- 5 DENOTES APPROXIMATE LOCATION OF FC/FAU UNIT. VERIFY WITH MECHANICAL DRAWINGS FOR EXACT LOCATION.
- (6) REFRIGERATOR RECEPTACLE CONNECTED TO LINE SIDE OF KITCHEN SMALL APPLIANCE GFI PROTECTED COUNTER MOUNTED RECEPTACLE TO COMPLY WITH NEC SECTION 210.52(B)(1).
- PROVIDE 15A/1P MOTOR RATED SWITCH FOR CONNECT TO THE EXHAUST FAN. REFER TO MECHANICAL PLAN FOR DETAIL.
- PROVIDE GFCI PROTECTED RECEPTACLE OUTLET WITH ENCLOSURE THAT IS $^\prime$ WEATHERPROOF (WP) WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. AN OUTLET BOX HOOD SHALL BE LISTED AND SHALL BE IDENTIFIED AS "EXTRA DUTY". RECEPTACLE SHALL BE LISTED AND SO IDENTIFIED AS WEATHER-RESISTANT (WR)
- 9 PER SECTION 150.0(K)(3) ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY AND CONTROLLED BY MANUAL ON/OFF SWITCH AND ONE OF THE CHOICES BELOW: PHOTOCELL AND MOTION SENSOR 2. PHOTOCELL AND AUTOMATIC TIME SWITCH ASTRONOMIC TIME CLOCK
- (10) PROVIDE 1"C TO ACCOMMODATE A DEDICATED 208/240V "EV CAPABLE". THE PANEL SHALL PROVIDE THE CAPACITY TO INSTALL A 40-AMPERE MINIMUM. THE INSTALLATION OF "EV CAPABLE", INCLUDES THE WIRING, CIRCUIT BREAKER SIZE, CONFIGURATION OF RECEPTACLE, AND FINAL TERMINATION SHOULD BE PROVIDED BY THE CONTRACTOR.
- (11) DENOTES GARAGE DOOR OPENER CONTROLLER.
- (12) DENOTES CEILING MOUNTED RECEPTACLES FOR GARAGE DOOR OPENER ON THE SWITCH LEG AS SHOWN.
- (13) PROVIDE POWER, LIGHTING, AND OCCUPANCY SENSOR TO ATTIC SPACE.
- (14) CHIME UNIT WITH INTERGRAL TRANSFORMER MOUNTED AT +7'-0" A.F.F. TO BOTTOM OF CHIME.
- (15) PROVIDE 15A/2P MOTOR RATED SWITCH FOR CONNECTION TO THE FC.
- (16) DINING RECEPTACLE CONNECTED TO LINE SIDE OF KITCHEN SMALL APPLIANCE GFI PROTECTED COUNTER MOUNTED RECEPTACLE TO COMPLY WITH NEC SECTION

SMOKE DETECTORS NOTES

- SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE LOCATED WHERE AMBIENT CONDITION, INCLUDING HUMIDITY AND TEMPERATURE, ARE OUTSIDE THE LIMITS SPECIFIED BY THE MANUFACTURER'S PUBLISHED INSTRUCTIONS.
- SMOKE ALARMS OR SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FOOT HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE, EXCEPTION IONIZATION SMOKE ALARMS OR PHOTOELECTRIC SMOKE
- INSTALLATION NEAR BATHROOMS. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN A 3 FOOT HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTION OF THE CODE.
- SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITH A 36 INCH HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND SHLLE BE INSTALLED OUTSIDE OF THE DIRECT AIR FLOW FROM THOSE REGISTERS.
- CARBON MONOXIDE/ SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND PROVIDED WITH BATTERY BACK-UP. SMOKE DETECTORS ARE TO BE INTERCONNECTED WITH-IN EACH UNIT SO THAT ALL DETECTORS WITH-IN THE UNIT WILL SOUND THEIR ALARMS ON ACTIVATION OF ANY DETECTOR IN THE UNIT.
- WHERE THE HIGHEST POINT OF A CEILING IN A ROOM THAT OPENS TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE OPENING INTO THE HALLWAY BE 24 INCHES OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM WITHIN 12 INCHES FROM THE HIGHEST POINT OF THE CEILING.
- CARBON MONOXIDE/ SMOKE DETECTORS INTERCONNECTED SHALL BE INSTALLED WITHIN EACH DWELLING UNIT BEFORE APPROVAL BY THE FIRE DEPARTMENT.

2019 CAL GREEN EV CAPABLE NOTES

THE 2019 CALGREEN CODES BECOME EFFECTIVE ON JANUARY 1, 2020, AND REQUIRES

- THE FOLLOWING: ALL RESIDENTIAL CONSTRUCTION INCLUDES SINGLE-FAMILY, TOWNHOMES, &
- DUPLEXES MUST BE EV CAPABLE.
- EACH DWELLING UNIT MUST HAVE A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT.
- IN MULTI-FAMILY DWELLINGS THE "EV CAPABLE" IS BASED ON THE PERCENT OF TOTAL PARKING SPACES.
- IN HOTEL AND NONRESIDENTIAL CONSTRUCTION, "EV CAPABLE" SPACES ARE REQUIRED BASE ON THE TOTAL NUMBER OF PARKING SPACES AT ALL TYPES OF PARKING FACILITIES (E.G., GARAGES, FLAT LOTS, VALET).
- THE RACEWAY SHALL NOT BE LESS THAN 1 INCH, SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL, AND SHALL TERMINATE INTO A LISTED CABINET BOX, OR OTHER ENCLOSURE INCLOSE PROXIMITY TO THE PROPOSE LOCATION OF AN EV
- THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT
- INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR EV CHARGING AS "EV CAPABLE".

THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY

MARKED AS "EV CAPABLE.

REVISIONS NO. DATE DESCRIPTION

ARCHITECT:

Bassenian Lagoni

15 Studebaker

Irvine

CA 92618

Irvine

tel 949.752.1612

fax 949.752.5321

Palm Springs tel 760.323.5090

DATE SIGNED: 3/28/23

RESTRICTIVE NOTICE

THESE DESIGNS, DRAWINGS, AND

OF GOUVIS ENGINEERING CONSULTING GROUP. THEY ARE THE SUBJECTOF COPYRIGHT

AND OTHER LEGAL PROTECTION. THEY MAY BE USED ONLY BY THEIR INTENDED RECIPIENT AND

ONLY FOR THE PROJECT DEPICTED HEREIN. NO PART OF THESE DRAWINGS ARE TO BE COPIED,

TRANSFERRED, REPRODUCED, NOR CAN THEY

STRUCTURE, WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF GOUVIS ENGINEERING CONSULTING GROUP

© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED

BE USED, IN WHOLE OR IN PART, BY ANY OTHER PERSON OR FOR ANY OTHER PROJECT OR

SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY

ENGINEER:

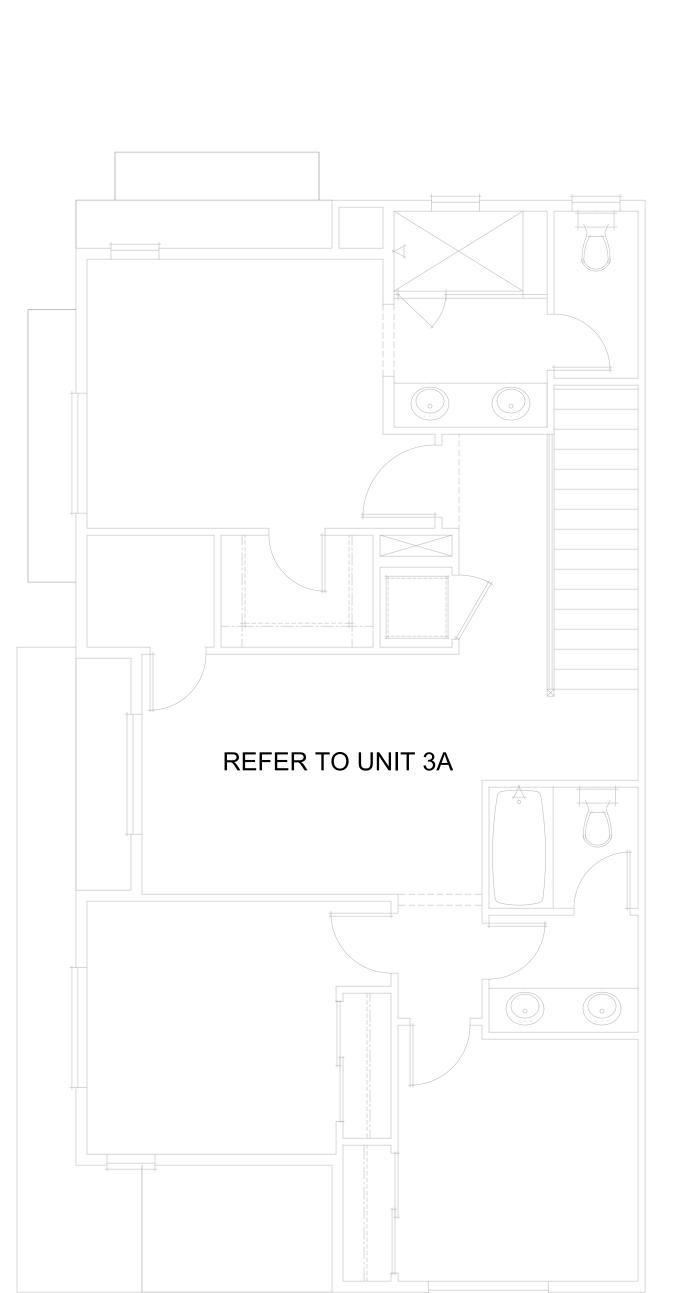
SECOND FLOOR PLAN 2

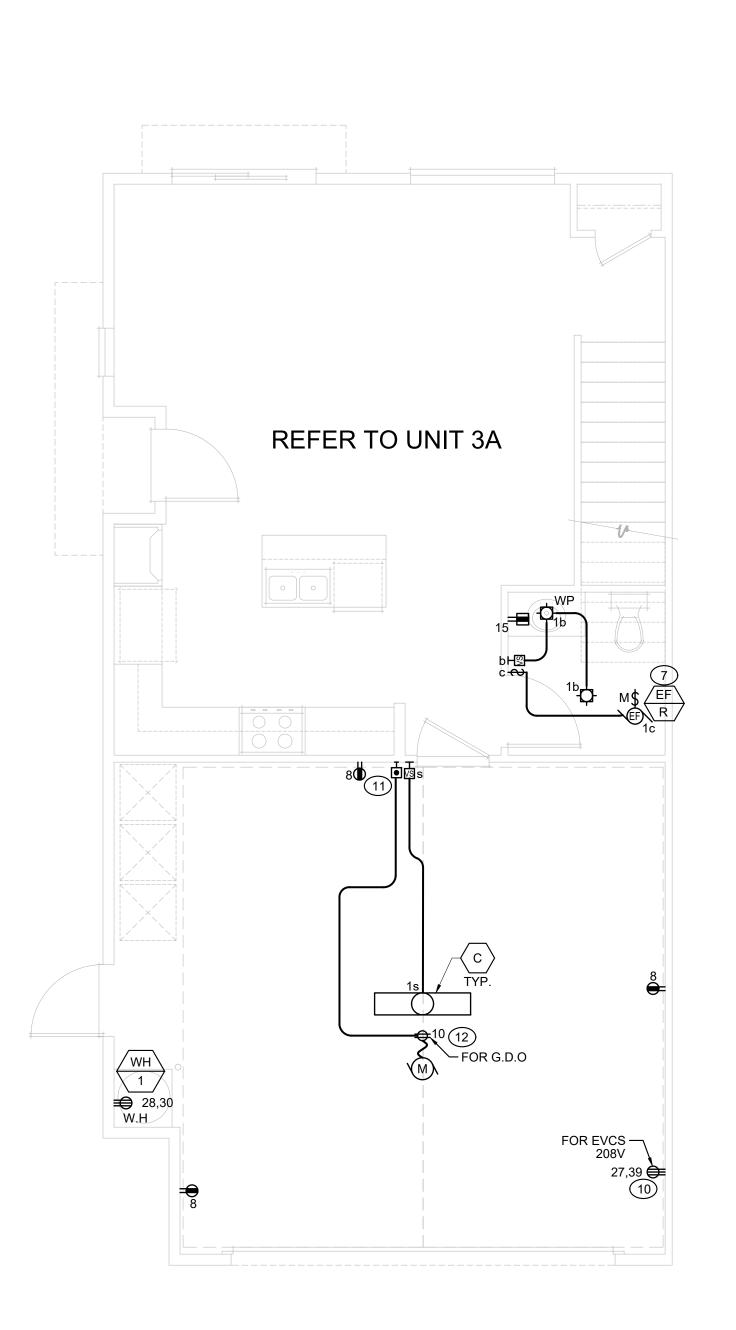
FIRST FLOOR PLAN

LIGITING LOWINAINE SCHLDULE									
MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMPS	INPUT WATTS	NOTES
A	ф	120	RECESS	LED DOWNLIGHT	SELECT BY OWNER	SELECT BY OWNER	LED	18	OR APPROVED EQUAL
В	ф	120	WALL	LED LIGHT (WALL)	SELECT BY OWNER	SELECT BY OWNER	LED	48	OR APPROVED EQUAL
C		120	SURFACE	LED TRIP LIGHT	SELECT BY OWNER	SELECT BY OWNER	LED	50	OR APPROVED EQUAL

NOTE

1) VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.







- PROVIDE VACANCY SENSOR/DIMMER TO ALL LUMINAIRES REQUIRED BY SECTION
 150.0 OF 2019 TITLE 24 PART 6.
- 150.0 OF 2019 TITLE 24 PART 6.2. THIS DRAWING IS FOR REFERENCE ONLY. WIRE CKT 20 ON THE PLAN TO ALL

DETECTORS FOR A COMPLETE AND OPERATIONAL SYSTEM. VERIFY W/LOCAL

JURISDICTION FOR ALARM DETECTOR REQUIREMENT BEFORE ROUGH-IN.

3. IN DWELLING AREA SPECIFIED IN CEC 2019 SECTION 210.52; (A) WALL SPACE, (B) SMALL-APPLIANCE CIRCUIT, (C) COUNTERTOP SPACE, (D) BATHROOM AREA, (E) OUTDOORS, (F) LAUNDRY AREA, (G) GARAGE, AND (H) HALLWAYS; ALL 125-VOLT, 15-AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT

RECEPTACLES.

- 4. OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS OR AREAS WILL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO
- PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

 ALL NEW CARBON MONOXIDE ALARM ARE 120V HARD-WIRED WITH BATTERY BACKUP,
- INTERCONNECTED WITH OC SENSOR, AND ARE AUDIBLE IN ALL SLEEPING ROOMS.

 ELECTRICAL CONTRACTOR MUST VERIFY MECHANICAL EQUIPMENT INFORMATION FOR MECHANICAL DRAWING BEFORE ISSUING ANY BID. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCY OCCUR.
- 7. THE HEIGHT OF THE OUTLETS AND SWITCHES ARE NOT NOTED ON THE LEGEND OR IN THE UNIT PLANS. REFER TO "TYPICAL ELECTRICAL DEVICE HEIGHT ON E-0.3"
- ALL DWELLING UNIT LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH TABLE 150.0 OF 2019 BUILDING ENERGY EFFICIENCY STANDARDS, TITLE 24 PART 6.
- 9. A DEDICATED 125-VOLT (V) ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET OF THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS, AND BE CONNECTED TO A THREE CONDUCTOR, 10 AWG BRANCH CIRCUIT. IN ADDITION, THE UNUSED CONDUCTOR MUST BE LABELED AS "SPARE" AND ELECTRICALLY ISOLATED AND HAVE RESERVED CIRCUIT BREAKER SPACE.

KEYED NOTES

- 1 CEILING FAN OR LIGHTING FIXTURE TO BE DETERMINED. VERIFY W/ OWNER FOR ACTUAL TO LOCATION. OUTLET BOX/SYSTEMS SHALL BE LISTED AND MARKED BY THE OEM AS SUITABLE FOR THIS PURPOSE. CEILING -SUSPENDED (PADDLE) FANS SHALL NOT WEIGH MORE THAN 70 LBS. FOR OUTLET BOX/SYSTEMS DESIGNED TO SUPPORT CEILING-SUSPENDED FANS THAT WEIGH MORE THAN 35 LBS, THE REQUIRED MARKING SHALL INCLUDE THE MAXIMUM WEIGHT TO BE SUPPORTED.
- DENOTES THE CONTROL FOR THE CEILING FAN CONNECTED TO THE J-BOX PER NOTE #1. VERIFY W/ SUPPLIER AND PROVIDE DIMMER CONTROL IF THE LIGHTS ARE INCANDESCENT.
- 3 DENOTES HALF-HOT RECEPTACLE ON SWITCH LEG 'b' IN THIS AREA.
- 4 SPLIT CIRCUITED HALF-SWITCHED DUPLEX RECEPTACLE FOR GARBAGE DISPOSER AND DISHWASHER BELOW KITCHEN SINK. CONNECT THE SWITCHED SIDE OF THE RECEPTACLE TO A MOTOR RATED WALL SWITCH AND PROVIDE A DEDICATED CIRCUIT FOR EACH APPLIANCE WITH A COMMON TRIP DEVICE AT THE CIRCUIT BREAKER.
- 5 DENOTES APPROXIMATE LOCATION OF FC/FAU UNIT. VERIFY WITH MECHANICAL DRAWINGS FOR EXACT LOCATION.
- 6 REFRIGERATOR RECEPTACLE CONNECTED TO LINE SIDE OF KITCHEN SMALL APPLIANCE GFI PROTECTED COUNTER MOUNTED RECEPTACLE TO COMPLY WITH NEC SECTION 210.52(B)(1).
- 7 PROVIDE 15A/1P MOTOR RATED SWITCH FOR CONNECT TO THE EXHAUST FAN. REFER TO MECHANICAL PLAN FOR DETAIL.
- PROVIDE GFCI PROTECTED RECEPTACLE OUTLET WITH ENCLOSURE THAT IS WEATHERPROOF (WP) WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. AN OUTLET BOX HOOD SHALL BE LISTED AND SHALL BE IDENTIFIED AS "EXTRA DUTY". RECEPTACLE SHALL BE LISTED AND SO IDENTIFIED AS WEATHER-RESISTANT (WR) TYPE
- 9 PER SECTION 150.0(K)(3) ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY AND CONTROLLED BY MANUAL ON/OFF SWITCH AND ONE OF THE CHOICES BELOW:

 1. PHOTOCELL AND MOTION SENSOR

 2. PHOTOCELL AND AUTOMATIC TIME SWITCH
- 3. ASTRONOMIC TIME CLOCK

 PROVIDE 1"C TO ACCOMMODATE A DEDICATED 208/240V "EV CAPABLE". THE PANEL SHALL PROVIDE THE CAPACITY TO INSTALL A 40-AMPERE MINIMUM. THE INSTALLATION OF "EV CAPABLE", INCLUDES THE WIRING, CIRCUIT BREAKER SIZE,

CONFIGURATION OF RECEPTACLE, AND FINAL TERMINATION SHOULD BE PROVIDED

(11) DENOTES GARAGE DOOR OPENER CONTROLLER.

BY THE CONTRACTOR.

- DENOTES CEILING MOUNTED RECEPTACLES FOR GARAGE DOOR OPENER ON THE SWITCH LEG AS SHOWN.
- 13) PROVIDE POWER, LIGHTING, AND OCCUPANCY SENSOR TO ATTIC SPACE.
- CHIME UNIT WITH INTERGRAL TRANSFORMER MOUNTED AT +7'-0" A.F.F. TO BOTTOM OF CHIME.
- PROVIDE 15A/2P MOTOR RATED SWITCH FOR CONNECTION TO THE FC.
- (16) DINING RECEPTACLE CONNECTED TO LINE SIDE OF KITCHEN SMALL APPLIANCE GFI PROTECTED COUNTER MOUNTED RECEPTACLE TO COMPLY WITH NEC SECTION 210.52(B)(1).

SMOKE DETECTORS NOTES

- SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE LOCATED WHERE AMBIENT CONDITION, INCLUDING HUMIDITY AND TEMPERATURE, ARE OUTSIDE THE LIMITS SPECIFIED BY THE MANUFACTURER'S PUBLISHED INSTRUCTIONS.
- 2. SMOKE ALARMS OR SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FOOT HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE, EXCEPTION IONIZATION SMOKE ALARMS OR PHOTOELECTRIC SMOKE ALARMS PER CODE
- 3. INSTALLATION NEAR BATHROOMS. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN A 3 FOOT HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTION OF THE CODE.
- 4. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITH A 36 INCH HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND SHLLE BE INSTALLED OUTSIDE OF THE DIRECT AIR FLOW FROM THOSE REGISTERS.
- 5. CARBON MONOXIDE/ SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND PROVIDED WITH BATTERY BACK-UP. SMOKE DETECTORS ARE TO BE INTERCONNECTED WITH-IN EACH UNIT SO THAT ALL DETECTORS WITH-IN THE UNIT WILL SOUND THEIR ALARMS ON ACTIVATION OF ANY DETECTOR IN THE UNIT.
- 6. WHERE THE HIGHEST POINT OF A CEILING IN A ROOM THAT OPENS TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE OPENING INTO THE HALLWAY BE 24 INCHES OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM WITHIN 12 INCHES FROM THE HIGHEST POINT OF THE CEILING.
- CARBON MONOXIDE/ SMOKE DETECTORS INTERCONNECTED SHALL BE INSTALLED WITHIN EACH DWELLING UNIT BEFORE APPROVAL BY THE FIRE DEPARTMENT.

2019 CAL GREEN EV CAPABLE NOTES

THE 2019 CALGREEN CODES BECOME EFFECTIVE ON JANUARY 1, 2020, AND REQUIRES

- THE FOLLOWING:

 ALL RESIDENTIAL CONSTRUCTION INCLUDES SINGLE-FAMILY, TOWNHOMES, &
- ALL RESIDENTIAL CONSTRUCTION INCLUDES SINGLE-FAMILY, TOWNHOMES, &
 DUPLEXES MUST BE EV CAPABLE.
- EACH DWELLING UNIT MUST HAVE A LISTED RACEWAY TO ACCOMMODATE A
 DEDICATED 208/240-VOLT BRANCH CIRCUIT.
- IN MULTI-FAMILY DWELLINGS THE "EV CAPABLE" IS BASED ON THE PERCENT OF TOTAL PARKING SPACES.
- IN HOTEL AND NONRESIDENTIAL CONSTRUCTION, "EV CAPABLE" SPACES ARE REQUIRED BASE ON THE TOTAL NUMBER OF PARKING SPACES AT ALL TYPES OF PARKING FACILITIES (E.G., GARAGES, FLAT LOTS, VALET).
- THE RACEWAY SHALL NOT BE LESS THAN 1 INCH, SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL, AND SHALL TERMINATE INTO A LISTED CABINET BOX, OR OTHER ENCLOSURE INCLOSE PROXIMITY TO THE PROPOSE LOCATION OF AN EV
- THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT
- INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR EV CHARGING AS "EV CAPABLE".
- THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE.



15 Studebaker Irvine CA 92618

Irvine tel 949.752.1612 fax 949.752.5321

> Palm Springs tel 760.323.5090



DATE SIGNED: 3/28/23
RESTRICTIVE NOTICE

THESE DESIGNS, DRAWINGS, AND
SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY
OF GOUVIS ENGINEERING CONSULTING
GROUP. THEY ARE THE SUBJECTOF COPYRIGHT
AND OTHER LEGAL PROTECTION. THEY MAY BE
USED ONLY BY THEIR INTENDED RECIPIENT AND
ONLY FOR THE PROJECT DEPICTED HEREIN. NO
PART OF THESE DRAWINGS ARE TO BE COPIED,
TRANSFERRED, REPRODUCED, NOR CAN THEY
BE USED, IN WHOLE OR IN PART, BY ANY OTHER
PERSON OR FOR ANY OTHER PROJECT OR
STRUCTURE, WITHOUT THE PRIOR EXPRESS
WRITTEN CONSENT OF GOUVIS ENGINEERING
CONSULTING GROUP

© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED

> ourel Ranch ownhomes

DEVELOPER:

ARCHITECT:
Bassenian Lagoni

_OCATION: Antioch County

REVISIONS

NO. DATE DESCRIPTION

SHEET NAME:
UNIT 3XA ACC & 3XB_ACC
FLOOR PEANS

PROJECT NUMBER:

66235

ENGINEER: DRAFTER:

SHEET NUMBER:

FIRST FLOOR PLAN 1

SECOND FLOOR PLAN 2

STATE OF CALIFORNIA Outdoor Lighting NRCC-LTO-E CALIFORNIA ENERGY COMMISSION	STATE OF CALIFORNIA Outdoor Lighting NRCC-LTO-E CALIFORNIA ENERGY COMMISSION	STATE OF CALIFORNIA Outdoor Lighting NRCC-LTO-E CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE Project Name: Laurel Ranch Townhomes Report Page: (Page 3 of 8)	CERTIFICATE OF COMPLIANCE Project Name: Laurel Ranch Townhomes Report Page: (Page 2 of 8)	CERTIFICATE OF COMPLIANCE Project Name: Laurel Ranch Townhomes Report Page: (Page 1 of 8)
Project Address: Antioch Country, CA Date Prepared: 3/23/2023	Project Address: Antioch Country, CA Date Prepared: 3/23/2023	Project Address: Antioch Country, CA Date Prepared: 3/23/2023
F. OUTDOOR LIGHTING FIXTURE SCHEDULE For new or altered lighting systems demonstrating compliance with \$140.7 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per \$141.0(b)21. Only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Designed Wattage: O1	C. COMPLIANCE RESULTS Results in this table are automatically calculated from data input and calculations in Tables F through I. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below. Calculations of Total Allowance Or anamental Hardscape Per Application Allowance Allowance	A, GENERAL INFORMATION 1
Registration Number: Registration Date/Time: Registration Provider: Energysoft CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance Report Version: 2019.1.003 Report Generated: 2023-03-22 19:49:13 Schema Version: rev 20200601	Registration Number: Registration Date/Time: Registration Provider: Energysoft CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance Report Version: 2019.1.003 Report Generated: 2023-03-22 19:49:13 Schema Version: rev 20200601	Registration Number: Registration Date/Time: Registration Provider: Energysoft CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance Report Version: 2019.1.003 Report Generated: 2023-03-22 19:49:13 Schema Version: rev 20200601
STATE OF CALIFORNIA Outdoor Lighting NRCC-LTO-E CALIFORNIA ENERGY COMMISSION	STATE OF CALIFORNIA Outdoor Lighting NRCC-LTO-E CALIFORNIA ENERGY COMMISSION	STATE OF CALIFORNIA Outdoor Lighting NRCC-LTO-E CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE Project Name: Laurel Ranch Townhomes Report Page: (Page 6 of 8)	CERTIFICATE OF COMPLIANCE Project Name: Laurel Ranch Townhomes Report Page: (Page 5 of 8)	CERTIFICATE OF COMPLIANCE Project Name: Laurel Ranch Townhomes Report Page: (Page 4 of 8)
Project Address: Antioch Country, CA Date Prepared: 1. LIGHTING POWER ALLOWANCE (per §140.7)	Project Address: Antioch Country, CA Date Prepared: 3/23/2023 H. OUTDOOR LIGHTING CONTROLS	Project Address: Antioch Country, CA Date Prepared: G. CUTOFF REQUIREMENTS (BUG)
Allowance is per Table 140.7-A while "Use it or lose it" Allowance are per Table 140.7-B. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowance (select all that apply) (select all that apply (select all that apply) (select all that apply (selec	existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application. When an option having a * is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank. Mandatory Controls O1	true 02 03 04 05 06 07 08 09 10 11 12 Name or Item Tag
This section does not apply to this project.		
K. LIGHTING ALLOWANCE: SALES FRONTAGE This section does not apply to this project.		
L. LIGHTING ALLOWANCE: ORNAMENTAL		
This section does not apply to this project. M. LIGHTING ALLOWANCE: PER SPECIFIC AREA		
This section does not apply to this project. Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance Registration Date/Time: Registration Date/Time: Registration Date/Time: Registration Provider: Energysoft Report Version: 2019.1.003 Schema Version: rev 20200601 Report Generated: 2023-03-22 19:49:13	Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance Registration Date/Time: Registration Date/Time: Registration Date/Time: Registration Provider: Energysoft Report Version: 2019.1.003 Schema Version: rev 20200601 Report Generated: 2023-03-22 19:49:13	Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance Registration Date/Time: Registration Date/Time: Registration Date/Time: Registration Provider: Energysoft Report Version: 2019.1.003 Schema Version: rev 20200601 Report Generated: 2023-03-22 19:49:13
	STATE OF CALIFORNIA Outdoor Lighting NRCC-LTO-E CALIFORNIA ENERGY COMMISSION	STATE OF CALIFORNIA Outdoor Lighting NRCC-LTO-E CALIFORNIA ENERGY COMMISSION
	CERTIFICATE OF COMPLIANCE Project Name: Laurel Ranch Townhomes Report Page: (Page 8 of 8)	CERTIFICATE OF COMPLIANCE Project Name: Laurel Ranch Townhomes Report Page: (Page 7 of 8)
	Project Address: Antioch Country, CA Date Prepared: 3/23/2023	Project Address: Antioch Country, CA Date Prepared: 3/23/2023
	DOCUMENTATION AUTHOR'S DECLARATION STATEMENT I certify that this Certificate of Compliance documentation is accurate and complete. Documentation Author Name: Documentation Author Signature:	N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only) This section does not apply to this project.
	Company: Gouvis Engineering Consulting Group, Inc. Signature Date: 2023-03-23	O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E.
	Address: CEA/ HERS Certification (if applicable): City/State/Zip: Phone: RESPONSIBLE PERSON'S DECLARATION STATEMENT	Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/ Field Inspector
	I certify the following under penalty of perjury, under the laws of the State of California: 1. The information provided on this Certificate of Compliance is true and correct. 2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)	Yes No Form/Title Pass Fail NRCI-LTO-01-E - Must be submitted for all buildings
	 The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. 	NRCI-LTO-02-E- Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.
	5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.	P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification.
	Responsible Designer Name: MEHDI HOSSEINZADEH Company: GOUVIS ENGINEERING CONSULTING GROUP, INC. Responsible Designer Signature: Date Signed: 2023-03-23	Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html Yes No Form/Title
	Address: License: 15 Studebaker E 22037 City/State/Zip: Phone:	Pass Fail NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20
	Irvine CA 92618 949-752-1612	
	Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance Registration Date/Time: Registration Date/Time: Registration Date/Time: Registration Provider: Energysoft Report Version: 2019.1.003 Schema Version: rev 20200601 Registration Provider: Energysoft	Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance Report Version: 2019.1.003 Schema Version: rev 20200601 Registration Date/Time: Registration Provider: Energysoft Report Generated: 2023-03-22 19:49:13

GOUVIS

15 Studebaker Irvine CA 92618

Irvine tel 949.752.1612 fax 949.752.5321

> Palm Springs tel 760.323.5090



DATE SIGNED: 3/28/23
RESTRICTIVE NOTICE

THESE DESIGNS, DRAWINGS, AND
SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY
OF GOUVIS ENGINEERING CONSULTING
GROUP. THEY ARE THE SUBJECTOF COPYRIGHT
AND OTHER LEGAL PROTECTION. THEY MAY BE
USED ONLY BY THEIR INTENDED RECIPIENT AND
ONLY FOR THE PROJECT DEPICTED HEREIN. NO
PART OF THESE DRAWINGS ARE TO BE COPIED,
TRANSFERRED, REPRODUCED, NOR CAN THEY
BE USED, IN WHOLE OR IN PART, BY ANY OTHER
PERSON OR FOR ANY OTHER PROJECT OR
STRUCTURE, WITHOUT THE PRIOR EXPRESS
WRITTEN CONSENT OF GOUVIS ENGINEERING
CONSULTING GROUP

© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED

PROJECT:
Laurel Ranch
Townhomes

DEVELOPER:

ARCHITECT:
Bassenian Lagoni

LOCATION:
Antioch County

REVISIONS

NO. DATE DESCRIPTION

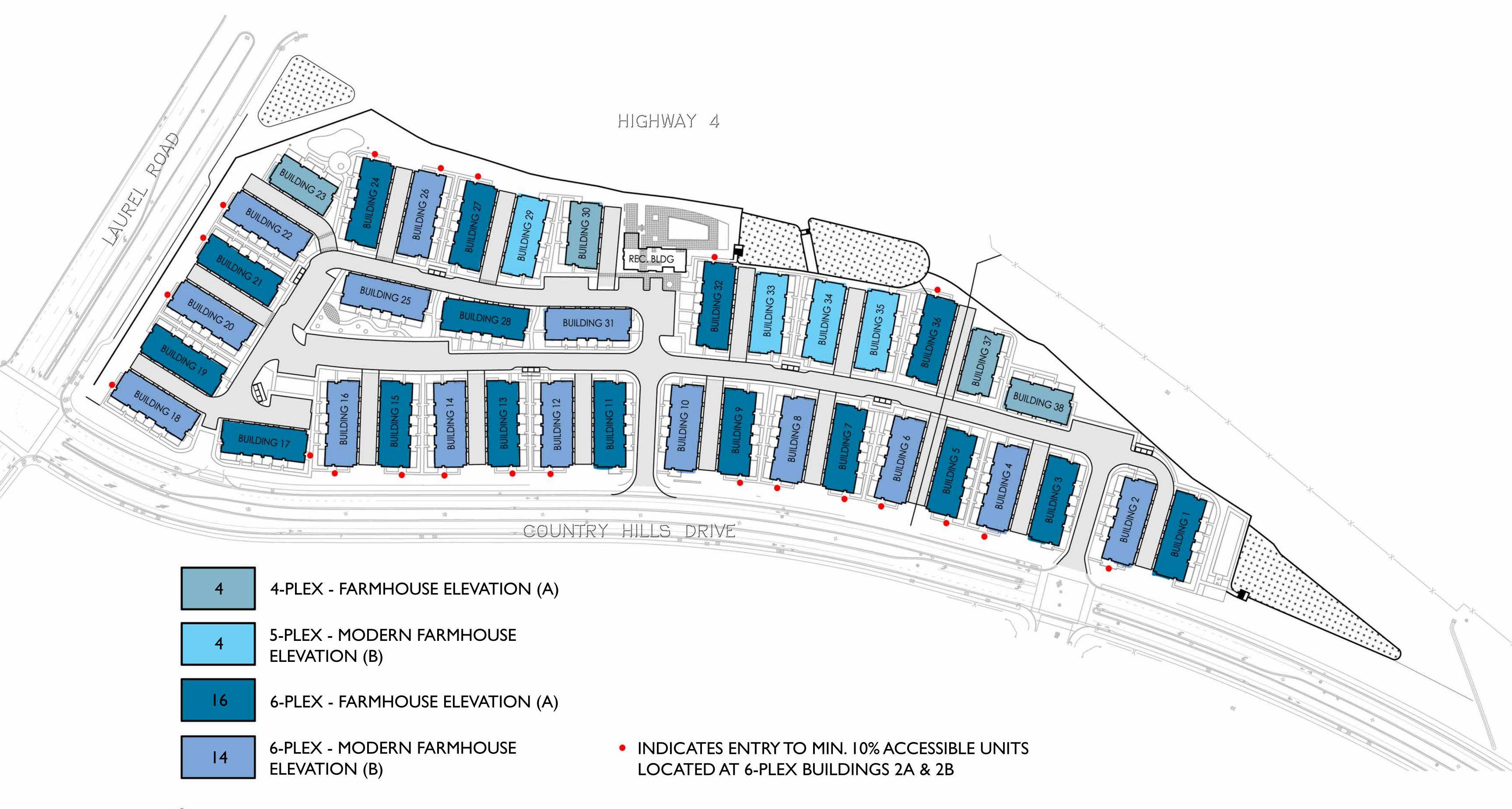
SHEET NAME:

TITLE 24 LTO OUTDOOR FORMS

66235

ENGINEER:
DRAFTER:

E-4.1



Bassenian | Lagoni ARCHITECTURE - PLANNING - INTERIORS Copyright 2022 Bassenian | Lagoni Architects

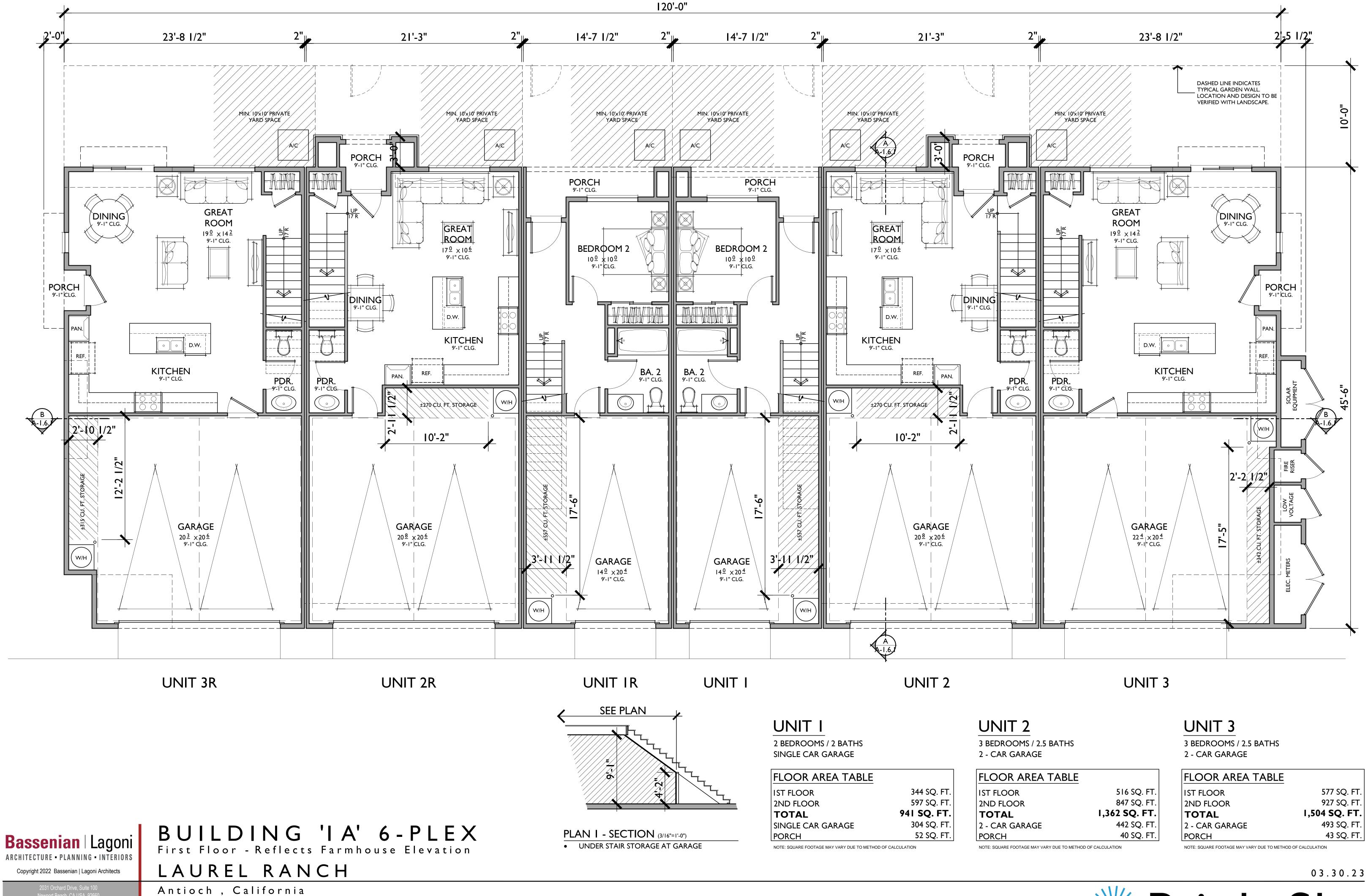
ELEVATION PLOTTING MAP

LAUREL RANCH

03.30.23

Antioch, California A 2 5 . 2 2 2 4 0

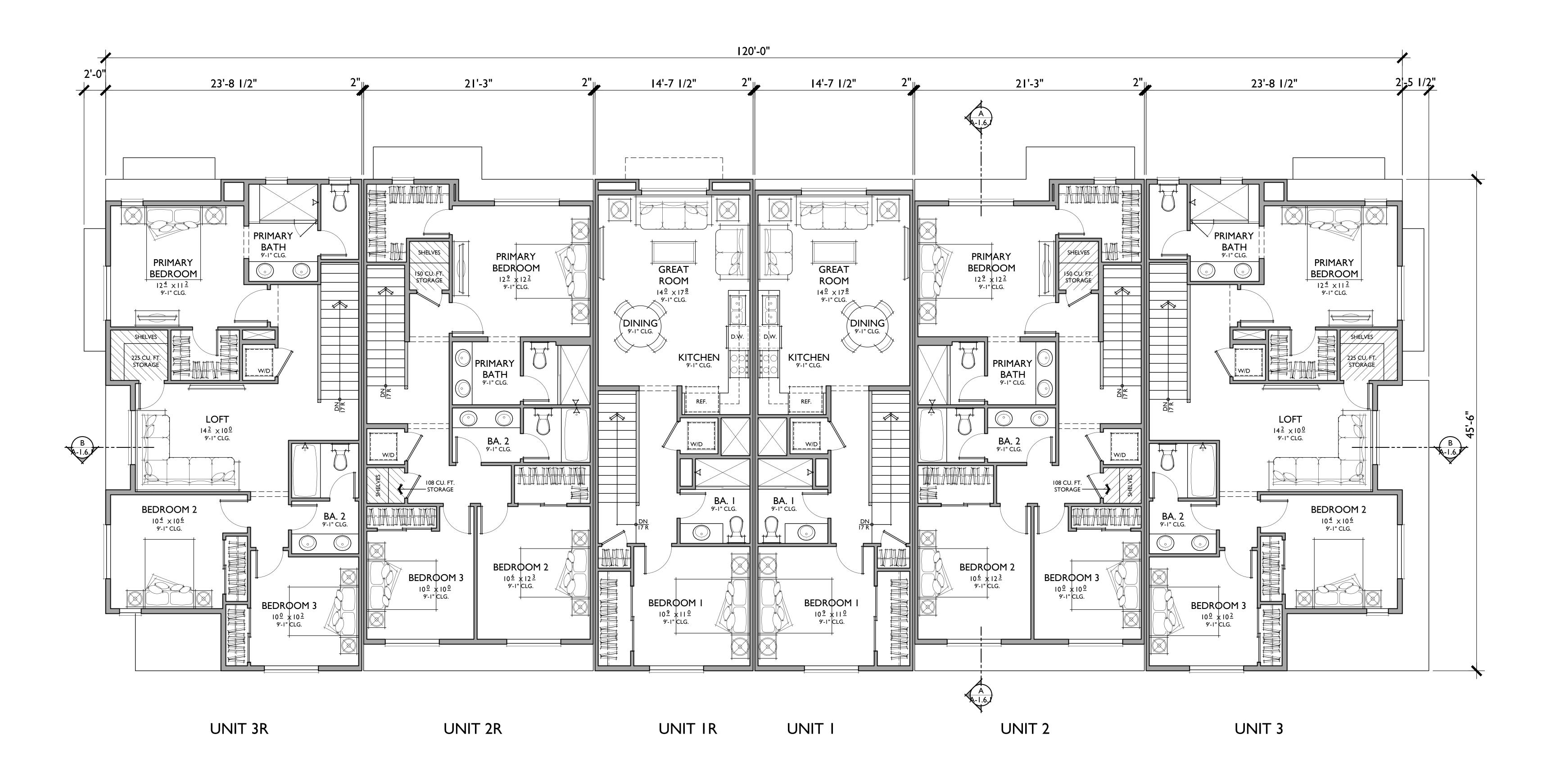




fax +1 949 553 0548

A 2 5 . 2 2 2 4 0

-1.1 SING Brightsky



Bassenian Lagoni
ARCHITECTURE - PLANNING - INTERIORS
Copyright 2022 Bassenian | Lagoni Architects

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

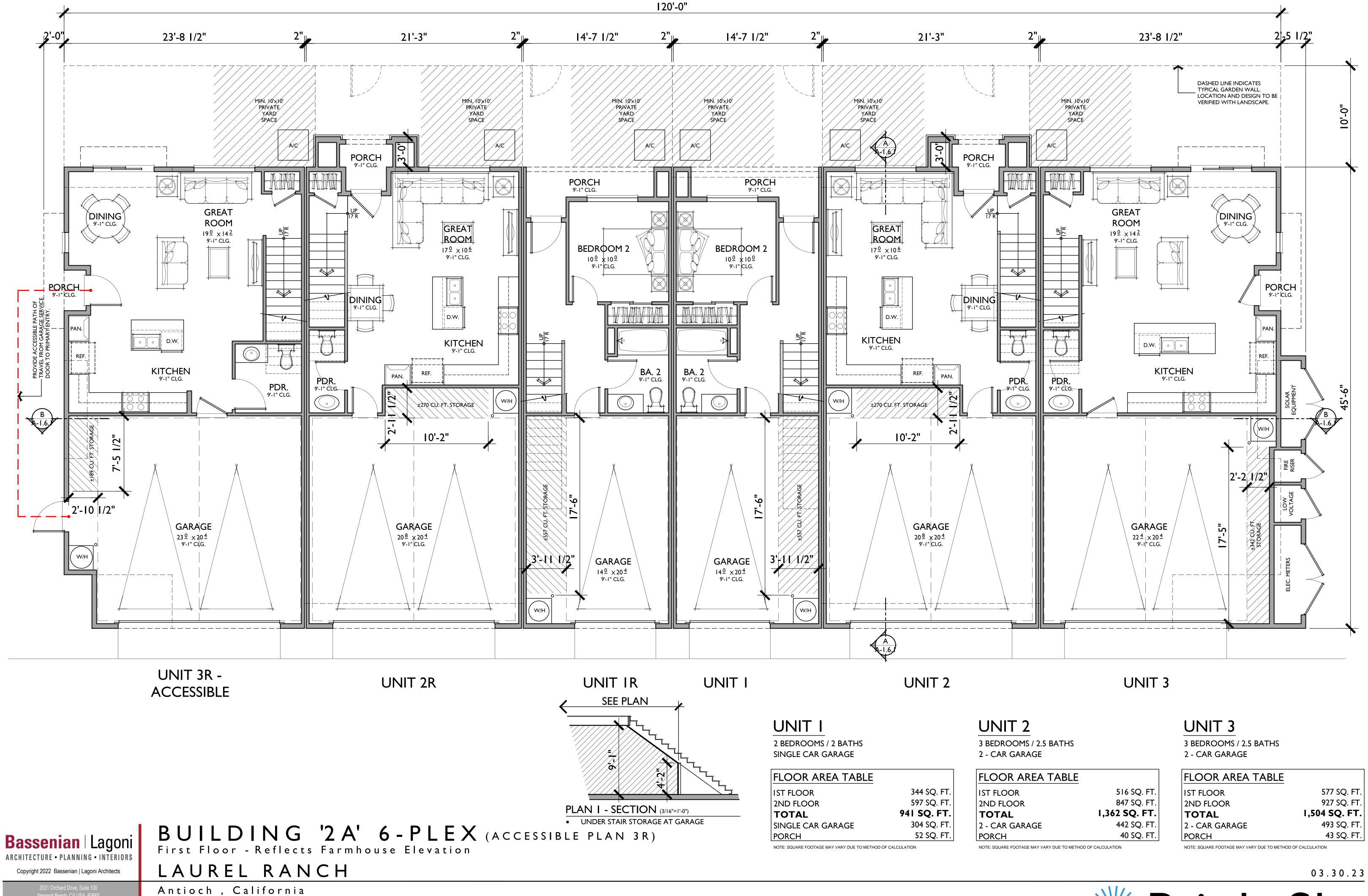
BUILDING 'I A' 6-PLEX
Second Floor - Reflects Farmhouse Elevation

LAUREL RANCH

Antioch , California

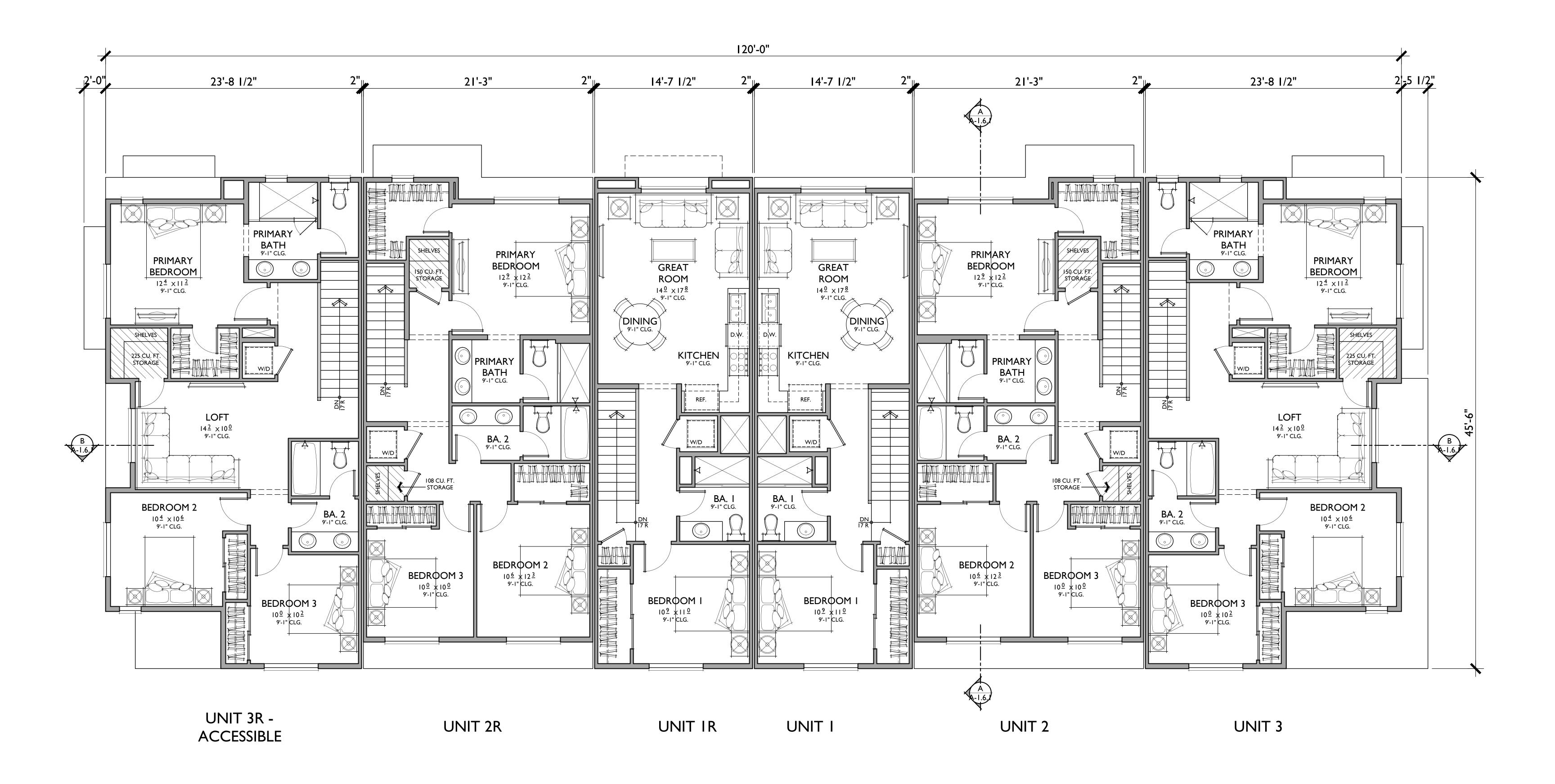
O 2 4 8 A 25.22240





A 2 5 . 2 2 2 4 0

A-1.3 Similar Brightsky





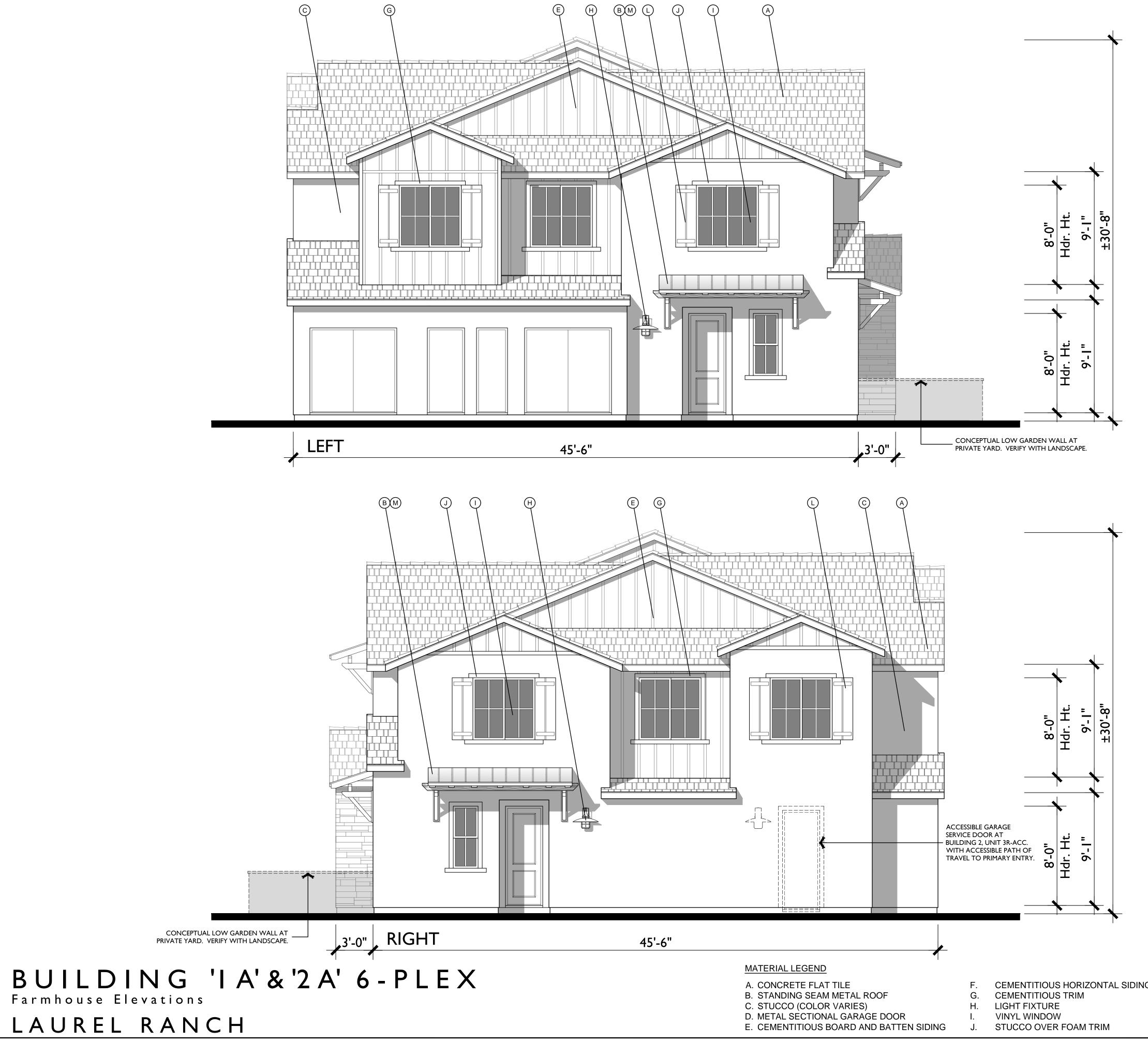
BUILDING '2A' 6-PLEX (ACCESSIBLE PLAN 3R)
Second Floor - Reflects Farmhouse Elevation

LAUREL RANCH

Antioch, California A 2 5 . 2 2 2 4 0



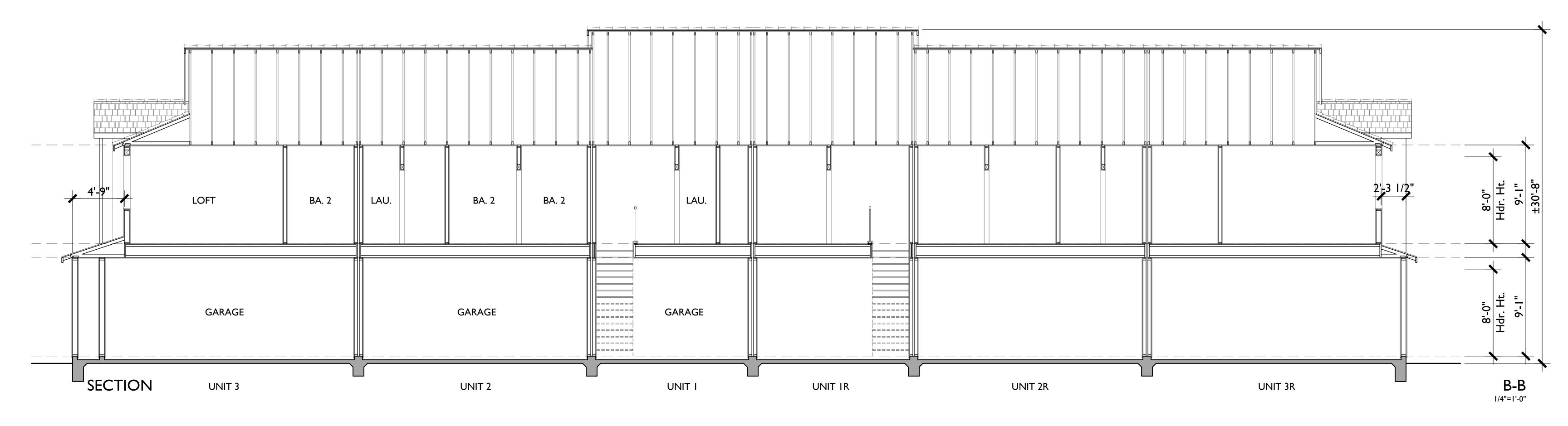


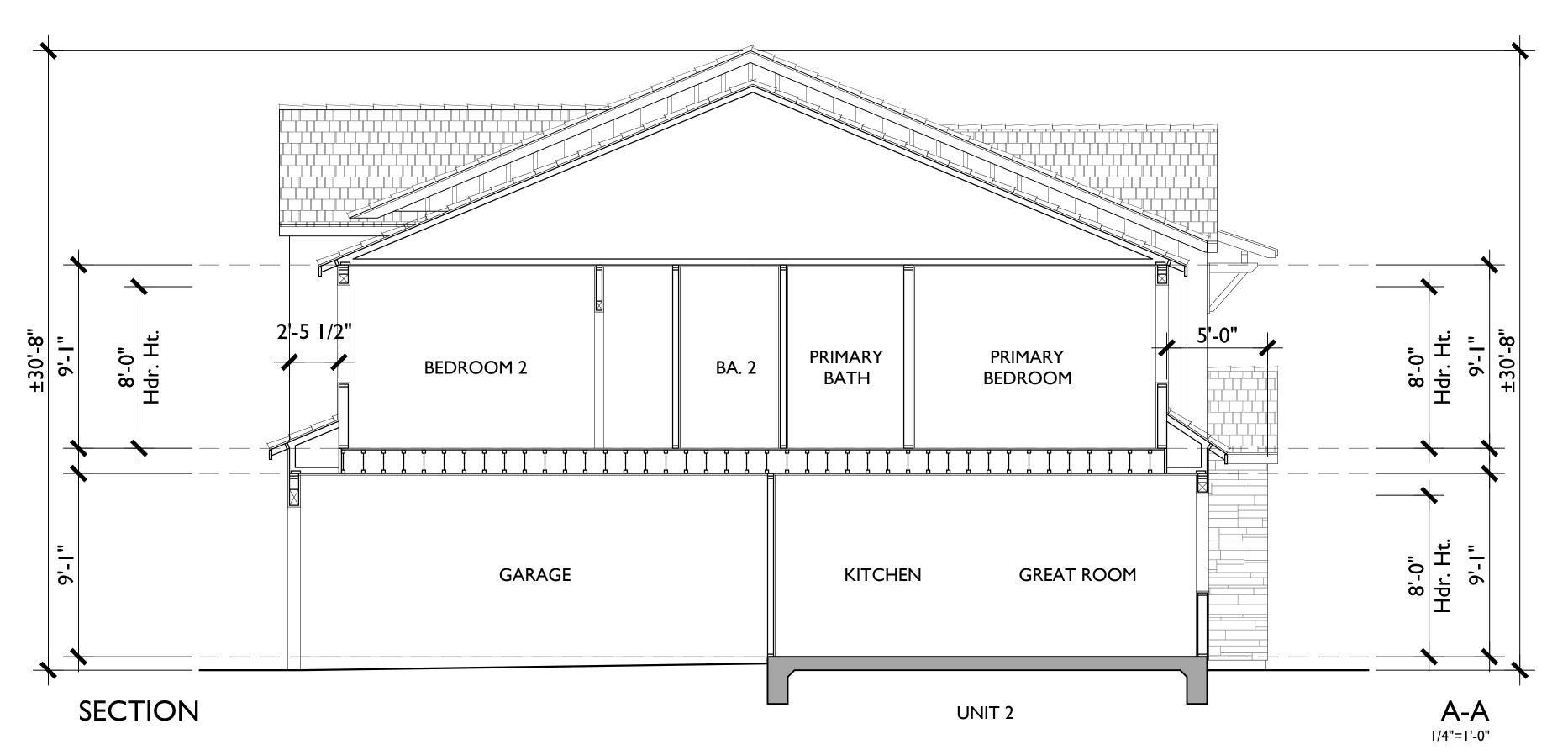


Antioch, California A 2 5 . 2 2 2 4 0 CEMENTITIOUS HORIZONTAL SIDING

WROUGHT IRON GATE DECORATIVE SHUTTERS
SHED ROOF w/ WOOD BRACES

N. FABRICATED METAL AWNINGO. STONE VENEER

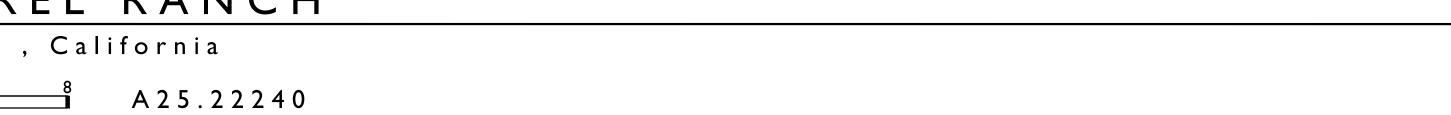




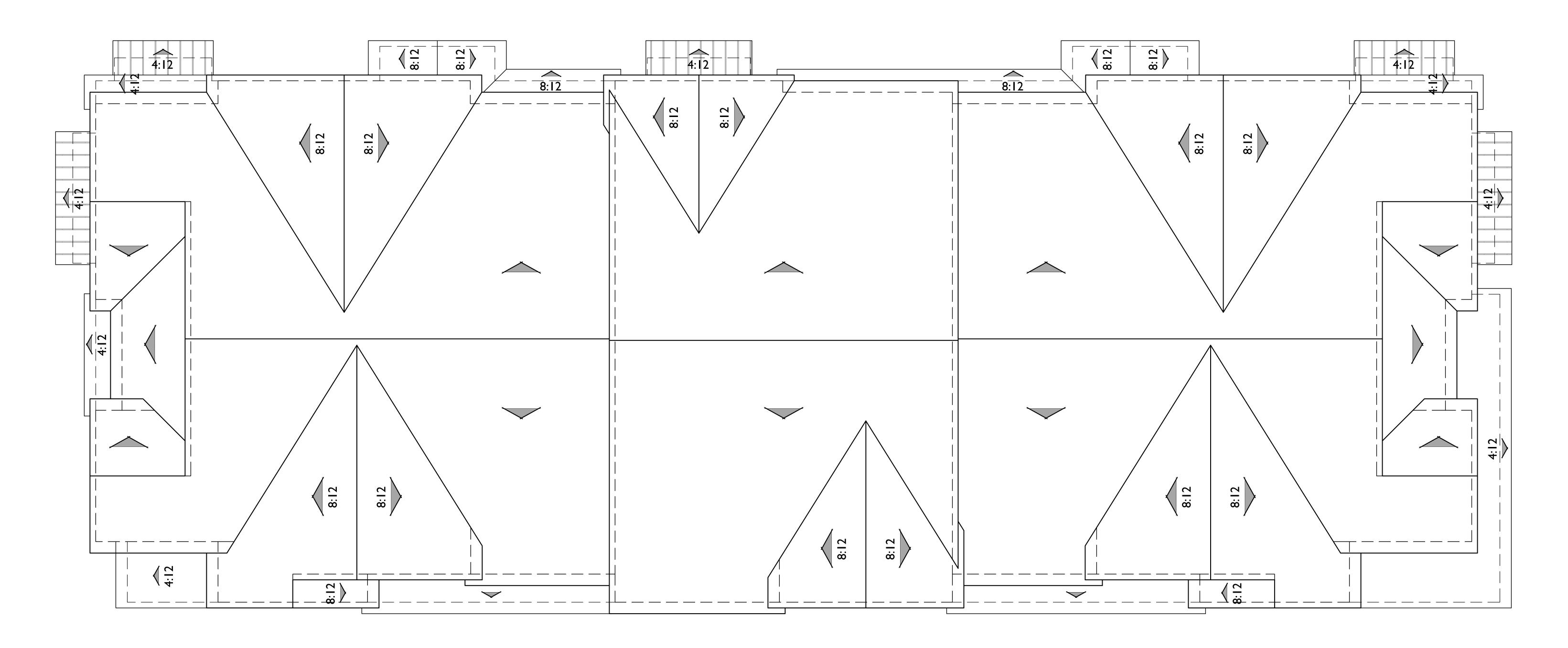
BUILDING 'I A' & '2 A' 6 - PLEX Sections

LAUREL RANCH

Antioch, California







ROOF PLAN

PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE / STANDING SEAM METAL

Bassenian | Lagoni architecture - planning - interiors Copyright 2022 Bassenian | Lagoni Architects

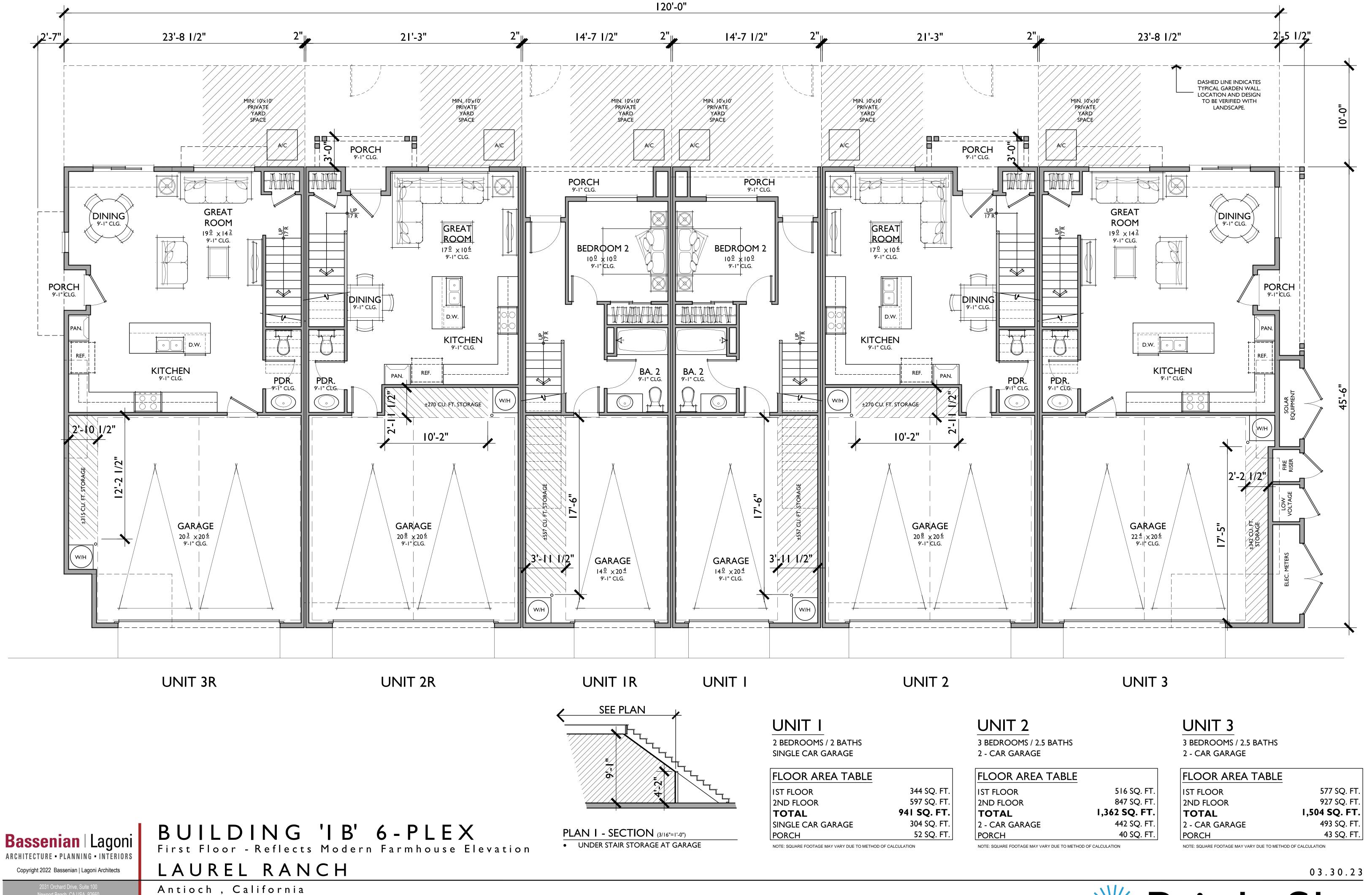
BUILDING 'I A' & '2 A' 6 - PLEX Farmhouse Roof Plan

LAUREL RANCH

Antioch, California 0 2 4 8 A 2 5 . 2 2 2 4 0

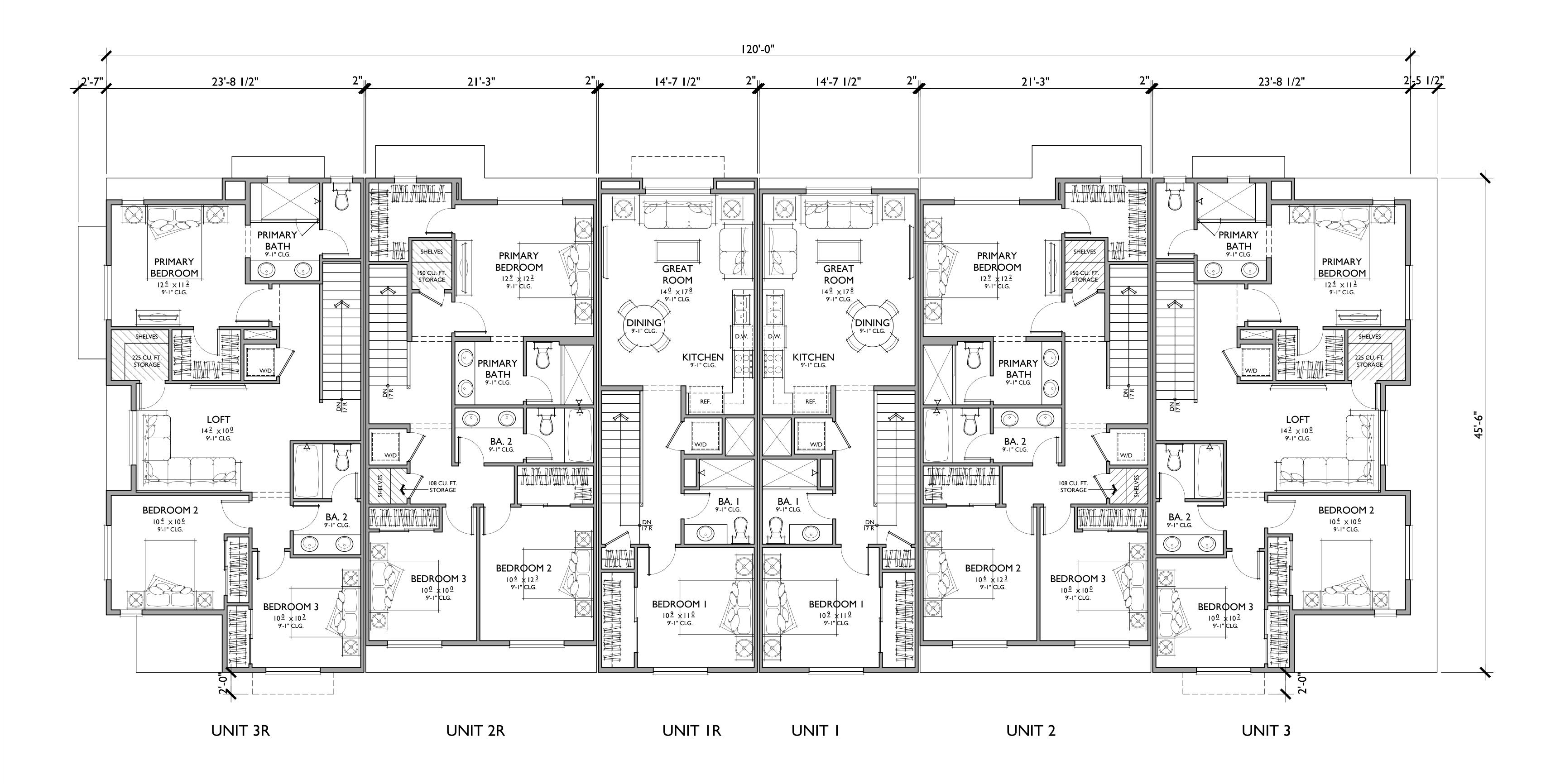


FARMHOUSE



A 2 5 . 2 2 2 4 0

**BrightSky



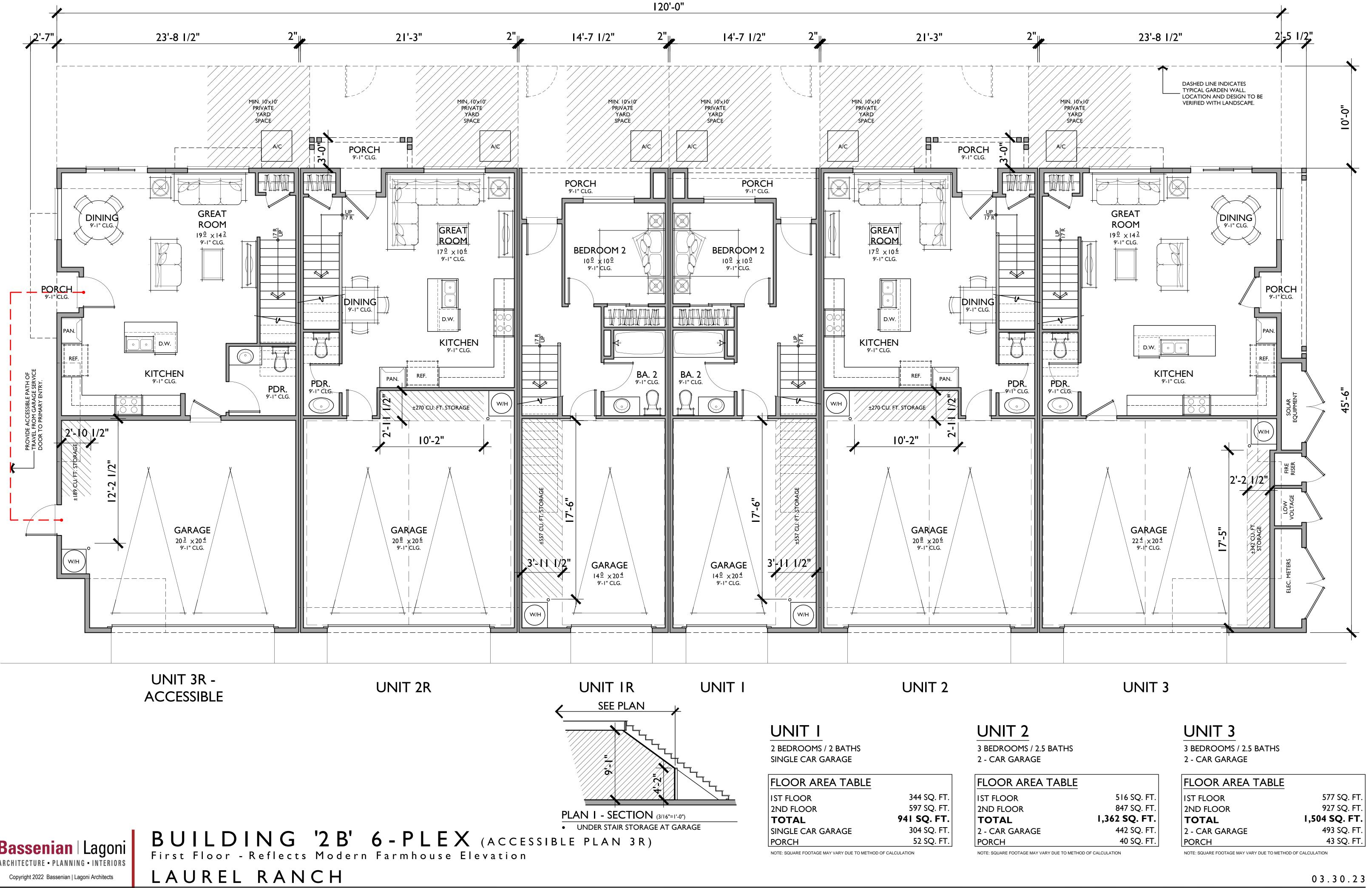


BUILDING 'I B' 6-PLEX
Second Floor - Reflects Modern Farmhouse Elevation

LAUREL RANCH

Antioch, California

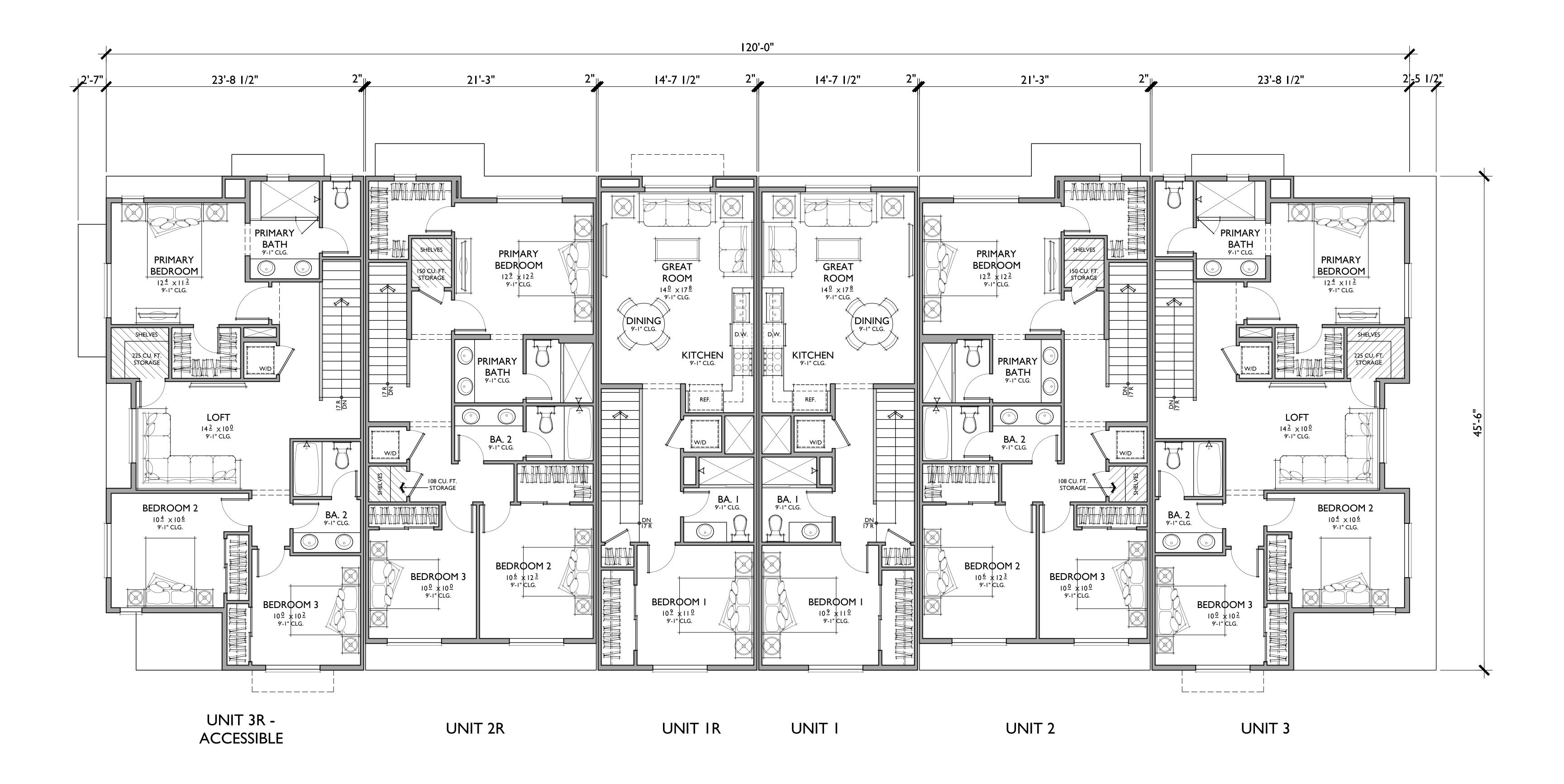




Bassenian | Lagoni ARCHITECTURE - PLANNING - INTERIORS

Antioch, California A 2 5 . 2 2 2 4 0







BUILDING '2B' 6-PLEX (ACCESSIBLE PLAN 3R)
Second Floor - Reflects Modern Farmhouse Elevation

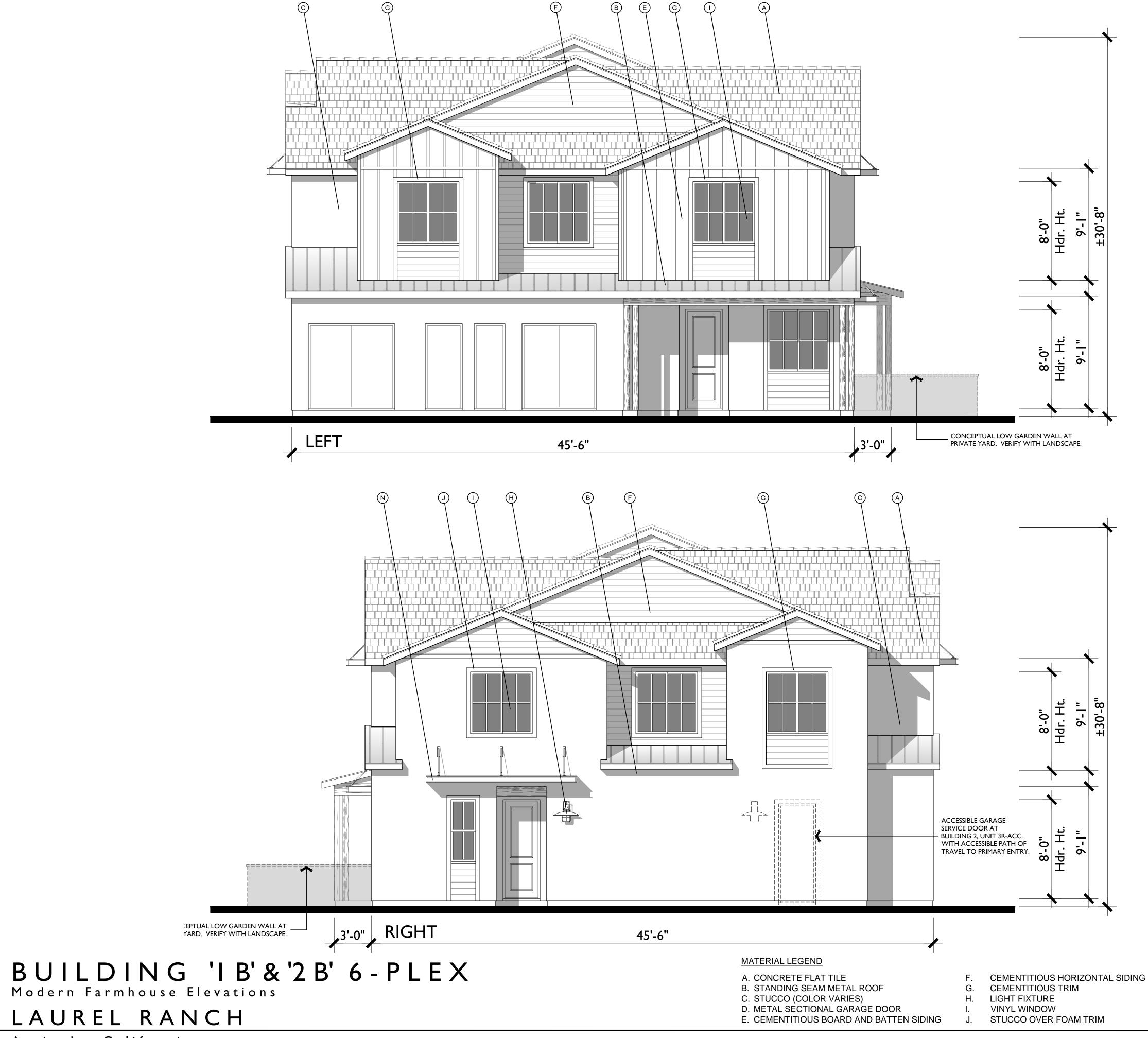
LAUREL RANCH

Antioch, California A 2 5 . 2 2 2 4 0









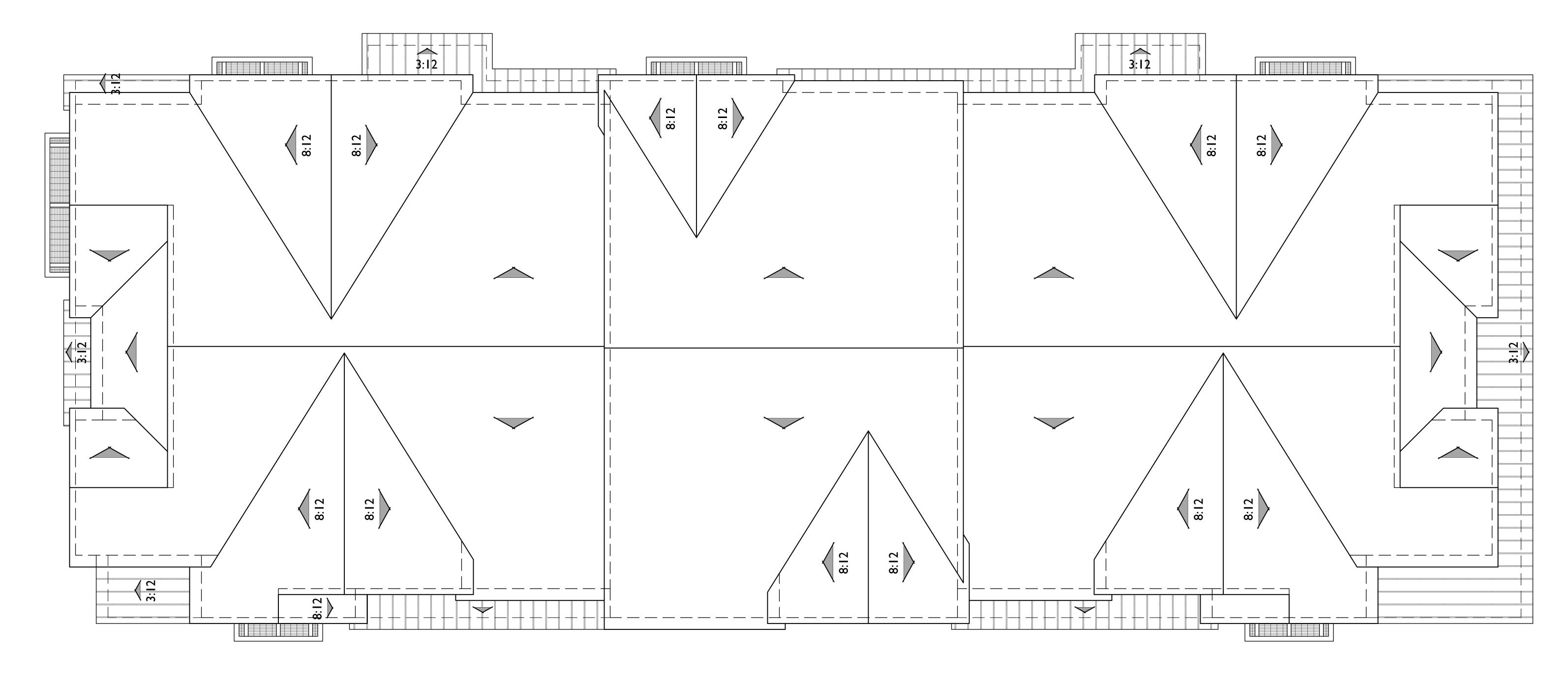
LAUREL RANCH

Antioch, California A 2 5 . 2 2 2 4 0

- WROUGHT IRON GATE
- DECORATIVE SHUTTERS
 SHED ROOF w/ WOOD BRACES
- FABRICATED METAL AWNING

O. STONE VENEER 03.30.23





ROOF PLAN

MODERN FARMHOUSE

PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE / STANDING SEAM METAL

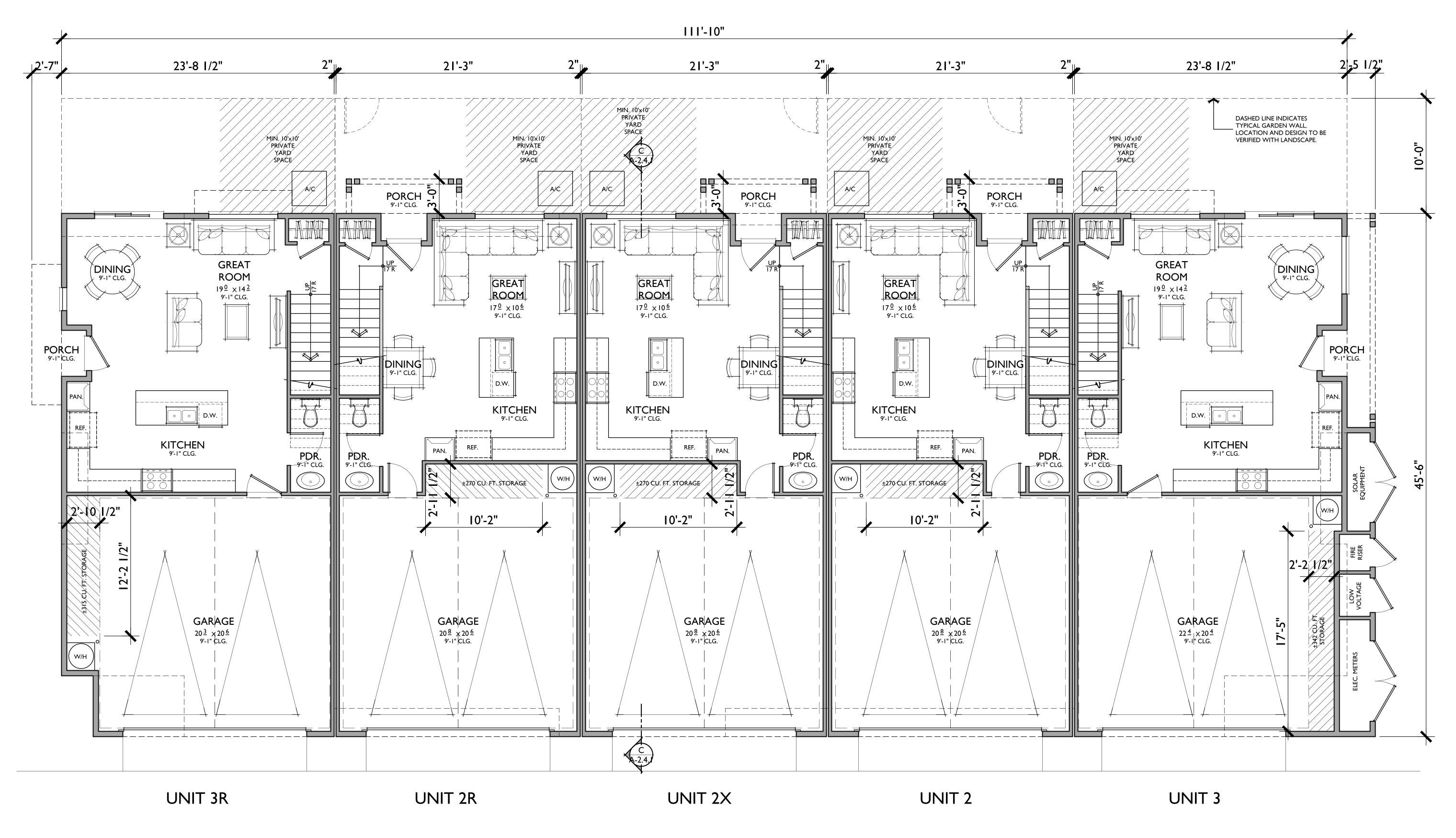


BUILDING 'I B' & '2 B' 6 - PLEX
Modern Farmhouse Roof Plan

LAUREL RANCH







UNIT 2

3 BEDROOMS / 2.5 BATHS 2 - CAR GARAGE

FLOOR AREA TABLE 516 SQ. FT. IST FLOOR 847 SQ. FT. 2ND FLOOR 1,362 SQ. FT. TOTAL 442 SQ. FT. 2 - CAR GARAGE 40 SQ. FT. **PORCH**

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 2X

3 BEDROOMS / 2.5 BATHS 2 - CAR GARAGE

FLOOR AREA TABLE 516 SQ. FT. IST FLOOR 2ND FLOOR 879 SQ. FT. 1,395 SQ. FT. TOTAL 442 SQ. FT. 2 - CAR GARAGE 40 SQ. FT. PORCH

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 3

3 BEDROOMS / 2.5 BATHS 2 - CAR GARAGE

FLOOR AREA TABLE

577 SQ. FT. IST FLOOR 927 SQ. FT. 2ND FLOOR 1,504 SQ. FT. TOTAL 493 SQ. FT. 2 - CAR GARAGE 43 SQ. FT. PORCH

03.30.23

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Bassenian | Lagoni ARCHITECTURE - PLANNING - INTERIORS Copyright 2022 Bassenian | Lagoni Architects

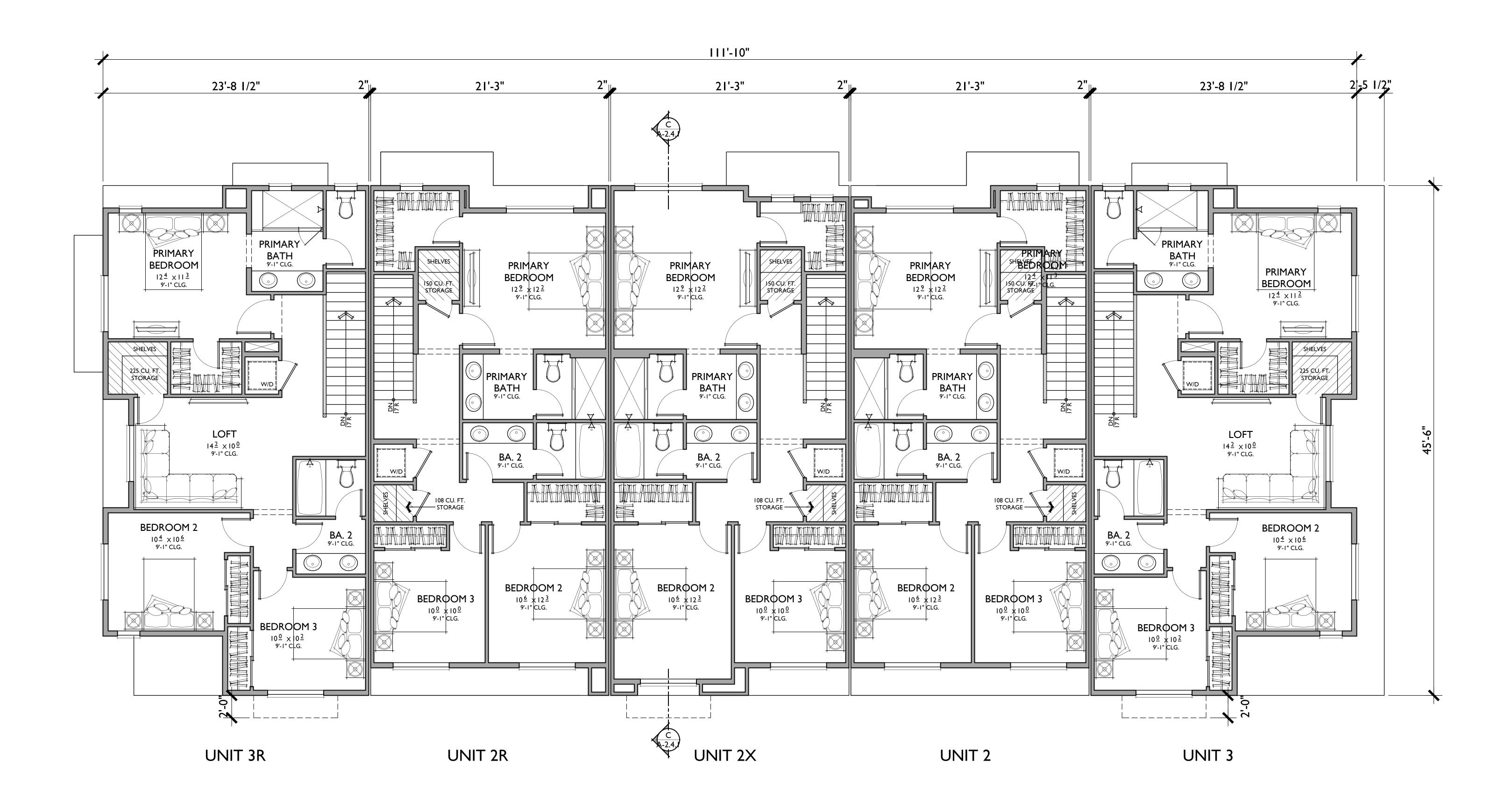
fax +1 949 553 0548

BUILDING '3B' 5-PLEX
First Floor - Reflects Modern Farmhouse Elevation

LAUREL RANCH

Antioch, California A 2 5 . 2 2 2 4 0







BUILDING '3B' 5-PLEX
Second Floor - Reflects Modern Farmhouse Elevation

LAUREL RANCH

Antioch , California

O 2 4 8 A 25.22240





A 2 5 . 2 2 2 4 0











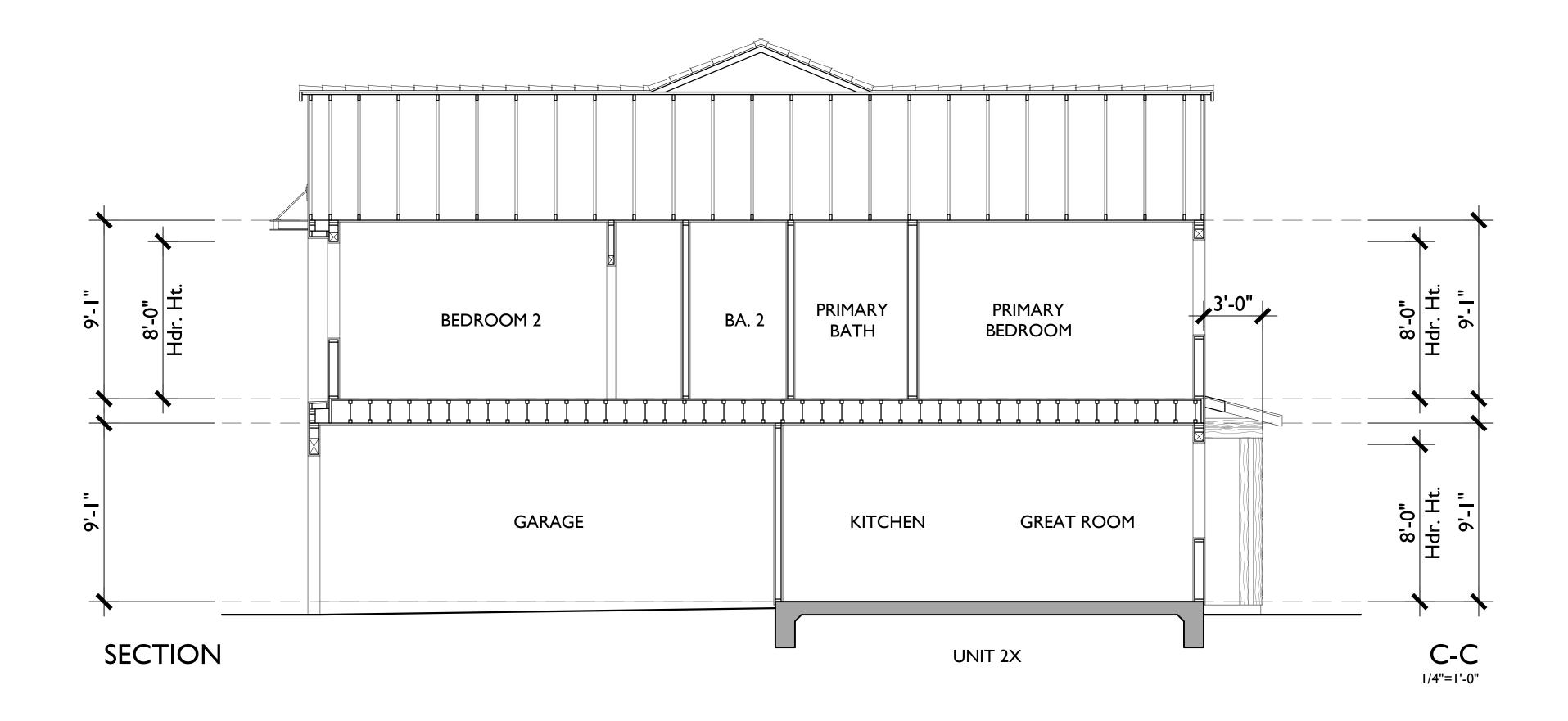


> 2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660 tel. +1 949 553 9100 fax +1 949 553 0548 Antioch, California A 2 5 . 2 2 2 4 0

CEMENTITIOUS HORIZONTAL SIDING

WROUGHT IRON GATE DECORATIVE SHUTTERS
SHED ROOF w/ WOOD BRACES

N. FABRICATED METAL AWNINGO. STONE VENEER



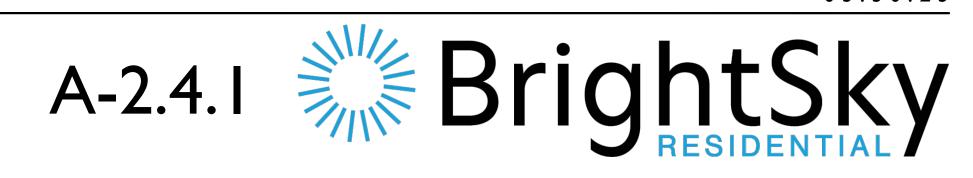
Bassenian Lagoni
ARCHITECTURE - PLANNING - INTERIORS
Copyright 2022 Bassenian | Lagoni Architects

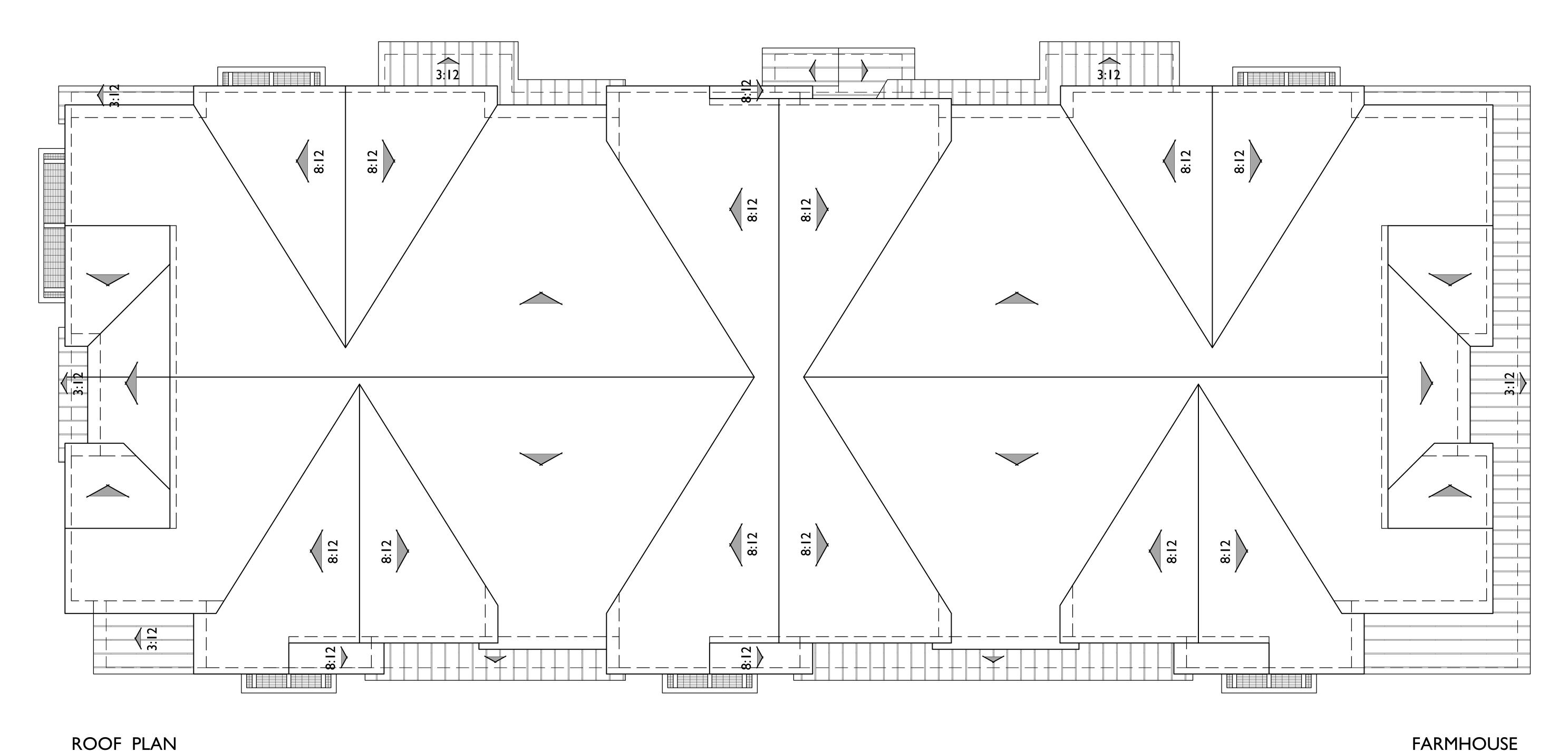
BUILDING '3B' 5-PLEX
Section

LAUREL RANCH

Antioch , California

O 2 4 8 A 2 5 . 2 2 2 4 0





ROOF PLAN

PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



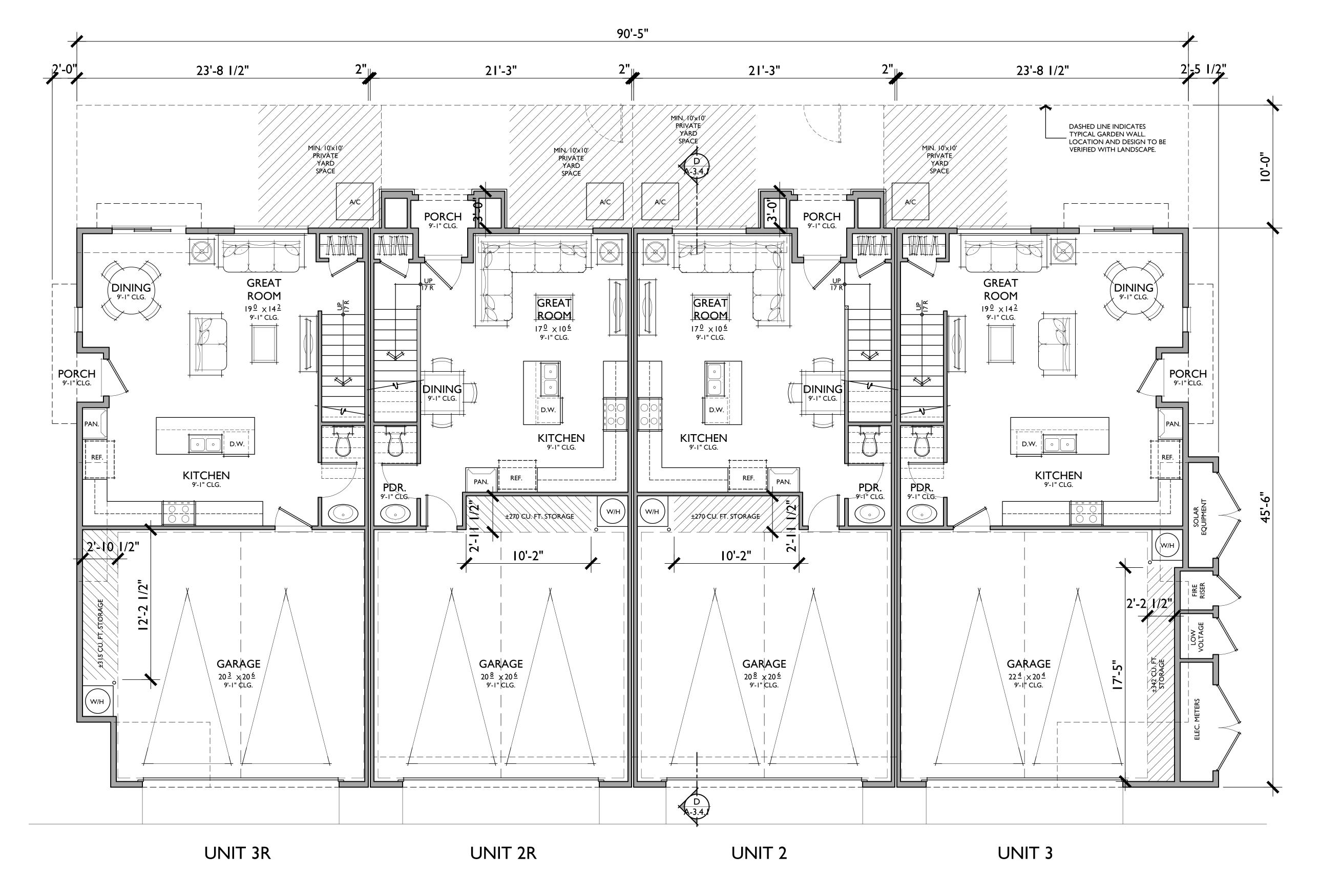
BUILDING '3 B' 5-PLEX
Modern Farmhouse Roof Plan

LAUREL RANCH

Antioch, California







UNIT 2

3 BEDROOMS / 2.5 BATHS 2 - CAR GARAGE

FLOOR AREA TABLE

516 SQ. FT. IST FLOOR 847 SQ. FT. 2ND FLOOR 1,362 SQ. FT. TOTAL 442 SQ. FT. 2 - CAR GARAGE

40 SQ. FT. PORCH NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 3

3 BEDROOMS / 2.5 BATHS 2 - CAR GARAGE

FLOOR AREA TABLE

577 SQ. FT. IST FLOOR 927 SQ. FT. 2ND FLOOR 1,504 SQ. FT. TOTAL 493 SQ. FT. 2 - CAR GARAGE 43 SQ. FT. PORCH

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

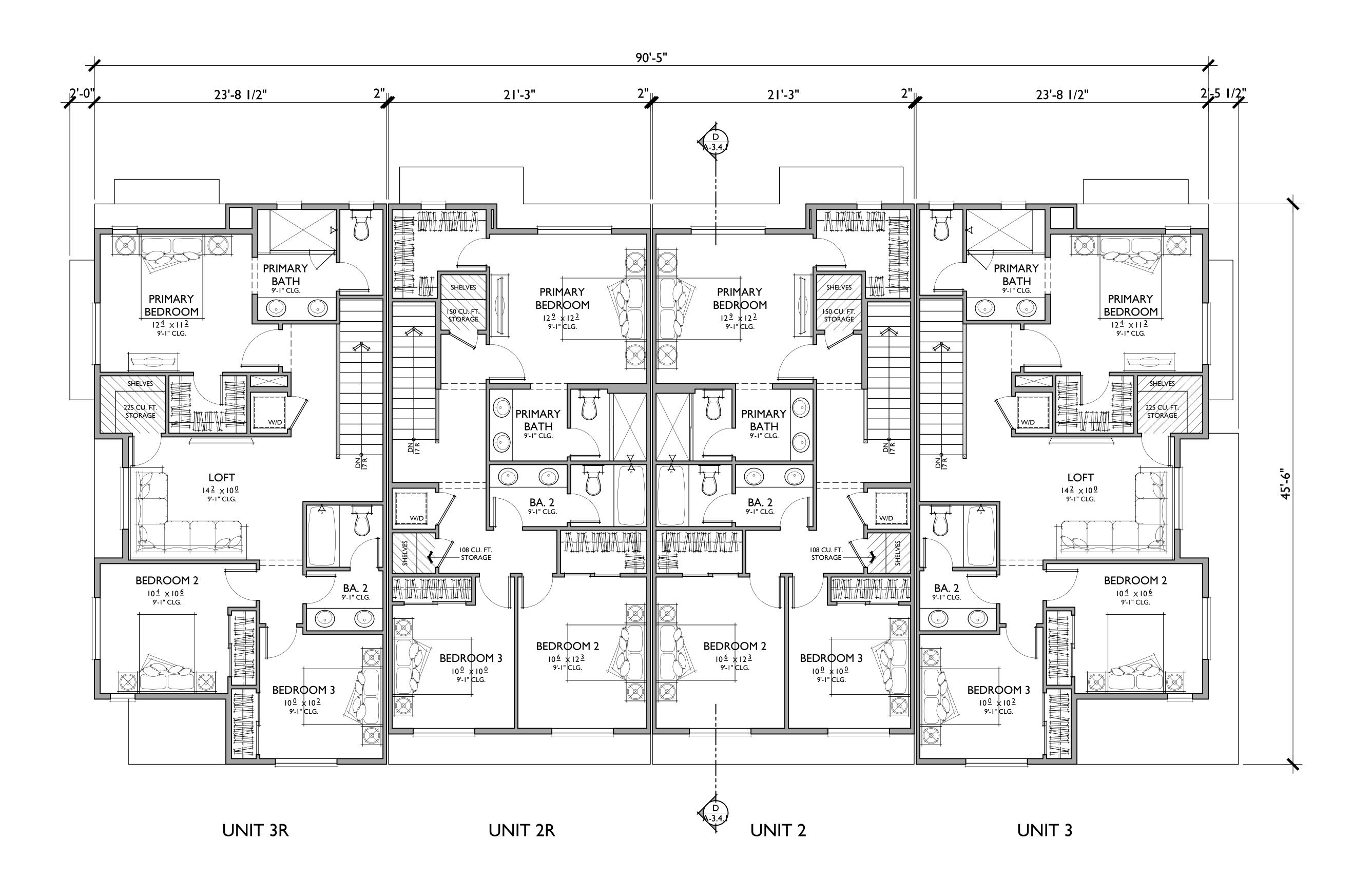
Bassenian | Lagoni ARCHITECTURE - PLANNING - INTERIORS Copyright 2022 Bassenian | Lagoni Architects

2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660 tel. +1 949 553 9100 fax +1 949 553 0548

Antioch, California A 2 5 . 2 2 2 4 0

BUILDING '4A' 4-PLEX
First Floor - Reflects Farmhouse Elevation







BUILDING '4A' 4-PLEX
Second Floor - Reflects Farmhouse Elevation

LAUREL RANCH

Antioch, California A 2 5 . 2 2 2 4 0





Bassenian | Lagoni architecture - planning - interiors

Copyright 2022 Bassenian | Lagoni Architects

2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660 tel. +1 949 553 9100 fax +1 949 553 0548

Antioch , California

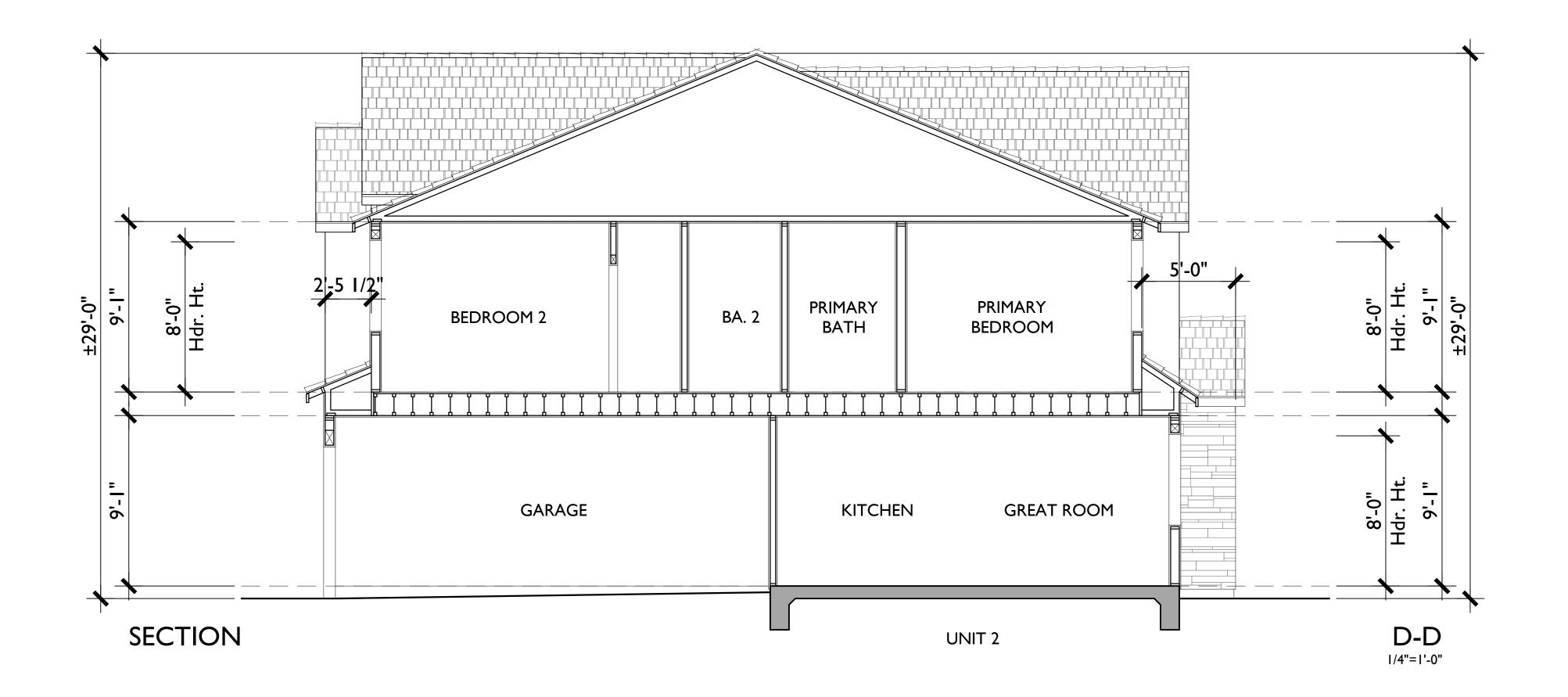
A 2 5 . 2 2 2 4 0



Antioch, California A 2 5 . 2 2 2 4 0 CEMENTITIOUS HORIZONTAL SIDING

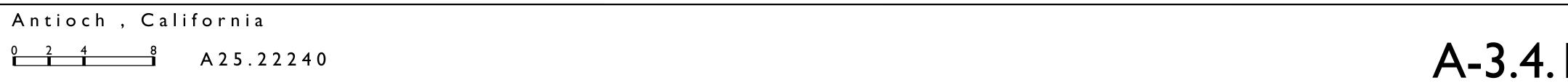
WROUGHT IRON GATE DECORATIVE SHUTTERS
SHED ROOF w/ WOOD BRACES

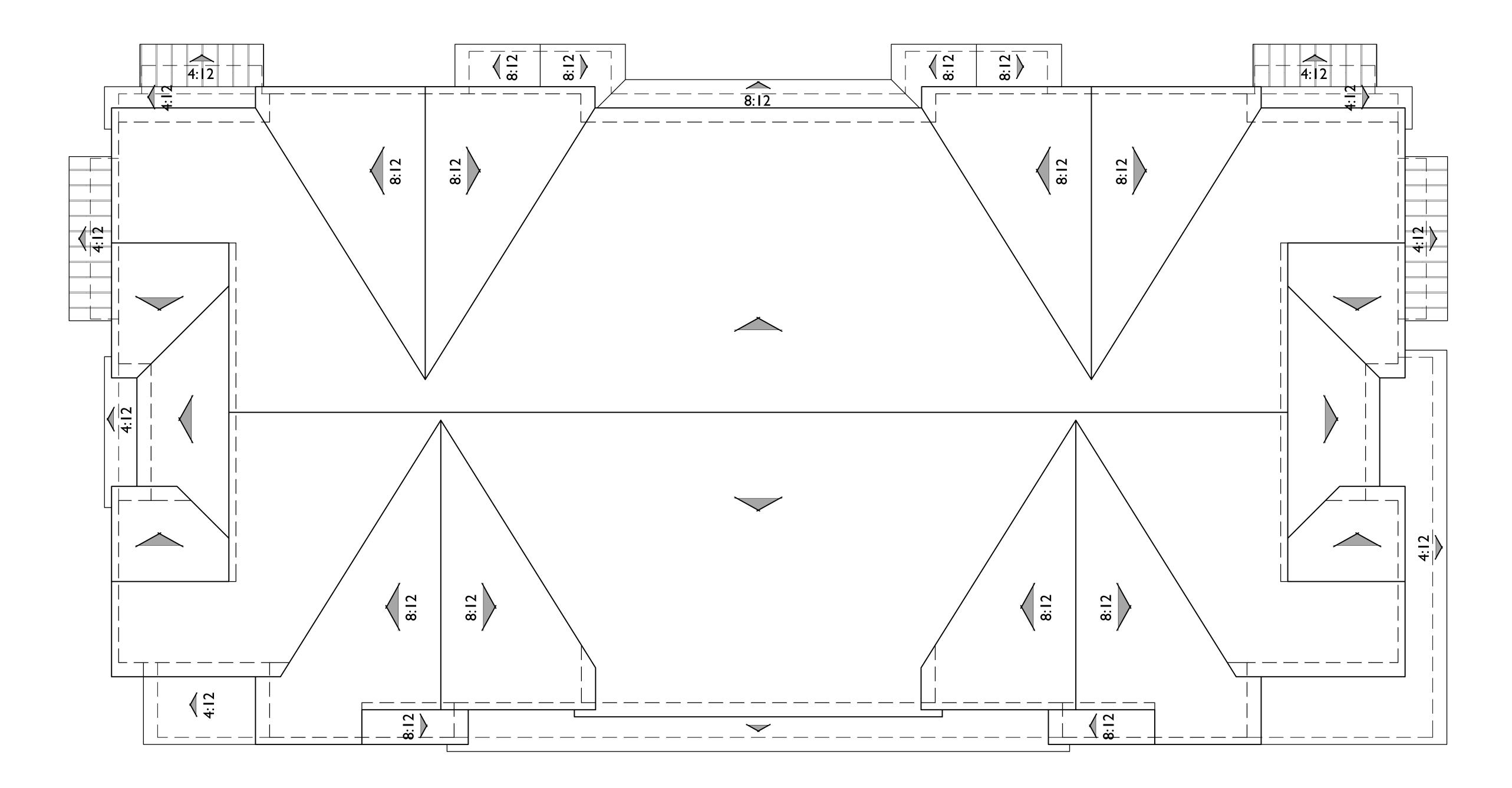
N. FABRICATED METAL AWNING
O. STONE VENEER



BUILDING '4A' 4-PLEX Section

LAUREL RANCH





ROOF PLAN FARMHOUSE

PITCH: 5:12 U.N.O. RAKE: 6" EAVE: 12" ROOF MATERIAL: CONCRETE FLAT TILE

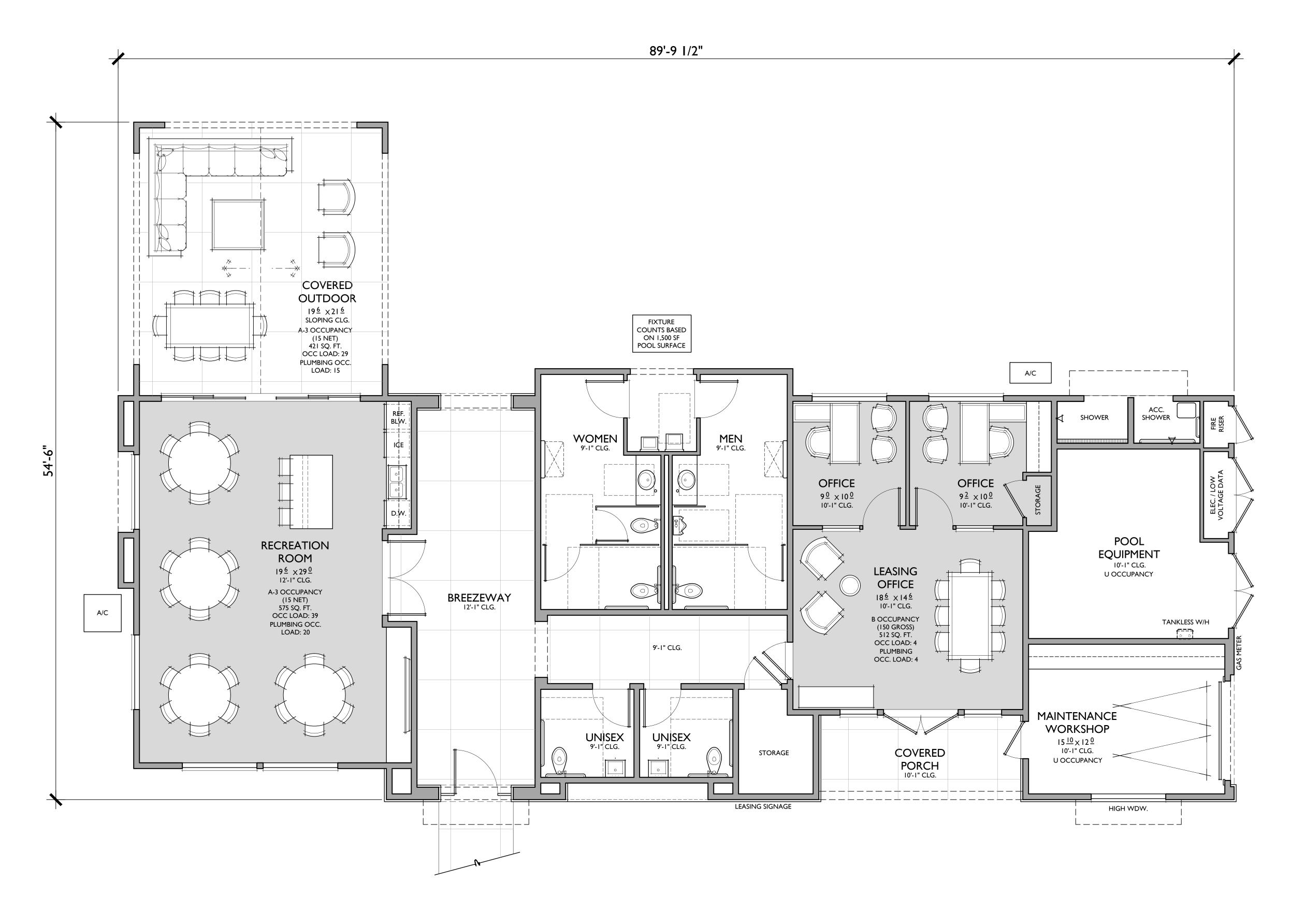
Bassenian Lagoni
ARCHITECTURE - PLANNING - INTERIORS
Copyright 2022 Bassenian | Lagoni Architects

LAUREL RANCH

Antioch, California

0 2 4 8 A 2 5 . 2 2 2 4 0





FLOOR AREA TABLE 668 SQ. FT. RECREATION ROOM 524 SQ. FT. LEASING OFFICE 1192 SQ. FT. **TOTAL** 535 SQ. FT. RESTROOMS 446 SQ. FT. BREEZEWAY POOL EQUIPMENT / SHOWERS / MAINTENANCE / 516 SQ. FT. UTILITIES 57 SQ. FT. STORAGE 450 SQ. FT. COVERED OUTDOOR III SQ. FT. COVERED PORCH 3,307 SQ. FT. TOTAL BUILDING

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

03.30.23

Bassenian | Lagoni architecture - planning - interiors Copyright 2023 Bassenian | Lagoni Architects

2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660 tel. +1 949 553 9100 fax +1 949 553 0548

RECREATION / LEASING OFFICE Reflects Farmhouse Elevation

A 2 5 . 2 2 3 7 5

LAUREL RANCH

Antioch, California





FRONT



REAR

Bassenian | Lagoni architecture - planning - interiors Copyright 2022 Bassenian | Lagoni Architects

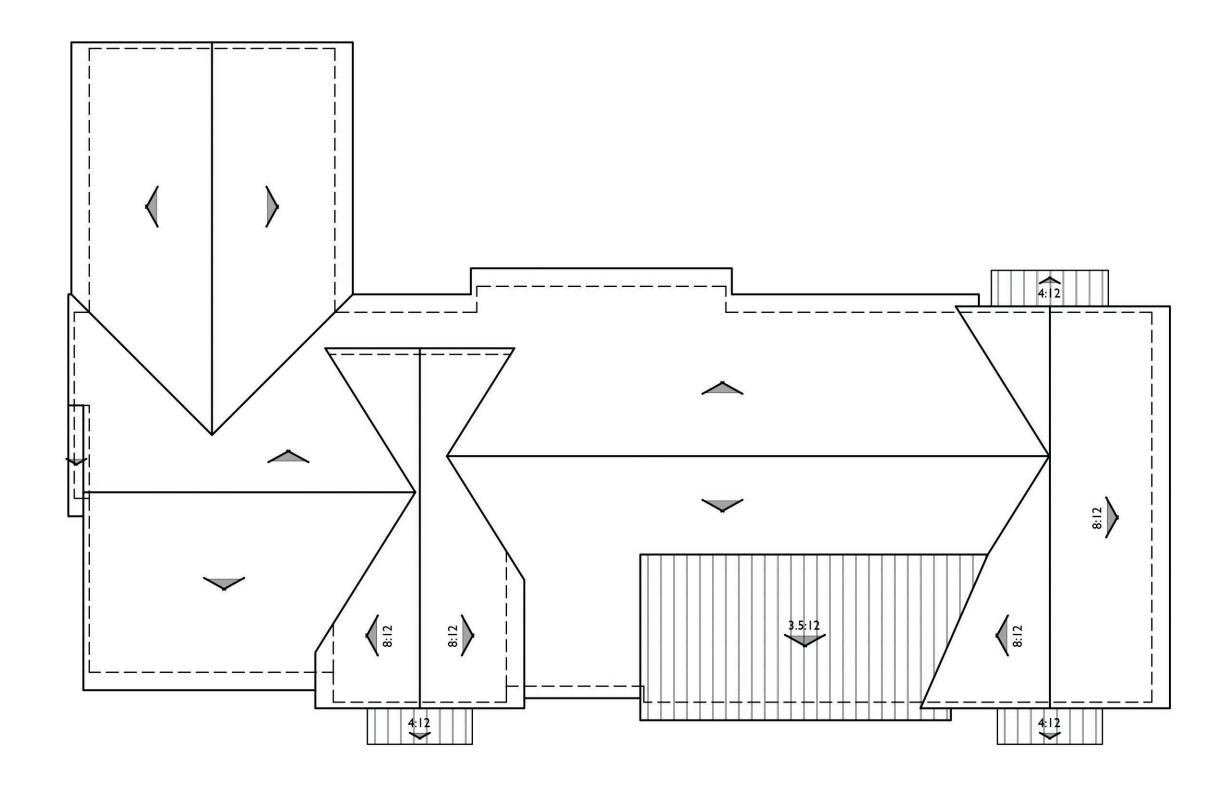
RECREATION / LEASING OFFICE Farmhouse Elevation

LAUREL RANCH

Antioch , California

0 2 4 8 A 2 5 . 2 2 3 7 5





ROOF PLAN

PITCH: 5:12 U.N.O. RAKE: 6" EAVE: 18" ROOF MATERIAL: CONCRETE FLAT TILE / STANDING SEAM METAL



LEFT



RIGHT



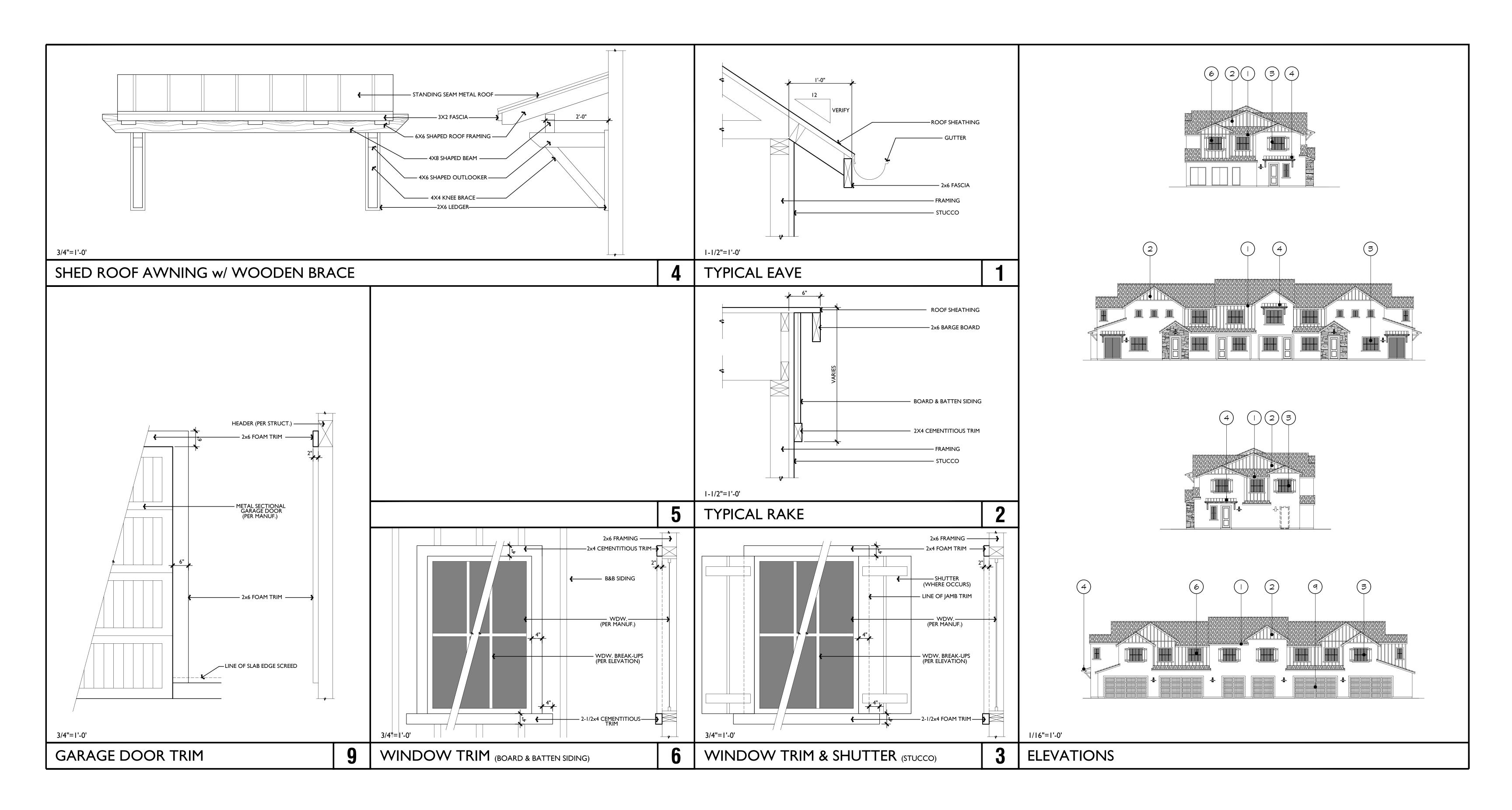
RECREATION / LEASING OFFICE Farmhouse Elevation

LAUREL RANCH

A 2 5 . 2 2 3 7 5

Antioch , California





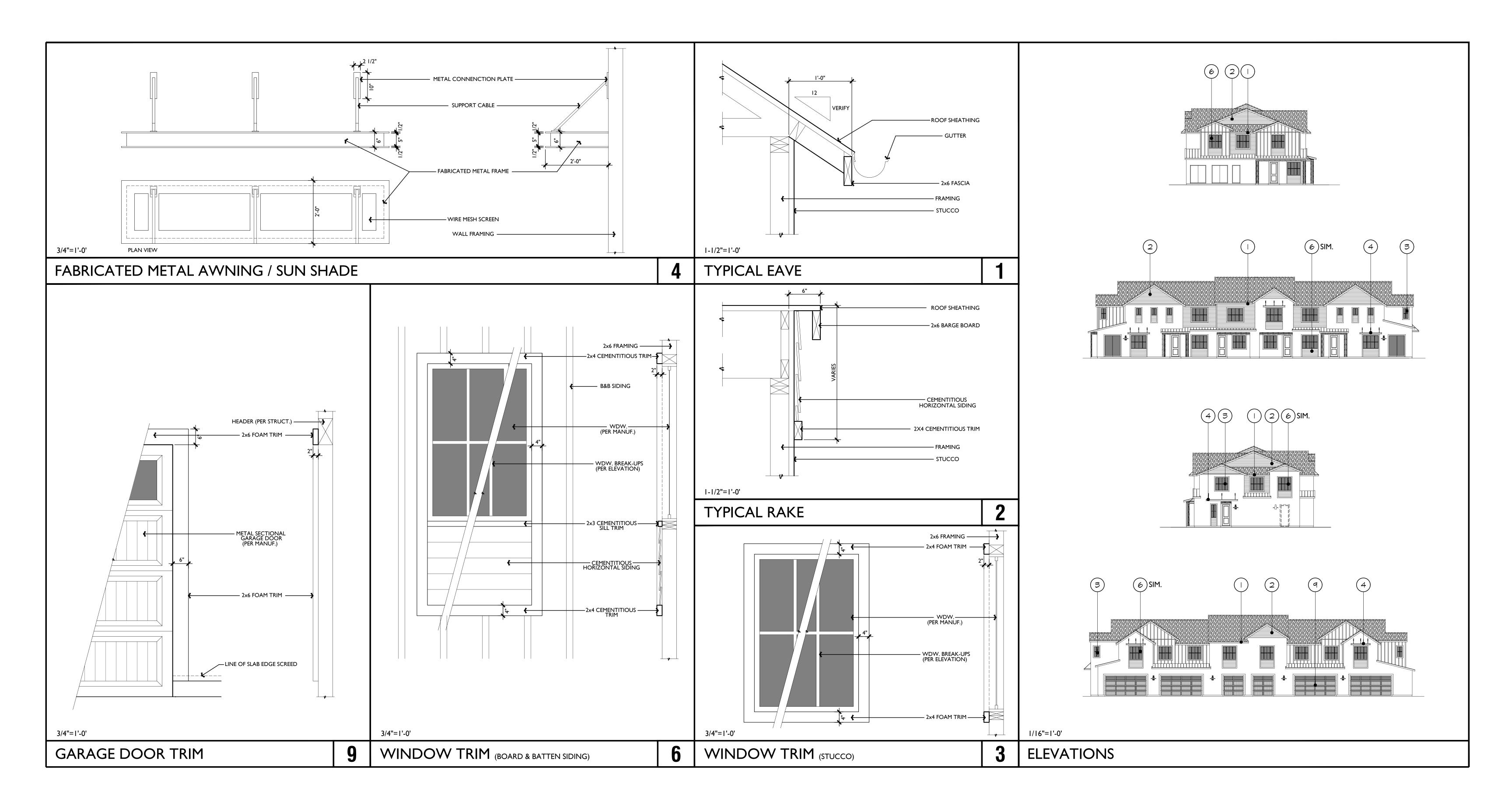


FARMHOUSE DETAILS

LAUREL RANCH

Antioch, California A 2 5 . 2 2 2 4 0 A-D.I SING Brightsky

03.30.23





MODERN FARMHOUSE DETAILS

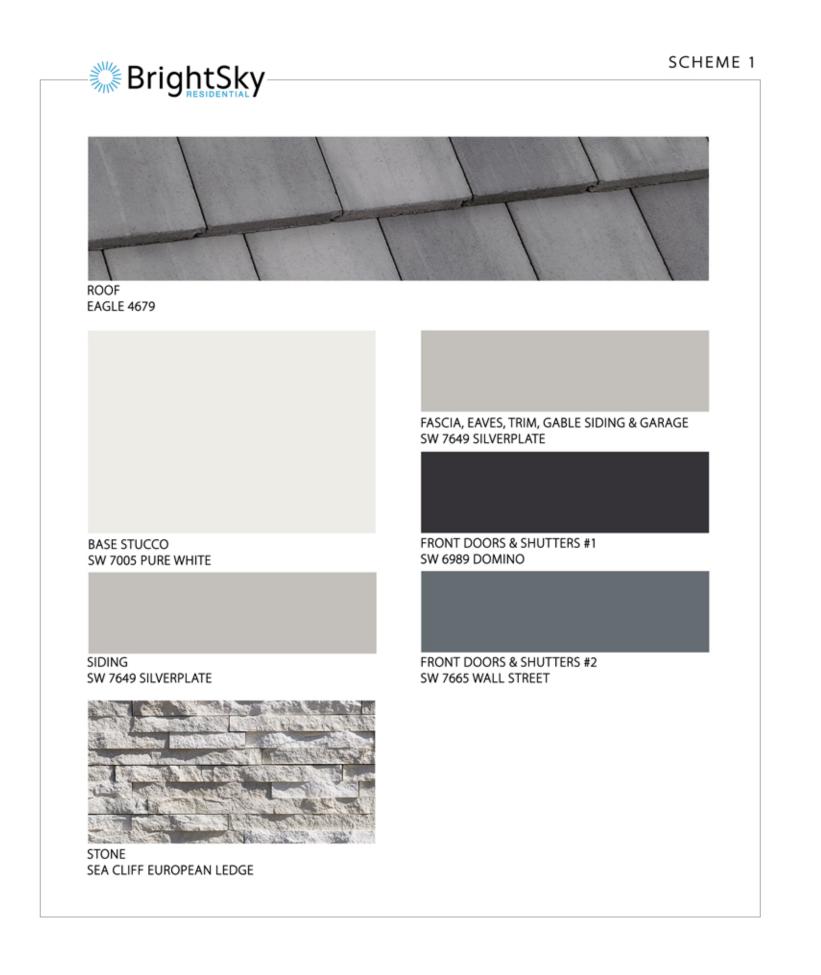
LAUREL RANCH

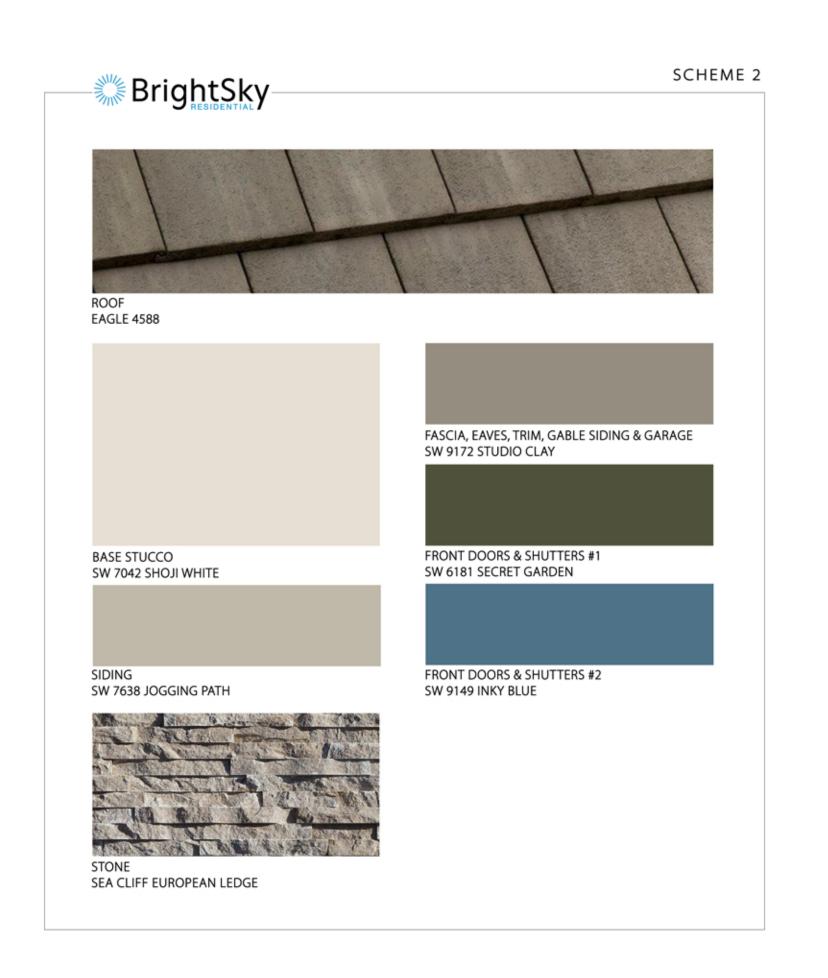
A 2 5 . 2 2 2 4 0

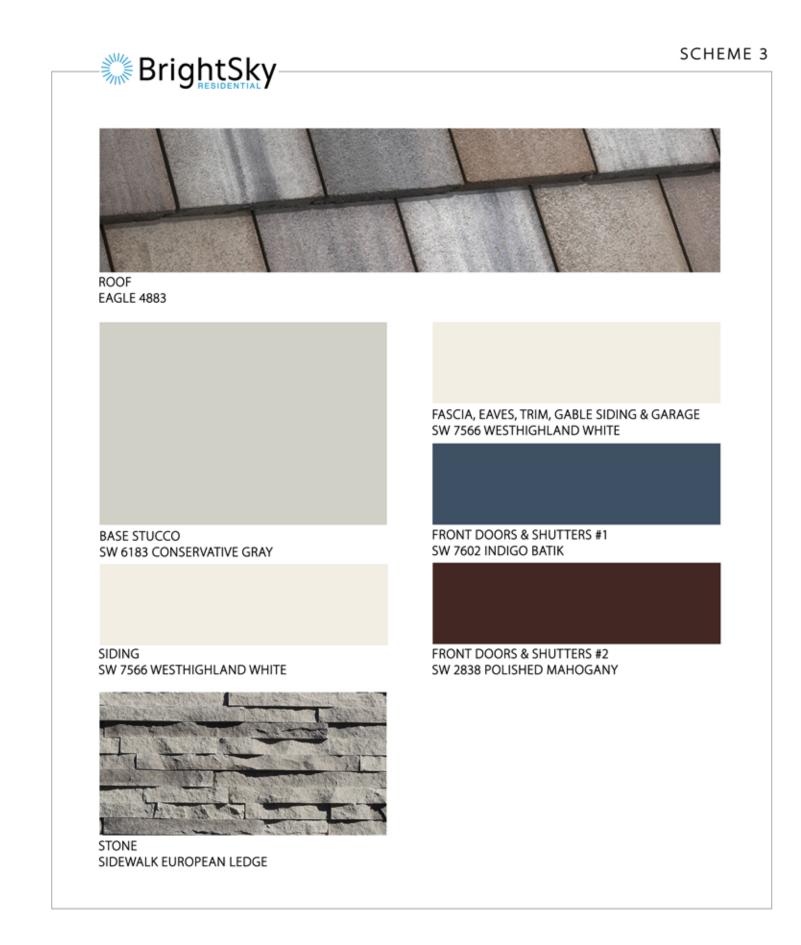
Antioch, California

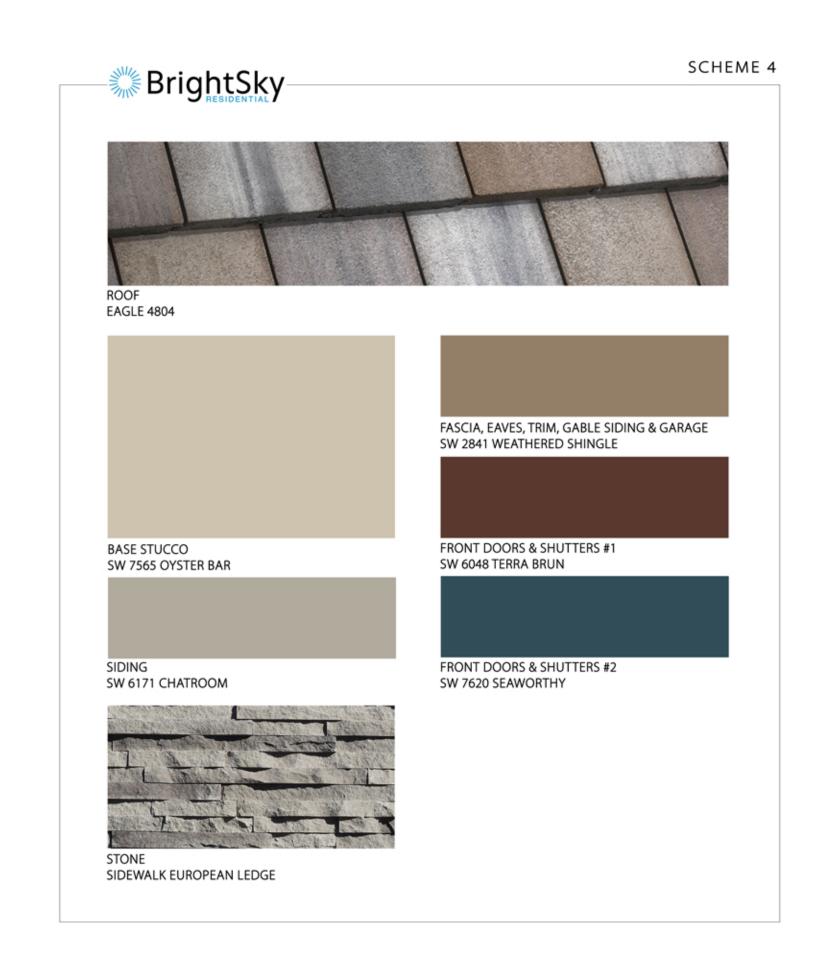
A-D.2 SIDENTIALY

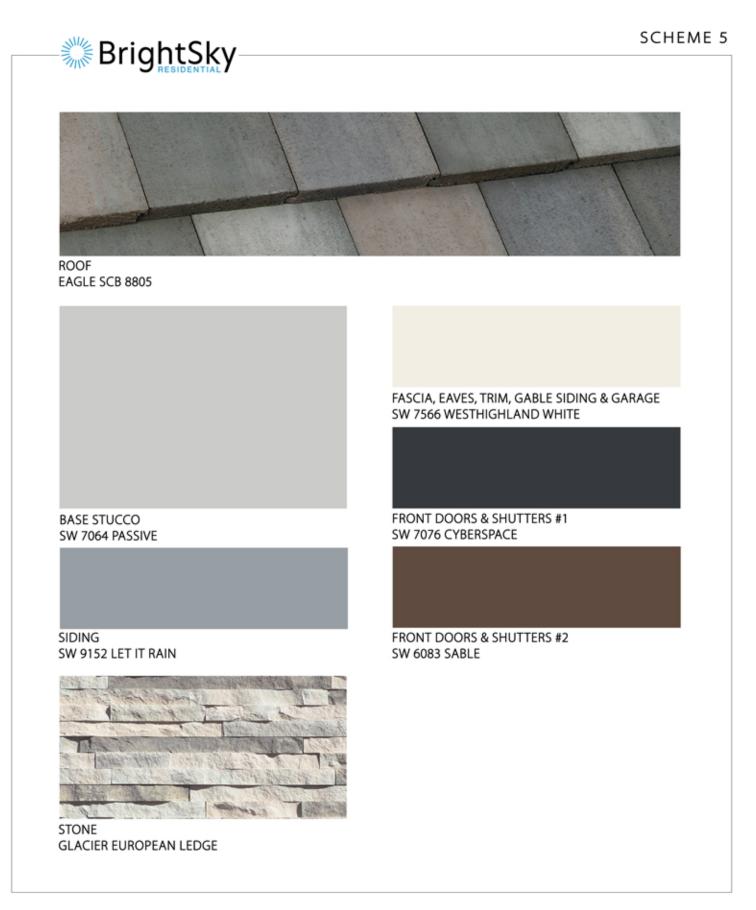
03.30.23

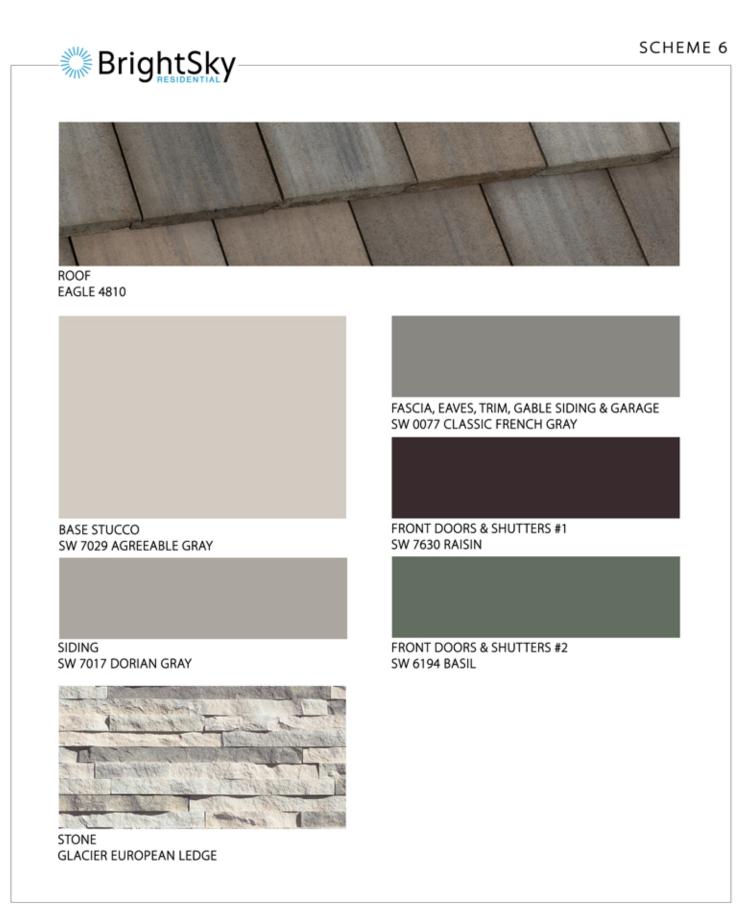


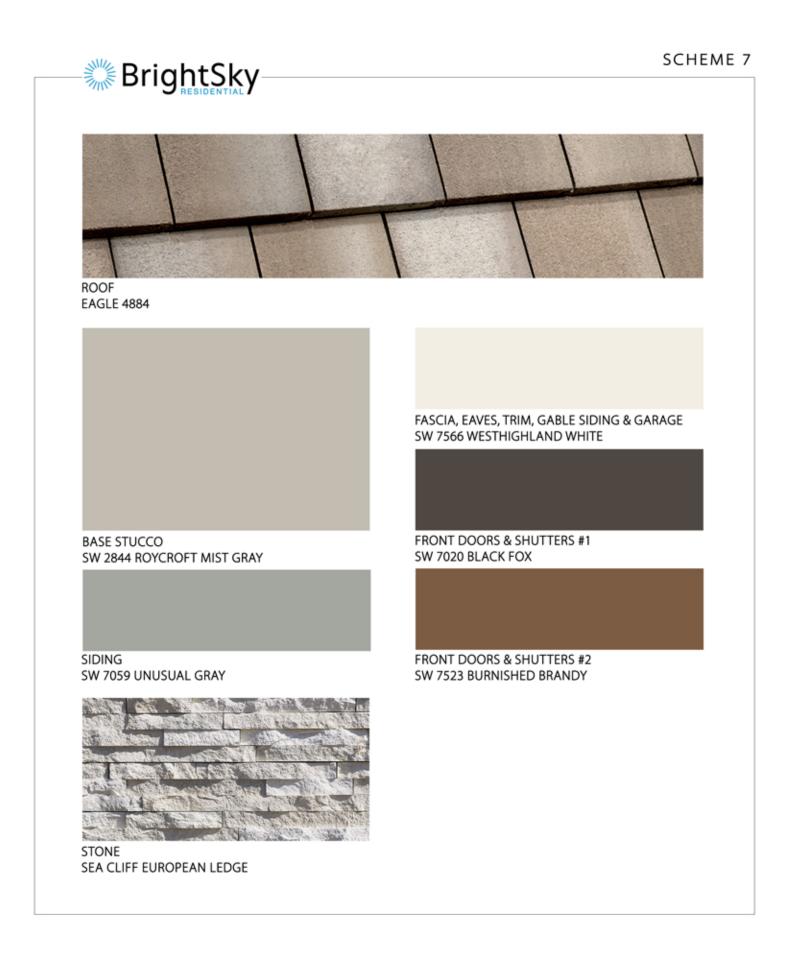


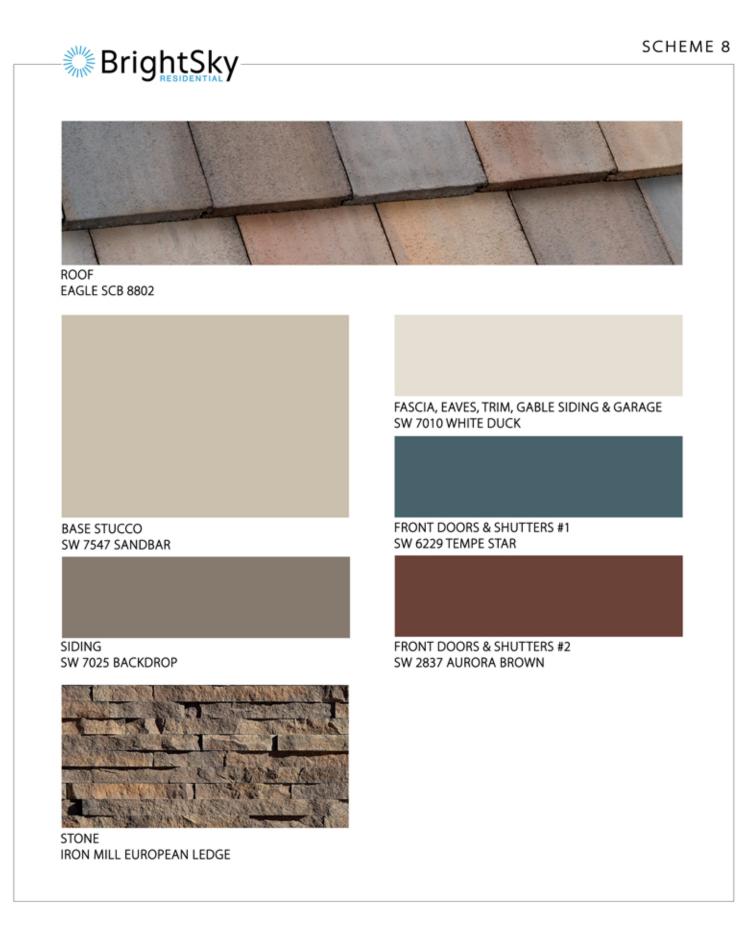












Bassenian | Lagoni ARCHITECTURE - PLANNING - INTERIORS
Copyright 2022 Bassenian | Lagoni Architects

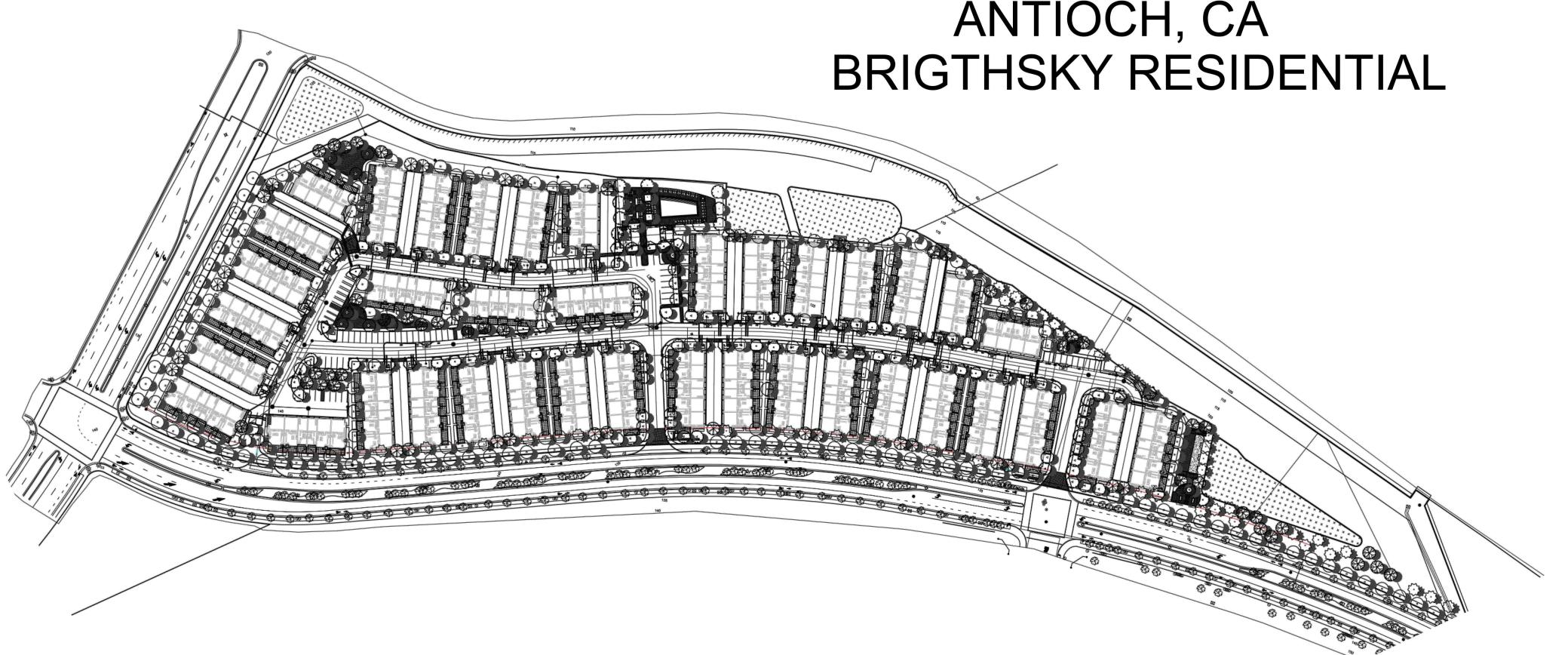
COLOR & MATERIAL BOARDS

LAUREL RANCH

03.30.23

Landscape Preliminary Plan For: LAUREL RANCH

ANTIOCH, CA



SITE PLAN NOT TO SCALE



VICINITY MAP



VICINITY MAP NOT TO SCALE

SHEET INDEX

NO.	SHEET NAMES
L-1 L-2 L-3 L-4 L-5 L-6 L-7 L-8 L-9 L-10 L-11 L-12 L-13 L-14 L-15	COVER SHEET OVERALL ILLUSTRATIVE PLAN LANDSCAPE PLAN CONTRACTOR OF THE TOTAL OF

REVISIONS

SHEET	DESCRIPTION	DATE	BY
	SHEET	SHEET DESCRIPTION	SHEET DESCRIPTION DATE

SUBMITTED FOR APPROVAL	
APPROVED	DATE
	DATE
RELEASED FOR BID	
	DATE
CONSTRUCTION SET ISSUED	
	DATE

MASTER DEVELOPER

OWNER

BRIGHTSKY RESIDENTIAL 9160 IRVINE CENTER DRIVE, SUITE 100 IRVINE, CA, 92618 PHONE: (949) 418-1143 EMAIL: SHARRIS@BRIGHTSKYRESIDENTIAL.COM CONTACT: SONDRA HARRIS

MANAGMENT TEAM

TIERRA CONSULTING FIRM PHONE: (909) 816 - 4091 EMAIL: Chris.Courtney@tierraconsultingfirm.com **CONTACT: CHRIS COURTNEY**

CONSULTANTS

ARCHITECTURE

BASSENIAN | LAGONI 2031 ORCHARD DRIVE, SUITE 100 NEWPORT BEACH, CA 92660 PHONE: (714) 501-7551 CONTACT: RYAN DECKER, NCARB

CIVIL ENGINEER

WOOD RODGERS, INC. 4670 WILLOW ROAD, STE 125 PLEASANTON, CA 94588 PHONE: (925) 895 - 2214 CONTACT: SANDEEP VANGARI

LANDSCAPE ARCHITECT

SUMMERS MURPHY & PARTNERS, INC. 34197 COAST HIGHWAY, SUITE 200 DANA POINT, CA 92629 PHONE: 949.443.1446 FAX: 949.443.1631 CONTACT: TRENT NOLL

IRRIGATION CONSULTANT

SUMMERS MURPHY & PARTNERS, INC. 34197 COAST HIGHWAY, SUITE 200 DANA POINT, CA 92629 PHONE: 949.443.1446 FAX: 949.443.1631 CONTACT: MIKE McMILLAN

LAUREL RANCH | Preliminary Imagery **|COVER SHEET**



L-1

- LAWN OPEN SPACE
- MAIL BOX TERRACE
- RECREATION CENTER AND POOL AREA
- DOG PARK PAVILION TRELLIS & PICNIC AREA
- DOG PARK
- WATER QUALITY BASIN
- RESIDENTIAL BUILDING

- **ALLEY DRIVE**
- RETAINING WALL PER CIVIL
- MAIN ENTRY
- SECONDARY ENTRY
- EXISTING ROAD (NOT A PART)
- HYDRO SEED SLOPE AREA
- CHILDREN'S PLAYGROUND STRUCTURE

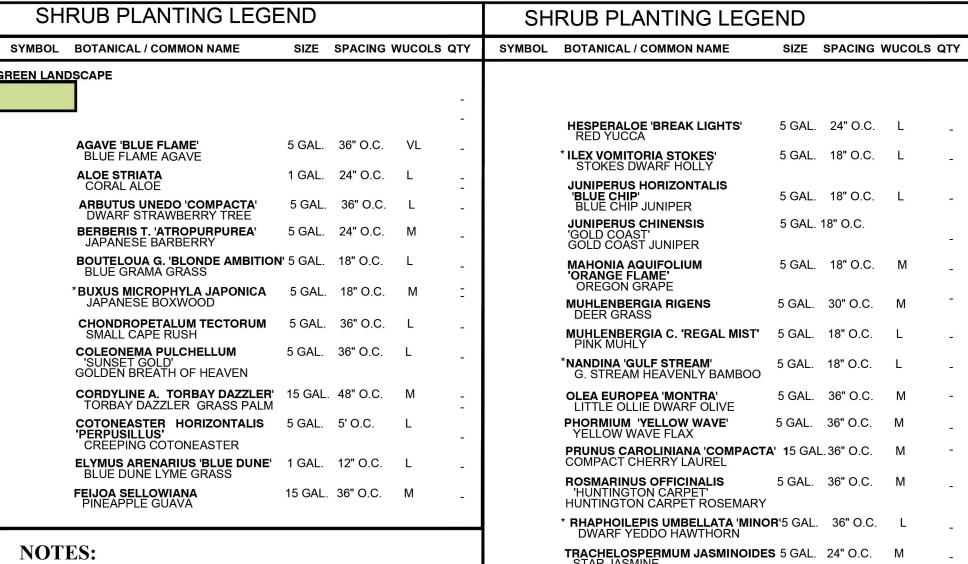
- CERTIFICATION FOR IRRIGATION DESIGN Summers Murphy & Partners is an landscape architecture firm with in-house Irrigation design. SMP is appropriately licensed in the State and are members of the Irrigation Association with a CLIA (California Landscape Irrigation Auditor) maintained certification.
- All landscaped areas will be automatically irrigated by implementing the latest technology and design practices in water efficiency.
- The design process includes: Design process with Hydro-zones
- ET0 Weather based controllers Dedicated irrigation water service
- Master Valves, Flow Sensors, Point Source / Drip line irrigation, fertigation, Matched Precipitation Heads, Pressure Regulating
- The construction documents will include a maintenance schedule with suggested weekly, monthly and yearly water audits to maintain the irrigation system.
- The landscape design will also include water use calculations that will comply with the requirements of the State Water Efficient Landscape Ordinance MWELO, AB1881, and the City/ local agencies standards.

PERCENTAGE OF LANDSCAPE AREA

SHRUB AREA: TOTAL: 3.69 ACRE OR 161,060.00 SQ. FT TURF AREA TOTAL: 0.105 ACRES OR 4,422.00 SQ. FT DETENTION BASIN AREA: 0.86 ACRES OR 37,628 SQ. FT HYDRO SEED AREA: 4.11 ACRES OR 179,350 SQ. FT

TOTAL LANDSCAPE AREA: 8.78 ACRES OR 382,460 SQ. FT TOTAL SITE AREA: 18.28 ACRES OR 796,637.00 SQ. FT.

PERCENTAGE OF LANDSCAPE AREA PROPOSED: 48%



BASIN AREA

-ALL SHRUB & GROUND COVER AREA SHALL BE COVER WITH 3" ORGANIC WOOD MULCH. -FINAL PLANTING PLAN WILL BE SUBMITTED WITH WORKING DRAWINGS THAT SHOW SHRUB LAYOUT -A FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED.

* UTILITY METERS, TRANSFORMERS AND OTHER SERVICES ELEMENTS TO BE SCREEN WITH HEDGES SHOWN IN THE WORKING DRAWINGS **PACKAGE**

1 GAL. 24" O.C. M CAREX SUBFUSCA RUSTY SEDGE 1 GAL. 12" O.C. M CAREX PRAEGRACILIS
CLUSTERED FIELD SEDGE 1 GAL. 24" O.C. M MUHLENBERGIA RIGENS DEERGRASS # GAL. #" O.C. SALVIA CLEVELANDII # GAL. #" O.C. L

*WESTRINGIA FRUTICOSA 'BLUE GEM' 5 GAL. 24" O.C. M BLUE GEM COAST ROSEMARY

ANTIOCH NATIVE EROSION CONTROL MIX

SPECIES BROMUS CARINATUS, CALIFORNIA BROME

WESTRINGIA FRUTICOSA

HETEROMELES ARBUTIFOLIA

RIBES SPECIOSUM #
FUCHSIA-FLOWERED GOOSEBERRY

- ELYMUS GLAUCUS, BLUE WILDRYE
- FESTUCA MICROSTACHYS, SMALL FESCUE
- TRIFOLIUM WILDENOVII, TOMCAT CLOVER

GAL. #" O.C.

GAL. #" O.C.

JUNIPER SCOPULORUM 'SKYROCKET' 36" BOX SKYROCKET JUNIPER PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE 36" BOX **PODOCARPUS GRACILIOR** 24" BOX MAGNOLIA GRANDIFLORA'LITTLE GEM'24" BOX 24" BOX 36" BOX KOELREUTERIA BIPINNATA CHINESE FLAME TREE 36" BOX 36" BOX ULMUS WILSONII 'PROSPECTOR' PROSPECTOR ELM 36" BOX ACER RUBRUM 'PALMATUM' KOELREUTERIA PANICULATA GOLDEN RAIN TREE 36" BOX

TREE PLANTING LEGEND

LAGESTROMIA INDICA CREPE MYRTLE

OLEA EUROPAEA 'FIELD DUG' EUROPAEA OLIVE

HONEYLOCUST SKYLINE

GLEDITSIA TRIACANTHOS INERMIS 36" BOX

QUERCUS VIRGINIANA SOUTHERN LIVE OAK

SIZE WUCOLS QTY

36" BOX

24" BOX

36" BOX

36" BOX

36" BOX

36" BOX

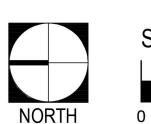
36" BOX

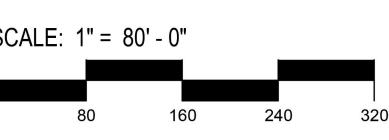
48" BOX M

48" BOX

SYMBOL BOTANICAL / COMMON NAME

LAUREL RANCH | Preliminary Landscape Plan /Overall Illustrative Plan



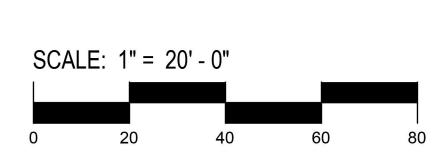


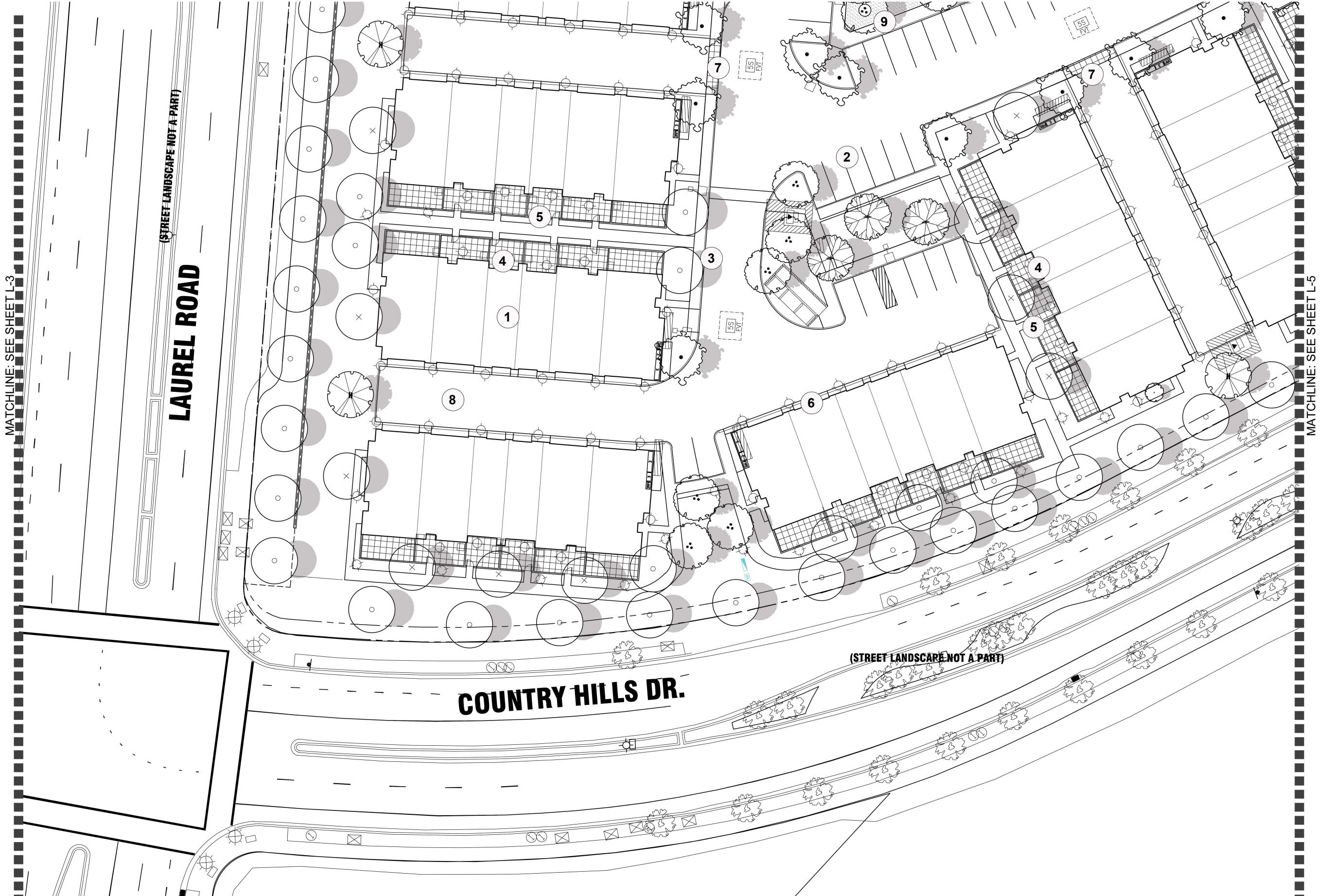


- . RESIDENTIAL UNITS
- . TURF PARK AREA
- 3. WALKWAYS
 - UNIT PATIOS
 (NATURAL POUR IN
 PLACE CONCRETE
 W/SAW CUT JOINTS &
 TOP CAST #3 FINISH
 - PATIO LOW WALL
 - ALLEY DRIVEWAY
 - VEHICULAR
 ENHANCED CONCRETE
- ALLEY DRIVE
- WATER QUALITY BASIN
- 10. HYDROSEED SLOPE
- 11. CPU MAILBOX UNIT
- 12. CHILDREN'S
 PLAYGROUND
 STRUCTURE
 - PLAYGROUND RUBBER SURFACE
 - . PICNIC TABLE W/TRELLIS
- . ENHANCED PAVING
- SAIL STRUCTURE

0)/:	DOTANIOAL / COLUMNIC -	2:	14/1:00:	
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
0	LAGESTROMIA INDICA CREPE MYRTLE	36" BOX	М	71
0	CINNAMOMUM CAMPHORA CAMPHOR TREE	24" BOX	М	63
	OLEA EUROPAEA 'FIELD DUG' EUROPAEA OLIVE	36" BOX	VL	-
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX	М	-:
	PODOCARPUS 'MONMAL' ICEE-BLUE YELLOW WOOD	36" BOX COLUMNAR	L	11
	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' HONEYLOCUST SKYLINE	36" BOX	М	27
	ACER RUBRUM 'COLUMNAR' COLUMNAR RED MAPLE	36" BOX	М	-
	GINKGO BILOBA MAIDENHAIR TREE	36" BOX	M	-:
	FRAXINUS AMERICANA 'AUTUMN PURPLE' ASH AUTUMN PURPLE	36" BOX	M	=
+	JUNIPER SCOPULORUM 'SKYROCKE SKYROCKET JUNIPER	T' 36" BOX	L	49
	TAXUS BACCATA 'FASTIGIATA' IRISH YEW	36" BOX	М	-
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX	L	15
	GINKGO BILOBA MAIDENHAIR TREE	36" BOX	М	¥
·	PODOCARPUS GRACILIOR FERN PINE	24" BOX	M	39
+	MAGNOLIA GRANDIFLORA'LITTLE GI LITTLE GEM MAGNOLIA	E M' 24" BOX	М	36
	LAGERSTROEMIA INDICA 'NACHEZ' CREPE MYRTLE	24" BOX	L	
	ROBINIA A. 'IDAHOENSIS' IDAHO LOCUST	24" BOX	VL	-
0	PODOCARPUS MACROPHYLLUS 'MA SHRUBBY YEW PINE	.KI' 24" BOX	M	<u>-</u>
	FRAXINUS GREGGI LITTLE LEAF ASH	36" BOX	L	60
a open	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	36" BOX	M	-
	QUERCUS ILEX HOLLY OAK	36" BOX	L	-
	ULMUS WILSONII 'PROSPECTOR' PROSPECTOR ELM	36" BOX	L	¥
\bigcirc	ACER RUBRUM 'COLUMNAR' CANADIAN MAPLE	36" BOX	L	3
	ACER RUBRUM 'PALMATUM' JAPANESE MAPLE	36" BOX	L	-
	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	36" BOX	М	-
0	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	48" BOX	М	7
The same of the sa	ARBUTUS 'MARINA' MARINA STRAWBERRY TREE	48" BOX	M	<u>=</u>



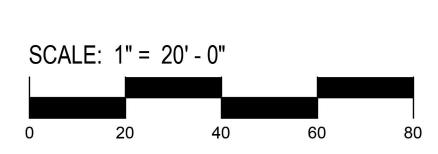




- 1. RESIDENTIAL UNITS
- 2. PARKING
- 3. WALKWAYS
- UNIT PATIOS (NATURAL POUR IN PLACE CONCRETE W/SAW CUT JOINTS & TOP CAST #3 FINISH
- 5. PATIO LOW WALL
- 6. DRIVEWAY APRON
- 7. VEHICULAR ENHANCED CONCRETE
- 8. ALLEY DRIVE
- 9. OPEN SPACE LAWN

SUNBURST' HONEYLOCUST: ACER RUBRUM 'C' COLUMNAR RED GINKGO BILOBA MAIDENHAIR TRI FRAXINUS AMERI 'AUTUMN PURPLE ASH AUTUMN PU JUNIPER SCOPULO SKYROCKET JUN TAXUS BACCATA IRISH YEW PISTACIA CHINEN RED PUSH CHINI GINKGO BILOBA MAIDENHAIR TRI OPODOCARPUS GR FERN PINE MAGNOLIA GRANI LITTLE GEM MAC LAGERSTROEMIA CREPE MYRTLE ROBINIA A. 'IDAHO IDAHO LOCUST)		
CREPE MYRTLE CINNAMOMUM CA CAMPHOR TREE OLEA EUROPAEA OLIVE QUERCUS VIRGIN SOUTHERN LIVE PODOCARPUS 'M' ICEE-BLUE YELL GLEDITSIA TRIAC 'SUNBURST' HONEYLOCUST: ACER RUBRUM 'CO COLUMNAR RED GINKGO BILOBA MAIDENHAIR TRI FRAXINUS AMERI 'AUTUMN PURPLE ASH AUTUMN PURPLE ACER RUBRUM PURPLE ACER PURPLE ACER RUBRUM P	NDICA	SIZE	WUCOLS	QTY
CAMPHOR TREE OLEA EUROPAEA OLIVE QUERCUS VIRGIN SOUTHERN LIVE PODOCARPUS 'MI ICEE-BLUE YELL GLEDITSIA TRIAC 'SUNBURST' HONEYLOCUST' ACER RUBRUM 'CO COLUMNAR RED GINKGO BILOBA MAIDENHAIR TRI FRAXINUS AMERI 'AUTUMN PURPLE ASH AUTUMN AGEN MACE FERN PINE PODOCARPUS GR FERN PINE PODOCARPUS MACE LITTLE GEM MACE LAGERSTROEMIA CREPE MYRTLE ROBINIA A. 'IDAHO IDAHO		36" BOX	М	71
QUERCUS VIRGIN SOUTHERN LIVE QUERCUS VIRGIN SOUTHERN LIVE PODOCARPUS 'M' ICEE-BLUE YELL GLEDITSIA TRIAC 'SUNBURST' HONEYLOCUST' ACER RUBRUM 'C COLUMNAR RED GINKGO BILOBA MAIDENHAIR TRIAUTUMN PURPLE ASH AUTUMN AGER RUBRUM 'C CANADIAN MAPLE ACER RUBRUM 'P		24" BOX	М	63
PODOCARPUS 'M' ICEE-BLUE YELL GLEDITSIA TRIAC 'SUNBURST' HONEYLOCUST: ACER RUBRUM 'C' COLUMNAR RED GINKGO BILOBA MAIDENHAIR TRI FRAXINUS AMERI 'AUTUMN PURPLE ASH AUTUMN PU JUNIPER SCOPULO SKYROCKET JUN TAXUS BACCATA IRISH YEW PISTACIA CHINEN RED PUSH CHINI GINKGO BILOBA MAIDENHAIR TRI PODOCARPUS GR FERN PINE MAGNOLIA GRANI LITTLE GEM MAC LAGERSTROEMIA CREPE MYRTLE ROBINIA A. 'IDAHC IDAHO LOCUST PODOCARPUS MA SHRUBBY YEW F FRAXINUS GREGG LITTLE LEAF ASH KOELREUTERIA BI CHINESE FLAME QUERCUS ILEX HOLLY OAK ULMUS WILSONII PROSPECTOR E ACER RUBRUM 'C CANADIAN MAPL ACER RUBRUM 'P		36" BOX	VL	_
GLEDITSIA TRIAC 'SUNBURST' HONEYLOCUST' ACER RUBRUM 'C' COLUMNAR RED GINKGO BILOBA MAIDENHAIR TRI FRAXINUS AMERI 'AUTUMN PURPLE ASH AUTUMN ASH AUTUMN ASH AUTUMN ASH AUTUMN AND AUTUMN AUTUMN AND AUTUMN AUTUMN AND AUTUMN AUTUMN AND AUTUMN AUTUMN AND AUTUMN AUTUMN AND AUTUMN A		36" BOX	М	-
SUNBURST' HONEYLOCUST: ACER RUBRUM 'C' COLUMNAR RED GINKGO BILOBA MAIDENHAIR TRI FRAXINUS AMERI 'AUTUMN PURPLE ASH AUTUMN MAIDENHAIR TRI PODOCARPUS GREGE LITTLE GEM MAC LAGERSTROEMIA CREPE MYRTLE ROBINIA A. 'IDAHO IDAHO LOCUST PODOCARPUS MASHRUBBY YEW F FRAXINUS GREGE LITTLE LEAF ASH KOELREUTERIA BI CHINESE FLAME QUERCUS ILEX HOLLY OAK ULMUS WILSONII PROSPECTOR E ACER RUBRUM 'C CANADIAN MAPL ACER RUBRUM 'C CANADIAN MAPL ACER RUBRUM 'P		36" BOX COLUMNAR	L	11
ACER RUBRUM 'C' COLUMNAR RED GINKGO BILOBA MAIDENHAIR TRI FRAXINUS AMERI 'AUTUMN PURPLE ASH AUTUMN PU JUNIPER SCOPULO SKYROCKET JUN TAXUS BACCATA IRISH YEW PISTACIA CHINEN RED PUSH CHINI GINKGO BILOBA MAIDENHAIR TRI PODOCARPUS GR FERN PINE MAGNOLIA GRANI LITTLE GEM MAC LAGERSTROEMIA CREPE MYRTLE ROBINIA A. 'IDAHO IDAHO LOCUST PODOCARPUS MA SHRUBBY YEW F FRAXINUS GREGG LITTLE LEAF ASH KOELREUTERIA BI CHINESE FLAME QUERCUS ILEX HOLLY OAK ULMUS WILSONII PROSPECTOR E ACER RUBRUM 'C CANADIAN MAPL ACER RUBRUM 'C CANADIAN MAPL ACER RUBRUM 'P	CANTHOS INERMIS	36" BOX	М	27
FRAXINUS AMERI 'AUTUMN PURPLE ASH AUTUMN PURPLE SKYROCKET JUN TAXUS BACCATA IRISH YEW PISTACIA CHINEN RED PUSH CHINI GINKGO BILOBA MAIDENHAIR TRI PODOCARPUS GREEN FERN PINE H AGERSTROEMIA CREPE MYRTLE ROBINIA A. 'IDAHO IDAHO LOCUST PODOCARPUS MASHRUBBY YEW FOR THE CHINESE FLAME CHINESE FLAME QUERCUS ILEX HOLLY OAK ULMUS WILSONII PROSPECTOR E ACER RUBRUM 'C CANADIAN MAPL ACER RUBRUM 'C CANADIAN MAPL ACER RUBRUM 'P	OLUMNAR'	36" BOX	М	-
*AUTUMN PURPLE ASH AUTUMN PU JUNIPER SCOPULA SKYROCKET JUN TAXUS BACCATA IRISH YEW PISTACIA CHINEN RED PUSH CHINI GINKGO BILOBA MAIDENHAIR TRI PODOCARPUS GREEN PINE **HAMBOLIA GRANIL LITTLE GEM MACCARPE MYRTLE ROBINIA A. 'IDAHO IDAHO LOCUST PODOCARPUS MASHRUBBY YEW FOR THE SHRUBBY YEW FOR THE SHRUBBY YEW FOR THE SHRUB GREEN FLAME QUERCUS ILEX HOLLY OAK ULMUS WILSONII PROSPECTOR E ACER RUBRUM 'CONTACT CANADIAN MAPLACER RUBRUM 'P	EE	36" BOX	М	-
TAXUS BACCATA IRISH YEW PISTACIA CHINEN RED PUSH CHINI GINKGO BILOBA MAIDENHAIR TRI PODOCARPUS GR FERN PINE MAGNOLIA GRANI LITTLE GEM MAC LAGERSTROEMIA CREPE MYRTLE ROBINIA A. 'IDAHO IDAHO LOCUST PODOCARPUS MA SHRUBBY YEW F FRAXINUS GREGG LITTLE LEAF ASH KOELREUTERIA BI CHINESE FLAME QUERCUS ILEX HOLLY OAK ULMUS WILSONII PROSPECTOR E ACER RUBRUM 'C CANADIAN MAPL ACER RUBRUM 'P		36" BOX	М	-
PISTACIA CHINEN RED PUSH CHINI GINKGO BILOBA MAIDENHAIR TRI PODOCARPUS GR FERN PINE MAGNOLIA GRANI LITTLE GEM MAC LAGERSTROEMIA CREPE MYRTLE ROBINIA A. 'IDAHC IDAHO LOCUST PODOCARPUS MA SHRUBBY YEW F FRAXINUS GREGG LITTLE LEAF ASH KOELREUTERIA BI CHINESE FLAME QUERCUS ILEX HOLLY OAK ULMUS WILSONII PROSPECTOR E ACER RUBRUM 'C CANADIAN MAPL ACER RUBRUM 'P	ORUM 'SKYROCKE	ET' 36" BOX	L.	49
RED PUSH CHINI GINKGO BILOBA MAIDENHAIR TRI PODOCARPUS GR FERN PINE MAGNOLIA GRANI LITTLE GEM MAC LAGERSTROEMIA CREPE MYRTLE ROBINIA A. 'IDAHC IDAHO LOCUST PODOCARPUS MA SHRUBBY YEW F FRAXINUS GREGG LITTLE LEAF ASH KOELREUTERIA BI CHINESE FLAME QUERCUS ILEX HOLLY OAK ULMUS WILSONII PROSPECTOR E ACER RUBRUM 'C CANADIAN MAPL ACER RUBRUM 'P	'FASTIGIATA'	36" BOX	М	-
PODOCARPUS GREEN PINE H MAGNOLIA GRANI LITTLE GEM MAG LAGERSTROEMIA CREPE MYRTLE ROBINIA A. 'IDAHO IDAHO LOCUST PODOCARPUS MAS SHRUBBY YEW F FRAXINUS GREGG LITTLE LEAF ASH KOELREUTERIA BI CHINESE FLAME QUERCUS ILEX HOLLY OAK ULMUS WILSONII PROSPECTOR E ACER RUBRUM 'C CANADIAN MAPL ACER RUBRUM 'P	ISIS 'RED PUSH' ESE PISTACHE	36" BOX	L	15
FERN PINE MAGNOLIA GRANI LITTLE GEM MAC LAGERSTROEMIA CREPE MYRTLE ROBINIA A. 'IDAHO IDAHO LOCUST PODOCARPUS MAS SHRUBBY YEW F SHRUBBY YEW F FRAXINUS GREGG LITTLE LEAF ASH KOELREUTERIA BI CHINESE FLAME QUERCUS ILEX HOLLY OAK ULMUS WILSONII PROSPECTOR E ACER RUBRUM 'C CANADIAN MAPL ACER RUBRUM 'P	EE	36" BOX	М	-
LAGERSTROEMIA CREPE MYRTLE ROBINIA A. 'IDAHO IDAHO LOCUST PODOCARPUS MA SHRUBBY YEW F FRAXINUS GREGG LITTLE LEAF ASH KOELREUTERIA BI CHINESE FLAME QUERCUS ILEX HOLLY OAK ULMUS WILSONII PROSPECTOR E ACER RUBRUM 'C CANADIAN MAPL ACER RUBRUM 'P	RACILIOR	24" BOX	М	39
ROBINIA A. 'IDAHO IDAHO LOCUST PODOCARPUS MA SHRUBBY YEW F FRAXINUS GREGG LITTLE LEAF ASH KOELREUTERIA BI CHINESE FLAME QUERCUS ILEX HOLLY OAK ULMUS WILSONII PROSPECTOR E ACER RUBRUM 'C CANADIAN MAPL ACER RUBRUM 'P	DIFLORA'LITTLE G GNOLIA	EM' 24" BOX	М	36
PODOCARPUS MASHRUBBY YEW FAXINUS GREGG LITTLE LEAF ASH KOELREUTERIA BI CHINESE FLAME QUERCUS ILEX HOLLY OAK ULMUS WILSONII PROSPECTOR E ACER RUBRUM 'C CANADIAN MAPL ACER RUBRUM 'P	A INDICA 'NACHEZ'	24" BOX	L	-
FRAXINUS GREGG LITTLE LEAF ASH KOELREUTERIA BI CHINESE FLAME QUERCUS ILEX HOLLY OAK ULMUS WILSONII PROSPECTOR E ACER RUBRUM 'C CANADIAN MAPL ACER RUBRUM 'P	OENSIS'	24" BOX	VL	-
CHINESE FLAME QUERCUS ILEX HOLLY OAK ULMUS WILSONII PROSPECTOR E ACER RUBRUM 'C CANADIAN MAPL ACER RUBRUM 'P	ACROPHYLLUS 'M <i>a</i> Pine	AKI' 24" BOX	М	-
CHINESE FLAME QUERCUS ILEX HOLLY OAK ULMUS WILSONII PROSPECTOR E ACER RUBRUM 'C CANADIAN MAPL ACER RUBRUM 'P		36" BOX	L	60
HOLLY OAK ULMUS WILSONII PROSPECTOR E ACER RUBRUM 'C CANADIAN MAPL ACER RUBRUM 'P		36" BOX	M	-
ACER RUBRUM 'C CANADIAN MAPL ACER RUBRUM 'P		36" BOX	L	-
CANADIAN MAPL ACER RUBRUM 'P		36" BOX	L	-
		36" BOX	L	3
0/11 / 11120 Z 11// 11 Z		36" BOX	L	-
KOELREUTERIA PA GOLDEN RAIN TR		36" BOX	М	-
MAGNOLIA GRAN SOUTHERN MAG		48" BOX	М	7
ARBUTUS 'MARIN MARINA STRAWBE	REE NDIFLORA	48" BOX	М	-

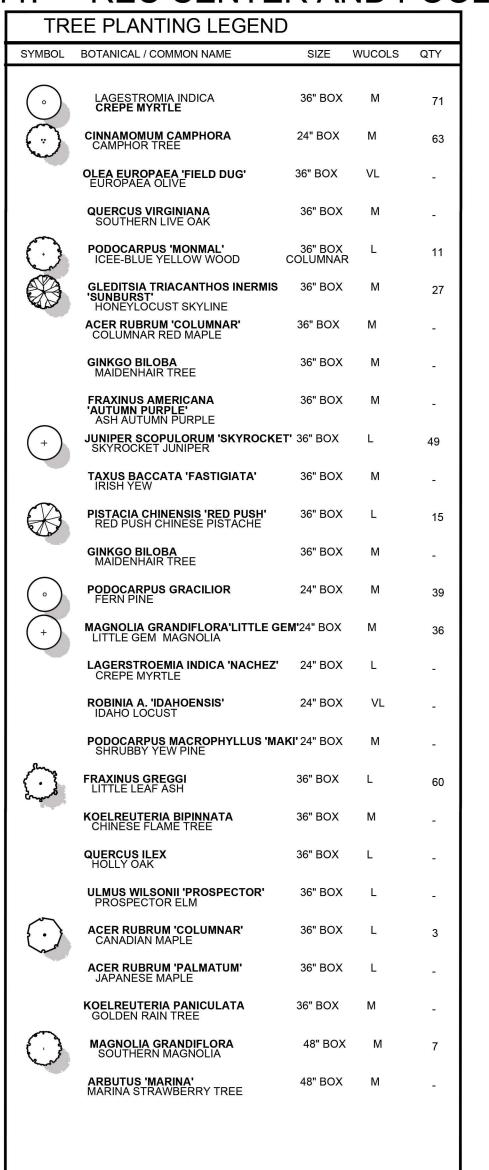


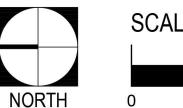


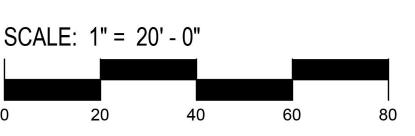


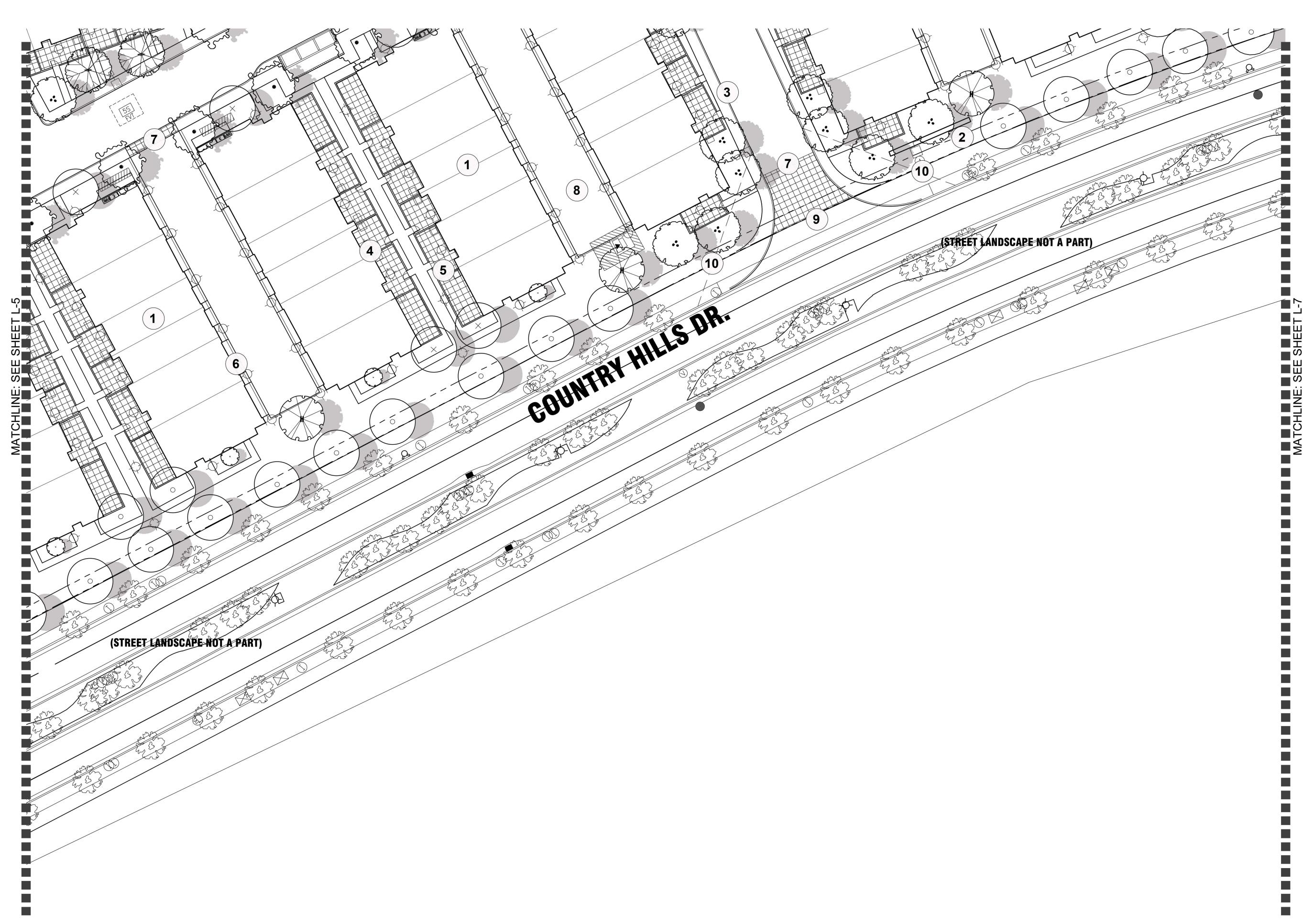


- 1. RESIDENTIAL UNITS
- 2. PARKING
- 3. WALKWAYS
- 4. UNIT PATIOS (NATURAL POUR IN PLACE CONCRETE W/SAW CUT JOINTS & TOP CAST #3 FINISH
- 5. PATIO LOW WALL
- 6. DRIVEWAY APRON
- 7. VEHICULAR ENHANCED CONCRETE
- 8. ALLEY DRIVE
- 9. WATER QUALITY BASIN
- 10. HYDRO SEED SLOPE
- 1. REC CENTER AND POOL AREA





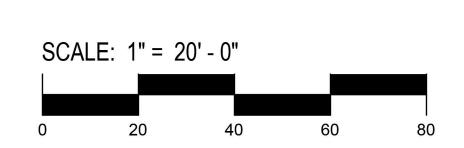




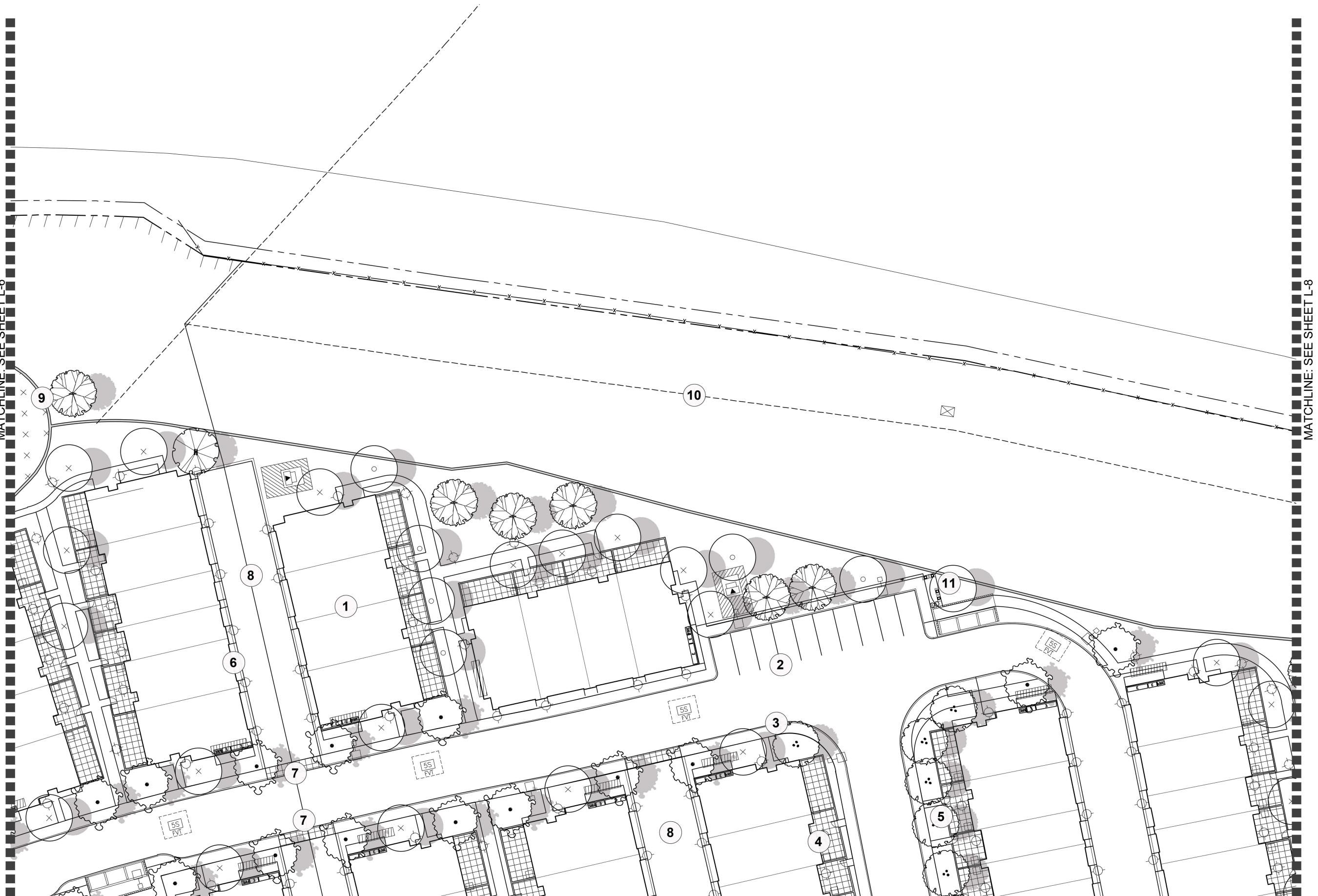
- 1. RESIDENTIAL UNITS
- 2. MAIN ENTRY MONUMENT
- 3. WALKWAYS
- I. UNIT PATIOS (NATURAL POUR IN PLACE CONCRETE W/SAW CUT JOINTS & TOP CAST #3 FINISH
- 5. PATIO LOW WALL
- 6. DRIVEWAY APRON
- 7. VEHICULAR ENHANCED CONCRETE
- B. ALLEY DRIVE
- 9. MAIN ENTRY
- 10. SITE VISIBILITY TRIANGLE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
(°)	LAGESTROMIA INDICA CREPE MYRTLE	36" BOX	М	71
Ŏ	CINNAMOMUM CAMPHORA CAMPHOR TREE	24" BOX	М	63
	OLEA EUROPAEA 'FIELD DUG' EUROPAEA OLIVE	36" BOX	VL	-
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX	M	-
0	PODOCARPUS 'MONMAL' ICEE-BLUE YELLOW WOOD	36" BOX COLUMNAR	L.	11
	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' HONEYLOCUST SKYLINE	36" BOX	M	27
	ACER RUBRUM 'COLUMNAR' COLUMNAR RED MAPLE	36" BOX	М	
	GINKGO BILOBA MAIDENHAIR TREE	36" BOX	М	-
	FRAXINUS AMERICANA 'AUTUMN PURPLE' ASH AUTUMN PURPLE	36" BOX	М	-
+	JUNIPER SCOPULORUM 'SKYROCKE SKYROCKET JUNIPER	T' 36" BOX	L	49
	TAXUS BACCATA 'FASTIGIATA' IRISH YEW	36" BOX	М	(E)
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX	L	15
	GINKGO BILOBA MAIDENHAIR TREE	36" BOX	М	-
·	PODOCARPUS GRACILIOR FERN PINE	24" BOX	М	39
+	MAGNOLIA GRANDIFLORA'LITTLE GI LITTLE GEM MAGNOLIA	E M' 24" BOX	М	36
	LAGERSTROEMIA INDICA 'NACHEZ' CREPE MYRTLE	24" BOX	L	=
	ROBINIA A. 'IDAHOENSIS' IDAHO LOCUST	24" BOX	VL	¥
-	PODOCARPUS MACROPHYLLUS 'MA SHRUBBY YEW PINE	AKI' 24" BOX	М	-
	FRAXINUS GREGGI LITTLE LEAF ASH	36" BOX	L	60
Carlina.	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	36" BOX	М	=
	QUERCUS ILEX HOLLY OAK	36" BOX	L	-
655	ULMUS WILSONII 'PROSPECTOR' PROSPECTOR ELM	36" BOX	L	-
\bigcirc	ACER RUBRUM 'COLUMNAR' CANADIAN MAPLE	36" BOX	L	3
	ACER RUBRUM 'PALMATUM' JAPANESE MAPLE	36" BOX	L	-
	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	36" BOX	М	÷.
0	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	48" BOX	М	7
	ARBUTUS 'MARINA' MARINA STRAWBERRY TREE	48" BOX	M	-





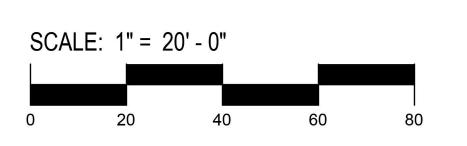


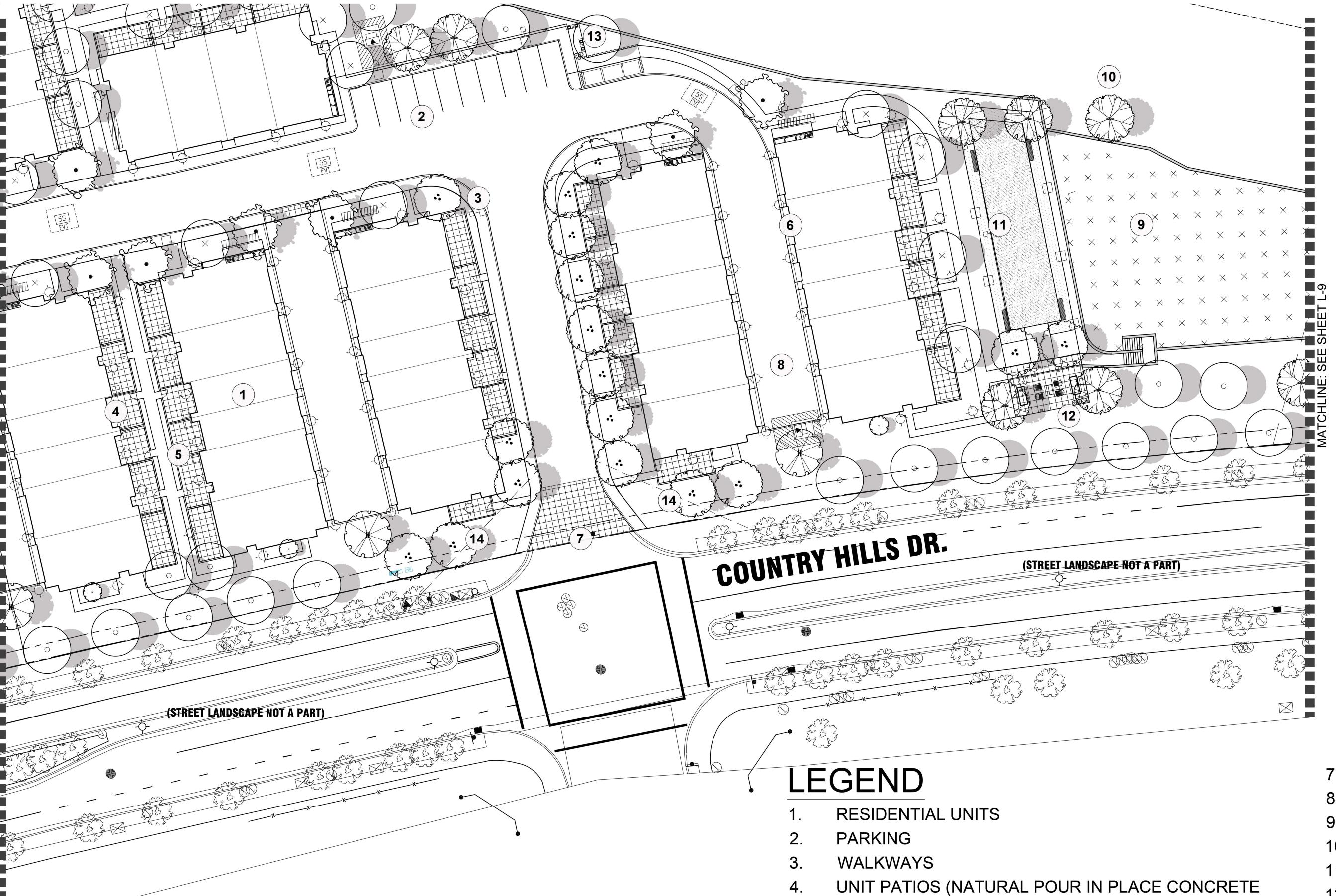


- RESIDENTIAL UNITS
- **PARKING**
- WALKWAYS
- UNIT PATIOS (NATURAL POUR IN PLACE CONCRETE W/SAW CUT JOINTS & TOP CAST #3 FINISH
- PATIO LOW WALL
- DRIVEWAY APRON
- VEHICULAR ENHANCED CONCRETE
- **ALLEY DRIVE**
- WATER QUALITY BASIN
- HYDRO SEED SLOPE
- CPU MAILBOX UNIT

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
(°)	LAGESTROMIA INDICA CREPE MYRTLE	36" BOX	M	71
	CINNAMOMUM CAMPHORA CAMPHOR TREE	24" BOX	М	63
	OLEA EUROPAEA 'FIELD DUG' EUROPAEA OLIVE	36" BOX	VL	-
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX	М	_
	PODOCARPUS 'MONMAL' ICEE-BLUE YELLOW WOOD	36" BOX COLUMNAR	L	11
	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' HONEYLOCUST SKYLINE	36" BOX	М	27
	ACER RUBRUM 'COLUMNAR' COLUMNAR RED MAPLE	36" BOX	M	_
	GINKGO BILOBA MAIDENHAIR TREE	36" BOX	М	-
	FRAXINUS AMERICANA 'AUTUMN PURPLE' ASH AUTUMN PURPLE	36" BOX	M	-
+	JUNIPER SCOPULORUM 'SKYROCKE SKYROCKET JUNIPER	T' 36" BOX	L	49
	TAXUS BACCATA 'FASTIGIATA' IRISH YEW	36" BOX	М	_
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX	L	15
	GINKGO BILOBA MAIDENHAIR TREE	36" BOX	М	-
0	PODOCARPUS GRACILIOR FERN PINE	24" BOX	М	39
+	MAGNOLIA GRANDIFLORA'LITTLE GI LITTLE GEM MAGNOLIA	E M' 24" BOX	М	36
	LAGERSTROEMIA INDICA 'NACHEZ' CREPE MYRTLE	24" BOX	L	_
	ROBINIA A. 'IDAHOENSIS' IDAHO LOCUST	24" BOX	VL	-
	PODOCARPUS MACROPHYLLUS 'MA SHRUBBY YEW PINE	KI' 24" BOX	М	-
	FRAXINUS GREGGI LITTLE LEAF ASH	36" BOX	L	60
Balan	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	36" BOX	М	÷
	QUERCUS ILEX HOLLY OAK	36" BOX	L	-
	ULMUS WILSONII 'PROSPECTOR' PROSPECTOR ELM	36" BOX	L	-
\bigcirc	ACER RUBRUM 'COLUMNAR' CANADIAN MAPLE	36" BOX	L	3
	ACER RUBRUM 'PALMATUM' JAPANESE MAPLE	36" BOX	L	-
	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	36" BOX	М	-
0	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	48" BOX	М	7
	ARBUTUS 'MARINA' MARINA STRAWBERRY TREE	48" BOX	M	





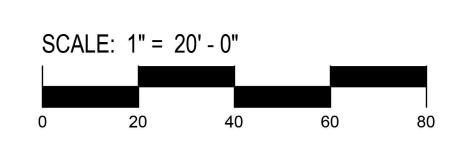


TREE PLANTING LEGEND SYMBOL BOTANICAL / COMMON NAME SIZE WUCOLS QTY TAXUS BACCATA 'FASTIGIATA' IRISH YEW

- 4. UNIT PATIOS (NATURAL POUR IN PLACE CONCRETE W/SAW CUT JOINTS & TOP CAST #3 FINISH
- 5. PATIO LOW WALL
- 6. DRIVEWAY APRON

- . VEHICULAR ENHANCED CONCRETE
- 8. ALLEY DRIVE
- . WATER QUALITY BASIN
- 0. HYDROSEED SLOPE
- 1. DOG PARK
- 12. TRELLIS PAVILION
- 13. CPU MAILBOX UNIT
- 14. SITE VISIBILITY TRIANGLE







- 1. WATER QUALITY BASIN
- 2. HYDROSEED SLOPE
- 3. PLANTED SLOPE

NORTHERN CALIFORNIA

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
·	LAGESTROMIA INDICA CREPE MYRTLE	36" BOX	М	71
\odot	CINNAMOMUM CAMPHORA CAMPHOR TREE	24" BOX	М	63
	OLEA EUROPAEA 'FIELD DUG' EUROPAEA OLIVE	36" BOX	VL	-
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX	M	-
0	PODOCARPUS 'MONMAL' ICEE-BLUE YELLOW WOOD	36" BOX COLUMNAR	L	11
	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' HONEYLOCUST SKYLINE	36" BOX	М	27
	ACER RUBRUM 'COLUMNAR' COLUMNAR RED MAPLE	36" BOX	М	±
	GINKGO BILOBA MAIDENHAIR TREE	36" BOX	М	-
	FRAXINUS AMERICANA 'AUTUMN PURPLE' ASH AUTUMN PURPLE	36" BOX	M	=
+	JUNIPER SCOPULORUM 'SKYROCKE SKYROCKET JUNIPER	T' 36" BOX	L.	49
	TAXUS BACCATA 'FASTIGIATA' IRISH YEW	36" BOX	М	-
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX	L	15
	GINKGO BILOBA MAIDENHAIR TREE	36" BOX	М	=.
0	PODOCARPUS GRACILIOR FERN PINE	24" BOX	М	39
+	MAGNOLIA GRANDIFLORA'LITTLE GI LITTLE GEM MAGNOLIA	E M' 24" BOX	М	36
	LAGERSTROEMIA INDICA 'NACHEZ' CREPE MYRTLE	24" BOX	L	-
	ROBINIA A. 'IDAHOENSIS' IDAHO LOCUST	24" BOX	VL	-
	PODOCARPUS MACROPHYLLUS 'MA SHRUBBY YEW PINE	IKI' 24" BOX	М	-
	FRAXINUS GREGGI LITTLE LEAF ASH	36" BOX	L	60
	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	36" BOX	М	-
	QUERCUS ILEX HOLLY OAK	36" BOX	L	-
	ULMUS WILSONII 'PROSPECTOR' PROSPECTOR ELM	36" BOX	L	-
$\{\cdot\}$	ACER RUBRUM 'COLUMNAR' CANADIAN MAPLE	36" BOX	L	3
~	ACER RUBRUM 'PALMATUM' JAPANESE MAPLE	36" BOX	L	-
	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	36" BOX	М	-
	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	48" BOX	М	7
4	ARBUTUS 'MARINA' MARINA STRAWBERRY TREE	48" BOX	М	-

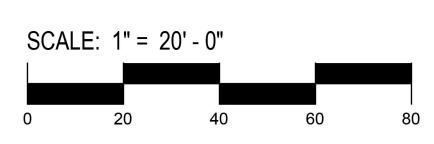
COUNTRY HILLS DR.

2

LAUREL RANCH | Preliminary Landscape Plan | Landscape Plan



(STREET LANDSCARE NOT A PART)



(STREET LANDSCAPE NOT A PART)



NODTHEDNI CALIFORNIA

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	Q٦
0	LAGESTROMIA INDICA CREPE MYRTLE	36" BOX	М	
0	CINNAMOMUM CAMPHORA CAMPHOR TREE	24" BOX	M	
	OLEA EUROPAEA 'FIELD DUG' EUROPAEA OLIVE	36" BOX	VL	
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX	М	
	PODOCARPUS 'MONMAL' ICEE-BLUE YELLOW WOOD	36" BOX COLUMNAR	L	
	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' HONEYLOCUST SKYLINE	36" BOX	М	
	ACER RUBRUM 'COLUMNAR' COLUMNAR RED MAPLE	36" BOX	М	
	GINKGO BILOBA MAIDENHAIR TREE	36" BOX	М	
	FRAXINUS AMERICANA 'AUTUMN PURPLE' ASH AUTUMN PURPLE	36" BOX	М	
+	JUNIPER SCOPULORUM 'SKYROCKE SKYROCKET JUNIPER	T' 36" BOX	L	4
	TAXUS BACCATA 'FASTIGIATA' IRISH YEW	36" BOX	М	
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX	L	
	GINKGO BILOBA MAIDENHAIR TREE	36" BOX	М	
0	PODOCARPUS GRACILIOR FERN PINE	24" BOX	М	
+	MAGNOLIA GRANDIFLORA'LITTLE G LITTLE GEM MAGNOLIA	EM'24" BOX	М	
	LAGERSTROEMIA INDICA 'NACHEZ' CREPE MYRTLE	24" BOX	L	
	ROBINIA A. 'IDAHOENSIS' IDAHO LOCUST	24" BOX	VL	
0	PODOCARPUS MACROPHYLLUS 'MA SHRUBBY YEW PINE	AKI' 24" BOX	M	
	FRAXINUS GREGGI LITTLE LEAF ASH	36" BOX	L	
a squ	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	36" BOX	M	
	QUERCUS ILEX HOLLY OAK	36" BOX	L	
-	ULMUS WILSONII 'PROSPECTOR' PROSPECTOR ELM	36" BOX	L	
()	ACER RUBRUM 'COLUMNAR' CANADIAN MAPLE	36" BOX	L	
	ACER RUBRUM 'PALMATUM' JAPANESE MAPLE	36" BOX	L	
_	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	36" BOX	М	
	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	48" BOX	М	
	ARBUTUS 'MARINA' MARINA STRAWBERRY TREE	48" BOX	М	

LEGEND

- LAP / REC POOL
- BBQ PAVILION WITH DINING **TABLE**
- POOL DECK
- POOL RESTROOMS
- PUMP ROOM AND SHOWERS
- POOL ENTRY GATE
- FIRE COURT LOUNGE
- PARKING
- RESIDENTIAL UNITS
- LOOP STREET
- SALES OFFICE
- **CLUB ROOM**
- SPA
- LOUNGE CHAIR
- TABLE W/ CABANA STRUCTURE
- ENHANCED CONCRETE PAVING
- LOUNGE SEATING
- POOL VIEW FENCE
- **GROUP TABLE**
- WATER QUALITY BASIN
- HAYDROSEED SLOPE
- ALLEY DRIVE
- DRIVEWAY APRON
- ENHANCED VEHICULAR CONCRETE
- WALKWAY
- T=TRASH RECEPTACLE; O=ORGANIC RECEPTACLE; R=RECYCLE RECEPTACLE





- TRELLIS PAVILION WITH PICNIC TABLE
- PARKING
- RESIDENTIAL UNITS
- DOG PARK W/ SYNTHETIC LAWN
- FENCE ENCLOSURE
- ENHANCED CONCRETE
- BENCH
- LOUNGE CHAIR W/ COFFEE TABLE
- DOUBLE GATE CONTROL AREA
- UNIT PATIO (NATURAL POUR IN PLACE **CONCRETE W/SAW CUT JOINTS & TOP** CAST #3 FINISH
- PATIO LOW WALL
- WALKWAYS
- DRIVEWAY APRON
- T=TRASH RECEPTACLE; O=ORGANIC RECEPTACLE; R=RECYCLE RECEPTACLE
 - **CPU MAILBOX UNITS**
- WATER QUALITY BASIN

Mail Box Terrace

Dog Park LAUREL RANCH | Preliminary Landscape Plan | Mailbox & Bocce Ball Enlargements



NORTHERN CALIFORNIA

SYMBOL BOTANICAL / COMMON NAME

TREE PLANTING LEGEND

LAGESTROMIA INDICA CREPE MYRTLE

QUERCUS VIRGINIANA SOUTHERN LIVE OAK

MAGNOLIA GRANDIFLORA'LITTLE GEM'24" BOX LITTLE GEM MAGNOLIA

PODOCARPUS MACROPHYLLUS 'MAKI' 24" BOX SHRUBBY YEW PINE

36" BOX

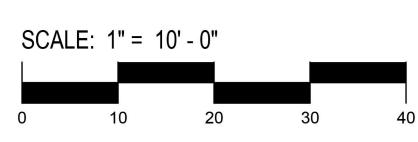
36" BOX

LAGERSTROEMIA INDICA 'NACHEZ' CREPE MYRTLE

ACER RUBRUM 'PALMATUM JAPANESE MAPLE

24" BOX

36" BOX





NORTHERN CALIFORNIA TREE PLANTING LEGEND SYMBOL BOTANICAL / COMMON NAME SIZE WUCOLS QTY LEGEND

36" BOX M

24" BOX M

36" BOX VL

36" BOX M

36" BOX M

36" BOX M

36" BOX M

36" BOX L

36" BOX M

24" BOX M

24" BOX VL

36" BOX L

36" BOX M

36" BOX L

48" BOX M

36" BOX

LAGESTROMIA INDICA CREPE MYRTLE

CINNAMOMUM CAMPHORA CAMPHOR TREE

OLEA EUROPAEA 'FIELD DUG' EUROPAEA OLIVE

GLEDITSIA TRIACANTHOS INERMIS 36" BOX M
'SUNBURST'
HONEYLOCUST SKYLINE

JUNIPER SCOPULORUM 'SKYROCKET' 36" BOX SKYROCKET JUNIPER

MAGNOLIA GRANDIFLORA'LITTLE GEM'24" BOX M LITTLE GEM MAGNOLIA

LAGERSTROEMIA INDICA 'NACHEZ' 24" BOX CREPE MYRTLE

PODOCARPUS MACROPHYLLUS 'MAKI' 24" BOX SHRUBBY YEW PINE

QUERCUS VIRGINIANA SOUTHERN LIVE OAK

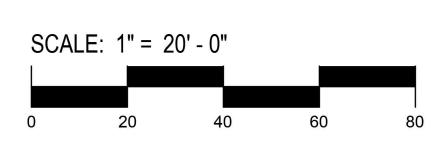
FRAXINUS AMERICANA 'AUTUMN PURPLE' ASH AUTUMN PURPLE

QUERCUS ILEX HOLLY OAK

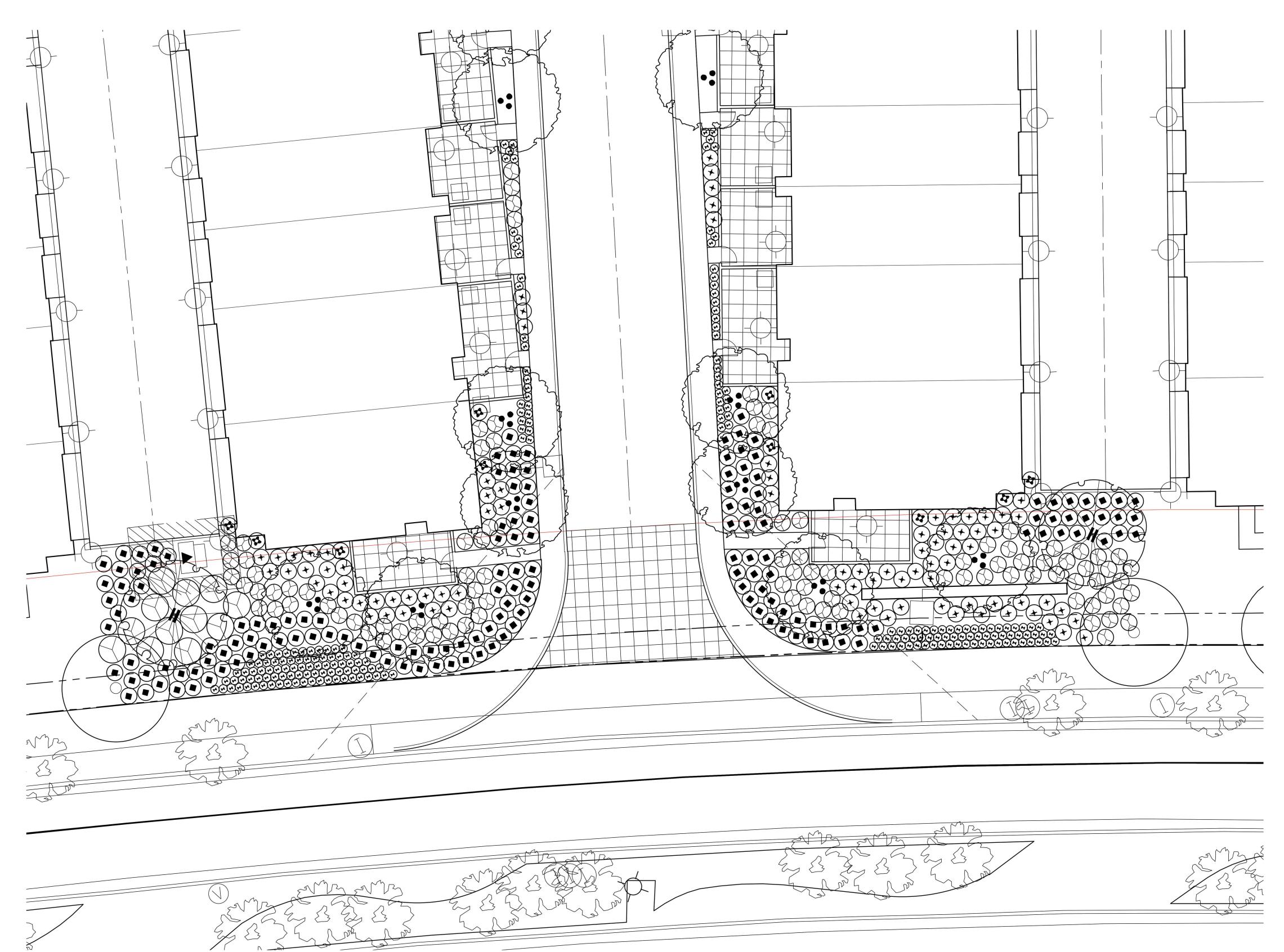
- 1. RESIDENTIAL UNITS
- 2. WALKWAYS
- 3. UNIT PATIOS (NATURAL POUR IN PLACE CONCRETE W/SAW CUT JOINTS & TOP CAST #3 FINISH
- 4. PATIO LOW WALL
- 5. ALLEY DRIVEWAY
- 6. VEHICULAR ENHANCED CONCRETE
- . ALLEY DRIVE
- 8. WATER QUALITY BASIN
- 9. HYDROSEED SLOPE
- 10. CHILDREN'S PLAYGROUND STRUCTURE
- 11. PLAYGROUND RUBBER SURFACE
- 2. PICNIC TABLE W/TRELLIS
- 13. ENHANCED PAVING
- 14. OVERHEAD SHADE SAIL STRUCTURE
- 15. TOT LOT SAFETY ENCLOSURE FENCE
- 16. T=TRASH RECEPTACLE;
 O=ORGANIC RECEPTACLE;
 R=RECYCLE RECEPTACLE

LAUREL RANCH | Preliminary Landscape Plan | Children's Play Area



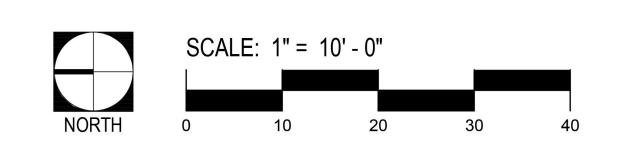


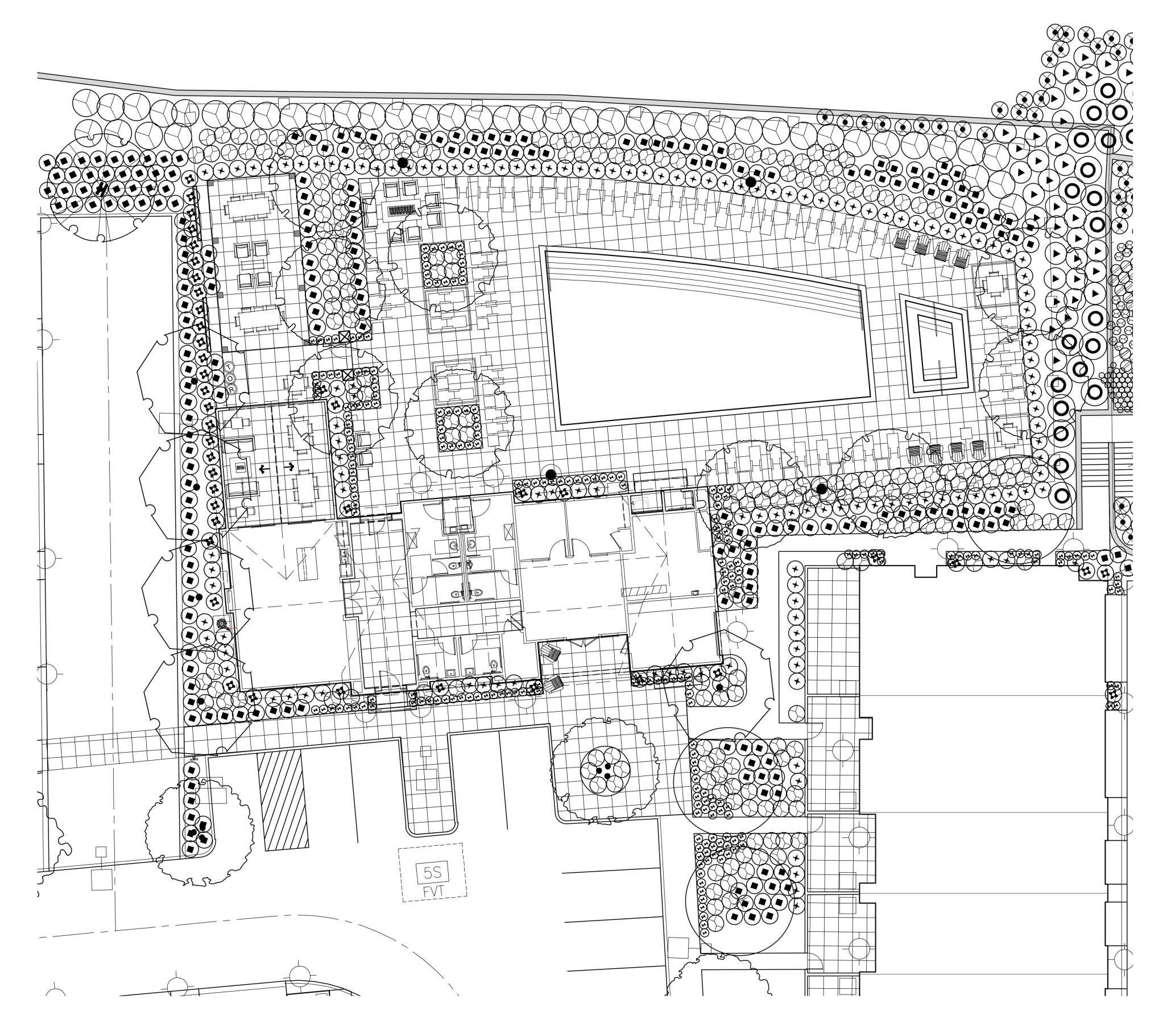




SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
COLUMNAR				
Ħ		15 GAL COLUM	30" O.C. NAR	L
	PRUNUS CAROLINIANA 'COMPACTA COMPACT CAROLINA CHERRY PITTOSPORUM TENUIFOLIUM 'OLIVER TWIST'	COLUM 15 GAL	. 30" O.C. NAR 24" O.C.	
FOUNDATIO	OLIVER TWIST KOHUHU PITTOSPO	ORUM		
	WESTRINGIA FRUTICOSA 'BLUE GE BLUE GEM COAST ROSEMARY	M' 5 GAL	. 30" O.C.	L
	OLEA EUROPEA 'MONTRA' LITTLE OLLIE DWARF OLIVE	5 GAL.	36" O.C.	VL
	PHILOTHECA MYOPOROIDES 'PROFUSION'	5 GAL.	48" O.C.	M
	LONG-LEAF WAX FLOWER LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	5 GAL.	48" O.C.	М
	LYNN LOWERY'S RAIN SAGE LEUCOPHYLLUM FRUTESCENS TEXAS SAGE	5 GAL.	36" O.C.	L
OUNDATION				
	WESTRINGIA FRUTICOSA 'GREY BO DWARF COAST ROSEMARY	X' 5 GAL	. 30" O.C.	L,
	RHAPHOILEPIS UMBELLATA 'MINOF DWARF YEDDO HAWTHORN	R '5 GAL.	36" O.C.	L
	PITTOSPORUM TENUIFOLIUM 'ELFIN' PP#21822	5 GAL	24" O.C.	M
	ELFIN KOHUHU PITTOSPORUM COLEONEMA PULCHELLUM 'SUNSET GOLD'	5 GAL.	36" O.C.	L
	GOLDEN BREATH OF HEAVEN NANDINA 'GULF STREAM' G. STREAM HEAVENLY BAMBOO	5 GAL.	18" O.C.	L
ACCENT				
\bigcirc	CHONDROPETALUM TECTORUM SMALL CAPE RUSH	5 GAL.	36" O.C.	L
	MUHLENBERGIA DUBIA	5 GAL.	30" O.C.	M
	PINE MUHLY AGAVE 'BLUE GLOW'	5 GAL.	36" O.C.	VL
	BLUE GLOW AGAVE HESPERALOE 'BREAK LIGHTS' RED YUCCA	5 GAL.	24" O.C.	L
00	PHORMIUM 'CREAM DELIGHT' CREAM DELIGHT FLAX	5 GAL.	36" O.C.	М
GC				
lacktriangle	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	5 GAL.	36" O.C.	М
	HUNTINGTON CARPET ROSEMARY TRACHELOSPERMUM JASMINOIDES	/ S 5 GAL.	36" O.C.	М
	TEUCRIUM CHAMAEDRYS	1 GAL.		L
	WALL GERMANDER JUNIPERUS HORIZONTALIS	5 GAL	36" O.C.	L
	'BLUE CHIP' BLUE CHIP JUNIPER			
GC ACCENT	AGAVE VICTORIAE-REGINAE QUEEN VICTORIA AGAVE	5 GAL.	24" O.C.	VL
M	AGAPANTHUS 'PETER PAN' QUEEN VICTORIA AGAVE	1 GAL.	18"" O.C.	М
	ALOE 'BLUE ELF' CALIFORNIA ALOE	1 GAL.	18" O.C.	L
	BOUTELOUA G. 'BLONDE AMBITION' BLUE GRAMA GRASS	' 5 GAL.	18" O.C.	L
	CAREX DIVULSA	1 GAL.	24" O.C.	М

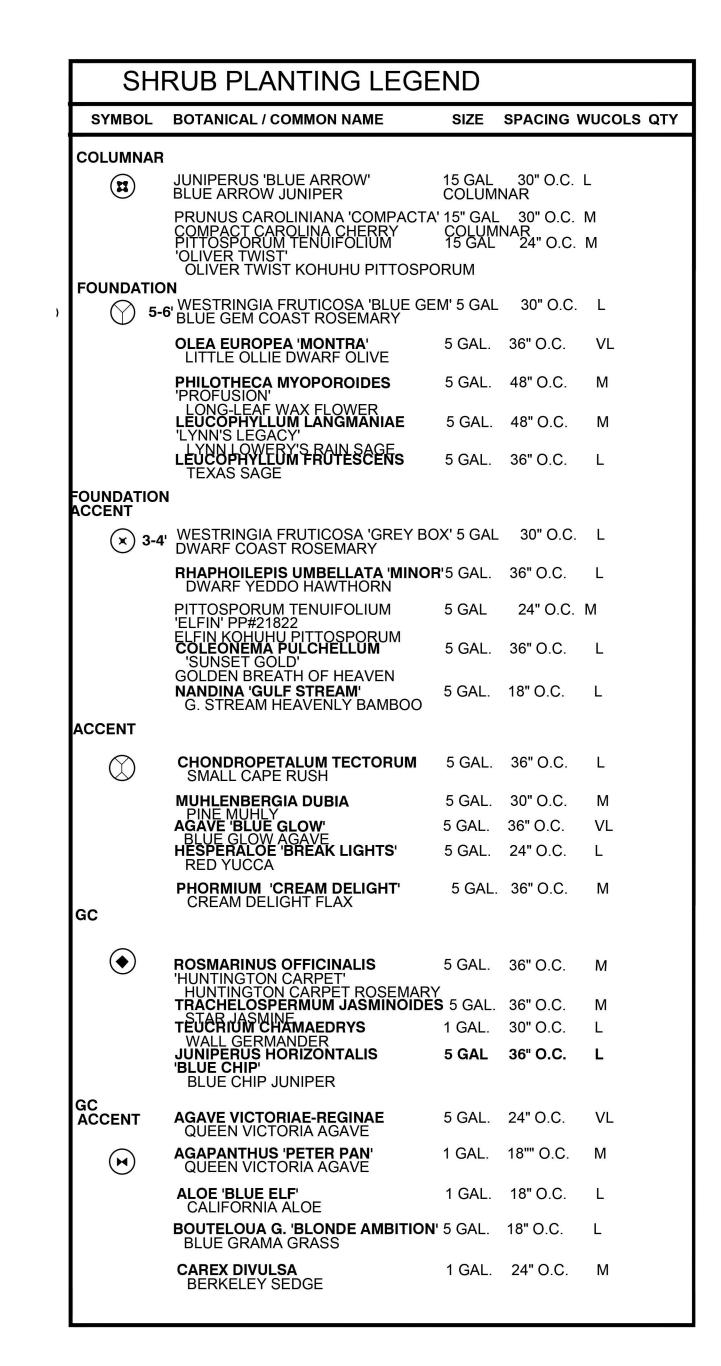
LAUREL RANCH | Preliminary Landscape Plan / TYP Entry Shrub Plan

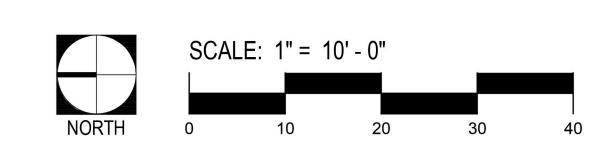




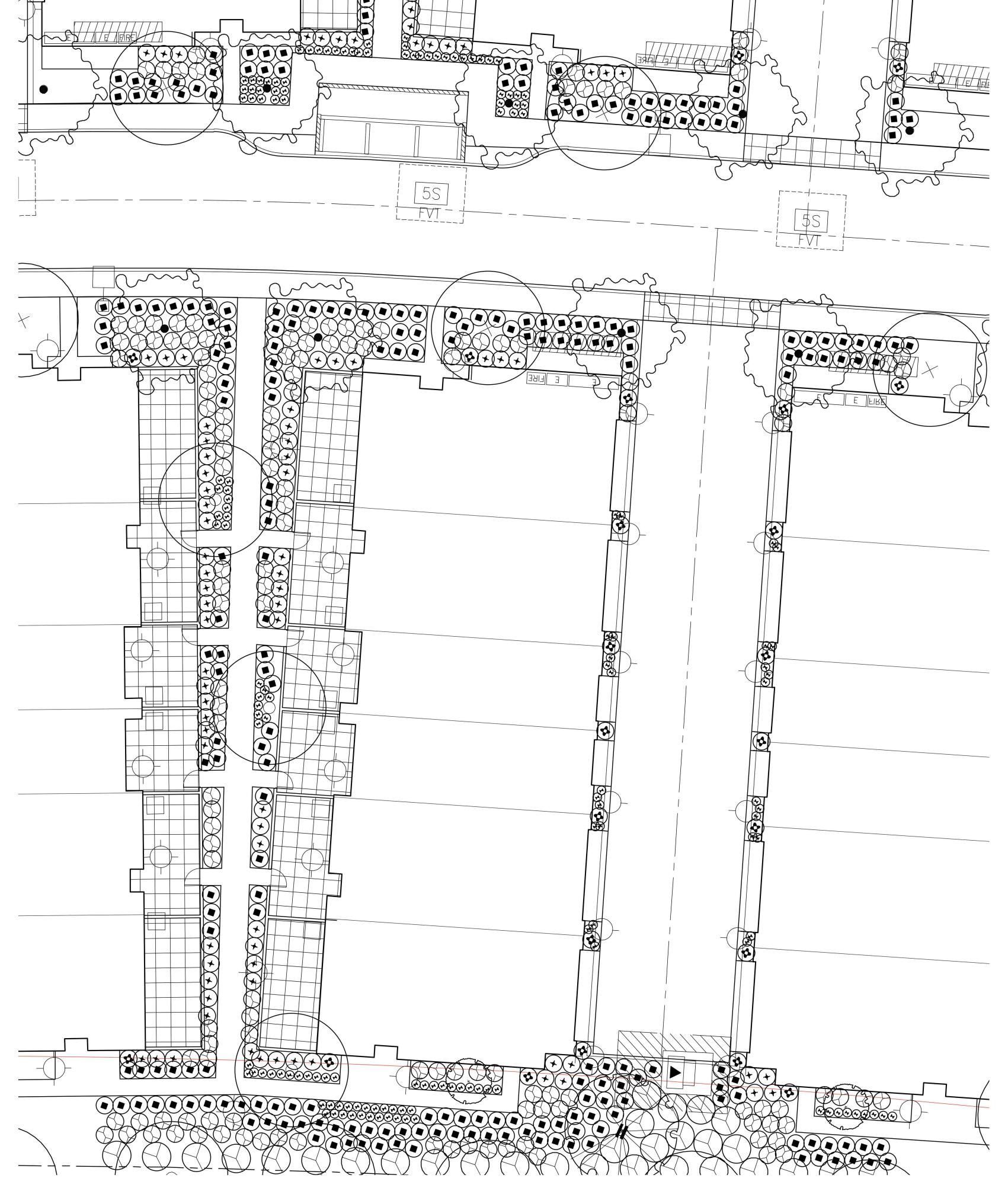
LAUREL RANCH | Preliminary Landscape Plan / Rec Center Shrub Plan

APN's: 053-060-055, 053-060-056, 053-060-057, 053-060-063. **L-14**



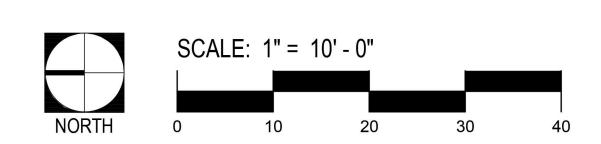




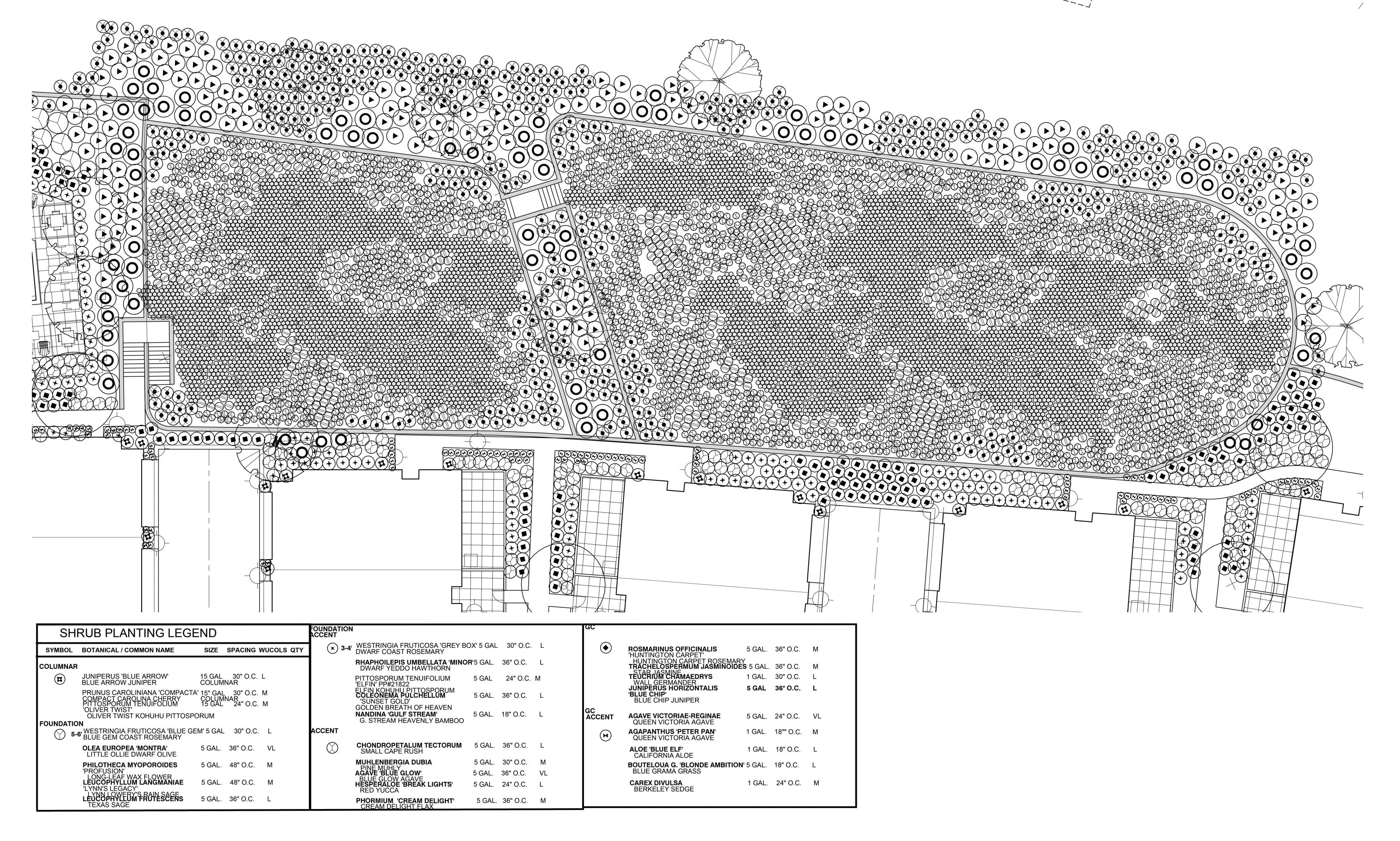


SHRUB PLANTING LEGEND SYMBOL BOTANICAL / COMMON NAME SIZE SPACING WUCOLS QTY COLUMNAR JUNIPERUS 'BLUE ARROW' BLUE ARROW JUNIPER 15 GAL 30" O.C. L PRUNUS CAROLINIANA 'COMPACTA' 15" GAL 30" O.C. M COMPACT CAROLINA CHERRY COLUMNAR PITTOSPORUM TENUIFOLIUM 15 GAL 24" O.C. M COMPACT CAROLINA CHERRY COLU PITTOSPORUM TENUIFOLIUM 15 GA 'OLIVER TWIST' OLIVER TWIST KOHUHU PITTOSPORUM **FOUNDATION** 5-6' WESTRINGIA FRUTICOSA 'BLUE GEM' 5 GAL 30" O.C. L OLEA EUROPEA 'MONTRA' LITTLE OLLIE DWARF OLIVE 5 GAL. 36" O.C. VL PHILOTHECA MYOPOROIDES 'PROFUSION' 5 GAL. 48" O.C. M LONG-LEAF WAX FLOWER LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' 5 GAL. 48" O.C. M LYNN LOWERY'S RAIN SAGE LEUCOPHYLLUM FRUTESCENS 5 GAL. 36" O.C. L FOUNDATION ACCENT 3-4' WESTRINGIA FRUTICOSA 'GREY BOX' 5 GAL 30" O.C. L **RHAPHOILEPIS UMBELLATA 'MINOR**'5 GAL. 36" O.C. L DWARF YEDDO HAWTHORN PITTOSPORUM TENUIFOLIUM 5 GAL 24" O.C. M 'ELFIN' PP#21822 ELFIN KOHUHU PITTOSPORUN COLEONEMA PULCHELLUM 5 GAL. 36" O.C. L 'SUNSET GOLD' GOLDEN BREATH OF HEAVEN NANDINA 'GULF STREAM' G. STREAM HEAVENLY BAMBOO 5 GAL. 18" O.C. L ACCENT **CHONDROPETALUM TECTORUM** 5 GAL. 36" O.C. L SMALL CAPE RUSH **MUHLENBERGIA DUBIA** 5 GAL. 30" O.C. M PINE MUHLY AGAVE 'BLUE GLOW' 5 GAL. 36" O.C. VL BLUE GLOW AGAVE HESPERALOE 'BREAK LIGHTS' 5 GAL. 24" O.C. L PHORMIUM 'CREAM DELIGHT' CREAM DELIGHT FLAX 5 GAL. 36" O.C. M ROSMARINUS OFFICINALIS 5 GAL. 36" O.C. M 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY TRACHELOSPERMUM JASMINOIDES 5 GAL. 36" O.C. M TEUCRIUM CHAMAEDRYS 1 GAL. 30" O.C. L WALL GERMANDER JUNIPERUS HORIZONTALIS 'BLUE CHIP' 5 GAL 36" O.C. L **BLUE CHIP JUNIPER** 5 GAL. 24" O.C. VL AGAVE VICTORIAE-REGINAE QUEEN VICTORIA AGAVE 1 GAL. 18" O.C. **BOUTELOUA G. 'BLONDE AMBITION**' 5 GAL. 18" O.C. BLUE GRAMA GRASS CAREX DIVULSA BERKELEY SEDGE 1 GAL. 24" O.C. M

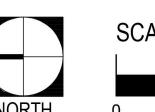
LAUREL RANCH | Preliminary Landscape Plan / TYP Neighborhood Shrub Plan

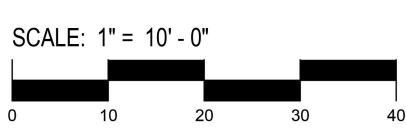






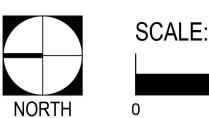
LAUREL RANCH | Preliminary Landscape Plan / TYP Detention Basin Shrub Plan

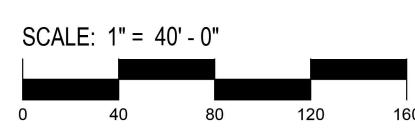




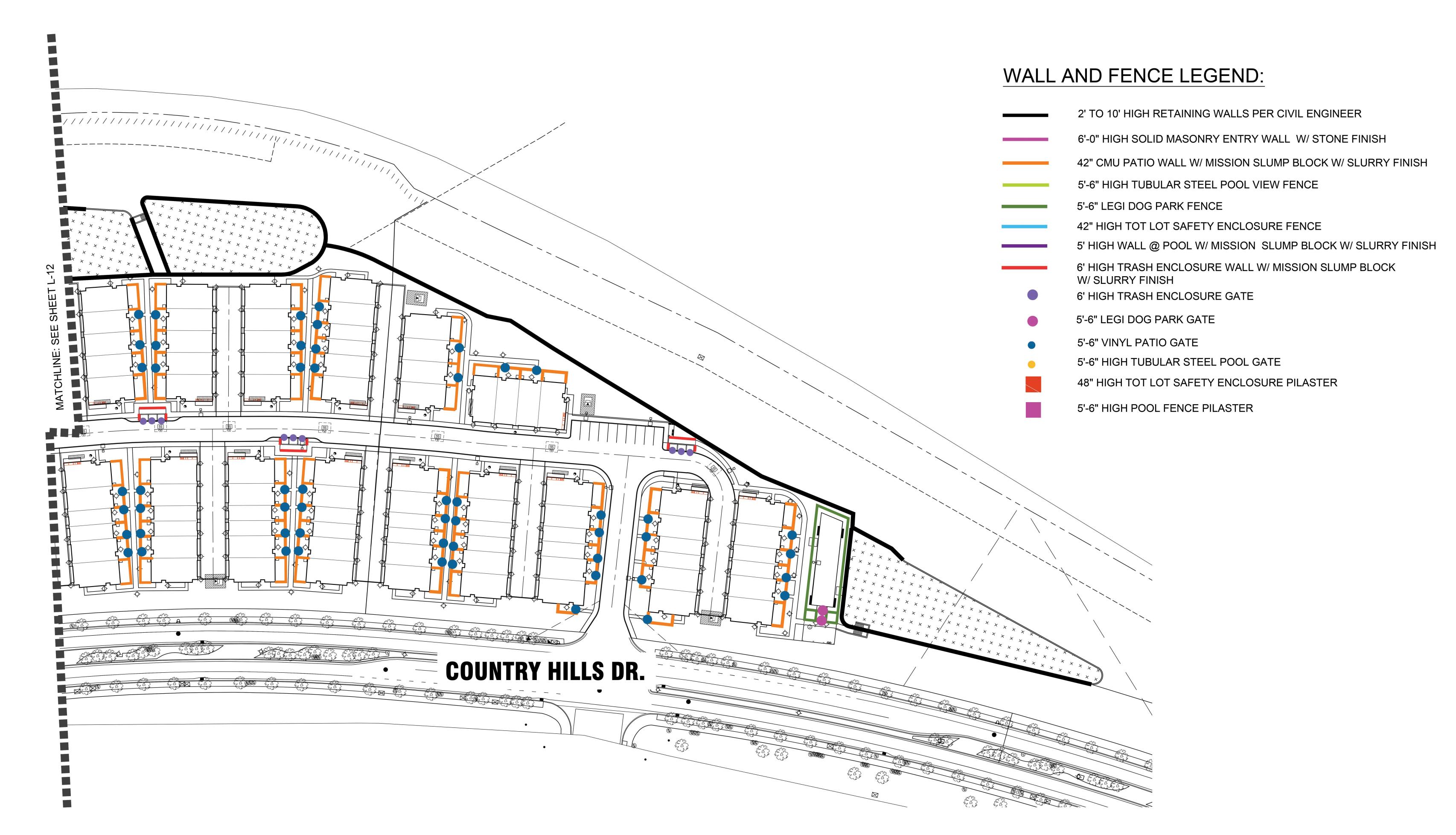


LAUREL RANCH | Preliminary Landscape Plan | WALL & FENCE PLAN

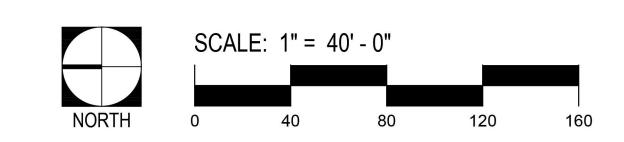






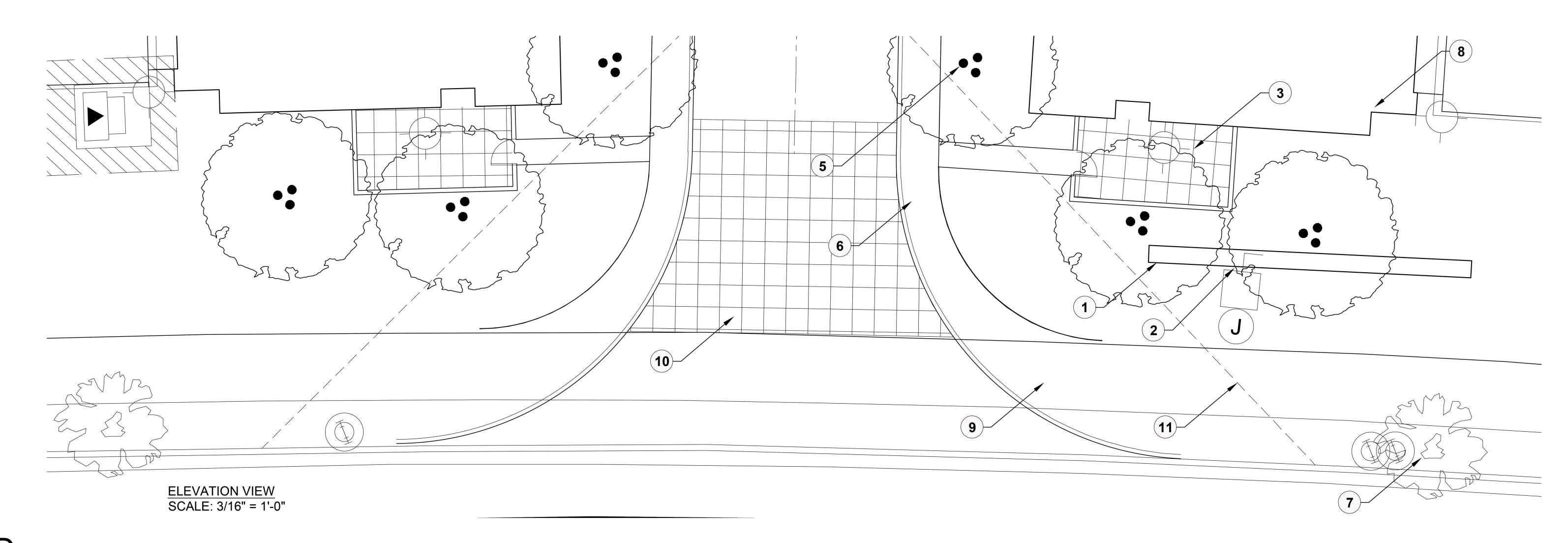


LAUREL RANCH | Preliminary Landscape Plan | WALL & FENCE PLAN

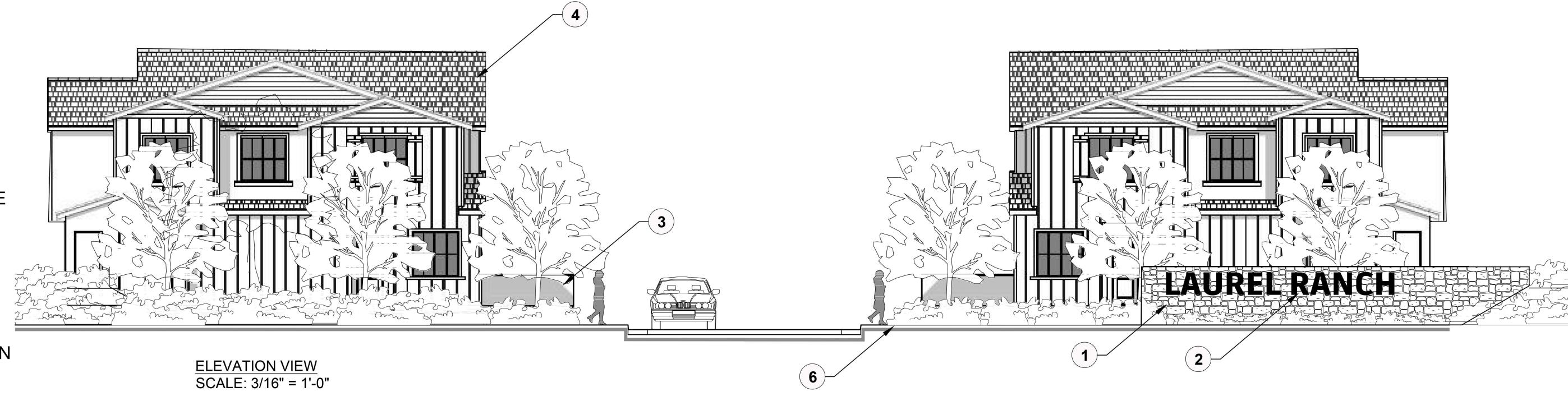


L-18

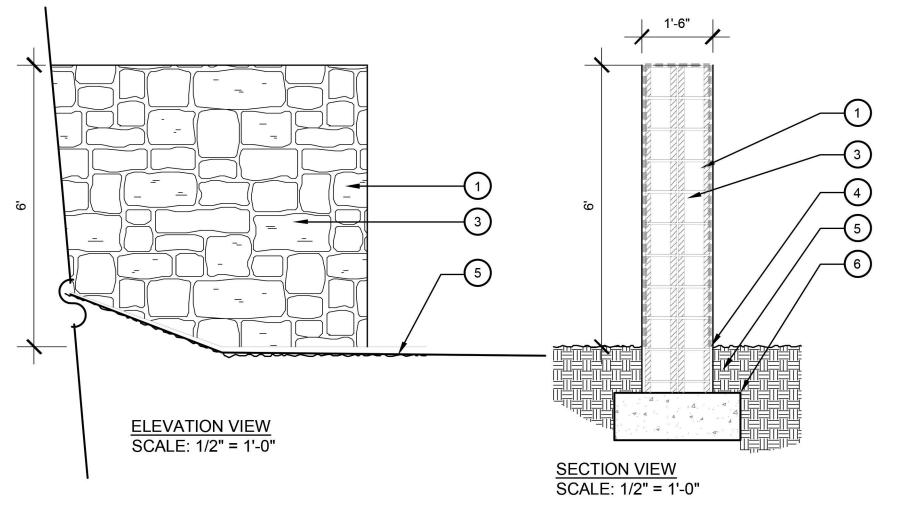




- 6'-0" TALL MASONRY WALL W/STONE FINISH
- PROJECT SIGNAGE W/SIGN LETTER WILL BE INNER ILLUMINATIVE OR UP LIT.
- **UNIT PATIO**
- APARTMENT BUILDING SIDE **ELEVATION**
- **ENTRY ACCENT TREES**
- WALKWAY
- **EXISTING STREET** TREES(NOT A PART)
- APARTMENT BUILDING PLAN
- **EXISTING SIDE WALK**
- **ENTRY VEHICULAR** ENHANCED CONCRETE **PAVING**
- SITE VISIBILITY TRIANGLE



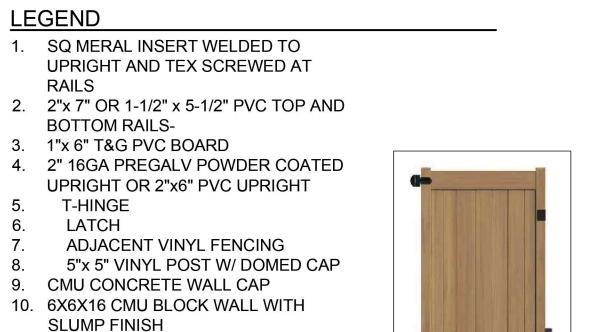
LAUREL RANCH | Preliminary Imagery | Main Entry Elevation



- 1. STONE VENEER RAP AROUND CAP AND ENDS.
- 3. 8"x8"x16" CMU BLOCK -GROUT FILL SOLID ALL VOIDS
- 4. FINISH GRADE, TYP.
- 5. COMPACTED SUB-GRADE 6. CONCRETE FOOTING





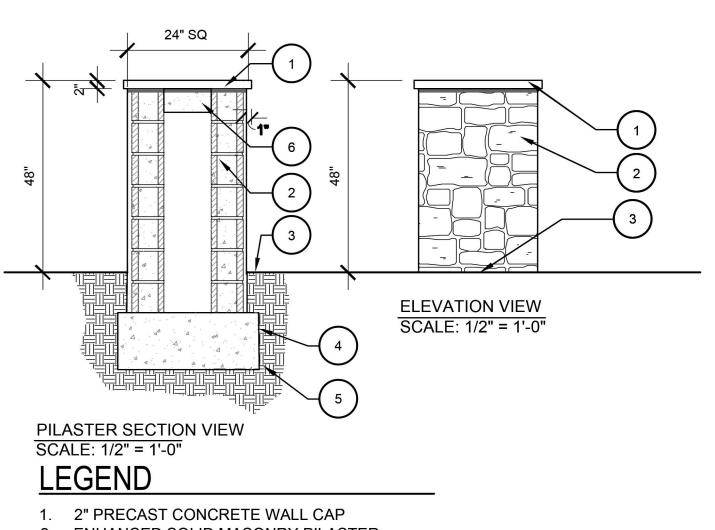


SECTION VIEW

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

BEIGE GATE

BRONZE FENCE



- 2. ENHANCED SOLID MASONRY PILASTER
- 3. FINISH GRADE
- 4. CONCRETE FOOTING
- COMPACT SUBGRADE 6. PIP CONCRETE CAP SUPPORT BLOCK

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



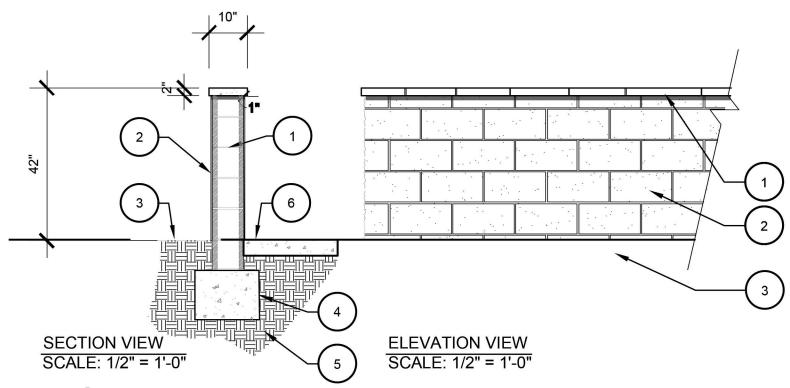
STONE VENEER

TENSION WIRE END CLAMP LEGEND (QUANTITIES IN PARENTHESES) STRAIGHT PLUG (1) BOTTOM HINGE (1) TOP HINGE (1) CORNER ELBOW (4) 5. LATCH FORK (1) 6. FORK CATCH (1) 7. ORNAMENTAL TOPS (4) 8. TRUSS RODS (2) 9. STRETCHER BAR (2) 10. HOOK BOLTS (6) 11. LEGI FENCE PER SEPARATE DETAIL **GATE POST & END POST** FOR FENCE- 27 OD, SPACED 10' OC CONCRETE **FOOTING** ELEVATION VIEW SCALE: 1/2" = 1'-0"

BRONZE FENCE

ENTRY MONUMENT SOLID MASONRY WALL W/ STONE FINISH

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



LEGEND

- 1. CMU CONCRETE WALL CAP W/ MISSION SLUMP
- **BLOCK W/ SLURRY FINISH** 6X6X16 CMU BLOCK WALL W/ MISSION SLUMP BLOCK

PATIO BLOCK WALL W/ MISSION SLUMP

BLOCK W/ SLURRY FINISH

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

- 3. FINISH GRADE CONCRETE FOOTING
- COMPACT SUBGRADE PATIO FINISH SURFACE



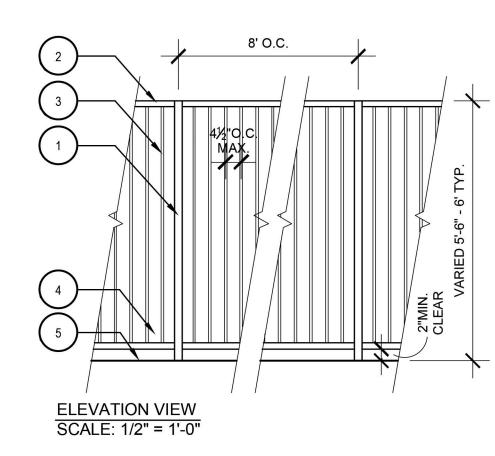
MISSION SLUMP BLOCK W/ **SLURRY FINISH**

PATIO ENTRY VINYL GATE

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

SECTION VIEW

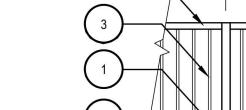
SCALE: 1/2" = 1'-0"

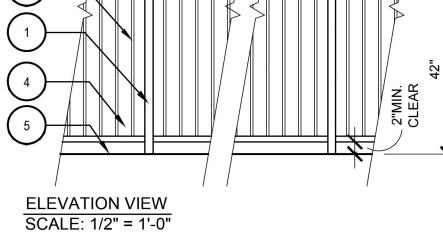


LEGEND

- 1. 2"SQ. TUBULAR STEEL POST
- 2. 1½"SQ. TUBULAR STEEL TOP RAIL
- 3. %"SQ. TUBULAR STEEL PICKETS @ 4½" MAXIMUM O.C.
- 4. 1½"SQ. TUBULAR STEEL BOTTOM RAIL
- 5. COMPACTED SUBGRADE
- 6. FINISH GRADE
- 7. SINK POST INTO FOOTING
- 8. CONCRETE FOOTING

POOL STEEL VIEW FENCE SCALE: 1/2" = 1'-0"

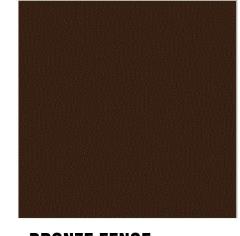




TOT LOT ENCLOSURE FENCE PILASTER

LEGEND

- 2"SQ. TUBULAR STEEL POST
- 1½"SQ. TUBULAR STEEL TOP RAIL
- %"SQ. TUBULAR STEEL PICKETS @ 4 ½" MAXIMUM O.C.
- 1½"SQ. TUBULAR STEEL BOTTOM RAIL
- COMPACTED SUBGRADE 6. FINISH GRADE
- SINK POST INTO FOOTING
- CONCRETE FOOTING



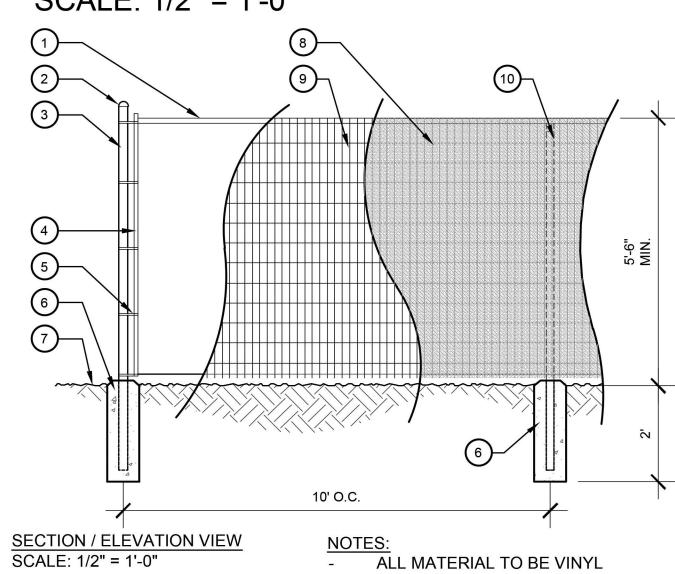
BRONZE FENCE

TOT LOT SAFETY ENCLOSURE FENCE

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

LEGI DOG PARK GATE

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



LEGEND

- 1-3/8" GALVANIZED TOP RAIL
- 2-3/8" GALVANIZED TERMINAL POST **GALVANIZED TENSION BAR**
- **GALVANIZED TENSION BAND**
- 8"x24" DOMED CONCRETE FOOTING
- FINISH GRADE, TYP.

10. 1-7/8" LINE POST & CAP

- NYLON GREEN MESH PRIVACY FABRIC, TYP.
- 9. LEGI, TYP.



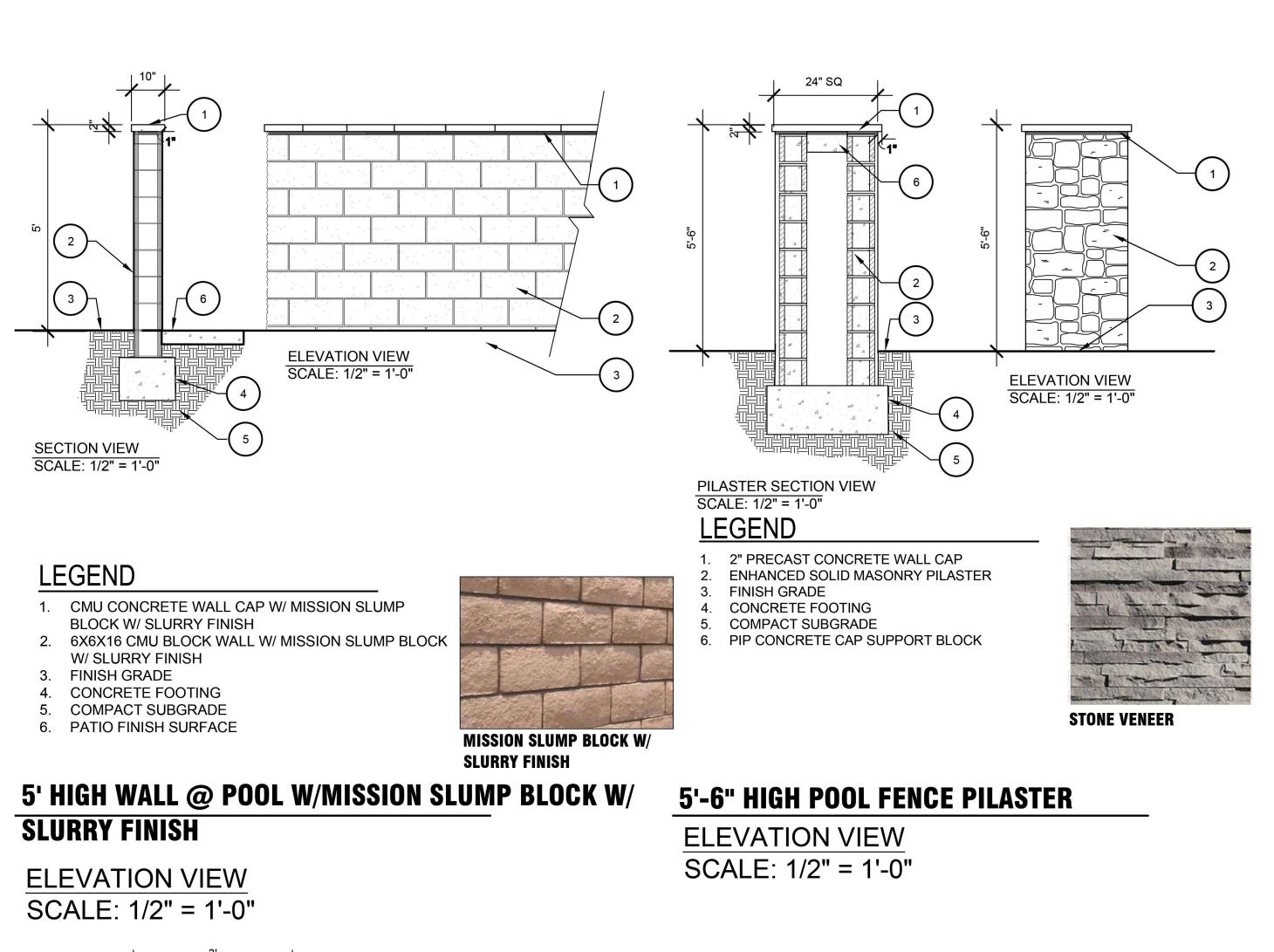
BRONZE FENCE

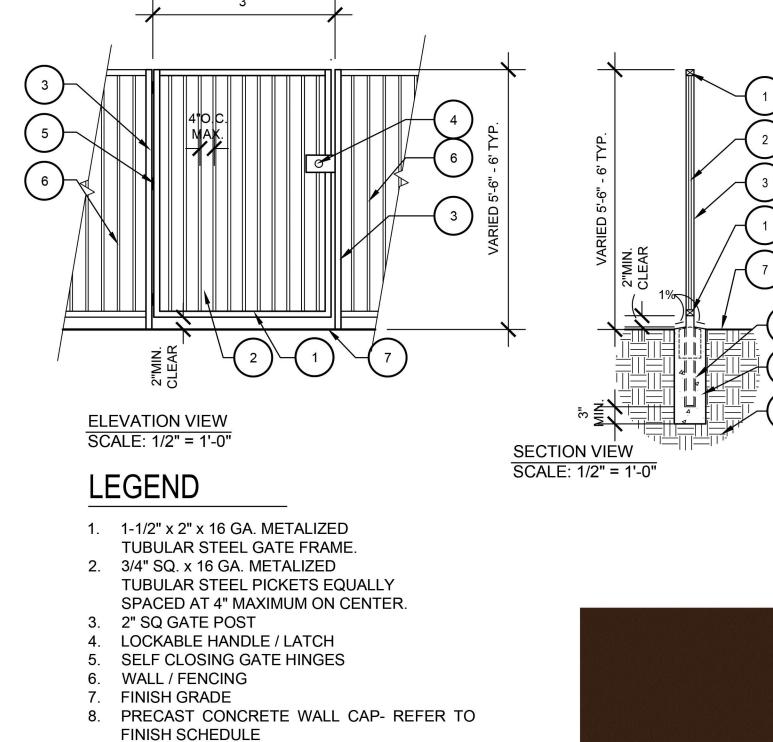
LEGI DOG PARK FENCE

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

LAUREL RANCH | Preliminary Landscape Details | WALL AND FENCE DETAILS







LEGEND TRANSFORMER ON PLAN TRANSFORMER ON **ELEVATION** 3. 15 GAL COLUMNAR **SCREENING SHRUBS ON** PLAN 15 GAL COLUMNAR SCREENING SHRUBS ON **ELEVATION ALLEY ROAD** SECTION VIEW-A
SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"

VINES PLANTED AT BOTTOM OF WALL TO SOFTEN WALL

8. 2" SQ. TUBULAR STEEL POSTS @ 8' 0.C. - PER CIVIL

 $\frac{5}{8}$ " SQ. STEEL PICKETS@ 4-1/2" O.C. - PER CIVIL ENGINEER

10. ANCHORPLEX SYSTEM

11. 2' WIDE CONCRETE DRAINAGE SWALE

2' TO 10' RETAINING WALL ON LAUREL ROAD PER CIVIL ENGINEER

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

2. FINISH SURFACE PER CIVIL ENGINEER

5. 4" DIA DRAIN PIPE PER CIVIL ENGINEER

6. FINISH GRADE PER CIVIL ENGINEER

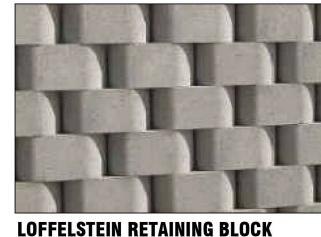
4. STRUCTURAL BACKFILL PER CIVIL ENGINEER

3. FILTER FABRIC PER CIVIL ENGINEER

RETAINING CONCRETE BLOCK WALL PER CIVIL ENGINEER

LEGEND

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



5'-6" HIGH TUBULAR STEEL POOL GATE

9. 8X8X16 ONE SIDED SPLIT FACE BLOCK-

REFER TO FINISH SCHEDULE

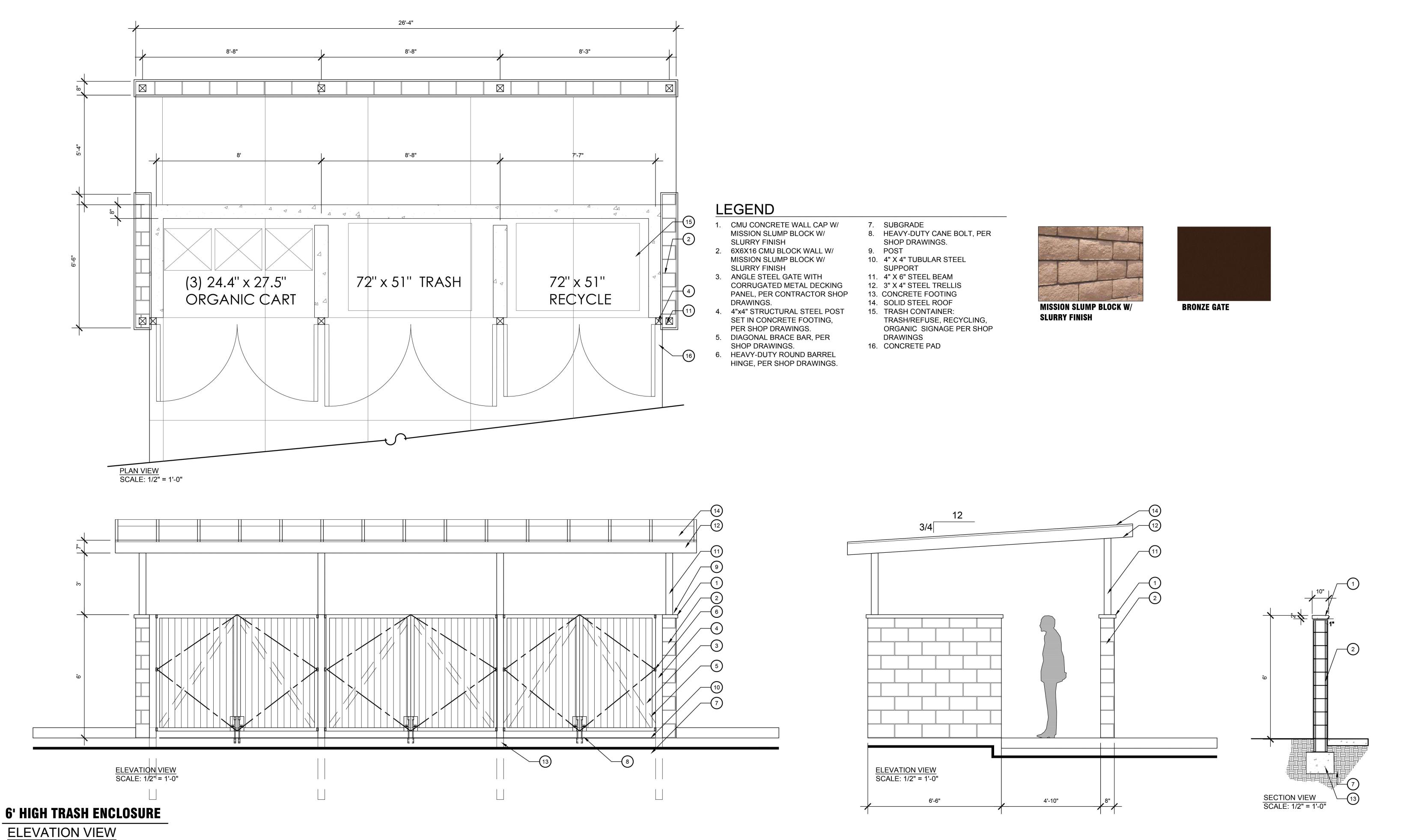
10. CONCRETE FOOTING 11. COMPACTED SUBGRADE

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

LAUREL RANCH | Preliminary Landscape Details | WALL AND FENCE DETAILS



BRONZE FENCE



LAUREL RANCH | Preliminary Landscape Details | WALL AND FENCE DETAILS





LAUREL RANCH TOWNHOMES

Bassenian | Lagoni

JOB# A25-22240 COLOR SELECTION CHART

PAINT: SHERWIN WILLIAMS (OR APPROVED EQUAL)

ROOF: EAGLE (OR APPROVED EQUAL)

WINDOWS: MILGARD VINYL - WHITE (OR APPROVED EQUAL)

STONE: ELDORADO (OR APPROVED EQUAL)

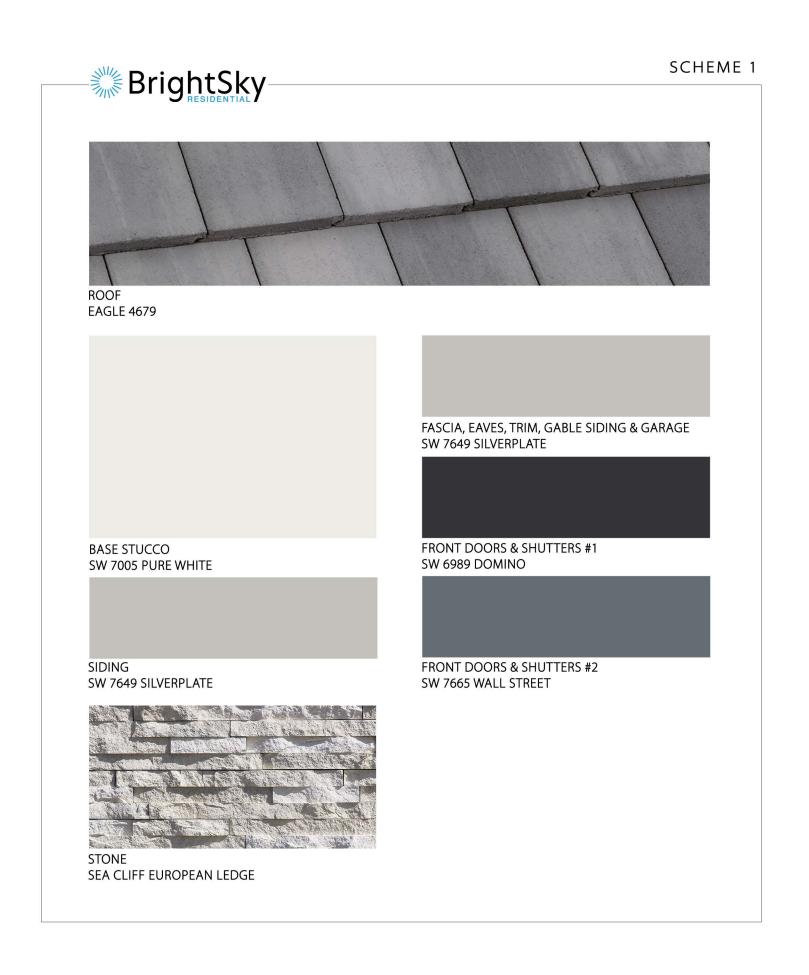
METAL ROOF: CUSTOM BILT - OLD TOWNE GRAY (OR APPROVED EQUAL)

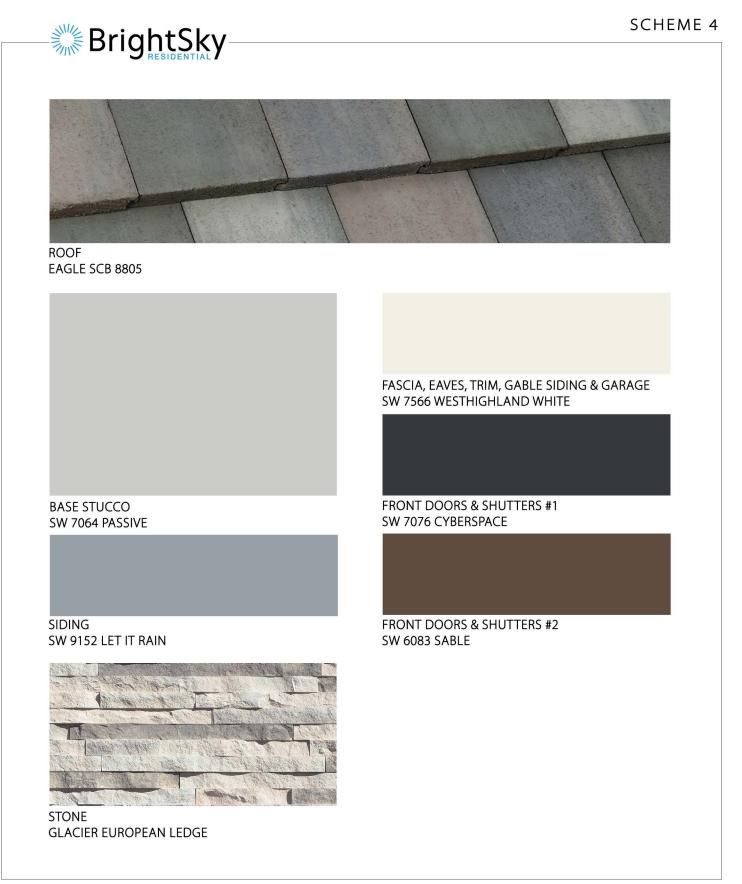
DECEMBER 20, 2022

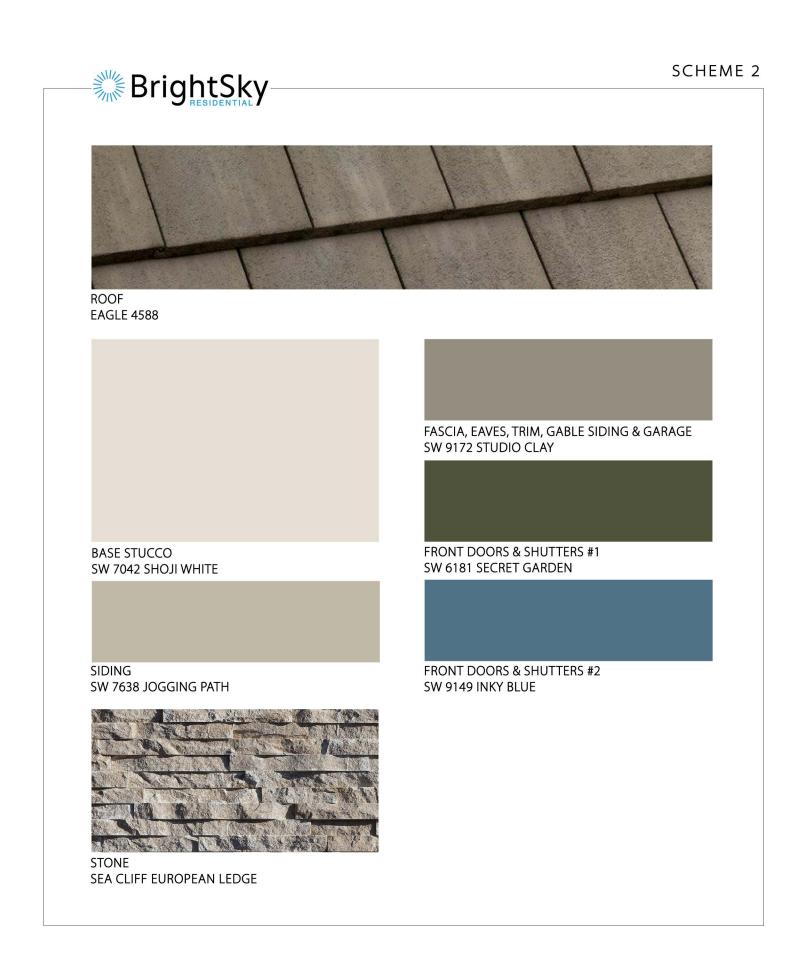
REVISED FEBRUARY 14, 2023 (PER CLIENT COMMENTS)

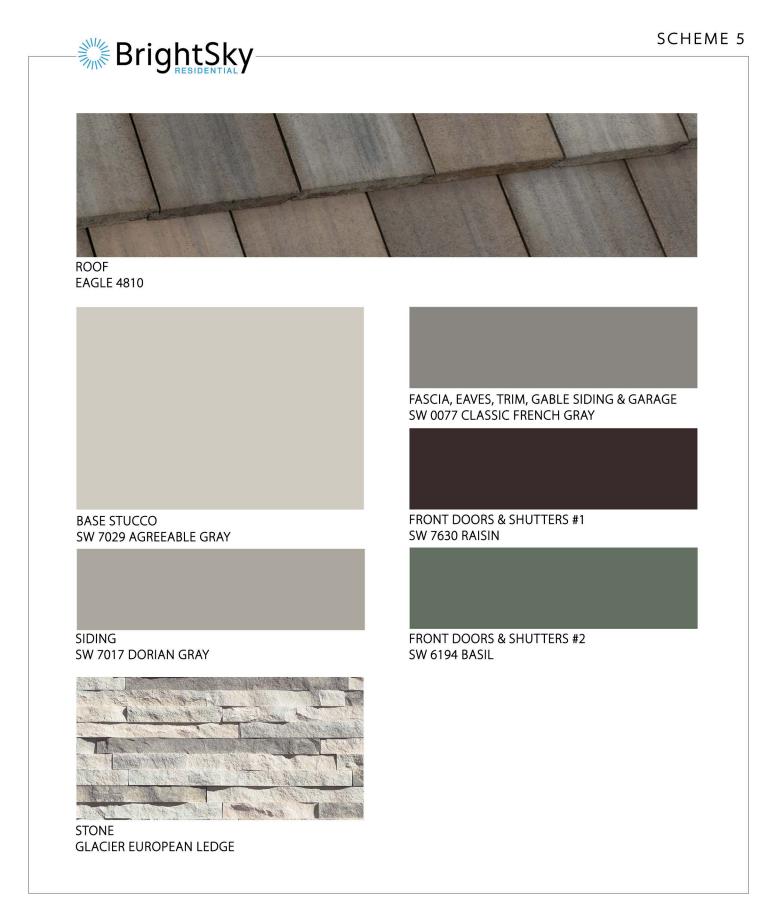
*REVISED MAY 15, 2023 (REDUCED TO 6 TOTAL SCHEMES)

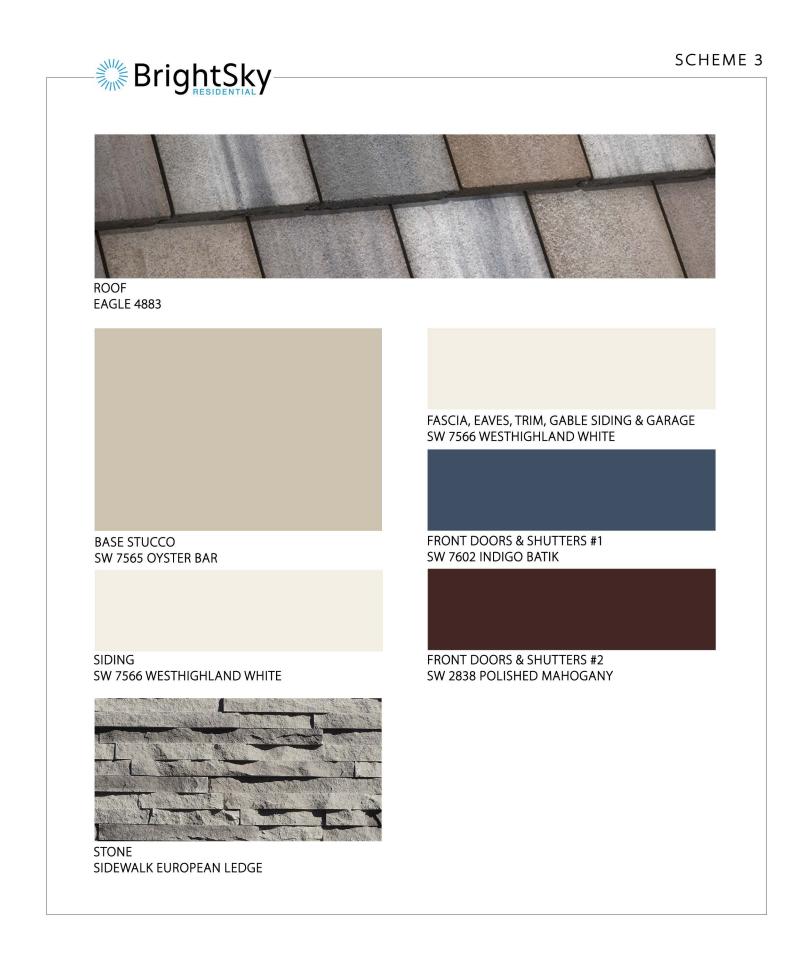
	SCHEMES 1-6 ARE FOR ALL ELEVATION STYLES					
	1	2	3	4	5	6
FASCIA, EAVES, TRIM, KICKERS, GABLE SIDING & GARAGE DOORS	SW 7649 SILVERPLATE	SW 9172 STUDIO CLAY	SW 7566 Westhighland White	SW 7566 Westhighland White	SW 0077 CLASSIC FRENCH GRAY	SW 7566 WESTHIGHLAND WHITE
SHUTTERS & FRONT DOORS #1	SW 6989 DOMINO	SW 6181 SECRET GARDEN	SW 7602 INDIGO BATIK	SW 7076 CYBERSPACE	SW 7630 RAISIN	SW 7020 BLACK FOX
SHUTTERS & FRONT DOORS #2	SW 7665 WALL STREET	SW 9149 INKY BLUE	SW 2838 POLISHED MAHOGANY	SW 6083 SABLE	SW 6194 BASIL	SW 7523 BURNISHED BRANDY
BASE STUCCO	SW 7005 PURE WHITE	SW 7072 SHOJI WHITE	SW 7565 Oyster Bar	SW 7064 PASSIVE	SW 7029 AGREEABLE GRAY	SW 2844 ROYCROFT MIST GRAY
SIDING	SW 7649 SILVERPLATE	SW 7638 JOGGING PATH	SW 7566 WESTHIGHLAND WHITE	SW 9152 LET IT RAIN	SW 7017 DORIAN GRAY	SW 7059 UNUSUAL GRAY
STONE 'A' ONLY	SEA CLIFF EUROPEAN LEDGE	COTTONWOOD EUROPEAN LEDGE	SIDEWALK EUROPEAN LEDGE	GLACIER EUROPEAN LEDGE	ZINC EUROPEAN LEDGE	SEA CLIFF EUROPEAN LEDGE
ROOF	4679	4588	4883	SCB 8805	4810	4884

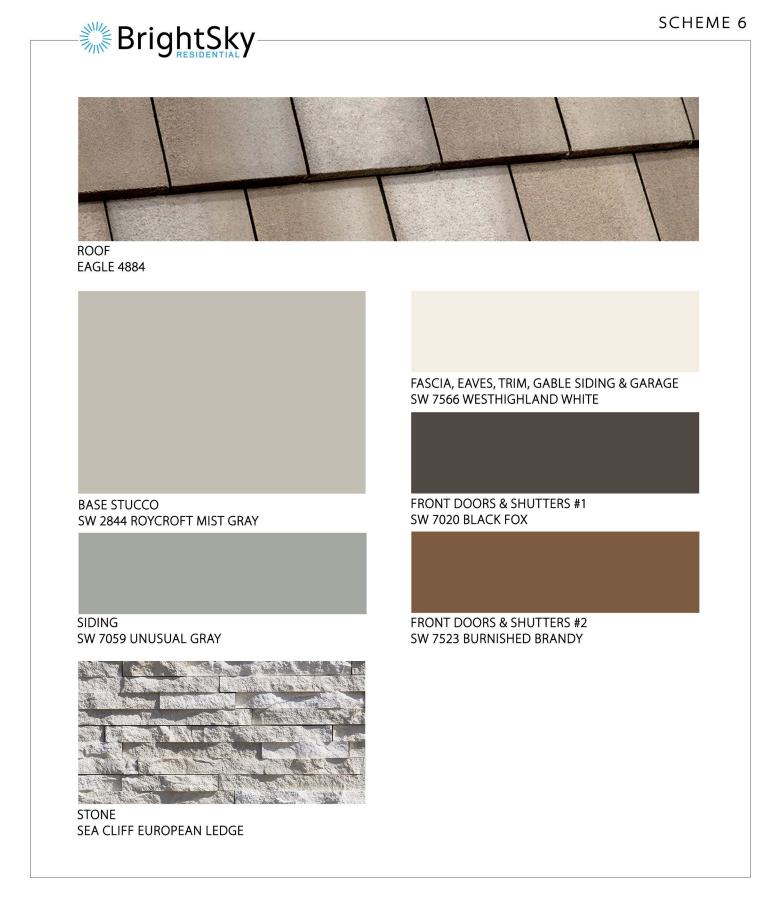














COLOR & MATERIAL BOARDS

LAUREL RANCH

Antioch, California

